



# LONDON BRITAIN TOWNSHIP

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## COMPREHENSIVE PLAN UPDATE 2019





**COMPREHENSIVE PLAN UPDATE 2019**  
London Britain Township  
81 Good Hope Road, Landenberg, PA 19350

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**ACKNOWLEDGMENTS**

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# Chapter 1 Introduction



*A typical London Britain landscape.*

The 2019 London Britain Township Comprehensive Plan is an update of the Township's 2008 Comprehensive Plan. While the 2019 Plan builds on many of the goals and strategies of the 2008 Plan, it also establishes new direction regarding Township land use, natural and historic resources protection, public roads and trails, and other focus areas that contribute to London Britain's unique character.

London Britain Township is 10 square miles (6,267 acres) in size and was estimated to have 3,268 residents as of 2016. As shown on Figure 1. Regional Location, the Township is located in the southeastern corner of Chester County and borders both New Castle County, Delaware and Cecil County, Maryland, to the south. Newark, Delaware, home of the University of Delaware and the closest urban area, is roughly 1.5 miles to the south. The City of Wilmington, Delaware lies approximately 10 miles to the east of the Township.

London Britain Township's overall character is rural, largely due to an extensive amount of heavily wooded stream valleys, narrow floodplains, and forested hillsides. Many of these natural lands are within the State-owned White Clay Creek Preserve, providing residents and visitors with ready access for hiking, horseback riding, fishing, bird-watching, and other outdoor recreational activities. A large area of prime agricultural land is in the western half of the Township with frontage on State Route 896. Interspersed with the Township's extensive open spaces are rural residences and larger residential subdivisions, while a very small area of commercial shops and stores is clustered along State Route 896 near the Township's border with Franklin Township. London Britain is a bedroom community, due to the limited offering of commercial services and non-farm employers available to Township residents. Figure 2 provides a high-altitude, aerial view of the Township showing land cover, lot lines, roads, and surface water features. The Township does not offer public water or sewer facilities or services.

## What is the Comprehensive Plan?

This 2019 Comprehensive Plan is intended to guide the development and preservation of the Township over the next 20 years as per the Community Vision, Key Values, and Goals and Strategies included herein. It establishes implementation recommendations for zoning and development, natural and recreational resources, open space and land preservation, scenic and historic resources, transportation, and community facilities and services.

The Plan's recommendations have no legal effect on the actual use of land, i.e., the Township cannot mandate how land is used or developed by adopting this Comprehensive Plan. However, this Plan will serve as an important policy guide for Township officials on a variety of municipally-related topics, when establishing work programs for its various committees and commissions, and when seeking public funding for projects identified for implementation.

This Plan also provides guidelines and serves as a foundation for revisions to the Township's primary land use regulations, the Zoning Ordinance (ZO) and the Subdivision and Land Development Ordinance (SALDO). The ZO primarily controls the types and intensities of various land uses and design standards for their existing use and future development. The SALDO primarily establishes procedures for approving new lots and other land developments, as well as establishing design standards for the construction of roads, stormwater management, and other improvements.

## How Was this Plan Developed?

The 2019 Comprehensive Plan replaces the Township's 2008 Comprehensive Plan and updates the 1992 Open Space, Recreation and Environmental Resources Plan (OSRER). An extensive public participation process was used to develop the 2019 Plan, specifically:

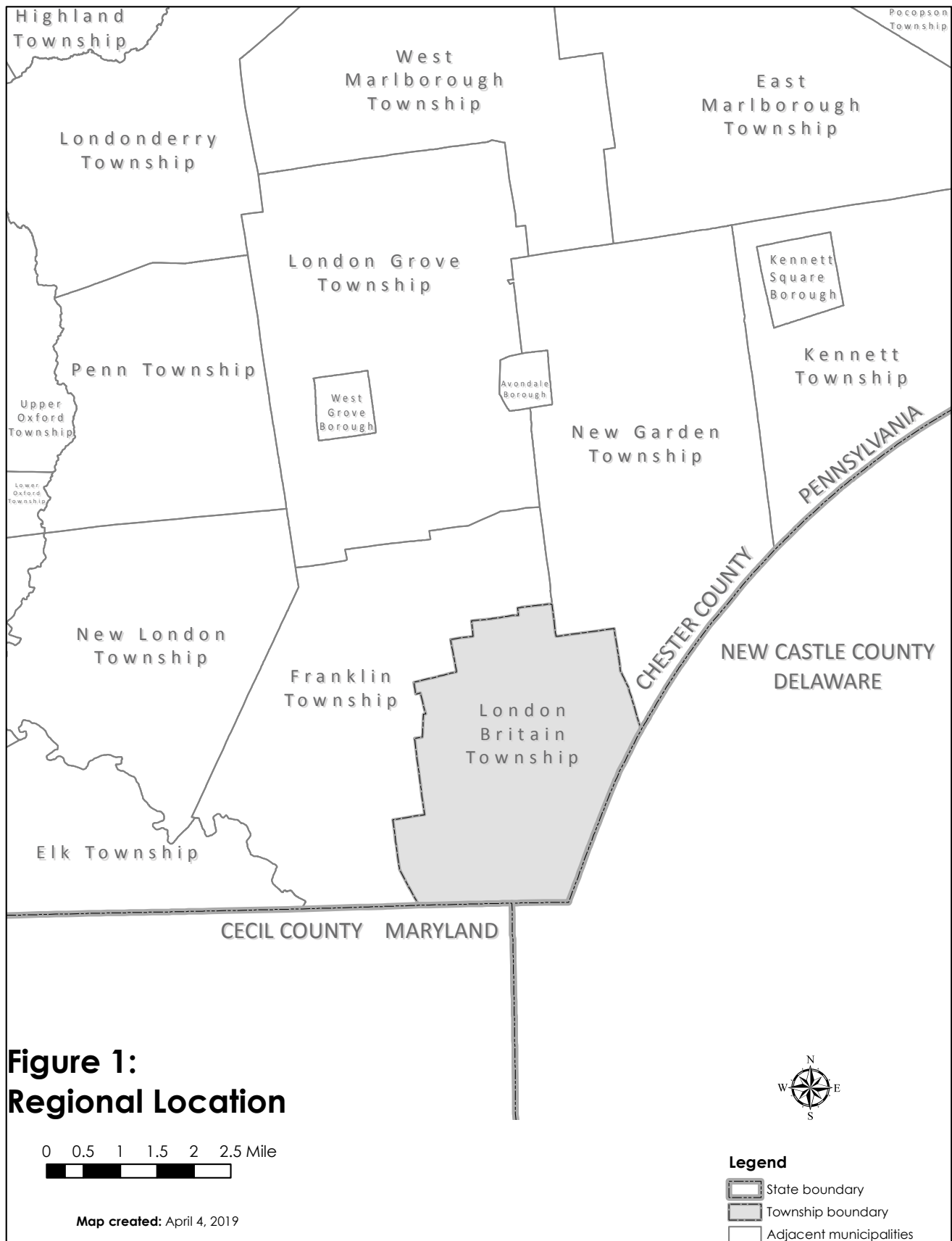
- Establishment of the Comprehensive Plan Update Task Force
- Organizing the Community Visioning Session
- Design and analysis of a Community Planning Survey sent to all Township households
- Formulating a Community Vision, Key Values, and Goals and Strategies
- Analyzing maps and data of existing conditions
- Establishing a Future Land Use Plan
- Development of Implementation Recommendations and priorities
- Organization of several public meetings

## Summary of Public Participation Creating the 2019 Plan

The 2019 Plan was developed by Township residents and administrative staff with many opportunities for input and feedback from the general public. Several of those opportunities are described below.

### Task Force

The London Britain Township Board of Supervisors appointed a 10-member Task Force to work with its planning consultant, the Brandywine Conservancy. Task Force membership included the Township





Planning Commission chair, four additional Planning Commission members, four Township residents representing an array of interests and experience, and a Board of Supervisors member. A staff person from the Chester County Planning Commission responsible for overseeing the Township's use of a County Vision Partnership Program (VPP) grant also participated in most of the Task Force meetings. The Brandywine Conservancy added Thomas Comitta Associates for visioning and McMahon Associates for transportation subconsulting.

The Conservancy planning team met with the Task Force approximately once each month from February 2018 through August 2019 to discuss the Township's vision, provide direction on the major Plan Chapters, and to assist in mobilizing other Township residents to participate in the Plan's formulation.

To that end, opportunities for public participation were maximized throughout the two-year planning process. Public input actions included:

- Community Visioning Session
- Community Planning Survey of all Township households
- Planning Commission Public Meeting
- Public hearing before the Board of Supervisors

### Community Visioning Session

On June 7, 2018, the Township Task Force hosted a Community Visioning Session at the Township meeting hall to kick-off the public's participation in the Comprehensive Plan development efforts and to listen to their priorities regarding quality of life, future improvements, and spending. This Session was attended by over 50 residents, and included broad representation from all geographic areas of the Township.

The Session produced "Places Loved" and "Places Needing Improvement" from participant input; Appendix B lists and includes maps of these "Places" as identified by Session participants. Participant "Spending Priorities" for either land preservation or physical improvements were also identified through the Visioning exercise. Examples of each include:

- Places Loved – White Clay Creek Preserve and trails; views at intersection of Mercer Mill Road and North Creek Road.
- Places Needing Improvement – Intersection of State Route 896 and Strickersville Road; Good Hope Road.
- Spending Priorities – transportation; open space and farmland

At this Visioning Session, the Task Force also learned the following from attendees:

- Retaining rural character was the issue of greatest importance.
- Improving wireless communications was the number 1 desired change.
- Safety and/or intersection improvements are top priority at State Route 896 and Strickersville Road.
- Adding appropriate width shoulders to roadways to improve vehicular and pedestrian safety should be a consideration.

A complete summary of the Community Visioning Session input is included in Appendix B.

**Figure 2:  
Aerial Photograph**



0 0.25 0.5 0.75 Mile

**Data Source:** Base data from Chester County Geographic Information Services, 2018.  
Aerial data from DVRPC, 2015.

**Disclaimer:** This map is for illustrative purposes only and does not constitute a valid survey.

**Map created:** January 30, 2018

**Last revised:** June 11, 2019

**Legend**

- Township boundary
- Roads
- Water bodies
- Streams



## Community Planning Survey

Around the same time the Task Force and planning team were preparing for the Community Visioning Session, they also prepared a mail-out survey to all Township households. This survey asked 22 questions related to Township and regional planning issues. Completed survey responses were combined with the Community Visioning Session input to help define the primary direction and content of the 2019 Comprehensive Plan. The Township received 330 completed surveys out of 1,255 distributed. This response rate of about 26% is exceptional considering an average survey response rate is approximately 10-15%. A tabulated summary of survey results is included in Appendix C; from survey responses, some of what the Task Force learned included:

- “Attractiveness of the area (including proximity to White Clay Creek Preserve, natural areas, and rural character)” was the number 1 reason survey participants chose to live in the Township.
- “Taxes too high”, followed by “Retirement/downsizing”, and “Area becoming over-developed” were the greatest reasons why survey participants would move out of the Township.
- Survey respondents were split on whether the Township was “a good place for seniors to live”, but clearly felt the Township was “a good place for young people to live”.
- “Walking and jogging paths” were identified as extremely important venues for public recreation.
- “Maintenance of Township roads” was the number 1 transportation need after specifically identified intersection improvements.
- 174 of the Survey participants answered they have lived in the Township more than 20 years.

Question 22 asked survey participants to identify any other concerns about Township planning; over 164 written responses were received for this Question. One Task Force member chose to group these responses into nine general categories to enhance their meaning to the Plan Update. Those 9 categories and the number of written responses included under each are shown below:

- Natural and Recreational Resources
  - o Rural Character (11)
  - o White Clay Creek, Nichol Park, and Fair Hill (9)
- Water, Septic and Sewage (11)
- Roads
  - o Traffic and Safety (19)
  - o Maintenance (15)
- London Britain Township and Land Trust Feedback and Opportunities (18)
- Open Space and Land Preservation (8)
- Survey Feedback (8)
- Cell and Internet Services (18)
- Development and Zoning (27)
- Taxes (20)

## Plan Adoption

After a draft Comprehensive Plan was produced, a public meeting was held by the Township Planning Commission on \_\_\_\_\_, 2019 to present the draft to the public and obtain any suggestions or other input. The final draft Plan was refined based on the public input and sent to the Board of Supervisors for review and adoption. Upon completion of the State-required Act 247 review process, the Board of



Supervisors **adopted the 2019 Comprehensive Plan Update on \_\_\_\_\_, 2019.**

]

## Plan Components

**Chapter 1:** Introduction (including Community Vision, Key Values, and Goals and Strategies)

**Chapter 2:** Zoning and Development

**Chapter 3:** Natural and Recreational Resources

**Chapter 4:** Open Space and Land Preservation

**Chapter 5:** Scenic and Historic Resources

**Chapter 6:** Transportation

**Chapter 7:** Community Facilities and Services

**Chapter 8:** Statement of Compatibility

**Chapter 9:** Implementation Recommendations

**Appendices**

**Chapter 2 (Zoning and Development)** is the first of six major Plan Chapters, and includes plans for the future use of Township land for agricultural, residential, commercial, industrial, recreational and open space purposes.

**Chapter 3 (Natural and Recreational Resources), Chapter 4 (Open Space and Land Preservation), and Chapter 5, (Scenic and Historic Resources),** plan for the protection and in some cases, restoration, of the Township's unique natural, scenic, and historic resources.

**Chapter 6 (Transportation)** plans for the future circulation of residents, visitors, and businesses, and prioritizes safety and efficiency of pedestrians, bicyclists, and motorists using Township or PennDOT roads, or Township or State-owned trails.

**Chapter 7 (Community Facilities and Services)** plans for anticipated demands on Township-owned facilities, such as Nichol Park, but also recognizes limitations of existing infrastructure in meeting excessive demands.

**Chapter 8 (Statement of Compatibility)** ensures that Plan Chapters seamlessly work together in achieving the common Community Vision, while a) syncing with the planning efforts of adjoining municipalities and Chester County, or at least b) avoiding adverse impacts to the planning efforts of its neighbors in carrying out its Plan.

**Finally, Chapter 9 (Implementation Recommendations)** outlines specific actions many Township stakeholders can take over the next 10 to 20 years to help achieve the Community Vision and honor the five Key Values.

Each Chapter's content is supported by technical information summarized in the Plan's Appendices that was collected and analyzed during the Comprehensive Plan update. As examples, Appendix A presents the Township demographic data, including population forecasts to help determine how much residential growth should be anticipated by the Future Land Use Plan. Appendix B summarizes the input and results of the Community Visioning Session and Appendix C provides a tabulated summary of the completed Community Planning Survey. Other Appendices present mapped inventories of existing land use, natural resources, open space, and trails, and explain why these subjects are important in shaping the Plan.

# Community Vision, Key Values, and Goals and Strategies

The Community Vision and five Key Values for London Britain Township were developed based in part from input received at the Community Visioning Session and the Community Planning Survey results.

## Community Vision

London Britain Township sustains its rural character by (1) encouraging agriculture and land preservation; (2) being the home of White Clay Creek Preserve, the White Clay Creek Wild & Scenic River, and the headwaters of the Christina River; and (3) by supporting adjacent conservation efforts in Delaware’s White Clay Creek State Park and Maryland’s Fair Hill Natural Resource Area. The quality of life our residents enjoy benefits from proactive land and water conservation efforts; trail connectivity linking neighborhoods with parks and other natural areas; the availability of basic Township services on a rural scale; sound local planning; and the regulation of land use change while respecting the rights of private property owners.

