

Chapter Eight

ENVIRONMENTAL AND HISTORIC RESOURCES PLAN

West Pikeland Township is widely noted for its extensive scenic landscapes of green pastures, wooded stream valleys, historic villages and farmsteads. It is the collection of these resources that defines the unique rural character so valued by the Township residents. Because West Pikeland is not directly accessed from Route 30 and Route 100, the major transportation corridors through the region, it has been spared the intense development pressure that municipalities in closer proximity to these corridors have faced. Although a significant amount of new development has occurred during the past two decades, it has not yet obliterated West Pikeland's rural landscapes. The Township recognizes that in order to protect the environmental and historic resources as development occurs, regulatory measures that prioritize their protection, and the preservation of historic context, must be adopted and enforced.

This plan element presents a series of recommendations that addresses the protection of environmental and historic resources while simultaneously allowing carefully planned new development to occur. The recommendations in this chapter are intended to complement those contained in Chapter 11, Future Land Use and Housing Plan, and to encourage the use of growth boundaries to focus new development in locations where it can be supported, thereby preserving key environmental resources.

The goals and objectives identified in this comprehensive plan, along with the analysis of the applicable inventory data, form the foundation for the policy recommendations that follow. The Township's environmental and historic resource protection goals and objectives are:

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.

To organize the presentation of recommendations associated with these goals and objectives, this chapter is divided into two main sections. The first section focuses on the environmental resources while the second focuses on historic resources. Each recommendation describes how the proposed action addresses the planning issues identified in the inventory and subsequently, the goals, and objectives. Implementation measures are included as well.

ENVIRONMENTAL RESOURCES

The recommendations pertaining to the protection of environmental resources were based upon the issues identified through analysis of the inventory data and the resulting planning implications. They are not prioritized in this chapter; however, they are grouped into general categories. Each will be assigned a priority in Chapter 12, Implementation Strategies.

⇒ **Recommendations for Natural Features Protection**

- *Adopt a “Net-Out” provision as part of the zoning ordinance update.*

The Township should consider zoning provisions that require sensitive resources to be deducted from the total tract area before density is calculated. This can help ensure that resources such as wetlands, steep slopes and flood plains are not lost or encroached upon during development and can continue (to the extent possible) to function as nature intended. These functions include groundwater filtration, storm water management, soil, and slope stabilization, air purification and habitat preservation.

Net-out provisions are typically part of the zoning ordinance and should be applied across all districts. The resources subject to these requirements must be defined in the ordinance and the extent of the net-out specified. This requirement may be supported by the subdivision and land development ordinance through the requirement that these resources be surveyed and shown on a conservation plan. In this way the Township can ensure that the provisions of the ordinance are indeed being met. This recommendation is linked to the need for comprehensive site analysis requirement, which is discussed in Chapter 11, Future Land Use and Housing Plan.

- ***Ensure that the open space specified in development proposals is protected in perpetuity from further development or re-subdivision.***

The overall population density in West Pikeland Township is relatively low due to the large lot sizes, a high number of estate size parcels (including horse farms) and a significant percentage of environmentally constrained lands. Most of the residential uses located outside of the planned residential developments in the southern part of the Township have occurred on large lots. However, the zoning is such that some of the larger parcels could be re-subdivided. As part of the subdivision and land development process, the Township should seek to ensure that as new development is approved, restrictions are in place to prevent the subdivision of remaining open space or the re-subdivision of existing lots. These conditions should be stipulated on development plans, in developer agreements and as deed restrictions.

The ownership and maintenance of all open space should be clearly identified prior to final site plan approval. It may be owned and maintained by the Township, by homeowners' associations, or by non-profit conservation organizations as specified in the Township's subdivision and land development ordinance. Provisions should be included in the maintenance agreement that reserves the Township the authority to intervene if the open space is not maintained as specified.

In addition, subdivisions and land developments that include large "outlots" or undeveloped areas should be required to show, at least preliminarily, a future use. If the project is not phased, this helps the Township to evaluate the relationship between potential land uses and the effectiveness of the proposed circulation system.

