

WESTTOWN TOWNSHIP
PLANNING COMMISSION MEETING AGENDA
Wednesday, April 17, 2024 – 7:00 pm

Stokes Assembly Hall – Township Administration Building
1039 Wilmington Pike, West Chester, PA

For general inquiries or questions about any of the items on this agenda, please contact the Township office either by phone (610) 692-1930 or via e-mail at administration@westtown.org.

Call to Order and Pledge of Allegiance

Adoption of Agenda

Approval of Minutes

Planning Commission Meeting April 3, 2024

Announcements

Public Comment – Non-Agenda Items

New Business

1. Attainable and Affordable Housing

Providing for the growing millennial and aging populations, including attention to their housing, and considering provisions that provide for and encourage affordable and diverse housing opportunities that would allow aging in place are implementation actions included in the Westtown Township Comprehensive Plan (2019). The Chester County planners and a representative from the West Chester Affordable Housing Council have been invited to lead the discussion on the obstacles, opportunities and recommendations to encourage more attainable and affordable priced homes.

Old Business

1. Official Map – Continued Discussion

The Planning Commission will continue its discussion on considerations for the development of an Official Map and its potential features.

Public Comment

Reports

1. Board of Supervisors Meeting April 15, 2024 – Joe Frisco/Kevin Flynn
2. Environmental Advisory Council March 26, 2024 – Russ Hatton

Adjournment

Next PC Meeting:

- **May 8 2024, 7:00 PM**

PC Representative at next Board of Supervisors Meeting:

- **Monday May 6, 2024, 7:30 PM** – Jack Embick/Tom Sennett

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Stokes Assembly Hall, 1039 Wilmington Pike
Wednesday, April 4, 2024 – 7:00 PM

Present

Commissioners –Jack Embick (JE), Jim Lees (JL), Tom Sennett (TS), Brian Knaub (BK), Joseph Frisco (JF) and Kevin Flynn (KF) were present. Russ Hatton (RH) was absent. Also present was Director of Planning & Zoning Mila Carter.

Call to Order and Pledge of Allegiance

Mr. Embick called the meeting to order at 7:04 PM.

Adoption of Agenda (TS/JL) 6-0

Mr. Sennett made a motion to adopt the agenda. Mr. Lees seconded. Mr. Embick suggested to switch the order of new business items due to the applicant not being present. All were in favor of the amended motion.

Approval of Minutes (TS/JL) 5-0-1

Mr. Sennett made a motion to adopt the meeting minutes from March 6, 2024. Mr. Lees seconded. Mr. Frisco abstained. All were in favor of the motion.

Announcements

1. Ms. Carter announced that the ZHB request for 629 S. Chester Road for special exception to expand the nonconforming use was still on hold.
2. Ms. Carter further announced that the former Abbey Green motel will be utilized as a general business office by FenceWorks. She explained that a new tenant decided not to go through a land development process right now and instead to utilize the building as is.
3. Ms. Carter also noted that PennDOT was working on the design of improvements to the segment of Route 202 between Oakbourne Road and Matlack Street, which will be a lengthy process and was asking for recommendations from the municipalities.

Public Comment – Non Agenda Items

None

New Business

1. Official Map – Effective Planning Tool

Ms. Carter provided an overview of the official map authorized by Article IV of the Pennsylvania Municipalities Planning Code (MPC). She stated that the adoption of an official map was one of the high priority implementation items in the 2019 Comprehensive Plan Update. She summarized that the map is an effective planning tool that is adopted by governing bodies to identify specific parcels or portions of private property, public rights-of-ways, public easements, or public open spaces are envisioned. Ms. Carter pointed out that the inclusion of land on an official map functions like a “right of first refusal” for the Township to purchase private property. She listed main benefits and potential obstacles to map adoption, and provided an outline of what that process involves. Ms. Carter provided several examples that were adopted in Chester County and the Township staff recommendations to which features should be considered for inclusion on the Westtown Official Map, including potential opportunities for open space preservation and recreation, and pedestrian and bikeway facilities to connect neighborhoods with recreation areas. She noted that Westtown

had subdivisions that included pedestrian easements, which she suggested to be considered when looking at potential areas and connections. Ms. Carter referred the Commission's attention to the provided maps of Westtown that depicted protected and unprotected lands, trail connections, and open spaces and parks and asked for a feedback on which features the Commission would recommend including on the official map.

Mr. Embick added that an Official Map is a step towards the goals and objectives of the Comprehensive Plan, and provides opportunities to identify what is the most important. He suggested that the Commission review the maps and samples provided and continue this discussion at the future date. Mr. Sennett asked Ms. Carter to provide the copies of the official map ordinances as a reference. Ms. Carter responded that the ordinance language is fairly standard and dependent on what features have been identified to be included on the official map. She noted that she would add links to the ordinance language in the provided handout and send it to the PC. Mr. Sennett also commented that it might be helpful to see trails and recreation areas located in adjacent municipalities on the map. Ms. Carter agreed.

2. ZHB Application – 1056 S New Street

Jeff Seagraves, on behalf of the Bournelyf Special Camp, recapped that the camp started in 1980 as a community function for the Church of the Loving Shepherd, with the pool constructed in 2002. He explained that when the pool was constructed, the Township requested that the church apply for a special exception to use the property as a day camp, which was granted. Mr. Seagraves further explained that the camp purchased the 5.5-acre parcel in 2019 where the pool was located and recreational activities took place, at which time the request for special exception to continue the use of a day camp has been granted. He added that the camp just recently purchased the adjacent 1-acre parcel. Mr. Seagraves noted that the parcel has a single family detached dwelling, which the camp plans to utilize as a small office for administrative staff, nurse's station, and a designated quiet area for campers. He explained that the other buildings owned by the church that were used by the camp in the past are located further away from the pool, which is not ideal. He described the plan to keep the building as it is now, and stated that the camp did not have any plans to increase its enrollment. Mr. Seagraves acknowledged that modifications would need to be made to comply with the building code, which the camp is ready to address. He referred to the supplemental materials provided with the application and summarized responses to specific sections of the Code as it relates to the granting of special exception and provisions for a day camp use. He believed that the proposed use for the newly obtained parcel complied with those standards.

Mr. Embick recapped that when the special exception for the parcel with the pool was under the review in 2019, there was an issue about an access to the landlocked parcel, a need for easements and screening. Mr. Seagraves pointed out that those items were addressed. Mr. Embick asked how the swimming pool was managed and whether there was any support from neighbors for the request. Mr. Seagraves responded that the pool needs renovations. The camp is planning to make improvements in the near future to provide for a better swimming experience and to address newer regulations on water quality. He also recapped that in 2019 there was a support from the neighbors and he did not believe there would be an issue with this request.

Mr. Flynn asked whether any development was proposed on the subject property. Mr. Seagraves responded there was not, but acknowledged there were plans in the future to construct a support building on the parcel where the pool was. He explained that currently, during the inclement weather, the camp uses the barn building.

Mr. Flynn asked whether it made sense to consolidate the parcels. Mr. Seagraves did not feel there was any benefit of doing so, as having separate parcels provided an opportunity

for sale in the future. Mr. Flynn raised a question about how the emergency management response distinguishes the addresses. Mr. Seagraves thought that ensuring that the address is clearly visible would be beneficial. He added that the camp brings first responders and police officers to the camp so they can gain familiarity with the layout.

Mr. Frisco asked about the primary focus of the camp. Mr. Seagraves stated that camp serves children who have intellectual disabilities. Courtney Zimmerman, Executive Director, added that the camp has grown over time, and that the pool was originally built large enough to host Special Olympics, but that never occurred. Mr. Lees asked whether there were plans to have year round activities on the site. Mr. Seagraves explained that the camp holds monthly activities, which are both at church and off campus, but there was no plan to increase the level of activities.

Mr. Lees wanted to know whether there would be year round activities at the newly acquired building. Mr. Seagraves responded that the office would be used for record keeping and administration throughout the year, but most staff was part-time. Mr. Lees asked about the utilities and whether any exterior improvements were planned. Mr. Seagraves noted that there are separate water meters for a pool area and the building, and that the existing septic system was tested. He acknowledged that the handicapped ramp and parking may need to be added and a stormwater management facility, but reiterated there was no intent to expand the existing building. Mr. Knaub asked about the ages of campers. Mr. Seagraves provided that there are different age groups with minimum age of 8 years old. Mr. Embick wanted confirmation that the level of activity would remain the same. Mr. Seagraves confirmed it would. Mr. Embick asked whether there would be any potential issues with noise. Mr. Seagraves did not believe so, considering the distance of the pool from adjacent neighbors.

Mr. Sennett made a motion that the Planning Commission recommends approval for the application for special exception to use the property at 1056 S. New Street for day camp related activities. Mr. Lees seconded. All were in favor of the motion. (TS/JL) 6-0

Old Business

None

Reports

1. Mr. Sennett made the BOS report from the April 1 meeting.
2. The EAC report from the March 26 meeting has been tabled.

Adjournment (TS/JL) 6-0

The meeting was adjourned at 8:31 PM.

Respectfully submitted,
Mila Carter
Planning Commission Secretary



Housing in Westtown

April 17, 2024

Westtown Township Planning Commission

The logo for the Chester County Planning Commission features a light beige map of Chester County, South Carolina, centered on a solid orange background. The map shows the county's irregular shape, including its coastline and major water bodies. Overlaid on the map is the text "Chester County Planning Commission" in a bold, white, sans-serif font. The text is arranged in two lines: "Chester County Planning" on the top line and "Commission" on the bottom line, both centered horizontally.

Chester County Planning Commission

Chester County Planning Commission

- **Comprehensive planning**
- **Planning support to municipalities**
- **Transportation coordination**
- **Trail planning**
- **Historic resource planning**
- **Open space planning**
- **Agricultural Development Council**
- **Environmental planning**
- **Housing advocacy**
- **Economic development support**
- **GIS mapping and analysis**
- **Pipeline Information Center**
- **Demographic analysis**
- **Development reviews**

County comprehensive plan

Landscapes3 seeks to balance growth and preservation.

Landscapes3 endorsed by Westtown.

RESOLUTION 2019-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ENDORING LANDSCAPES3, CHESTER COUNTY'S COMPREHENSIVE PLAN

WHEREAS, Chester County continues to be a highly desirable place to live, work, and play, and while continued growth presents challenges, it also creates opportunities to further a vision that embraces place, enhances choice, and engages communities; and

WHEREAS, Chester County has identified a comprehensive vision for how we preserve, protect, appreciate, live, prosper, and connect over the next thirty years; and

WHEREAS, Chester County, in collaborative partnership with stakeholders, including its municipalities, has prepared *Landscapes3* and provided opportunity for input throughout the process; and

WHEREAS, the success of *Landscapes3* will require implementation and cooperation at the municipal level.

BE IT RESOLVED that the Board of Supervisors will strive to make planning decisions consistent with *Landscapes3* by using the plan as a guide in the update of planning documents, review of development proposals, installation of infrastructure improvements, and implementation of other public improvements and programs.

The Board of Supervisors hereby endorses *Landscapes3*, Chester County's comprehensive policy plan.

ADOPTED as a Resolution this 18th day of March, 2019.

Westtown Township
Board of Supervisors



Scott E. Yaw, Chair



Michael T. Di-Domenico, Vice Chair



Carol R. De Wolf, Police Commissioner

ATTEST:

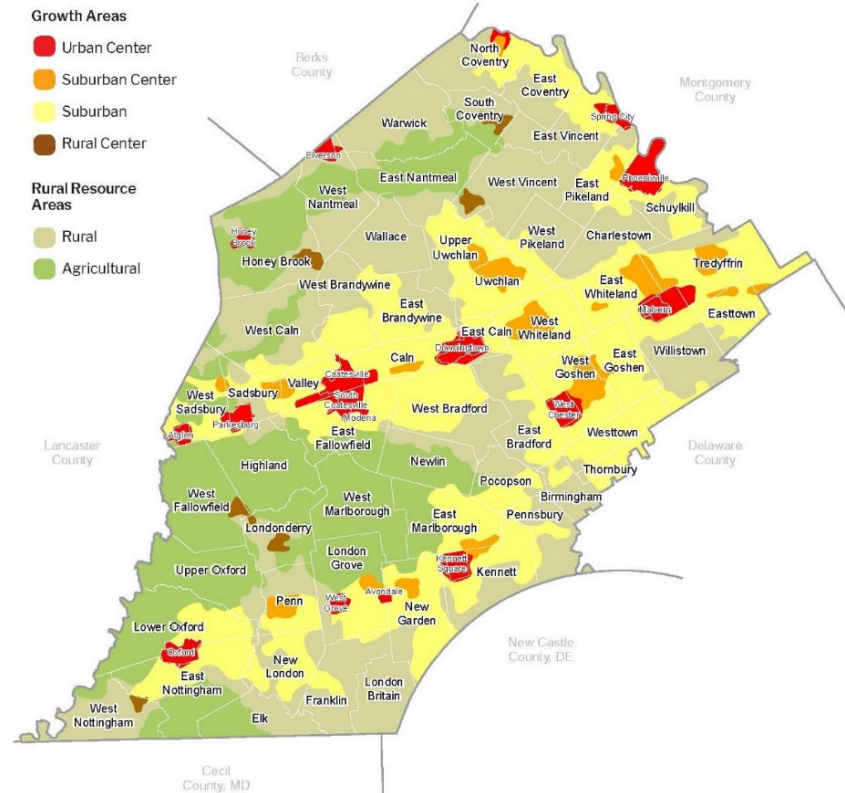


Robert R. Pingar, P.E.
Township Secretary



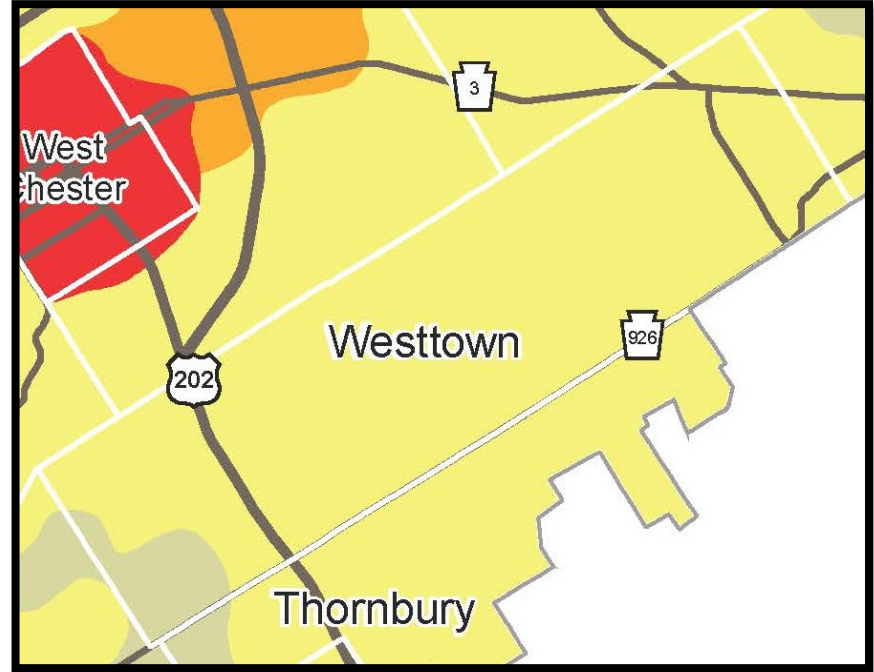
Landscapes3

The *Landscapes Map* is the County's guide for growth and rural resource areas.



Landscapes3 – Westtown

- Landscapes3 designates Westtown predominantly as a Suburban landscape.
- Southwest corner and western portion of Crebilly Farm designated Rural.



Landscapes3 – Westtown

Rural

Open and wooded lands, with scattered villages, farms, and residential uses.



Suburban

Predominantly residential communities with locally-oriented commercial uses and community facilities.



Landscapes3 – Westtown

Landscapes3 designations in Westtown influences

- Predominately a residential community
- Low to medium density, suburban development patterns
- Limited commercial and retail options on Routes 3 and 202
- Significant areas of undeveloped open space

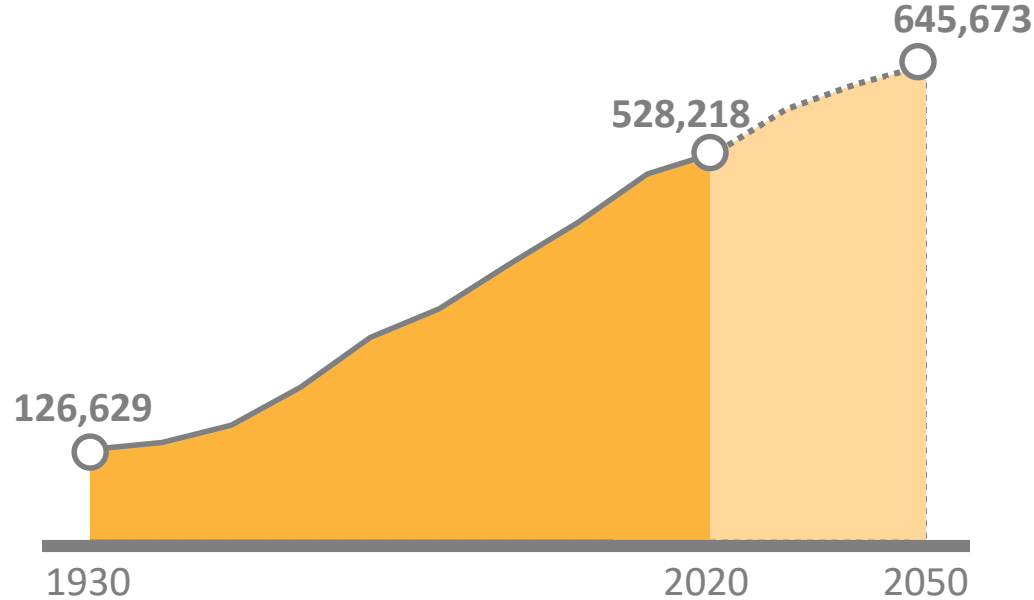




Changing Demographics, Changing Housing

Housing in Chester County Today and Tomorrow

Population change, 1930-2050



Source: US Census,
DVRPC Population
Forecast

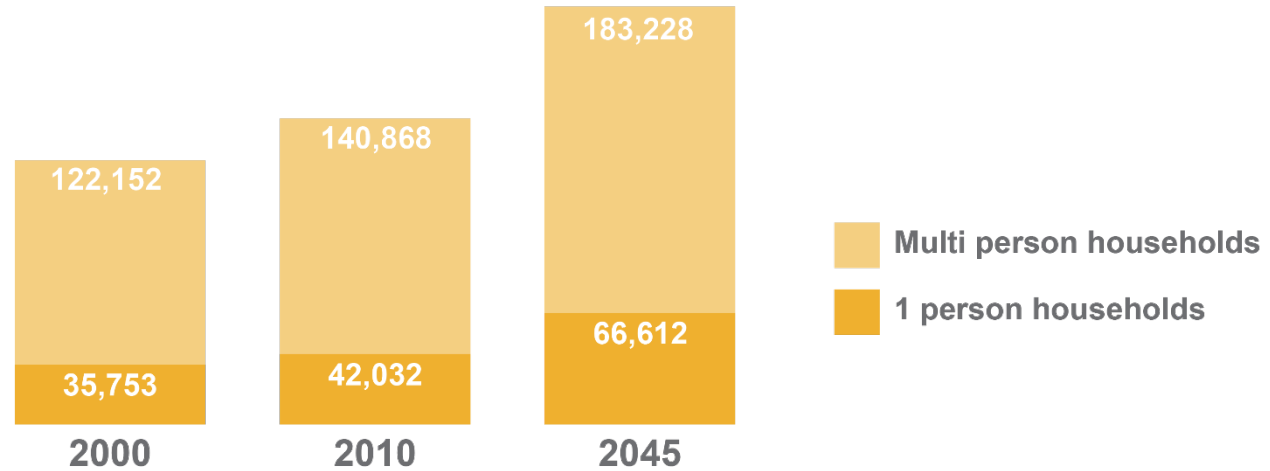
The county is projected to add over **146,000** people from 2020 to 2050, a **27.7%** increase from the county's projected 2020 population of **528,000** people.

“Nuclear Family” Households NOT the Norm

Nationally, in 1950
nuclear families 43%
of households, in
2015 just 20% of
households