## Key Values

<i>Longevity</i>	Preserve the farms, nature, scenery, and historic structures that will forever define London Britain’s rural character and secure our residents’ chosen ways of life.
<i>Accessibility</i>	Enable public access by residents and visitors to the Preserves, parks, creeks, and other natural areas within and bordering the Township - supporting fun, relaxation, education, and spiritual enrichment.
<i>Governance</i>	Govern a rural, fiscally-conservative Township by providing basic public services to our residents and businesses; carefully managing changes in land use; steward natural resources; communicate successes; and be timely responding to resident concerns and other requests for Township assistance and/or guidance.
<i>Safety</i>	Protect the public health, safety, and general welfare, including but not limited to: efforts to ensure safe roads, bridges, and pedestrian crossings; efforts to increase the frequency of police patrols and response times of emergency responders; and efforts to provide reliable cellular communications throughout the Township.
<i>Collaboration</i>	Coordinate Township-led activities with our residents and neighboring municipalities, as well as county and state governments, regional agencies, the National Park Service (White Clay Wild and Scenic River), the London Britain Township Land Trust, area non-profit organizations, and others. Collaborate to increase efficiency and chances of success.

## Goals and Strategies

The six major Plan Chapters present Goals and Strategies related to the Chapter's subject matter. The Strategies become Implementation Recommendations in Chapter 9.

## Chapter 2 Zoning and Development



*The Shoppes of London Britain.*

### Introduction

This Chapter presents a plan for the future use of London Britain Township land for agricultural, residential, commercial, industrial, recreational, institutional, and open space uses. Specific Goals and Strategies, and a Future Land Use Figure, are presented in a way that is consistent with other Chapters of the Comprehensive Plan. The Township will use its regulatory ordinances (zoning, subdivision and land development, and stormwater management) to guide implementation. The Township may also partner with others, such as the London Britain Township Land Trust, to help educate landowners and others on portions of this Chapter and several others.

Chapter content is supported by technical information (summarized in Appendix G) that was collected and analyzed during the Comprehensive Plan update. Chapter 9 provides a matrix of Plan Implementation Recommendations that correspond to this and other Chapters.

### Township Overview

Over the last twenty-five years when much of central and eastern Chester County was experiencing significant growth, London Britain Township officials were able to accommodate a moderate amount of growth and development without changing the Township's serene rural nature.

Officials were aided by London Britain Township's:

- Extensive areas of steep slope, floodplain, wetlands, and shallow depth to bedrock making



development both difficult and expensive.

- Strong open space conservation ethic shared by many residents, local and regional land trusts, Watershed Association members, and others.
- 1,339-acre portion of the State-owned White Clay Creek Preserve.
- Lack of public water and sewer that would support more intense development.
- Local regulations that required developers to demonstrate site-suitability for approval.
- Requirements that new development dedicate at least half of the land as open space.
- Designation as part of the White Clay Creek Wild and Scenic River (watershed) in 2000.

In the last ten years, far less residential and non-residential growth has occurred than the prior fifteen years. Today, land in London Britain Township consists of working farms, single-family homes, rural occupations, a few commercial businesses, municipal uses, and an extensive amount of public and private open space. Based on forecasts, the Township's population is expected to experience only a slight increase over the next 10 to 20 years. The Chester County Planning Commission used these forecasts for its 2018 comprehensive plan for the County (Landscapes3) and designated London Britain as a Rural Resource Area rather than one of its Growth Areas. Furthermore, London Britain Township is far south of the Route 1 corridor, under consideration for economic growth by the Chester County Economic Development Council in its publication, VISTA 2025. And, while London Britain Township has many residents who work in neighboring Delaware and Maryland, economic growth in these two states is unlikely to spill over into London Britain. For these and other reasons, Township officials believe London Britain lies outside the "path of growth," and therefore can continue supporting land use and other policies that promote the retention of the Township's unique rural and natural character for at least the foreseeable future. (A formal study of the Township with respect to this "path of growth" is on file with the Township.)

Regarding zoning and future development, the limited amount of anticipated residential growth can be largely absorbed through existing lots and small subdivisions (1 to 3 lots) of larger parcels zoned for residential uses. While some large tracts remain which could accommodate large residential subdivisions (with 20 to 40 new homes), their development would likely require the sale of an existing farm. At the time this Plan was developed, owners of farms in the Township were more interested in retaining their farms; some were applying to Chester County to have their farms permanently preserved. With respect to commercial development, very little, if any, is envisioned over the next 20 years, and if occurring, would most likely result from attrition of existing businesses along State Route 896. There is no major light or heavy industrial development expected in the Township in the foreseeable future. Rural occupations and a few small-scale industries do operate successfully in London Britain, particularly those that are agriculturally related or niche industries such as a small vineyard.

## Figure 3. Future Land Use

How London Britain officials envision Township land use over the next 10 to 20 years is visually presented on Figure 3. Future Land Use (page 16). This figure assumes that most land currently developed with residential, public, quasi-public, or institutional uses will remain as such in the future. Open, agricultural, or natural land, when preserved through a conservation easement or other restrictive covenant, will remain in some form of open space use. These assumptions leave the following lands potentially developable: vacant lots; parcels with a single building but large enough to accommodate more buildings; large tracts of land in agriculture, woodland, or open space uses that are not permanently protected; and lands zoned and/or developed with commercial uses that could someday be developed or redeveloped.

Table G-1 in Appendix G provides acreage totals and percentages of total Township land area.

Figure 3. Future Land Use divides the Township into four land use categories. Within each of these categories, an appropriate mix of different land uses either exists, or is envisioned, in the future. These four categories are:

#### **Resource Conservation.**

The Resource Conservation (RC) category applies primarily to the White Clay Creek Preserve, other conserved properties, and an area of rare, environmentally sensitive habitat in the Township. It also includes a limited number of potentially developable properties that are appropriate for single-family residential, institutional, and recreational uses, rural occupations, and other open space uses. These limited uses should protect the existing natural, scenic, and historic features and use only on-lot water and wastewater disposal systems.

#### **Site-Responsive Development.**

The Site-Responsive Development (SRD) category applies to much of the remaining lands in the Township. This category includes parcels already developed with residential and other uses, and lots and parcels that are potentially developable. Appropriate uses of SRD designated lands include single-family residential, institutional, and recreational uses, rural occupations, and other open space uses. Site responsive means that any proposed change in use, or new development, should at a minimum protect critical environmental features such as floodplains, wetlands, steep slopes, and riparian forest buffers. Ideally, other natural, scenic, and historic features present on-site would be largely protected by successfully integrating them into the development's design. Such development should only consider on-lot water and wastewater disposal systems.

#### **Village.**

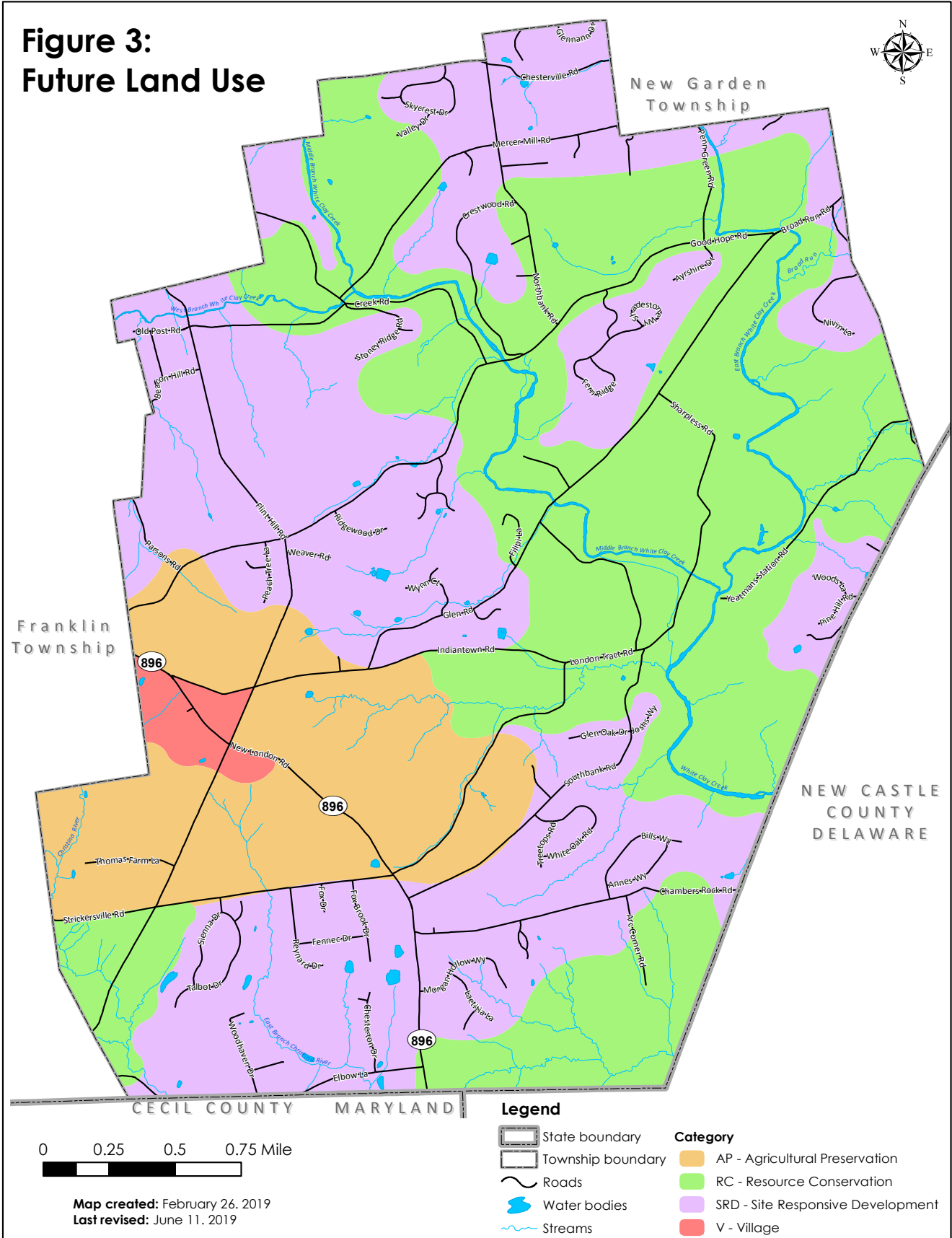
The Village (V) category applies to a small area of contiguous lots at the western edge of the Township, adjoining Franklin Township. Lands in this category generally have immediate access to State Route 896. The V category is appropriate for small-scale commercial and institutional uses that can be supported through the use of private on-lot water and wastewater disposal systems.

#### **Agricultural Preservation.**

The Agricultural Preservation (AP) category applies to a cluster of active farms in the western half of the Township. This category is appropriate for agricultural uses, industrial agricultural uses, farm residences, and rural occupations, all of which rely on on-lot water and wastewater disposal systems. This category applies to areas of nationally recognized prime farmland soils and infers a strong Township desire for these lands to be permanently protected through private landowner efforts and the support of others. New non-farm residential uses should be strongly discouraged in this area to avoid conflicts with intensive agricultural operations and supporting farm infrastructure.

Figure 3 should be used to guide zoning of existing and future land uses. There should be general agreement and correlation between this figure and the Township's Zoning Map with respect to land use categories and zoning district boundaries. If the Township desires, Zoning Ordinance (ZO) text and maps

**Figure 3:  
Future Land Use**





could be updated in the future to better implement the Agricultural Preservation category of Figure 3. For example, the Township may add a new agricultural preservation district that matches AP category boundaries.

## Zoning and Development Goals and Strategies

### **Goal 1. Protect the Township's rural character and extensive natural areas.**

London Britain Township's rural character is visibly defined by large agricultural fields, vineyards, commercial tree farms, heavily wooded stream valleys and floodplains, and historic buildings and grounds. These often-scenic landscapes are interspersed with single-family homes on large lots and within clustered neighborhoods, publicly-accessible trails, and a Township-wide network of narrow, sometimes steep, two-lane roads and bridges. The Township will slowly experience changes in land use over time as properties change hands, new homes and building sites are slowly added, businesses and home occupations are started or expanded, an occasional woodland is harvested, and so on. When local regulations require Township approval, formal applications will provide the Township's decision-makers with key opportunities to ensure that most, if not all, land use changes are in keeping with this Plan's Community Vision, Key Values, and Goals and Strategies.

#### **Strategies:**

- 1) Provide for residential, agricultural, commercial, and other non-residential land uses through the Zoning Ordinance (ZO).** Use these and other Township regulations to ensure that new or expanded land uses are compatible with the Township's rural landscapes and neighboring properties, protect sensitive environmental features, do not exceed the capacity of the Township's two-lane rural roads, and strongly consider on-lot water and wastewater disposal systems.
- 2) Retain the ZO's Conservation Design Overlay District (CDOD) to help** ensure that residential and other land development proposals **respect each site's natural capacity** to support new uses.
- 3) Consider amending the ZO to** establish provisions that will help **retain farms and farming on the western side of the Township** and direct non-farm residential and other uses away from these areas. Such provisions should be consistent with the Agricultural Preservation category of Figure 3.

### **Goal 2. Provide for housing diversity and small business development opportunities within the Township.**

The Township wants to ensure that all housing is of sound construction, minimizes impacts on surrounding properties, and meets the needs of existing and future residents of all ages, nationalities, and incomes. The Township also does not want to discourage the establishment of small-scale commercial and industrial uses that are financially attractive and offer residents convenient access to goods and services, employment, outlets for locally-sourced products, and new tax ratables. Given the slow rate of residential and non-residential growth anticipated over the next 10 to 20 years, accommodating such land uses can

be successfully accomplished while keeping with this Plan's Community Vision, Key Values, and Goals and Strategies.

### Strategies:

**1) Provide for different types of residential housing through the ZO.** Housing options should serve a broad Township demographic (i.e., including seniors and millennials), be compatible with surrounding uses or visually buffered when less than compatible, be reliant on on-lot water and wastewater disposal systems, and require only a sustainable supply of the Township's ground water resources. Such provisions should be consistent with the Site-Responsive Development category of the Future Land Use map.

**2) Provide for retail commercial uses through the ZO.** Commercial development proposals should address the ZO's CDOD provisions to help ensure compatibility with physical surroundings, minimize traffic and safety impacts, use on-lot water and wastewater disposal systems and sustainable amounts of the Township's groundwater resources. Such provisions should be consistent with the Village category shown on the Future Land Use map.

**3) Evaluate the ZO** to ensure that opportunities **for sustainable local business ventures** are encouraged, when appropriate. Such opportunities may help provide secondary markets for locally-generated agricultural or silvicultural products, use renewable energy sources for power, heating, and cooling, further protect the Township's natural, historic, or scenic resources, and offer good jobs for local residents. A sustainable local business venture should not be considered when proposed at the expense of the Township's natural, historic, or scenic resources.

## Relationship to the Community Vision and Key Values

The Zoning and Development Goals and Strategies, as well as Figure 3. Future Land Use, aim to support the Comprehensive Plan's Community Vision and Key Values presented in Chapter 1. The Township will retain its rural character through careful decision-making and use of the ZO's performance standards for proposed development applications. Although a variety of land uses will continue to be accommodated through the ZO, factors that discouraged more intense development of Township lands in the past are expected to remain.

Anticipating a limited amount of residential growth to occur over the next two decades, the Plan's Goals and Strategies carefully balance that growth with retention of the unique rural qualities and significant natural, scenic, and historic resources. Based on the results of the Community Planning Survey used to frame this Plan, these qualities and extensive environmental resources are highly valued by numerous Township residents. The slow rate of anticipated growth will also permit the Township to maintain roads, parks, and other municipal lands at a more manageable pace, and afford time to seek the help of others in providing basic services to Township residents such as police, fire, and emergency services.

This Chapter's Goals and Strategies also respect the rights of Township property owners to use their land as provided by law, but guide such uses in ways that further the Plan's Community Vision and Key Values.

