

Penn Township

Comprehensive Plan 2024



PENN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Prepared by



**BRANDYWINE
CONSERVANCY**



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Comprehensive Plan 2024

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Chapter 1 Introduction



View of Penn Township Municipal Building.

Penn Township has been experiencing steady population growth, as evident by the completed Demographics Assessment (Appendix C), with more development occurring, both of which create increased pressure on natural resources, cultural and historic resources, parks and recreation areas, and community services. The Township seeks to take a proactive approach to growth management. Planning for an appropriate level of development where it can be accommodated while simultaneously protecting sensitive environmental resources and community character will help meet the land use challenges and demands for the future.

The 2024 Penn Township Comprehensive Plan is an update of the Penn Township 2012 Comprehensive Plan. While the 2024 Plan builds on many of the goals and strategies of the 2012 Plan, it also establishes a new focus regarding township land use, natural and

historic resources protection, public roads and trails, and considers, for the first time, climate resiliency in its planning efforts. Together, these critical planning topics and related recommendations seek to maintain and enhance Penn Township's unique character while preparing for future challenges.

What is the Comprehensive Plan?

This Comprehensive Plan aims to guide future land use decisions by delineating the policies on which those decisions will be based over the next 10-20 years. To ensure that Plan recommendations are implementable and will meet identified goals and objectives, analysis of existing conditions and various factors affecting land use and how they interrelate is necessary. The various physical characteristics of the land, such as natural, cultural, and

historic resources, transportation and circulation conditions, existing land use and recreation areas, and remaining open space, must be assessed in terms of the land’s overall capability of continuing to support different types of uses. Together, assessing existing conditions and development of policies leads to developing a comprehensive plan to guide future decisions for Penn Township. The Plan builds upon the 2012 Comprehensive Plan and serves as a foundation for any revisions to the Township’s land use policies.

This Plan was developed by an extensive public outreach effort to collect valuable feedback on the direction of the Township’s future and growth management, as described further in this Chapter.

This Plan, collectively with all its elements, meets the comprehensive planning requirements of the Municipalities Planning Code (MPC), Article III, Section 301, which is included in Appendix A.

Planning Process

This Plan reflects input gathered through a strategic planning process guided by Township appointed Commissions and individual residents. The comprehensive planning process was led by an 11-member task force comprising representatives of the Township’s Board of Supervisors, Planning Commission, Historical and Parks and Recreation Commissions, local businesses, and residents. The task force generally met monthly beginning in August 2022 to compile, analyze and evaluate pertinent data affecting land use, transportation, community facilities, and resource protection in Penn Township.

The planning process included the following main tasks:

1. Identification of key issues.
2. Formulation of a community vision, key values, and goals and strategies.
3. Background and existing conditions analysis.
4. Establishment of a Future Land Use Plan.
5. Development of recommendations, priorities, and implementation matrix.

6. Development and design of maps, appendices, and final Plan.
7. Public participation process as described further in this Chapter.

Key Planning Elements

The following key planning elements were identified and explored in more detail as a part of this Plan update.

1. Preserving Open Space and Protecting Natural Resources – The National Wild and Scenic River and High-Quality trout-stocking streams offer natural, cultural, and recreational benefits for the enjoyment of Township residents. Common open spaces within residential subdivisions, public parks with modern facilities, and open farmland further expand active and passive recreational opportunities while being protected from further development. Penn Township Active Sports Park, a new 43-acre park currently under development with an environmental education center, is one of the most recent accomplishments of park planning efforts. Significant natural landscapes and farms north of Route 1 are adjacent to already protected lands that need some level of protection to sustain the quality of the natural environment and quiet rural feel of the community in the future. This element evaluates existing protection measures for natural resources, analyzes opportunities for open space and agricultural preservation, evaluates existing recreational areas, and identifies additional implementation strategies to balance the demand for recreation and the protection of natural resources.

2. Guiding Growth – Designated Suburban Center and Suburban Area landscapes south of Route 1 within Penn Township provide opportunities for redevelopment and new development of commercial and residential uses or a combination thereof. These areas, including and surrounding the Historic Village of Jennersville, serve many Penn residents’ employment, shopping, entertainment, transportation, education, and healthcare needs. These areas also help to support a healthy local economy, facilitate social interaction, and offer quick access to Township recreational facilities and

programming. Designated Rural and Agricultural landscapes north of Route 1 provide unobstructed views of green open space and seasonally changing agricultural fields that might encourage scenic drives and exploration to get away from the main activity hub in Jennersville. Projected population growth, pressure of development, availability of community services, fate of remaining open spaces and farmland, protection of critical resources, and ability to be resilient to these changes should be considered in providing a sound balance between the intensity of various land uses and the community's vision for the future. The Guiding Growth element explores current land use, land use development trends, zoning, housing and evaluates future housing opportunities, along with a draft vision for future land use.

3. Discovering Heritage Interpretation Opportunities – Historic resources, including sites, buildings, and structures, are scattered throughout the Township, with a main cluster located within the village of Jennersville. Standing at the intersection of West Baltimore Pike and South Jennersville Road, Red Rose Inn is an important landmark, a symbol of community pride and a great example of community-led historic preservation efforts. Found across the Township's rolling landscape that offers picturesque views of open space and farmlands, historic resources might not be known or recognizable to many residents. Integrating education and community participation with efforts to develop strategies for minimizing the demolition and loss of locally significant historic resources will boost local knowledge and, subsequently community's support for historic preservation work. This element focuses on verifying historic asset locations, age, and classification, evaluating existing preservation standards, and potential ways to integrate those assets into open space preservation, parks, and recreation.

4. Expanding Multi-Modal Transportation Priorities – Penn Township is centrally located in Southern Chester County, with easy access to north-south and east-west bound directions. Two major regional transportation roadways divide the Township into halves – Route 1 Expressway and Route 796, with the center at Jennersville. The

public transportation system exists but is limited to only one fixed route along West Baltimore Pike. There are private transport services provided by retirement communities, which are not available to non-residents of these communities. Sidewalks are available in several subdivisions with limited connections to recreational and other facilities. There are opportunities to close sidewalk gaps in and surrounding Jennersville's main hub that provides safe pedestrian access to shopping and employment. The Plan expands on recommendations of the previously completed Jennersville Multi-Modal Connectivity Feasibility Study (2014) and the Southern Chester County Trail Feasibility Study (2021) to develop implementation strategies to complete the goals and objectives of the community's transportation system. Multi-modal transportation element inventories current transportation infrastructure, including roadways, sidewalks, trails, and any associated facilities, incorporates sufficient portions of previous planning studies to ensure consistency and relevancy to today, and adjusts recommendations to reflect the changes in demographics, land uses, economic development, and new traffic patterns because of the increase in people working from home.

5. Resilience Preparedness – Penn Township's landscape is characterized by a mix of natural areas and agriculture, with pockets of residential, commercial, and institutional land uses. Penn's farmland and natural areas are defining features of the community's character and are integral to climate resiliency and the local economy. Resilience element will include a climate profile for the Township, illustrating data related to extreme heat, air quality, emissions, and extreme precipitation and flooding with recommendations to address possible impacts to key landscapes such as agricultural, residential, and commercial land uses, as well as critical infrastructure, such as roadways, utilities, and municipal facilities.

Plan Components

Chapter 1: Introduction (including Goals and Objectives) details the planning process and development of the plan, provides an overview of the township and surrounding area and outlines key goals and objectives.

Chapter 2: Natural, Open Space and Recreational Resources provides a plan for the protection and enhancement of natural, open space and recreational resources in the township.

Chapter 3: Guiding Growth outlines a plan for the future use of township land for agricultural, residential, commercial, industrial, recreational and open space purposes and plans for anticipated demands on community facilities and services.

Chapter 4: Heritage Preservation provides a plan for the protection of the township's historic and scenic resources and how to highlight the history of these resources to residents and visitors.

Chapter 5: Multi-Modal Transportation plans for the future circulation of residents, visitors, and businesses and prioritizes safety, efficiency and multi-modal transportation networks that support the movement of people and commercial activity while maintaining the community's character.

Chapter 6: Resilience Preparedness plans for increasing resiliency to extreme weather events, improving energy efficiency and reducing the impacts of emissions.

Chapter 7: Implementation Recommendations outlines specific actions many Township stakeholders can take over the next 10 to 20 years to help achieve the Community Vision and Goals.

Appendices

Each Chapter's content is supported by technical information summarized in the Plan's Appendices that was collected and analyzed during the Comprehensive Plan update.

Public Participation

Community participation is a critical component of a comprehensive planning process because it provides the Township with a better understanding of residents' opinions on existing land use, identifies opportunities for revisions to established policies and regulations, and sets a foundation for defining recommendations. An extensive public participation process was used to develop the Plan, specifically:

1. Establishment of the Comprehensive Plan Update [Task Force](#)
2. Hosting and updating Plan designated [webpage](#) on the Township website
3. Organizing the [Community Visioning Session](#)
4. Development and analysis of a [Community Values Survey](#) sent to all households
5. [Interviews with key stakeholders](#) identified by the Task Force
6. Attendance at Township-organized [events](#)
7. Drafting of articles pertaining to Plan Update for [Township newsletter](#)
8. Organization of several [public meetings](#) and public hearing

Task Force

The Penn Township Board of Supervisors appointed an 11-member Task Force to work with its planning consultant, the Brandywine Conservancy. The task force consisted of representatives from the Township who collectively presented their issues and concerns for discussion and incorporation. They represented various views on key planning elements, thus providing broad input on opportunities and challenges. The task force typically held monthly in-person meetings with virtual attendance capability, open to the public.

The planning team also included Thomas Comitta Associates leading the community visioning session and guiding growth discussions. McMahon Associates focused on multi-modal transportation as sub-consultants to assist with Plan development. A staff person from the Chester County Planning Commission responsible for overseeing the

Township's compliance with a County Vision Partnership Program (VPP) grant program actively participated in task force meetings and provided feedback on other elements of public outreach efforts.

Webpage

Penn Township developed a webpage to host information about the Plan update, upcoming task force meetings, public meetings, a community values survey link, and the opportunity to sign up for updates for its residents and interested participants. The webpage was updated monthly throughout the planning process.

Community Visioning Session

On September 21, 2022, Penn Township held an Open House and Visioning Session at the Township building. In addition to task force members and consultants, approximately 20 members of the public attended. The public was encouraged to

learn about the comprehensive plan process and to provide valuable feedback through various engagement activities on planning issues, including riparian buffer gaps, open space and protected lands, opportunities for historic preservation, transportation, planning priorities, and future land use vision.

The session was organized with several stations for participants to attend, such as:

1. The comprehensive planning process and getting to know residents and where they live.
2. Community Values Survey to distribute and/or collect responses. Approximately 35 paper copies were distributed at the session.
3. The “Places Loved” and “Places Needing Improvements” stations asked participants to identify specific sites within the Township. Places Loved – Penn Township Park, Penn Sports Park, and Red Rose Inn.
4. Future Land Use map from the 2012 Comprehensive Plan asked for public feedback on whether it was still relevant



Public participants at the Open House and Vision Session held by Penn Township.

today. Participants thought that it was still relevant and were generally supportive of continuing that vision.

5. Transportation map encourages public opinion on six transportation needs identified for the Jennersville multimodal connections regarding safety at key intersections, implementation of bicycle and pedestrian connections, supporting Route 1 reconstruction project, prioritizing maintenance of township-owned roads and bridges, maintenance of character of scenic roadways, and public transit planning along Baltimore Pike.

The main highlights through discussions with the planning team at the session include:

1. Maintaining and enhancing the quiet, rural character was the issue of most significant importance.
2. To maintain the Township's sense of place, participants demonstrated that protecting open space while limiting development is a high priority. Preserving historic resources is desirable.

Community Values Survey

The Task Force and planning team have also developed and designed a Community Values Survey, which was available online and was included in the Township Newsletter mailed to all Township households (2,266 total). The digital version was hosted on the Township website and reminders were sent to Township electronic subscribers. The printed version of the newsletter was designed with return postage for those who might prefer it to digital access. The survey included 19 questions related to various planning components within Township, including open-ended questions to collect any additional feedback not covered by the presented questions. Completed survey responses were combined with other public feedback to help define the main direction and content of the 2024 Plan. The Township received 75 completed surveys. This response rate of about 3% is below the average survey response rate of approximately

10-15%. Low response rates can be attributed to a lack of overall interest in the planning process. Additionally, our planning team received feedback that the households believed that only one survey per household was needed; therefore, participation rates could have been higher if every household member had completed the survey.

Survey responses and survey summary are included in Appendix G. From survey responses, the main highlights include:

1. Ninety-seven (97) percent of respondents are Penn Township residents, with 81 percent owning a single-family dwelling.
2. "Rural, quiet lifestyle" was the number one reason survey participants chose to live in the Township.
3. "Protecting natural resources (i.e., groundwater, streams, woodlands, wetlands)" and "adequacy of community services (i.e., police, fire, healthcare)" were the most important things to consider in planning for the Township's future.
4. "Taxes too high" and "area becoming too overdeveloped" were the top causes for respondents to leave the Township.
5. "Restaurants" was the most desirable type of business respondents wanted to attract to Township.
6. The majority of respondents chose to support the dedication of more resources to: "having strong policies to expand preservation of open space" and "attracting businesses that are underrepresented in the Township (i.e., retail, restaurants, entertainment, healthcare)."
7. "Along major roadway corridors in general" was the top choice location for retail and commercial uses.
8. "Parks/recreation/trails and medical/healthcare uses" were the most desirable land uses to continue promoting in the Township.
9. All Township services (i.e., snow removal, parks and recreation, road maintenance, the effectiveness of Township government, traffic-calming measures, and code enforcement) and non-Township services

4. **Community services:** Considerations for private water wells and septic systems that might fail in the future and the possibility of expansion of public sewer into areas with septic systems; more streamlined process for land development applications that bring great benefits to the better community; explore local police options; and enhance the Township website with information pertaining to community events.
5. **Partnerships:** Creating stronger relationships and partnerships with regional and other local organizations, making Penn Township more visible in southern Chester County.

encouraged to subscribe to the Township email list to be up to date on the planning process and any upcoming meetings.

Township Newsletter

The planning team provided several articles to be included in the Township’s Newsletter. The first article focused on the general overview of the project. The second article included information about the survey and the survey completion form to be mailed back to the Township. Copies of the Articles are included in Appendix #.

Public Events

The planning team also participated in the Penn Township Fall Festival at Penn Township Park on October 15, 2022, to facilitate public participation in the Community Values survey. Approximately 35 paper copies of the surveys were distributed. Participants had an opportunity to learn about the Plan update, how the planning process works, where to find out more about the update and were

Plan Adoption

The Penn Township Comprehensive Plan was adopted in accordance with the provisions stipulated in the MPC. After producing a draft Comprehensive Plan, a public meeting was **held by the Township Planning Commission on #** to present the draft to the public and obtain any suggestions or other input. The final draft Plan was refined based on public feedback and sent to the Board of Supervisors for



Brandywine Conservancy promoting the Comprehensive Plan Update and survey at the fall festival.

review and adoption. Upon completion of the State required Act 247 review process, the Board of Supervisors adopted the 2024 Comprehensive Plan Update on #.

Township Context

Regional Setting and Influences

Penn Township is located in southwestern Chester County in close proximity to major recreational, educational, and community services and facilities. As some of the area’s activity is oriented towards Delaware, the areas around Wilmington and Newark are included on the Regional Settings Map. The areas immediately surrounding Penn Township are primarily rural to the north and west and transition to more suburban in character to the east towards Philadelphia and southeast towards Wilmington. In this respect, the Township is located within a transitional area of Chester County, between the eastern suburbs and western rural areas, placing it under great pressure for development. Because of the Township’s location, it is important to direct growth to the most appropriate areas while planning to preserve the remaining open space and protect critical natural, historic, and cultural resources.

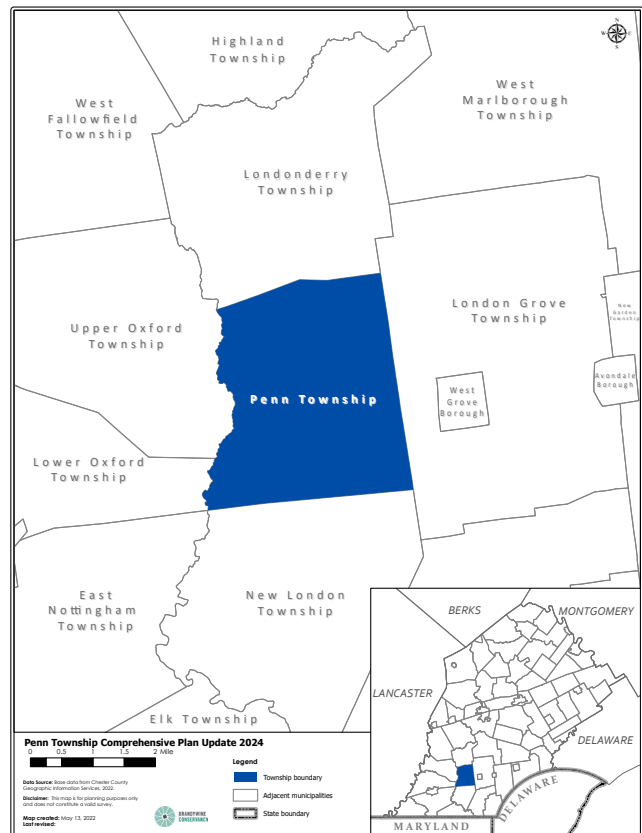
There are several significant protected open spaces in neighboring communities and recreational destinations within a short traveling distance from the Township, including Longwood Gardens, Nottingham County Park, and White Clay Creek Preserve. The University of Delaware, Lincoln University, West Chester University, and Cheyney University are in proximity, complementing the many colleges and universities in the greater Philadelphia region. These resources provide services to the larger region and enhance the area’s economy.

Major highway corridors, including Routes 1, 796, 896, 841, 926, and 41, are another significant regional influence moving people and goods in and through the area. Route 1 serves as a conduit for residential and commercial growth throughout southern Chester County. Issues relating to highway corridors and transportation, in general, are discussed in Chapter 5, Multi-Modal Transportation.

Relationship with Landscapes³

Chester County’s Comprehensive Policy Plan Landscapes³, adopted in 2018, designates the portion of Penn Township north of Route 1 as a predominantly Rural Landscape with areas of Agricultural that extend to adjacent municipalities to the north, west and east of Penn Township. The portion of Penn Township south of Route 1 is designated primarily Suburban Center towards the west and Suburban to the east. These designations reflect Penn Township’s location in a transitional area of Chester County. These countywide categories are described below.

Rural landscapes are characterized by open and wooded lands, with scattered villages, farms, and residential uses. There is minimal development



Map 1. Penn Township regional location. See large format map in Appendix F.

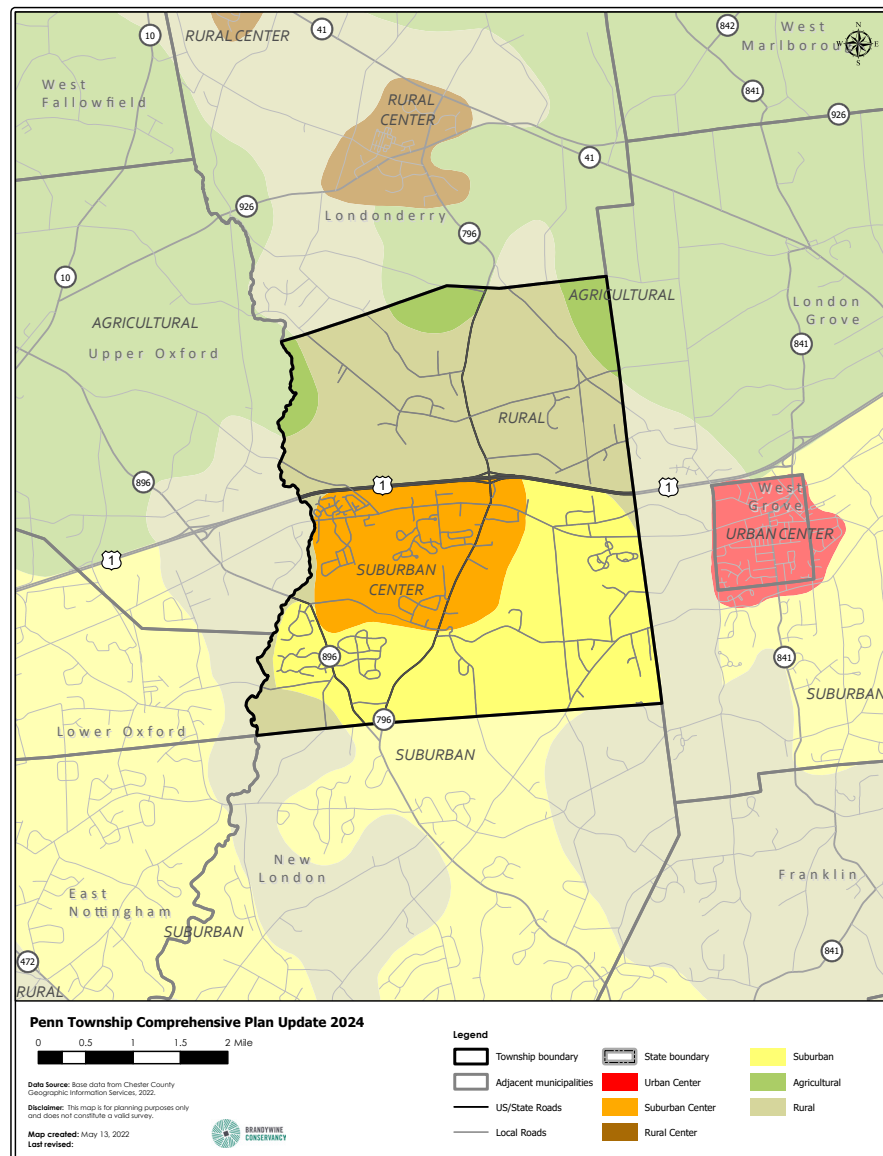
occurrence, preserving significant areas of open space and critical natural and cultural resources. Transportation infrastructure and amenities are context-sensitive to the rural character and accommodate residential and farm needs. Development is primarily low-density and

low-intensity residential and institutional uses served by on-lot sewage systems and individual wells. This landscape is planned to accommodate minimal future growth.

Agricultural landscapes consist of large concentrations of active and diverse farm operations and related support services. The landscape is dominated by working lands that support land-based livelihoods. Minimal development occurs at low densities to preserve prime agricultural soils and farm operations. Transportation infrastructure and amenities are context-sensitive to the agricultural character and accommodate farm and residential needs. This landscape is planned to accommodate

minimal future growth, primarily related to agricultural uses.

