

RAY OTT & ASSOCIATES

TOWN AND LAND PLANNING

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WEST CALN TOWNSHIP COMPREHENSIVE PLANNING PROJECT

Task Force

Omar Esh <i>Resident</i>	Chip Breuninger <i>Resident</i>	Paul E. Pfitzenmeyer <i>Emergency M. Coordinator</i>	Steven M. Brown <i>Historical Commission</i>
Leroy Stoltzfus <i>Resident</i>	Stan Sarmento <i>Resident</i>	Alfred L. Brown <i>Historical Commission</i>	
David Van Vliet <i>Planning Commission</i>	Bill Terry <i>Zoning Hearing Board</i>	Curt A. Martinez <i>Police Chief</i>	

Staff/Consultants

Thomas Siedenbuehl <i>Township Manager</i>	Ray Ott, AICP <i>Project Manager</i>	Nanci Sarcinello, AICP <i>Sarcinello Planning & GIS Services</i>	Kate Clark <i>Chester Co. Planning Commission</i>
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Task Force Meeting #2

TOWNSHIP BUILDING
Monday, May 20, 2019, 7:00 PM

Agenda

1. Confirm Task Force members listed above.
2. Review 8 background maps (11x17 copies to be distributed at meeting)
Existing Land Use Protected Lands Superfund Sites
Agricultural Soils Sewer Service Areas Zoning Map
Natural Resources Stream Quality/Watersheds
3. Review population/housing projections

Delaware Valley Regional Planning Commission Population Projections							
	Current	Forecasts					
Year	2015	2020	2025	2030	2035	2040	2045
Population	9,085	9,539	9,990	10,449	10,846	11,172	11,449
change		454	451	459	397	326	277
%		5%	5%	5%	4%	3%	2%
Estimated Dwellings Unit Demand*							
Units	3,479	3,669	3,842	4,019	4,172	4,297	4,403
change		175	173	177	153	125	107

* Based on 2017 average household size of 2.6. (American Community Survey)

4. Review planning issues worksheet. (attached)
5. Suggestions for key person interviews.
6. Adjourn.

Next meeting: Monday, June 17, 2017 @ 7:00 PM

West Caln Township Comprehensive Plan Project
Planning Issues and Objectives worksheet

May 20, 2019

These issues are compiled from our initial meeting with the BOS on June 13, 2018 and at the first Task Force meeting on March 18, 2019.

1. Farmland Preservation
2. Keep rural while accommodating development
3. Hibernia Park addition of Hatfield House – what to do with it. Includes 60 acres
 - a) Rail trail through/to park?
4. Conflicts:
 - a) Off-road vehicles/motorcycles
 - b) Private shooting ranges
5. Zoning ordinance very complicated
 - a) Too many districts
 - b) AP District too restrictive
 - c) Amish families need housing but can't keep a horse on 1 acre lots. Always get variance.
6. Historic Commission – maintain/update historic properties inventory
7. Public water and sewer
 - a) 3 super fund sites
 - i) Bill Dick Lagoon sp? (tank trucks), Blosenski landfill, Terry Phelps landfill
 - ii) Nearby houses need public water
 - iii) 5 residents have on-site package plants/stream discharge (cannot infiltrate in superfund site)
 - b) Spring Run Estates have public w/s – 250 du's
 - c) Expansion of water/sewer service areas
8. Ensure police and fire service is maintained/properly funded
9. Improve communication with residents, property owners and businesses

These are required components of the Comprehensive Plan, but don't need to be titled as such. Municipalities Planning Code. The Comprehensive Plan shall include:

1. Plan for land use
2. Plan to meet housing needs
3. Plan for movement of people and goods
4. Plan for community facilities and utilities
5. Statement of Objective
6. Plan for the protection of natural and historic resources

Existing Land Use

Legend

- streams
- Residential
- Agriculture
- Vacant/Open/Wooded
- Commercial/Office
- Industrial
- Institutional
- Public Park/Recreation
- Private Recreation/Open Space
- Utility/ROW

