

CHAPTER 12 PLAN INTERRELATIONSHIPS

A major goal in the preparation of this update to the Comprehensive Plan for East Pikeland Township has been to ensure that the planning goals, policies and programs of the Township were consistent with other important and relevant Comprehensive Planning programs. Among the most relevant are the Comprehensive Plan for Chester County, "Landscapes", the Federation of Northern Chester County Communities Regional Plan and the Township's Open Space, Recreation and Environmental Resources Plan. This chapter will assess the relationships among all four planning documents with reference to the Environmental, Social, Economic and Regional planning implications.

Environmental

The Township has, in this and other planning documents, defined and mapped its sensitive natural resources. These maps are to be utilized by the Township Planning Commission and the Board of Supervisors to guide and direct development within the Township. The establishment of growth areas will also assist in regulating the impact on sensitive natural and cultural resources. The Township must manage its resources and the impact of development on them. The level of control may be less stringent in areas of higher density development within the growth areas, than in the areas outside the growth areas, however it will be the policy of East Pikeland Township to protect the full range of environmental resources. To this end, the Township has established the following planning policies:

- Support water conservation practices.
- Protect ground and surface water supplies.
- Prevent development in floodplains and wetlands
- Promote education of water conservation and protection.
- Preserve and enhance buffer areas around water bodies to mitigate environmental and visual impacts.
- Preserve and protect large woodlands and woodland corridors for their contribution to wildlife habitat and scenic values.
- Promote soil conservation practices to reduce erosion and sedimentation in the region.

- Promote preservation of prime agricultural soils outside of the growth areas. Promote and encourage identification, preservation and restoration of historic sites within the Township and the region.

Social

East Pikeland Township recognizes the fact that development and growth is inevitable. Rather than allowing development to direct the Township, East Pikeland intends to direct development. Housing needs will be satisfied with the inventory of existing lots and the development of lands within the growth areas. In establishing growth areas and by encouraging cluster development, East Pikeland Township has established a consistency with both “Landscapes” and the Federation of Northern Chester County Communities Regional Comprehensive Plan.

The Township intends to:

- Provide an adequate supply of owner and rental housing units in an amount and location consistent with the Future Land Use Plan.
- Concentrate new housing within identified growth areas.
- Direct housing in rural landscapes to infill areas of existing developed areas.
- Promote adaptive reuse in the Village Center area to retain the area within the Township.
- Mix housing with commercial and institutional uses in the Mixed Use area to improve accessibility and diversity within the community.
- Encourage land use regulations that allow for development of affordable housing.
- Promote efficiency in the development process to avoid unnecessary cost to housing.
- Enforce fair housing laws which prohibit discrimination in the sale or rental of housing.

Economic Development

Economic development within the Township is currently limited. The majority of the residents will, in all probability, commute to the Phoenixville and greater Philadelphia areas for employment. The Township does, however, want to achieve and maintain a healthy business climate to ensure economic growth while preserving the quality of life that has given the Township the character it enjoys today. In doing this, the Township will remain an attractive place.

In identifying the needs of its residents, professional and support services for residents will be second only to the agricultural industry within the Township. The Township desires to maintain agriculture as a significant business sector within the municipality. To achieve an attractive business climate, East Pikeland Township intends to:

- Identify the needs of the business community and what it believes necessary to improve the business community.
- Promote adaptive reuse of older facilities in the Village Center, Commercial and Mixed Use areas for commercial and professional uses.
- Promote architecturally compatible structures in the Village Center to integrate village businesses into the community.
- Maintain and improve the functional integrity of the existing roadway network and develop pedestrian access to new businesses, when applicable.

Regional Relationships

East Pikeland Township has established, herein, a Land Use Plan and Growth Management Strategy consistent with the vision of the future of the Chester County Comprehensive Plan, "Landscapes". This plan is intended to support the County Plan along with the Federation of Northern Chester County Communities Comprehensive Plan. East Pikeland Township supports:

- The control of the sprawling development which has consumed vast areas of Chester County in the past several decades.
- The revitalization of the existing village and the preservation of historic resources.
- The preservation of natural resources and farmland.

- The provision of transportation options and reduction of traffic congestion.
- The enhancement of the adjoining land use patterns of neighboring municipalities with the utilization of growth areas.
- The maintenance of constant liaison with adjoining municipalities through the Federation of Northern Chester County Communities, as well as adjacent municipalities across the Schuylkill River in Montgomery County.

Plan Relationship to Act 67 and 68

The Pennsylvania Municipalities Planning Code (MPC) adopted in 1968 has been amended numerous times including Acts 67 and 68. While Act 67 addressed multimunicipal agreements aimed at implementing comprehensive plans, Act 68 amended the MPC by creating requirements for specific plan elements. Among those is the need to insure that the Plan addresses affects on the Township's water supply caused by extraction of minerals and commercial agricultural production activities. The impact of mineral extraction on the water supply is minimal due to the minimal presence of such activities in the Township. Should they be considered in the future, the Township should evaluate potential impacts to the water supply and implement regulations to preclude same.

With regard to impact on the water supply caused by agricultural operations, there are actions the Township may take to preclude or minimize them. Water supply in the Township is divided between those areas that are served by regional public systems with sources beyond the Township and those areas that depend on well on-site. The use of wells is primarily in the rural and agricultural areas. See Figure 4.1 for mapping of the public water and sewer service areas. The ability of the Township to regulate agricultural practices as they relate to pesticides, fertilizers and animal manure is limited. These issues are typically addressed by the State through the Department of Environmental Protection or Conservation Service. The Township should encourage the implementation of Best Management Practices policy through cooperation with State and Federal agencies. In some instances, establishment of Zoning Ordinance provisions creating and enforcing Riparian Buffer Areas can improve stream qualities controlling runoff from land adjacent to streams. Preservation and conservation of major stream corridors also addresses water quality issues on a regional level. This Plan calls for these and other features which have the ability to impact water supply quantity and quality.