Suburban landscapes are predominantly residential communities with locally oriented commercial uses and community facilities. The Suburban landscapes will accommodate growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Roads, sidewalks, and paths with convenient access to parks and community facilities interconnect neighborhoods. Development is characterized by various housing types, including accessory dwelling units and small-scale infill multi-family residences, with a mixture of other supporting uses,



Map 2. Chester County's Landscape3 Landscapes Map in relation to Penn Township. See large format map in Appendix F.

including retail and offices, commercial, community institutional (i.e., schools and senior housing), and diverse agricultural activities. This landscape is planned to accommodate projected future growth, a natural extension of existing development.

Suburban Center landscapes are regional economic, population and transportation centers with varying land uses. As Suburban Centers grow, repurposing obsolete structures and sites and encouraging sustainable development will be critical. Transportation infrastructure and amenities must expand with new development to create an integrated multimodal network for various users. This landscape is planned to accommodate substantial future growth of medium to high intensity with a mix of commercial, residential and industrial uses.

Compatibility with Neighboring Municipalities

Penn Township is surrounded by six municipalities in Chester County. Due to the potential impact that planning and development occurring in neighboring communities may have on Penn Township's future and quality of life, it is essential to review the consistency of neighboring land use policies and future planning efforts. The background document review in Appendix B summarizes each neighboring municipality's planning goals as they relate to land use, natural, scenic resources and open space priorities, community facilities and infrastructure, housing, circulation, and multi-modal transportation. The main recommendations for future planning along the borders with Penn from neighboring municipalities include:

Natural Resources and Open Space

1. Designation of greenways along high-quality and scenic waterways, including Big Elk Creek.
2. Establishment of a 100' riparian buffer is a key consideration.
3. Stricter buffer area requirements along and near streams, steep slopes, wetlands, floodplains, and other natural resource areas.
4. Focus on planting new vegetation to close

woodland gaps where possible, especially along White Clay Creek and its tributaries.

5. Prohibiting commercial, industrial, and even new residential uses within areas designated for protection, including open fields or pasture, forest, and wetlands.
6. Consistency in the definition of open space.
7. Protection of scenic resources, such as identified scenic roadways, public viewsheds, and vista points through land use regulations, adoption of scenic and rural road protection standards, and establishment of requirements for mapping of scenic resources on all submitted plans.
8. Consideration for an open space referendum.

Land Use and Housing

1. Adoption of an Official Map for open space preservation opportunities.
2. Preservation of rural character and open space and agricultural preservation is a high priority.
3. Directing commercial activities south of Route 1.
4. Locate businesses and employment centers within major transportation corridors.
5. Creation of contiguous common open space between developments.
6. Promote cluster design to provide additional housing while preserving open space.
7. Avoid the creation of conflicting land uses along municipal borders.

Transportation

1. Potential trail connections along W State Road and Hilton Rd.
2. Utilize the existing rail corridor as a rails-to-trails or rails-with-trails facility.
3. Utilize East Penn Railroad for passenger rail service.
4. Improved fixed-route bus service along Route 1 is a high priority.

Parks and Recreation

1. Existing recreational bikeway from Upper Oxford to Penn.
2. Regional Recreation Corridor – Oxford-Avondale through Penn Township.
3. Examine prospects for multi-municipal

recreation programs organizations.

4. Share recreational use along scenic roadways.

Community Facilities and Infrastructure

1. Limiting the extension of community water and sewage systems, specifically north of Route 1.
2. Develop a resource management plan to address water resources protection.
3. Partner with other municipalities to explore multi-municipal police forces.

Natural Resources, Open Space, and Recreation



View of open space in Penn Township.

Introduction

This Chapter describes in detail the plans for protecting the Township's natural resources, preserving open space, and improving and maintaining the Township's recreational resources. Chapter content is supported by analysis provided in Appendix E completed during the Plan update process. It is divided into three following sections that summarize the findings of the analysis, discuss planning implications, and provide an overview of the Township's policies and regulatory provisions, which set the stage for goals and strategies:

1. Natural Resources Protection – continued protection and appropriate long-term stewardship
2. Open Space Preservation – opportunities for open space and agricultural lands preservation
3. Parks and Recreation Opportunities – maintenance, improvements, and potential

expansion

Township Overview provides more detail on specific elements under discussion and summarizes the inventory and geographic information systems (GIS) analysis findings.

Planning Considerations are circumstances that should be carefully considered when developing goals and recommendations for managing specific resources and their future use.

Standards are existing regulations, policies, and efforts in Penn Township to support specific resources.

Goals, Objectives, and Strategies are ideas, recommendations, and next step actions to fulfill the vision of the Comprehensive Plan.

Natural Resources Protection

Township Overview

Penn Township has abundant natural resources, including rich soil, designated streams, and biotic resources, such as woodlands, core habitat areas, riparian buffers, wildlife, and rare species. Some of these natural resources have been formed over long periods and are considered non-renewable. Penn Township's natural resources contribute many ecological benefits to humans and wildlife and warrant protection and appropriate management. In some cases, these resources may have been adversely impacted by past land use practices, the introduction of invasive plants, the spread of pests and diseases, and the impacts of climate change; this may require costly restoration efforts or stewardship. Natural resources provide various societal benefits to the residents and, in many cases, help define the character of a community. Survey respondents cited protecting natural resources as one of the most important considerations for the municipality. While protected open space in Penn Township protects various natural resources within its boundary, natural resource processes transcend ownership boundaries and are often impacted by activities elsewhere. As such, comprehensive policies, local, state, and federal regulations, and sound stewardship practices are essential to sustaining these critical resources for future generations.

The northern part of Penn Township comprises agricultural lands and open space with less intense land uses and a greater amount of natural land cover, while the southern position of the Township contains smaller, more densely spaced residential and commercial land cover. The current distribution of land uses and land cover presents opportunities and challenges for natural resource protection.

Penn Township's geographic setting is unique as it lies within the headwaters of two watersheds: White Clay Creek, designated as a National Wild and Scenic River and Trout Stocking Fishery (TSF), and Big Elk Creek, designated as High Quality

(HQ)/Trout Stocking Fishery (TSF). The National Wild and Scenic River designation recognizes White Clay Creek's value as a remarkable scenic, recreational, historical, and cultural resource and calls for careful protection planning for its management. The White Clay Creek watershed is a significant public drinking water source in southern Chester County and northern New Castle County, Delaware. HQ designation provides a special layer for protection and specifies that water quality can only be lowered if a discharge results from necessary economic development.

Most of Penn Township (65 percent) is a headwaters area, which is essential for groundwater recharge and highly sensitive to introducing impervious surfaces, improper grading, discharge of pollutants, or poor agricultural practices. Unfortunately, most tributaries in Penn Township do not meet the water quality standards for their designated uses. They are considered impaired due to agricultural activities, such as siltation and nutrients, habitat modification, urban runoff and storm sewer discharge, and mercury and pathogens in the water.

Penn Township has established a TMDL Plan for tributaries to the Middle Branch & West Branch of White Clay Creek in Christina River Basin and a Pollution Reduction Plan (PRP) for unnamed tributaries of East Branch Big Elk Creek in the Chesapeake Bay Basin. The PRP is for the Township's western portion, which contributes storm runoff to unnamed tributaries to the East Branch of Big Elk Creek and the East Branch of Big Elk Creek, which ultimately flows to the Chesapeake Bay. The TMDL plan is for the southeastern portion of the Township within the White Clay Creek watershed. These plans address reductions in sediment and nutrients as part of the 2018 National Pollutant Discharge Elimination System (NPDES) MS4 Individual Permit application to the Pennsylvania Department of Environmental Protection (PADEP). Penn has developed plans for improved stormwater management to satisfy the requirements imposed in the TMDL and PRP reports.

Woodlands provide critical functions for the

environment and in a community. Woodlands provide protective ground and tree canopy cover, stabilize soils on steep slopes, and contribute to stream water quality. Woodlands are the best type of land cover or water management since the trees can absorb large amounts of water through their roots which are stored in the stem and leaves and released as evapotranspiration. Woodlands are especially valuable along the streams (as a riparian buffer), reducing the impact of upland sources of pollution by trapping, filtering, and converting sediments, nutrients, and other chemicals; and supplying food, cover, and thermal protection to fish and other wildlife. Penn Township's woodlands are limited and scattered, primarily along the streams. Some of these woodlands are within inner and outer riparian areas (buffer of 100 and additional 75 feet, respectively, from the stream bank). These riparian buffer areas are significant because they harbor plant and animal communities threatened by disturbance. These areas are also richer, have higher biodiversity, and are less impacted by invasive species that can take advantage of conditions found along woodland edges. However, many sections of streams within the Township lack forest cover within their riparian areas or have a limited width of forest cover extending from the streambanks.

The existence and combination of many of these resources within Penn Township have resulted in the designation of five Core Habitats, which contain plant or animal species of concern at the state or federal level, exemplary natural communities, or exceptional native diversity. Core habitats delineate essential habitats that cannot absorb significant levels of activity without substantially impacting species of concern. Surrounding each core habitat are Supporting Landscapes, which are areas surrounding or contiguous to core habitats that maintain vital ecological processes or secondary habitats for sensitive species that may be able to accommodate some types of low-impact activities.

While intensive land uses dominate the southern half of the Township, there are opportunities to enhance its environment by incorporating additional plantings and green infrastructure. Incorporating natural elements or green infrastructure into the

built environment not only provides protection to natural resources but can also make the Township more attractive for local businesses, provide areas for social interaction or relaxation, mitigate flooding, reduce the heat island effect, reduce cooling costs in the summer, increase property values, reduce noise and harmful particulate matter in the air, reduce health care costs, help provide resiliency against the impacts of climate change, and potentially assist the Township in meeting its Municipal Separate Storm Sewer System (MS4) permit requirements. Planting additional street and yard trees, constructing rain gardens and/or native pollinator gardens, encouraging pervious paving, and requiring green infrastructure in redevelopment or development projects are all actions that can either be incentivized, voluntary, regulatory, or a combination of any. As evident by community survey responses, protecting natural resources was one of the two most important things to consider in planning for the Township's future. A detailed natural resources inventory is in Appendix E.

Planning Considerations

Land Resources

Slopes - Limiting disturbance and development of moderate and steep slopes is an important measure for preventing soil erosion and sedimentation of streams. Consistency in standards for limiting disturbance or even prohibiting development in certain areas will minimize potential conflicts.

Agricultural Soils - Limiting development in areas of remaining agricultural lands and supporting the continuation of agricultural uses are important measures to protect this economically viable resource. If special measures are implemented for those areas of the Township currently under cultivation, they will support the longevity of the local economy and food security for Township residents.

Water Resources

Groundwater - Given its susceptibility to potential

contamination, special protection measures should be developed for areas underlain by the Cockeysville Marble formation located on the northeastern boundary of the Township.

Watersheds - Consideration needs to be given to developing consistent and effective protection for streams, ponds, and riparian areas throughout Penn Township, especially for watersheds with quality designations. Everchanging regulations for the Chesapeake Bay and the expansion of urbanized areas in Penn will impact how the Township will continue meeting the requirements to maintain and improve water quality within its watersheds. Protecting and improving the water quality of these streams should be a priority.

Floodplains - Prohibiting and limiting disturbance and development in floodplains and areas of alluvial soils to the greatest extent possible to minimize risk and preserve important functions these areas provide, including filtration and wildlife habitat. Additionally, floodplains have a recreational value as potential locations for trails, greenways, and multi-purpose open space.

Wetlands - Ensuring that wetlands, and the surrounding buffer zone, are protected will improve and maintain water quality throughout a watershed. That can be achieved through local requirements for identifying and protecting wetlands and a buffer for this valuable resource.

Biotic Resources

Woodlands - Maintaining the remaining woodlands while proactively expanding and connecting the area of woodlands, where possible, should be a priority, both through regulatory and voluntary means.

Riparian Woodlands – Restoring wooded riparian areas should be a priority, specifically along the White Clay Creek and Big Elk Creek and their tributaries. Riparian buffer restoration zones located within protected lands are well-positioned to be addressed by collaborating with landowners and other organizations.

Wildlife Diversity – Limiting fragmentation of woodlands and continuing to support protection measures for core habitat areas identified in the Township will prevent habitat loss and minimize impacts on biotic diversity. Connecting high-quality habitats, especially along specially designated streams, when opportunities present themselves will sustain various wildlife and plant species.

Invasive Species – Effective management of invasive species and deer population minimizes their adverse impacts on the natural environment and community. Establishing specific plant species lists and prohibiting certain plants within local regulations reduces the potential for their spread in the Township.

Standards

Penn Township's Ordinances protect natural resources, including floodplains, steep slopes, woodlands, and wetlands (Figure 1). However, these protections are only triggered upon an application for a plan review or a permit. Additionally, these regulations could be improved to provide for better protection of woodlands and riparian buffer zone restoration.

**Table 2-1
National Resource Protection Standards Overview (2023)**

Items	SLDO	Zoning Ordinance
Land Resources		
Geology	§414.11, Steep slope conservation district Statement describing the underlying geology attesting to the stability of the site.	§1610.B, Renewable energy Responsibility for sinkhole formation due to geothermal system installation
Slopes	§414.11, Street slope conservation district Steep Slope Conservation Overlay District Precautionary slopes (15-25%) –min. disruption of view corridors and scenic vistas; uses by right – parks and outdoor recreational uses, tree farming, accessory uses, yards, and access roads for emergency vehicles. Prohibitive slopes (25% and more) – no development permitted unless necessary for utilities; uses by right – parks and outdoor recreational uses, logging and woodcutting, and yards. Dedication to the Township and conservation easements are encouraged.	§1302, Steep Slope Moderately steep slopes (15-25%) – 30% max. disturbance Prohibitively steep slopes (25% and more) – 15% max. disturbance limited to specific activities (i.e., grading for utilities, timber harvesting)
Agricultural soils	N	N
Hydric soils	Riparian buffer regulations	Riparian buffer regulations
Water Resources		
Groundwater	N	§1306, Groundwater Township oversight over specific activities proposed in areas designated for groundwater protection.
Streams	N	N
Headwater areas	N	N
Floodplains	§405, Flood Plain controls	§1307, Flood Hazard District
Wetlands	§414.14, Wetlands protection zone Wetlands report is required. Wetlands buffer zone – 100-feet in EV and HQ watersheds; 25-feet in others.	§1305, Wetland Applicable to water bodies (i.e., lakes and ponds) Wetland delineation report required

Stormwater management	§414, Stormwater management	§416, Stormwater Management Ordinance
Erosion control	§403, Erosion and sediment controls	N
Biotic Resources		
Woodlands	§414.10, Riparian Buffer Zone management No woodland or land disturbance within 25 feet of any wetland or streambank.	§1303, Woodland and vegetation Residential uses – 35% max. disturbance Non-residential uses – 50% max. disturbance Timber harvesting is not permitted in Zone 1 riparian buffer.
Riparian buffer areas	§414.10, Riparian Buffer Zone management Zone 1 – a 25-to-50-foot setback from waterbody: no disturbance; wildlife sanctuaries and agricultural uses Zone 2 – a 75-to-150-foot setback from Zone 1: limited disturbance; open space uses, reforestation, and agricultural uses.	§1304, Watercourse/riparian buffer Zone 1 – min 100 feet plus areas of prohibitively steep slopes: stream or wetland crossing, trails, vegetation management, soil conservation, hazardous materials removal. Zone 2 – 75 feet from Zone 1: activities in Zone 1 and timber harvesting. Shall be established and maintained as woodlands
Timber Harvesting Plan	N	§1303, Woodland and Vegetation Timber harvesting plan required.
Tree Protection (during construction)	N	§1604.G, Buffering, screening, and landscaping
Rare and endangered species	N	N
Wildlife corridor	N	N
Native vegetation	N	§1604.I, Buffering, screening, and landscaping Use of native species
Invasive species	N	N
Vegetation Maintenance	N	§1616, Vegetation Management, Except uses: Floodplains, marsh, meadow, wildflower meadows, berry patches, hedgerow, agriculture and areas undergoing a directed process of natural succession.
Deer	N	N

Administrative		
Natural Resources Preservation Plan requirements	§301.7 and §410 All natural resources are to be included on the site analysis plan.	§1308. Application of natural resources standards Site analysis plan with calculations for natural resources disturbance is required
Provisions for continued protection	N	§1308.D Application of natural resources standards
Protection standards centrally located and organized	N	N
Consistency in definitions and standards between ordinances	N	N

Natural Resources Goals and Strategies

Goal

Protect, restore, and maintain natural resource features and their functions to sustain ecosystems, public health, quality of life and sense of place in the community.

Objectives

- Enhance Township regulatory controls to improve their effectiveness in protecting natural resources.
- Protect water quality and quantity by regulating surface waters, groundwater, wetlands, floodplains, and riparian buffers.
- Restore and protect valuable surface and groundwater resources in the headwaters of White Clay Creek and Big Elk Creek watersheds for their designated uses.
- Promote innovative stormwater management and wastewater disposal, emphasizing groundwater recharge and water balance.
- Limit the disturbance of land resources such as steep slopes and woodlands to minimize runoff, prevent water quality degradation, and maintain wildlife habitat.
- Preserve and protect areas that provide wildlife habitat and natural diversity, such as stream valleys, steep slopes, floodplains,

woodlands, wetlands, and hedgerows.

- Promote public education regarding the importance of natural resources and voluntary measures to protect these resources.

Strategies

1-1. Work to improve surface water quality through regulatory controls as well as partnerships with other municipalities and organizations.

Many municipalities and organizations have a vested interest in the health of waterways within the Big Elk Creek and White Clay Creek watersheds. Regarding the White Clay Creek, the White Clay Creek Watershed Management Committee, White Clay Creek Watershed Association, and Christina Clean Water Partnership are active organizations. The Chesapeake Bay Foundation is a resource for the entire Bay watershed and the Elk Creek Watersheds Association works within the Big Elk Creek. Penn Township should coordinate with these groups to become aware of potential opportunities to partner on restoration projects and identify critical issues.

1-2. Review current riparian buffer requirements to ensure consistency between ZO, SLDO and Stormwater Ordinance.

Headwater areas play a critical role in the water quality and quantity of the watershed.

1-3. Work with landowners and water quality groups to restore and reforest riparian buffer gaps.

1-4. Consider adopting Tree Protection Zone standards.

A tree protection zone is an area that is radial to the trunk of a tree or, where there is a group of trees an aggregate of the protection zones, where no construction activity is permitted to occur. The purpose of the tree protection zone is to protect the roots of trees that are identified for preservation to ensure their survival after construction is completed.

1-5. Provide outreach and education materials to HOAs, businesses, residents and other landowners on best practices for natural areas management, common open space and stormwater facilities.

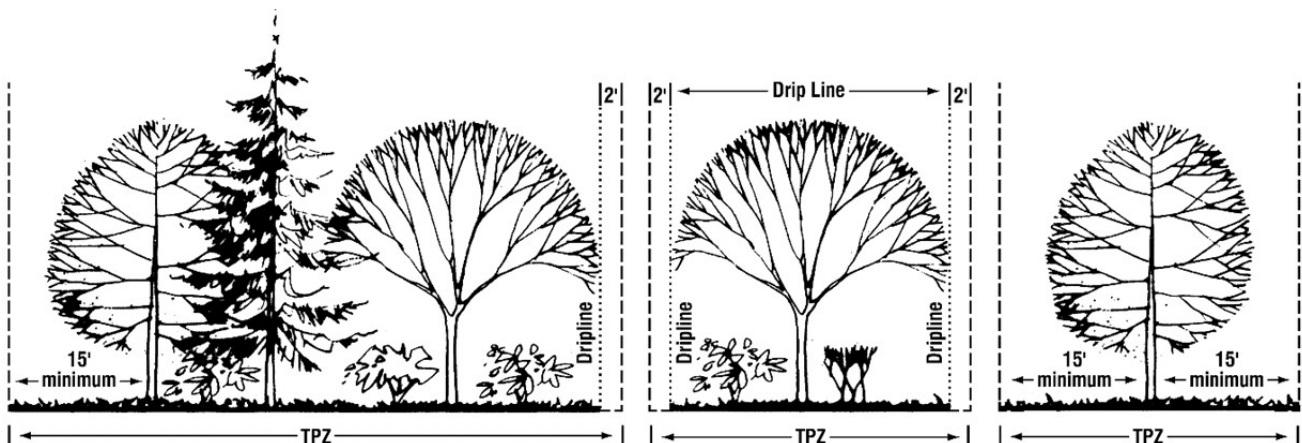
Many of the Township’s open spaces and natural resources are located on lands owned by HOAs. This provides the township with a great opportunity to provide education and outreach targeted toward natural resource management on HOA lands.

1-6. Encourage the use of native plant species through Township ordinances, native and invasive plant lists, public education and outreach.

Invasive plant species seriously threaten the long-term health and quality of woodland and wetland ecosystems. Penn Township should include an updated native plant species list in the Zoning Ordinance and SLDO and prohibit the planting of invasive species while encouraging the use of native species. Additionally, providing residents with information on the benefits of using native plants through existing outreach methods will promote their use in private landscaping applications. The Pennsylvania Natural Heritage Program has a wealth of information regarding native and invasive species to support its mission to conserve biological diversity (<http://www.naturalheritage.state.pa.us/>). Land preservation organizations working in southeastern Pennsylvania also have information and services related to sustainable land stewardship.

1-7. Encourage tree planting to increase the tree coverage throughout the Township.

In addition to regulatory controls, the Township should encourage tree planting, particularly within riparian areas, hedgerows, recreation areas, business parks, parking lots, and residential settings, both to improve wildlife habitat and provide the aesthetic benefits of trees and woodlands – a natural buffer and scenic beauty. By partnering with area



businesses, institutions, and organizations and utilizing existing public outreach methods, the Township can encourage individual residents and members of the business community to plant trees for their many benefits.

1-8. Encourage natural resource protection at the individual level through public education regarding the value of natural resources.

Individuals, whether they are residents, own a business, work in Penn Township, or utilize services within the Township, can benefit from learning about the importance of protecting natural resources and what they can do individually to protect them. Information on such topics as the importance of protecting riparian buffers, woodland management, control of invasive plant species, or the potential damage to streams from the over-use of fertilizers and pesticides could be covered in the Township newsletter, published on the Township website and made available at the municipal building. Contacts, where residents can get additional information on various subjects from state, county, and federal agencies, could also be made available.

1-9. Consider the importance of natural resources protection for mitigating and adapting to the impacts of climate change.

One of the many benefits natural resources can provide to a community is the ability to mitigate and adapt to the impacts of climate change. Understanding and maximizing the benefits of natural resources can help the township adjust to the effects of the changing climate.

1-10. Investigate options for the management of the deer population within Penn Township.