- ***Facilitate private efforts to protect natural and historic resources through the purchase or donation of conservation easements.***

Many areas in West Pikeland Township are protected through conservation easements. This can be a very effective means of protecting natural and historic resources, and open space. A conservation easement is a legal agreement between the owner of a property and another party, usually a non-profit organization, which provides for the permanent protection or the transfer of certain "rights" associated with a property. The sale or donation of most conservation easements results in the protection of a parcel of land as open space, permanently protecting it from future development. It remains the property of the original owner, only the development right (one right in a bundle of rights) is lost. The entity that either purchases or accepts donation of the easement is then responsible for ensuring that the terms of the agreement are honored. Conservation easements must be secured into perpetuity and recorded on the property deed.

A conservation easement should be considered a viable alternative when a property owner is more interested in somehow preserving his or her land than in selling it for the maximum profit. There are tax benefits associated with donating or selling conservation easements that can make it an attractive alternative for landowners. The Township can encourage the preservation of open space by providing information on conservation easements to large landowners, by sponsoring meetings

or educational forums on this topic, or by serving as a liaison between land owners and conservation organizations.

- ***Reduce soil erosion and stream sedimentation, and promote groundwater recharge, through storm water management techniques that emphasize the use of Best Management Practices.***

Storm water management is a particularly critical issue in West Pikeland due to the extensive steep slopes, stream banks, and the potential for runoff to carry sediment into the Pickering and Pine Creeks. The subdivision and land development ordinance regulates storm water management by requiring that there be no increase in the quantity or velocity of surface water runoff following development. These regulations should be expanded to incorporate a hierarchy of Best Management Practices into the ordinance that provide more guidance on the Township's objectives related to infiltration and groundwater recharge, as well as an overall management system preferences and approaches. The storm water management plan submitted with each development application should emphasize the use of existing site features and include the control of smaller storms as a way of facilitating recharge and reducing the size of the larger facilities.

A new publication entitled, Pennsylvania Handbook of Best Management Practices for Developing Areas was developed as a site planning tool and BMP selection guide for those involved in planning, designing and reviewing development projects. It was produced by the Pennsylvania Association of Conservation Districts, Inc. in cooperation with the Pennsylvania Department of Environmental Protection. Use of this reference should be encouraged by the Township in its ordinances. This publication summarizes storm water management alternatives by defining the purpose and application of various techniques and offers design criteria that can be tailored to site conditions. Emphasizing the use of BMPs in accordance with the specifications in the Handbook will give better direction in managing storm water and result in a more environmentally sensitive approach to controlling storm water runoff and reducing the potential for erosion.

- ***Ensure that storm water management facilities are properly inspected and that long-term maintenance is addressed.***

The subdivision and land development ordinance should outline inspection requirements for storm water management facilities to ensure that they have been constructed in accordance with approved plans. The Township's current policy is to mandate private ownership of all facilities. Through the inspection process, potential problems can be identified at the outset, before the facility is conveyed to the owners. This could also reduce the possible involvement by the Township at a later point.

Inspecting for the proper management of storm water runoff should also take place as part of the building inspection process for new construction on individual lots outside of subdivisions. Improper site grading can affect runoff onto neighboring lots and adjacent roadways and these conditions can be difficult to address once certificates of occupancy have been issued. The subdivision and land development ordinance should clearly specify not only storm water management standards, but the inspection process as well. A long term maintenance plan outlining specific requirements and designating responsible parties should be submitted prior to final plan approval.

⇒ **Recommendations for Vegetation Protection**

- ***Protect existing vegetative cover by incorporating a vegetation management component into the conservation plan requirement of the subdivision and land development ordinance.***

The flora throughout West Pikeland includes a wide variety of species. Aside from contributing to the Township's scenic qualities, these vegetative resources serve environmental purposes including cleansing the air and water, stabilizing soil, reducing storm water runoff, and providing wildlife habitat. The subdivision and land development ordinance requires that a conservation plan accompany both preliminary and final subdivision proposals. It must note trees and tree masses of over a four inches in caliper on the site. If these trees are proposed to be cleared, the reasons for the clearing is to be provided. The ordinance stops short, however, of imposing any additional requirements.

The Township should use the conservation plan as a tool to protect a wider range of vegetation. It could also be revised to incorporate more specific preservation standards, for example, requiring one for one replacement of trees over a certain caliper, requiring the protection of tree masses of a certain type or size, and requiring equitable replacement for the removal of individual trees of a certain caliper. Adopting these types of standards helps to prevent clear cutting and the loss of critical vegetative resources, and encourages site design that prioritizes the protection of mature, native vegetation.