Single-Person Households



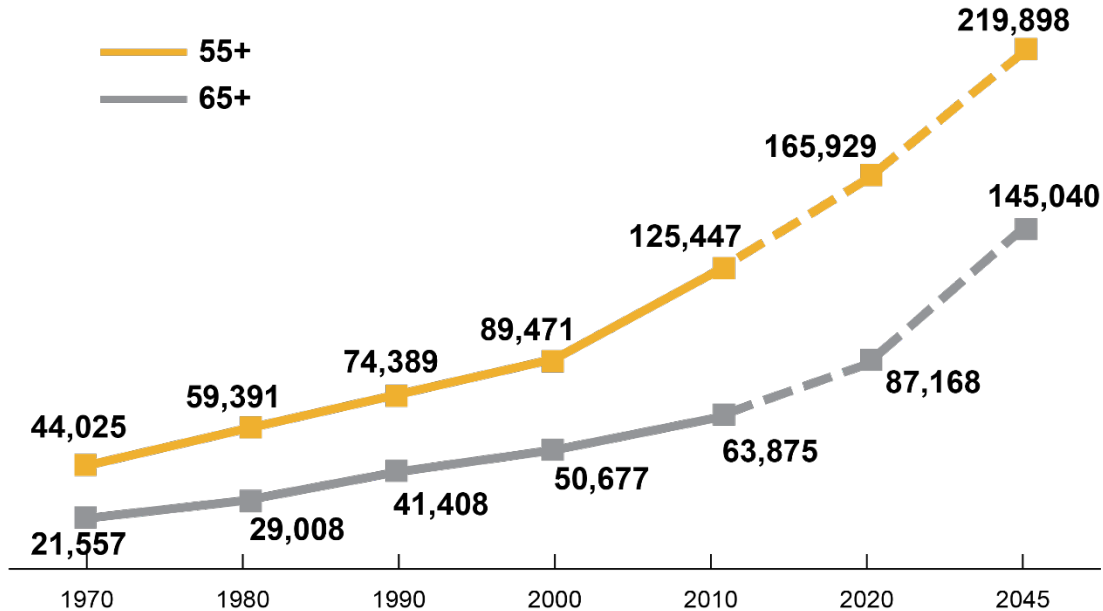
Single-person households increasing

By 2034 older
adults will
exceed
children for
the first time
in U.S. history

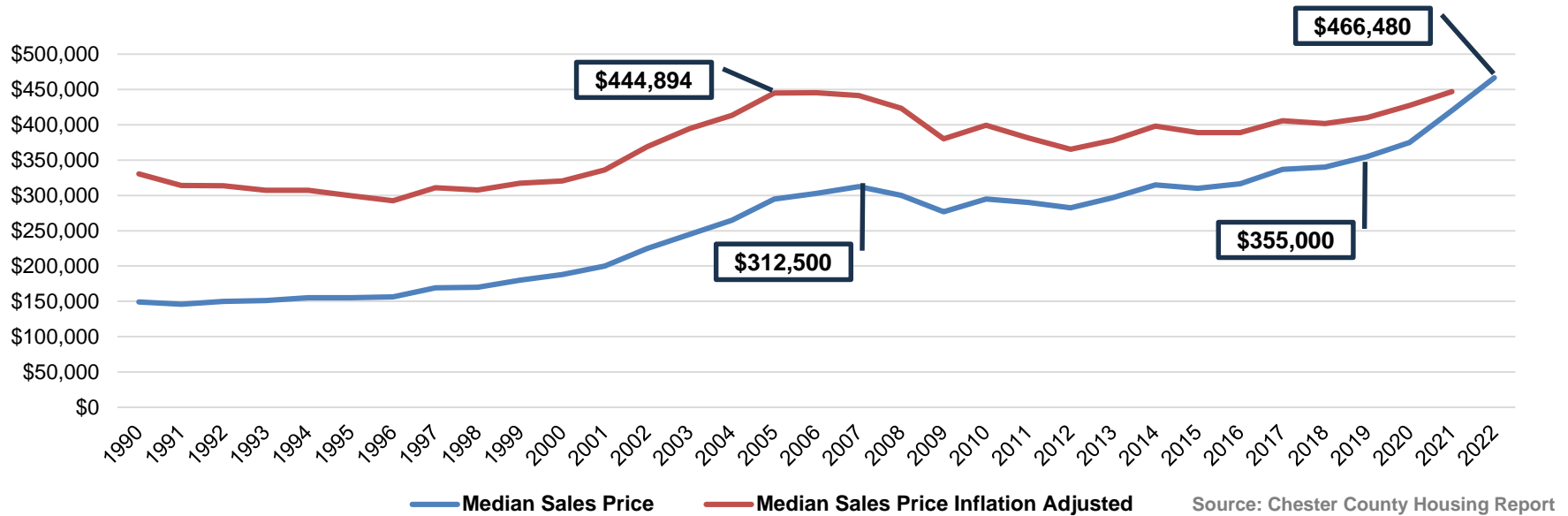


Aging Population

Chester County Senior Population

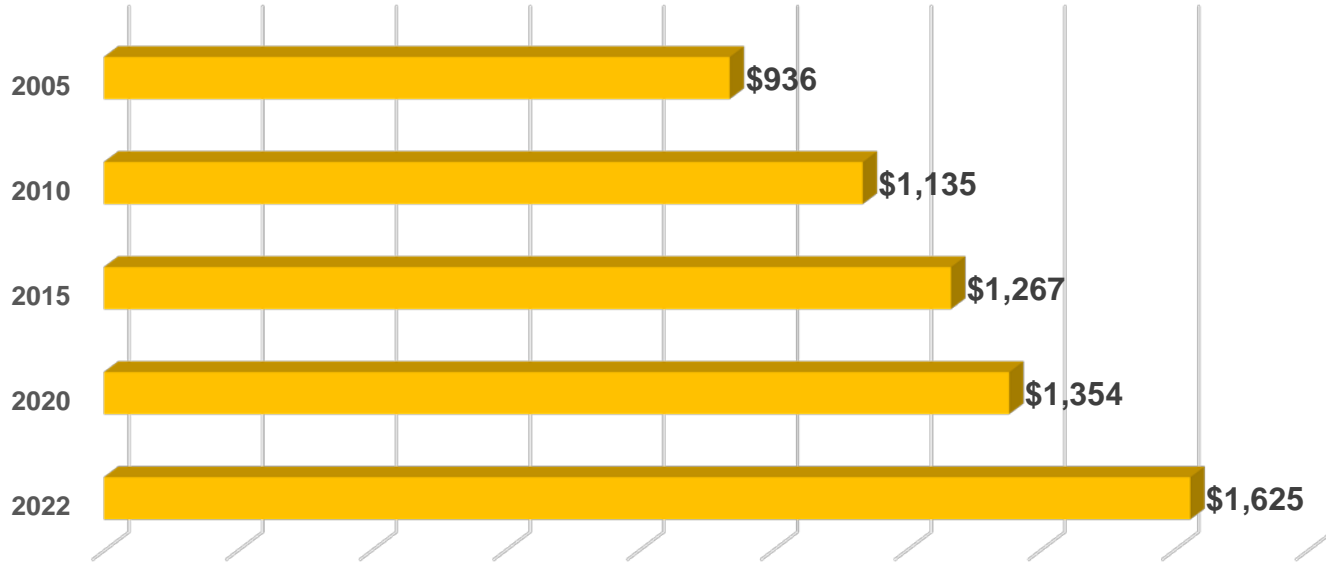


Median housing price



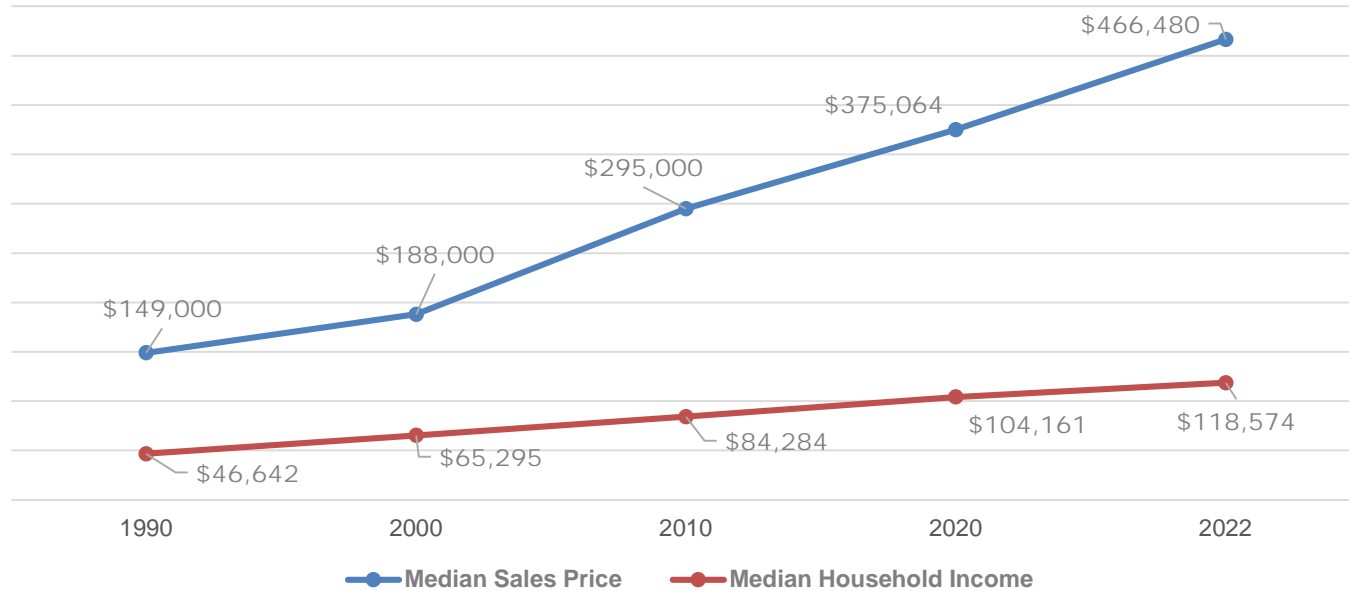
The median housing price in 2022 was **\$466,480**, which is one of the highest in the state.

Rents



County residents who rent are particularly vulnerable to escalating housing costs.

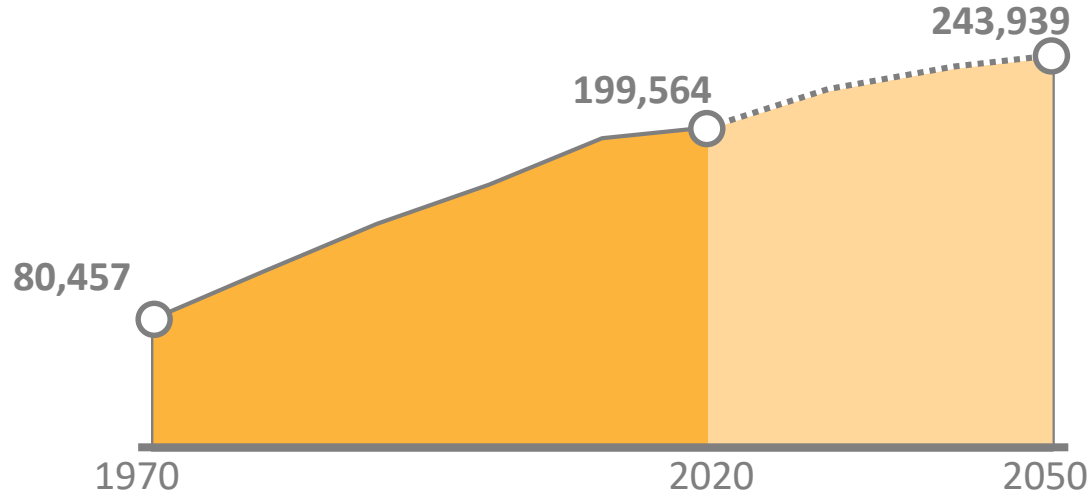
County Household income



Source: US Census
CCPC analysis

Household income has not kept pace with increases in housing costs.

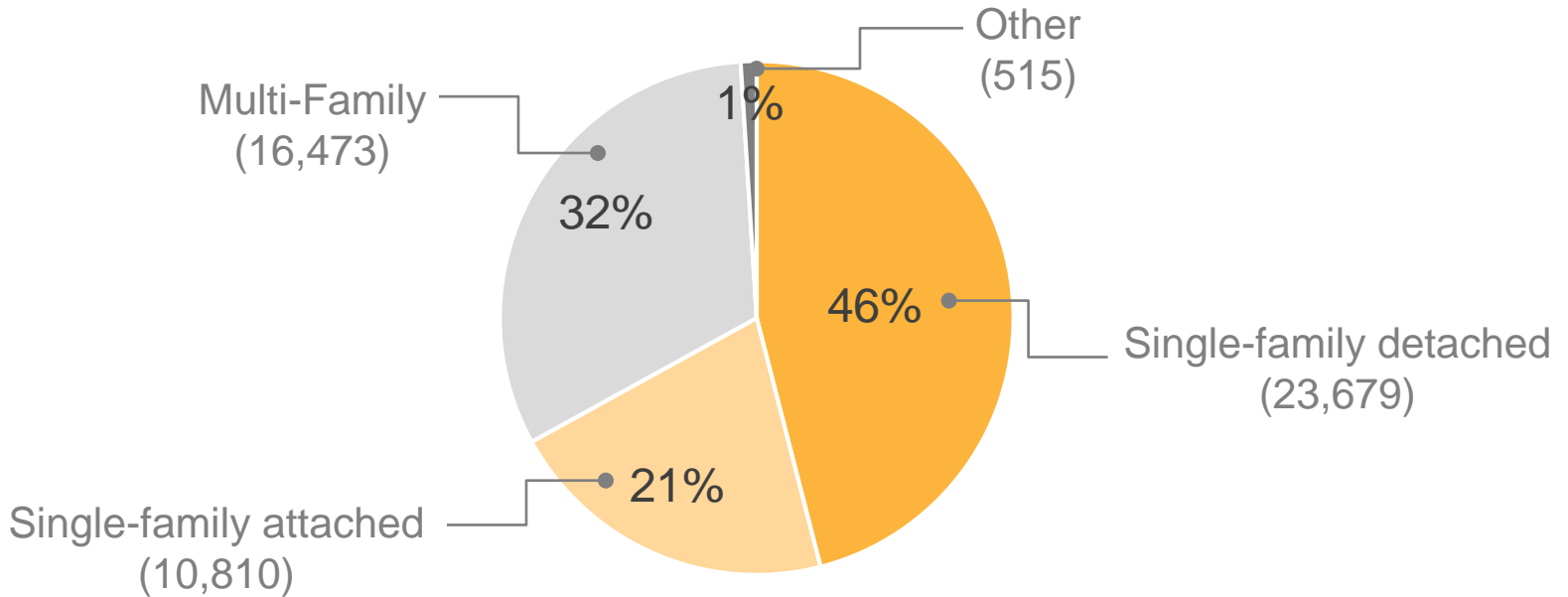
Housing unit change, 1970-2045



Source: US Census
CCPC analysis

To accommodate new population growth, the county will need around **51,500** new homes.

New unit type expectations



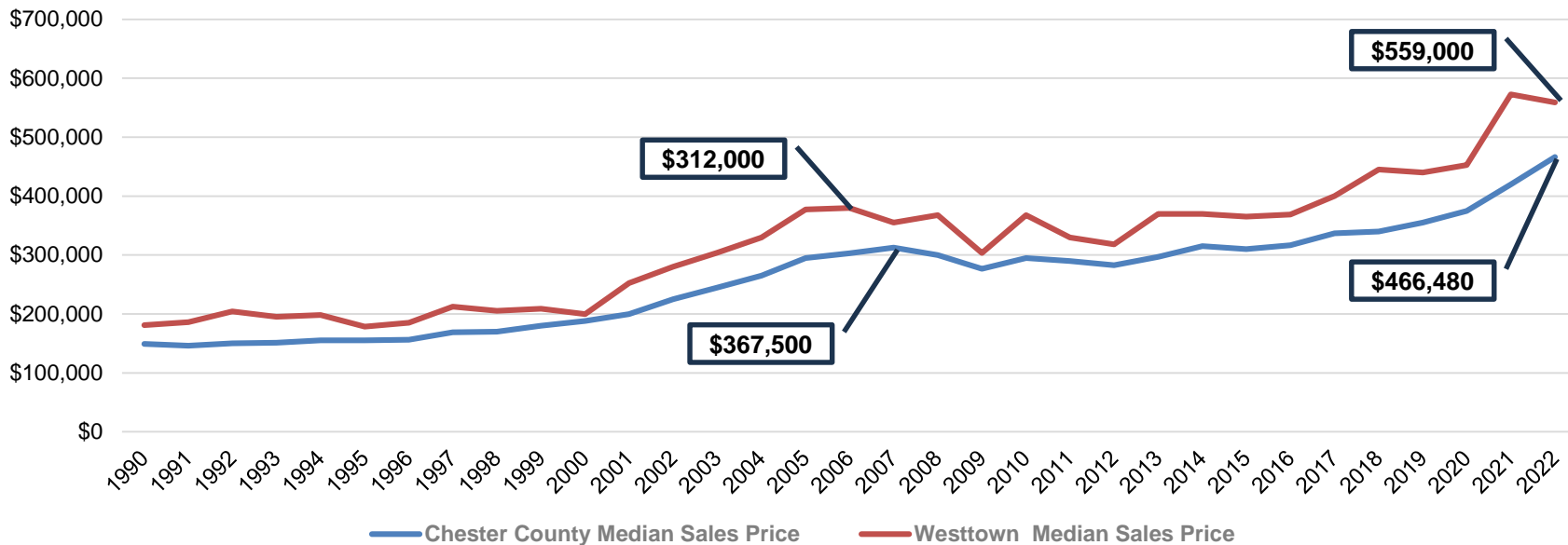
The County is expected to continue to see significant growth in construction of both single-family attached and multi-family units.