Neighboring municipalities also face this issue, and some have formed deer management committees to investigate options and advise the municipality. Kennett Township and East Goshen are examples.

1-11. Encourage the protection and linking of significant undeveloped areas to preserve biotic resources.

Protecting and linking habitats to preserve biotic resources is best accomplished through a combination of methods. Potential options include natural resource net-out provisions, review of subdivision and land development projects to avoid and minimize impacts to primary and secondary natural resources, mandatory park dedication or fee-in-lieu of, and encouraging private land conservation programs. This topic is also discussed in the Parks, Recreation, and Open Space Chapter.



View of open space in Penn Township.

Open Space Preservation

Township Overview

In its broader terms, open space provides abundant direct and indirect benefits, including environmental, economic, social and many others. Maintenance and improved natural resources protection measures are all inherent in areas of open space. Economic benefits include the positive effect on residential property values that can lead to proportionately higher property tax revenues for local governments, the ability to attract businesses and residents, and opportunities for local businesses to boost among agricultural, equine, and tourism industries, all of which are dependent on open space. Open spaces provide greater opportunities for social interactions and healthy lifestyle choices while also creating a sense of community pride and a sense of place. For this Plan, open space is any land free of any buildings and structures, except for those serving recreational or historical preservation purposes, such as gazebo, pavilion, benches, play structures, historic and/or

archaeological sites.

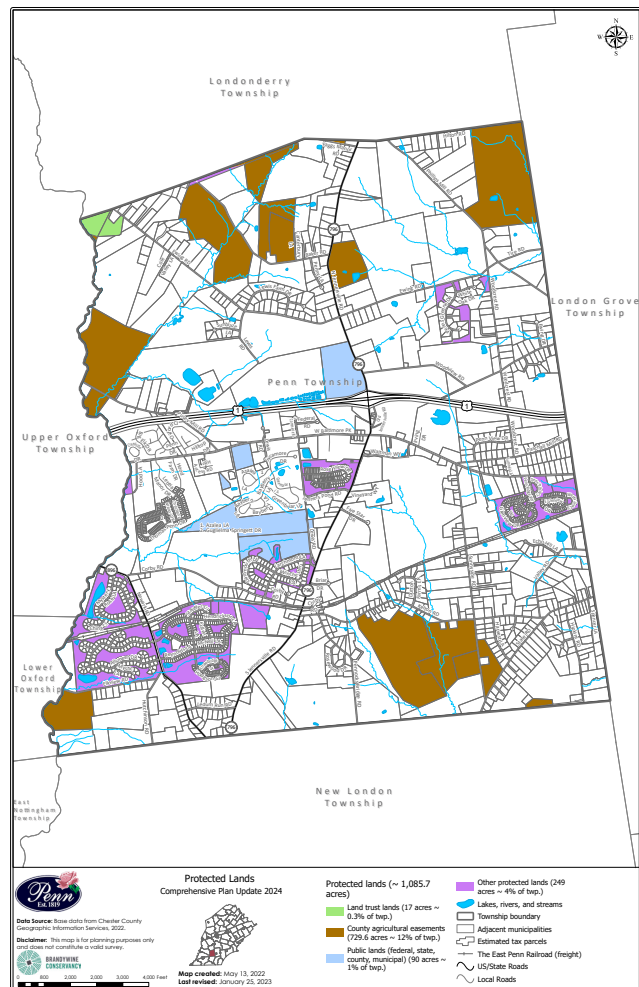
Open space becomes protected through a land preservation process – steps to maintain land areas free of development in perpetuity to protect natural resources with the additional benefit of creating recreational opportunities where appropriate. Protected open space can be established in various ways, including a “fee simple” acquisition, as part of new land development, through restrictive covenants and by collaborative efforts of federal, state, and local government entities, non-profit organizations, and private landowners. While outright land purchase is the costliest option for the municipality, it allows for full control of the land and is often the greatest option for providing new parks with trail systems for the community. Completing such a purchase can be challenging and requires tremendous community support, as it involves passing a referendum to establish open space trust funds, which are funded via a dedicated tax, or issue a bond dedicated to open space preservation. As of 2022, there are 33 municipalities in Chester County with locally funded open space programs, including

Penn Township's four neighboring townships.

Generally, the more affordable and preferred option by landowners is using a restrictive covenant or conservation easement. A conservation easement allows a property to remain under private ownership and control while limiting the uses to those specified in the agreement, such as agriculture, trails and passive recreation. The landowner gives up the right to subdivide or develop the land and agrees to maintain it in perpetual open space use or, in the case of agricultural conservation easements, limit non-agricultural uses. This process is initiated voluntarily by or with the landowner's consent with the terms of the easement negotiated between the landowner and the easement holder. For land that is to be preserved with a conservation easement, the landowner may donate or sell the easement to a qualified conservation organization. When a landowner donates an easement or sells it at a discounted value, the owner may receive federal or state tax benefits. The easement holder accepts certain responsibilities, including administering and enforcing the terms of the easement. However, easements do not automatically grant public access but, in most cases, specify the extent of public access and use.

Once land is preserved, it requires long-term maintenance and care or land stewardship. Privately owned open space is the responsibility of an individual property owner, which generally conforms with the personal goals of the owner for that property, as long as those align with any restrictions that may be in place associated with its protection. In the case of publicly owned open space, this responsibility falls on the public entity that holds the property. Stewardship responsibilities vary greatly and can include developing natural resource management plans to address invasive plants and deer browsing, or undertaking woodlands, riparian buffer areas and floodplain restoration projects. Stewardship of publicly owned open space should be accounted for in the municipal budget and seriously considered prior to acquisition. Many private foundations, state and county grants are available to assist in project-specific stewardship tasks on permanently protected open space, while the financial commitment for everyday maintenance falls on the property owner.

Relative to most townships in southeastern Chester County and specifically neighboring municipalities, Penn Township has a modest amount of protected open space. In general, Penn Township has open space that is publicly or privately owned; protects natural, historic, cultural, agricultural and scenic resources; provides opportunities for active and passive recreation and education; and is highly appreciated and desirable by Penn Township residents. Protected open space in Penn Township includes land areas protected via agricultural and conservation easements, land owned by Penn Township or other public entities, and land owned by Homeowners Associations (HOAs) created through a land development process. Unprotected open space includes extensive contiguous land areas of open space which do not have any protections in place to be designated as protected, and they are generally open for development potential as per local land use and zoning regulations.



Map 3. Protect lands in Penn Township. See large format map in Appendix F.

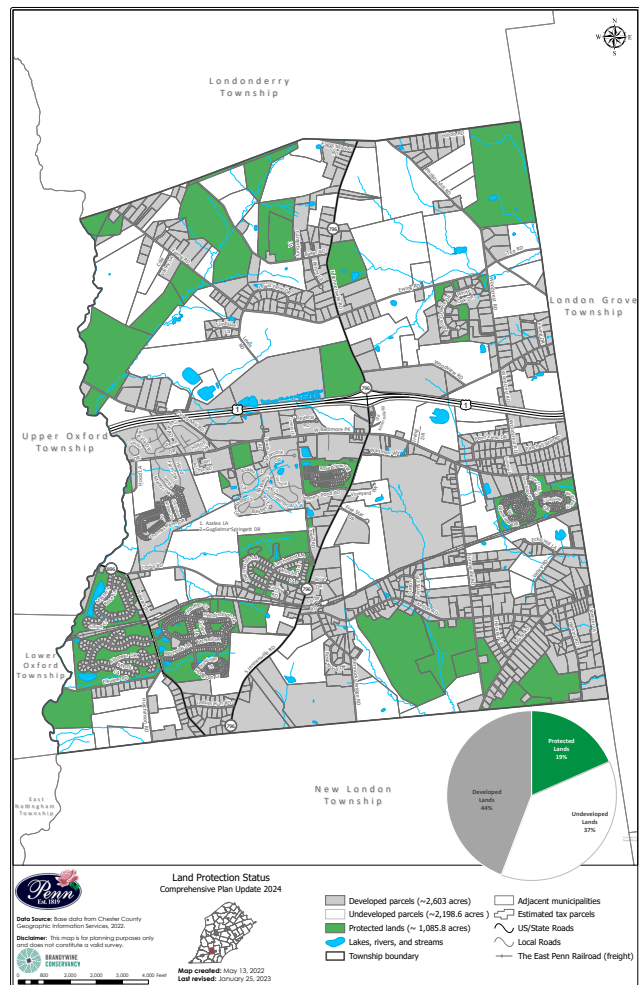
Open Space Map 7 in Appendix F depicts the categories of protected lands within Penn Township as of 2022.

Currently, 17.3% of Penn Township’s total land area, or 1,085.6 acres, is in open spaces use. Much of the Township’s dedicated open space, or 729.6 acres, is under agricultural easements administered by the Chester County Agricultural Lands Preservation Board (ALPB), including the largest area of open space in Penn Township at the intersection of Sunnyside and Kelton roads. The Township owns several parcels of open space used for active and passive recreation and community events, and additional parcels with no public access. The largest Township-owned open space is a 43-acre newly developed Active Sports Park at the intersection of South Jennersville Road and Baltimore Pike. An additional 249 acres of open space is owned by several Homeowners Associations (HOAs) that are predominantly located south of Route 1. Penn Township residents have access to the much larger open space areas of Natural Lands’ Peacedale Preserve and Big Elk section of White Clay Creek Preserve within a 15-minute drive, and the White Clay Creek Preserve and White Clay Creek State Park that are both within a 30-minute drive.

Some of Penn Township’s dedicated open space is connected to other areas of open space, specifically HOAs-owned and managed areas in the southwestern portion of the Township below Route 1 or lands under the permanent protection of agricultural easements in the northwestern portion of the Township above Route 1. Several dedicated open space areas are isolated from other open space areas and surrounded by developed land. Isolated areas of open space with no potential for linkages with other open space areas are less likely to provide full benefits to the environment and community unless, at a minimum, they can be connected to a more extensive open space system. It is also important to provide non-vehicular linkages between areas where people live and work to areas of open space, making it more accessible to non-driving residents as well as reducing the need to drive to recreation.

Creating physical links between areas of open space

with additional open space or maintained greenways will provide additional environmental, as well as expand recreational opportunities. In general, greenways are corridors of land areas buffering a specific resource, such as a stream, designated for natural resource protection, historic preservation, and/or recreational use. Designating a specific corridor as a greenway is meant to focus planning efforts to open space areas of natural resources to bring significant environmental and recreational value to the community and the region. In Penn Township, along the western border with Upper and Lower Oxford Townships, East Branch Big Elk Creek is an opportunity for such greenway designation. There are areas of undeveloped lands linking already protected open spaces surrounded by intensive land use. If protected and designated, this greenway has the potential to become a destination and highlight of the community.



Map 4. Land protection status in Penn Township. See large format map in Appendix F.

Survey respondents highly valued the dedication of more resources to have strong policies to expand open space preservation. The greatest opportunities for protecting open space are in the northern, southeastern portions of the Township and along the Eastern Branch of Big Elk Creek along the western border of Penn. In these areas, open space could be protected by expanding existing clusters of protected farmland and woodlands located in surrounding areas. Land Protection Status Map 8 in Appendix F shows that 37% of the Township’s land area, or 2,198.6 acres, is undeveloped. There are sizable clusters of undeveloped land north of Route 1 and along the Eastern Branch of Big Elk Creek, with some open land areas connecting to permanently protected lands. There is a high

potential to create a large, contiguous cluster of open space north of Route 1 across the Township. This cluster would link currently undeveloped lands in neighboring Upper Oxford Township with those in London Grove Township. There is also the potential for land conservation

along Penn Township’s southern border, in the areas adjacent to the West Branch White Clay Creek and neighboring the largest permanently protected open space in the Township. If linked, the above-mentioned land conservation opportunities and greenway designation along the East Branch of Big Elk Creek will support critical natural resources, provide a functioning wildlife corridor, recreational opportunities, and address water quality issues in this portion of Big Elk Creek HQ watershed.

**Table 2-2
Natural Resources with Protected and Unprotected Open Space (2023)**

Natural Resources	Total within Twp.	Total within Protected Lands	Total within Undeveloped Lands
Streams	32 miles	7 miles	13 miles
Impaired Streams	27 miles	5 miles	15 miles
Headwaters Areas	3,987 acres	597 acres	1,466 acres
Wetlands	102 acres	12 acres	57 acres
Prime Agricultural Soil	5105 acres	931 acres	1,952 acres
Hydric Soils	553 acres	88 acres	244 acres
Woodlands	1,056 acres	169 acres	494 acres
Inner Riparian Woodlands (100 ft.)	420 acres	82 acres	124 acres
Outer Riparian Woodlands (+75 ft.)	493 acres	41 acres	286 acres
Riparian Buffer Restoration Zone (175 ft.)	629 acres	164 acres	240 acres

Detailed Open Space and Recreation inventory is in Appendix E.

Planning Considerations

Open Space

Since 1989, Chester County led an open space preservation program, becoming the first in the region to formally set open space funding. Since then, more than 30% of open space in the County (as of 2022) is under permanent protection from development. Chester County Open Space Department currently administers funding available for land preservation, parks acquisition, and implementation of nature-based BMPs. Recognition of the need for a proactive open space program led to state and other organizations to offer additional funding resources to municipalities interested in open space preservation. Growing demand for funding has led to a competitive program with municipalities seeking innovative tools and effective partnerships with non-profit organizations and large landowners.

Currently, Penn Township is strategically positioned to expand open space preservation efforts within its boundaries by collaborating with landowners, the County and non-profit organizations. Many of the Township’s protected lands already encompass critical natural resources that need protection, such as streams and headwater areas,

woodlands, wetlands, floodplains, and riparian buffer restoration zones. Opportunities exist to protect these resources that further expand into unprotected open space areas within the Township and neighboring municipalities. Table 2-2 provides an overview of natural resources within protected open space and opportunities for their protection within unprotected lands.

Agricultural Preservation

Some areas of potential open space preservation are also areas of highly productive prime agricultural soils on parcels of more than 10 acres (Agricultural Preservation Opportunities Map 9 in Appendix F). Therefore, placing these areas under permanent protection not only expands natural resources protection benefits attributed to open space but also retains the remaining farmland, supports the local

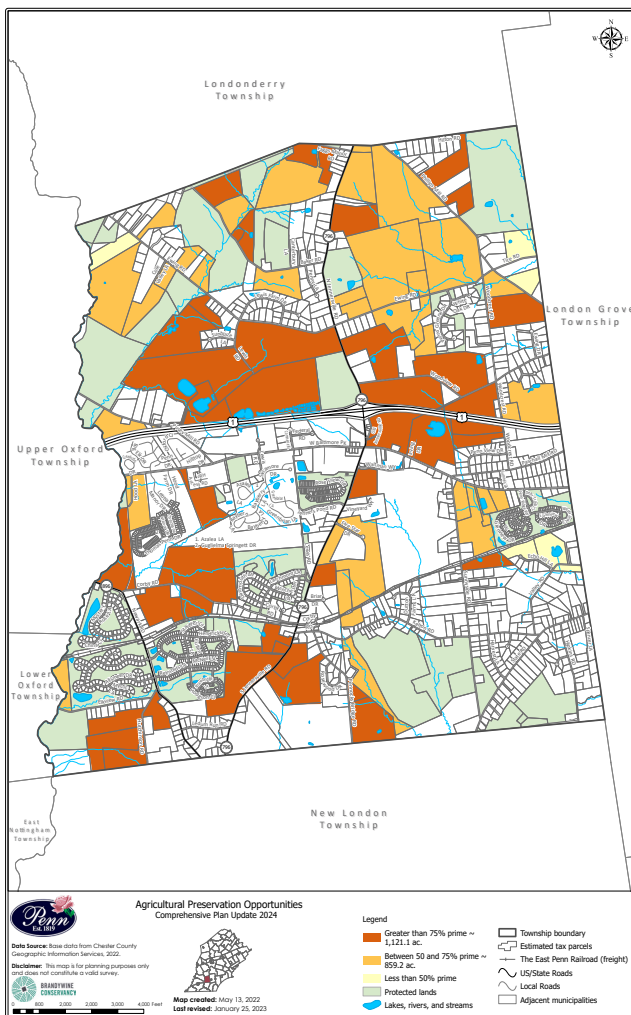
agricultural economy, and continues supporting the rural and quiet lifestyle desired by Township’s residents. Agricultural preservation could be facilitated either by a non-profit land conservation organization or the County Agricultural Lands Preservation Board.

Greenway

Greenways are well-recognized for their ability to connect people and places. These strips of open space are located within linear corridors that are natural, such as rivers and streams, or manmade, such as railroads and utility corridors. As vegetated buffers, greenways protect natural habitats, improve water quality, and reduce the impacts of flooding in floodplain areas. Most greenways contain trails, which enhance existing recreational opportunities, provide routes for alternative transportation, and improve the overall quality of life in an area. Greenway planning often starts with strong community support and collaboration from local governments, non-profit organizations, and private landowners. This includes the vision for the use of the greenway and its long-term operation and management program.

Standards

Penn Township’s Ordinances provide for some preservation, stewardship and maintenance of open space for common open space, parks, and recreation areas (Table 2-3). However, these preservation opportunities are only triggered upon an application for a plan review or a permit. The Township should explore additional options for proactive, open space preservation efforts.



Map 5. Opportunities for agricultural preservation in Penn Township. See large format map in Appendix F.

Table 2-3
Open Space Preservation and Stewardship Standards (2023)

Items	SLDO	Zoning Ordinance
Open space and recreation requirements	<p>§300.1 Lot layout plan and 302, Final plan requirements</p> <p>Required with plan submission including ownership.</p> <p>§402, Community facilities</p> <p>Provisions to provide/reserve areas.</p> <p>§421, Parks, Open Space and Recreation Areas, or the payment of a Fee in Lieu of Land for Such Purposes</p> <p>Requirements for park and recreation areas based on number of approved dwelling units per acre.</p> <p>Min. area for active recreational open space – not less than 50% of the total required park, open space, and recreation.</p> <p>Interconnected open space areas are encouraged.</p> <p>§614, Common open space and buffers</p> <p>Min. 20% of remaining gross area designated for common open space.</p> <p>Not more than 50% common open space areas comprised of natural resources specified.</p>	<p>Zoning District Regulations</p> <p>A certain percentage of required green areas to be suitable and designed for recreational uses within each zoning district.</p>
Open space permitted uses	<p>§414.10, Riparian buffer zone management</p> <p>Wildlife sanctuaries, nature preserves, passive recreation areas, reforestation, and trails.</p>	<p>Restricted common open space for “use and enjoyment of residents of the development”</p>
Definitions of applicable terms	<p>Common open space is defined.</p>	<p>Recreation, active and passive, open space, common or restricted, and green areas are defined.</p>
Clustering/ Conservation design option	N	N
Open space management plan	N	<p>§1304, Watercourse/riparian buffer protection standards</p>
Greenway	N	N

Open Space Preservation Goals and Strategies

Goal

Permanently protect open space, including farmland, to provide public health, ecological, economic, and quality of life benefits and enhance open space connectivity and access to all segments of community.

Objectives

- Identify priority parcels with significant cultural or natural resources, including farmland soils, and prioritize methods and opportunities to permanently protect open space.
- Encourage the preservation of and funding for open space in appropriate areas by landowners, public agencies, and non-profit organizations.
- Balance the protection of resources in open space with the desire for public access and recreation.
- Ensure that open space protection efforts include planning and funding for the long-term maintenance of the property and, if needed, the restoration of the property.

Strategies

2-1. Consider the establishment of an Open Space Tax through an open space referendum.

Developing a designated funding source approved by voters for open space preservation provides a municipality with more control and opportunities for land preservation.

2-2. Consider developing and implementing an Official Map and Ordinance to “reserve” areas appropriate for open space preservation efforts.

An Official Map is a powerful planning tool that includes a combined map and ordinance for the municipality to express an interest in acquiring specific lands for public purposes in the future.

An Official map is also an important planning tool for trail, sidewalk and roadway network planning. By identifying improvements on the Official Map, the municipality is provided a one-year time period in which to acquire (or ease) the mapped area once the property owner has provided written notification to the municipality of the intent to subdivide or build on the mapped lands.

2-3. Complete an update to the Open Space, Recreation and Environmental Resources Plan.

Open Space, Recreation and Environmental Resource plans identify current and future demands for recreational parks and facilities, provide a vision for bicycle and pedestrian transportation networks and provides guidance and priorities for protecting natural resources and preserving open space.

2-4. Evaluate the establishment of the Big Elk Creek greenway for natural resource protection, connection of natural areas and recreational opportunities, and strategy for its development and long-term usage.

There is an opportunity to work with non-profit organizations to identify and designate the Big Elk Creek greenway. The Township can start by setting the stage by including conceptual greenways within municipal plans and ordinances. That will allow for the continuity of protected open space in the form of greenways from fragmentation caused by future development.

2-5. Consider incorporating conservation design options into Township ordinances.

Open space is typically preserved in perpetuity for the benefit of residents, the general public, or as protected natural areas. Cluster development regulations are implemented through zoning ordinance and subdivision and land development ordinance regulations.

2-6. Partner with area land trusts to cultivate and secure easements and other restrictive covenants on the Township’s unprotected agricultural and high-resource lands.

This could include support of efforts to evaluate open space (in the form of agricultural lands and lands with critical natural or cultural resources), facilitating communication between landowners and land preservation organizations, and support of land or easement acquisition by land preservation organizations. Landowners may include individuals, institutions, homeowner’s associations, and utilities. Maintaining open communication with preservation organizations active in the area can help to facilitate preservation when opportunities arise. Additionally, it is important to advocate for and, when possible, require the proper monitoring of lands that are eased or owned in-fee by land trusts.

2-7. Identify opportunities to connect existing open space through habitat corridors and greenways/trails.

Focusing future open space and natural resource protection along natural resource corridors and greenways can provide critical habitat connections for species. When greenway protection is paired with trails, these areas provide residents with additional recreational connections.

2-8. Continue to enforce fee-in-lieu ordinance provisions for open space and consider broadening the language.

Penn Township’s current fee-in-lieu ordinance provisions provide for the fees to be used for “park, open space, or recreation areas.” In the future, the Township may want to consider broadening the language to allow the fees to be used for restoration projects on existing publicly owned open space. As noted in parks and recreation recommendations, the fee-in-lieu should continue to be established by a fee schedule updated annually by resolution.

2-9. Consider direct acquisition of land or conservation easements for the preservation of open space.

2-10. Continue to encourage protecting and connecting large contiguous areas of homeowners association (HOA) open space through the development process.