## Chapter 3 Natural and Recreational Resources



*A meadow at a forest edge.*

This Chapter presents plans for the protection of the Township’s natural resources and for the improvement and maintenance of Township recreational resources. It is divided into two sections: a Natural Resource Section offers recommendations for the continued protection and appropriate stewardship of the Township’s natural resources; and a Recreational Resource Section offers recommendations for the maintenance, and in some cases improvement and expansion, of the Township’s recreational resources.

Chapter content is supported by technical information (summarized in Appendices E and I) that was collected and analyzed during the Comprehensive Plan update. Chapter 9 provides a matrix of Plan Implementation Recommendations that correspond to this and other Chapters.

### Natural Resource Introduction

London Britain Township is comprised of geologic, soil, ground and surface water, and biotic resources (such as woodlands, wetlands, riparian forest buffers, and wildlife habitat). Together these constitute the Township’s natural resources and are more thoroughly explained in Appendix E. Many of these natural resources, such as prime farmland soils, have formed over very long periods of time and are considered non-renewable. The Township’s natural resources generally contribute many ecological benefits to humans and other living creatures, and warrant Township protection. Some of these resources have been adversely impacted by past land use practices and often require costly restoration efforts.

Natural resources also provide a variety of societal benefits to Township residents and in many cases

help define the character of a community. Indeed, in both the Community Visioning Session and the Community Planning Survey, London Britain residents cited maintaining rural character, open space and farmlands, and protecting natural resources (especially water), as some of the most important issues. The Township's 2008 Comprehensive Plan expressed similar sentiments.

While preserved open space in London Britain protects a variety of natural resources across a large area of the Township, natural resource processes transcend ownership boundaries and are often impacted by activities elsewhere. As such, comprehensive policies, local, state, and federal regulations, and sound stewardship practices are essential to sustaining these critical resources for future generations.

Figure 4. Water Features highlights the Township's watersheds, wetlands, streams, and floodplains. Resource protection measures recommended in this Chapter consider and address: the resources' significance to the public health, safety, and ecology of the Township; fulfillment of the Township's Community Vision and Key Values; and the need for consistency with Chester County's Comprehensive Plan, Landscapes 3. These recommendations are made principally in the context of land development and the accompanying regulations because development-related land use changes most directly affect the function and viability of the Township's natural resources. This Chapter also includes recommendations for voluntary improvement in the stewardship and protection of resources on private property throughout the Township, and continued diligence with respect to possible actions of adjoining municipal and county governments that could adversely impact the Township's resources.

## Township Overview

Through the Township's hard work over the past few decades, London Britain is blessed with a large area of protected land that helps preserve ecological processes. Furthermore, the development and continued commitment of effective and strong relationships between the Township and many local organizations such as the London Britain Township Land Trust and the White Clay Creek Wild and Scenic River Program have provided numerous benefits to the natural resources found in London Britain. Nevertheless, appropriate stewardship of the natural resources within these permanently protected lands is required in perpetuity.

London Britain's Zoning Ordinance was comprehensively overhauled by the Township after the 2008 Comprehensive Plan adoption. This ordinance rewrite included new regulations that better protect natural resources through provisions within the Flood Plain, Conservation, and Low Intensity Slope Districts, as well as the Conservation Design Overlay District (CDOD). The CDOD is an innovative approach to subdivision design that requires significant open space and establishes specific guidelines and incentives for protecting natural resources in applicable land developments through Greenspace delineation. These regulations could be improved to better protect woodlands and riparian areas; the Township's Subdivision and Land Development Ordinance (SALDO) more stringently protects these resources but places few quantifiable constraints on the disturbance or restoration of valuable natural resources.

While recognizing the concerted resource protection efforts of Township officials, threats to those resources still exist. For example, the actions by a private Delaware water company to obtain necessary approvals for significant, long-term, groundwater withdrawal in adjoining New Garden Township was seen as a viable threat to London Britain Township's groundwater supplies. Fortunately, the desired approvals for this withdrawal were not forthcoming, but threats to the Township's aquifer(s) remain.



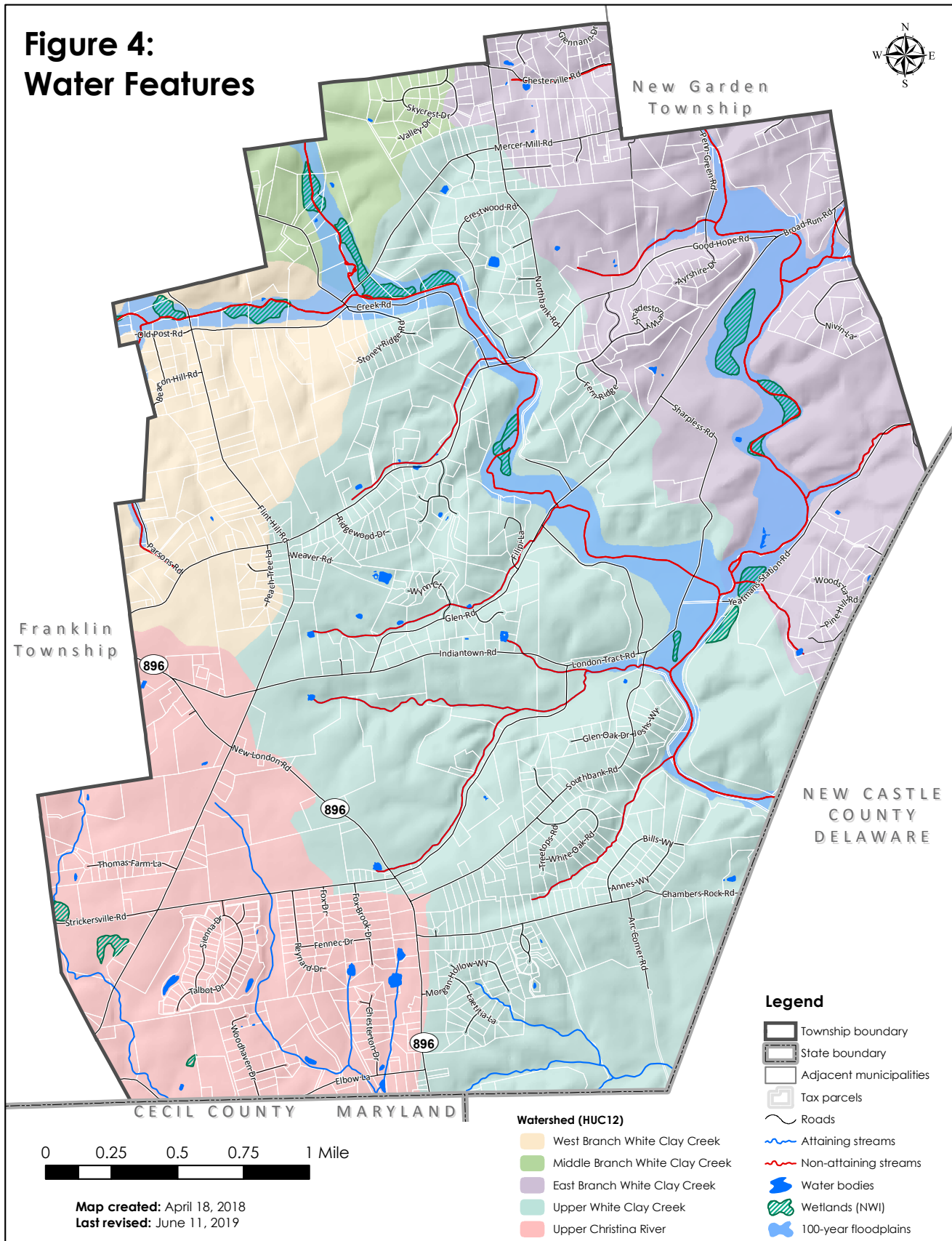
London Britain contains significant portions of the federally-designated White Clay Creek Wild and Scenic Watershed. This designation is unique in that it was the first Wild and Scenic River to be protected via a “beyond the bank” approach, recognizing and protecting the entire watershed. While designated as a Wild and Scenic Watershed, all but a few of the White Clay Creek’s stream miles in London Britain Township are characterized by the Pennsylvania Department of Environmental Protection (PADEP) as non-attaining, meaning that they do not meet water quality standards for their designated uses. Impairments such as siltation, mercury contaminants, nutrients, and pathogens have decreased water quality. Improved land use regulations, continued restoration of riparian habitats, improved stewardship of resources on private property, and the implementation of Best Management Practices (BMPs) on agricultural land will improve the water quality of London Britain’s streams. However, land use practices upstream of London Britain could also be detrimental to the water quality found in the White Clay Creek watershed.

London Britain also contains important headwater areas of the Christina River watershed along its western and southern edge. Forested headwater areas are especially important for maintaining the water quality of fresh spring water at the top of watersheds, removing the need for expensive water treatment downstream, and protecting habitat and fisheries downstream. Such areas provide valuable buffers for streams and help reduce stormwater runoff, as well as filter pollutants and sediment before they reach the waterway. Forested headwaters also provide valuable wildlife habitat and shade the stream, helping regulate water temperatures that in turn afford improved in-stream conditions for important fisheries.

Woodland habitat delivers a variety of positive environmental and societal benefits to the residents of London Britain. Woodlands not only provide valuable habitat to a variety of wildlife, but help regulate local climates, provide pollination services for local farmland, protect our water resources, hold erosion-sensitive soils in place (especially on steep slopes), act as valuable carbon sequestration banks and provide valuable nutrient cycling services. In addition, they offer numerous recreational opportunities and offer a scenic benefit to the landscape, especially in the spring and fall.

London Britain’s woodlands are primarily located in the eastern half of the Township, as well as along the drainages of many of its rivers and streams. Some of these woodland blocks are significant enough to contain sizable interior woodlands (areas inside of a buffer 300’ from the woodland edge). Several animal and plant species require these large contiguous tracts of woodland for habitat, and forest fragmentation can have a detrimental impact on the distribution and composition of plant and animal life. While some of these larger tracts in London Britain are protected (including 84 percent of the interior woodland), either through ownership by the state or by easements held by the Township and local land trusts, significant woodlands remain unprotected or reside on single-family lots throughout. Equal to the goal of preserving the Township’s woodlands, sound advice from professional foresters can help private forest owners understand how to properly steward their forests to maintain health and point out numerous ecological and financial benefits.

**Figure 4:  
Water Features**



# Natural Resource Goals and Strategies

## **Goal 1. Protect and restore valuable surface and groundwater resources in the White Clay Creek and Christina River Watersheds.**

London Britain Township residents and business owners/operators are wholly dependent upon underlying aquifers for meeting their daily potable water needs. As noted in Chapter 7 of this Plan, there are no future plans by London Britain Township officials to bring public water into the Township. Ensuring reliable supply and sustainable use of these groundwater resources must be ensured through multiple approaches.

### **Strategies:**

- 1) Update the ZO's natural resource protection measures to protect and restore minimum 100'-wide riparian forest buffers and protect all Township wetland areas** through buffering.
- 2) Promote/encourage** through Township educational efforts, conservation organization partnerships, and public or private grant support, **voluntary landowner restoration of impacted riparian forest buffers**, including permanent protection through conservation easements.
- 3) Work closely with government and non-profit partners to protect and restore the supply and quality of all water resources within the Township.**

## **Goal 2. Improve the retention of healthy woodlands and the protection of areas identified in the Pennsylvania Natural Heritage Inventory.**

The extensive network of unfragmented woodland in London Britain Township contributes significantly to the exceptional natural areas (comprised of relatively intact, species-rich, native plant dominated communities) documented in the 2010 Botanical Survey of the Township. They are also where many of the rare, threatened, endangered and species of special concern documented by both the Pennsylvania Natural Heritage Inventory and Botanical Survey are found. However, the same Botanical Survey found that alien, invasive species are increasingly present in the Township and present a real threat to its rich natural areas.

### **Strategies:**

- 1) Strengthen woodland protection provisions in the ZO** by adding a list of native plant and non-native invasive plant species for use where replacement plantings or landscaping is required.
- 2) Update the ZO to comply with State laws to regulate forestry/timber harvesting practices, which also incentivize private forest stewardship.**
- 3) Work with government and non-profit partners to help educate the Township's forest owners on the long-term ecological, recreational, and financial values of woodlands.**
- 4) Evaluate the ZO's effectiveness to protect the Township's exceptional natural areas and other**



**biotic resources** (including its woodlands), and amend existing provisions as necessary to improve protection.

### **Goal 3. Promote the preservation of important agricultural resources and the heritage of London Britain Township.**

London Britain's agricultural heritage and prime agricultural soils are evident throughout the Township, especially on its western side and within the While Clay Creek Preserve, where prime agricultural soils and low slope gradients dominate and make agriculture viable. However, where not permanently protected, these open lands are also some of the most sought after by developers since they offer fewer costly constraints to development. Protecting valuable prime agricultural resources through zoning or conservation easements helps protect the agricultural heritage and character of the area that many have come to cherish, and that some rely on for their livelihood. These free draining, silty loam soils also offer valuable groundwater re-charge areas when managed appropriately.

#### **Strategies:**

- 1) Use the Township's dedicated open space funds to help secure conservation and/or agricultural easements on farm properties with prime agricultural soils.**
- 2) Consider amending the ZO to establish provisions that will help retain farms** and farming on the western side of the Township and direct non-farm residential and other uses away from these areas. Such provisions should be consistent with the Agricultural Preservation category of Figure 3. Future Land Use.
- 3) Evaluate the ZO's effectiveness to promote agritourism as a secondary and seasonal use of the Township's farms,** including appropriate ZO revisions to support continued agricultural investment and provide local job opportunities.
- 4) Acquire** or plan for, **necessary trail easements** involving agricultural properties with willing landowners **before** they seek **County or State-funded agricultural easements.** (See note on page 33.)
- 5) When** landowner financial obligations require **converting a farm to development, promote** the Township's interest in a **residential development design that integrates small-scale farm activities** (CSAs, u-pick orchards, niche agriculture) with residential homes and other forms of community open space.

## **Recreational Resource Introduction**

Recreation generally includes parks, trails, and recreation programs. Ideally, municipal governments offer access to both active and passive recreation opportunities so that residents exercise, recreate, gather, interact with their neighbors, and enjoy nature in an area convenient to their homes. Active recreation generally includes more structured activities that require facilities such as tennis or basketball, vigorous exercise, and playgrounds for children. Passive recreation generally refers to less structured activities (such as walking trails, wildlife viewing areas, horseback riding, and biking) that can take place

in less-developed, environmentally sensitive areas because they generally do not require specialized parkland management. Parks, trails, and recreation programs can bolster opportunities for community connectivity, improve public health, and provide valuable community open space.