- ***Require the use of native species when landscaping new subdivisions or land developments.***

The use of native species should be encouraged as part of the land development process. The use of native species reduces losses because these species are already adapted to the regional climate, are less susceptible to local insect and disease problems, and they support the biological processes of native plants and animals. The use of non-native species can have unexpected results that in some cases, can dangerously affect the ecological balance. The unfortunate result of the indiscriminate planting of the non-native species commonly known as multi-flora rose can be seen in many areas throughout Chester County. This shrub, originally introduced to stabilize stream banks following restoration projects, has overtaken many natural areas crowding out the native species resulting in a severe reduction in diversity.

The use of native species in landscaping new development can be required through both the Township's zoning ordinance and its subdivision and land development ordinance. Provisions that require replacement of vegetation lost as part of the development process can also specify the use of native species. Providing a list of acceptable plants is recommended. Most break down plants in several categories of deciduous and evergreen trees and shrubs providing the information needed to determine suitability for a particular site or purpose A list can be included as an appendix. Planning Bulletin #51, [Native Plants](#), published by the Chester County Planning Commission addresses this topic and is available for use as a resource.

- ***Encourage sound forest management techniques among property owners that own significant stances of woodlands.***

Many parcels of land in West Pikeland Township include extensive wooded areas. Woodlands also cover the steeper hills and the stream valleys and serve many environmental purposes. The Pennsylvania Department of Conservation and Natural Resources, Bureau of Forestry, is responsible for the protection of forest lands and one of its responsibilities is to provide

management advice to the owners of private woodlands. The Township should encourage the use of state resources for the information and educational material on woodland management and refer questions as needed. Additionally, the Township can regulate clear cutting and monitor the thinning of woodlands through the zoning ordinance provisions that require permits for activities that could lead to excessive storm water runoff and soil erosion. The planned residential development zoning ordinance provisions appear to regulate the clearing of woodlands to some extent; these provisions should be expanded to apply to all districts.

- ***Expand the landscaping requirements contained in the Township’s ordinances.***

Landscaping standards are needed in both the zoning ordinance and subdivision and land development ordinance to ensure that vegetation lost during the construction process is replaced. Currently, landscaping requirements in the zoning ordinance appear to be limited to planned residential developments and mobile home parks and there are only limited requirements for development that does not fall into one of these two categories.

The subdivision and land development ordinance currently includes some measures aimed at regulating clear cutting as part of the development process, along with a set of criteria on selecting vegetation to retain. These regulations should be designed to supplement regulations addressing the clearing of wooded areas in the zoning ordinance.

⇒ **Recommendations for Water Resource Protection**

- ***Promote the designation of the Pickering and Pine Creeks as “Exceptional Value” streams.***

The Pickering and Pine Creeks have been designated by the Commonwealth of Pennsylvania as Special Protection Waters, specifically as High Quality streams. This designation requires that certain standards be met for any new development proposed that might impact the water quality, and in particular, sewage treatment facilities. The Exceptional Value designation evokes an even higher degree of regulation, thereby protecting streams to a greater extent. The Township supports Exceptional Value designation and should work cooperatively with other entities such as the French and Pickering Creek Conservation Trust, Inc., the Green Valleys Association, Trout Unlimited, and neighboring municipalities in investigating and promoting this designation.

- ***Clarify the percentage of flood plain that may be included in a residential lot area calculation.***

The Township amended its zoning ordinance in 1983 to include greater restrictions on the types and extent of uses permitted in the flood plain. The uses permitted include those mainly associated with agriculture and recreation; buildings may only be constructed under very limited conditions. Land uses that could hinder the flood plain function are permitted only as conditional uses, while those that restrict its function are not permitted. The zoning ordinance was further amended in 1986 to only 25% of the land area lying within a flood hazard be permitted as part of an overall density calculation. This key provision could be further enhanced by applying the same principal to lot area calculation. A percentage of land as determined by the Township could be excluded from the minimum lot area requirement permitted in that zoning district. The lot may still include flood plain, however, the majority would need to be unconstrained to provide a safe building envelope. As a result, a proposed lot would be required to have a minimum of one acre (for example) free and clear of flood plain soils.