When entire tracts of land cannot be preserved, preserving large contiguous areas of HOA open space can prevent fragmentation and keep habitat. Ideally, HOA open space should encompass natural features such as wetlands, woodlands, steep slopes, or wide floodplains to preserve these natural features in an intact state and prevent their fragmentation among multiple landowners. Located within a subdivision, HOA open space can also be used to create a natural buffer from surrounding land uses. In certain instances, the protection of natural features may be best served by allowing open space to be located on a separate property away from the constructed development site, either in part or whole. Creating open space in this manner requires ordinance provisions that permit it. Protection of the Big Elk Creek stream corridor is a priority for the Township, and a protected greenway consisting of HOA and preserved lands have begun to develop along Big Elk Creek.

2-11. Coordinate with agricultural landowners and other stakeholders to investigate options to protect agricultural open space.

The Township should be proactive in working with its agricultural landowners and other stakeholders, such as land preservation organizations, to determine the most effective methods to protect agricultural open space.



View of park space in Penn Township.

Parks and Recreation

Township Overview

For most of its history, Penn Township has been a rural agricultural community where outdoor physical activity was part of everyday life. That has changed with an increase of higher density residential developments and retirement communities, work-related and lifestyle changes with a rise in sedentary activities, including working at a computer or playing video games. Further, open space lands have been lost to other land use traditionally used for recreation. As a result, many residents rely on dedicated recreation facilities to meet their recreation needs.

Recreation can be defined as any activity that encourages physical exercise, facilitates social interaction, improves health, and promotes interaction with nature. In some instances, recreation is closely intertwined with tourism, as people are willing to travel for unique recreational opportunities, which boosts the local economy. Therefore, expanding recreational opportunities and/or providing access to various recreational

activities are high priorities for many municipalities. In some communities, especially densely populated urbanized areas, recreational facilities are the only way to experience the outdoors. Recreation can be active or passive, self-guided or organized, publicly or privately owned, indoor or outdoor, and is associated with parks, trails, and recreation programs. Active recreation primarily includes organized activities that require equipment, such as playgrounds, basketball courts or multi-purpose sports fields. Passive recreation is primarily self-guided and has a low or no impact on the surrounding environment. Such activities include dog walking, hiking, fishing, wildlife viewing, picnicking, horseback riding, and photography. Both types of recreation occur in established parks and open space areas designated for such use; however, active recreation requires more intensive parkland management, facilities, and equipment. Passive recreation usually occurs in less-developed, environmentally sensitive areas with limited facilities.

Penn Township residents enjoy several municipally owned parks, access to facilities located at privately owned nature preserves, and regional access to nearby County and State-owned facilities

that include both passive and active recreation opportunities. Goddard Park in London Grove Township and Nichol Park in London Britain Township are located within 10 miles and permit dogs, which are not permitted at the Penn Township Community Park. Wolf’s Hollow County Park, located about 9 miles north of Penn, is a 569-acre park featuring paved and natural trails through beautiful bluffs and mature woodland habitat, a pavilion, picnic tables, and nature play areas. Nottingham County Park, located about 10 miles west of Penn, sits atop one of the largest serpentine barrens on the East Coast and offers pavilions, fitness trails, and playgrounds. White Clay Creek Preserve, located about 10 miles south of Penn, is a 3,212-acre park that offers hiking and biking trails, scenic views of historic sites, and fishing. The Department of Conservation and Natural Resources (DCNR), in partnership with the National Park Service and the Friends of White Clay Creek Preserve, has been working on developing a new master site plan for the site. The Big Elk Creek State Park, formerly a part of the White Clay Creek Preserve, located just 10 miles south of Penn, provides trails for hiking, bird-watching, horseback riding, fishing, and hunting. The Park is also undergoing a planning process for a master site design plan. Just across the border to Maryland, a 5,656-acre Fair Hill State Natural Resources Management Area includes an environmental education center with nature tours, an 80-mile multi-use trail, camping facilities, an activity hall for rental events, several historic properties and sites and stables.

Within Penn, the Township owns and manages two parks with various recreational amenities (see Table

2-4). The Penn Township Community Park, located near the Township Building, serves as a main hub of recreational activity and is within walking distance of several planned communities. The park offers a variety of active and passive recreation opportunities, but its primary focus is less organized sports activities and community events. The park also includes the Veteran’s Memorial Garden. To address the need to expand active recreational opportunities for its residents, Penn Township purchased the 43-acre parcel, a dedicated open space and received funding to develop a new park. Currently under development and once completed, Active Sports Park will feature multi-purpose flat fields, volleyball courts, hard surface courts, gazebos, a playground, and trails. The most unique feature of the park is recently opened 4.2-acre E. Kneale Dockstader Environmental Education Center, which includes an outdoor classroom area, nature and meadow trails, an area for plantings and maintaining 100 native plant species of trees and shrubs that have been donated by a local business.

Several areas within Penn Township provide opportunities for additional passive recreation. These unprotected open lands include critical natural resources, locally significant historic sites, and cultural places, providing unobstructed views of rolling landscapes and farmland. The future recreation planning efforts should focus on locally significant natural landscapes, such as stream corridors within the Big Elk Creek and White Clay Creek watersheds.

There are limited trail and trail connections between the existing parks and recreation facilities and

**Table 2-4
Penn Township Owned Parks and Their Facilities**

Facility	Size (acres)	Amenities
Penn Township Community Park	10.6 acres	Playgrounds, courts, paths, gazebos, multi-purpose field, paved trail, fire pit, putting green, butterfly garden, volleyball court, Book Nook, and Veteran’s Memorial.
Penn Township Active Sports Park (under development)	43 acres	E. Kneale Dockstader Environmental Education Center Multi-purpose fields, baseball fields, pickle ball courts, basketball, hockey courts, tot lot area, paved trails, boardwalk.

adjacent residential developments in the Township. Penn Township could establish a network of recreational parks and trails that would link several residential developments south of Route 1 with municipal parks, the YMCA, and schools. Currently, Penn Township is not connected to any regional trail network. However, there is an opportunity for developing a connection to the Circuit Trails network. Circuit Trails is a regional network of hundreds of miles of multi-use trails that connects local communities providing endless opportunities for recreation and commuting. DVRPC identified a trail network expansion through Penn Township. If developed, it would provide additional recreation facilities to residents and boost the local economy. An existing recreation bikeway from Upper Oxford to Penn Township and a regional recreation corridor from Oxford-Avondale through Penn Township were identified in the neighboring community priorities for future trail planning.

Penn Township's parks and recreation programs and facilities benefit from the Parks and Recreation Committee and a Parks Coordinator on staff and Public Works personnel who assist the Committee in its work. The Penn Township Parks and Recreation Committee hosts a variety of recreational and community programs at park facilities, including seasonal community events. Township facilities may also be reserved for a fee for private use (except for fundraisers, soliciting purposes or public political functions), and Penn Township residents receive a discount.

Through the community survey, the consensus is there are enough parks and/or recreation facilities within Penn Township; however, active recreation has been chosen as one of the types of businesses desirable by Township residents. Additionally, more than 60 percent of respondents indicated that the Township should continue promoting parks, recreation, and trails. There was also some interest in having areas for dog walking within the Township.

Detailed Open Space and Recreation inventory is in Appendix E.

Planning Considerations

Parks and Recreation

Determining how many recreation facilities are needed is critically important. Many guidance documents are developed to assist municipalities with figuring out the number of parks needed to support their existing population and plan for future population growth. However, there is no magic formula. The MPC requires that a municipality's SALDO contain "definite standards" for determining the amount and location of land required to be dedicated (§503(11)(ii)). Moreover, the MPC requires that these standards "bear a reasonable relationship to the use of the park and recreation facilities by future inhabitants of the development or subdivision" (§503(11)(v)). Because these concepts are not defined in the MPC, municipalities take various approaches to determine appropriate standards to fit their needs.

Demographics play an important role in understanding recreation needs, particularly in Penn Township, due to the presence of several age-restricted communities. The 55 to 75 and older age group represents 41 percent of the Township's population. The 24 to 54 age group represents 31 percent of the Township, while the 0 to 24 age group is at 28 percent. Penn Township's median age is 49.5, compared to 40.6 for Chester County overall. (See Appendix C for additional detail on community demographics.) Another demographic consideration for the Township is the change in the Hispanic population. The 2022 demographics analysis revealed that Penn Township's Hispanic population continues to grow steadily, at 7 percent higher than Chester County overall. Understanding the demographics of the community can help ensure that the recreation needs and preferences of all ages and ethnic groups are taken into consideration. However, demographic information is not used to determine how much passive recreation is needed in a community. Typically, areas for passive recreation focus on protecting or conserving a specific critical resource or locally significant landscapes, regardless of population.

Previous Penn Township plans, such as Open

Space, Recreation and Environmental Resources Plan (1993), Master Plan for the Penn Township Community Park (2001), and 2012 Comprehensive Plan, evaluated existing active recreation park facilities using National Recreation and Park Association (NRPA) Areas and Facilities Standards and the Chester County Recreational Park Standards (2002) to project future recreational needs. However, in 2019, the NPRA changed its direction, recognizing that there is not a single set of standards for parks that could encompass the uniqueness found in every community and replaced the standards with park metrics. Park Metrics is an interactive analysis tool that provides a full assessment of parks and recreation managed by an agency to identify opportunities for better operations and maintenance, facilities improvements and better serve their communities. The Township may choose to utilize this and other innovative tools as part of future open space, parks, and recreation planning. It is important to acknowledge that establishing parks to provide recreational facilities is not a substitute for open space preservation.

Recreational Trails

There are major challenges to extending the recreational trail network into northern Penn Township connecting residential neighborhoods south of Route 1 with the newly developed Active Sports Park, the most significant of which is Route 1. This multi-lane expressway has few road crossings in the Township, and those that exist would have to be improved to include a safe crossing for pedestrians and bicyclists. Because the northern half of the Township is less densely developed, it may be better suited as the location for establishing bicycle routes along low-volume roadways.

Parks and Recreation Goals and Strategies

Goal

Promote the development and long-term maintenance of, and programming for, existing parks and recreation facilities, and connect all recreational opportunities via greenways, recreational trails and other appropriate means to encourage access for all.

Objectives

- Establish sufficient publicly owned and managed parks, recreation facilities, trails, and open space to provide a variety of active and passive recreation opportunities.
- Provide for continued maintenance and improvements to existing parks, recreation facilities, trails, and open space areas to ensure adequate recreational areas for residents.
- Require developers to help meet the increased demand for public recreation created by new development.
- Establish recreation and environmental education programming that serves all segments of the population.
- Pursue public and private grants and funding sources for recreation while continuing to dedicate municipal funding for recreation capital improvements, maintenance, programming, and other necessary costs.
- Provide fiscally responsible security, safety, and liability for public recreational facilities in perpetuity.
- Establish adaptable recreation programming to meet the community's needs and provide administration and sufficient staffing to implement such programming.
- Pursue joint public-private recreation initiatives and support private and institutional entities that provide community recreation opportunities such as community events, organized team sports, and school-related play and athletics.

Strategies

3-1. Develop master park plans for all Township-owned parks to evaluate existing facilities and programming and to plan for future improvements to accommodate population needs.

Master Design Park Plans are completed individually and provide a conceptual design document that describes and guides a park property's future development, design elements, and long-term operation and maintenance. They specify a variety of active and passive recreation facilities, their usage, potential recreational programming, access and connections to adjacent neighborhoods and trail networks. Master Park Plans can also address critical items for park operations, such as security and safety, liability, ground and facilities maintenance, etc. The development of a Master Park Design Plan is a natural progression after the Open Space, Recreation and Environmental Resources (OSRER) Plan is updated.

3-2. Consistently define and use terms, including active recreation, passive recreation, open space, trails, greenways, green areas, and different types of ownership in planning documents, ordinances, and other Township materials.

Consistency in the use of parks, recreation, and open space terminology can clarify expectations among the public, developers, and Township officials. Amending municipal ordinances to ensure consistency among the ordinances and define the terms most used in the planning documents would establish the Township's interpretation of these terms, which can vary from organization to organization.

3-3. Continue to provide recreation facilities with a preference for those which can accommodate multiple uses and are accessible to all.

Such facilities generally include fields that can accommodate multiple activities or parks and recreation facilities that can serve as community

gathering areas or the location for civic and community events, as currently done at the Penn Township Community Park.

3-4. Periodically review user fees at Township recreation facilities to ensure that they return funds to recreation facilities without discouraging users.

User fees should be based on a logical and practical rationale developed with community input.

3-5. Continue to offer special events to build awareness of recreational opportunities within Penn Township to enhance community bonds.

ownship-offered community events (with free admission) may include seasonal festivities and activities, including music performances, outdoor family events, movie nights, parades, bike races, running events, charity walks, seasonal celebrations such as the 4th of July, Christmas house tours and Easter egg hunts, farmers markets, artisans' markets, outdoor restaurant festivals, 4H farm shows, vintage car shows, and other show events.

3-6. Enhance the Township webpage dedicated to parks and recreational opportunities.

The website provides general information on Penn Township Park and Active Sports Park, including park rules and reservation guidelines. More details on park facilities and programming information could be added, particularly with the newly opened environmental education center. The website can also provide information on other recreational activities within the vicinity of the Township that are unavailable, for example, dog-permitted parks.



Aerial view of Jennersville.

Introduction

This Chapter includes a description of the plans for guiding the future growth of Penn Township, focusing on land use, housing, and community facilities and services. The content in this Chapter is supported by the analysis provided in Appendix E and the mapping provided in Appendix F (both completed during the Comprehensive Plan Update process). This Chapter is divided into three sections that summarize the findings of the analysis, the planning implications, and an overview of the Township’s policies and regulatory provisions, which set the stage for the goals and strategies:

1. Land Use— Strengthen Penn Township by planning for, accommodating, and managing the use of land in a manner that: provides for a balance and range of the intensity of

uses; meets the needs of current and future residents and property owners; and focuses on achieving compatibility between growth, protection of resources, and protection of community character.

2. Housing— Provide adequate, safe, and diverse housing to accommodate current and future residents in a manner compatible with existing development and support with the necessary infrastructure.

3. Community Facilities and Services - Provide community facilities and services within the constraints of available fiscal resources that are commensurate with the current and future needs of the community.

The Township Overview section provides more

detail on specific elements under that discussion and summarizes the inventory and geographic information systems (GIS) analysis findings.

Planning Considerations pertain to preferred outcomes that should be carefully considered when developing goals and recommendations for guiding growth and managing specific resources and their future use.

Standards are existing regulations, policies, and efforts in Penn Township to support specific resources.

Goals, Objectives, and Strategies are ideas pertaining to policies, as well as actionable steps to fulfill the vision of this Comprehensive Plan Update.

The intent of “Guiding Growth” is to focus on a vision for at least the next 10 years in Penn Township, from 2024 to 2034. Fortunately, from an overall policy perspective the overall growth strategy is to grow gracefully in sync with available resources (roads, sewer, water), and without dramatically changing the character of development by protecting open and agricultural lands.

Land Use

Township Overview

Existing Land Use provides the framework for guiding growth and future land use. The basis for land use recommendations is the existing land use information, the preferences of Township Residents and officials, and related policy for other Comprehensive Plan elements. Analyzing and evaluating the land use patterns and development trends in Penn Township provides a background of how development has occurred to date. Existing Land Use is depicted on Map 14 in Appendix F, and further described in Appendix E-4.

The population of Penn Township reported in the 2020 Census was 5,644 persons, and is projected to increase to 6,349 persons by 2030, and to 7,466 persons by 2040 (See Appendix C and E-3). Understanding the existing population and the projected population is critical in order to plan for accommodating future growth. An analysis of remaining developable lands is provided, as these are the areas where additional development could



An example of rural landscape character.

potentially occur, and where land use policies and regulations will be of greatest importance in influencing the future character of the Township. The land use plan and implementation recommendations are critical elements to strengthen the community by planning for, accommodating, and managing the use of land in a manner that: provides for a balance and range of the intensity of uses; meets the needs of current and future residents and property owners; and focuses on compatibility between growth, protection of resources, and protection of community character.

The overarching view on how to guide growth is to conserve community character. This view is supported by the desire to: protect Agricultural Lands (Map 9), protect Historic Resources (Map 10), and retain as much Open Space as possible (see Appendix E-2).

Planning Considerations

Natural Constraints

The natural constraints to development within the Township are found in the stream valleys, including the regulated riparian buffer areas, steep slopes, wetlands, and hydric soils. These natural constraints constitute approximately 10% of the land area in the Township. Growth should be directed away from these areas and they should be permanently protected if possible. Maps depicting Water Resources, Land Resources, Biotic Resources, and Riparian Buffers are included in Appendix F.

Protected Lands

Approximately 18% of Penn Township (excluding natural constraints) is protected permanently, as shown on Map 6 Regionally Protected Lands and Map 7 Protected Open Space, in Appendix F. Future preservation efforts should focus on preserving recreational space in the southern portion of the Township for public use and protecting open and agricultural lands in the northern portion of the Township.

Developed Lands

Developed lands in the Township constitute approximately 44% of the land area. Historically, development in Penn Township has radiated out from the village of Jennersville, with smaller growth areas around Kelton and Elkview. This pattern generally continues. The Route 1 bypass has acted as a boundary to a degree, with most development occurring in the southern portion of the Township and the northern portion remaining largely agricultural and rural. In the Jennersville area, a mix of uses has been an important part of the character and vitality of the village.

Developable Lands

Approximately 27% of Penn Township remains developable, which is a reduction of about 15% since the 2012 Comprehensive Plan. This indicates that there have been changes due to development in the past 10 years. Growth management and land use policies will continue to play a large role in determining the future quality of life in the Township.

Development Pressure

While COVID has partially slowed non-residential development pressure, non-residential development will continue to grow and expand especially along the Route 1 corridor. Further, residential development has been growing and is expected to expand.

Potential Growth Areas

Potential Growth Areas are centered primarily around Jennersville and along Old Baltimore Pike near Jennersville. Incremental infill development can help diversify this growth center within this area. Adaptive reuse of existing buildings can also provide new growth opportunities. See the Future Land Use Map (Map ____), which depicts Growth Areas, including Suburban; Suburban Center; and Town Center.

Accommodating Future Non-Residential Development

Future non-residential development should complement existing viable uses in Jennersville and along Old Baltimore Pike. This has been the development pattern over the past 100 years between Kennett Square Borough and Lincoln University. Jennersville could be considered the “town center” for Penn Township due to the fact that it is the major commercial and employment center.

The central location of Jennersville is key to concentrating a variety of Uses at and in the vicinity of the intersection of Baltimore Pike & Route 766. Jennersville is well positioned to serve Penn

Township and beyond with the services, goods, and opportunities for diverse community life. Two maps/exhibits illustrate how well Jennersville does and should continue to serve Penn Township as depicted and described below.

Figure 1 depicts a 1-mile and a 2-mile Service Area radius from the center of Jennersville. Within 1-mile, people can easily drive, walk, or bike to enjoy the shopping, dining, working, and recreation opportunities in the center of Jennersville. Within 2-miles, the majority of Penn Township residents can easily drive or bike to obtain food, goods,

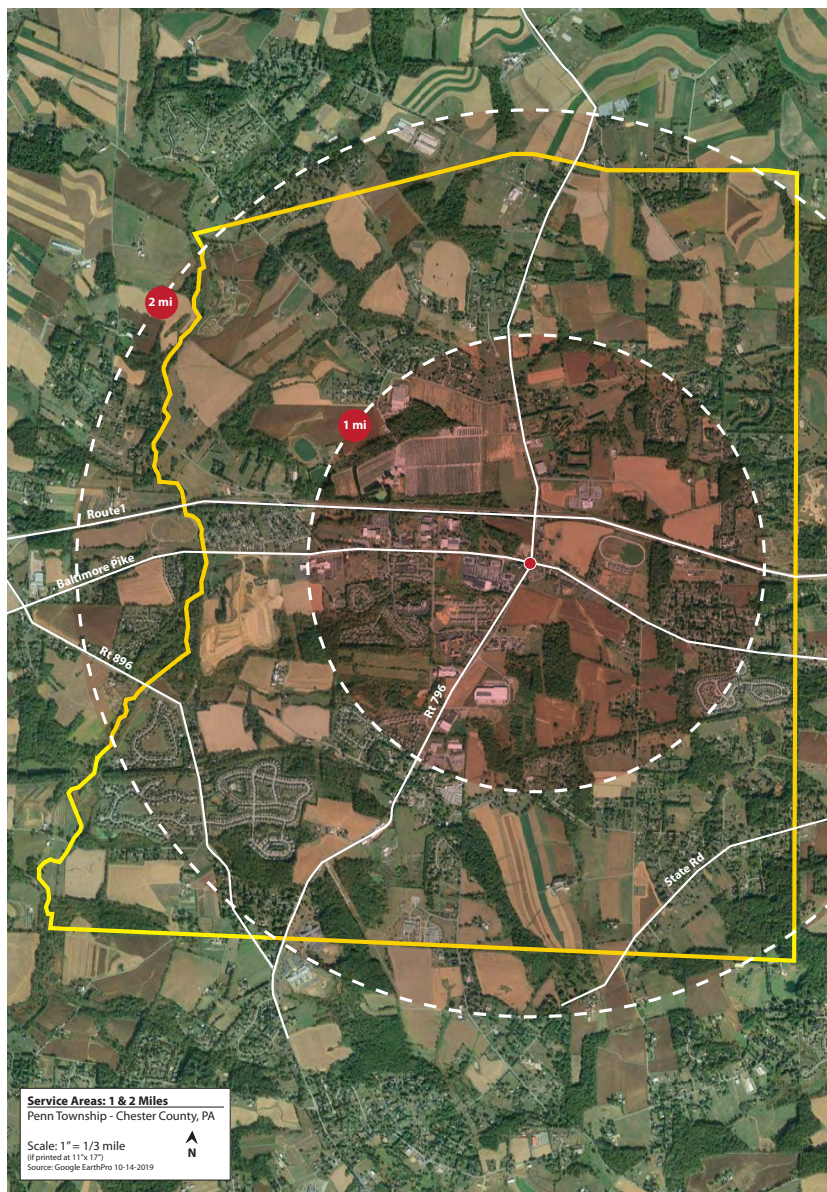


Figure 1. 1 mile and 2 mile service radius from teh center of Jennersville.

employment, educational opportunities and recreational opportunities.

Beyond Penn Township, the Jennersville area also serves Cochranville to the north, Oxford Borough to the southwest, and West Grove Borough to the east. This is largely due to the shopping opportunities at the Shoppes at Jenners Village. Figure 2 depicts a 5 to 7+ mile Service Area including these areas served.

As a result of the central role of Jennersville in Penn Township, no other ancillary shopping centers are needed in Penn Township in the foreseeable future. Therefore, the overriding Guiding Growth principle for Penn Township is to continue to rely on Jennersville for most of the non-residential land use needs for the next 10 years and beyond. The Future Land Use Map (Map 16), which depicts this area as the Town Center Growth Area.

