

CHAPTER 2
GOALS & OBJECTIVES

INTRODUCTION

The Goals & Objectives that follow are rooted in the goal writing at Public Workshops in March and April 2005. Elected and appointed officials, residents, property owners, and other stakeholders focused on the major topics that are critical to the future in Franklin Township including:

1. Growth Management
2. Rural Character and Rural Landscape
3. Kemblesville Village
4. Pattern of Land Uses
5. Open Space/Cluster Design
6. Farmland and Prime Agricultural Soils
7. Natural Resources
8. Historic & Cultural Resources
9. Recreation and Parks System
10. Trail Network
11. Transportation/Traffic Improvements
12. Sewage Disposal Systems
13. Water Supply Systems
14. Zoning and Land Development Regulations

Each of these topics is addressed in the statements that follow. The Goals & Objectives below also reflect the philosophy of Franklin Township that flowed from a Community Values Survey that preceded this Plan in September 2004. The Final Results of the 2004 Survey are indicated in Appendix C of this report.

Many of the following Goals & Objectives are consistent with those set forth in the County's Linking Landscapes Plan, as well as the policies of Linking Landscapes. (Refer to Appendix B for the excerpts on Linking Landscapes.)

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GROWTH MANAGEMENT

Goal:

1.0 Manage growth in Franklin Township to ensure that natural and historic resources are preserved to the maximum extent possible.

Objectives:

- 1.1 Identify development opportunities and constraints based upon natural and cultural resource and infrastructure limitations.
- 1.2 Limit and control growth so that it does not degrade natural and cultural resources.
- 1.3 Coordinate growth based on available services, infrastructure and facilities needed for the population (parks, sewage, water, traffic systems).
- 1.4 Utilize Zoning and Subdivision and Land Development Ordinances, as well as county, state and federal oversight, to manage growth so as not to negatively change the character of the Township from rural or semi-rural to “suburban”.
- 1.5 Manage rate of new housing construction to the extent legally possible to keep school district taxes from increasing too fast.
- 1.6 Project “housing needs” relative to future growth.
- 1.7 Provide opportunities for a broader tax base.
- 1.8 Create a build-out plan of the Township that plans an orderly growth pattern, creates highly desirable built environments, and preserves natural and cultural resource areas, in order to preserve the rural character of the Township.
- 1.9 Create a plan that documents the Township’s vision of our ideal future land use.

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RURAL CHARACTER AND RURAL LANDSCAPE

Goal:

2.0 Preserve, protect, and promote the rural character and landscape of Franklin Township.

Objectives:

- 2.1 Preserve the rural landscape of the Township, and design ordinances with this goal as an overlying theme.
- 2.2 Maintain the rural character by limiting development in/on scenic areas (woodlands, stream corridors, waterways, large fields).
- 2.3 Designate areas to remain undeveloped.
- 2.4 Continue to acquire land utilizing the Open Space Tax.
- 2.5 Encourage development that promotes large amounts of open space.
- 2.6 Designate large acre zoning districts to promote agricultural and equestrian-related land uses.
- 2.7 Preserve land for specialty farming.
- 2.8 Encourage land to be used for equestrian activities.

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KEMBLESVILLE VILLAGE

Goal:

3.0 Create an enhanced Village that has mixed-uses and is walkable and pedestrian-friendly.

Objectives:

- 3.1 Enhance the village character of Kemblesville by creating opportunities for community interactions (e.g. small scale shopping, sidewalks, community center and farmers market) in this Rural Center as defined in “Landscapes”, the Chester County 2020 Comprehensive Plan.
- 3.2 Maintain the memory of our historic past while creating an expanded, safer, more pedestrian-friendly village with residences and small specialty shops and professional services.
- 3.3 Establish a walkable village that enables vehicular traffic flow, while protecting pedestrians.
- 3.4 Create sidewalks that will link to a Township trail system, so the village can be a walking or biking destination.
- 3.5 Promote the creation of a viable small commercial center with small shops and stores.
- 3.6 Create a specific plan for the “village” to become a special place.
- 3.7 Define Kemblesville Village with final vision in mind. Identify different use areas (commercial, residential) necessary infrastructure (parking, traffic patterns, water/sewage requirements) desirable businesses, and ways to promote the above through a Traditional Neighborhood Development (TND) Overlay District.
- 3.8 Promote efforts to continue to use the (KES) elementary school for a public school, community center, Township building, or other community resource.
- 3.9 Prepare Ordinance provisions to require new buildings to be consistent with the “historic look” of the village streetscape, and to comply with architectural and streetscape standards.
- 3.10 Promote building construction where the architecture blends well with the existing historic buildings and structures.
- 3.11 Require the installation of brick sidewalks and antique-style lamps.

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3.12 Promote an information center to enable local residents to learn about Township history.

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PATTERN OF LAND USES

Goal:

4.0 Create a functional and attractive pattern of land uses throughout the Township, without damaging natural and cultural resources.

Objectives:

- 4.1 Identify areas of land that are valuable as farmland or scenic vistas that would be destroyed if developed.
- 4.2 Promote a transitional pattern of development ranging from Kemblesville Village (more intense) to the outlying portions of the Township (less intense).
- 4.3 Promote low intensity development.
- 4.4 Promote better planning and better design.
- 4.5 Continue active efforts to acquire open space easements for the land that has been identified by the Open Space Committee, with the open space funding mechanism that the Township has in place.
- 4.6 Maintain as much land in Agricultural use as possible for horses, grapes, hay or other alternative crops.
- 4.7 Promote transitional buffers and setbacks.
- 4.8 Create an agriculture land “buffer zone” next to Fair Hill.
- 4.9 Limit commercial development to smaller stores.