- ***Incorporate zoning ordinance provisions aimed at protecting wetlands.***

Wetland protection laws regulating the filling of wetlands of over one-half acre are in place at both the state and federal level. When properly identified on development plans and the appropriate permits sought through the responsible agencies (the U.S. Army Corps of Engineers or the Pennsylvania Department of Environmental Protection), these wetland regulations have been quite effective in preventing the further losses. Greater protection could be provided, however, through regulations and procedures specified at the municipal level that ensure that wetlands are in fact properly identified and appropriate permits obtained.

Presently, the Township requires that a conservation plan be submitted as part of the development application process, but there is no clear requirement that wetlands be identified. Tracts proposed for development should be surveyed for wetlands and the results shown on the conservation plan. In addition, wetlands should be defined in both the zoning and the subdivision and land development ordinance. Proof of review and approved permits can be required prior to final site plan approval.

The Township could adopt a requirement that wetland areas be excluded or “netted out” of lot area calculations. This would help to protect wetlands and ensure that any construction permitted on a lot can be completed without disturbing these sensitive areas. Additional measures include protecting the area surrounding the actual wetland (the fringe or buffer area) by requiring setbacks.

- ***Consider a water withdrawal ordinance as a way of monitoring ground water supply and demand.***

The continued availability of adequate groundwater to provide potable water to existing residents should be monitored by the Township. The geology of West Pikeland is such that groundwater resources may not be sufficient to support a high level of new development yet still provide for existing residents. Adoption of a water withdrawal ordinance should be considered as a way to evaluate the effect of proposed development on groundwater supplies to determine possible effects on neighboring properties. A key component of this type of ordinance is generally the requirement that a water withdrawal impact statement be prepared and submitted for review when new development is proposed. These types of ordinances are new and have yet to be used extensively at the municipal level, however, they do have the potential to assist in protecting the water supply for residents dependent on groundwater.

- ***Adopt a scenic overlay district for the Pickering Creek stream corridor.***

Both the Pickering and the Pine Creeks are critical resources in the Township. They have been recognized for their unique characteristics at the state level and local protection that complements this recognition should be considered at the municipal level through a scenic overlay district. A scenic overlay zoning district designation can be used to impose a higher degree of local regulation within the stream corridor (beyond restrictions imposed by flood plain regulation) such as buffer requirements, additional setbacks, mandatory cluster development and reduced density.

A scenic overlay district can also be used to help link greenways and facilitate trail development or other types of recreational use by giving the municipality a higher degree of control over adjacent development. The High Quality waters designation could potentially be used as a foundation for this type of designation and the Township can build upon the recognition to develop additional protective measures tailored to local objectives.

HISTORIC RESOURCES

Protecting historic and cultural resources is a high Township priority as indicated by the Resource Protection goals and objectives. Historic resources are considered a critical component of the Township's rural landscapes and preserving these historic features, along with natural features, maintains balance by recognizing the effect of settlement and its impact on the land. In certain respects, the Township has been quite aggressive in protecting its historic resources as it is one of the few municipalities to have adopted two certified local historic districts (Yellow Springs Historic District and Anselma Mill Historic District) in accordance with the provisions of Pennsylvania Act 167 of 1961, the Historic District Act.

A certified historic district designation, adopted in accordance with the provisions of Act 167, provides for an indepth review of alterations and modifications to historic buildings in the district before a building permit is issued. The review is undertaken by the historical architectural review board (HARB) which in turn presents its recommendations on the appropriateness of proposed changes to the Board of Supervisors. The board then makes the final decision on issuance of the permit. The Township has also established an historic business district in its zoning ordinance to protect the existing businesses in the vicinity of Yellow Springs and facilitate the development of complementary uses.

The following recommendations are an outcome of the analysis of issues and concerns identified in the inventory chapter, and review of the associated goals and objectives.