Accommodating Future Residential Development

Figure 10 in the Housing Inventory in Appendix E-3 indicates that the total number of additional

housing units to accommodate the projected growing population between 2021 and 2030 is 294 units, and 465 units between 2030 and 2040, for a total of 759 additional units needed by 2040. Penn Township is located in a transitional area between the most rural areas to the north and west, and the most urban areas to the east. In addition, the Township has several major road corridors which offer a variety of goods and services. The combination of the transitional area location between the eastern suburbs and western rural areas, and the services and goods offered puts Penn Township in a path of growth. Therefore, Penn Township is projected to have an increase in population.

Map 16 Residential Build Out and The Residential Zoning Build-Out Analysis in Appendix E-3 (Figure 4. Analysis Results) depicts and outlines the residential zoning districts, including RA Residential Agricultural, RS Residential Suburban, IR Institutional Residential, and VC Village Commercial. The figure provides an approximation of potential development and an estimate of future build-out. With a total net acreage of 1,533 acres of developable residential land, there is a

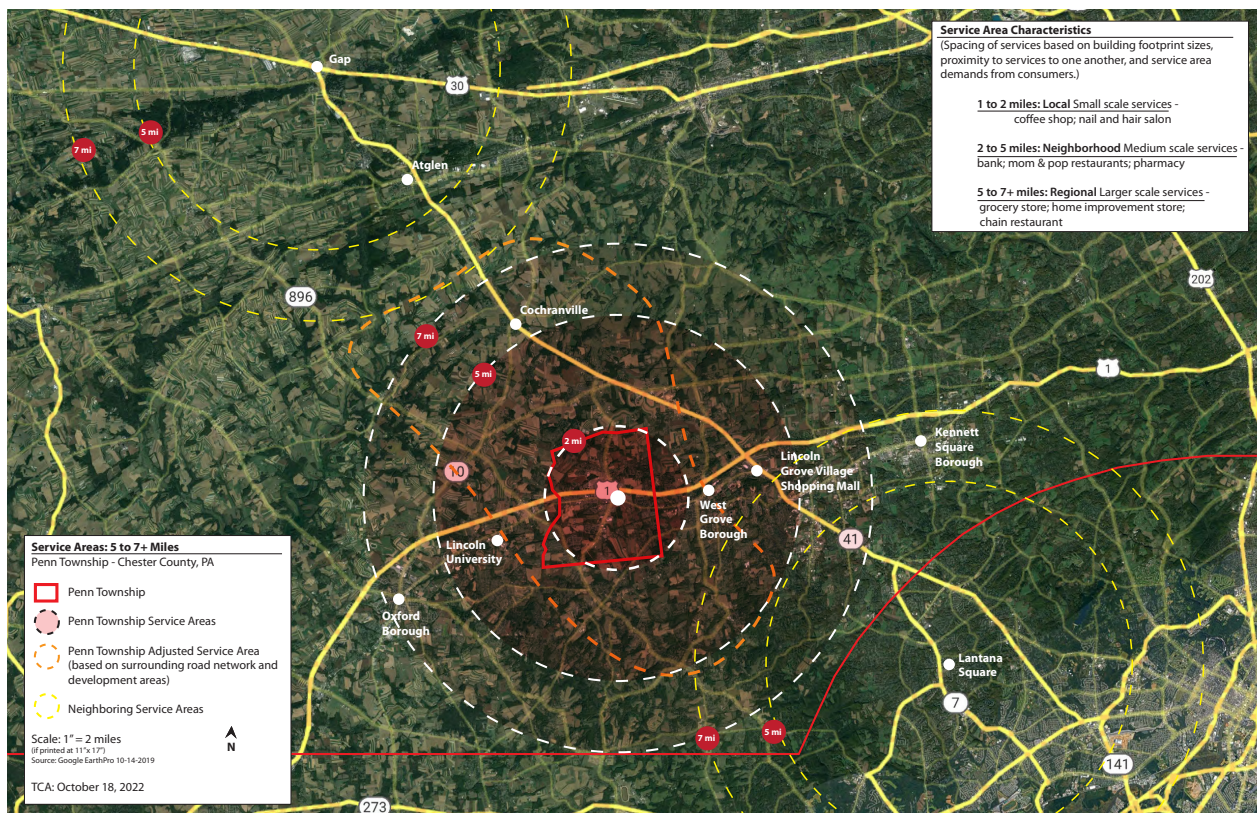
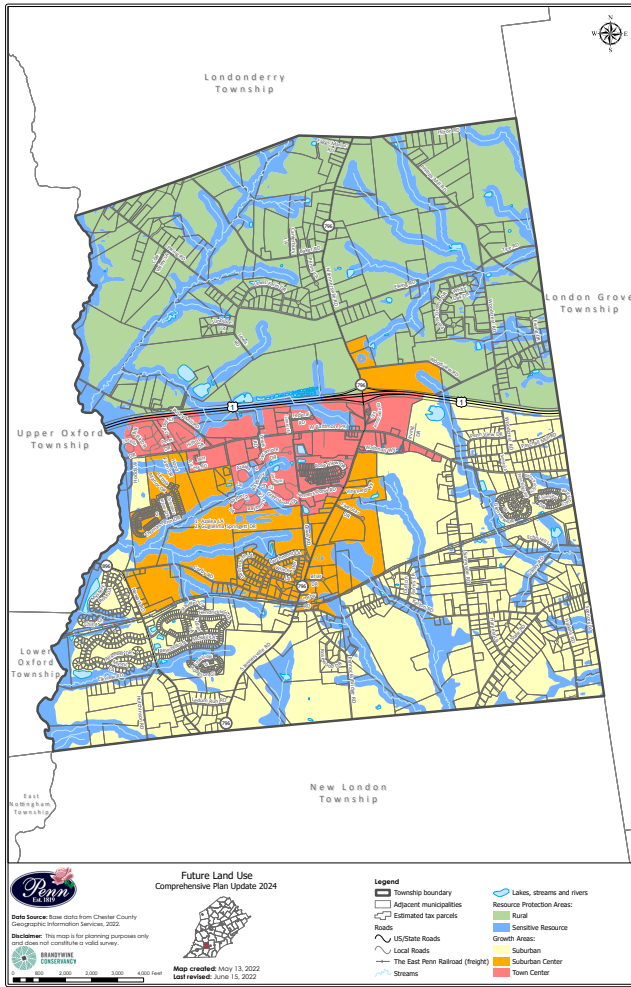


Figure 2. 5 to 7 mile service area for Penn Township.



Map 6. Future land use map for Penn Township. See large format map in Appendix F.

potential for 976 additional residential dwelling units. The Future Land Use Map (Map 16) depicts Growth Areas, including Suburban and Suburban Center, which are suited for varying intensities of residential development. Based on existing zoning and the residential build-out, the majority of the potential growth is north of the Route 1 by-pass. However, since this area has been identified for preservation, a Transfer of Development Rights (TDR) program could be implemented in order to direct growth in the areas of the Township that are already developed.

Future Land Use

Map 6 depicts recommendations for Future Land Use in Penn Township. The future land uses are classified into the categories of Rural Protection Areas and Growth Areas. Within these two categories

the areas then further classified. The Resource Protection Areas include areas designated as Rural and Sensitive Resources, and the Growth Areas include areas designated as Suburban, Suburban Center, and Town Center. These areas are in the central and southern portions of the Township. The future land use acreages and percent of the Township are outlined in the table below. In addition, the future land use classes are further described below.

Future Land Use	Total Acres	Percent of the Township
Rural	1,907	31%
Sensitive Resource	1,510	24%
Town Center	408	7%
Suburban Center	539.49	24%
Suburban	1,812	29%

Rural Resources Preservation Area.

Resource Protection Areas are characterized by agricultural operations, natural resources such as streams, and low-density residential uses. While these areas include a limited number of local commercial uses and scattered residential uses, the absence of infrastructure (public sewer and water) has restricted the development of large residential subdivisions and commercial operations. The Township has expressed a desire to restrict expansion of infrastructure into these areas. Development that does take place in these landscapes should have protection of resources as a leading focus.

Rural

Rural land use is categorized as the transition area from predominantly agricultural areas (primarily located to the north and west of Penn Township) to the growth areas located within and to the east of Penn Township. Uses in the Rural area include agriculture, open space, natural resources, and low-density residential. Residential uses include

single-family homes along road frontage and as part of subdivisions at a density of approximately one dwelling unit per one to two acres, served by on-lot water and sewer facilities.

Agricultural uses in this area should be maintained and encouraged. While future residential development should be limited, it may continue to be permitted at a suggested density of one dwelling unit per one to four acres to accommodate a limited amount of population growth. To limit the disturbance of natural resources (including agricultural soils, riparian buffer zones, and wetlands), these resources should be netted out of development calculations and development design should be appropriate for the rural setting. Penn Township should continue to coordinate with local landowners, land preservation organizations, and the County, to preserve agricultural operations and farmland in the Rural area.

Sensitive Resource

Sensitive Resources land use is characterized as lands that have natural resources such as streams, wetlands, and steep slopes. The Big Elk Creek and all of its tributaries in Penn Township are Special Protection Waters due to their designation as High Quality by PADEP. The White Clay Creek and all of its tributaries in Penn Township are included in the federal Wild and Scenic River designation. These areas should be protected through Township regulation to limit impacts on the resources and prevent issues such as increased flooding in the future or imposition of water quality regulations from outside agencies. Sensitive Resources extend across the Township and fragment the other land use category areas.

Growth Areas

Potential Growth Areas include those categories intended for the orderly and efficient development of suburban areas of the Township, at appropriate densities that meet the population growth in the Township and take infrastructure limitations into consideration. These areas are planned to accommodate a diversity of residential uses to meet the needs of the socioeconomic range of the population, while also accommodating commercial, industrial, and institutional uses to provide for the

economic and employment needs of the Township and provide an adequate tax base. Development should occur in a manner that preserves community character.

Town Center

Town Center land use is characterized as the Village of Jennersville, and the areas extending along Baltimore Pike. The area has experienced intense growth since the 1990s, and has a mix of uses – institutional, residential, and commercial. To remain the focal point of the Township while providing services to both local and regional residents, the area needs to become more pedestrian and transit friendly. Improving walkability throughout the area, adding traffic calming and gateway treatments, and permitting a variety of uses will help ensure that this area remains Penn Township’s core area for services.

Suburban Center

Suburban Center land use is characterized as the area outside the Village of Jennersville that has experienced intense growth since the 1990s. There is a mix of uses in this area – institutional, residential, and commercial – as well as an expanded presence for industrial uses. This area should provide for larger scale commercial, institutional, and industrial uses that require more acreage than is available in the Town Center and that generate less pedestrian and transit traffic. The Suburban Center area can also encourage appropriate uses along the rail line.

Suburban

Suburban land use is characterized as the southernmost portion of Penn Township, with its dominance of residential development. This area should remain focused on providing for residential uses in the future, while exhibiting a lower intensity of development than the Suburban Center or Town Center areas. Agricultural operations will likely continue in this landscape, but are not the predominant use. Efforts should be made to minimize conflicts between different uses in this landscape.

This map compares favorably with the Future Land Use Map of the 2012 Comprehensive Plan in that Jennersville is proposed to be the hub of

nonresidential activity. In addition, the Suburban Center portion of the Township adjoins the Town Center and is a modest extension of the Town Center. Finally, The Suburban areas south of Route 1 encompass existing neighborhoods and are served by Public Sewer and Public Water.

Standards

Land Use Regulations

Penn Township could implement a Transfer of Development Rights (TDR) program, whereby property owners in designated areas can sell their development rights to developers in other areas of the Township. This program is intended to limit development in viable agricultural areas as well as vulnerable areas, promote land conservation, and compensate property owners for the development rights of their property. If Penn Township determines that the TDR program should be established, the first step would be to create a Map depicting the “Sending Area” Districts and the “Receiving Area” Districts.

A general example of how TDR could work would be as follows:

- to save farms in the northern portion of the Township, we could designate these areas as “Sending Areas” (where, after a hypothetical “yield plan” of lots were prepared, the development rights would be severed through a deed restriction). These severed rights would then be permitted to be utilized in areas designated as “Receiving Area” (as described below).;
- to diversify the opportunity to enable growth in the Jennersville “Town Center” area, we could designate this area as a “Receiving Area” (where more development would be permitted after the development rights from a “Sending Area” were acquired).

The quality and character of new development and redevelopment can be improved if Penn Township strengthens the existing Zoning Ordinance (ZO) and Subdivision and Land Development Ordinance (SALDO) as generally outlined below:

- to specify the preferred layouts of land developments relative to the street network, building location, parking location, and usable open space locations.
- to specify a range of open space, green space, and public space options, relative to the types, locations, and opportunities preferred to enhance active and passive recreational needs and to help shape the form of developments.
- to create written & graphic design standards to clearly describe and illustrate preferred outcomes for “placemaking,” “sense of place,” layouts of land developments, and layouts for open space-green space-public space.

Zoning Districts

The Zoning Ordinance is used to control the location of different land uses in a community and may be used to restrict the types of uses to which land may be put, as well as the intensity of the development.

There are currently nine (9) base Zoning Districts in Penn Township, including C- Commercial; IOS-Institutional Open Space; IR – Institutional Residential; LI-Limited Industrial; MHP- Mobile Home Park; RA-Residential Agricultural; Residential High Density; RS-Residential Suburban; and VC-Village Commercial. The Map 15 Penn Township Existing Zoning Map in Appendix F depicts the existing Zoning Districts in Penn Township. Further, Appendix E-4 summarizes the applicable uses in the base Zoning Districts.

Land Use Goals and Strategies

Goal

Strengthen the community by planning for, accommodating, and managing the use of land in a manner that: provides for a balance and range of the intensity of uses; meets the needs of current and future residents and property owners; and focuses on achieving compatibility between growth, protection of resources, and

Objectives

- Provide growth in appropriate areas through new development and redevelopment, supported by the necessary infrastructure.
- Promote sustainable land use and building practices.
- Protect agriculture, natural resources, and open space through regulatory controls and non-regulatory advocacy.
- Discourage unmanaged development outside designated growth areas while promoting open space and agricultural uses and protecting natural resources.
- Review and update regulatory controls to ensure they support the land use policies of this Plan.
- Require protection of significant historic and scenic resources as an integral part of all land use development design.
- Require the provision of open space as an integral part of all land use development design.
- Promote economically viable and environmentally sustainable agriculture by recognizing agriculture as a critical land use and industry within the Township.
- Encourage the conservation of prime agricultural soils for agricultural purposes and the inclusion of agricultural lands in the Agricultural Security District.
- Encourage a balanced pattern of commercial and industrial development that complements the Township's character and is based on the availability of supporting infrastructure.
- Promote Jennersville as the Hub of a service area of primarily non-residential uses and as the "town center" for Penn Township.
- Ensure that design standards for commercial, industrial, and institutional land uses align with a lower-intensity form of development.
- Facilitate communication and coordination between businesses, economic development entities, and educational providers to create a supportive environment for the retention and expansion of commercial and industrial

uses.

- Provide for a variety of residential development patterns that are compatible with existing land use and can be supported with available infrastructure.
- Promote a land use pattern that is both functional and attractive.

Strategies

4-1. Evaluate the Township Ordinances to better protect agriculture, natural resources, and open space through appropriate land use.

Protection of agriculture, natural resources, and open space can provide many benefits, including environmental; economic value; climate change mitigation; and community health.

4-2. Encourage sustainable agriculture by coordinating with agricultural landowners and other stakeholders.

The Township should proactively collaborate with its agricultural landowners and other stakeholders, such as land preservation organizations, to determine how to facilitate economically and environmentally sustainable practices.

4-3. Continue to encourage the protection of large contiguous areas through the land development process.

Coordinate with property owners and Developers to promote open space within developments.

4-4. Evaluate the design standards for commercial, industrial, and institutional development to ensure their appropriateness.

Ordinances with desired uses and flexible standards can help to maximize value; increase the tax base; utilize existing infrastructure; improve public safety; and address lifestyle changes.

4-5. Establish relationships with businesses, economic development entities, and educational providers.

The Township should be proactive in facilitating relationships with stakeholders, to foster and maximize the value of commercial areas.

4-6. Establish Jennersville as the ongoing Hub of non-residential activity of the Township.

The Township could create a TND-Traditional Neighborhood Development Overlay District, with Jennersville as the Hub of a 1 to 2-mile service area for primarily non-residential development, including commercial, educational, and very light industrial uses. A TND Overlay District could enable the creation of a place like “Eagleview” in Uwchlan Township, Chester County.

4-7. Consider adopting a Transfer of Development Rights (TDR) Program.

Many municipalities use a TDR program that separates development rights from a parcel that needs protection (the sending parcel) and transfers them to a parcel of land more appropriate for development (the receiving parcel).

Through this process, the sending parcel is permanently restricted from development, and the receiving parcel is granted a density or intensity bonus above what is allowed by its by-right zoning designation. The exchange of rights occurs between private landowners who sell their development rights to developers who have projects located in municipal designated receiving parcels.

A TDR program can help protect community character by preserving important lands with agricultural, environmental, and historic resources. A TDR program has been successfully used in Kennett Township and West Bradford Township. In Kennett Township, Barkingfield

Park was created after the development rights of the Barkingfield Farm were severed. The rights for the 18 lots that could have been built were transferred to a site in the Baltimore Pike Corridor, where a developer is increasing the density on a site known as Parkside (next to the Borough of Kennett Square). In West Bradford Township, the Albertson Farm was permanently protected on the western side of Marshalton Village, and 27 additional lots were built on a site in the northern portion of the Township by Realen Homes in an area served by public sewer (next to Downingtown Borough).



Third Street Cottage (Langley, Washington) by Ross Chapin Architects.

Housing

Township Overview

The Pennsylvania Municipalities Planning Code (MPC) sets forth each municipality’s responsibilities in terms of housing. It requires that these needs be addressed in the Comprehensive Plan and offers examples of strategies that include conservation, rehabilitation of existing housing, and facilitating new construction based on projected needs.

Although the MPC stops short of mandating housing for all incomes, it does reference the accommodation of “new housing in different dwelling types and at appropriate densities for households of all income levels.” This chapter discusses housing trends and emphasizes key issues impacting Penn Township. Inventory information provided includes number of units, household size, housing types, ownership, and cost. Recommendations are intended to address each issue and implement this plan’s housing goal and objections.

Planning Considerations

Housing Supply

Penn Township’s population and housing stock have grown rapidly over the last decade. Much of the housing growth has been in single-family detached dwellings, with a smaller percentage of attached and multifamily dwellings. There may be a future demand for housing options such as townhouses for residents seeking a more affordable lifestyle that offers a lower maintenance commitment than more conventional single-family detached dwellings.

Housing Types: Affordability, Diversity & Accessibility

The median home sales price in Penn Township has increased over the last decade. However, the median housing cost is slightly lower than the countywide median. The median rent costs are comparable to the countryside median, as described in the Housing Inventory in Appendix D-3. In Penn Township, the predominant housing type is single-family detached homes. The majority of these homes have some type

of age restriction in place. However, the percentage of multifamily units has risen by 31% since 2010. Penn Township should be aware of its obligation under the Fair Housing Act to permit housing opportunities for all people, including protected class members. Those classes include race, color, national origin, gender, religion, disability, and familial status (the presence of children under 18 in the household).

Neighborhood Design

Neighborhood Design Standards could be codified in the SALDO to add certainty of preferred outcomes. TND-Traditional Neighborhood Development standards and LEED for Neighborhood Development Standards could increase the functionality and attractiveness of neighborhoods.

Land Use Compatibility

Penn Township already promotes the compatibility of land uses through the Zoning Districts illustrated on the Zoning Map and related buffering and screening/landscape standards. These standards could be re-evaluated to help ensure preferences for greater land use compatibility. The intensity of future uses should be in keeping with residential land use intensity. Therefore, smaller scaled buildings and smaller scaled land developments are preferred, not big box buildings, which would be considered to be incompatible with the existing building fabric of Penn Township.

Fair Share Obligations

A “fair share” housing analysis is necessary to determine if opportunities for a reasonable diversity of housing are being provided based on current case law and Township regulations. It is also important to recognize the influence and limitations of market conditions on the development and availability of various housing types.

Under current conditions and future land use recommendations, this analysis found that Penn Township provides for a reasonable mix of housing types.

Standards & Regulations

Standards and Regulations for housing in the existing Ordinances could be evaluated to determine any missing opportunities such as ADU-Accessory Dwelling Units, Granny Flats, Mother-in-Law Suites, Dwellings Above Garages, Dwellings above Ground-Floor Commercial use, and the like.

These opportunities are simple ways to broaden the provision for housing without creating large Apartment buildings that would alter the character of Penn Township.

Housing Goals and Strategies

Goal

Provide adequate, safe, and diverse housing to accommodate current and future residents in a manner compatible with existing development and support with the necessary infrastructure.

Objectives

- Ensure that regulatory controls permit a range of housing types and densities to meet the diverse needs of current and future residents in a manner compatible with the overall character of the community.
- Ensure that regulatory controls permit and encourage a sustainable approach to neighborhood design.
- Ensure equal access to housing for all members of the classes protected under the Federal Fair Housing Act.
- Promote new housing development within designated growth areas and provide a mix of uses where feasible.
- Promote strategies to reduce or avoid conflicts between new residential development and existing agricultural operations.

Strategies

- 5-1. Evaluate the Township Ordinances to ensure the opportunity for a range of housing types.**

Housing diversity can provide the opportunity to increase the range of housing prices and provide more affordably priced homes, support the aging population, address fair share obligations, and protect open space.

5-2. Evaluate the Township Ordinances to better enable sustainable neighborhood design.

Sustainably designed neighborhoods can promote community, provide various housing options; conserve resources; and preserve cultural heritage. Sustainable development could focus on such practices as creating more open space for recreational opportunities close to home, allowing a variety of housing types, promoting walkability, and promoting green solutions for tree plantings and raingardens.

5-3. Evaluate the Township Ordinances for appropriate building placement, building scale, street and pedestrian network, and public spaces provisions for mixed-use development.

Mixed-use developments can provide a community with many benefits, including a sense of place; shared infrastructure; energy conservation; revitalization; focused growth; and a variety of housing types.

5-4. Determine appropriate locations to buffer potentially incompatible land uses.

Vegetative buffers within deep setback areas can provide the necessary separation of space and visual screening to promote compatibility between residential and agricultural uses.

5-5. Determine viable opportunities for small-scale housing types.

Missing middle house types can enable aging in place (such as in ADU-Accessory Dwelling Units, Granny Flats, Mother-in-law suites, and Dwellings Above Garages). Therefore, if certain housing types could be added on existing larger lots such as ADU's and Granny Flats, it could save farmland from being developed (while accommodating incremental growth).

