

**COMPREHENSIVE PLAN UPDATE
TASK FORCE MEETING #5 SUMMARY
DRAFT REPORT PENDING APPROVAL AT NOVEMBER MEETING**

In attendance for the 10-14-09 meeting of the West Pikeland Township Comprehensive Plan Task Force were Mario DiBenedetto (Chair), Bill Cracas, Harry Miller, Beth Madarang, Judy Belinas, Todd Majors, Melinda Mercurio, Joe Loughran, Lisa Lacroix, Curt Grogan, Gary Dienes, Steve Ross (Twp. Mgr.), and Ed Theurkauf. We discussed the following topics:

1. Bill Hieb of DNB First gave a 30 minute presentation whereby his institution predicts:

- less aggressive lending
- smaller developments built by regional developers
- large developments being built by national developers
- more commercial vacancy

He noted that Chester County's strong employment base insulates it from the worst impacts of recession.

Bill Cracas noted that Township real estate transfer revenues are 1/3 what they were four years ago.

2. Mario DiBenedetto recommended that the Task Force familiarize itself with the County's Landscapes 2.
3. Joe Loughran requested that the meeting record reflect his conclusion that the Township's population has decreased since 2004, based on 2004 DASD construction forecasts and his own summary of information from real estate listings and Township real estate transfer revenues.
4. Open Space/Recreation Plan
 - a. Windolph Knoll – The Township may use alternate areas for Act 537 sewage facilities, and sewage EDU's are anticipated to be 1/3 the original estimates. Therefore there may be less (or no) need for treatment at Windolph Knoll. Since the ultimate needs are uncertain, Windolph Knoll will be shown on the Comp Plan map as a multiple use open space area.
 - b. Bill Cracas informed the Task Force of PA House Bill 951, which if enacted would allow municipalities to use Open Space EIT funds for maintenance and operation of existing municipal open space. The Task Force expressed concern with this, as the Township referendum for Open Space EIT was promoted to be for acquisition of open space only. Curt Grogan subsequently has relayed a report from NLT stating that the bill has passed the House.
5. Community Facilities Plan

- a. The revised plan showing bike routes was presented and found acceptable.

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6. Land Use Plan
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- a. The Future Land Use map showing differentiated villages and interconnected system of greenway corridors was presented and favorably received.
- b. Residential growth area will reflect existing zoning.
- c. Concept of reducing density bonus for cluster development was presented without negative comment.
- d. Chester Springs/Pikeland Village to include Montgomery School.
- e. Church use to be limited to Anselma.
- f. High intensity uses to be limited to Opperman's Corner.
- g. Adaptive reuses for HYS buildings were considered. Low impact offices were viewed as acceptable, but high-end apartment use was viewed with skepticism.

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7. Natural Resources Plan
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- a. The Open Space and Recreation map will be revised to distinguish parks from other open space and will add proposed greenway corridors.
 - b. The Task Force expressed a desire to further strengthen the Township's environmental protection regulations and policies.
 - c. Bill Cracas described research describing the importance of legacy soils within floodplains. Legacy soils lie beneath layers of sediment deposited since the advent of European settlement in America.
8. The next Task Force meeting is scheduled for 11-11-09. Topics will include the draft Housing Plan and draft Historic Resources Plan.

We look forward to Task Force Meeting 6 at 7:00 PM November 11, 2009 at the Township's meeting room.