⇒ **Recommendations for Historic Resources Protection**

- ***Emphasize preservation of remaining historic resources when developing a Village Protection Overlay District.***

The remnants of historic villages and hamlets are found at six intersections in West Pikeland and protecting these remaining resources will help preserve the Township's history and early settlement patterns. A policy that would address both of these objectives is one that encourages low level of new development to be focused in and around these areas. This policy could be accomplished (in part) through a village protection program and corresponding overlay zoning district that emphasizes protecting the size, scale and related characteristics of the village or hamlet, and promotes adaptive re-use and infill. Any new development occurring in these areas should be restricted to only those services intended to meet local needs. Any new construction should be designed to complement the village context and respect the Township's overall rural character.

The Township generally supports this type of approach as exemplified by the certified historic district designations for Yellow Springs and Anselma Mill, and by the historic business zoning district that addresses commercial development in the vicinity of Yellow Springs. The historic village preservation concept could be used to provide for a variety of uses as determined appropriate for each individual village or hamlet. Separate districts, each including specific design standards focused on maintaining the unique characteristics of each village, would serve to preserve the existing built environment while also ensuring that new development is complementary in terms of building coverage, lot size, setbacks, and signage.

Another consideration when planning for land use in and around villages is protecting key viewsheds from the village roadways through lot sizes, buffer provisions, and open space requirements that prevent scenic views from being obscured by new development. Protecting viewsheds is particularly important when planning for Yellow Springs, Rapps Corner, and

Anselma. Other aspects of the historic village preservation concept is discussed in Chapter 11, Land Use and Housing Plan.

- ***Complete a comprehensive survey of historic resources that builds upon the information contained in the Chester County Historic Sites Survey (1981).***

An historic resources survey is the way in which information on historic resources is both gathered and organized. The Chester County Historic Sites Survey was the first gathering of information on historic resources undertaken in the County and provided the basis for most preservation efforts that have occurred to date. A comprehensive survey is more detailed and in addition to field observation, includes research into the property's historical records. A comprehensive survey is intended to provide the data needed to appropriately evaluate the resource and make a determination as to whether it is worthy of further protective measures.

All comprehensive surveys should be undertaken in consultation with the State Historic Preservation Office (Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation). The PHMC can provide technical advice as well as supply the necessary guidelines and forms. It also offers matching funds for surveys, as well as a wide range of other historic preservation activities. One of the primary grants offered, the Historic Preservation Grant is specifically for local preservation projects including historic resources surveys.

The National Park Service is another source of information on both planning and undertaking a comprehensive survey. It has developed several publications that address this topic and copies may be obtained by contacting the regional office.

- ***Update the historic resources inventory based on the existing survey data.***

An inventory of historic resources is a listing of significant resources that meet a defined criteria. An inventory is prepared once all historic resources are surveyed and evaluated, it then is used to provide the basis for determining municipal actions. Preservation activities designed to protect those resources included in the inventory can be developed. One of the most important uses of the comprehensive survey and updated inventory is to provide a basis for an historic overlay district that protects historic resources located outside of districts or clusters.

- ***Consider an historic overlay district as part of the zoning ordinance update.***

In Pennsylvania, historic resources can be protected through a certified local historic district established under the auspices of Act 167, the Historic District Act, or through Act 247, the Municipalities Planning Code. The Township has used the approach enabled through Act 167 to preserve the architectural characteristics of both the Yellow Springs and Anselma Mill historic districts, however, there are no regulatory measures in place to preserve the individual historic structures prevalent in the Township's rural landscape. Act 247, the Municipalities Planning Code, enables protection of these types of historic resources through an overlay district that incorporates use, area and bulk regulations.

An historic overlay district can protect resources by allowing for additional uses, requiring setbacks that protect the context of the site, preventing inappropriate additions and offering incentives for maintaining historic facades. A delay of demolition provision may also be included to prevent demolition prior to a full review of all possible alternatives. Unlike a certified historic district enabled through Act 167, an historic overlay district established under the auspices of Act 247 cannot specifically provide for architectural review, however, it can facilitate historic preservation

through the application of carefully designed zoning regulations. An overlay district also has the added advantage of facilitating communication between the Township and prospective developers on the treatment of any historic resources located on the site.