5-6. Determine viable opportunities for Dwellings above Ground-Floor commercial use.

Limited dwellings on the second floor of existing single-story commercial buildings in Jennersville could help accommodate future growth without consuming agricultural land elsewhere in the Township.

5-7. Continue to promote affordable housing in the Jennersville area.

Additional opportunities, similar to Luther House, could be promoted in order to provide housing for elderly persons on fixed incomes.



View of the Penn Medicine Complex.

Community Facilities and Services

Township Overview

This chapter provides a background of the community services and facilities that serve Penn Township residents. These include Township-operated facilities and services and those provided by other agencies, organizations, authorities, and institutions to address needs within Penn Township. Appendix D-5 provides a detailed inventory of the community facilities and services in the Township.

Planning Considerations

Township Administration

As a developing Township, Penn Township has grown in staffing and facilities in recent years. The Township should continue to involve residents, use consultants when appropriate, and carefully consider expenditure to continue efficient and effective service to its residents.

Sewage Facilities

Penn Township completed the most recent Act 537 Sewage Facilities Plan Special Study in 2020 to upgrade the Existing Jenner's Pond Pump Station No.2. The Township is currently updating its Act 537 Plan to reflect changes in facilities, ordinances, and planning. Consistent with the Act 537 Plan, the extension of public sewer into areas targeted for preservation should be avoided. The provision of public sewer facilities should be considered where it is the most cost-effective approach to meeting sewage facilities needs, and only with coordination between all public bodies and decision-making authorities.

Water Facilities

The dependence of the northern portion of Penn Township on groundwater for domestic water supplies means that emphasis must be placed on protecting this resource. Groundwater protection measures should be incorporated into land use ordinances. Extending public water lines into areas where open space preservation is a goal should be avoided, as this can encourage higher intensity uses

at inappropriate locations. However, public water is expected to be further extended in the area south of Route 1.

Stormwater Management

As an MS4 community, Penn Township needs to ensure it meets the requirements of the MS4 permit. In addition, the County adopted the Act 168 Stormwater Management Plan in 2022. The Township should consider updating its Ordinances to be consistent with the updated County-wide model. Additionally, to protect water quality both within the Township and downstream, the Township should ensure that stormwater management and subdivision and land development regulations are up to date.

Solid Waste Collection and Disposal

Penn Township is well served by Southeastern Chester County Refuse Authority (SECCRA), which accepts solid waste as well as provides recycling services.

Emergency Services

The Township is well served by the State Police Barracks in Avondale at this time. However, as development continues, exploring options to ensure adequate coverage may be necessary. Fire and ambulance services are adequate at this time. Penn Township should continue supporting local fire and ambulance companies to ensure they have the resources to protect public health and safety.

Libraries

The Avon Grove Library in West Grove Borough offers valuable services to the community and depends upon local funding support in order to provide resources and programs to residents of the region.

Post Office

The Kelton Post Office is located within the Township, with others nearby. Penn Township would prefer a more central location for the Kelton facility.

Schools

To best anticipate the need for new facilities, Penn Township should monitor future growth in the Avon Grove School District. Plans for future expansion must consider access to adjacent roadways, coordinating further development, and minimizing conflicts. Future population growth, as it relates to family size, the in-migration of families with children, and the decreasing number of new students per household, is critical for long-term planning. Coordination between the townships and boroughs of the District, and the School District administration, in monitoring birth data and tracking new residents and new developments would go a long way toward better planning for future school facilities.

Healthcare

The median age in Penn Township has been increasing, primarily due to the recent and continuing development of age-restricted communities. The aging of the population impacts the need for services that support seniors. There is typically an increased need for health care services in particular. With the recent closing of the Jennersville Regional Hospital and the intent by ChristianaCare to rehabilitate the former medical facility, the development of such facilities and any potential expansion should be considered as part of the future land use. A new Penn Medicine facility has also opened in recent years in order to better serve the community's healthcare needs.

Human Services

Addressing the needs of low-income households is critical to the stability and sustainability of the community. Both governmental and non-profit human service agencies offer programs to assist disadvantaged populations. The majority of service providers within the region are located outside of the Township. This planning effort should consider how Penn Township can support expanding services into the Township to adequately serve these populations.

Community Facilities and Services Goals and Strategies

Strategies

Goal

Provide community facilities and services within the constraints of available fiscal resources, which are commensurate with the current and future needs of the community.

Objectives

- Provide government services in an efficient and cost-effective manner.
- Maintain a capital budget that addresses long-term capital improvement needs throughout the community.
- Explore the inter-municipal provision of services.
- Maintain open communication with Township residents and businesses through the Township website, newsletter, and other media.
- Ensure adequate and safe sewage disposal throughout the Township.
- Prepare and maintain comprehensive sewage facilities plans.
- Ensure adequate and effective water supply throughout the Township.
- Encourage the expansion of public water service areas in appropriate areas.
- Ensure that solid waste disposal and recycling services and facilities are available to the community.
- Ensure proper stormwater runoff management through current regulations with evolving technology.
- Encourage the use of Best Management Practices (BMP), green infrastructure, and other voluntary measures to reduce runoff and encourage infiltration.
- Support an emergency services system that protects the health and safety of residents.
- Support continued quality education opportunities and facilities.
- Support the programs of area public libraries.
- Support continued quality health care services.

6-1. Collaborate with adjoining municipalities, organizations and stakeholders to better provide intermunicipal services.

The Township should proactively facilitate collaboration with adjoining municipalities, organizations and stakeholders. Shared services can be more cost-effective and expand services and opportunities for residents.

6-2. Review existing Stormwater Management provisions to ensure the Ordinance is in sync with existing ordinances and maintain consistency with new standards; and expand community outreach and educational programs to encourage residents to implement BMPs, green infrastructure, and other measures to reduce runoff.

Best Management Practices (BMPs) for Stormwater Management have many benefits, including stabilization of streambanks; pollution reduction; protection of stream channels and natural resources; recharging groundwater; reducing flooding and stormwater peak flows; and reducing property damage.

6-3. Continue to update and expand the Township website, newsletter, and other media in or facilitate communication with residents, businesses, and other community partners.

The Township should strive to enhance communication with residents, businesses, and other community partners in order to promote accountability and provide citizens with expanded information.

6-4. Consider implementing zero-waste concepts.

The concept of zero-waste is the conservation of all resources by means of responsible production, consumption, reuse, and recovery of products, packaging, and materials without burning and with no discharges to land, water, or air that threaten the environment or human

health. There are many benefits including energy conservation; economies of scale; greater recycling efficiency; reduced collection of costs; and environmental benefits. Penn Township might consider this concept in the form of composting (similar to West Bradford Township).



The beautifully preserved Red Rose Inn.

Introduction

This Chapter describes in detail the plans for protecting the Township’s historic and scenic resources. Chapter content is supported by analysis provided in Appendix E-6 completed during the Plan update process. It is divided into two sections that summarize the findings of the analysis, discuss planning implications, and provide an overview of the Township’s policies and regulatory provisions, which set the stage for goals and strategies:

1. Historic Resource Preservation – preserving elements of the built or natural environment that are historically significant.
2. Scenic Resource Preservation – preserving elements include roads, vistas, or landscapes with distinctive characteristics relating to topography, geology, or aesthetics. This can

include notable hillsides, panoramic vistas, agricultural landscapes, or prominent ridgelines.

The Township Overview provides more detail on specific elements under the discussion and summarizes the findings of the inventory and geographic information systems (GIS) analysis.

Planning Considerations are circumstances that should be carefully considered when developing goals and recommendations for managing specific resources and their future use.

Standards are existing regulations, policies, and efforts currently in place in Penn Township to support specific resources.

Goals, Objectives, and Strategies are ideas, recommendations, and next step actions to fulfill the vision of the Comprehensive Plan.

Historic Resource Preservation

Township Overview

Penn Township was historically land of the Lenni-Lenape, whose settlement ranged from Delaware to New York state in and around the Delaware Valley region. While Lenni-Lenape artifacts have been found in the township, no official settlements have ever been documented in the township. The first European settlement in the area dates to 1681 with a land grant from King Charles II to William Penn. The 18th century marked additional immigration to Penn Township from Scotland and Ireland. Penn Township was originally a part of Londonderry Township and established itself as a separate municipality in 1817. Penn Township was historically a rural community marked by three separate villages: Jennersville, Elkview, and Kelton. The development of these village centers were due to key transportation routes, including what is today's Route 1, Route 896, and Route 796. In addition, a rail line established by the Philadelphia and Baltimore Central Railroad Company ran passenger rail for nearly 80 years and freight even longer. These important transportation connections spurred Penn Township's rural development with the vast majority of the Township still agricultural in nature and was its primary economic driver.

Penn Township's most distinctive historic properties include the Red Rose Inn, now owned by the township, the Stively store, and several intact farms and farmsteads that reflect Penn Township's current and historic rural and agricultural history. Also, the township has a historical marker where Sunset Park once stood, interpreting the historic county music venue that operated from 1940 to 1995 that once hosted many notable artists including Hank Williams, Loretta Lynn and Dolly Parton.

Penn Township's proximity to Routes 1, 896, and 796 have driven several residential and commercial developments in the recent past. These developments have changed Penn Township's historic landscape, but there are still opportunities to preserve the township's remaining historic structures while interpreting its history.

Planning Considerations

Historic Resource Value

When identifying and preserving historic resources it is important to consider the historic resource value, based on the significance, integrity and condition of the resource.

Significance. A historic resource is defined as a building, site, district, object, or structure 50 years or older. While all resources 50 years or older are historic, they may not be historically significant. Identifying historic significance is the primary basis for historic resource protection. Determination of significance can vary between the local and federal level. At the federal level, the National Register of Historic Places (National Register), administered by the National Park Service, uses four criteria to determine significance. These include association with events that have made a significant contribution to history; association with a significant person; embodiment of distinctive characteristics of a type, period, or method of construction or work of master that possesses high artistic value; and potential to yield information important to history or prehistory.

Integrity. Integrity serves as an important component to present an accurate representation of a historic resource on the landscape. Integrity is the ability to convey a historic resource's historical associations and attributes. This includes retaining original materials, design, feeling, location, association, workmanship, and setting.

Condition. Condition is the physical state of the historic resource. It is usually categorized by poor, fair, good or excellent.

Community Value

Historic preservation helps preserve a community's identity and sense of place, offers key connects to the past and can support economic development, making it an attractive place to live for residents.

Sense of Identity and Place. Sense of identity and place refers to the intrinsic and unique character of a place and the emotional or physical connection people have with that place. Well preserved historic

resources contribute significantly to a community's sense of identity and place because of their unchanging nature and permanence.

Educational and Interpretation Opportunities. Education about historic resources through interpretive materials and events helps connect people with historic places in the township and can create community buy in for future preservation efforts.

Economic Development Connection. Protection and enhancement of Penn Township's historic resources can increase property values and can be a main driver for economic development opportunities and heritage tourism.

Standards

Penn Township's historic preservation ordinance was adopted in [year]. The ordinance identifies classes of historic resources in the township; addresses relocation, demolition, renovation, rehabilitation, and enlargements of historic structures; and additional options for reuse of historic resources. The current ordinance provides opportunities for the Historical Commission to review and comment on alterations to historic structures, as well as the right for the Board of Supervisors to request additional studies including financial analyses before a decision is made.

Pairing with protection measures, the ordinance also provides incentives for reusing historic resources in the township in order to ensure that historic resources can remain viable for landowners, whether it be for residential or commercial use. Additional uses for historic resources include but are not limited to Bed and Breakfast Inns, professional offices, day cares, and home to access density bonuses. This could allow for additional revenue that may be needed to preserve and steward the property long term.

With additional uses, the ordinance sets out design standards to ensure that reuse of historic resources as part of a development will protect the setting and integrity of the site as much as possible. This includes buffering/landscape, sensitive lighting, and compatible signage.

Historic Resource Preservation Goals and Strategies

Goal

Continue support of the preservation and reuse of Penn Township's historic and cultural resources.

Objectives

- Continue support of the preservation and reuse of Penn Township's historic and cultural resources.
- Continue proactive education and outreach efforts about Penn Township's history and historic resources to build community awareness and support, using the Red Rose Inn as the effort's nucleus.
- Revisit regulatory measures to address present issues in historic resource protection.

Strategies

7-1. Update historic inventory and include mid-century resources (up to 1973)

7-2. Continue Red Rose Rent day and develop event offerings to keep public engaged, signage project, and social media postings to keep public engaged, including providing technical assistance programs to landowners in partnership with preservation professionals

7-3. Develop local signage project to highlight local history

7-4. Consider starting an oral history project to capture more recent township history

7-5. Continue to explore virtual and in-person tools to interpret Penn Township history at the Red Rose Inn.

7-6. Continue and expand the work of the Historical Commission to engage with the public and developers as a proactive approach to historic resource protection.

7-7. Revisit the historic preservation ordinance to assess its effectiveness.

7-8. Provide training to Historic Commission members to assist them in implementing the township's historic preservation ordinance.



Scenic Resource Preservation

Township Overview

The Township’s scenic resources were inventoried as part of the 1993 Open Space, Recreation and Environmental Resources Plan and updated for the 2003 Joint Comprehensive Plan. Further updates to the scenic resources inventory were identified for the xxx Comprehensive Plan using aerial photography and field checks.

Planning Considerations

Scenic Resources

Scenic landscapes. Scenic landscapes are portions of, or all of, a parcel within immediate view from a public road. In several cases, they include a cultivated farm field, or a farmhouse and other outbuildings attractively sited on the landscape (e.g., nestled among old hardwood trees, or overlooking a pond and wetland marsh). In other cases, the scenic landscape is a thick woodland of varying colors and textures, a combination of field and hedgerow, or meandering stream and grass bottomland.

Scenic vistas. Scenic vistas are distant views of pronounced mountains, hilltops, and valleys. In Penn Township, many exceptionally scenic vistas are possible due to the wide-open agricultural landscape. These vistas allow significant views of scenic landscapes.

Scenic roads. Scenic roads are those Township roads, regardless of state or Township ownership, that are characterized by numerous and diverse scenic landscape or vista opportunities.

Table 4-1
Existing Scenic Resources within Penn Township

Name	Description
Scenic Vistas	
Woodview N/E	Looking north and east from a topographically high point of Woodview Road, there is a view of agricultural buildings, fields and pasture with woodlands beyond.
Ewing NE	Looking northeast from Ewing Road, there is an extended view of agricultural buildings, fields, and pasture with wooded stream corridors and hills interspersed.
Ewing SW	Looking southwest from Ewing Road, there is a stream corridor with adjacent agricultural buildings and lands.
State Road W	Looking west from State Road, there is an extensive view of agricultural lands and woodlands, extending to the west of Sunnyside Road.
Sunnyside Road NW	Looking northwest from a point near the Sunnyside Road/State Road intersection there is a view of agricultural lands and buildings with woodlands beyond.
Sunnyside Road W	Looking west from Sunnyside Road, there is a view of agricultural buildings and fields with woodlands beyond.
Hutchinson Road W/NW	Looking west and northwest, there is a view of agricultural lands and woodlands.
Scenic Corridors	
Phillips Mill/Ewing/ Tice/ Woodcrest	An agricultural area (primarily crop fields) with wooded stream corridor that runs parallel of Phillips Mill Road to the west and then crosses Woodcrest and Ewing roads.
Baker	An agricultural area of both pasture and crop fields, with woodlands beyond the fields. A wooded stream corridor crosses Baker Road in the western portion of the corridor.
Corby	An agricultural area (primarily crop fields) with wooded stream corridors both north and south of Corby Road, with a crossing mid-corridor.
Big Elk Creek	A stream corridor with woodlands or agricultural fields along much of the corridor. Directly adjacent development is limited to the Route 1/Baltimore Pike area, while residential development in the south is buffered with woodlands. The areas west of the creek are also largely woodlands or agricultural fields.

Scenic Resource Preservation Goals and Strategies

present and future issues in scenic resource protection.

Goal

Continue to protect and preserve Penn Township’s scenic resources.

Objectives

- Continue support of the preservation and protection of Penn Township’s historic, cultural, natural, park, recreation, open space, and agricultural resources, as these form a critical part of the scenic character of Penn Township.
- Revisit regulatory measures to address

Strategies

8-1. Coordinate with PennDOT (or Chester County as appropriate) on any proposed transportation projects early and throughout the project development process to ensure a context sensitive design.

Construction or rehabilitation of roads or bridges can create significant impacts to the local environment, including scenic, natural, historic, or agricultural resources. In any transportation project it is critical that the local community be involved at the earliest stages to identify critical

resources and transportation needs in order to achieve a project that serves the transportation needs while protecting community resources.

8-2. Continue to ensure municipal ordinances recognize the negative impact of scenic intrusions and require that applicants seeking to construct a new scenic intrusion, or redevelop an existing scenic intrusion, investigate options to avoid, minimize, or mitigate the negative scenic impacts of these intrusions.

Scenic intrusions, such as poorly designed development, light pollution, utilities, signage, parking facilities, and abandoned or unkempt properties can be addressed in part through regulations such as zoning and subdivision and land development ordinances. As sites with existing scenic intrusions are redeveloped or require any type of municipal permit, discussion of ways to minimize or mitigate the intrusion should occur between the municipality and the property owner. Early awareness and coordination regarding scenic intrusions is key to minimizing the negative aspects of these features within a community.

8-3. Recognize the importance of dark skies protection and educate residents through the Penn Township newsletter, website, and other outreach methods.

Public education is always important to avoiding, minimizing, and mitigating the negative impacts of scenic intrusions, particularly with regard to lighting. Educational materials on reasons for promoting dark skies and reducing light pollution, as well as guidance for reducing light pollution within residential neighborhoods, are available from the International Dark-Sky Association.



Intersection of 796 and Baltimore Pike.

Introduction

This chapter describes the plans for maintaining and enhancing the Township's transportation network, including roadways, sidewalks, trails, and public transportation services. Chapter content is supported by analysis provided in Appendix E-7 completed during the Plan update process. The chapter summarizes the findings of the analysis, discusses planning implications, and provides an overview of the Township's policies and regulatory provisions, which set the stage for goals and strategies:

Township Overview provides more detail on specific elements under discussion and summarizes the findings of the inventory and data analysis.

Planning Considerations are circumstances that should be carefully considered when developing

goals and recommendations for the Township's transportation network.

Goals, Objectives, and Strategies are ideas, recommendations, and next step actions to fulfill the vision of the Comprehensive Plan.

Township Overview

The transportation network in Penn Township is most easily understood through its key roadway corridors. Route 796 spans the middle of the township in a north-south direction, while Old Baltimore Pike and Route 1 bisect the township in an east-west direction. Route 1 and the interchange at Route 796 provide access to the regional highway system. There is an existing bus route along Old Baltimore Pike and a small sidewalk network mostly centered around the Village of Jennersville, where development in the township is focused. Map 18

highlights the township’s transportation features, including roadway functional classification.

The township owns and maintains about 30 miles of roadway within its borders, while about 11 miles of roadway in Penn Township is owned and maintained by PennDOT. Several roadways include bridges crossing creeks, East Penn Railroad’s line, and the US Route 1 Expressway. Depending on the individual bridge, they are owned by PennDOT, Chester County, East Penn Railroad, or Penn Township.

Generally, pedestrian and bicycle facilities in the township are limited to just a few locations. Sidewalks

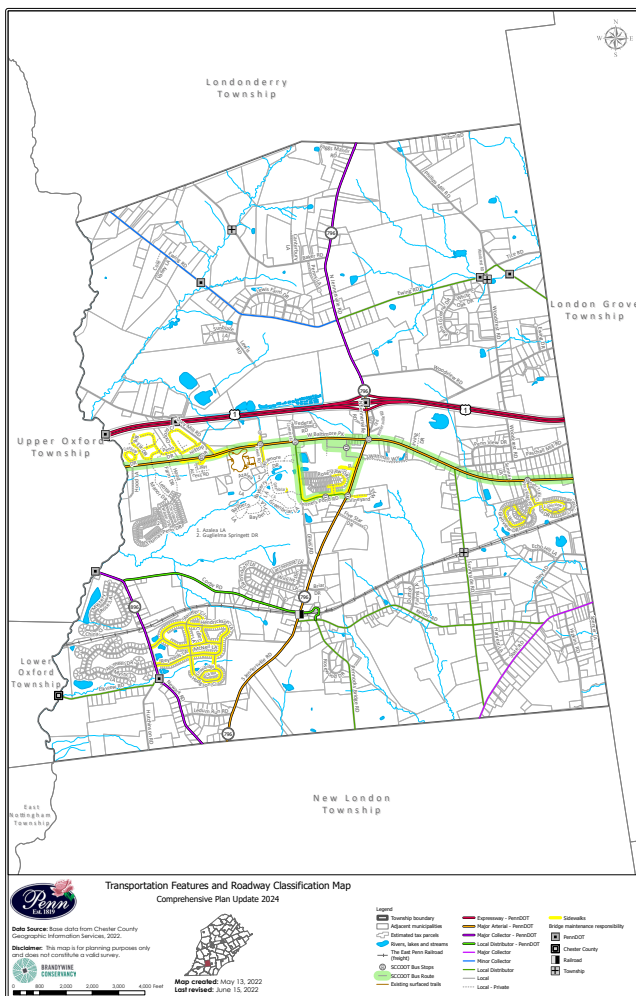
are currently no on-road bicycle facilities, such as bicycle lanes, in Penn Township. The only existing trail network is within Penn Township Park.

Penn Township is served by a bus route called SCCOOT, operated by the Transportation Management Association of Chester County (TMACC) and funded primarily by the state and Chester County. The complete bus route provides weekday service from Oxford to West Chester. Through Penn Township, the route generally parallels Old Baltimore Pike, with deviations to specified locations upon rider request. There are eight signed SCCOOT bus stops in the township.

In addition to the SCCOOT bus route, Penn Township residents are eligible to use Chesco Connect, a community transit service provided by Chester County. Residents can schedule door-to-door trips, which are completed on a small bus shared with other passengers. Fares are determined by the distance of the trip. Any resident of Chester County may use the service and some riders, including seniors, persons with disabilities, and medical assistance recipients, can travel at a reduced rate.

The review of transportation-related demographic information found that Penn Township residents have a similar average commute time (29.1 minutes) as Chester County residents overall. A smaller percentage of township residents take public transit to work (0.6%) than the County (2.4%). More than three-quarters of the population drives to work alone in the Township and County. Low-income individuals in the township and the county are forced to devote substantial portions of their incomes to transportation costs, specifically 65.1% for low-income township residents and 60.8% for all low-income Chester County residents. This reflects some difficulties in reaching destinations in and around Penn Township without owning or having access to a private vehicle.