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1,250 0 1,250
Feet

Data Source:
Chester County GIS, 06/2016

West Cain Township Comprehensive Plan

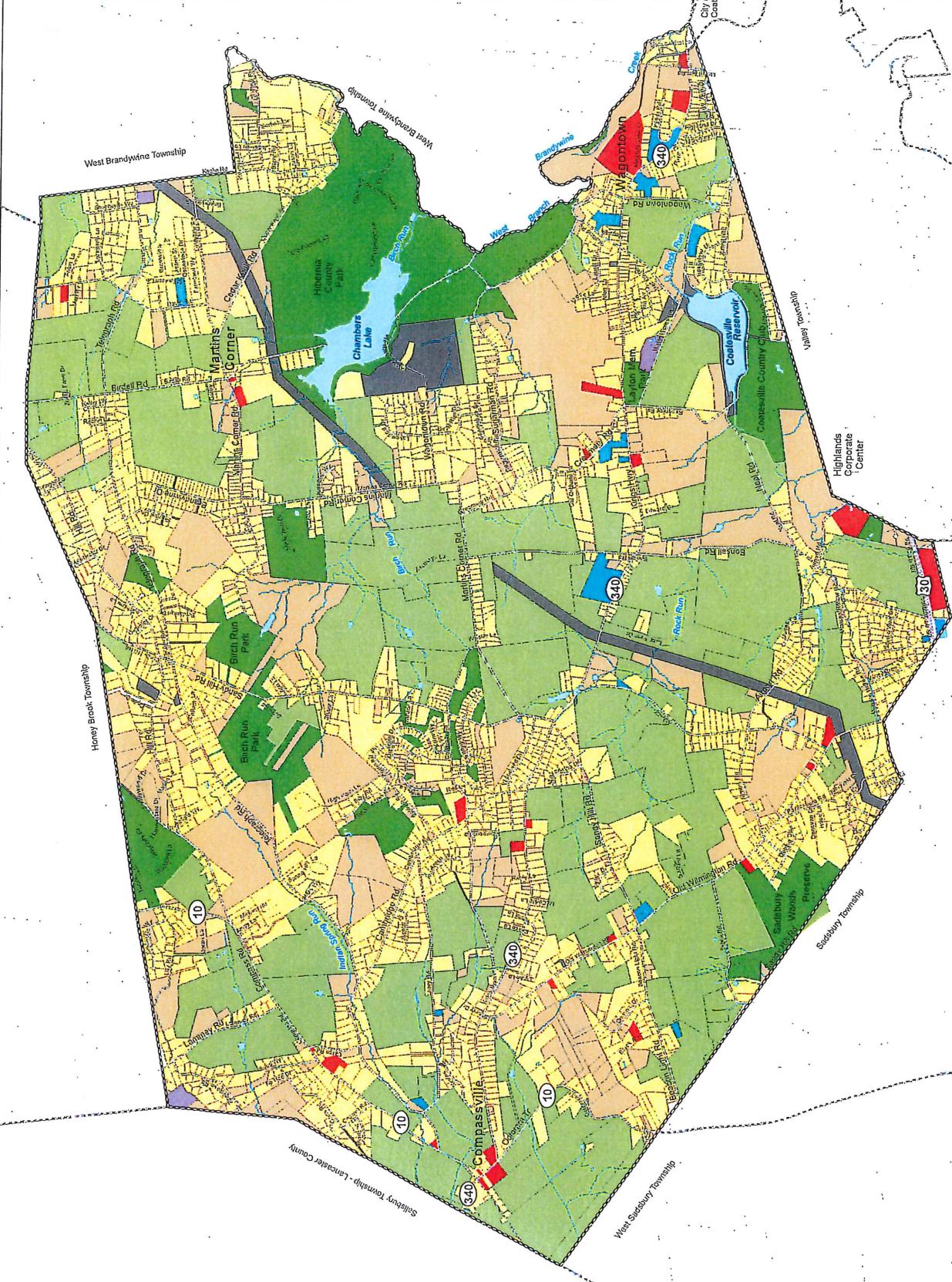
West Cain Township
Chester County, PA

Map prepared by:



Sarcinello
Planning & GIS Services

May 6, 2019



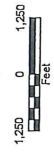
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Farmland Soil

Legend

- Prime Farmland Soil
- Farmland Soil of Statewide Importance

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Data Source:
USDA SSURGO Soil Database
Chester County GIS, 05/2018