Housing in Westtown

Housing in Chester County Today and Tomorrow

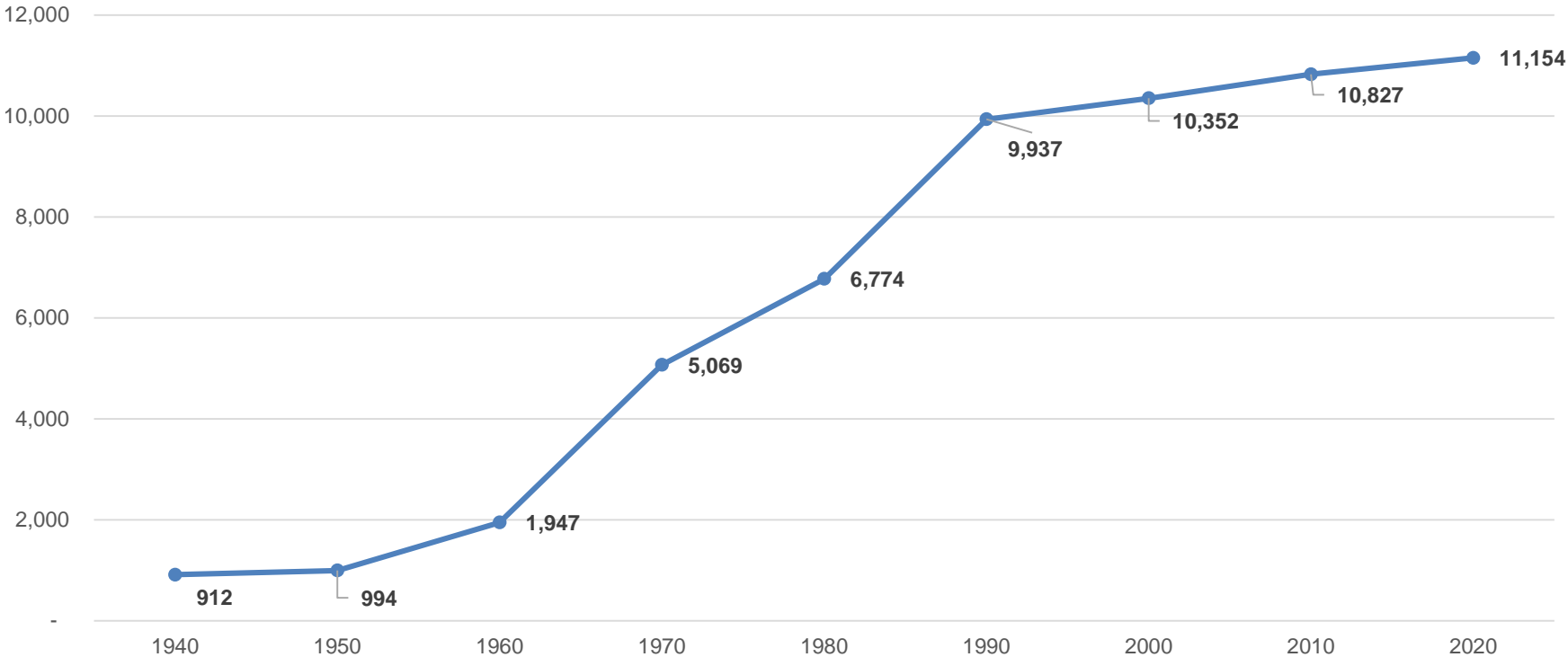
Westtown Median Sales Price



The median housing sales price in Westtown in 2022 was **\$559,000.**

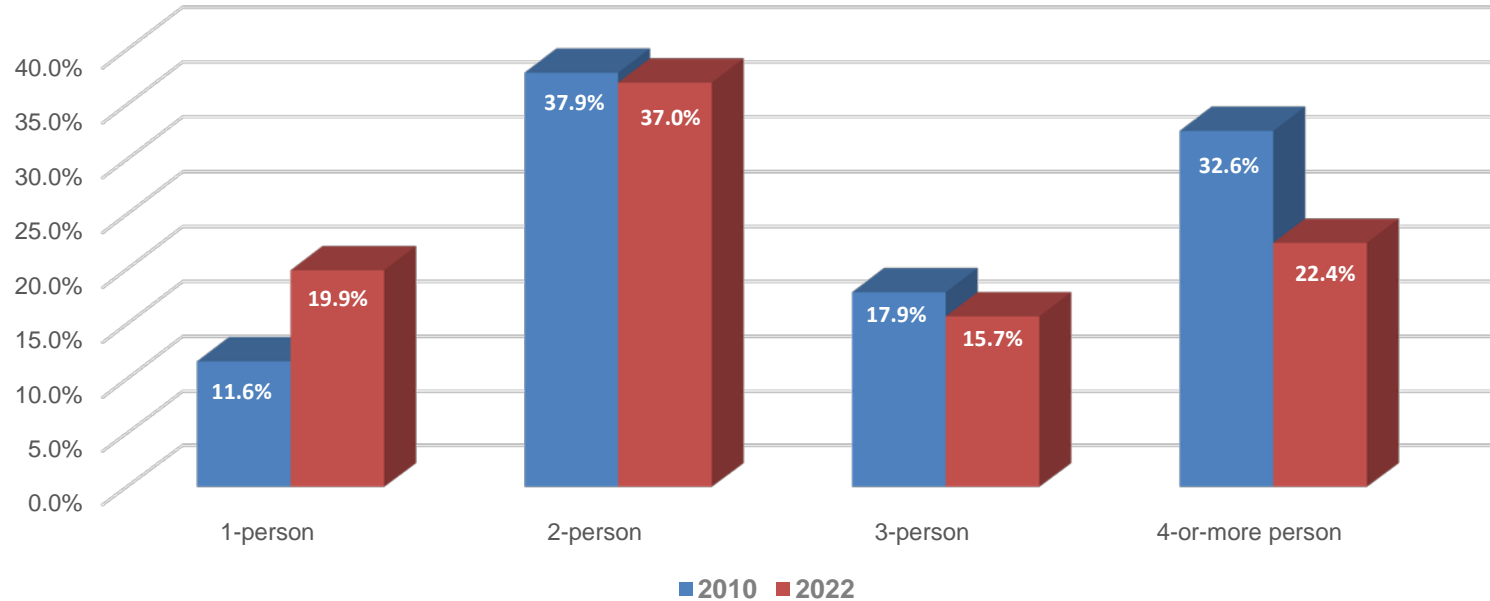
Source: Chester County Housing Report

Westtown Population Change



Source: US Census,
DVRPC Population Forecast

Westtown Household Size



Single-person households increased from 2010 to 2022

Westtown Housing Construction

- Since 2004, the Township has seen 173 new units constructed.
- Of the 173 units, 84 were completed from 2017-2019.
- During the 2017-2019 period, the median sales price for new construction was \$528,842.





Strategies

Housing in Chester County Today and Tomorrow

Multiple Approaches



A+ Homes



Attractive
Affordably-priced
Adaptable
Aging-friendly
Accessible

What are A+ Homes?



◀ **Attractive**

Designed, constructed, and maintained to be compatible with local community character.



◀ **Affordably-priced**

Available at attainable sale and rental prices; no more than 30 percent of household income should be spent on housing related costs.



◀ **Adaptable**

Able to evolve with market forces, changing demographics, buyer and renter preferences, and environmental conditions.



◀ **Accessible**

Connected to jobs, services, transit, amenities, and important community facilities.



◀ **Aging-friendly**

Able to meet the diverse needs of seniors.

How do A+ Homes Affect....

Environment?

- + Compact development limits greenfield development.
- + Homes near public transportation and jobs decrease vehicle miles traveled and emissions.
- + Compact infill development can make the cleanup and remediation of contaminated sites financially feasible.
- + Apartments use less energy than single-family detached homes (U.S. EIA).

Traffic?

- + Municipalities can decrease the amount of new automobile traffic by encouraging compact residential development near public transportation and jobs, and expanding and improving the multi-modal network.

Economy?

- + Increased apartment growth often has a net positive fiscal impact – even higher than non-residential uses (West Chester University).
- + New housing provides increased tax revenue and construction jobs.
- + New residents support existing businesses and attract new business growth.

How do A+ Homes Affect....

Neighborhood Character?

- + A diversity of home types – apartments, cottages, twins, townhouses – can add to the character of an area and create special places, as many of the county's boroughs exemplify.
- + The density of homes can be adjusted and mitigated to complement existing neighborhoods, such as through a mix of home types and creation of green space.

Schools?

- + On average, higher density homes with two or fewer bedrooms add less new school-aged children per unit than detached single-family homes (DVRPC).

Open Space?

- + A diversity of homes, along with appropriate planning and zoning, can support the retention of open space. If the county's forecasted 55,000 new homes were on one acre lots, they would consume 66,000 acres of greenfields. If these homes included apartments, townhouses, and redevelopment, 51,000 acres of greenfields could be protected.



Attractive

Designed, constructed, and maintained to be compatible with local community character.

A+ Homes

Landscapes3

Balancing preservation and growth remains the central theme of Landscapes.



Designed, constructed, and maintained to be compatible with local community character.

A+ Homes

Missing Middle Housing

Additional units with external form consistent with existing neighborhood



Designed, constructed, and maintained to be compatible with local community character.



Affordably-Priced

Available at attainable sale and rental price; no more than 30% of household income should be spent on housing related costs.



A+ Homes

Range of Housing Costs

Affordably-priced for Chester County residents and employees at various stages of life and incomes



Available at attainable sale and rental price; no more than 30% of household income should be spent on housing related costs.

A+ Homes

Maintain & Create

Maintain existing affordably-priced housing and create supply of additional units



Available at attainable sale and rental price; no more than 30% of household income should be spent on housing related costs.

A+ Homes

Construction Costs

- Land • Materials • Labor • Utilities • Infrastructure
- Engineering and architecture • Municipal Costs



Available at attainable sale and rental price; no more than 30% of household income should be spent on housing related costs.



Adaptable

Able to evolve with market forces, changing demographics, buyer & renter preferences, & environmental conditions.

A+ Homes

Changing Demographics

Increasing population and demand for housing for new household configurations



One & Two Person
Households



Co-Housing



Multigenerational
Households

Able to evolve with market forces, changing demographics, buyer & renter preferences, & environmental conditions.

A+ Homes

Changing World

Ability to withstand unpredictable events and disasters



Able to evolve with market forces, changing demographics, buyer & renter preferences, & environmental conditions.

**ADAPTABLE
GUIDE AVAILABLE
2025**



Aging Friendly

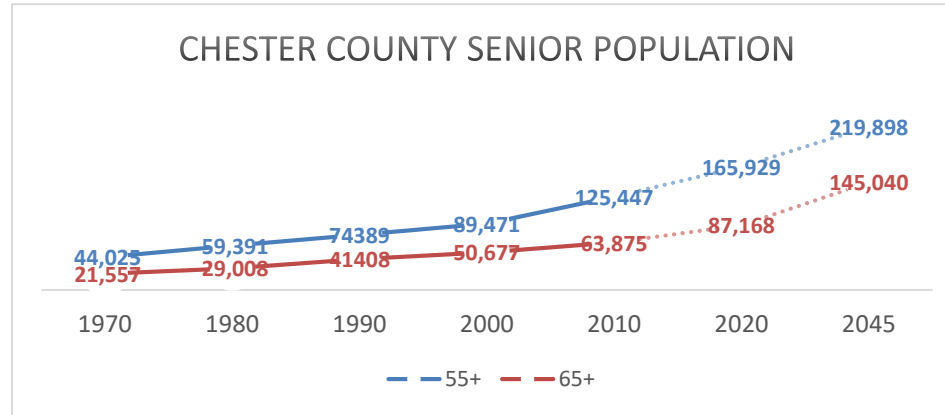
Able to meet the diverse needs of seniors.



A+ Homes

Aging Population

The County's population of 65 and older seniors is anticipated to nearly double between 2015 and 2045



Able to meet the diverse needs of seniors.

A+ Homes

New Senior Housing Arrangements Needed

Senior Housing Arrangement	Estimated Number of Additional Needed Facilities - 2045
Independent Living complexes	31
Active-Adult Homeownership Community	8
Assisted Living	13
Continuing Care	6
Nursing Homes	3

Able to meet the diverse needs of seniors.



Accessible

Connected to jobs, services,
transit, amenities, and
important community facilities.

**ACCESSABLE
GUIDE AVAILABLE
2024**



Westtown Housing Planning

Housing in Chester County Today and Tomorrow

Housing Policy in Westtown

Housing policy is implemented by the Board of Supervisors with assistance from the Planning Commission, advocates, and residents.

Community goals and visions for housing are established in municipal planning studies.

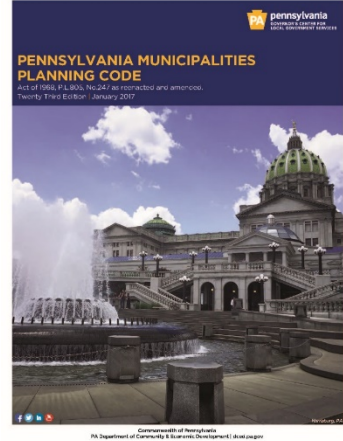
These goals and visions are generally implemented through municipal regulations such as zoning and SLDO.



Comprehensive planning in Westtown

Legal Authority: The MPC outlines requirements for municipal comprehensive plans. Specific to housing, Section 301(a)(2.1) of the MPC states a comprehensive plan shall include:

A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

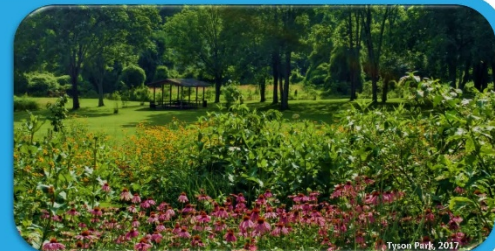


Planning in Westtown

- **Current housing policy is included as part of the 2019 Westtown Township Comprehensive Plan Update.**

WESTTOWN
TOWNSHIP
COMPREHENSIVE
PLAN UPDATE

2019



2019 Comp Plan

Provide for Housing Diversity

There are limited opportunities for diverse housing choices remaining in the Township, in the face of the predominance of the single family detached homes and the nearly fully developed nature of the Township. More diverse housing choices are anticipated to be in demand over the planning period of this document, particularly in regard to accommodating growing populations both aging-in-place and millennials.