## Township Overview

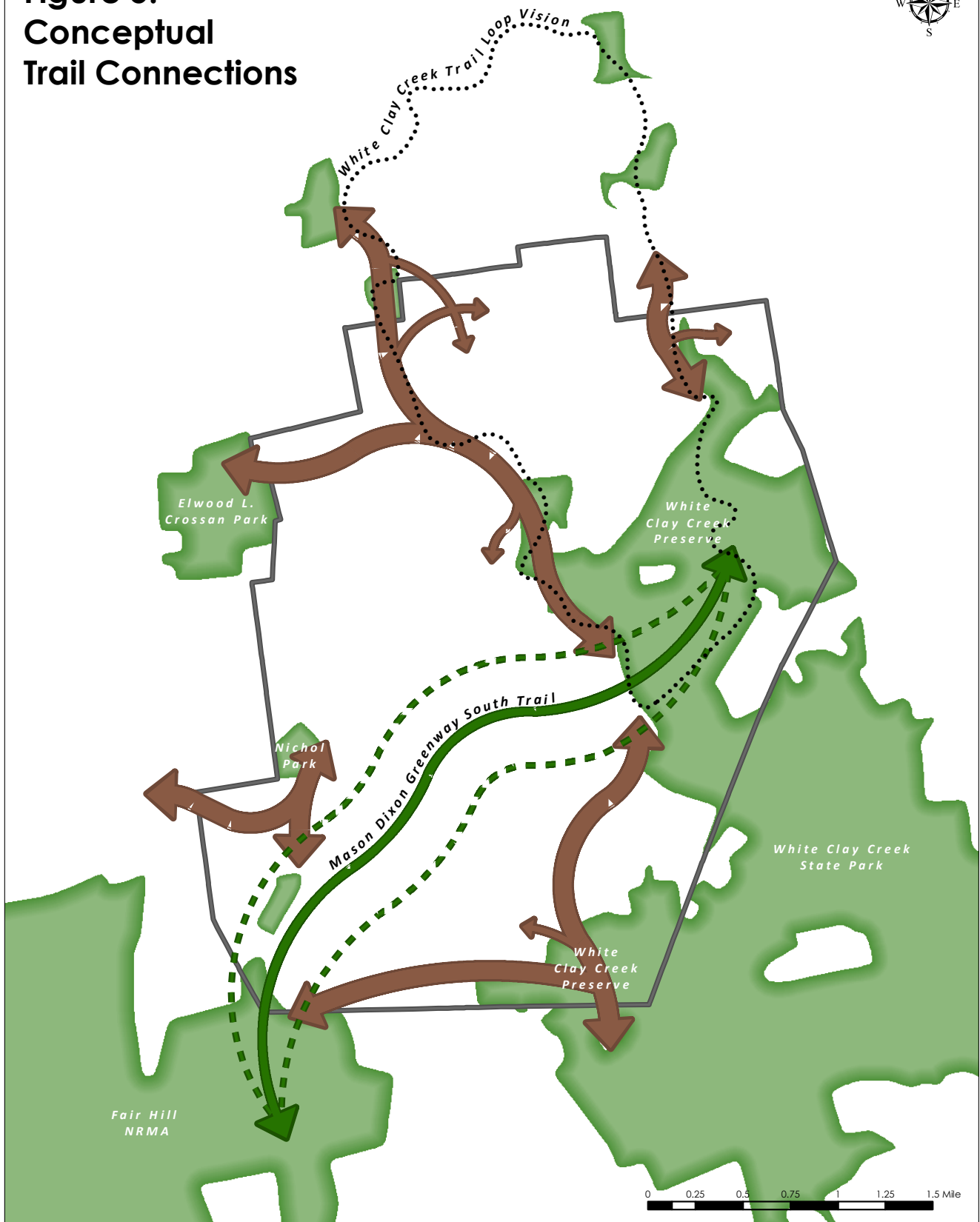
London Britain Township residents enjoy two municipal parks, a state preserve, and nearby access to two large protected state properties in adjacent states. These include: Nichol Park; Mason Dixon Greenway South; the Woodland Walkway; White Clay Creek Preserve; Fair Hill; and White Clay Creek State Park of Delaware. In addition to these wonderful assets, the Township's recreational resources include over 18 miles of trails. White Clay Creek Preserve (Pennsylvania Department of Conservation and Natural Resource's only preserve) grants residents unparalleled access to its 2,072 acres of trails, recreational, scenic, and wildlife offerings. It shares a boundary and trail connections with the 3,600-acre White Clay Creek State Park of Delaware. Maryland's Fair Hill Natural Resources Management Area comprises another 5,656 acres along the Township's southeastern border. In addition to White Clay and Fair Hill, London Britain's 36-acre Nichol Park and 23-acre Mason Dixon Greenway South offer trails and additional opportunities for walking, sports, and community gathering. London Britain Township's Park and Recreation Advisory Board and Open Space and Trails Committee support park, trail, and open space projects. The Open Space and Trails Committee could be re-invigorated by some of the recommendations within this Plan.

London Britain's trail network provides opportunities for walking, biking, hiking, and horseback riding and access to creeks for fishing. Natural surface trails, such as grass and soil trails, are the most prevalent trail type in the Township. As noted above, White Clay Creek Preserve is home to the largest number of trails in the Township, including the Edwin Leid Trail, the Boundary Trail, the Charles Bailey Trail, and parts of the Mason-Dixon Trail. The Mason-Dixon Trail is a 193-mile, tri-state trail that connects Pennsylvania, Delaware, and Maryland; 3.4 miles of the trail are located within the White Clay Creek Preserve in the eastern portion of London Britain Township. Township-owned land and other eased lands in the community include Nichol Trail in Nichol Park and Mason Dixon Greenway South, the latter of which is separate and distinct from the tri-state Mason-Dixon Trail. Significant portions of Mason Dixon Greenway South exist today, between the Fair Hill Natural Resources Management Area and White Clay Creek Preserve. An important next step will be connecting the trails across State Route 896 in a safe manner; potential crossing options are identified in Appendix H. When completed, the vision of one continuous greenway connecting White Clay Creek Preserve with the Fair Hill Natural Resources Management Area will be realized.

The White Clay Creek Trail Loop is a vision that seeks to build on existing and future trails in the region. When completed, the 17-mile White Clay Creek Trail Loop would create one circuitous trail system connecting four municipalities - London Britain Township, New Garden Township, Franklin Township, and London Grove Township - with each other and the White Clay Creek Preserve. See Appendix I for additional information about this envisioned trail and other regional trail networks.

Figure 5. Conceptual Trails Connections summarizes potential Township trail connections highlighted above that require further study.

**Figure 5:  
Conceptual  
Trail Connections**





# Recreational Resource Goal and Strategies

## **Goal 1. Retain and enhance the recreational resources of London Britain Township.**

London Britain Township's abundant recreational opportunities already include Nichol Park, White Clay Creek Preserve, and Mason Dixon Greenway South. The present recreational offerings are ample for a township of its size. The additional land already owned by the Township will allow for future Nichol Park expansion as population modestly increases.

### **Strategies:**

- 1) Develop/refresh educational materials**, including an existing trail map, **to highlight current opportunities for walking, hiking, biking, and horseback riding in the Township** and in adjacent communities, and/or a brochure to showcase local recreation and trail amenities.
- 2) Complete the Mason Dixon Greenway South** with the goal of providing safe, unobstructed pedestrian, equestrian, and wildlife access between White Clay Creek Preserve and the Fair Hill Natural Resources Management Area.
- 3) Develop a conceptual Trail Master Plan** to address future trail needs of Township residents, identifying opportunities to enhance and/or expand the Township's trail network. Part of this master planning effort should coordinate agricultural easement designations with community trail planning efforts, ensuring that future trail projects are considered as part of the easement acquisition process where appropriate with the Chester County Planning Commission and the Chester County Department of Open Space Preservation.
- 4) Complete the Nichol Park Expansion Plan** and aid the Township in receiving grant funding to reduce the financial burden of future park development on the Township budget.
- 5) Continue to collaborate** with neighboring municipalities, the Chester County Planning Commission, the Chester County Department of Open Space Preservation, Pennsylvania's Department of Conservation and Natural Resources, Delaware's Department of Natural Resources and Environmental Control, and Maryland's Department of Natural Resources **for coordinated trail connection opportunities**, such as the White Clay Creek Trail Loop vision.
- 6) The Parks and Recreation Advisory Board should consider adding a few annual events to promote access and use of the parks**, such as a trail walk on Mason Dixon Greenway South, a community day at Nichol Park, or other events to bring the community together and celebrate the Township's recreational resources.



*Nichol Park offers a playground and other active and passive recreation facilities.*

## Relationship to the Community Vision and Key Values

The Natural Resource Goals and Strategies aim to support the Comprehensive Plan's Community Vision and Key Values. Preserving and stewarding its natural resources will not only continue to secure the rural character of the township for future generations but will provide for a safe environment in which to reside, recreate, relax, and contemplate. Even where development may be proposed, strengthening natural resource protection provisions in the Zoning and Subdivision and Land Development Ordinances will ensure that these resources be protected to the maximum extent practicable. Developing and maintaining strong relationships with neighboring townships, local and state agencies, and non-profits active in the area whose goals reflect those of London Britain will help foster increased collaboration for upstream, downstream, and cross-border protection of natural resources and their ecological processes.

The Recreational Resource Goals and Strategies also aim to support the Comprehensive Plan's Community Vision and Key Values. The Strategy to create a conceptual Township Trail Master Plan will promote collaboration between London Britain and its neighboring local and county governments, agencies, and institutions. It can also provide an opportunity to increase accessibility to preserves, parks, creeks, and other natural areas in the community. The Strategy to complete Mason Dixon Greenway South will create an important link between two significant natural areas - one within London Britain Township and one adjacent to the community. The development or update of educational materials, such as an existing trail map and a recreation and trails brochure, will provide information about the exceptional amenities available for both residents and visitors alike. Following the 2010 Master Site Plan for Nichol park ensures that the expansion of the current park supports the needs and desires of current and future residents while balancing those needs with responsible financial planning and public safety.

## Chapter 4 Open Space and Land Preservation



*The Township is characterized by its rolling hills and fields.*

### Introduction

This Chapter presents a plan for the establishment, protection, and management of open space in London Britain Township. Specific Goals and Strategies for increasing open space and preserved land within the Township during the 20-year planning period are presented. It is consistent with other Chapters of the Comprehensive Plan, which together serve as an important policy guide for use by Township officials and others. For example, this Chapter will be useful to the Planning Commission and Board of Supervisors when open space is proposed as part of new development, or when the Board of Supervisors is considering use of its open space tax revenue for the preservation of a farm or other priority lands in the Township.

Chapter content is supported by technical information (summarized in Appendix J) that was collected and analyzed during the Comprehensive Plan update, as well as the results of the Community Visioning Session and the Community Planning Survey. Chapter 9 provides a matrix of Plan Implementation Recommendations that correspond to this and other chapters.

### Township Overview

In general, open space in the Township can be either publicly or privately-owned; can contain important natural, historic, and/or scenic resources worthy of permanent protection; can often be used for active and/or passive recreational purposes; and is usually free of buildings and other structures. Exceptions



to this might include a public park with a pavilion, gazebo, or play structures; an agricultural field with a barn or turn-out sheds; or a historic site or landscape. Open space can be left in its natural state or be managed for different purposes. It can provide economic benefits to the owner, such as through agricultural cultivation, use as livestock pasture, through sustainable forestry practices, or for commercial recreational uses. For the purposes of this Plan, “open space” is not the same as “open land”, the latter being land assumed available for future development.

Open space can be established as part of a new land development, or through collaborative efforts of a public agency; local, county, or state government; non-profit organization; and/or private landowner. Within the Township’s ZO and SALDO are requirements for the establishment of open space when certain new development is proposed. For example, the ZO requires a minimum percentage of the total acreage proposed for new residential development to be used as Greenspace when subject to the Conservation Design Overlay District (CDOD). For single-family residential developments, at least half of the total gross tract area must be Greenspace. This Greenspace must be permanently restricted and can either be retained in private ownership as open space, owned and managed by the Homeowners Association (HOA) established with the new development, or transferred (land or easement) to the London Britain Township Land Trust or other qualified conservation organization. Greenspace established as part of a new subdivision or land development is typically limited in use to the residents or tenants of such development.

Land preservation is an action involving one or more parties which leads to permanently protected open space. Preservation is achieved through use of a restrictive covenant such as a conservation easement. In simple terms, the landowner gives up the right to subdivide or develop the land to be eased and agrees to maintain this land in perpetual open space uses. Land preservation actions are either initiated voluntarily by, or with the consent of, the landowner. The terms of the easement are negotiated between the land owner and the easement holder. Such land does not automatically grant public access.

For land which is to be preserved with a conservation easement, the landowner may donate or sell the easement to a qualified conservation organization, such as the London Britain Township Land Trust. When a landowner donates an easement, or sells it at a discounted value, the owner may receive federal, state, Chester County, and local tax benefits. The easement holder accepts certain responsibilities, including administering and enforcing the terms of the easement forever. Helpful information regarding land preservation is available at the London Britain Township Land Trust website ([lbtlandtrust.org](http://lbtlandtrust.org)).

Presently, London Britain Township has over 37 percent of its total land area, or 2,337 acres, in open space uses, and another two percent is pending permanent open space protection. This is slightly more than a seven percent increase from 2008, when the previous Comprehensive Plan was adopted. Table J-1 in Appendix J presents the different types of open space in the Township and ownership status. The largest area of Township open space under single ownership is the 2,072 acre State-owned White Clay Creek Preserve, of which 1,339 acres lie within the Township. London Britain has the highest percentage of its total land area in open space uses compared to other municipalities within the Avon Grove School District and is 12th out of 73 Chester County municipalities in percent of open space protected.

Next to “attractiveness of the area (including proximity to White Clay Creek Preserve, natural areas and rural character),” “open space and farmland preservation” was the highest priority issue selected by attendees of the Township’s Community Visioning Session (see Appendix B). When asked where their “London Britain Township Bucks” would be best spent, these attendees identified “open space and

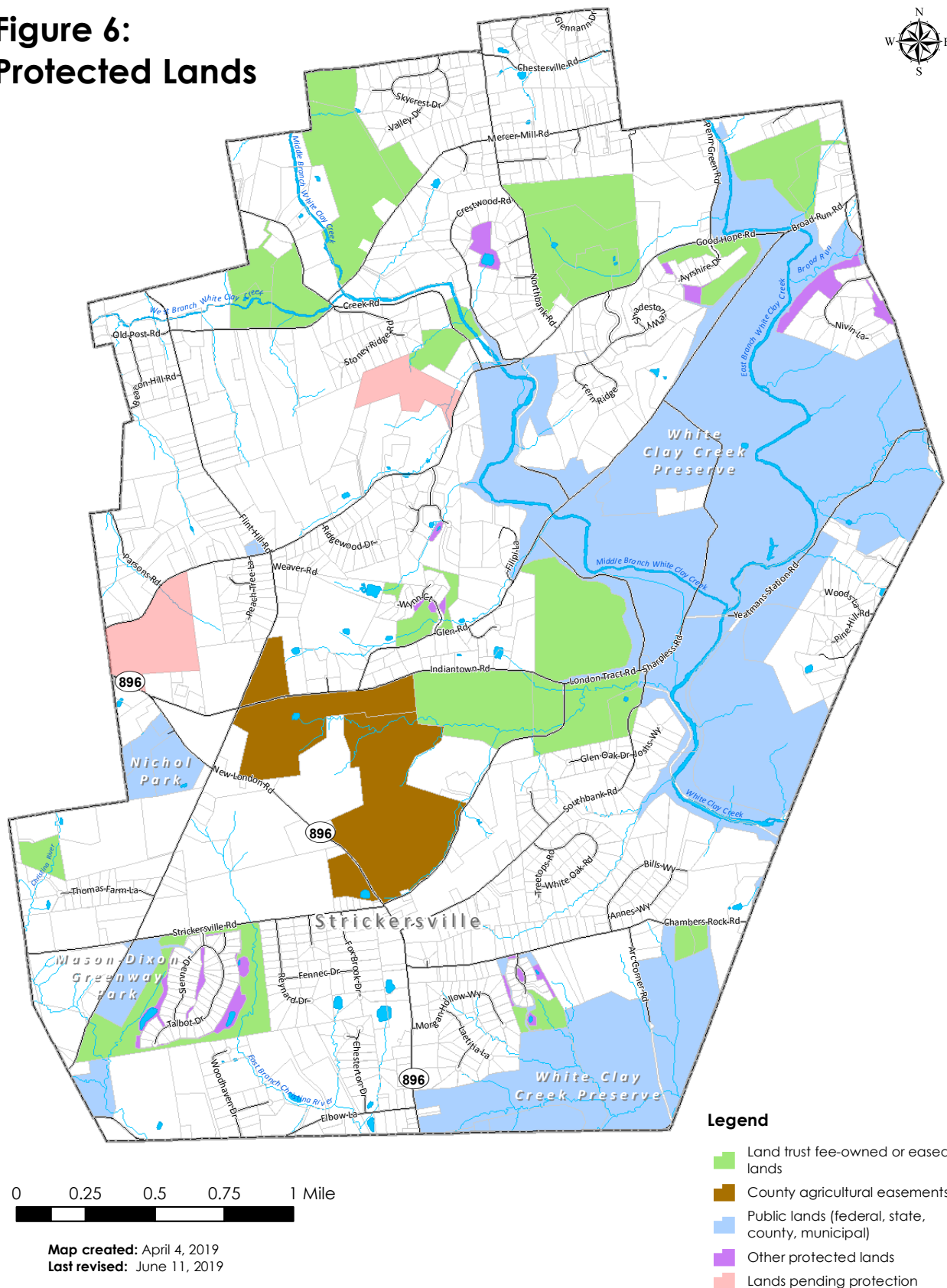
farmland” second highest to “transportation.” Based on Question 3 responses to the London Britain Township Community Planning Survey (see Appendix C), “open space and agricultural preservation” was second highest to “overall retention of rural character” in identifying “most important overall planning objective.” From a review of public input and responses to the Community Visioning Session and Community Planning Survey, open space and land preservation received very strong community support.