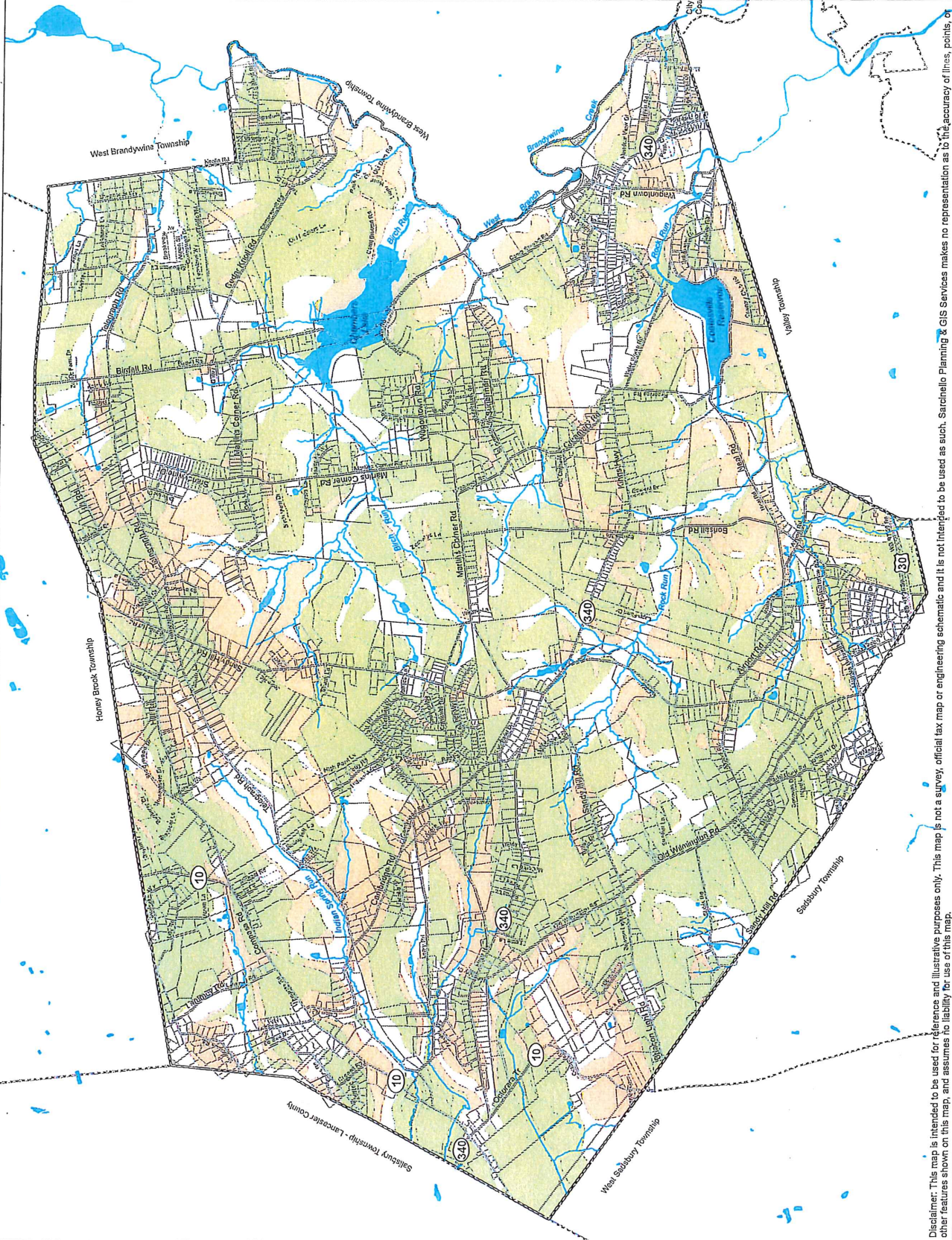
West Cain Township Comprehensive Plan

West Cain Township
Chester County, PA

Map prepared by:













Sarcinello
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May 6, 2019



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Natural Resources

Legend

-  Woodland
-  Stream
-  Wetland
-  Stream/Wetland Margin (100 ft)
-  Moderate Slope (15%-25%)
-  Very Steep Slope (25% +)
-  Lake/Pond
-  100-Year Floodplain
-  Hydric Soil
-  Park/Open Space

DRAFT



1,250 0 1,250
Feet

Data Sources:
National Wetlands Inventory,
USDA, SURLCO Soil Database,
FEMA, Chester County GIS, 06/2016

