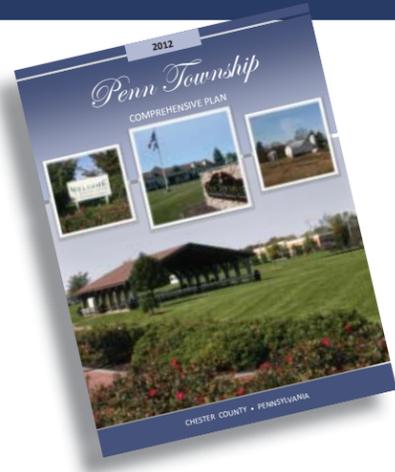


Penn Township Comprehensive Plan

Chester County, Pennsylvania



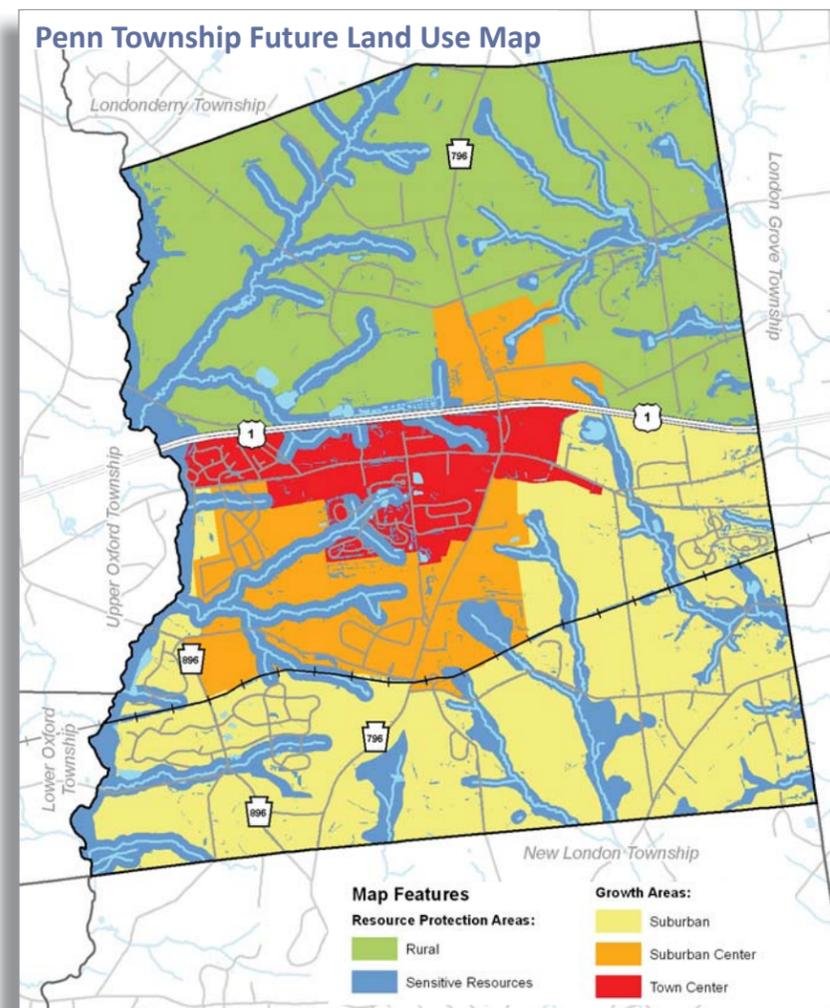
How We'll Put the Plan to Work

The plan included detailed recommendations, including information on priority, responsible entity, suggested method, and potential partners, for the following topics:

- Land Use
- Housing
- Natural Resources
- Energy
- Historic and Scenic Resources
- Transportation and Circulation
- Community Facilities and Services
- Parks, Recreation, and Open Space

In addition, the plan identified a broad framework to consider actions: Focused Development and Rural Lands Protection; Comprehensive Regulatory Updates; and Protecting and Improving Water Resources. Considering recommendations under the context of these three overall categories helps understand the interactions of recommendations and prioritize implementation.

The comprehensive plan is available for review at the township building.



Why We Developed This Plan

The purpose of the comprehensive plan is to create a future vision for Penn Township and identify policies and recommendations to help achieve that vision. The township's population has increased dramatically since 1970 (adding over 4,000 residents), and is expected to increase by another third by 2030. Despite recent development, a significant portion—approximately 42 percent—of land within Penn Township remains developable, indicating potential for extensive change in the future. The Route 1 interchange, availability of public sewer, and existing commercial and institutional facilities remain a draw for future development, making appropriate management of developable lands and protection of valuable resources essential.

How We Developed This Plan

The process was led by an 11 member task force consisting of the Board of Supervisors, Planning Commission, and one resident. The task force typically met monthly from August 2010 to September 2012, and held two public meetings during this period. Additional input was sought from stakeholders such as the Historical Commission. The Planning Commission held a public meeting in October 2012 to present the full draft of the plan. The Board of Supervisors adopted the plan in January 2013.

Key Themes of the Plan

Maintain traditional growth patterns

Higher density growth has traditionally occurred around Jennersville and south of Route 1.



Maintain public infrastructure



Maintenance and improvement of infrastructure such as roads, parks, and public sewer will allow Penn Township to remain an attractive location for businesses and residents.

Enact comprehensive regulatory updates

Multiple recommendations across different resources could be implemented through updates of the zoning and subdivision and land development ordinances.



Protect and improve water resources



Straddling a National Wild and Scenic River and state designated High Quality Waters, Penn Township is and will continue to be impacted by various regulatory programs. Meeting public health needs and regulatory requirements are critical.

Penn Township's Vision for the Future

Land Use 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 uses, meets the needs of current and future residents, and establishes a balance between growth, protection of resources, and preservation of community character.

Transition to a more pedestrian friendly environment

Jennersville and Baltimore Pike are priority locations to improve pedestrian facilities.



Protect rural lands

Rural and agricultural lands are an important part of Penn's economic base and quality of life.