In 1999, London Britain Township officials formed the London Britain Township Land Trust as a 501(c)(3) organization (non-profit) to help permanently protect lands in the Township from development. The Township and its Land Trust have preserved land by partnering with the Chester County Open Space Department; regional land trusts such as the Land Conservancy of Southern Chester County, Brandywine Conservancy, and Natural Lands; the White Clay Creek Wild and Scenic River Management Committee, and the White Clay Watershed Association. Figure 6. Protected Lands depicts eased lands, County agricultural easements, public lands, other protected lands such as Homeowner's Association open space, and lands pending permanent protection as of January 2019. Township land is most often permanently protected through land or easement-acquisition, the value of which is determined through a certified appraisal. As noted earlier, a bargain sale (sale of land or easement below appraised market value), or outright donation, can often yield federal and state tax benefits to the landowner. It can also be a good estate planning tool.

In 2000, 62 percent of London Britain Township voters supported a proposed open space tax referendum that gave the Board of Supervisors the ability to increase its property tax by 0.20 mills for the specific purpose of purchasing open space land. [This use of a voter referendum for open space taxation purposes was enabled though PA Act 153, the Open Space Lands Act.] The annual revenue generated from this modest millage (approximately \$47,000) is dedicated to the Board's use for partially or fully financing open space preservation transactions. Since this tax was established by the Board, it has leveraged the preservation of over 700 acres of land. An amendment to PA Act 153 in 2013 allows up to 25 percent of annual open space tax revenue to be used for open space maintenance purposes.

As part of the 2019 Comprehensive Plan preparation, the Township Board of Supervisors authorized their planning consultant to update the 2006 Cost of Community Services Study (COCS). The 2006 study was prepared in order to better determine the financial benefits being accrued by Township residents by contributing a modest portion of their property taxes each year to help the Board save land. The 2018 Cost of Community Services study utilized the same methodology employed for the 2006 study but focused on the 2016-2017 municipal and school district budget years. This study is included in Appendix D, and compared the municipal and school district costs with the municipal and school district revenues from agricultural, residential, and commercial land uses. Like the 2006 COCS study, the 2018 study concluded that residential uses demanded more in municipal and school district services (costs) than they generated revenue for the same time period. Agricultural and commercial uses generated a net gain in revenue vs. costs. From this study and many similar studies conducted in Chester County, agriculture and other open space land uses actually save taxpayers money.

**Figure 6:  
Protected Lands**



# Open Space and Land Preservation Goals and Strategies

## **Goal 1. Permanently protect the Township's priority open space resources.**

Although roughly 40 percent of the Township will be permanently protected open space, new land preservation opportunities will continue. Whether completing the final link of the Township's Mason Dixon Greenway South or piecing together an easement on contiguous parcels to provide a new pedestrian trail connecting neighborhoods with parkland, the acquisition of new open space interests by the Township is extremely important as voiced through strong community support. Although the Township and the London Britain Township Land Trust can prioritize and pursue preservation opportunities, sometimes opportunities just happen! That is, a landowner may at any time decide that he or she would like to permanently preserve some or all of their land holdings and seek government or conservation organization interest in acquiring their interests through sale or donation.

Continuation of the voter-approved annual open space tax and the revenue it generates will help the Board of Supervisors be ready to quickly respond to these opportunities.

[Of note: farmland, once preserved through the purchase of an agricultural easement by Chester County or the State, cannot be crossed with a public trail easement later. To avoid this situation, where the crossing of farmland with a public trail is desired and acceptable to the landowner, a public trail easement should be acquired in advance of a County or State easement-purchase.]

### **Strategies:**

- 1) Retain the Township's dedicated open space tax** to generate revenue for acquiring open space, trail, or agricultural easements on Township lands.
- 2) Continue to partner with the London Britain Township Land Trust** to cultivate and secure conservation easements and other forms of restrictive covenants on land offered for preservation by willing Township landowners.
- 3) Partner** with government and private conservation organizations **to** supplement and **extend the supply of dedicated Township open space funds.**
- 4) Partner with** government and private conservation **organizations to hold educational forums with owners of large, unprotected Township parcels** to discuss the various land conservation options and the environmental and financial benefits of permanent land conservation.
- 5) Support Township farmland owners' preservation efforts to enroll eligible farm parcels in the Township's Agricultural Security Area**, as required under State and County farmland preservation programs.



## Goal 2. Sustainably manage the Township's open space resources.

Open space in the Township requires active management, depending on its condition at the time of formal establishment, and when sustaining long-term uses. For example, non-native invasive vegetation should be removed or eradicated; pedestrian, bike, or equestrian trails may need to be repaired from storm damage; or public parking lots may require resurfacing. Mechanisms exist at the Township-level to ensure open space maintenance as part of land development. For example, when development proposals include the establishment of permanent open space areas using the Zoning Ordinance's Conservation Design Overlay District, a Plan for Maintenance of Greenspace Lands and Operation of Common Facilities is required at the time of preliminary subdivision plan submission. Careful review of this plan can be assisted by local and regional conservation organizations who specialize in land management. Note that typically, the London Britain Township Land Trust is given responsibility for carrying out long-term open space management recommendations in residential subdivisions.

### Strategies:

- 1) **Use**, and update as necessary, the Township's **development regulations to require open space**, including a minimum percentage that is usable for active or passive recreational purposes, and place long-term open space management responsibilities on developers and HOAs.
- 2) **Supplement** annual Township and Land Trust **open space maintenance funds with** up to 25 percent of the Township's annual **open space revenue**.

## Relationship to the Community Vision and Key Values

The Open Space and Land Preservation Goals and Strategies aim to support the Comprehensive Plan's Community Vision and Key Values. Increased open space and preserved land acreage will help to protect the rural character of the Township from significant change due to additional development, and protect the natural, scenic, and historic resources that contribute to the quality of life available to Township residents. Increased preservation of open space and agricultural lands will further the Key Values of Longevity and Accessibility when such preservation action includes the provision of public access to such lands. The preservation of land that otherwise could be developed helps reduce traffic demands and road maintenance on Township roads that would have been generated by such development. As documented by the updated Cost of Community Services Study (Appendix D), land in open space that otherwise could be used for residential development saves local taxpayers in the long-run by minimizing the need for higher school taxes due to increased costs educating additional students.

## Chapter 5 Scenic and Historic Resources



*The historic Welsh Baptist Meeting House.*

This Chapter presents a plan for the protection of the Township’s scenic and historic resources. It is divided into two sections, one focused on scenic resources and the other focused on historic resources. The scenic resources section offers recommendations for the protection of scenic roads, viewsheds, and viewpoints. The historic resources section offers recommendations for the preservation of historic buildings, structures, sites, and landscapes.

Chapter content is supported by technical information (summarized in Appendix F) that was collected and analyzed during the Comprehensive Plan update. Chapter 9 provides a matrix of Plan Implementation Recommendations that correspond to this and other Chapters.

### Scenic Resource Introduction

Scenic resources are the features and general appearance of the views and landscapes of an area. Natural areas, stream valleys, steep hillside forests, and views of rolling cropland and pastures all define the scenic characteristics of London Britain Township. “Attractiveness of the area (including proximity to White Clay Creek Preserve, natural areas, and rural character)” was the top reason that respondents chose to live in London Britain Township according to the 2018 Community Planning Survey as well as the 2006 Community Planning Survey. These surveys showed that London Britain’s residents have long placed a high value on the Township’s scenic natural and agricultural landscapes. While most of these landscapes are permanently protected (through agricultural easements, conservation easements, and other forms of open space preservation), additional tools are available to prevent scenic resource degradation or loss.

## Township Overview

The 1992 London Britain Township Open Space, Recreation and Environmental Resources Plan (OSRER), the 2008 London Britain Township Comprehensive Plan, and the London Britain Township Zoning Ordinance (ZO) have all helped the Township protect its scenic resources to date. The 1992 OSRER includes maps of scenic roads, viewsheds, and viewpoints identified during that plan's formation. Scenic viewsheds consist of unspoiled natural areas, wooded hillsides, and "farmland views" of pastures and cropland within view from public rights-of-way. The scenic resource map identified particularly significant viewpoints within the Township, characterized as areas from which one can enjoy distant and relatively unspoiled views of the areas' farms, forests, stream valleys, or historic buildings. The 1992 OSRER recommended that the Township require that scenic resources be included in an environmental assessment report that is submitted with land development proposals, and that scenic easements could be acquired or dedicated to the Township. The scenic roads identified in the 1992 OSRER were affirmed by the 2008 Comprehensive Plan.

In addition, the Township's ZO codifies several recommendations of the OSRER, including the protection of scenic resources. For example, the Conservation Design Overlay District (CDOD), which applies to most of the Township, requires applicants for residential development to identify any scenic resources on their submittal plans and show how those resources or distant views will be protected as part of the development. To achieve such protection, a developer could design the subdivision to either include the scenic resource(s) in the required Greenspace or use the Greenspace or lot layout to protect distant views of such resource(s) located beyond the limits of their property. CDOD also requires formation of a greenbelt around Greenspace to protect scenic areas viewable from roadways and public parks. Lastly, if a Township ZO amendment is pursued through a "citizen petition," an environmental analysis study is required of the petitioners which identifies and mitigates the impacts such amendment would have on the Township's agricultural, environmental, scenic and historic resources as delineated on maps 1A through 1C in the OSRER.

## Scenic Resource Goals and Strategies

### **Goal 1. Protect the Township's scenic resources from degradation or loss.**

Improved mapping technologies, land use changes in the Township's landscapes, and Township land protection activity over the past 25 years warrant an update of the 1992 OSRER's scenic resources mapping. A new map of scenic roads, viewsheds, and viewpoints prepared by a qualified consultant will help ensure that the Township is achieving its goal to protect its scenic resources. (Financing such a study would be eligible for a Chester County Vision Partnership Program grant.) In addition, addressing a strong Township resident interest in improved Township wireless communications (see Chapter 7) could require the installation of one or more cellular towers. Potential tower locations should avoid scenic Township viewsheds or viewpoints.

#### **Strategies:**

- 1) Conduct a Township scenic resources inventory and mapping analysis and update the 1992 OSRER map** by identifying scenic roads, viewsheds, and viewpoints. Incorporate the updated scenic resource map by reference in the ZO.



**2) Identify new and effective methods for scenic resource protection** in the Township and consider adding one or more of these methods to the ZO.

**3) Any plan for improving wireless communication** within the Township **should include a scenic resource impact assessment** subject to Township approval.

## Historic Resource Introduction

Historic resources can be buildings, structures, objects, sites, landscapes, or archaeological artifacts that have been identified as historically significant. Historic resources can also be defined in terms of historic districts, which are defined as larger areas which possess a significant concentration or continuity of historic buildings, structures, objects, or sites, while even including sites within their bounds that may not contribute to the historical context. The 2008 Comprehensive Plan, particularly Chapter 6 (Historic Resources Inventory and Plan) include an extensive discussion of historic resources terminology; federal, state, and local laws and programs related to historic preservation; and other information that is still quite valid today. Much of Chapter 6 can be found in Appendix F of this 2019 Comprehensive Plan.

## Township Overview

London Britain Township's historic resources (buildings over 50 years old) were initially identified and listed in 1982 as part of the Chester County Historic Sites Survey. At that time, seventy-five locally significant resources, and one National Register site, were identified. The locations of these historic buildings were shown on Resource Map 1C in the Township's 1992 OSRER. The OSRER reported that Native American archaeological resources (pre-historic) were known to be in the area of the White Clay Creek Preserve. Today, several clusters of historic resources can still be found in the Strickersville area, the London Tract "crossing," and in a small portion of the village of Landenberg that straddles London Britain and New Garden Townships. These clusters are referred to as historic settlements on Map 1C.

The National Register of Historic Places, administered by the U.S. Department of Interior's National Park Service, is an official inventory of historic resources that should be preserved. Several historic resources in the Township are either listed, or eligible for listing, in this Register. For example, Lunn's Tavern located along the northeast side of New London Road (State Route 896) just north of its intersection with London Tract Road, is listed on the National Register as is the Thompson Farm (on the south side of Chambers Rock Road). The London Britain Meeting House located on the northwest side of New London Road just north of its intersection with London Tract Road has been determined by the Pennsylvania State Historic Preservation Office as eligible for listing in the National Register, as are the Benjamin Sharpless House on Sharpless Road and the Welsh Baptist Meeting House on London Tract Road. A State determination of eligibility or actual federal listing does require projects using state or federal funds or requiring certain state or federal permits to undergo special evaluation. This evaluation includes identifying possible alternatives to the project and impact mitigation. However, being eligible for listing or being listed on the National Register does not prevent the owner of a historic structure from demolishing or abandoning it through simple neglect.

In 1991, the London Britain Township Board of Supervisors established a Historical Commission. This Commission has the authority to recommend to the Board of Supervisors revisions or updates to the



Township's Historic Resources Inventory and Map (Currently Resource Map 1C from the 1992 OSRER), and, among other responsibilities, to provide recommendations to the Board on demolition permits and proposed development projects which could impact identified historic resources. Unfortunately, this Commission remains inactive even after the Township adopted its 2008 Comprehensive Plan, which recommended key projects for this Commission to help implement. The Pennsylvania Friends of White Clay Creek Preserve is an important historic preservation partner to London Britain Township, and is committed to restoring the stone wall around the historic London Tract Meeting House, among other projects.

Under the 2019 Comprehensive Plan, one of the key historic preservation projects for the re-activated Historical Commission is helping the Chester County Planning Commission staff develop a Historic Resource Atlas for London Britain. This Atlas will update the very dated Township Historic Resources Inventory and Map by identifying Township historic resources (buildings, structures, sites, and objects) that are 50 years and older (as a starting point) and follow National Register of Historic Places criteria. This Atlas is provided by the County Planning Commission as a complimentary service to municipalities, but will require the primary assistance of the Township's Historical Commission members and volunteers and interested volunteers. It is an excellent exercise for new Historical Commission members to conduct to re-engage in local historical preservation activities. The County Planning Commission's Heritage Program Coordinator (also serving as the State Historic Preservation Officer for Chester County) has indicated a strong interest in working with the Township's Commission. Note that the completed Atlas would only be for Township and County use and has no legal effect on the private use of land.

## Historic Resource Goal and Strategies

### **Goal 1. Prevent the loss of historic resources in London Britain Township.**

While there are many future actions that the Township can take to better protect historic resources, those with the most immediate benefit include re-activating the Township Historical Commission and developing a more accurate, digitized inventory of existing historic resources. The loss of significant historic resources in London Britain Township through indiscriminate disturbance, construction demolition, or demolition by neglect should be avoided wherever possible. While such loss can sometimes be unavoidable, the Township should, at a minimum, understand the value such resources contribute to the community and its heritage as it may be relevant to decision-making.

