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#### MEMORANDUM

TO: West Pikeland Township Comprehensive Plan Task Force  
Steve Ross, Interim Township Manager  
Jake Michael, Chester County Planning Commission

FROM: Edward A. Theurkauf, RLA, ASLA  
Nanci Sarcinello, AICP

DATE: June 12, 2009

SUBJECT: **WEST PIKELAND TOWNSHIP COMPREHENSIVE PLAN UPDATE  
COMMUNITY MEETING #1 SUMMARY**

A Community Meeting was held on 6-10-09 to discuss the West Pikeland Township Comprehensive Plan. The meeting was attended by 26 Township residents, including members of various boards and commissions, and interested citizens. Also in attendance were Jake Michael of the Chester County Planning Commission and Township Manager Steve Ross. Ed Theurkauf and Nanci Sarcinello jointly presided over the meeting.

We described the purpose of municipal comprehensive planning and discussed the inventory and analysis work conducted so far. Inventory and analysis of existing conditions consisted of demographics, land use, natural resources, historic resources, transportation, community facilities, utilities, open space, and recreation. We then divided the attendees into five groups to articulate community values and express them in the form of goals and objectives for the Comprehensive Plan. Input from the groups is as follows:

#### Natural Resources

- **Protect watersheds, especially those designated for special protection**

- Streams and floodplains
- Wetlands
- Buffers for water quality protection
- Advocate Exceptional Value (EV) stream designation for Pickering Creek

- **Protect sensitive terrestrial resources**

- Woodlands/forests – promote tree replacement and reforestation
- Steep slopes
- Critical habitats/PNDI sites
- Heritage trees
- Animal management to control disease (e.g. Lyme, West Nile)

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- **Protect groundwater resources**

- Groundwater recharge
- Groundwater contamination
- Well head protection
- Septic system design/maintenance
- Effective stormwater management

- **Promote “green building” technology** – Suggested moving this to the housing element of the plan or creating an “environmental sustainability” component

- Energy efficiency
- Renewable/recycled materials

- **Promote alternative energy** - Suggested moving this to the housing element of the plan or creating an “environmental sustainability” component

- Wind
- Solar
- Geothermal

**Historic Resources**

- **Preserve the historic integrity of the Township**

- Empower the Historic Commission and Historic Architecture Review Board
- Strengthen zoning ordinance
- Incorporate historic standards into building code
- Respect the evolution of different historical periods in ordinances
- Preserve open space as essential to the cultural history of the Township
- Open space, farming, and recreation as critical elements of cultural history

- **Protect historic villages**

- Mixed uses
- Design standards for new construction in the building code

- **Protect historic sites and buildings**

- Adaptive reuse/consider exemptions from ordinance requirements
- Density/use incentives

- **Retain historic visual quality of roads**

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**Community/Cultural Facilities**

- **Promote effective stormwater management**

- Identify and correct problems
  - Require Best Management Practices

- **Support cultural resources**

- Library
  - Historic Yellow Springs
  - Mill at Anselma
  - Join the Phoenixville area regional planning initiative
  - Define/embrace the cultural/artistic heritage of Northern Chester County as part of the Philadelphia regional culture, but as distinct from that of the Brandywine Valley
  - Recognize value of (EV) streams in determining Township history/culture
  - Promote trails/bike paths to link the community to culturally important areas
  - Place the theater on the cultural resources map

**Land Use**

- **Promote forms of residential development that are in harmony with the environment and the Township's rural character**

- Growth boundaries
  - Cluster density
  - Residential use types/locations
  - Conservation development incentives
  - Transferable Development Rights
  - Development intensity should be coordinated with infrastructure

- **Allow limited non-residential development in harmony with the Township's rural character**

- Mixed use/Traditional Neighborhood Development
  - Buffers and setbacks
  - Uses appropriate to location
  - Aesthetic standards for highway oriented commercial uses (e.g. gas stations)

- **Recognize and support agriculture to maintain its viability**

**WEST PIKELAND TOWNSHIP COMPREHENSIVE PLAN UPDATE  
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Tax abatement  
Prime agricultural soils protection  
Transferable Development Rights  
Agricultural Security Areas  
Conservation Easements

- **Establish a “town center”**

**Housing**

- **Accommodate growth in appropriate areas and at appropriate densities**
- **Provide a diversity of housing types at varying levels of affordability**

“Fair share” obligations  
Housing for seniors and young adults

**Utilities**

- **Provide adequate water supply**

Require new development to demonstrate adequacy of water supply

- **Provide safe and effective sewage disposal**

Promote sewage disposal methods for optimal water quality

- **Implement Act 537 plan**

**Transportation**

- **Provide a safe, efficient road system consistent with rural character**

Design standards for main roads and country roads  
Problem intersections/Intersections affected by recreation area traffic  
Bridges  
Minimize traffic volumes to maintain rural character  
Coordinate recreation area planning with adequate road access

- **Promote fuel efficiency/greenhouse gas reduction**

**WEST PIKELAND TOWNSHIP COMPREHENSIVE PLAN UPDATE  
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Carpool/park and ride  
Regional transit  
Bus to Septa regional rail

- **Develop bicycle routes and trails**
- **Provide adequate access/parking at trailheads**
- **Create and expand pedestrian linkages**

Sidewalks  
Provide trailheads at recreation areas  
Cross-Township rail/trail on former Pickering valley RR

**Parks and Recreation**

- **Provide sufficient facilities for active recreation**

Township parks/review use of Pickering Grove, Hallman's Field, Windolph Knoll  
Expand regional partnerships beyond LYA  
School facilities/Montgomery School

- **Provide diversified recreation amenities for all ages and abilities**

Serve the Township's demographic constituencies  
Comply with Americans with Disabilities Act  
Provide tennis, fishing access, and equestrian passage  
Promote utilization of existing resources, e.g. Pickering Grove, Hallman's Field

- **Provide accessible neighborhood parks**

Require in all new developments  
Connect parks to trails or other open space

- **Establish a Township and regional trail network**

Accommodate hikers, equestrians, bicyclists  
Horse-shoe Trail  
Existing trail network  
Promote easements, purchase of development rights for access  
Coordinate with adjacent municipalities/Northern Federation Municipalities  
Coordinate with conservation lands e.g. Binky Lee  
Maintain a public registry of accessible trails

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Restore equestrian access through Pine Creek Park

**Open Space**

- **Protect large and contiguous areas of open space (\*)**

- Transferable Development Rights
- Conservation incentives
- Clustering
- Easements on properties vulnerable to development
- Coordinate with adjacent municipalities

- **Conserve open space to the maximum possible extent (\*\*)**

- Township purchase of lands
- Purchase of easements/development rights
- Encourage private easements

Township intern Megan Roberts will assist with compiling public opinion survey responses, which are to be submitted to the Township by 6-15-09. Survey results will be analyzed, considered with input from Community Meeting #1, and formulated into goals and objectives by the Comprehensive Plan Task Force at its 7-10-09 meeting.

Please call if there are any questions.