West Caln Township Comprehensive Plan

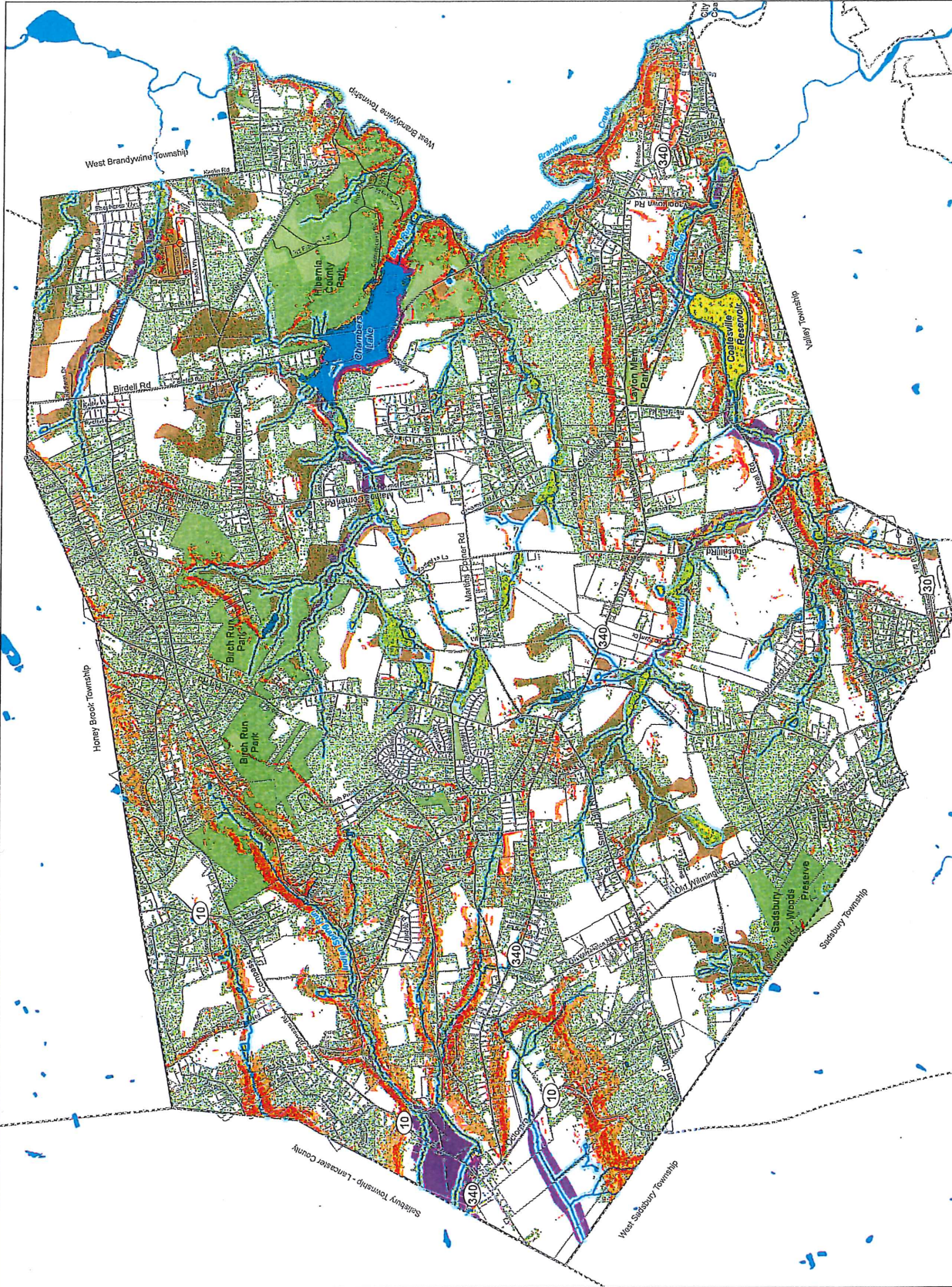
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Protected Land

Legend

- Public Park
- HOA Open Space
- Nature Preserve
- County-Owned Land
- Ag/Conservation Easement

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Data Source:
NCED, Chester County GIS, 06/2016

West Caln Township Comprehensive Plan

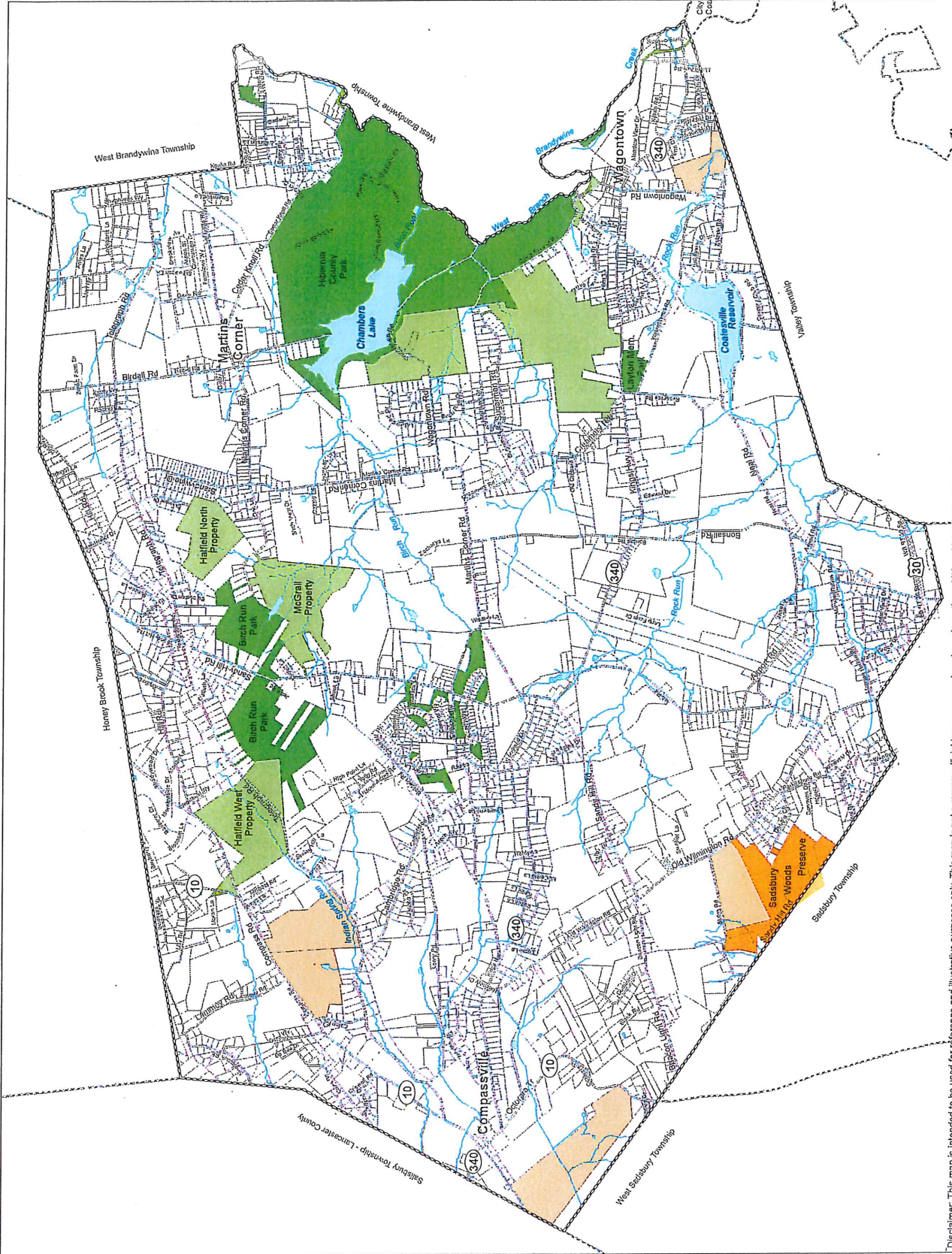
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West Cain
Existing and Proposed
Sewer Service Areas