Notably, the aging population will require new and increasing services if they are to stay in their homes and communities as long as possible. Additionally, the Township will need to ensure that necessary building renovations and retrofits, such as ADA accessible ramps are reasonably accommodated within its Ordinances without undue burden.

2019 Comp Plan

Future Action and Policy Considerations

- **Review zoning and other ordinances** to ensure that home renovations and/or possibilities to add “elder cottages” as accessory dwellings on existing residential properties, can be reasonably accommodated to help residents age in place.
- **Consider establishment of incentive provisions** to provide for a reasonable percentage of affordable housing in appropriate locations.
- **Review regulatory provisions** to ensure that home renovations or retrofits intended to help residents age in place in their own homes can be reasonably accommodated.

2019 Comp Plan

Future Land Use Map – Neighborhood Conservation

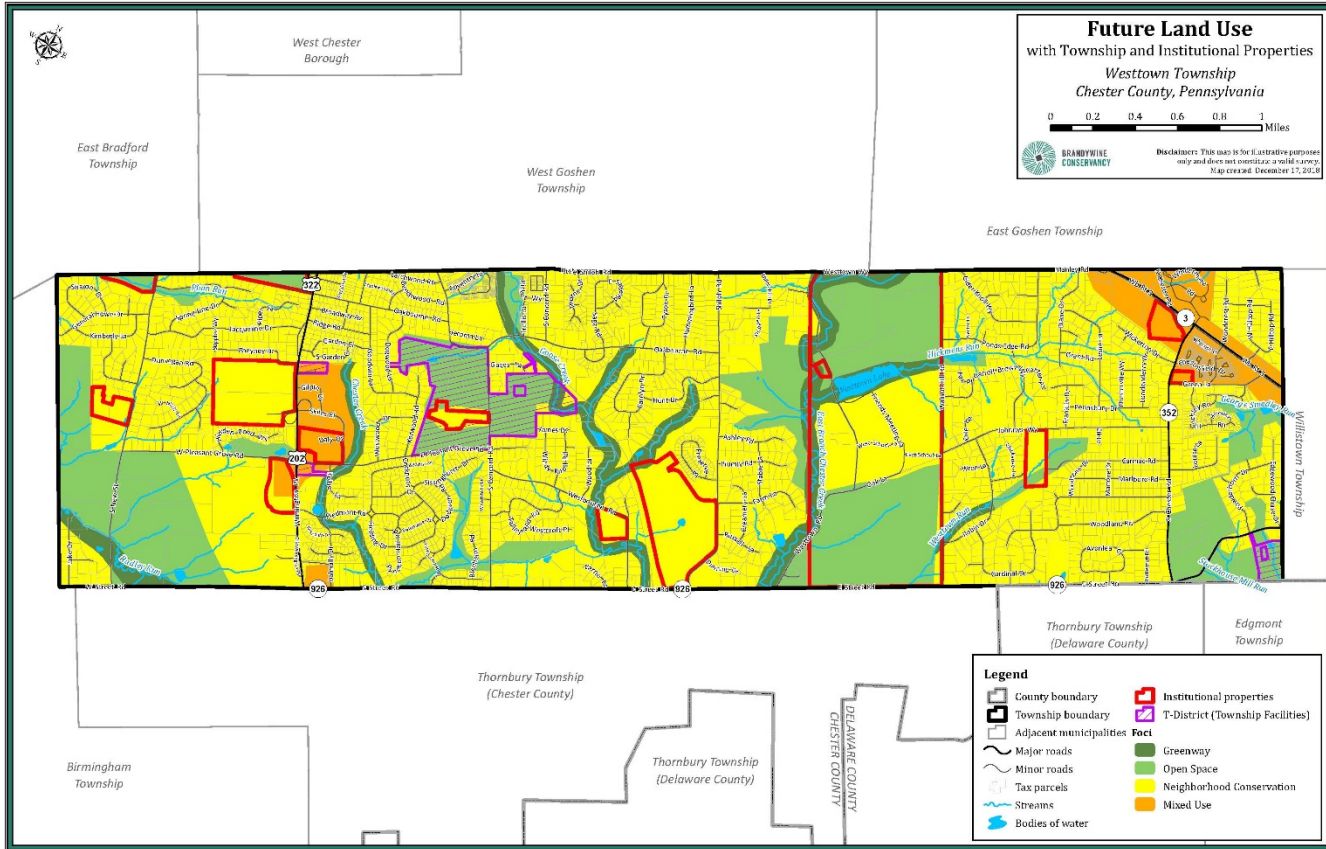
- Provisions for “elder cottages” or accessory dwellings.
- Provision for “in-fill” residential development.
- Historic preservation

Future Land Use Map – Mixed Use Areas

- Mixed Uses



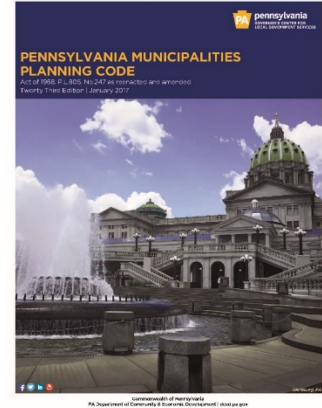
2019 Comp Plan



Westtown zoning ordinance

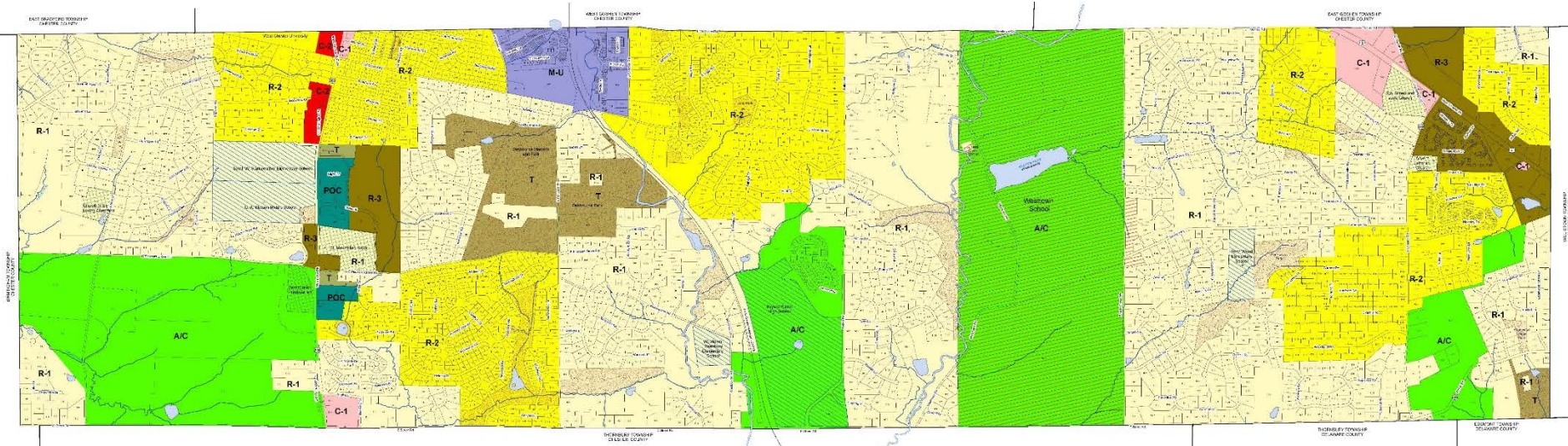
Legal Authority: The MPC grants municipalities the ability to adopt zoning provisions. Specific to housing, Section 604.4 of the MPC states a zoning ordinance shall:

Provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multi-family dwellings in various arrangements, manufactured homes and manufactured home parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type.



Westtown zoning ordinance

Westtown provides for the variety of housing choices mandated by the MPC in zoning.



Single-family detached

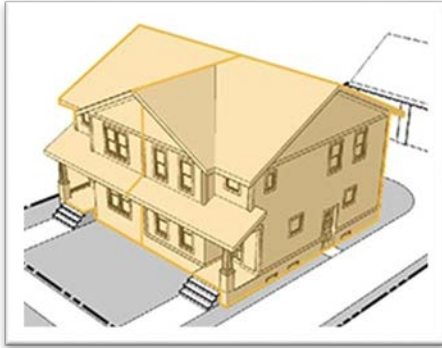
A building having only one dwelling unit from ground to roof, independent outside access, and open space on all sides.



Two-family Dwelling Units

A building containing two dwelling units (detached, semidetached, or attached), including but not limited to twin or duplex.

Twin



A building containing two dwelling units, separated by a party wall, each having independent outside access and open space on three sides.

Duplex



A building containing two dwelling units from ground to roof, each of which has independent outside access and open space on all sides.

Multifamily dwellings

A building containing three or more dwelling units, including but not limited to four-family dwelling (fourplex, quadraplex), townhouse (single-family attached), and apartment buildings.

Four-family Dwelling (Fourplex, Quadraplex)



A building containing four dwelling units, each of which has independent outside access, two nonparallel walls in common with adjacent dwelling units, and open space on two nonparallel sides.

Apartment



A building containing three or more dwelling units separated by party walls, and which may have more than one dwelling unit from ground to roof, common outside accesses, and hallways.

Multifamily dwellings

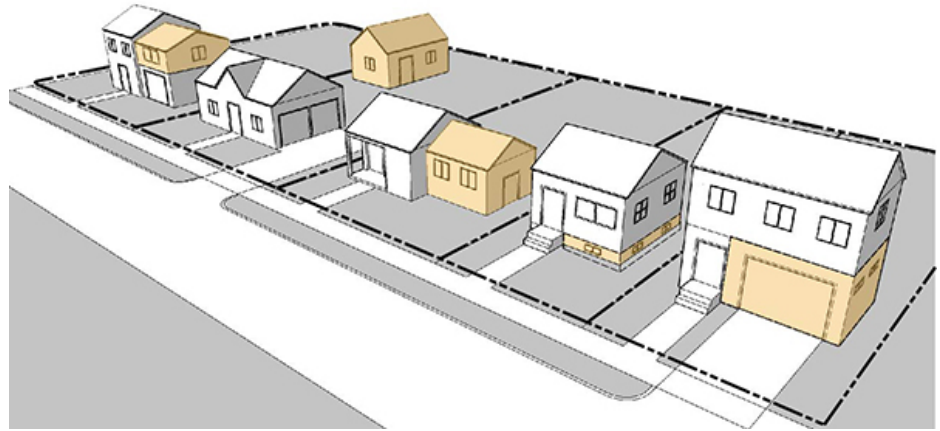


Townhouse (Single-family attached)

A building containing dwelling units separated by parallel party walls, each of which has only one dwelling unit from ground to roof, independent outside access, not more than two walls in common with adjoining units, and open space to the front and rear (internal units) or front, rear, and one side (end units).

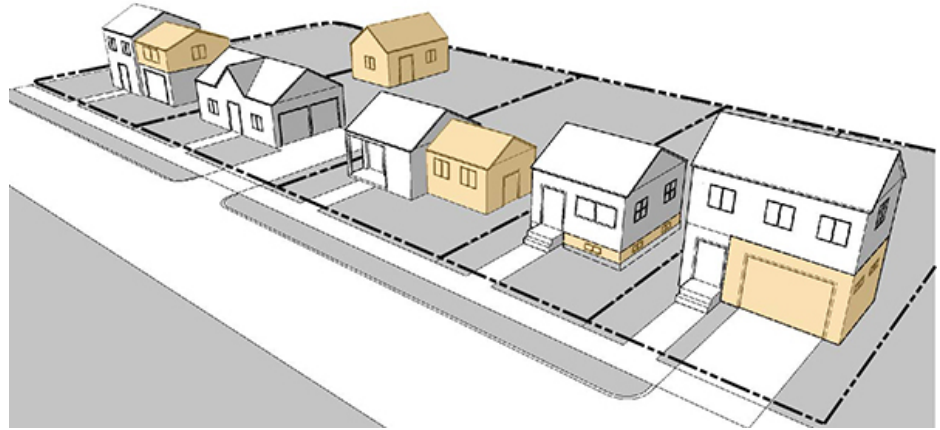
Accessory Dwelling Units

- A self-contained dwelling unit which is complete with food preparation and bathroom facilities, has direct access to the outdoors or to a hall from which there is direct access to the outdoors, and is accessory to the existing primary dwelling unit.
- Westtown allows ADUs by special exception as an accessory use to a single-family dwelling subject to §170-1603(A).



Accessory Dwelling Units

- Westtown further allows ADUs to be converted to a rental unit by special exception as an accessory use to a single-family dwelling subject to §170-1619.



