



DRAFT 01/08/24

CHESTER COUNTY, PA

West Sadsbury

Township

COMPREHENSIVE PLAN
2024



Insert Resolution

West Sadsbury Township

Chester County, Pennsylvania

Comprehensive Plan 2024

Administrative Assistant/Treasurer

Patti Piersol

Township Planning Commission

Ed Haas, *Chairman*

Deidre Hosier, *Vice-Chairman*

Art Wright, *Secretary*

Charles Eggen

Ashley Melasecca

Benuel Stoltzfus

Ken Umble

Board of Supervisors

Ed Haas, *Chairman*

John Keeseey, *Vice-Chairman*

Butch Myers, *Supervisor*

Technical Assistance

This plan was prepared by the Township and is a product of the Township. Technical planning assistance was provided by the Chester County Planning Commission.

Kate Clark, *AICP, Senior Community Planner*

Chris Patriarca, *AICP, Senior Comm. Planner*

Joseph Shanley, *Community Planner**

Paul Fritz, *RLA, AICP, Design and Technology Director*

Richard Drake, *Technical Services Specialist*

Albert Park, *Design Planner*

Chris Bittle, *Senior Graphics Specialist*

Ian Mix, *Graphics Specialist**

*Former staff

Funding

Funding was provided by West Sadsbury Township and through the Chester County Vision Partnership Program, sponsored by the Chester County Board of Commissioners. This Plan was prepared, in conjunction with the principles of Chester County's comprehensive plan policy *Landscapes3*, as a means of achieving greater consistency between local and county planning programs.



Contents

Our Vision..... 7

Introduction..... 8

The Plan

These chapters address elements that fall under topics of concern identified by the community during the planning process. Each topic consists of a broad goal, which is achievable through objectives and specific recommendations. Each recommendation has an explanation of its relevance and the actions necessary for implementation. The last chapter consolidates the recommendations into a table which identifies priority level, parties responsible for implementing, and suggested strategies.

1: Resource Conservation..... 12

2: Open Space and Recreation 24

3: Connectivity 40

4: Township Services and Facilities..... 58

5: Economic Development..... 72

6: Future Land Use..... 86

7: Implementation..... 102

Appendices

The appendices include background and supplemental context information, a summary of the public survey results, and a compilation of maps.

- A. Exiting Conditions
- B. Demographic Profile
- C. Zoning and Land Use in Adjoining Municipalities
- D. Public Participation
- E. Maps



Our Vision

West Sadsbury Township is a community that takes pride in its agrarian history and promotes a rural quality of life while balancing the challenges resulting from continued growth pressures. West Sadsbury has direct access to major transportation routes, commercial services, and points of interest that serve the community while respecting its historic land use character and attracting targeted commercial and industrial development. The community will continue to protect its agricultural landscapes, open spaces, and natural resources, and accommodate compatible development through proper growth management and responsible planning techniques.

Introduction

Comprehensive Plan Purpose

A comprehensive plan is an adopted policy document intended to provide long-range guidance for a municipality regarding topics such as land use, transportation, economic development, housing, public facilities, historic, and environmental resources. A comprehensive plan provides a community with a framework of policies and actions on which to rely when responding to evolving challenges and opportunities.

This comprehensive plan, created with involvement of residents and elected officials, defines a vision for West Sadsbury Township's future and provides a series of actions to achieve that vision. This plan is an implementable plan, which follows a different process and format than traditional comprehensive plans and is designed to be as specific as possible to the Township's goals. An implementable plan focuses on the most pressing challenges and opportunities, allowing the Township to make the most efficient use of resources. The Township previously adopted the Octorara Region Comprehensive Plan in 2004 and their individual municipal comprehensive plan was adopted in 1994.

Comprehensive Planning in Pennsylvania

This comprehensive plan was completed in compliance with the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as reenacted and amended. The MPC enables municipal land use controls in Pennsylvania and provides the framework for developing and implementing comprehensive plans and local land use regulations, such as a zoning ordinance. The MPC calls on municipalities to review comprehensive plans every ten years.

The Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, as reenacted and amended, empowers municipalities to...

Plan for their physical development.

Develop a blueprint for housing, transportation, community facilities and utilities, and for land use.

Establish community development goals and objectives that guide future growth and development.

Planning Process

Development of this plan was led by a task force consisting of representatives of the Planing Commission. In addition to regular monthly meetings of the task force, the process included the following:



The task force analyzed and evaluated pertinent information affecting land use, housing, connectivity, economic development, environmental resources, parks and recreation, historic preservation, and community facilities in the Township. Recommendations were developed by the task force to meet the challenges and opportunities identified through the planning process, and then shared with the public for review and endorsement.



In May 2023, an open house was held to gather resident feedback on a variety of topics covered in the comprehensive plan.

Key Issues and Opportunities

This comprehensive plan is based on an understanding of relevant conditions that are expected to influence, and be influenced by, the plan. The following provides an overview of the major strengths on which to build West Sadsbury's future physical development.



1 Resource Conservation

West Sadsbury Township is rich in natural resources, environmentally sensitive areas, and historic and scenic resources that help define the community's character. Conservation and appropriate management of the Township's natural resources are essential for both protecting and maintaining forested areas, steep slopes, surface water, prime agricultural soils, and groundwater. Preservation of historic landscapes maintains the rural and agricultural character that makes West Sadsbury unique. Preserved open spaces which frame the historic setting and parks and recreation facilities which offer access to natural resources are discussed in Chapter 2.



2 Open Space and Recreation

Agricultural lands and open spaces are an essential component of West Sadsbury Township's landscape. In addition to providing many economic and natural resource benefits, preserved open spaces can provide recreation for residents, such as the West Sadsbury Park and the Jim Landis Woodland Preserve. With approximately 20% of the total land of West Sadsbury permanently preserved, ongoing stewardship and maintenance of open spaces is essential. With a legacy of open space protection, West Sadsbury should consider additional preservation of open spaces and expanding recreational offerings as opportunities arise. Natural and historic resources which frequently occupy parks and open spaces are discussed in Chapter 1, while trails that represent recreational opportunities are discussed in Chapter 3.



3 Connectivity

West Sadsbury Township is situated at an important nexus for connectivity along the Route 30 corridor. This has driven both industrial growth because of the benefits from accessibility to major transportation corridors like Route 30 and Route 41, and commercial development near the intersection of Route 30 and Route 10. Maintaining road quality and proactively considering how new development would impact traffic and transportation needs of residents are priorities to promote effective multimodal connectivity in the community.



4 Township Services and Facilities

West Sadsbury Township's elected officials, volunteers, and staff, together with the services they provide to residents and businesses, are collectively considered Township resources. These resources, along with a strong tax base, are important factors in effective governance. Efficient administration of Township resources, as well as support of and coordination with entities such as the West Sadsbury Township Police Department, Keystone Valley Fire Department, and the Octorara Area School District are critical for maintaining and improving the quality of life for the community.



5 Economic Development

With its convenient access and variety of established businesses, West Sadsbury serves as a commercial hub for nearby rural municipalities in Western Chester and Eastern Lancaster counties. Commercial offerings in the Township range from national establishments in the West Sadsbury Commons shopping center to family and local farm-based businesses. In addition to its retail offerings, West Sadsbury features industrial establishments along Lower Valley Road. Key undeveloped properties along Route 30, and the changing nature of retail and industrial establishments present opportunities for West Sadsbury to further define the future vision for development in the Township.



6 Future Land Use

The future land use plan establishes policy for balancing growth and preservation in West Sadsbury Township, with an outlook of ten years. Specifically, the future land use plan provides the overall framework for guiding land use, housing, economic development, resource protection, and related policy decisions for the time horizon of the plan. A land use plan must address where future population growth can realistically be accommodated on 'developable' lands, meaning any land that is not developed, protected, or constrained. This chapter provides an overall framework for the future land use in West Sadsbury, an inventory of developable lands, and recommendations for accommodating projected needs.