- █ Sewer Facilities
- █ Pump Station
- █ Proposed Pump Station
- █ Sewer Service Areas
- █ Existing
- █ Proposed

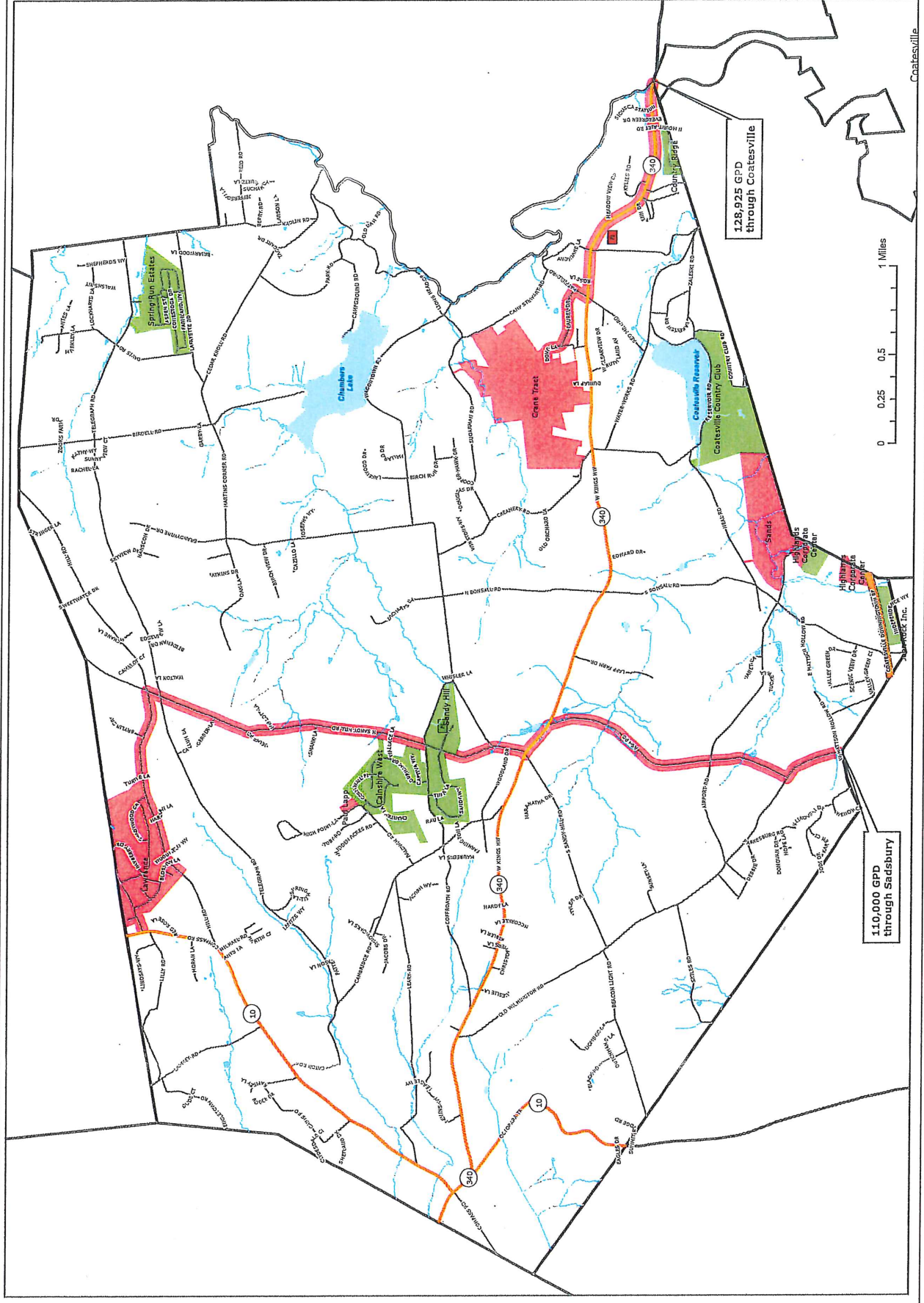


Map Created By:
CCHD 12/29/2010
Data Sources:
CCHD, CCGIS

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information for your health and safety.