#### **Strategies:**

**1) Re-activate the Township Historical Commission** with residents willing to carry-out the Commission responsibilities, and a) hold an initial educational meeting with the Chester County Heritage Preservation Coordinator to discuss Commission responsibilities and project opportunities, and b) become a member of the Chester County Historic Preservation Network so that these new Commission members can take advantage of the educational, networking, and low-cost consulting opportunities focused on local historic resource protection activities.

**2) The Board, or its Historical Commission, should request (through the County Heritage Preservation Coordinator) that the County schedule and complete an Historic Resource Atlas for London Britain Township** in partnership with the Commission.

**3) Incorporate** the Township’s **historic resources into** future **trail and open space planning**.

**4) Publish Historic Resource maps** to increase resident and visitor awareness of the Township's heritage.

**5) Evaluate** the ZO for incentives that **permit historic resource owners to adaptively re-use their buildings and structures** for uses compatible with neighboring properties that might not otherwise be permitted due to zoning restrictions.

## Relationship to the Community Vision and Key Values

The Scenic and Historic Resources Protection Goals and Strategies aim to support the Comprehensive Plan’s Community Vision and Key Values. For example, the Goals and Strategies support the first Key Value of Longevity, by preserving the scenery and historic structures that will forever define the Township’s character and secure its residents’ chosen way of life. Furthermore, Historic Goals support the Key Value of Safety, particularly when encouraging owners of historic structures to keep them from deteriorating by allowing “extra” uses; well-maintained, lived-in, homes and other structures do not become attractive nuisances or fire hazards. To most effectively achieve the Goals, the Township can partner with other organizations, adjoining municipalities, and county governments to combine resources and expertise consistent with the fifth Key Value of Collaboration.

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## Chapter 6 Transportation



*A typical narrow, rolling Township road.*

### Introduction

This Chapter describes how London Britain Township's existing transportation network serves the community and the investments that should be made to improve the network. It includes specific Transportation Goals and Strategies and Figure 7. Transportation Features and Roadway Functional Classification Map. The rural character and economic realities in London Britain Township limit the extent to which the Board of Supervisors and small Township staff can devote resources to achieve desired transportation goals, let alone meet basic road maintenance responsibilities. The Township will use its capital fund for transportation to help implement recommendations in this Chapter, and may also partner with others, such as PennDOT or Chester County, to implement recommendations. London Britain Township has no legal obligation to implement the recommended Transportation improvements in this Chapter; however, it should be used to guide future investments and inform planning partners.

Chapter content is supported by technical information (summarized in Appendix H) that was collected and analyzed during the Comprehensive Plan Update. Chapter 9 provides a matrix of Plan Implementation Recommendations that correspond to this and other Chapters.

### Township Overview

London Britain Township benefits from a roadway network that supports the movement of people and goods throughout the municipality and to regional destinations. The geographic location of the Township



provides easy access to major regional highways like State Route 896, PA 41, US 1, and I-95. These assets, in addition to the municipality's broader roadway network, are the basis for local and regional mobility for Township residents. Driving is the predominant mode of Township transportation, which reflects the rural character of the area. Since there are limited options for transportation, owning a vehicle is almost essential for residents.

London Britain Township ensures the proper maintenance and operation of 39.35 miles of roads. The 2.61 miles of State Route 896 in London Britain Township are owned and maintained by PennDOT, and all bridges in the municipality are owned and maintained by either PennDOT or Chester County. Along the main corridors within London Britain Township (State Route 896, Good Hope, Strickersville, and Chambers Rock Roads) and on local streets, the fundamental issues are safety and speeding. PennDOT is completing safety improvement designs to State Route 896 within the Township and neighboring municipalities to the north.

Additional intersection and other roadway improvements, as well as traffic calming measures, could enhance safety, reduce travel speeds, and mitigate cut-through traffic. For example, the intersection of Flint Hill and Good Hope Roads was identified as a priority intersection in need of safety improvements based on public input, speed data, and sight distance information. In 2018, London Britain Township completed an evaluation and installed an all-way stop at this intersection to address limited sight distance. The Township should continue to monitor the effectiveness of these stop signs and evaluate whether additional safety improvements are necessary.

Facilities for people who bike or walk are generally limited in London Britain Township. The Township is not served by fixed-route public transportation. However, Chester County's Rover service is available for rides within the County. Expanding infrastructure for people to bike and walk will provide additional options for moving about the municipality, making London Britain Township's transportation network even more robust.

The municipality can play a key role in addressing regional transportation issues through coordination with partners like PennDOT, DelDOT, Chester County, and neighboring municipalities. Addressing regional transportation issues which are outside of London Britain Township and even outside of the state can be challenging, but are important given significant travel patterns between London Britain and the State of Delaware for employment and shopping.

## Transportation Features and Roadway Functional Classification Map

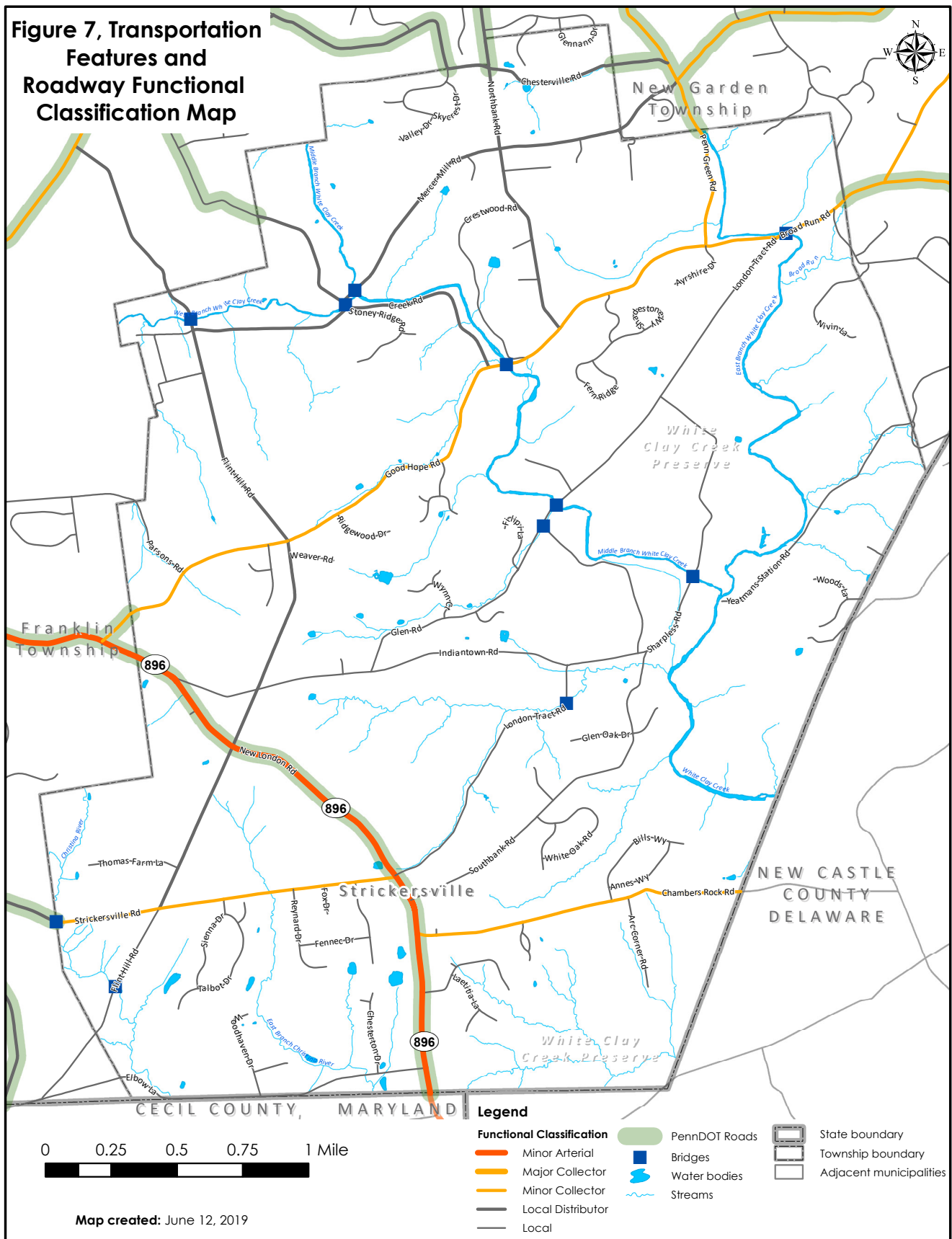
Existing transportation features, proposed roadway functional classification, and identified key intersections are presented in Figure 7. Transportation Features and Roadway Functional Classification Map. This map distinguishes between municipally-owned and PennDOT-owned roadways. State Route 896 is the only state-owned roadway in London Britain Township; all other roadways are Township-owned. It is important to note that London Britain Township participated in the Highway Transfer Turnback Program at which time it took ownership and maintenance responsibility of more than 12 miles of PennDOT roadway. The program provides the Township with \$4,000 per mile annually for roadway maintenance. Bridges are also identified on the map. However, no distinction between ownership is made, because London Britain Township does not own any bridges.

Roadway Functional Classification is used by planners and engineers to establish a hierarchy of roads based on the ability to move vehicles vs. the amount of access provided to surrounding land uses. In general, the higher a road's functional classification the more vehicles can be moved but the harder it is to access surrounding properties (i.e. limited access expressways). Lower functional classification roadways can move fewer vehicles but those vehicles have better access to surrounding properties (i.e. local roadways).

The Transportation Features and Roadway Functional Classification Map identifies five Functional Classification categories for London Britain Township roadways:

- Minor Arterial – The only Minor Arterial is State Route 896.
- Major Collector – There are no Major Collectors; however, State Route 896 is categorized as a Major Collector as it passes from Cecil County, MD into Delaware.
- Minor Collector – Strickersville Road and Chambers Rock Road were previously identified as Local Distributors, but are now identified as Minor Collector roads along with Good Hope, Broad Run, and Penn Green Roads.
- Local Distributor – Chesterville, Northbank, Flint Hill, and North Creek Roads are all identified as Local Distributors.
- Local – The balance of Township roads fall into the Local category.

**Figure 7, Transportation Features and Roadway Functional Classification Map**



# Transportation Goals and Strategies

## **Goal 1. Provide a safe and efficient multi-modal transportation network that supports the movement of people and goods and reflects the character of London Britain Township.**

As stated in the Zoning and Development Chapter, “London Britain Township’s rural character is visibly defined by large agricultural fields, vineyards, commercial tree farms, heavily wooded stream valleys and floodplains, and historic buildings and grounds.” The roadways that serve these landscapes contribute to the scenic character of the municipality. Since London Britain Township controls most of the roadway network within the municipality, the responsibility for preserving the character of the roadways lies locally. The character of the surrounding landscape must be accounted for when considering improvements to the transportation network.

### **Strategies:**

- 1) Maintain and **update London Britain Township’s 10-year capital improvement plan** for municipally-owned roadways. As part of the capital planning process, consider appropriate opportunities for minor shoulder widening, pavement markings, and center line rumble strips to improve safety for people driving, biking, and walking on roads.
- 2) Continue to develop and evaluate options to **increase funds for roadway maintenance**, including repaving, restriping, stormwater improvements, safety enhancements, and winter maintenance.
- 3) **Coordinate with PennDOT and Chester County regarding maintenance of state and county-owned roadways and bridges** to ensure that maintenance issues are addressed in a manner consistent with London Britain Township’s Vision and Goals.

## **Goal 2. Improve safety and operations at priority intersections.**

Intersections are the crossroads of the community and are nodes with a concentration of conflicting travel movements. Safety and operational improvements at key intersections can address other transportation and circulation issues within London Britain Township. Improvements should balance the mobility needs of residents with the desire to maintain London Britain Township’s rural character and discourage cut-through traffic.

### **Strategies:**

- 1) **Coordinate with PennDOT regarding planned improvements on State Route 896**, including the proposed southbound left turn lane at Chambers Rock Road and other safety and operational improvements.
- 2) Evaluate and **implement safety improvements and traffic calming measures** along Good Hope Road at the intersections of North Creek Road, Crestwood Road, and Northbank Road.



- 3) Coordinate with PennDOT, monitor opportunities, and evaluate options to **provide safety improvements at the** constrained **State Route 896 and Strickersville Road intersection**.
- 4) **Coordinate with PennDOT to evaluate the possibility of** constructing a roundabout at State Route 896 and Flint Hill Road.

### **Goal 3. Support safe conditions by reducing vehicle speeds and cut-through traffic on local roadways.**

High travel speeds and heavy volumes of cut-through traffic are not only a transportation safety issue, but also impact residents' quality of life. Traffic calming measures should be appropriate given the rural character of the community, and should be implemented in concert with education and enforcement programs. For example, speed humps, including permanent and temporary installations, are highly effective at reducing speeds and cut-through traffic and can be implemented within the constraints and context of many existing Township roadways. All traffic calming measures must be carefully evaluated before implementation.

#### **Strategies:**

- 1) Evaluate and **implement traffic calming measures** given the rural character of the roadways **on** the following key corridors: **Good Hope, Broad Run, Chambers Rock, Flint Hill, Strickersville, London Tract, and Glen Roads**.
- 2) Develop and **establish a traffic calming policy and procedures** that outline how requests for traffic calming measures are reviewed, evaluated, and recommended **for implementation**.
- 3) If police presence in London Britain Township is increased, consider a **focus on key corridor speed enforcement**.
- 4) **Continue to use speed signs and State Police to discourage speeding and cut-through traffic**.

### **Goal 4. Expand infrastructure and connections for walking, biking, and ride sharing.**

London Britain Township residents voiced their support for infrastructure and improvements to support safe walking and biking connections to key recreational resources. There is a strong desire to safely walk or bike to enjoy the scenic character of the municipality and avoid having to rely solely on driving a vehicle.

#### **Strategies:**

- 1) Identify and implement improvements to **provide facilities for walking and biking at priority locations** including Good Hope Road between North Creek Road and Crestwood Road (including a connection to the Good Hope Trailhead).
- 2) See Chapter 3 for trail recommendations.

**Goal 5. Ensure London Britain Township ordinances and policies for transportation infrastructure are aligned with the municipality's goals and applicable standards.**

Amendments to the Zoning Ordinance (ZO) and Subdivision and Land Development Ordinance (SALDO) could have an impact on the planning and design of roadways and other transportation infrastructure. When implemented properly, these transportation policies can support the scenic character of London Britain Township.

**Strategies:**

- 1) Review and **update the ZO and SALDO related to design of roadways, walking paths, trails, parking facilities, and scenic roadways.**
- 2) **Revise the SALDO to include roadway design standards** that reference the Roadway Functional Classification Map in the Comprehensive Plan by establishing unique design standards for roadways based on their functional classification. Street Design standards in Section 802 - Streets and Streetscape Design -may be revised to reflect current best practices and applied township-wide.

**Goal 6. Support and participate in regional transportation planning and projects that impact the transportation network of London Britain Township.**

Engaging in regional transportation planning through regular coordination with planning partners and surrounding municipalities can demonstrate London Britain Township's commitment to improving transportation infrastructure.

**Strategies:**

- 1) **Submit** identified **transportation projects** to the Chester County Planning Commission **for inclusion on the Transportation Improvement Inventory (TII)**. The 2017 TII lists needed safety improvements along State Route 896 in London Britain, Franklin, and New London Townships. London Britain Township should consider submitting specific safety improvements identified for inclusion in the 2019 TII update: State Route 896 and Flint Hill Road; State Route 896 and Strickersville Road; State Route 896 and Southbank Road; State Route 896 and Chambers Rock Road; Chambers Rock Road traffic calming; and Good Hope Road safety and traffic calming improvements between North Creek and Northbank Roads.
- 2) **Coordinate public stakeholders to address regional transportation issues**, particularly related to goods movement, regional trail connections, and critical corridors that cross municipal boundaries.
- 3) **Promote and regularly meet with representatives from other municipalities on the State Route 896 corridor** to address common issues and opportunities related to both transportation and land use planning.
- 4) **Monitor and engage in** the planning and design of **regional highway improvement projects**, such as the reconstruction of US 1 and PA 41.