Penn Township also has several larger transportation projects funded and scheduled to be implemented in the coming years. Transportation projects that use federal funds (and any non-federally funded projects deemed regionally significant) are listed on the Greater Philadelphia region’s Transportation Improvement Program (TIP). The TIP is administered by the Delaware Valley Regional Planning Commission (DVRPC), the



Map 7. Transportation features in Penn Township. See large format map in Appendix F.

are present in some places along Old Baltimore Pike and along parts of intersecting streets such as Lewis Road, Pusey Mill Road, and Jenner’s Pond Road. Sidewalk networks are also present within some of the township’s residential developments. There

Metropolitan Planning Organization (MPO) for the nine-county Greater Philadelphia region including Chester County and Penn Township. There are two transportation improvement projects in Penn Township on the FY 2023 TIP. One of these is the reconstruction of the US Route 1 Expressway, which is being upgraded to meet current highway design standards. This work will also require some of the expressway bridges and interchanges to be rebuilt and improved, including the Route 796 bridge and interchange in Penn Township. The design of the highway and interchange project is underway, and Penn Township has been coordinating with PennDOT on the configuration and associated facilities on the Route 796 interchange bridge. The second Penn Township project on the TIP relates to replacing two separate bridges near to one another on Ewing Road and crossing over White Clay Creek.

The Township adopted a Transportation Impact Fee Ordinance (sometimes referred to as Act 209) in 2018 to collect impact fees associated with new development. The impact fee is based on the number of afternoon peak period trips the proposed

land use development generates. Impact fees can fund the design and construction of improvements identified in the Act 209 Transportation Capital Improvements Plan (TCIP).

Planning Considerations

Pedestrian and Bicycle Accessibility

Penn Township has made great strides to improve pedestrian and bicycle accessibility. Recognizing the limitations of its walking and biking network, the township initiated and completed the Multimodal Connectivity Feasibility Study in 2015, which focused its recommendations on the Village of Jennersville, where the township is at its most dense and active. The township has since secured funding to implement several of the study's recommendations.

Through the competitive Transportation Alternatives Set-Aside program, Penn Township was awarded funds to construct new sidewalks to close key

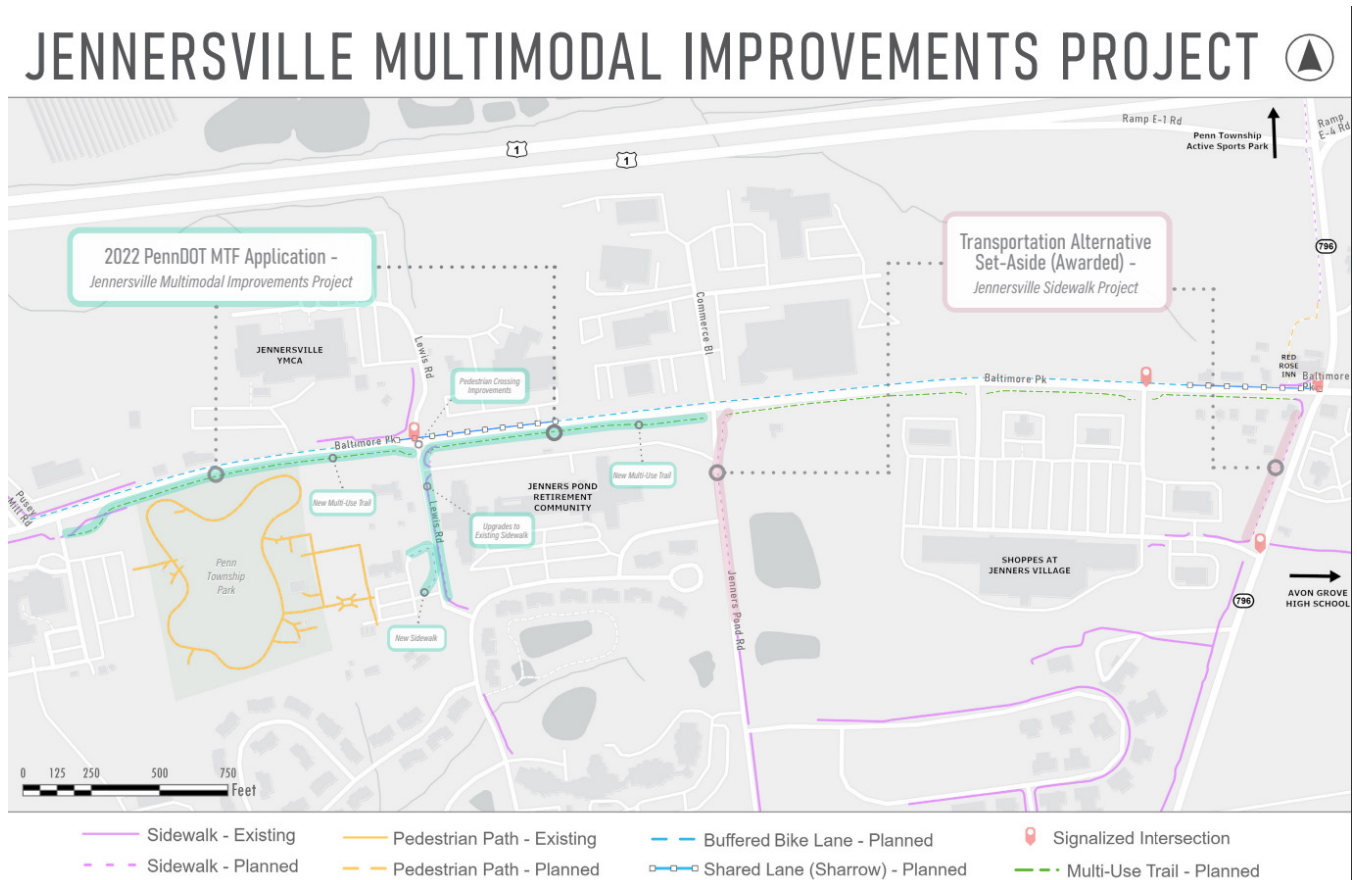


Figure 3. Multimodal Improvements projects in Penn Township.

gaps in the overall network and create complete pedestrian connections to the township’s primary commercial corridor (Old Baltimore Pike) from population centers to its south. The township is also pursuing funding for sidewalk, trail, and crossing improvements on and around Old Baltimore Pike near Penn Township Park and the Jennersville YMCA. The township has also been developing plans to implement the recommendations of the **Southern Chester County Circuit Trail Feasibility Study**, which called for a multi-use trail and buffered bicycle lanes along Old Baltimore Pike through Jennersville.

Partner Coordination and Advocacy

As noted above, major projects are scheduled to be implemented within Penn Township’s borders, but are not directly controlled by the township, particularly the US Route 1 Expressway reconstruction and the Route 796 interchange bridge improvement. In addition, there are transportation issues outside of the township that can impact residents and travel within the township. For example, the intersection of Route 796 and Route 896 is just south of the township and safety and operational issues at this intersection can impact travel on nearby township roads. Regarding public transit, TMACC operates the current bus service and is evaluating other transit options for southern Chester County. The township will need to stay engaged in regional transportation planning processes, coordinate closely with partners, and continue to advocate for the community’s transportation needs and the township’s priorities.

Multi-Modal Transportation Goals and Strategies

Goal

Provide a safe and efficient multimodal transportation network that supports the movement of people and goods and reflects the character of Penn Township.

Objectives

- Improve safety and operations at key intersections.
- Plan and implement improvements to address existing and future multimodal transportation needs along the Old Baltimore Pike, PA 796, and Corby Road corridors.
- Support PennDOT’s US Route 1 expressway reconstruction project, specifically improvements to the 796 interchange that improve multimodal transportation connections.
- Prioritize maintenance and other improvements of township-owned roads and bridges.
- Maintain the character of scenic roadways.
- Expand and upgrade infrastructure and connections for walking, biking, and riding transit, specifically in the Jennersville area.
- Plan and support public transit access along Old Baltimore Pike and the Jennersville area.
- Ensure ordinances and policies for transportation infrastructure are aligned with Penn Township’s goals and standards.
- Support and participate in regional transportation planning processes.

Strategies

9-1. Continue to plan, evaluate improvement options, coordinate with PennDOT, and pursue opportunities to advance the design and construction of safety and operational improvements at the following key intersections.

- PA 896 and Corby Road
- PA 796 and Corby Road
- Old Baltimore Pike and Pusey Mill Road (Act 209 TCIP)
- Old Baltimore Pike and Paschall Mill Road / Sunnyside Road (Act 209 TCIP)

Penn Township successfully advanced and implemented a project that reconfigured the intersection of Old Baltimore Pike and PA 796, resulting in significant safety and operational improvement. However, it often takes many years to identify funding and to complete design, permitting, and construction. For each of the key intersections, the Township should evaluate and document the needed improvements and identify the next steps for implementation. The Township should monitor

opportunities to implement improvements in conjunction with land development projects or other capital improvement projects. Two intersections are included on the township's Act 209 Transportation Capital Improvement Plan (TCIP), and the township could use traffic impact fees collected to advance design and construction.

9-2. Explore options for improving the PA 796 bridge over the East Penn railroad.

East Penn owns the PA 796 bridge over the East Penn railroad and accommodates two travel lanes on PA 796 with minimal shoulders. The bridge is situated between the Corby Road and Pennock Bridge Road intersection. The narrow width of the bridge impacts safety and operations on PA 796 due to turning movements at both intersections. In particular, left-turning vehicles on PA 796 can cause significant queuing and delays because there are no turning lanes or shoulder areas. The addition of turning lanes would require widening the existing bridge. The bridge was built in 1980 and is in "fair" condition. The township should coordinate with East Penn Railroad and advocate for funding to replace and widen the bridge.

9-3. Continue improving the accessibility and appearance of the Old Baltimore Pike Corridor.

Old Baltimore Pike in the Village of Jennersville serves as Penn Township's primary commercial corridor and "Main Street." As such, the township has advanced efforts to improve pedestrian, bicycle, and transit access along and adjacent to Old Baltimore Pike. The township should continue to pursue grants and other funding resources to design and construct the remaining phases of sidewalk, bikeway, and shared-use path connections (as shown on the Jennersville Multimodal Connections Map).

Other traffic calming and streetscape improvements can further enhance the corridor. For instance, gateway treatments near the township border along Old Baltimore Pike (or applied to the Village of Jennersville boundaries) can calm incoming traffic and create a sense of place along the corridor. Additional traffic calming

measures and streetscape enhancements along the corridor, such as medians and landscaping, can also help to improve the pedestrian and bicycle experience. Finally, these efforts should be combined with streetscape and beautification projects that signal that Jennersville is a place to be rather than just a place to pass through. Task Force members cited the Route 52 corridor in Centreville, Delaware as a model to emulate.

- Maintain existing and develop new bicycle and pedestrian facilities in Jennersville, consistent with previous plans.
- Enhance existing bus stops for the ChesoBus SCCOOT, including the provision of pedestrian facilities and crossings at bus stop locations.
- Develop gateway enhancements, signage, streetscape features, and traffic calming measures to enhance the overall appearance of the Baltimore Pike Corridor.

9-4. Plan and implement improvements to the PA 796 corridor.

PA 796 is another of Penn Township's major corridors. Like Old Baltimore Pike, it also serves the Village of Jennersville while carrying substantial regional traffic. Similar to what is recommended for Old Baltimore Pike, the township should consider improvements that would calm traffic and make the corridor more attractive. This could include gateway treatments approaching the Village of Jennersville.

9-5. Plan and support improvements along Corby Road to support existing and future traffic.

Corby Road is a two-lane state-owned roadway noted locally to be in poor condition and too narrow for the volume of traffic it serves. The township should continue to work with PennDOT and advocate to address the maintenance needs and provide adequate travel lane widths (11 feet), shoulders (2 to 3 feet wide), and dedicated turn lanes at select locations to accommodate future traffic. Ideally, this could be accomplished through PennDOT coordination in the re-surfacing effort. If any widening is outside the scope of the re-surfacing effort, the township should discuss options with PennDOT while

continuing to pursue improvements through incoming land development.

9-6. Engage and coordinate with PennDOT on the US Route 1 Expressway reconstruction project.

Route 1 and its interchanges are scheduled to be rebuilt in the coming years. PennDOT has been and will continue coordinating with municipalities regarding the desired configurations and facilities on the new interchanges. Penn Township should continue to coordinate with PennDOT and advocate for its needs, particularly for including a shared-use path on the west side of PA 796 through the interchange and selection of the roundabout configuration.

9-7. Maintain and update a capital improvement plan for municipal-owned roadways and traffic signals.

The township should continue to plan and invest in routine maintenance of township-owned transportation infrastructure to improve safety, retain the scenic character, and reduce long-term maintenance/replacement/reconstruction costs.

9-8. Review ordinances and policies to ensure they align with Penn Township's goals.

Penn Township's leadership has a well-defined vision for where growth should be directed and where open space and scenic landscapes should be preserved. The vision for growth areas includes greater density and facilities for walking and biking. The township should review its ordinances to ensure that roadway, path, bikeway, sidewalk, bus stop, parking and other transportation-related requirements and design standards are up to date. Several examples of potential updates are highlighted below.

- **Roadway Design Criteria:** Many of the township's roadway design criteria (Article IV, Section 417) are related to functional classification, including street widths, right-of-way widths, shoulder widths, access management requirements, and

maximum grade. Consider revising these requirements based on current PennDOT criteria and the functional classification of roadways established as part of this Comprehensive Plan update.

- **Shared Use Paths and Bikeways:** The current SALDO does not specify the width or other design features of shared use paths or on-road bikeways. Update ordinance language to include path and bikeway design standards and requirements.
- **Sidewalks:** The current SALDO (Article IV, Section 417) specifies a minimum sidewalk width of four feet within residential neighborhoods. PennDOT's Design Manual, Part 2, requires a minimum sidewalk width of five feet but allows for a reduction to four feet if passing areas are provided every 200 feet. This design standard is based on the American with Disabilities Act (ADA) Accessibility Guidelines. Revise the ordinance language to specify consistency with federal ADA requirements and/or PennDOT design standards for sidewalk widths.
- **Bus Stops:** The current SALDO does not reference bus stop design. Update ordinance language to specify the need to coordinate with public transit provider(s) as part of the land and include bus stop design standards.
- **Parking:** The current Zoning Ordinance (Article XVI, Section 1609) specifies minimum off-street parking requirements by land use categories. To encourage alternatives to driving, plan for future transportation options, and decrease impervious surfaces, the Township may consider revising parking requirements. This can include eliminating minimum requirements, requiring a parking demand study for new developments based on current trends and accepted outside resources, requiring bicycle racks for non-residential uses, and allowing reductions if shared parking or park-n-ride spaces are provided.
- **Act 209 Transportation Impact Fee:** The Township should consider updating the Act 209 Transportation Capital

Improvements Plan (TCIP) and impact fee every two to three years to account for increases in construction and land acquisition costs. Updates to the TCIP can also include revisions to the construction schedule.

- **Transportation Impact Studies:** Require comprehensive evaluation of vehicular, bicycle, pedestrian, or transit access for the proposed development as part of transportation impact studies.

9-9. Support public transit access along Old Baltimore Pike and in the Village of Jennersville.

Public transit bus operators like TMAAC (operator of the SCCOOT) depend on the municipalities they serve to provide a built environment that makes riding the bus safe, comfortable, and convenient. This includes the provision of bus shelters at higher volume stops, as well as pedestrian connections to those stops. Leveraging the land development process can be an effective means to make these provisions. The township should consider adopting bus stop improvement requirements in the Subdivision and Land Development Ordinance (SALDO). Penn Township should also continue to coordinate with TMAAC on desired service enhancements and opportunities to better market the service locally. In addition, the township should coordinate with Chester County to increase awareness of the Chesco Connect service as a resource for both the general public and those who would be able to use it for a reduced fare. Finally, the township could play a key role in TMAAC's efforts to explore new service models, such as microtransit, which may include exploring new funding models.

9-10. Engage with regional stakeholders to influence and advance projects.

Implementing transportation improvement projects often requires partnerships. To advance its goals, Penn Township will need to continue to engage on all levels of the regional transportation planning process. Penn Township should coordinate with adjacent municipalities on regional transportation issues that extend beyond the township's borders. This can include

bicycle and pedestrian connections (as well as transit service) along Old Baltimore Pike and PennDOT Route 1 Expressway reconstruction. Additionally, the township should continue to submit updates for Chester County's Transportation Improvement Inventory (TII). For example, the township may want to add resurfacing and shoulder widening for Corby Road to the TII. Potential projects to add to the next TII might include:

- PA 896 and Corby Road intersection improvements
- Old Baltimore Pike and Pusey Mill Road intersection improvements
- PA 796 bridge over East Penn railroad replacement

Staying engaged in these processes can help to advance projects onto the region's Transportation Improvement Program (TIP) or to obtain alternative funding through grants.



The Dansko Headquarters and campus demonstrates many green infrastructure and energy efficiency practices.

Introduction

This Chapter presents a plan for resiliency preparedness in Penn Township. The Chapter is organized by first providing an overview of Penn Township’s existing conditions related to historic and projected precipitation and temperature, Township greenhouse gas emissions, and air quality. Next, this Chapter highlights the resiliency objectives. Lastly, the Chapter concludes with an outline of climate-related issues and recommendations to address those challenges.

1. Climate Resiliency – ensuring the township’s natural and built environment is prepared for the impacts of a changing climate.
2. Energy Conservation – efforts to reduce energy costs and improve township greenhouse gas emissions.

Township Overview provides more detail on specific elements under discussion and summarizes the findings of the Community Climate Profile.

Planning Considerations are circumstances that should be carefully considered when developing goals and recommendations for managing specific resources and their future use.

Standards are existing regulations, policies, and efforts in Penn Township to support specific resources.

Goals, Objectives, and Strategies are ideas, recommendations, and next step actions to fulfill the vision of the Comprehensive Plan.

Township Overview

With a mix of suburban and rural landscapes, Penn Township’s character, economy, infrastructure, and residents are impacted in a variety of different ways by variations in climate. Additionally, Penn Township has a large population of retirees, who may have increased vulnerability to increased heat and extreme weather events. According to the Environmental Protection Agency (EPA),

“Climate is the long-term average of the weather in each place. While the weather can change in minutes or hours, a change in climate is something that develops over longer periods of decades to centuries. Climate is defined not only by average temperature and precipitation but also by the type, frequency, duration, and intensity of weather events such as heat waves, cold spells, storms, floods, and droughts.”

Over the last several decades, the climate in Penn Township and the surrounding region has slowly shifted, becoming increasingly warmer and wetter (see Appendix G). In addition to average precipitation and temperature increases, the region has experienced more frequent extreme weather events. In the past few years, the region has experienced record-breaking floods, saw damage from tornadoes, suffered from poor air quality partly due to wildfires out west, and endured a series of heatwaves. In addition, flash flood events and stormwater runoff issues have become more

frequent as storm intensity and development increases. Increased frequency of severe weather events and more gradual shifts in temperature and precipitation can significantly impact Township infrastructure, such as roads and bridges, lead to more frequent power outages, and impact agricultural production. In addition, an overall increase in precipitation can lead to more water pollution due to stormwater runoff, while increased temperatures can exacerbate the effects of air pollution. All these effects can impact the quality of life for Township residents.

To help minimize negative climate impacts such as extreme heat, increased flooding, and other extreme weather events on infrastructure, the local agricultural economy, and residents, this Comprehensive Plan Update highlights the municipal benefits of planning for resiliency. As defined by FEMA, the Federal Emergency Management Agency, “[climate] resilience refers to the ability to adapt to changing conditions and rapidly recover from disruptions due to emergencies.” Penn Township can be proactive in decision-making by considering resiliency in municipal planning efforts, leading to more resilient infrastructure, economic stability, and increased community health and safety.

Planning Considerations

According to the 2021 Chester County Hazard Mitigation Plan, the top climate-related hazards in Chester County include utility interruption, flooding/

	Dam Failures	Drought	Earthquake	Env Hazard Hazardous Materials Release	Env Hazard Gas and Liquid Pipelines	Extreme Temperature	Flooding/Flash Flood/Ice Jam	Hurricane Tropical Storm	Invasive Species	Nuclear Incident	Opioid Addiction Response	Pandemic and Infectious Disease	Radon Exposure	Structural Fire	Terrorism	Tornado/Windstorm	Transportation Accidents	Utility Interruption	Winter Storm
Risk for Chester County	1.3	2.3	2.2	2.9	2.6	2.7	3.2	2.1	2.8	1.9	3.1	3.1	2.3	2.2	2.8	3.1	2.4	3.3	2.7
Penn Township	<	>	=	=	<	>	<	=	=	<	=	=	=	=	=	>	=	=	=

flash flooding, tornado/ windstorms, invasive species, extreme temperatures, and winter storms. Compared to the top climate-related hazards in Chester County, Penn Township has the same level of risk of utility interruption, invasive species and increased risk of tornadoes and windstorms, extreme temperatures, and drought.

Standards

Penn Township’s Ordinances provide extensive provisions for various renewable energy options, including solar energy systems, geothermal systems and wind energy systems (Figure 1). In addition to these regulations, the township should consider including provisions to encourage electric vehicle charging stations.

**Table 5-1
Renewable Energy Standards Overview (2023)**

Items	SLDO	Zoning Ordinance
Renewable Energy		
Solar Energy Systems	Prioritize solar orientation for Mobile home layout.	Section 1610.D Permitted: roof-mounted or ground mounted Principal Use: Permitted by conditional use in LI district only Accessory Use: Roof-mounted or ground-mounted permitted in all districts. (Roof mounted encouraged wherever possible. Section 1604. F- Landscaping Design Standards Site selection for shade trees should consider the protection of solar access.
Geothermal Energy Systems		Section 1610.B Permitted: Closed Horizontal loop; closed vertical loop system & Open horizontal loop system relying on injection wells Accessory Use by Right: Closed-loop system permitted in all districts for on-site use. Conditional Use: Closed loop systems if the energy supply is for other use; Open use systems
Wind Energy Systems		Section 1610.D Permitted as accessory use through conditional use in all districts
Manure Digesters (anaerobic digesters)		Section 1610.E Permitted as accessory use through conditional use in all districts if property is greater than 10 acres if energy is for principal use only.
Outdoor wood-fired boilers or outdoor hydronic heaters (OWBs)		Section 1610.C Permitted as accessory use through conditional use in all districts if property is greater than 10 acres if energy is for principal use only.
EV Facilities		
EV requirements	NA	NA

Resilience Preparedness Goals and Strategies

Climate Resiliency Goal

Ensure that the natural and built environment in Penn Township is well-positioned for climate resiliency in the future.

Objectives

- Evaluate areas and populations of potential vulnerability comprehensively and holistically.
- Assess existing and projected areas in need of stormwater management improvements.
- Connect residents and businesses with educational materials and resources to help build resiliency at the property level.