Exhibit E-1



128,925 GPD
through Coatesville

110,000 GPD
through Sadsbury

Stream Quality & Watersheds

Legend

- Stream
- Lake/Pond
- Stream Quality/Designated Use
 - EV - Exceptional Value
 - HQ - High Quality
 - CWF - Cold Water Fishes
 - TSF - Trout Stocking
- Watershed
 - W. Branch Brandywine Creek
 - Birch Run
 - Pequea Creek
 - Rock Run
 - Buck Run
 - Two Log Run

DRAFT



Data Source:
Chester County GIS, 06/2019

West Caln Township Comprehensive Plan

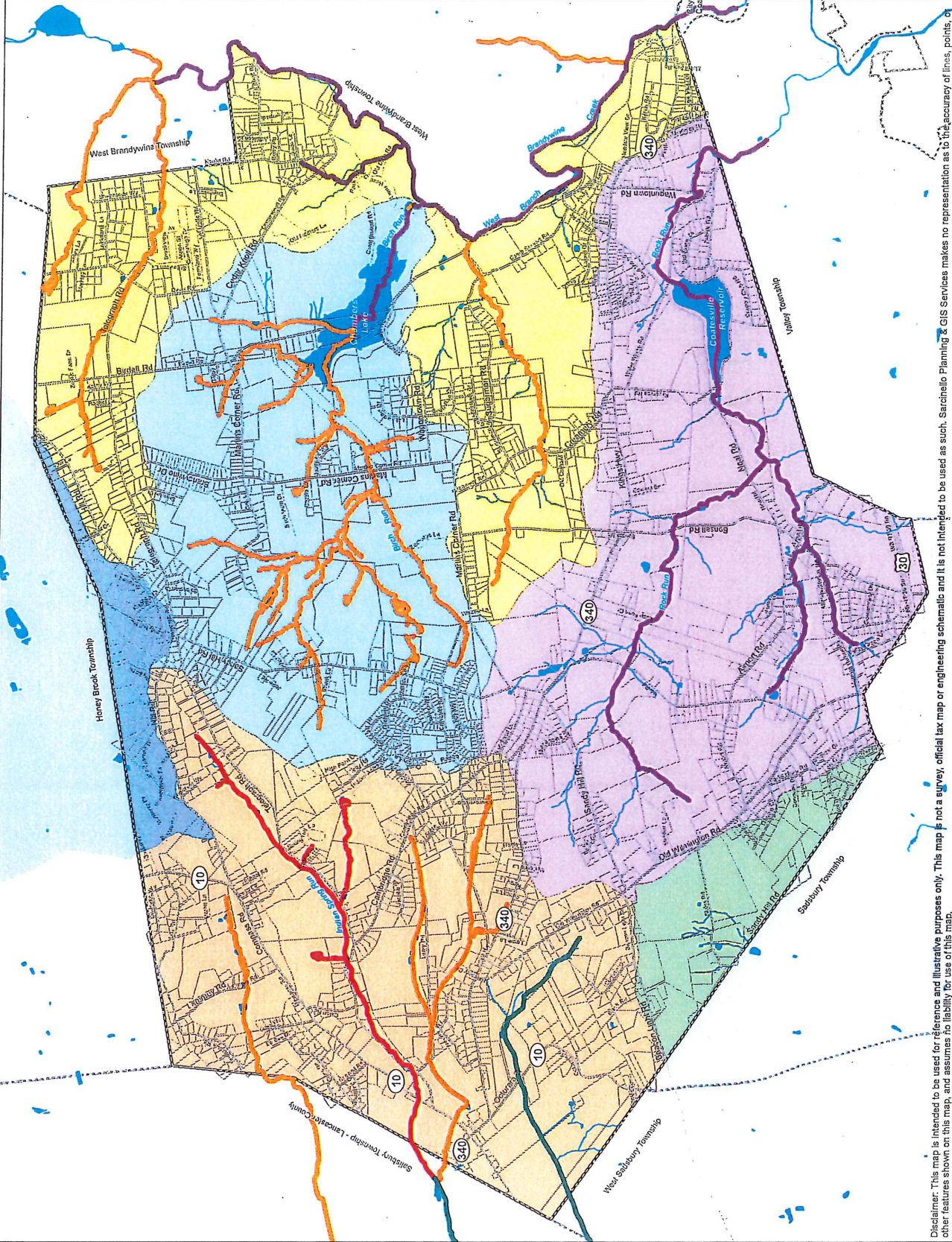
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Federal Regulated
Cleanup Sites