## Relationship to the Community Vision and Key Values

The Strategies identified under Transportation Goals, along with the Transportation Features and Roadway Functional Classification Map, support the Comprehensive Plan's Community Vision and five Key Values. Safety improvements, policy updates, and improved coordination with planning partners will establish a path for London Britain Township to achieve its Transportation Goals, including reducing speeding and cut-through traffic on Township roadways. New multimodal connections will provide improved access to recreational opportunities and open space. Innovative transportation design will protect valuable natural resources and the rural landscape. Cut-through traffic on local roads will be discouraged, while safety improvements will be considered at key locations. Through these collective efforts, London Britain Township will be able to maintain and improve its transportation network while retaining its scenic character.

## Chapter 7 Community Facilities and Services



*West Grove Fire Company's Station 32, located adjacent to Nichol Park.*

### Introduction

Even though London Britain Township is more rural in nature than the bordering townships, its resident and business needs are largely addressed by government and quasi-government facilities, institutions, and services. Some community facilities and services are quite visible, such as solid waste collection, emergency service response, schools, and parks. Others, such as stormwater management, are less obvious. Through the on-going efforts of State, County, and Township governments, these facilities and services comprise one of the core functions of a municipality and impact residents' quality of life.

Ensuring that the Township is well-positioned to maintain (and enhance where needed) these services in the future is a vital part of the Comprehensive Plan. This Chapter provides a brief description of existing community facilities and services in the Township, identifies key issues to be addressed, and includes recommendations to address such issues in the future. It includes a review and analysis of:

- Police, Fire and Emergency Medical Services (EMS);
- Sewer and Water;
- Stormwater Management;
- Educational Institutions; and
- Phone, Internet, and Cable Service.



In addition to brief reviews and descriptions of Community Facilities and Services and Goals and Strategies, Appendix K contains information specific to Community Facilities and Services. Community Facilities and Services are depicted on Figure 8. Community Facilities on page 52. Chapter 9 provides a matrix of Plan Implementation Recommendations that correspond to this and other Chapters.

## Township Overview

### Police, Fire, and Emergency Medical Services (EMS).

The Pennsylvania State Police at the Avondale Barracks provides police protection for London Britain Township. In recent years, the State Police have increased their Township coverage by regularly stationing a trooper in London Britain and Franklin Townships.

EMS and fire service are contracted by the Township with the Avondale Fire Company and West Grove Fire Company. West Grove Fire Company is the primary provider, covering 70 percent of the Township, while Avondale Fire Company covers the remaining 30 percent. In 2012, West Grove Fire Company built a new substation adjacent to Nichol Park to provide both fire protection and emergency service. Southern Chester County Emergency Medical Services provides advanced life support and paramedic services for more serious medical and trauma emergencies. The Township's Board of Supervisors budgets for financial contributions to all its fire and emergency response providers each year as a designated line item with an appropriate millage.

### Sewer and Water.

There are no public sewer facilities or service areas within the Township; nearly all residents and businesses rely on private, on-lot sewage systems. However, London Britain Township does own and operate a community on-lot disposal system (COLDS) which serves the Shoppes of London Britain, and a community wastewater treatment plant which serves 16 residential properties in the Windsor subdivision. London Britain Township requires on-lot sewage systems for all new development wherever feasible. At the time of this Comprehensive Plan, the Board of Supervisors was completing its review of a final draft Act 537 Sewage Facilities Plan, targeting 2019 adoption.

All developed properties within the Township draw their water supply from private wells. Commercial uses within the Shoppes at London Britain share a single well. Because all properties within the Township rely on groundwater, the health and protection of both surface and groundwater supplies is of utmost importance.

### Stormwater Management.

To help protect (and in some cases, restore) the quality of ground and surface waters within the Township, the Board of Supervisors adopted a Stormwater Management Ordinance (SMO) in 2013. This Ordinance was developed to be consistent with, and help implement, Chester County's Act 167 Stormwater Management Plan and model ordinance. The goal of the Township's SMO is to protect public health, safety and general welfare, property and water quality. This is largely accomplished at the time of new construction in the Township by implementing on-site drainage and stormwater management practices required by the ordinance and administered through the assistance of the Township's consulting engineer.

The SMO includes criteria and provisions for land development, construction and earth disturbance activities in general. See also Chapter 3, Natural and Recreational Resources, and Appendix E, for a discussion of impaired streams in the Township and federal and state regulations.

### **Educational Institutions.**

London Britain Township is part of the Avon Grove School District, which includes Franklin, New London, Penn and London Grove Townships, and West Grove and Avondale Boroughs. The Avon Grove School District is a K-12 public school system that serves approximately 5,400 students in four schools (an elementary school, an intermediate school, a middle school, and a high school.) In 2017, the Township sent approximately 400 students to Avon Grove School District schools, accounting for 7 percent of district enrollment.

The School District recently completed a study of its facilities, pursuant to its strategic plan. The various community stakeholders involved recommended that: the district build a new middle school and campus for grades six through eight on the previously purchased Sunnyside Road site; renovate the current middle school and high school buildings to form a redesigned high school campus; and reconfigure the grades at other schools so Avon Grove Intermediate School serves grades two through five and Penn London Elementary serves kindergarten and first grade. The proposed redesign of the District's facilities allows the elimination of all portable classrooms and better accommodates the school-age population, but it comes with a \$126 million dollar price tag.

Some London Britain Township residents send their students to the Avon Grove Charter School, a public college-preparatory charter school for grades kindergarten through 12. Avon Grove Charter School is partially independent of Avon Grove School District and is governed by its own Board of Directors. Neither of the Avon Grove Charter School campuses lie within the Township.

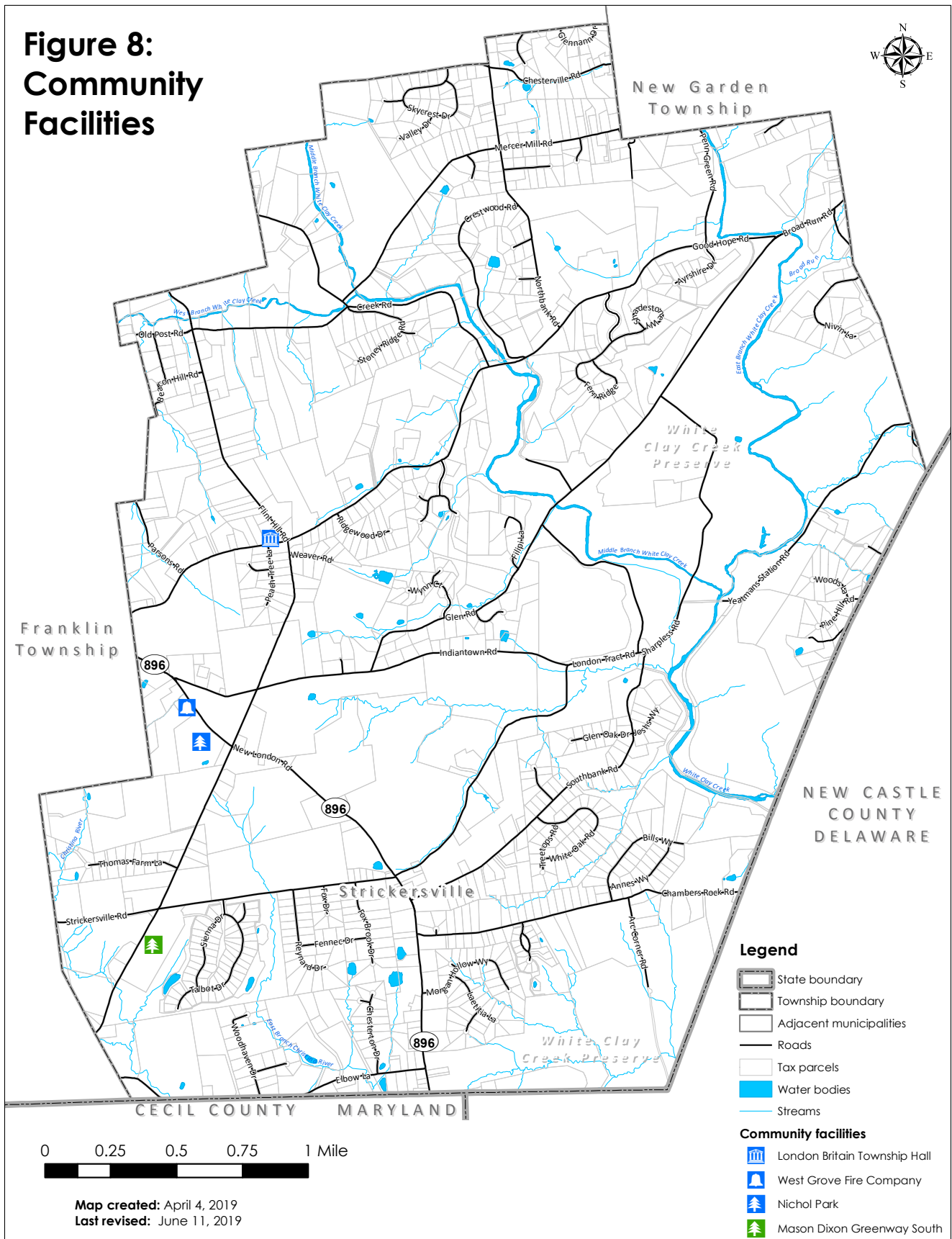
### **Phone, Internet, and Cable Service.**

In Pennsylvania, cable television providers are required to enter into a franchise contract with local municipalities in order to provide service to the municipality's residents. Comcast has a franchise contract with London Britain Township and accordingly is the provider of cable television to the households within its service area. London Britain Township would be willing to enter into a franchise contract with Verizon, but the residential density necessary for Verizon to provide cable service does not currently exist. Therefore, Verizon currently does not plan to expand its infrastructure to increase its service area.

Due to the Township's rural and hilly nature, cellular telephone service is inconsistent and sometimes non-existent. Some residents rely on landline telephone service, which can be unreliable as well.

High speed internet is also an issue in London Britain Township. Some Township residents are in the service areas for Verizon Fios internet and/or for Comcast internet services. Approximately 63 percent of the Township has Fios lines installed for service, although those lines may not extend up driveways or private roads to service residences. Other areas of the Township rely on Dish service for TV and internet, while a few areas are unable to get any service at all.

**Figure 8:  
Community  
Facilities**



# Community Facilities and Services Goals and Strategies

## **Goal 1. Ensure a sustainable supply of water for London Britain Township's domestic use.**

London Britain Township residents and business owners rely solely on groundwater for drinking water, agricultural uses, and other potable water needs. Access to ample clean, safe water is crucial to a community's health and welfare; therefore, the Township must continue to do what it can to protect local aquifers from degradation, as well as protect (and restore) the quantity and quality of other ground and surface water resources for continued community longevity.

### **Strategies:**

- 1) Protect** the supply and quality of aquifers and other **ground and surface water resources** within the Township through consistent administration and enforcement of the Township's zoning, subdivision and land development, and stormwater management ordinances.
- 2) Collaborate** with government and non-profit organizations **to enhance the protection of** the Township's **streams, creeks, aquifers and other surface water features**.
- 3) Actively oppose commercial** ground or surface **water withdrawal projects that** have the potential to **harm** the health, safety, or general welfare of **the Township**.

## **Goal 2. Provide consistency in the planning and implementation of land use, water and sewer, and stormwater management goals and strategies.**

Although the Township's population is not expected to increase dramatically over the next twenty years, consistency in planning and implementing land use, infrastructure, and stormwater management goals ensures compliance with state and federal mandates as well as continued community health for future generations and current residents. Consistency between planning documents also ensures that London Britain Township presents a clear, unified, strategic vision for its future that can be implemented by Township staff, volunteers, and professional consultants.

### **Strategies:**

- 1) Update and adopt the draft Township Act 537 Sewage Facilities Plan**, that is consistent with the 2019 Township Comprehensive Plan.
- 2) Ensure** that all submitted **Act 537 planning modules are approved only** when consistent with the 2019 Township Comprehensive Plan.
- 3) Strongly encourage** the sustainable **use of on-lot water and wastewater disposal systems** with any change in land use.



- 3) Updates to **the Township's Stormwater Management Ordinance**, modeled after Chester County's Act 167 Stormwater Management Plan, **should be consistent with the 2019 Comprehensive Plan**.
- 4) **Continue the Township's septic system pumping notification program.**

### **Goal 3. Increase the reliability of cellular and internet communications throughout the Township.**

The 2018 Community Planning Survey revealed that many residents struggle with a lack of affordable or consistent cable television service, mobile phone service, landline telephone service, and access to fiber optic/high-speed internet. The aging, unreliable and/or inaccessible cellular, telephone and internet infrastructure inhibits the local economy and presents safety issues. The results of the 2018 Community Planning Survey indicate that respondents will support serious efforts by Township officials with cellular and internet providers to upgrade existing aging infrastructure and add additional infrastructure as possible. Given the dispersed residential development pattern in the Township, such improvements and expansions may be challenging and/or expensive.

#### **Strategies:**

- 1) Working with area communication providers and in coordination the state's program to increase rural internet access, **develop a conceptual plan and installation schedule to improve access to cellular and high-speed internet services** throughout the Township.
- 2) Identify and **ensure** that any proposed **wireless communication infrastructure minimizes visual impacts** to scenic roads, scenic landscapes, and public and privately-held protected open space.
- 3) Upon plan approval by the Board of Supervisors, help to **implement that plan in accordance with the proposed schedule.**

### **Goal 4. Increase the Township's annual operating budget through increased revenue.**

Thanks to strong resident support, London Britain Township officials have been able to maintain a rural community comprised primarily of single and clustered residential uses, farms, and natural landscapes. Given that these landscapes are not expected to change significantly over the next twenty years, the Township's property tax revenue is also not expected to grow. The Township should explore ways to diversify its income streams in order to continue ensuring sufficient funds to provide basic government services expected by its residents and business owners. This should not include deleting or reducing the Township's open space tax used to fund local land preservation and open space maintenance efforts, nor adversely burdening its fixed income residents with rising millage rates.

#### **Strategies:**

- 1) **Explore** Township resident interest in supporting **a modest earned income tax**, to be primarily directed **toward** the general maintenance, repair, or **improvements to Township-owned roads.**

- 2) Research and **apply for grants** that can be used **to leverage available funds to enhance** Township services, maintain facilities and grounds, purchase equipment, and make planned capital improvements.
- 3) Explore the possibility of implementing a **Township business tax**.

## Relationship to the Community Vision and Key Values

London Britain Township plans to continue being a safe, attractive place to live, work, and play for the next twenty years and beyond. To ensure that residents and business owners feel safe and are connected to phone, internet, and cable services as they require, the Township will work with service providers to improve and expand services while being sensitive to the scenic resources of the Township. With careful planning, collaboration, implementation and shrewd financial stewardship, London Britain Township will provide desired local governmental services and associated facilities to the community for years to come.



*The Township meeting hall and maintenance garages.*

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## Chapter 8 Statement of Compatibility



*Township residents and business owners participate in the Community Visioning Session held in June 2018.*

### London Britain Township and Adjacent Municipalities

London Britain Township is surrounded by four municipalities in three different states and three separate counties. Franklin Township and New Garden Township are London Britain Township's eastern and western neighbors in Chester County, Pennsylvania. Cecil County, Maryland is the neighboring municipality to the southwest, while New Castle County, Delaware is the neighboring municipality to the south and east.

