

Chapter One

GOALS AND OBJECTIVES

Goals and objectives are a series of statements that articulate the future vision for West Pikeland Township and are intended to guide the development of land use policy. Goals establish the general, long-term vision for the Township while objectives represent shorter term targets that will help achieve the goals. Together, the goals and objectives serve as the foundation for the comprehensive planning effort by defining the Township's overall philosophy with regard to each plan element.

The goals and objectives contained in the Township's Comprehensive Plan (1988) and Open Space, Recreation and Environmental Resources Plan (1992) were used as the basis for those contained in this chapter. Input from residents as represented by members of the Comprehensive Plan Update Task Force was critical to the formulation of these goals and objectives. They are presented by plan element as follows:

ENVIRONMENTAL AND HISTORIC RESOURCES PROTECTION
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RESOURCE PROTECTION GOAL:

Protect those natural, scenic and historic resources that contribute to the unique character of the Township.

Objectives

- Evaluate the Township's environmental and historic resources protection regulations to ensure they are effective.
- Facilitate preservation of environmental and historic resources through public and private initiatives that limit development.
- Encourage the use of easements, buffers, setbacks and other land use controls that protect sensitive environmental resources while allowing for some level of development to occur.
- Protect natural resources including flood plains, steep slopes, productive agricultural soils, wetlands, and woodlands by allowing only for low intensity uses with minimum disturbance.
- Preserve existing development patterns including historic villages, hamlets, and farmsteads when considering future land uses.

RESOURCE PROTECTION GOAL:

Use innovative land management techniques to facilitate the preservation and protection of the environmental and historic resources.

Objectives

- Protect historic villages by permitting certain forms of non-residential use and the adaptive reuse of existing structures that complement the scale, architecture, and site characteristics of each village.
- Review regulations intended to protect sensitive environmental features and implement changes where needed.
- Consider the use of development incentives as a means of protecting critical natural and historic site characteristics.
- Provide for development alternatives that are designed to protect natural and historic features such as cluster provisions.
- Ensure that all new construction complies with State and Township development regulations.
- Provide education to increase the sensitivity toward the natural and historic resources of the Township.

TRANSPORTATION AND CIRCULATION

TRANSPORTATION AND CIRCULATION GOAL:

Provide for a safe and effective circulation system that minimally impacts the Township's rural character, open space, and scenic roadways.

Objectives

- Facilitate road safety improvements that comply with the Township's functional classification system.
- Identify and improve circulation system deficiencies on an on-going basis and coordinate road improvements with new development.
- Work cooperatively with State and federal officials in identifying, planning, and implementing roadway improvements.
- Develop an access management program to reduce roadway conflicts and provide safe and efficient access to the road network.
- Maintain the rural and scenic character of selected roadways.
- Identify and improve non-vehicular circulation networks.

COMMUNITY FACILITIES AND SERVICES

COMMUNITY FACILITIES AND SERVICES GOAL:

Provide for community facilities and services that address the needs of residents and are consistent with the overall goals for the Township.

Objectives

- Establish measures that protect the quantity and quality of water resources to ensure that the potable water needs of present and future residents are met.
- Adopt a Sewage Facilities Plan in accordance with Act 537 to address sewage disposal needs.
- Prioritize on-lot sewage disposal methods where feasible and accommodate alternatives when necessary.
- Continue to secure open space through purchase and the acquisition of easements, using both private and public funding sources, which will provide recreational opportunities as well as enhance the quality of life of Township residents.
- Monitor emergency services specifically police, fire and ambulance, to ensure that services are fiscally responsible and effective in meeting Township residents needs.
- Develop recreational opportunities in compliance with the Township’s Open Space, Recreation, and Environmental Resources Plan that advance the physical and social needs of Township residents.
- Continue to recognize and support important cultural resources in the Township such as the Chester Springs Library, Historic Yellow Springs, and Anselma Mill.

LAND USE AND HOUSING

RESIDENTIAL LAND USE GOAL:

Ensure that residential development respects the rural character of the Township and is developed in a manner that protects environmental resources and maintains open space as an integral part of West Pikeland Township.

Objectives

- Establish a growth boundary for West Pikeland Township that guides new residential development to areas best able to accommodate such growth.
- Establish standards for clustered residential development that respects site characteristics with emphasis on preserving open space.
- Adopt regulations to protect natural and historic resources existing on sites proposed for new development.

- Ensure that varied housing forms are available to accommodate all types of residential needs in those portions of the Township designated for growth.
- Provide for flexibility in land use ordinances and regulations to encourage innovative site design and alternatives to conventional subdivisions.
- Consider design standards for higher density housing that seek to preserve natural site features.
- Develop standards that require developers to design in a manner that protects natural or scenic qualities.

NON-RESIDENTIAL LAND USE GOAL:

Provide for non-residential development in keeping with the rural character of West Pikeland Township to allow for a reasonable level of growth.

Objectives

- Accommodate limited commercial and industrial land uses in keeping with the Township’s rural character and at a scale appropriate to its current population and future growth projections.
- Encourage the concentration of non-residential uses in clusters to prevent strip development along the major roadways.
- Determine those locations capable of supporting non-residential uses without compromising the rural character of the Township.
- Ensure that new non-residential development complies with design standards that minimize negative environmental impacts and reflects the rural and historic characteristics of the Township.
- Encourage adaptive reuse and renovation of historic sites in village settings for limited forms of non-residential use under design standards, which enhance their setting as a traditional rural center.

AGRICULTURAL LAND USE GOAL:

Support the agricultural industry in the Township by protecting land and soil resources.

Objectives

- Protect prime agricultural soils through zoning or other regulatory measures that limits development of these land resources.
- Seek to preserve the agricultural industry while respecting the needs of the landowners to supplement their income.
- Encourage both public and private methods of limiting development of agricultural land through the use of conservation easements.

- Recognize and support equestrian activities as a valid and important ongoing agricultural use that helps preserve the rural character of the Township.
- Continue to support farming while recognizing that the industry is in transition and part-time agricultural activities are becoming more prevalent.

REGIONAL COOPERATION

REGIONAL COOPERATION GOAL:

Provide for the broader needs of Township residents through participation in regional initiatives.

Objectives

- Cooperate with nearby municipalities in regional land use planning efforts.
- Encourage through regional forums, the construction of commercial, and employment centers in those areas best able to accommodate such development.
- Support on a regional basis, efforts to revitalize Boroughs so they can continue to function as business and commercial centers.