Strategies

10-1. Consider developing a local climate action plan to assess emissions and areas of vulnerability in Penn Township.

The Pennsylvania Department of Environmental Protection, in partnership with ICLEI – Local Governments for Sustainability, offers a planning and technical assistance program to develop a free climate action plan.

10-2. Consider developing a comprehensive Sustainability plan to assess emissions, community vulnerabilities and sustainable nature-based solutions that can build community resiliency.

A Sustainability Plan is a long-term planning document that guides communities towards becoming a more sustainable municipality. It analyzes existing conditions, identifies deficiencies, determines actions and initiatives, and identifies resources for its implementation while addressing monitoring and evaluation techniques. Implement demonstration projects on Township owned properties (such as lawn-to-meadow conversions, rain gardens, and riparian buffer plantings).

10-3. Partner with nonprofits and/or other governmental entities to ensure property owners can access information and resources about the benefits of riparian buffers and woodland restoration, including programs that provide technical assistance, financial assistance, cost-sharing mechanisms, and free resources.

Trees, woodlands and riparian buffers provide many benefits that can help mitigate emissions through carbon storage and sequestration. They can also filter air and water pollution, provide cooling in the summer and insulation in the winter, mitigate stormwater and flooding and erosion prevention.

10-4. Increase and enhance the Penn Township’s Green infrastructure by promoting open space protection, preserving natural resources, encouraging the use of native plants and removing barriers for natural meadows and low-mow landscaping.

Energy Goal

Encourage energy conservation and the effective utilization of renewable energy resources to reduce energy costs and environmental impacts.

Objectives

- Encourage the development, distribution, and use of alternative fuels and energy sources where appropriate, with a preference for those energy sources that are renewable, sustainable, and locally generated.
- Promote subdivision and land development design and construction utilizing energy-efficient, sustainable, and green technologies.
- Support the development and use of energy-efficient technologies in residences and commercial, industrial, and institutional uses where appropriate.

Strategies

11-1. Support programs that offer consumers opportunities to reuse materials that would otherwise be disposed.

Removing items from the waste stream to a landfill benefits the landfill and energy conservation. Aside from traditional recycling, donation or swapping unwanted materials is another method of reuse that has gained more attention with the internet. Free-cycling is a growing technique where individuals post notices on free-cycling internet sites, offering to give away useful items they no longer need instead of disposing of these materials. Using the Township newsletter and website to promote this type of recycling/reuse would further the effort to remove useful items from the waste stream and save energy.

11-2. Promote the development of energy-efficient schools, government offices, and other publicly funded buildings in existing developed areas.

As existing building infrastructure ages and needs to be replaced, or growth demands new facilities, the Township, school district, or other public partners can construct or restore buildings using new and more energy-efficient techniques and locate those facilities within existing developed areas. With an ongoing focus on energy conservation, state and federal grants may be available in the coming years for such projects.

11-3. Promote and appropriately regulate on-site energy generation such as solar, wind, geothermal, and other alternative technologies in all land uses.

On-site energy generation can be installed on residential to industrial land uses, but it must be sensitive to surrounding land uses and site conditions. For example, installing modern solar panels in an industrial site may be appropriate, but not in a location visible from the public right-of-way in a historic residential district. Ordinances should address the issues related to on-site energy generation to allow its use while protecting surrounding land uses. Emerging technologies increasingly minimize the impact on surrounding land uses from on-site energy generators, and regulatory controls must remain current to best serve Township residents.

11-4. Perform an energy audit to determine energy conservation measures that could be incorporated into Township buildings, vehicles and operations.

An audit is the first step in understanding where Township operations are underperforming. Based on the findings, the Township can prioritize improvements based on return on investment, funding availability, and the condition of the existing building, vehicle, etc.

11-5. Support upgrading power infrastructure to promote more efficient energy conversion, storage, and transmission to meet anticipated electric consumption.

The increase in electronic devices and the potential development of plug-in hybrid or all-electric cars would likely require increased electricity transmitted and stored by utilities.

11-6. Encourage utility providers to improve energy efficiency in their operations.

As previously noted, the Township's role is limited to advocacy and education in certain instances, including outside utility providers. The Township can request that regional utilities and service providers cooperate with the Township's policies on energy conservation.

11-7. Support education efforts that encourage energy and resource saving practices at home, school, and the workplace.

The Township should actively educate residents, institutions, and businesses regarding energy efficiency and promote community programs to improve energy efficiency. The Township could educate at community events and through the Township newsletter, covering topics such as weatherizing your home, Energy Star information on appliances, drinking tap water rather than bottled water, and providing links to additional resources.

11-8. Support programs that allow residents to improve energy efficiency in their homes through weatherization, efficient climate control, and hot water conservation.

Such a program might involve helping to coordinate the bulk purchase of efficient light bulbs, insulation or efficient faucet aerators for large numbers of residences, thus reducing individual costs. The Township newsletter could also serve as a tool for making residents aware of energy-saving opportunities. In past years, electric companies have run programs that give rebates to households that replace older, less efficient appliances like refrigerators and air conditioners. State and federal tax benefits are also sometimes available for such projects.

11-9. Support construction and development projects implementing energy conservation, including demonstration projects and programs and require Planning Commission review of energy efficiency for all large developments.

The Township could encourage new construction projects, particularly those with public use, to incorporate energy conservation features. The Dansko headquarters building is an example of how energy conservation can be incorporated into construction and how it can be maintained over time and used as a public education tool.

11-10. Support and promote EV ready residential development and designated parking for EV charging in commercial and multifamily developments.

To ensure that both residents and visitors have the opportunity to charge their EV vehicles, the township should encourage new commercial and residential development with shared parking to install EV charging stations or and new single-family residential development to have electrical outlets that are capable and located for future installation EV charging stations.



Introduction

The Comprehensive Plan is a policy document developed to define the Township's future vision and identify actions needed to achieve that vision. The Plan's recommendations have no legal effect on the actual use of land, i.e., the Township cannot mandate land utilization or development by adopting this Comprehensive Plan. However, this Plan will serve as an important policy guide for Township officials on various municipal-related topics when establishing work programs for its committees and commissions and seeking public funding for projects identified for implementation.

The actions are implemented through various means by different Township entities individually and jointly in an organized and coordinated manner consistent with local goals. Many are implemented through the zoning ordinance, subdivision and land development ordinance, or adoption of an Official

Map; while others are implemented through special programs, administrative activities, and project-specific planning initiatives.

Currently, the Township's main land use regulations are the Zoning Ordinance and the Subdivision and Land Development Ordinance (SLDO). While the Comprehensive Plan provides guidelines, the Zoning Ordinance primarily controls the types and intensities of the various land uses and design standards for their existing use and future development. The SLDO primarily establishes the procedures for approving new lots and other land developments. The SLDO also establishes design standards for the construction of roads, stormwater management and other improvements.

The implementation strategies matrix summarizes the Plan's recommendations, establishes implementation timelines, and assigns a specific entity (i.e., Township Board or Commissions or staff) to complete each action.

Implementation Priority			
ST	Short term: one to three years	LT	Long term: seven to ten years
MT	Medium term: four to six years	O	Ongoing
Lead Party Abbreviation			
BoS	Board of Supervisors	PC	Planning Commission
CC	Chester County	PRC	Parks and Recreation Committee
HC	Historical Commission	Staff	Township Staff
LT	Land Trust	PA DOT	PennDOT

#	Strategies	Priority	Lead parties/ partners	Suggested Methods
Key Element 1 Natural Resources, Open Space, Parks and Recreation				
Natural Resources				
1-1	Work to improve surface water quality through regulatory controls as well as partnerships with other municipalities and organizations.	Short term and Ongoing	BoS PC Staff	Partners: White Clay Creek Wild and Scenic Management Committee, White Clay Creek Watershed Association, Chesapeake Bay Foundation, Elk Creek Watershed Association.
1-2	Review current riparian buffer requirements to ensure consistency between ZO, SLDO and Stormwater Ordinance.	Short Term	BoS PC Staff	Ordinance review and updates
1-3	Work with landowners and water quality groups to restore and reforest riparian buffer gaps.	Ongoing	BoS PC Staff	Partners: White Clay Creek Wild and Scenic Management Committee, White Clay Creek Watershed Association, Chesapeake Bay Foundation, Elk Creek Watershed Association.
1-4	Consider adopting Tree Protection Zone standards.	Short term	BoS PC Staff	Ordinance updates
1-5	Provide outreach and education materials to HOAs, businesses, residents and other landowners on best practices for natural areas management, common open space and stormwater facilities.	Ongoing	Staff	Partner with local land trust, DCNR, DEP, Chester County and other environmental organizations to distribute existing information.
1-6	Encourage the use of native plant species through Township ordinances, native and invasive plant lists, public education and outreach.	Short-term and Ongoing	BoS PC Staff	Updates to the ZO and SLDO; use of existing public outreach methods.

1-7	Encourage tree planting to increase the tree coverage throughout the Township.	Short-term and Ongoing	BoS PC Staff	Regulatory controls (ZO and SLDO); existing public outreach methods; partnerships with Township businesses/institutions.
1-8	Encourage natural resource protection at the individual level through public education regarding the value of natural resources.	Ongoing	Staff	Existing public outreach methods (Township newsletter, website, municipal building, demonstration projects and community events). Partners: Penn State Extension, Chester County Conservation district, local universities, Land Trusts and Environmental groups.
1-9	Consider the importance of natural resource protection for mitigating and adapting to the impacts of climate change.	Ongoing	BoS PC Staff	Advocacy and education, incentives.
1-10	Investigate options for the management of the deer population within Penn Township.	Short-term	BoS Staff	Coordination with neighboring municipalities and other municipalities in the region that have investigated this (i.e. East Goshan and Kennett Township); public education.
1-11	Encourage the protection and linking of significant undeveloped areas to preserve biotic resources.	Ongoing	BoS PC	Natural resource net-out provisions in ZO; mandatory park/fee-in-lieu dedication; support of private land conservation efforts. See also Open Space recommendations.
Open Space Preservation				
2-1	Consider the establishment of an Open Space Tax through an open space referendum.	Medium-term	BoS	The method for placing a referendum ballot is explained in the Pennsylvania Election Code (P.L. 1333, No.320)
2-2	Consider developing and implementing an Official Map to “reserve” areas appropriate for open space preservation efforts.	Short Term	BoS PC	Official Map and ordinance. See PennDOT Publication 703, The Official Map: A Handbook for Preserving and Providing Public Lands and Facilities (2011) for more information.
2-3	Complete an update to the Open Space, Recreation and Environmental Resources Plan.	Medium-Term	BoS PRC PC	Following public planning process
2-4	Evaluate the establishment of the Big Elk Creek greenway for natural resource protection, connection of natural areas and recreational opportunities, and strategy for its development and long-term usage.	Long term	BoS PC PRC	Partners: White Clay Creek Wild and Scenic Management Committee, White Clay Creek Watershed Association, Chesapeake Bay Foundation, Elk Creek Watershed Association and other municipalities along the Big Elk.

2-5	Consider incorporating conservation design options into Township ordinances.	Medium Term	BoS PC	Review and updates to SALDO
2-6	Partner with area land trusts to cultivate and secure easements and other restrictive covenants on the Township's unprotected agricultural and high-resource lands.	Ongoing	BoS LT Staff	Specified in recommendation.
2-7	Identify opportunities to connect existing open space through habitat corridors and greenways/trails.	Medium Term	BoS PC PRC	This can be investigated through the Open Space, Recreation and Environmental Resources plan.
2-8	Continue to enforce fee-in-lieu ordinance provisions for open space and consider broadening the language.	Ongoing	BoS	Continued enforcement of ordinance and periodic review of fees.
2-9	Consider direct acquisition of land or conservation easements for the preservation of open space.	Ongoing	BoS LT	Work with local land trusts.
2-10	Continue to encourage protecting large contiguous areas of homeowners association (HOA) open space through the development process.	Ongoing	BoS PC	Through SLDO process.
2-11	Coordinate with agricultural landowners and other stakeholders to investigate options to protect agricultural open space.	Short-term and On-going	BoS PC	Facilitation, existing public outreach methods; updates to ZO and SLDO.
Parks and Recreation				
3-1	Develop master park plans for all Township-owned parks to evaluate existing facilities and programming and to plan for future improvements to accommodate population needs.	Medium – Terms	BoS PRC	This can be a separate plan or part of an Open Space, Recreation and Natural Resources Plan.
3-2	Consistently define and use terms, including active recreation, passive recreation, open space, trails, greenways, green areas, and different types of ownership in planning documents, ordinances, and other Township materials.	Short-term	BoS PRC PC	Ordinance updates
3-3	Continue to provide recreation facilities with a preference for those which can accommodate multiple uses and are accessible to all.	Ongoing	BoS	Specified in recommendation.

3-4	Periodically review user fees at Township recreation facilities to ensure that they return funds to recreation facilities without discouraging users.	Ongoing	BoS PRC Staff	Periodic review.
3-5	Continue to offer special events to build awareness of recreational opportunities within Penn Township to enhance community bonds.	Ongoing	BoS PRC Staff	Specified in recommendation.
3-6	Enhance the Township webpage dedicated to parks and recreational opportunities.	Short-term Ongoing	PRC Staff	Website updates

Key Element 2 Guiding Growth

Land Use

4-1	Evaluate the Township Ordinances to better protect agriculture, natural resources, and open space, through appropriate land use.	Short-term Ongoing	BoS PC	Ordinance Review
4-2	Encourage sustainable agriculture by coordinating with agricultural landowners and other stakeholders.	Ongoing	BoS Staff	Partners: Local watershed organizations and Land Trusts, Chester County Conservation District.
4-3	Continue to encourage the protection of large contiguous areas through the land development process.	Ongoing	BoS PC	Specified in recommendation.
4-4	Evaluate the design standards for commercial, industrial, and institutional development to ensure their appropriateness.	Medium-term	BoS PC	Review and updates to ZO and SALDO
4-5	Establish relationships with businesses, economic development entities, and educational providers.	Long term Ongoing	BoS Staff	Outreach
4-6	Establish Jennersville as the on-going Hub of non-residential activity of the Township.	Long Term	BoS PC	Through zoning and outreach
4-7	Consider adopting a Transfer of Development Rights (TDR) Program.	Long Term	BoS PC	Zoning update

Housing

5-1	Evaluate the Township Ordinances to ensure the opportunity for a range of housing types.	Short-term Ongoing	BoS PC	Ordinance review and amendments as necessary.
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5-2	Evaluate the Township Ordinances to better enable sustainable neighborhood design.	Short-term Ongoing	BoS PC	Ordinance review and amendments as necessary.
5-3	Evaluate the Township Ordinances for appropriate building placement, building scale, street and pedestrian network, and public spaces provisions for mixed-use development.	Short-term Ongoing	BoS PC	Ordinance review and amendments as necessary.
5-4	Determine appropriate locations to buffer potentially incompatible land uses.	Short-term Ongoing	BoS PC	Through ZO and SALDO
5-5	Determine viable opportunities for small-scale housing types.			
5-6	Determine viable opportunities for Dwellings above Ground-Floor commercial use.			
5-7	Continue to promote affordable housing in the Jennersville area.			
Community Facilities and Services				
6-1	Collaborate with adjoining municipalities, organization and stakeholders in order to better provide intermunicipal services.	Ongoing	BoS Staff	Specified in recommendation
6-2	Review existing Stormwater Management provisions to ensure the Ordinance is in sync with existing ordinances and maintain consistency with new standards; and expand community outreach and educational programs to encourage residents to implement BMPs, green infrastructure, and other measures to reduce runoff.	Short-term Ongoing	BoS PC Staff	Coordinate with Chester County Water Resources Authority regarding the countywide Act 167 Plan and model ordinance.
6-3	Continue to update and expand the Township website, newsletter, and other media in or facilitate communication with residents, businesses, and other community partners.	Ongoing	Staff	Specified in recommendation

6-4	Consider implementing zero waste concepts.	Long term	BoS Staff	Investigate zero waste programs and facilities like community composting or township recycling days. Advocacy and education, incentives.
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Key Element 3 Heritage Preservation

Historic Resource Preservation

7-1	Update historic inventory and include mid-century resources (up to 1973)	Short-term Ongoing	HC	Historic resource survey and update in coordination with Chester County
7-2	Continue Red Rose Rent Day and develop event offerings to keep public engaged, signage project, and social media postings to keep public engaged, including providing technical assistance programs to landowners in partnership with preservation professionals	Ongoing	HC Staff	Specified in recommendation
7-3	Develop local signage project to highlight local history	Long Term	HC	Specified in recommendation with assistance from PHMC as needed.
7-4	Consider starting an oral history project to capture more recent township history	Long Term	HC	Specified in recommendation
7-5	Continue to explore virtual and in-person tools to interpret Penn Township history at the Red Rose Inn.	Short Term Ongoing	HC Staff	Specified in recommendation
7-6	Continue and expand the work of the Historical Commission to engage with the public and developers as a proactive approach to historic resource protection.	Short Term Ongoing	HC BoS Staff	Specified in recommendation
7-7	Revisit the historic preservation ordinance to assess its effectiveness.	Short-term	HC BoS PC	Ordinance review and update.
7-8	Provide training to Historic Commission members to assist them in implementing the township's historic preservation ordinance.	Ongoing	HC BoS	Specified in recommendation

Scenic Resource Preservation

8-1	Coordinate with PennDOT (or Chester County as appropriate) on any proposed transportation projects early and throughout the project development process to ensure a context sensitive design.	Ongoing	BoS PA DOT Staff	Coordination with PennDOT and Chester County Planning Commission.
8-2	Continue to ensure municipal ordinances recognize the negative impact of scenic intrusions and require that applicants seeking to construct a new scenic intrusion, or redevelop an existing scenic intrusion, investigate options to avoid, minimize, or mitigate the negative scenic impacts of these intrusions.	Short Term	PC	Require within ordinances that any proposed subdivision or land development involving a scenic intrusion avoid, minimize, or mitigate negative scenic impacts.
8-3	Recognize the importance of dark skies protection and educate residents through the Penn Township newsletter, website, and other outreach methods.	Ongoing	PC Staff	Existing public outreach methods

Key Element 4 Multi-Modal Transportation

9-1	Continue to plan, evaluate improvement options, coordinate with PennDOT, and pursue opportunities to advance design and construction of safety and operational improvements at the following key intersections. PA 896 and Corby Road PA 796 and Corby Road Old Baltimore Pike and Pusey Mill Road (Act 209 TCIP) Old Baltimore Pike and Paschall Mill Road / Sunnyside Road (Act 209 TCIP)	Ongoing	BoS PC PRC Staff PA DOT	Coordinate with PennDOT and monitor opportunities to implement improvements in conjunction with land development projects or other capital improvement projects.
9-2	Explore options for improving the PA 796 bridge over East Penn railroad.	Long-term	BoS Staff PA DOT	Coordinate with East Penn Railroad and advocate for funding to replace and widen the bridge
9-3	Continue efforts to improve the accessibility and appearance of the Old Baltimore Pike Corridor.	Long-term Ongoing	BoS PC PRC PA DOT Staff	Continue to pursue grants and other funding resources to design and construct the remaining phases of sidewalk, bikeway, and shared-use path connections.
9-4	Plan and implement improvements to the PA 796 corridor.	Long-term Ongoing	BoS PC PA DOT Staff	Consider improvements that would calm traffic and make the corridor more attractive

9-5	Plan and support improvements along Corby Road to support existing and future traffic.	Short-term Ongoing	BoS PC PA DOT Staff	Continue to work with PennDOT and advocate to address the maintenance needs and provide adequate travel lane widths
9-6	Engage and coordinate with PennDOT on the US Route 1 Expressway reconstruction project.	Short Term Ongoing	BoS PC PA DOT Staff	Specified in recommendation
9-7	Maintain and update a capital improvement plan for municipal owned roadways and traffic signals.	Ongoing	BoS PC PA DOT Staff	Specified in recommendation
9-8	Review ordinances and policies to ensure that they align with Penn Township's goals.	Short Term	BoS PA DOT PC	Specified in recommendation
9-9	Support public transit access along Old Baltimore Pike and in the Village of Jennersville.	Ongoing	BoS PC PA DOT	Consider adopting bus stop improvement requirements in the SALDO
9-10	Engage with regional stakeholders to influence and advance projects.	Ongoing	BoS Staff PA DOT	Specified in recommendation

Key Element 5 Resilience Preparedness

Climate Resiliency

10-1	Consider developing a local climate action plan to assess emissions and areas of vulnerability in Penn Township.	Medium Term	BoS PC Staff	The DEP Local Climate Action Plan (LCAP) program provides free technical assistance to complete this plan. Work with the local business and agricultural community.
10-2	Consider developing a comprehensive Sustainability plan to assess emissions, community vulnerabilities and sustainable nature-based solutions that can build community resiliency.	Medium Term	BoS PC Staff	This could be paired with the development of an LCAP or follow the completion of an LCAP.
10-3	Partner with nonprofits and/or other governmental entities to ensure property owners can access information and resources about the benefits of riparian buffers and woodland restoration, including programs that provide technical assistance, financial assistance, cost-sharing mechanisms, and free resources.	Ongoing	BoS Staff	Partners: Land trusts, watershed organizations, Chester County Conservation District, Chester County.

10-4	Increase and enhance the Penn Township's Green infrastructure by promoting open space protection, preserving natural resources, encouraging the use of native plants and removing barriers for natural meadows and low-mow landscaping.	Ongoing	BoS Staff PC	Advocacy and education, incentives.
Energy				
11-1	Support programs that offer consumers opportunities to reuse materials that would otherwise be disposed.	Ongoing	Staff BoS	Existing public outreach.
11-2	Promote the development of energy-efficient schools, government offices, and other publicly funded buildings in existing developed areas.	Ongoing	BoS	Advocacy and education, incentives.
11-3	Promote and appropriately regulate on-site energy generation such as solar, wind, geothermal, and other alternative technologies in all land uses.	Short-term	BoS PC	Review of ZO and SLDO
11-4	Perform an energy audit to determine energy conservation measures that could be incorporated into Township buildings, vehicles and operations.	Short-term	BoS Consultant	Audit
11-5	Support upgrading power infrastructure to promote more efficient energy conversion, storage, and transmission to meet anticipated electric consumption.	Ongoing	BoS	Advocacy
11-6	Encourage utility providers to improve energy efficiency in their operations.	Ongoing	BoS Staff	Advocacy and Education
11-7	Support education efforts that encourage energy and resource saving practices at home, school, and the workplace.	Ongoing	Staff	Existing public outreach
11-8	Support programs that allow residents to improve energy efficiency in their homes through weatherization, efficient climate control, and hot water conservation.	Ongoing	Staff	Existing public outreach