Conversion of Dwellings

- The creation of two or more dwelling units within an existing, owner-occupied single-family detached dwelling, with the resulting units each having independent kitchen, bath, and sleeping facilities.
- Westtown allows conversion of single-family detached dwellings by special exception subject to §170-1608.



Considerations

Inclusion of additional missing middle types in all zoning districts (Missing Middle Guide).

Review planning processes (Cost of Housing Report).

Inclusion of a bonus for affordable housing.

Focus on starter homes.

Amendments to existing standards.





Resources

Housing in Chester County Today and Tomorrow

Resources

- **Grants for planning assistance available through the Chester County Planning Commission Vision Partnership Program (VPP).**
- **Funding for affordable housing construction and initiatives available through the Chester County Department of Community Development.**



[chescoplanning.org/
housing/housing.cfm](https://chescoplanning.org/housing/housing.cfm)



Questions?

Housing in Chester County Today and Tomorrow

Memo

To: Westtown Planning Commission

From: Liudmila Carter, Director of Planning & Zoning

Date: April 11, 2024

Re: Official Map – continued discussion

Below is a recap of the discussion with the Planning Commission on April 3, 2024 that includes an overview of the Official Map regulatory provisions, long-term benefits, obstacles, outline of the process, examples of adopted Official Maps, and recommendations for features to include on the Westtown Township Official Map.

Summary

- Authorized by Article IV of the PA Municipalities Planning Code (MPC).
- A planning tool adopted by governing bodies.
- Identifies specific parcels or portions of private property where public rights-of-ways, public easements, or public open spaces are envisioned pursuant to the comprehensive or other plans.
- A declaration of the municipality's intent to reserve private land for future public acquisition and use.
- It is NOT a future land use map but is, unto itself, a type of land use ordinance.
- It does NOT impose eminent domain on property. Land may be acquired through fee simple purchase, easements, or condemnation.
- Inclusion of land on an official map functions like a "right of first refusal" for the Township to purchase private property, and the municipality has up to one year within which acquisition must occur or condemnation must begin.
- Recorded with the County Recorder of Deeds office.
- Building permits shall not be issued for any building proposed within the boundary of any street or public ground laid out on the official map.
- Generally takes 6 months to one year.

Long-term benefits

- Increases the potential for protection of critical resources and easement acquisition that can't be dealt with solely through zoning and subdivision and land development ordinances.
- Informs the developers and residents of long-range municipal goals and intentions before they make development plans.
- Provides opportunities for more comprehensive collaboration and creates opportunities for partnerships.
- Directs development into planned areas, which can be designed to accommodate future open space.
- Establishes pedestrian and bicycle connections between parks, open spaces, other destinations and residential communities.
- Saves time and money and increases the potential for grant funding.

Obstacles

- Perceived use of eminent domain to secure the public lands needed for improvements.
- Use of tool to facilitate improvements on a roadway where federal funds are anticipated to be used for design or construction, thereby triggering National Environmental Policy Act (NEPA).
- Securing funding for official map implementation.
- Additional administrative processes are required that involve time and costs.

General process

1. Establish the purpose and goals of the official map.
2. Review Comprehensive Plan and other planning documents as a guide in designating public improvements to fulfil the established goals.
3. Review recorded subdivision plans to determine communities with pedestrian pathway easements and their ownership and any additional dedicated right-of-ways.
4. Delineate which features are planned to be included, such as existing and proposed public streets, street ultimate rights-of-way, public parks, open space, trails, public facilities, and public easements.
5. Prepare a draft map that includes parcel data, roadway information and other features as needed based on the purpose of the map.

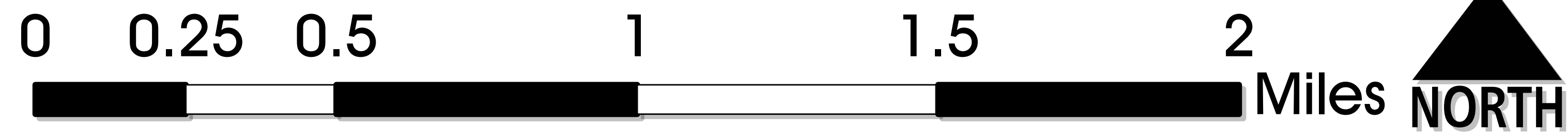
6. Prepare a draft ordinance language that describes the map and its purpose, defines the categories depicted on the map, and how the map is to be applied, and addresses time limitations and effect of the official map.
7. Collect feedback from various stakeholders, including as required by the MPC. Public education should not be overlooked.
8. Make revisions as result of these discussions with the stakeholders.
9. Follow the adoption process articulated in Section 402 of the MPC, which is similar to ordinance amendments.

Examples

- East Fallowfield Township – trails (2018): [Map](#) and [Ordinance](#)
- New Garden Township – trails, open space and road alignments (2019): [Map](#) and [Ordinance](#)
- Willistown Township – trails (2016): [Map](#) and [Ordinance](#)

Features to consider including on a Westtown Official Map

- Properties where open space preservation is desired to protect existing sensitive environmental features, maintain community character or provide opportunities for recreation. Areas identified for open space must be publicly accessible, but there would not need to be a specific plan for future improvements prior to inclusion of those spaces on the official map.
- Pedestrian and bikeway alignments based on the Trails and Bikeways Map and Parks and Open Space Map to connect parks and recreation areas to adjacent neighborhoods and to provide for additional trails within the recreational areas. Recorded land development plans with pedestrian easements shall be included in potential alignments for an Official Map.

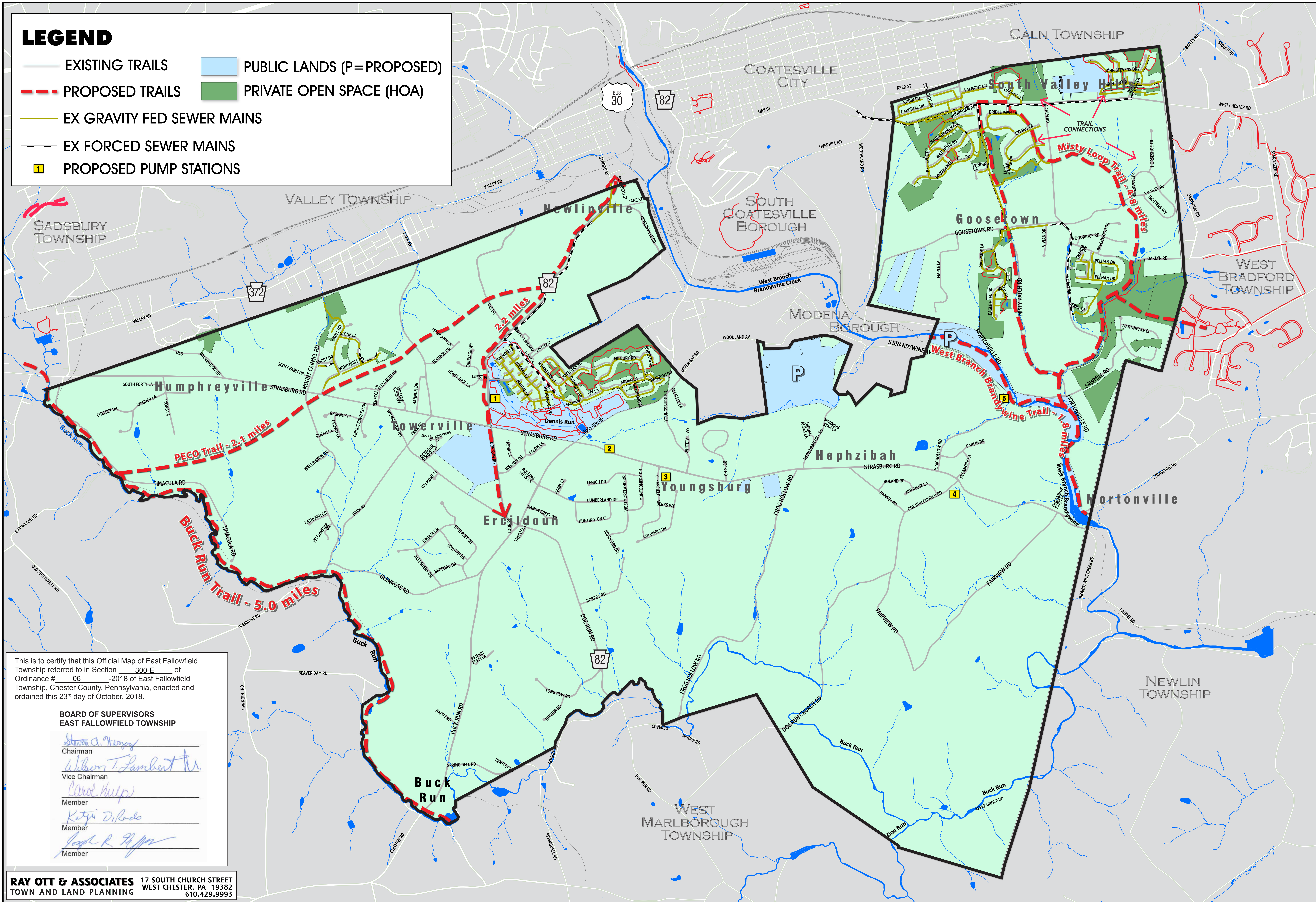


OFFICIAL MAP

NOVEMBER, 2018

LEGEND

- EXISTING TRAILS
- - - PROPOSED TRAILS
- EX GRAVITY FED SEWER MAINS
- - - EX FORCED SEWER MAINS
- 1 PROPOSED PUMP STATIONS
- PUBLIC LANDS (P=PROPOSED)
- PRIVATE OPEN SPACE (HOA)



This is to certify that this Official Map of East Fallowfield Township referred to in Section 300-E of Ordinance # 06 -2018 of East Fallowfield Township, Chester County, Pennsylvania, enacted and ordained this 23rd day of October, 2018.

**BOARD OF SUPERVISORS
EAST FALLOWFIELD TOWNSHIP**

Steven A. Keegan
Chairman

Wilson T. Lambert Jr.
Vice Chairman

Carol Kulp
Member

Kristi Orsico
Member

Joseph R. Zipp
Member

RAY OTT & ASSOCIATES 17 SOUTH CHURCH STREET
TOWN AND LAND PLANNING WEST CHESTER, PA 19382
610.429.9993

Part 8
OFFICIAL MAP

§ 1-801. General Provisions. [Ord. No. 2018-06, 10/23/2018]

1. Short title. This Part shall be known, and may be cited, as the "East Fallowfield Township Official Map Ordinance of 2018."
2. Authority. This Part is enacted and ordained under the grant of powers by the General Assembly of the Commonwealth of Pennsylvania, Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended.¹ The East Fallowfield Township Code shall hereby be codified to incorporate the instant ordinance provisions.
3. Purpose. This Part is enacted for the following purposes:
 - A. To serve and promote the public health, safety, and general welfare of the residents of East Fallowfield Township;
 - B. To provide for the recreational and open space needs of the community; and
 - C. To accommodate the maintenance and development of a Township trail network.
4. Severability. Should any section or provision of this Part be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of any other section or provision of the Part than one so declared.

§ 1-802. Language Interpretations and Definitions. [Ord. No. 2018-06, 10/23/2018]

1. The following words and phrases shall be construed throughout this Part to have the meanings indicated in this section. The present tense includes the future; the singular number includes the plural, and the plural the singular, except where the quantity stated is a part of the regulation; the masculine gender includes the feminine and neuter.
2. The word "includes" or "including" shall not limit the term to the specific example, but is intended to extend its meaning to all other instances of like kind and character.
3. The word "person" includes an individual, firm, association, organization, partnership, trust, company, corporation, or any other similar entity.
4. The words "shall" and "must" are mandatory; the words "may" and "should" are permissive.
5. The words "used" and "occupied" include the words "intended," "designed," "maintained," or "arranged to be used or occupied."
6. Definitions. Unless a contrary intention clearly appears, the following words and phrases shall have the meanings given in this section. All words and terms not defined herein shall be used with a meaning as set forth in the Township Zoning Ordinance,² and, if not defined in the Zoning Ordinance, then such words or terms shall be used with a meaning of standard

1. Editor's Note: See 53 P.S. § 10101 et seq.

2. Editor's Note: See Chapter 27, Zoning.

usage.