NIH Areas Of Concern
Area Of Concern
Area Of Concern

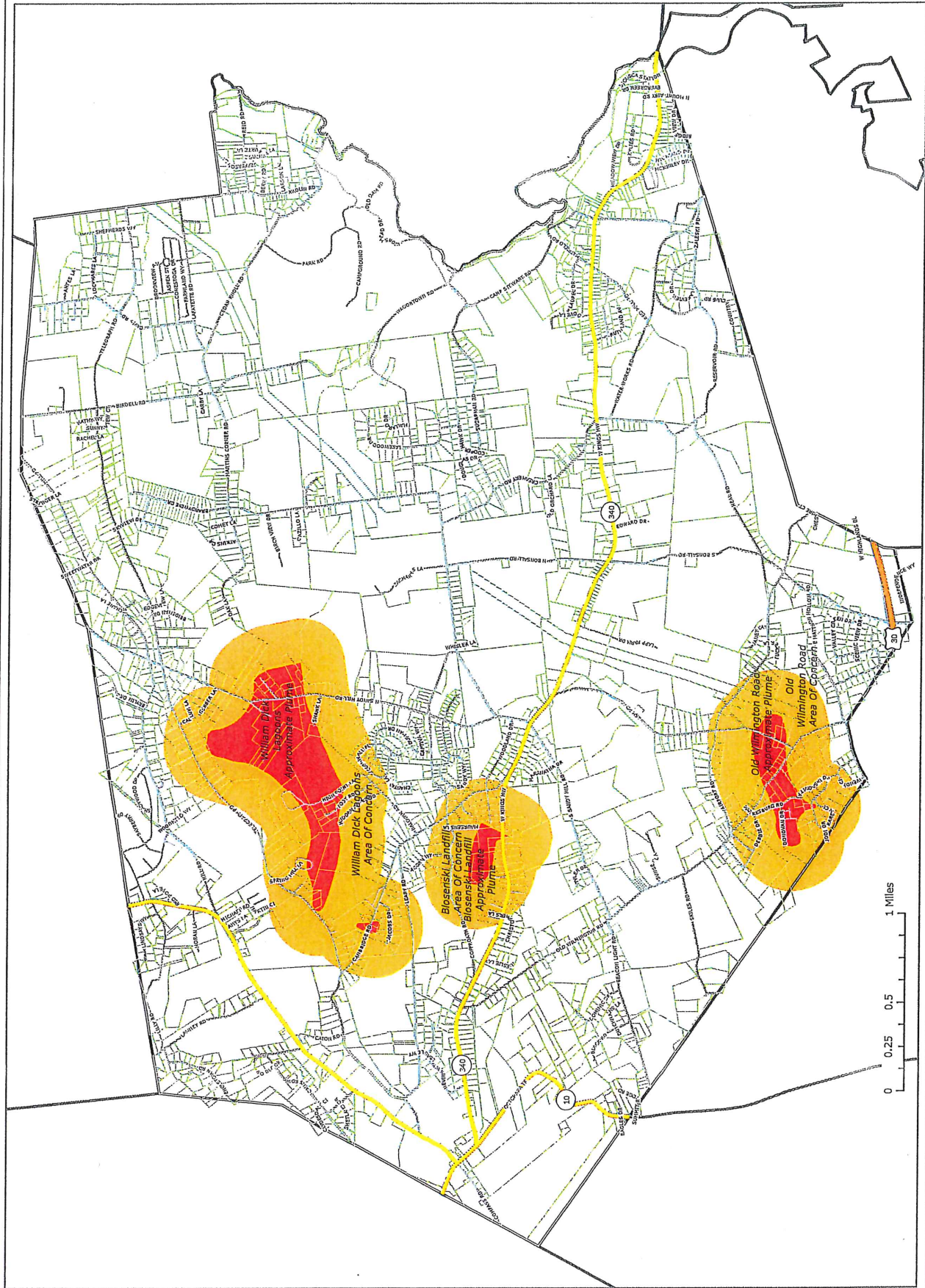


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CCHD 12/20/2010
Data Sources:
US EPA, CCHD