The review of existing long-range plans in adjacent communities can provide important information to consider as a part of a community's comprehensive planning process. The goals, objectives, and projects identified in neighboring municipalities' plans outline information about a community's future land use decisions, transportation considerations, and recreational opportunities that can be impactful along shared borders. The review of adjacent municipal plans can also identify opportunities to improve planning consistency between communities.

### Franklin Township, Chester County

Franklin Township adopted its comprehensive plan in 2006, and amended it in 2009 to include a trail feasibility study. In 2006, the primary land use within Franklin Township was agriculture and open space (55 percent), followed by single-family residential (26 percent). Land use along the shared border with



London Britain Township included a mix of single-family residential, protected open space, agriculture/open space, rural residential, recreation, public, and commercial uses.

The 2006 Plan's Future Land Use Plan categorized Franklin Township land into one of five classifications: Rural Resource Area, Low Intensity Use Area, Moderate Intensity Use Area, Kemblesville Village Area, or Natural Resource Protection Area. According to this Plan, land along borders shared with London Britain is designated either Rural Resource Area; Low Intensity Use Area; or Moderate Intensity Use Area classification. The area along State Route 896 near London Britain falls within the Kemblesville Village Area.

Franklin Township's existing and proposed trail networks provide up to four potential connection points with London Britain Township, including one through Fair Hill NRMA and one through Crossan Park.

The 2019 London Britain Township Comprehensive Plan Update is consistent with Franklin Township in its treatment of future land use and recreational planning considerations along shared borders.

## New Garden Township, Chester County

New Garden Township adopted its current Comprehensive Plan in 2018. At the time of this Plan's adoption, the land use along Franklin's shared border with London Britain Township included a mix of suburban and site sensitive development".

The 2018 Plan's Future Land Use Plan categorized land in New Garden Township into one of eight classifications. According to this Plan, parcels along New Gardens border shared with London Britain will focus on Resource Conservation, consisting of a mix of land in the resource protection and site sensitive residential classifications.

New Garden Township's conceptual greenway corridors plan highlights several potential connection points between London Britain Township and New Garden Township. Two on road bike routes are proposed in New Garden Township, along London Britain's eastern border. Two trails, one hiking trail and one designated as the Mason-Dixon Trail, provide potential pedestrian connection opportunities between the two communities.

The 2019 London Britain Township Comprehensive Plan Update is consistent with New Garden Township in its treatment of future land use and recreational planning considerations along shared borders.

## Chester County, Pennsylvania

Landscapes 2, the Comprehensive Plan for Chester County at the time of the Township's initial undertaking of its 2008 Plan Update, designated London Britain Township primarily Rural Landscape, with a small portion of land in the Township to the west designated as Rural Center, and a small portion in the north designated as Suburban Landscape.

Landscapes 3, the new Comprehensive Plan for Chester County adopted in late 2018, re-designated the entirety of London Britain Township as Rural Landscape. This category consists of farms, residential uses, villages, woodlands, and open space. The potential of growth in this category is very limited, with

patterns of land use focused on large quantities of protected open space, agricultural uses, low intensity institutional uses, and low-density residential uses.

The 2019 London Britain Township Comprehensive Plan Update's treatment of future land use considerations is consistent with the recommendations of Landscapes 3.

## New Castle County, Delaware

New Castle County's current Comprehensive Plan was adopted in 2012, with a planning period through 2022. This 2012 Plan's Future Land Use Plan designates parcels in New Castle County adjacent to London Britain Township predominately "Resource & Rural Preservation". Another small portion adjacent to London Britain Township, falls in the "Low Residential Density" (one to three dwelling units per acre) category.

The 2019 London Britain Township Comprehensive Plan Update is consistent in its treatment of future land use along its southern and eastern borders with New Castle County, Delaware and White Clay Creek State Park.

## Cecil County, Maryland

Cecil County's adopted 2010 Comprehensive Plan divides land into one of several Future Land Use Plan categories, including Agriculture, Forest, Low Density Residential, Medium/High Density Residential, Commercial/Industrial, Rural Residential, Other categories, and Wetlands. The 2010 Comprehensive Plan depicted land use along the shared border with London Britain Township as a mix of agriculture, forest, low density residential, and rural residential. The Future Land Use Plan for parcels in northern Cecil County along the border with London Britain Township were classified into one of two categories: Rural Conservation District or Low-Density Growth Area.

The 2019 London Britain Township Comprehensive Plan is consistent in its treatment of future land use considerations along the Township's southern border with Cecil County. It should also be noted that portions of the 5,656-acre Fair Hill Natural Resources Management Area in Cecil County are adjacent to London Britain Township, which presents opportunities for various trail connections.

## Pennsylvania Municipalities Planning Code (MPC)

The 2019 London Britain Township Comprehensive Plan Update, with a 20-year planning horizon, collectively meets the comprehensive planning requirements of the MPC (Article III, Section 301) as follows:

- "A statement of objectives of the municipality concerning future development" is encompassed in Chapter One: Introduction (see specifically page 12), and Chapter Two: Zoning and Development.
- "A plan for land use" and "a plan to meet housing needs" are intertwined in Chapter Two: Zoning and Development.
- "A plan for movement of people and goods" is encompassed in Chapter Six: Transportation.
- "A plan for community facilities and utilities" is addressed in Chapter Seven: Community Facilities

and Services.

- “A statement of the interrelationships among the various plan components” is found in Chapter Eight: Statement of Compatibility.
- “A discussion of short- and long-term plan implementation strategies” is encompassed in Chapter Nine: Implementation Recommendations.
- “A statement indicating . . . compatibility with existing and proposed development and plans in contiguous portions of neighboring municipalities” is found in Chapter Eight: Statement of Compatibility.
- “A statement indicating . . . general consistency with the objectives and plans of the County comprehensive plan” is found in Chapter Eight: Statement of Compatibility.
- “A plan for the protection of natural and historic resources” is embodied by Chapter Three: Natural and Recreational Resources, Chapter Four: Open Space and Land Preservation, and Chapter Five: Scenic and Historic Resources.
- “A plan for the reliable supply of water” is addressed in Chapter Three: Natural and Recreational Resources (given the Township's total dependence on underlying aquifers for potable water), and more cursorily in Chapter Seven: Community Facilities and Services.

## Chapter 9 Implementation Recommendations



*A word cloud generated from words that best describe London Britain Township that were submitted by attendees of the Community Visioning Session for this Plan.*

### Introduction

The Comprehensive Plan Task Force distilled the Recommendations from each of the preceding Chapters, combined some and added others that came from an overall view of the Plan. Priorities and time frames were assigned to each Recommendation. Each Recommendation is listed on the ensuing pages along with a priority for Implementation and the lead parties in charge.

Implementation Priority			
ST	Short term: one to three years	LT	Long term: seven to ten years
MT	Medium term: four to six years	O	Ongoing
Lead Party Abbreviation			
BOS	Board of Supervisors	PASP	Pennsylvania State Police
CC	Chester County	PC	Planning Commission
HC	Historical Commission	PRAB	Parks and Recreation Advisory Board
LT	Land Trust	TS	Township Staff
PA DOT	PennDOT	WCW&S	White Clay Wild & Scenic Management Committee



Implementation Recommendations Matrix			
Plan Section	Recommended Action	Priority	Lead Parties
<b>Zoning and Development</b>			
<i>Goal 1 - Protect the Township's rural character and extensive natural areas.</i>			
1	Provide for residential, agricultural, commercial, and other non-residential uses through the Zoning Ordinance (ZO).	O	PC, BOS
2	Retain the ZO's Conservation Design Overlay District (CDOD) to help respect each site's natural capacity.	O	PC, BOS
3	Consider amending the ZO to retain farms and farming on the western side of the Township.	MT	PC, BOS
<i>Goal 2 - Provide for housing diversity and small business development opportunities within the Township.</i>			
1	Provide for different types of residential housing through the ZO.	O	PC, BOS
2	Provide for retail commercial uses through the ZO.	O	PC, BOS
3	Evaluate the ZO for sustainable local business ventures.	MT	PC, BOS
<b>Natural Resources</b>			
<i>Goal 1 - Protect and restore valuable surface and groundwater resources in the White Clay Creek and Christina River watersheds.</i>			
1	Update the ZO to protect riparian forest buffers and all Township wetland areas.	ST	PC, BOS
2	Promote/encourage voluntary landowner restoration of riparian forest buffers.	O	BOS, LT
3	Work closely with government and non-profit partners to protect water resources within the Township.	O	BOS, LT
<i>Goal 2 - Improve the retention of healthy woodlands and the protection of areas identified in the Pennsylvania Natural Heritage Inventory.</i>			
1	Strengthen woodland protection provisions in the ZO.	ST	PC, BOS
2	Update the ZO to regulate forestry/timber harvesting and incentivize private forest stewardship.	ST	PC, BOS
3	Educate the Township's forest owners on the ecological, recreational, and financial values of woodlands.	O	BOS, LT
4	Protect the Township's exceptional natural areas and other biotic resources.	O	PC, BOS, LT
<i>Goal 3 - Promote the preservation of the important agricultural resources and heritage of London Britain Township.</i>			
1	Secure conservation and/or agricultural easements on farm properties with prime agricultural soils.	O	BOS, LT
2	Consider amending the ZO to establish provisions that will help retain farms.	MT	PC, BOS
3	Promote agritourism as a secondary and seasonal use of the Township's farms.	O	BOS, CC

4	Acquire necessary trail easements before County or State-funded agricultural easements.	O	PRAB, BOS
5	When converting a farm to development, promote residential development design that integrates small-scale farm activities.	O	PC, BOS
<b>Recreational Resources</b>			
<i>Goal 1 - Retain and enhance the recreational resources of London Britain Township.</i>			
1	Develop/refresh educational materials to highlight current opportunities for walking, hiking, biking, and horseback riding in the Township.	ST	TS, BOS, LT
2	Complete the Mason Dixon Greenway South.	ST	BOS
3	Develop a conceptual Trail Master Plan.	ST	PRAB, BOS
4	Complete the Nichol Park Expansion Plan.	MT	PRAB, BOS
5	Collaborate for coordinated trail connection opportunities.	O	BOS, LT
6	Consider adding a few annual events to promote access and use of the parks.	MT	PRAB, BOS
<b>Open Space</b>			
<i>Goal 1 - Permanently protect the Township's priority open space resources.</i>			
1	Retain the Township's dedicated open space tax.	O	BOS
2	Partner with the London Britain Township Land Trust.	O	BOS
3	Partner to extend the supply of dedicated Township open space funds.	O	BOS, LT, CC
4	Partner with organizations to hold educational forums with owners of large, unprotected Township parcels.	ST	BOS, LT
5	Enroll eligible farm parcels in the Township's Agricultural Security Area.	O	BOS
<i>Goal 2 - Sustainably manage the Township's open space resources.</i>			
1	Use development regulations to require open space.	O	PC, BOS
2	Supplement open space maintenance funds with open space revenue.	O	BOS
<b>Scenic Resources</b>			
<i>Goal 1 - Protect the Township's scenic resources from degradation or loss.</i>			
1	Conduct a scenic resources inventory and mapping analysis and update the 1992 OSRER map.	MT	PC, BOS
2	Identify new methods for scenic resource protection.	MT	PC
3	Improving wireless communication should include a scenic resource impact assessment.	MT	BOS

Historic Resources			
<i>Goal 1 - Prevent the loss of historic resources in London Britain Township.</i>			
1	Re-activate the Township Historical Commission.	ST	BOS, HC
2	Complete an Historic Resource Atlas for London Britain Township.	ST	HC, CC
3	Incorporate historic resources into trail and open space planning.	MT	PC, PRAB
4	Publish Historic Resource maps.	MT	TS
5	Permit historic resource owners to adaptively re-use their buildings and structures.	O	PC, BOS
Transportation			
<i>Goal 1 - Provide a safe and efficient multimodal transportation network that supports the movement of people and goods and reflects the character of London Britain Township.</i>			
1	Update London Britain Township's 10-year capital improvement plan.	MT	TS, BOS
2	Increase funds for roadway maintenance.	LT	TS, BOS
3	Coordinate with PennDOT and Chester County regarding state and county-owned roadways and bridges.	O	BOS, CC, PADOT
<i>Goal 2 - Improve safety and operations at priority intersections.</i>			
1	Coordinate with PennDOT planned improvements on State Route 896.	O	BOS, CC
2	Implement safety improvements and traffic calming measures.	O	BOS
3	Provide safety improvements at the State Route 896 and Strickersville Road intersection.	MT	PADOT
4	Coordinate with PennDOT to evaluate the possibility of a roundabout at State Route 896 and Flint Hill Road.	LT	BOS, PADOT
<i>Goal 3 - Support safe conditions by reducing vehicle speeds and cut-through traffic on local roadways.</i>			
1	Implement traffic calming measures on:		
	• Good Hope Road / Broad Run Road	LT	BOS
	• Chambers Rock Road	LT	BOS
	• Flint Hill Road	LT	BOS
	• Strickersville Road	LT	BOS
	• London Tract Road / Glen Road	LT	BOS
2	Establish a traffic calming policy and procedures for implementation.	MT	TS, BOS
3	Focus on key corridor speed enforcement.	O	BOS, PASP
4	Continue to use a speed sign and State Police to discourage speeding and cut-through traffic.	O	BOS, TS, PASP

*Goal 4 - Expand infrastructure and connections for walking, biking, and ride sharing within London Britain Township.*

1	Provide facilities for walking and biking at priority locations.	O	BOS, PADOT
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*Goal 5 - Ensure London Britain Township ordinances and policies for transportation infrastructure are aligned with the municipality's goals and applicable standards.*

1	Update the ZO and SALDO related to design of roadways, walking paths, trails, parking facilities, and scenic roadways.	LT	PC, BOS
2	Revise the SALDO to include roadway design standards.	MT	PC, BOS

*Goal 6 - Support and participate in regional transportation planning and projects that impact the transportation network of London Britain Township.*

1	Submit transportation projects for inclusion on the Transportation Improvement Inventory.	O	BOS, CC
2	Coordinate public stakeholders to address regional transportation issues	O	BOS
3	Promote and regularly meet with other municipalities on the State Route 896 corridor.	O	BOS
4	Monitor and engage in regional highway improvement projects.	O	BOS

**Community Facilities and Services**

*Goal 1 - Ensure a sustainable supply of water for London Britain Township's domestic use.*

1	Protect ground and surface water resources.	O	PC, BOS
2	Collaborate to enhance the protection of streams, creeks, aquifers, and other surface water features.	O	BOS, WCW+S
3	Oppose commercial water withdrawal projects that harm the Township.	O	BOS

*Goal 2 - Provide for consistency in the planning and implementation of land use, water and sewer, and stormwater management goals and strategies.*

1	Update and adopt a Township Act 537 Sewage Facilities Plan.	ST	BOS
2	Act 537 planning modules are approved only when consistent with the 2019 Comprehensive Plan.	O	TS, PC, BOS
3	Use on-lot water and wastewater systems.	O	TS
4	The Township's Stormwater Management Ordinance should be consistent with the 2019 Comprehensive Plan.	MT	TS, BOS
5	Continue the Township's septic system pumping program.	O	TS, BOS



<i>Goal 3 - Increase the reliability of cellular and internet communications throughout the Township.</i>			
1	Develop a plan and schedule to improve access to cellular and high-speed internet services.	ST	BOS
2	Ensure wireless communication infrastructure minimizes visual impacts.	O	PC, BOS
3	Implement plan in accordance with the schedule.	MT	BOS
<i>Goal 4 - Increase the Township's annual operating budget through increased revenue.</i>			
1	Explore a modest earned income tax toward improvements to Township-owned roads.	MT	PC, BOS
2	Apply for grants to leverage available funds to enhance services, maintain facilities and grounds, purchase equipment, and make planned capital improvements.	O	TS, BOS
3	Explore the possibility of a Township business tax.	MT	TS, BOS