§ 1-803. Establishment of Controls. [Ord. No. 2018-06, 10/23/2018]

1. The Official Map shall identify the following:
 - A. Existing trails. These consist of trails within existing residential developments and the East Fallowfield Township Park.
 - B. Proposed trails. These are proposed trail corridors. These trails are to be developed within public road rights-of-way or within twenty-foot-wide trail easements.
 - C. Existing public lands. These are lands currently owned by East Fallowfield Township or the Coatesville Area School District.
 - D. Proposed public lands. These are lands consisting of entire tax parcels that the Township intends to acquire in fee or with easements to allow their public use for passive and/or active recreation.
 - E. Private open space. These are lands owned and administered by homeowners' associations which are not available for public use.
 - F. Existing gravity and forced sewer lines.
 - G. Proposed sewer pump stations. Areas identified in the Township Sewage Facilities Plan for the future location of pump stations.
2. For the purpose of initially reserving land on the Official Map, property records, aerial photography, photogrammetric mapping or other method sufficient for the identification, description and publication of areas for reservation on the Official Map will be sufficient. For the acquisition of lands and easements, boundary descriptions by meets and bounds shall be made and sealed by a professional surveyor, licensed in Pennsylvania.
3. The Board, by amending ordinances and approving plats, may make additions or modifications to the Official Map or part(s) thereof by following the provisions in § 1-805, Subsection 1A above and may also vacate any proposed trail corridors and/or trail heads or proposed public lands.
4. Unless otherwise specified, all proposed trails shall meet the requirements specified in the East Fallowfield Township Subdivision and Land Development Ordinance³ or the most current recommendations of the Chester County Parks and Recreation Department, at the discretion of the Township Board of Supervisors, upon recommendation of the Township Planning Commission.
5. Incorporation of the Official Map. The Official Map, including all notations, references, and other data shown thereon, is hereby incorporated by reference into this Part as if it were fully described herein.
 - A. Certification of the Official Map. The Official Map shall be identified by the signatures

3. Editor's Note: See Chapter 22, Subdivision and Land Development.

of the Board of Supervisors, attested by the Township Secretary, under the following words: "This is to certify that this is the Official Map of East Fallowfield Township, Chester County, Pennsylvania," together with the date of enactment of this Part. The Map shall be kept on file with the Township Secretary.

- B. The Official Map and Official Map Ordinance have been adopted pursuant to the provisions in Section 402 of Act 247⁴ A copy of the Official Map and Ordinance of East Fallowfield Township, Chester County, Pennsylvania is recorded in the Office of Chester County Recorder of Deeds.
 - C. Changes in the Official Map. If, in accordance with the provisions of this Part, changes are made to the location of lines designating existing or proposed public lands, trails or trailheads, such changes shall be entered promptly on said Map. All changes, except those resulting from subdivision and land development plans as specified in § 1-805, Subsection 2 below, shall be certified by initialing of the Map by the Chairman of the Board together with the amending ordinance number and date of enactment.
6. Relationship with County Official Map. The adoption of an Official Map by the County shall not affect the Official Map of East Fallowfield Township, except that the County Map shall govern as to County bridges and public grounds, facilities and improvements of the County in accordance with Act 247.
 7. Relationship with adjacent municipalities. If the Official Map, or amendment thereto, shows any street or trail intended to lead into any adjacent municipality, a certified copy of the Official Map, or amendment thereto, shall be forwarded to such adjacent municipality.

§ 1-804. Effects of Controls. [Ord. No. 2018-06, 10/23/2018]

1. Time limitations on reservations for future taking. The Board may fix the time for which streets, watercourses, trails, trailheads, municipal grounds/facilities or proposed land for preservation on the Official Map ("public lands") shall be deemed reserved for future taking or acquisition for public use. The reservation for public grounds shall lapse and become void one year after an owner of such property has submitted a written notice to the Board announcing their intentions to build, subdivide, or otherwise develop the land covered by the reservation, or has made formal application for an official permit to build a structure for private use, unless the Board shall have acquired the property or begun condemnation proceedings to acquire such property before the end of the year.
 - A. The adoption of any street, street lines, trails, trailheads or other public lands as part of the Official Map shall not, in turn of itself, constitute or be deemed to constitute the opening or establishment of any street, trail, right-of-way nor the taking or acceptance of any land, nor shall it obligate the municipality to improve or maintain any such street or land.
 - B. The adoption of the proposed public land or facilities as part of the Official Map shall not, in and of itself, constitute or be deemed to constitute a taking or acceptance of any land by the Township.

4. Editor's Note: See 53 P.S. § 10402.

2. Construction within any mapped proposed feature(s). For the purpose of preserving the integrity of the Official Map of East Fallowfield Township, no permit shall be issued for any building within the lines of any trail or public land shown or laid out on the Official Map. No person shall recover any damages for the taking for public use of any building or improvements constructed within the lines of any trail, primary or public land after the same shall have been included in the Official Map, and any such building or improvement shall be removed at the expense of the owner. See Subsection 3 below.
3. Special encroachment permit. When the property of which the reserved location forms a part which cannot yield a reasonable return to the owner unless a permit shall be granted, the owner may apply to the Board of Supervisors for the grant of a special encroachment permit to so build. Before granting any special encroachment permit authorized in this section, the Board may submit the application for a special encroachment permit to the Township Planning Commission and allow the Planning Commission 30 days for review and comment and shall give public notice and hold a public hearing at which all parties in interest shall have an opportunity to be heard. A refusal by the Board to grant the special encroachment permit applied for may be appealed by the applicant to the Zoning Hearing Board in the same manner, and within the same time limitation as is provided in Article IX of Act 247,⁵ in accordance with § 1-806 of this Part.
4. Release of damage claims or compensation. The Board of Supervisors may designate any of its agencies to negotiate with the owner of land whereon reservations are made, releases of claims for damages or compensation for such reservations are required, or agreements indemnifying the Board from such claims by others may be required. Any releases or agreements when properly executed by the Board and the owner, and recorded, shall be binding upon any successor in title.

§ 1-805. Adoption and Amendment. [Ord. No. 2018-06, 10/23/2018]

1. Procedure.
 - A. Prior to the adoption of the Official Map and ordinance, or part thereof, or any amendments to the Official Map and ordinance, the Board shall refer the proposed Official Map and ordinance, or part thereto, with an accompanying ordinance describing the proposed map, to the Township and County Planning Commissions for review. The Planning Commissions shall report their recommendations on said proposed Official Map and ordinance, or part thereof, or amendment thereto, within 45 days unless an extension of time shall be agreed to by the Board. If, however, the planning agency fails to act within 45 days, the Board may proceed without such recommendation.
 - B. The County and adjacent municipalities may offer comments and recommendations during the said forty-five-day review period in accordance with Section 408 of Act 247.⁶ Local authorities, park boards, the Open Space Committee, environmental boards and similar public bodies may also offer comments and recommendations to the Board or planning agency if requested by same during the forty-five-day review period. Before

5. Editor's Note: See 53 P.S. § 10901 et seq.

6. Editor's Note: See 53 P.S. § 10408.

voting on the enactment of the proposed ordinance and Official Map, or part thereof or amendment thereto, the Board shall hold a public hearing pursuant to public notice.

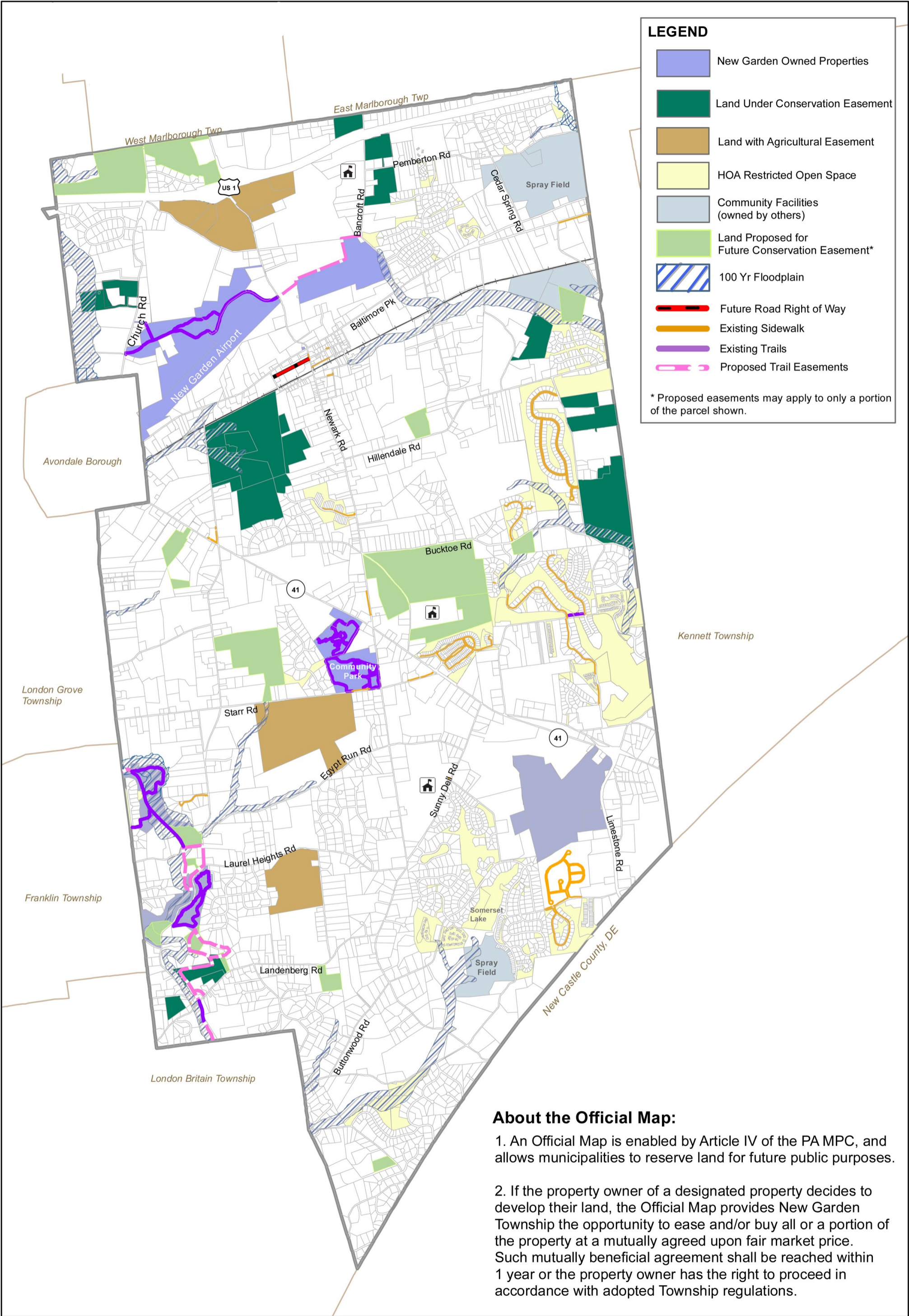
- C. Following adoption of the Official Map and ordinance, or part or amendment thereto, a copy of same, verified by the Board, shall be submitted to the recorder of Deeds of Chester County and shall be recorded within 60 days of the effective date. The fee for recording and indexing ordinances and amendments shall be paid by the municipality enacting the ordinance or amendment and shall be in the amount prescribed by law for the recording of ordinances by the Recorder of Deeds.
2. Effect of approved plans on Official Map. After adoption of the Official Map and ordinance, or part thereof, all streets, trails, trailheads, and the elements listed in Section 401 of the Pennsylvania Municipalities Planning Code⁷ on final, recorded plats which have been approved as provided by this Part shall be deemed amendments to the Official Map. Notwithstanding any of the other terms of this Part, no public hearing need be held or notice given if the amendment of the Official Map is the result of the addition of a plat that has been approved as provided by Act 247.

§ 1-806. Violations, and Appeals. [Ord. No. 2018-06, 10/23/2018]

1. Appeals. Any appeal from a decision or action of the Board or of any officer or agency of the Township in matters pertaining to this Part shall be made in the same manner and within the same time limitation as is provided for zoning appeals in Article X of Act 247.⁸

7. Editor's Note: See 53 P.S. § 10401

8. Editor's Note: 53 P.S. § 11001 was repealed by P.L. 1329, No. 170, § 100, effective 2/19/1989. See now 53 P.S. § 11001-A.



LEGEND

- New Garden Owned Properties
- Land Under Conservation Easement
- Land with Agricultural Easement
- HOA Restricted Open Space
- Community Facilities (owned by others)
- Land Proposed for Future Conservation Easement*
- 100 Yr Floodplain
- Future Road Right of Way
- Existing Sidewalk
- Existing Trails
- Proposed Trail Easements

* Proposed easements may apply to only a portion of the parcel shown.

About the Official Map:

1. An Official Map is enabled by Article IV of the PA MPC, and allows municipalities to reserve land for future public purposes.
2. If the property owner of a designated property decides to develop their land, the Official Map provides New Garden Township the opportunity to ease and/or buy all or a portion of the property at a mutually agreed upon fair market price. Such mutually beneficial agreement shall be reached within 1 year or the property owner has the right to proceed in accordance with adopted Township regulations.



Chapter 123

OFFICIAL MAP

§ 123-1.	General provisions.	§ 123-4.	Adoption and amendment.
§ 123-2.	Establishment of controls.	§ 123-5.	Appeals.
§ 123-3.	Effects of controls.	§ 123-6.	Enactment.

[HISTORY: Adopted by the Board of Supervisors of the Township of New Garden 10-21-2019 by Ord. No. 237 . Amendments noted where applicable.]

§ 123-1. General provisions.

- A. Short title. This chapter shall be known as the "New Garden Township Official Map Ordinance."
- B. Authority. This chapter is enacted and ordained under the grant of powers by the General Assembly of the Commonwealth of Pennsylvania in The Pennsylvania Municipalities Planning Code,¹ Act 247, Article IV, as amended (hereinafter "MPC").
- C. Purpose. This chapter is enacted for the purpose of serving and promoting the public health, safety, convenience and general welfare; to facilitate adequate provision of public streets and facilities; to improve traffic circulation; to provide for the recreational and open space needs of the community; to protect and enhance water resources; and to facilitate the subdivision of land and the use of land and watercourses.