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Exhibit E-4



WEST CALN TOWNSHIP

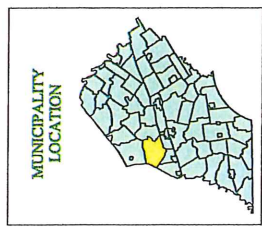
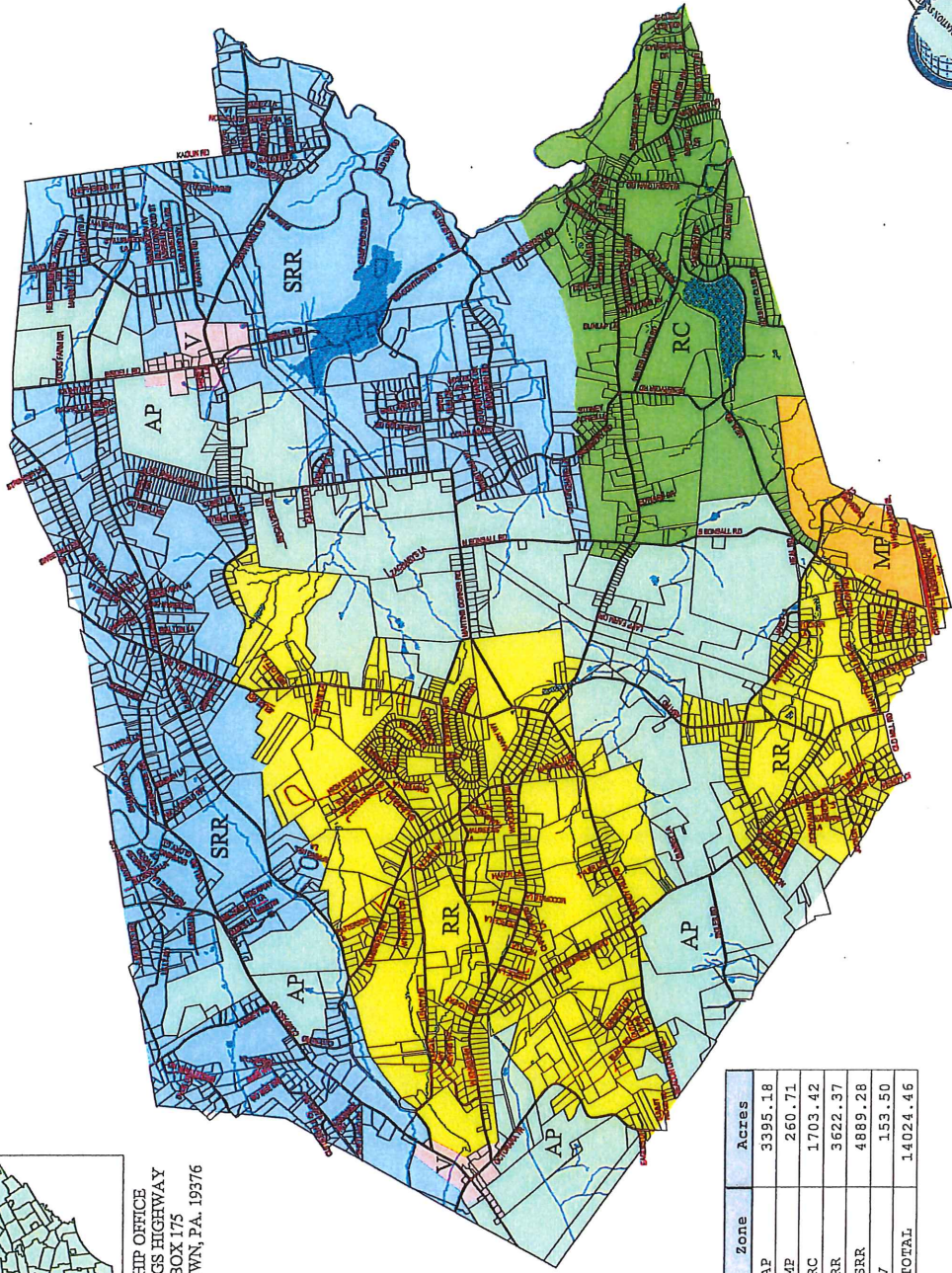
Municipal Zoning Map
 Zoning Adopted: November 12, 2007
 Map Created: July 14, 2008

West Caln Zoning Districts

- AP - Agricultural Preservation
- MP - Multi-Purpose
- RC - Rural Center
- RR - Rural Residential
- SRR - Site Responsive Residential
- V - Village
- Road Centerlines
- Parcel Boundaries
- Creeks & Streams
- Water Bodies

IMPORTANT NOTICE:
 The Official Zoning Map in the municipal building shall be the final authority regarding the current zoning status of land, buildings, and other structures.

NOTES: Not for engineering purposes.
 Database Source: Platimetric features have been compiled to meet the National Map Accuracy Standard of 1:24,000 scale mapping using first order, fully analytical digital stereophotogrammetry. The map was produced by a third party contractor using first order GPS equipment. Platimetric coordinates were based on the PA State Plane Coordinate System South Zone and North American Datum 1983.
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TOWNSHIP OFFICE
 721 W. KINGS HIGHWAY
 P.O. BOX 175
 WAGONTOWN, PA. 19376

Zone	Acres
AP	3395.18
MP	260.71
RC	1703.42
RR	3622.37
SRR	4889.28
V	153.50
TOTAL	14024.46