- ***Continue to support the efforts of organizations such as the West Pikeland Municipal Land Trust, Historic Yellow Springs, French and Pickering Creeks Conservation Trust, Anselma Mill Trust, and Natural Lands Trust in protecting historic resources.***

West Pikeland Township’s strong working relationship with area land trusts and preservation organizations that has enabled the protection of historic resources, within their contexts, without vast expenditures of Township funds or extensive regulatory measures. In this instance, the public and private sectors have each recognized the particular role that they are each able to play in preservation and have thus been able to complement the efforts of one another. This effective public-private partnership has resulted in the protection of historic resources and their contexts. These relationships should be nurtured through periodic meetings at which information is shared and issues of mutual concern addressed. Each should strive to support the activities and endeavors of the other that promote mutual historic preservation objectives.

⇒ **Recommendations for Developing a Municipal Historic Preservation Program**

- ***Consider appointing a Historical Commission to advise on general historic preservation issues in the Township.***

A historical commission differs from a historical architectural review board in that a commission is usually given broad responsibility for the local preservation program while a HARB is authorized specifically to make recommendations on architectural alterations and modifications proposed for certified local historic districts. A historical commission should be established by resolution of the Board of Supervisors and specific duties and responsibilities may be assigned at that time. The overall purpose of a historical commission is generally to monitor preservation in the municipality and advise the Board on issues of historical importance. It is also usually assigned the responsibility to carry out the Township’s historic preservation program.

- ***Encourage the preparation of “multiple resource” National Register nomination to recognize and document scattered rural resources and clusters.***

Several sites and districts in West Pikeland Township have been listed in the National Register of Historic Places, the nation’s official list of historic resources. They are described in Chapter 4. Listing is largely honorary, but it does provide for some protection through provisions that require that all federally funded projects and actions be reviewed for their potential impact on properties both listed and determined eligible for inclusion. The owners of National Register properties are also eligible to apply for certain grants and take advantage of preservation tax credits.

Multiple resource nominations are a type of National Register nomination that could be especially applicable in West Pikeland. It offers a way of recognizing diverse rural historic resources that may not necessarily be in proximity to one another. A thematic nomination recognizes rural resources that are similar in nature, but not all located in one area. The comprehensive survey and the updated inventory can form the basis for determining which properties should be considered for nomination.

- ***Encourage the protection of historic resources through education.***

One of the most important elements of a historic preservation program is education. Conservation easements, tax credits, maintenance, adaptive reuse and rehabilitation are examples of topics that can be addressed in an educational program. Providing information serves the dual purpose of generating support for Township sponsored preservation measures such as adoption of a historic overlay district or development of a historical park, while also encouraging private preservation measures.

- ***Sponsor activities such as house tours, educational seminars, preservation workshops, and local recognition programs as part of a historic preservation program.***

Historic preservation extends beyond protecting architecturally important buildings from demolition. Informational programs and community activities that teach about local history, the importance of preserving the built environment and need to protect what remains of the past can increase interest in historic preservation and lead to support for more comprehensive programs. West Pikeland Township is fortunate to have within its borders, both the Yellow Springs and the Anselma Mill historic districts, both of which can potentially be used as venues for various preservation activities.

- ***Develop a comprehensive Historic Preservation Plan for West Pikeland Township using Chester County's Historic Preservation Planning Grant Program.***

West Pikeland has several types of historic resources located within its borders ranging from villages with several buildings, to individual structures on relatively small lots. Each type of resource requires a slightly different preservation approach. For example, preserving the historic resources found in a village will differ from the approach taken to protect a farmstead, which in turn differs from preserving an individual structure. A comprehensive historic preservation plan is a technique that allows the municipality to design a program specifically suited to its own goals and to identify and discuss implementation measures in greater detail. It provides for a higher degree of specificity than that typically found in municipal planning documents. The Chester County Planning Commission offers grants to municipalities interested in developing a historic preservation plan. A manual outlining the recommended approach is also available.

CONCLUSION

Protecting the environmental and historic resources that creates West Pikeland's unique rural character is a high priority. Much of the policy contained in the recommendations presented emphasizes identifying these resources at the time new development is proposed to ensure that they are considered, and protected, before the development plan is finalized. To accomplish this, changes are needed to the Township's regulatory documents, specifically the zoning ordinance and subdivision and land development ordinance. Many considerations are offered to guide the implementation of this policy as these ordinances are updated. Other recommendations fall outside the purview of these regulatory documents and require separate action. Achieving the Township's goals and objectives necessitates adherence to an overall policy that provides for flexibility in land use and site design, in exchange for resource protection.