§ 123-2. Establishment of controls.

- A. Provisions of the Official Map.
 - (1) The Official Map, as enacted and subsequently amended, may identify the location of the lines of:
 - (a) Existing and proposed public streets, watercourses and public grounds, including widenings, narrowing, extensions, diminutions, openings or closings;
 - (b) Existing and proposed public parks, playgrounds and open space reservations;
 - (c) Pedestrian ways and easements;
 - (d) Railroad and transit rights-of-way and easements;
 - (e) Floodways and floodplains; and
 - (f) Support facilities, easements and other properties held by public bodies undertaking the elements described in § 301 of the MPC.
 - (2) Unless otherwise specified, all proposed public street rights-of-way and widenings of existing public street rights-of-way shall meet the width requirements specified in the New Garden

1. Editor's Note: See 53 P.S. § 10101 et seq.

Township Subdivision and Land Development Ordinance² for the street classification so designated.

- B. Incorporation of the Official Map. The plan attached herein, entitled "New Garden Township Official Map" and dated August 26, 2019, including all notations, references and other data shown thereon, is hereby incorporated by reference into this chapter and adopted in accordance with Article IV of the MPC. A copy of the Official Map shall be available at the New Garden Township Building during normal business hours.

§ 123-3. Effects of controls.

- A. Construction within mapped streets, watercourses, or public grounds. For the purpose of preserving the integrity of the Official Map of the Township, no permit shall be issued for any building within the lines of any proposed street or public grounds designated on the Official Map, unless in accordance with this chapter. Any such building or improvements constructed within the lines of any proposed street, watercourse or public ground, without a permit, after the same shall have been included in the Official Map, shall be removed at the expense of the owner.
- B. Special encroachment permit.
- (1) When the property of which the reserved location forms a part cannot yield a reasonable return to the owner unless a permit shall be granted, the owner may apply to the Board of Supervisors for a special encroachment permit. Before granting any special encroachment permit authorized in this section, the Board of Supervisors may submit the application for a special encroachment permit to the Planning Commission and allow the Planning Commission 30 days for review and comment, and shall give public notice and hold a public hearing at which all parties of interest shall have an opportunity to be heard.
- (2) A refusal by the Board of Supervisors to grant the special encroachment permit applied for may be appealed by the applicant to the New Garden Township Zoning Hearing Board in the same manner, and within the same time limitation as is provided in Article IX of the MPC.
- C. The Board of Supervisors shall fix the time for which streets and public grounds shown on the Official Map shall be deemed reserved for future acquisition or easement for public use. The reservation for public grounds shall lapse and become void after the owner of such property has submitted a written notice to the Board of Supervisors announcing intentions to build, subdivide or otherwise develop the land covered by the reservation, or made formal application for an official permit to build a structure for private use, unless the Board of Supervisors has acquired the property or begun condemnation proceedings to acquire such property before the end of the following reservation period set by the Board or one year, whichever is less.
- D. Where the Township has decided that it is no longer interested in pursuing the acquisition or easement of property listed on the Official Map, the Township shall notify the owner of such property within 45 days of receipt of the written notice.
- E. The adoption of any street, street lines or other public lands as part of the Official Map shall not, in and of itself, constitute or be deemed to constitute the opening or establishment of any street, nor the taking or acceptance of any land, nor shall it obligate the Township to improve or maintain any such street or land. The adoption of proposed watercourses or public grounds as part of the Official Map shall not, in and of itself, constitute or be deemed to constitute a taking or an acceptance of any land

2. Editor's Note: See Ch. 170, Subdivision and Land Development.

by the Township.

- F. Release of damage claims or compensation. The Board of Supervisors may designate any of its agencies to negotiate with the owner of land whereon reservations are made, releases of claims for damages or compensation for such reservations are required or agreements indemnifying the Board of Supervisors from such claims by others may be required. Any releases or agreements, when properly executed by the Board of Supervisors and the owner and recorded, shall be binding upon any successor in title.

§ 123-4. Adoption and amendment.

A. Procedure.

- (1) Prior to the adoption of the Official Map or part thereof, or any amendments to the Official Map, the Board of Supervisors shall refer the proposed Official Map, or part thereof or amendment thereto, with an accompanying ordinance implementing the proposed map, to the Township Planning Commission and the Chester County Planning Commission for review. The Planning Commissions may report their recommendations on said proposed Official Map and accompanying ordinance, or part thereof or amendment thereto, within 45 days unless an extension of time shall be agreed to by the Board of Supervisors. If, however, either Planning Commission fails to act within 45 days, the Board of Supervisors may proceed without its recommendations.
- (2) The Board of Supervisors shall also refer the proposed Official Map, with an accompanying ordinance implementing the proposed map, to the adjacent municipalities for review. The adjoining municipalities may report their recommendations on said proposed Official Map and accompanying ordinance, or part thereof or amendment thereto, within 45 days unless an extension of time shall be agreed to by the Board of Supervisors. Local authorities, park boards, environmental boards and similar public bodies may also offer comments and recommendations to the Board of Supervisors or Planning Commission if requested by same during the said forty-five-day review period. Before voting on the enactment of the proposed ordinance and Official Map, or part thereof or amendment thereto, the Board of Supervisors shall hold a public hearing pursuant to public notice.

- B. Effect of approved plans on Official Map. After adoption of the Official Map, or part thereof, all streets, watercourses and public grounds and the elements listed in § 123-2A on final, recorded plats which have been approved as provided by the MPC and the New Garden Township Subdivision and Land Development Ordinance³ shall be deemed amendments to the Official Map. Notwithstanding any of the other terms of this section, no public hearing need be held or notice given if the amendment of the Official Map is the result of the addition of a plat which has been approved as provided by the MPC.

§ 123-5. Appeals.

Any appeal from a decision or action of the Board of Supervisors or of any officer or agency of the Township in matters pertaining to this chapter shall be made in the same manner and within the same time limitation as is provided for zoning appeals in Article X-A of the MPC, as amended.

§ 123-6. Enactment.

3. Editor's Note: See Ch. 170, Subdivision and Land Development.

- A. Repealer. All existing ordinances or parts of ordinances which are contrary to the provisions of this chapter are hereby repealed to the extent necessary to give this chapter full force and effect.
- B. Severability. Should any section or provision of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of any other section or provision of this chapter than the one so declared.
- C. Effective date. This chapter shall become effective five days after adoption.

WILLISTOWN TOWNSHIP OFFICIAL MAP



Legend

- Proposed Open Space Reservations
- Proposed Township Park Lands
- Restricted Open Space
- Township Park Land
- Township Owned Land
- Conservation Organization Owned Lands
- Lands Under Agricultural Easement
- Deed Restricted Lands
- Lands Under Conservation Easement
- Township Lands (leased)
- Parcel Boundaries
- Municipal Boundary
- Streams and Ponds
- Historic District Overlay

Trail Corridor

Proposed Trails

- Proposed North-South Arterial Trail Corridor
- Proposed East-West Arterial Trail Corridor
- Proposed Kirkwood-Okehoocking Trail Corridor

* Note: Some Parcels Shown As Entirely Eased Are Actually Partially Eased

Historic Districts:
 HD/SUG - Sugartown District
 HD/OKO - Okehoocking District
 HD/WH - White Horse District
 HD/CR - Class II Brew Map Structures

East Goshen
Township

Westtown
Township

East Whiteland
Township

Malvern
Borough

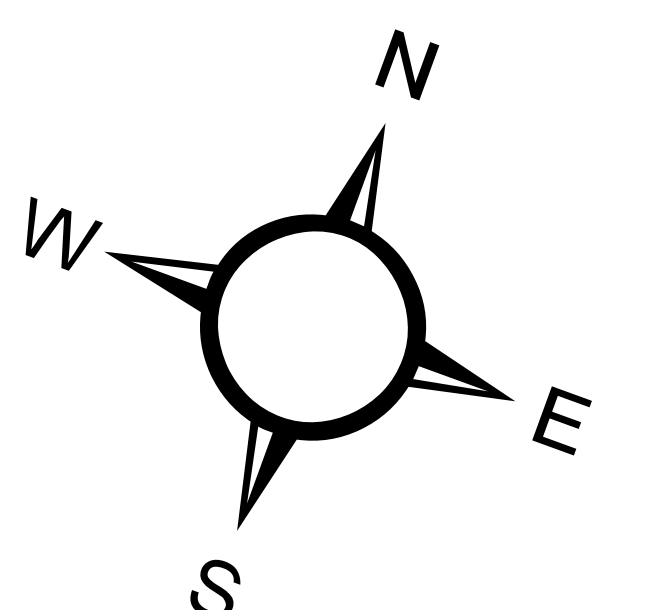
Tredyffrin
Township

Easttown
Township

Newtown
Township

Edgmont Township
Delaware County

1 inch = 800 feet



Draft date:
11/2/2015

**BOARD OF SUPERVISORS
WILLISTOWN TOWNSHIP, CHESTER COUNTY**

ORDINANCE NO. 1 OF 2016

**AN ORDINANCE OF WILLISTOWN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA AMENDING AND
RE-ADOPTING THE OFFICIAL MAP OF WILLISTOWN
TOWNSHIP.**

WHEREAS, Article IV of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended by Act 170 of 1988), grants Pennsylvania municipalities the power to adopt an official map for the municipality insofar as it is based on an adopted comprehensive plan; and

WHEREAS, by Ordinance No. 8 of 2000, enacted on September 25, 2000, Willistown Township adopted an official map for the southern portion of the Township located generally south of Goshen and Barr Roads; and

WHEREAS, by Ordinance No. 8 of 2002, enacted on November 25, 2002, Willistown Township adopted an official map for the entire Township; and

WHEREAS, by Ordinance No. 9 of 2004, enacted on August 23, 2004, Willistown Township amended and re-adopted the official map for the entire Township; and

WHEREAS, by Ordinance No. 9 of 2011, enacted on November 14, 2011, Willistown Township amended and re-adopted the official map for the entire Township; and

WHEREAS, Willistown Township has undertaken a periodic update to the official map, in order to further facilitate the acquisition and preservation of proposed public parks and open space reservations, trail links, pedestrian ways and easements, for the benefit of existing and future residents and populations; and

WHEREAS, the park land and open space preservation concept is consistent with the Willistown Township Comprehensive Plan and the Willistown Township Open Space, Park and Recreation Plan; and

WHEREAS, the Board of Supervisors of Willistown Township has reviewed the official map update for the Township and desires to adopt the same as the Official Map of the Township of Willistown.

NOW, THEREFORE, be it **ORDAINED** and **ENACTED** as follows:

Section 1. Willistown Township hereby adopts as the Official Map of the Township of Willistown, Chester County, Pennsylvania, the Willistown Township Official Map, prepared on behalf of the Township by the Chester County Department of Computing and Information Services (DCIS), draft dated November 2, 2015, and all attachments.

Section 2. Willistown Township's Official Map will include all roadways and properties located in Willistown Township, Chester County, Pennsylvania, as depicted on said Map.

Section 3. The properties depicted as proposed open space reservations or proposed Township parklands shall be reserved for future acquisition and/or taking for public use in perpetuity until actually acquired by the Township.

Section 4. The Township may initiate surveys of property locations for the purposes of taking action or acquisition.

Section 5. Whenever lands and easements are to be acquired pursuant to the Official Map, boundary descriptions by metes and bounds descriptions shall be made by a licensed surveyor.

Section 6. The Township directs that following adoption of this Ordinance, a copy of the Official Map of Willistown Township, verified by the Board of Supervisors, shall be submitted to the Recorder of Deeds of the County of Chester to be recorded within sixty (60) days of the effective date hereof.

Section 7. This Ordinance is enacted for the purpose of serving and promoting the public health, safety, convenience and general welfare; to facilitate adequate provision of public streets and facilities; to improve traffic circulation; to provide for the recreational and open space needs of the community; to protect and enhance water resources; and to facilitate the subdivision of land and the use of land and water features.

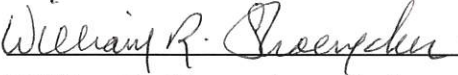
Section 8. Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of any other section or provision of this Ordinance than the one so declared.

Section 9. This Ordinance shall become effective in accordance with the provisions of law.


Section 10. Ordinance No. 9 of 2011, being the ordinance amending and re-adopting as the Official Map of the Township of Willistown, Chester County, Pennsylvania, the Willistown Township Official Map, prepared by Next Level Mapping, dated February 2011, and all attachments, is hereby repealed.

ENACTED and ORDAINED this 4th day of January, 2016.

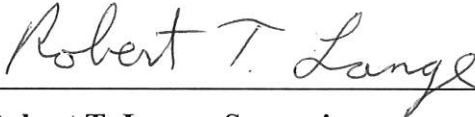
**WILLISTOWN TOWNSHIP
BOARD OF SUPERVISORS**



William R. Shoemaker, Chairman



George J. McHugh IV, Vice Chairman



Robert T. Lange, Supervisor

ATTEST:



David R. Burman, Secretary