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OPEN SPACE/CLUSTER DESIGN

Goal:

5.0 Refine cluster design regulations to promote usable and continuous open space, and to minimize the impact of new structures and sewage systems on the rural landscape.

Objectives:

- 5.1 Conserve and preserve important open space and natural resources through cluster design.
- 5.2 Create an open space/cluster design ordinance tailored to Franklin’s future growth pattern.
- 5.3 Recognize that cluster does not need to apply to whole Township, and balance cluster design so it does not force sewer plants.
- 5.4 Integrate open space across developments to maximize community benefit.
- 5.5 Restrict buildable area and open space calculations to be based only on usable land.
- 5.6 Cluster design should be utilized in order to keep “sprawl” contained, if multiple housing structures are to be built.
- 5.7 Promote cluster design with equestrian, hiking, biking and trail activities in mind.

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FARMLAND AND PRIME AGRICULTURAL SOILS

Goal:

6.0 Preserve farmland and conserve prime agricultural soils to preserve the character of the Township.

Objectives:

- 6.1 Continue to encourage farmland preservation by providing financial incentives to farm owners through Act 515 and Act 319 to maintain land in agricultural use.
- 6.2 Maintain and preserve existing farms in order to promote sustainable agriculture in the Township.
- 6.3 Conserve current farmland areas.
- 6.4 Preserve farmland through purchasing and transferring development rights.
- 6.5 Attract buyers interested in purchasing eased land.
- 6.6 Continue the education of the farm owners regarding funds available for conservation efforts, and work with landowners to find workable conservation easement alternatives to development of entire parcels.
- 6.7 Capitalize on proximity to Fair Hill by keeping parcels in horse-oriented activities.
- 6.8 Encourage farmers who want to sell their properties to market their farms for alternative agricultural uses (e.g. vineyard, equestrian).

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NATURAL RESOURCES

Goal:

7.0 Protect and restore natural resources such as woodlands, woodland interiors, wetlands, hydric soils, waterways, wildlife habitats, meadows, steep slopes, and groundwater.

Objectives:

- 7.1 Develop a plan to identify and insure long-range protection of natural resources and environmentally sensitive areas through effective development regulations and ordinances.
- 7.2 Create greater public awareness of the value of land and water resources to help ensure that water quality is not compromised.
- 7.3 Preserve natural resources to enhance water quality, air quality and quality of life.
- 7.4 Maintain the cleanest water standard possible through prohibiting stream discharge, repairing riparian buffers, and maximizing stream setbacks.
- 7.5 Focus on the “global” aspects of hydrological resources including the White Clay, Elk Creek and Christina River watersheds, headwaters, and aquifers relative to water quality and water quantity.
- 7.6 Discourage the disruption of interior woodlands, expand riparian buffer zones and encourage reforestation along waterways.
- 7.7 Continue to promote zoning and land development ordinances that place a high priority on preserving the natural resources of the Township, such that the identification of the type, extent, and location of specific environmental features should guide where development occurs within the Township.
- 7.8 Promote long-term natural resource conservation to: reduce the impact on wildlife habitats; provide for wildlife corridors to help maintain biodiversity; and to prepare ordinances to maintain large areas of land/forest where wildlife habitats are protected.
- 7.9 Continue to utilize Best Management Practices for stormwater management.
- 7.10 Minimize impermeable or less absorptive land surfaces to reduce flooding of small streams.

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- 7.11 Consider subsurface geologic features such as faults, fractures, and fracture traces in construction projects.

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NATURAL RESOURCES (continued)

- 7.12 Develop opportunities for experiencing nature, and encourage community involvement and interest by sponsoring wildlife walks, and park clean up.
- 7.13 Educate landowners of waterway areas as to what is necessary to improve and enhance stream banks, buffers, water quality, etc. and what help is available to them through conservation organizations.

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HISTORIC & CULTURAL RESOURCES

Goal:

8.0 Protect historic and cultural resources for the enjoyment and benefit of all Franklin Township residents, and future generations.

Objectives:

- 8.1 Protect the historic structures that remind us of our past heritage and provide for the rural quiet lifestyle and scenic beauty of Franklin Township, through preservation and adaptive reuse opportunities.
- 8.2 Encourage historic property preservation through Ordinances.
- 8.3 Provide incentives for historic resource protection.
- 8.4 Protect the Kemblesville Historic District (DOE: 11-7-02).
- 8.5 Assist owners of Class I and II historic properties with options to help preserve the most important structures.
- 8.6 Protect scenic vistas, scenic roads, stream corridors, and scenic landscapes from adverse visual impacts.
- 8.7 Preserve archaeologically significant sites.
- 8.8 Obtain grants for preservation or purchase of historic properties.
- 8.9 Make the Thomas McKean birthplace a Franklin Township asset and build a library to display his legal papers.

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RECREATION AND PARKS SYSTEM

Goal:

9.0 Maintain and enhance parks and recreational facilities to promote and facilitate healthy lifestyles among residents of all ages.

Objectives:

- 9.1 Promote additional passive and active parkland with smaller, satellite parks/picnic areas so that all residents have convenient access.
- 9.2 Continue to require developers to contribute land and/or funds to enhance the recreation and park system of the Township.
- 9.3 Acquire as much parkland as possible.
- 9.4 Utilize and leverage open space funds: to buy private land from large lot owners looking to sell; to establish new parks; or extend existing open space and park areas.
- 9.5 Allow open space in land developments to be designed for playfields for children in new residential developments.
- 9.6 Increase the usability of park areas for diversified activities and programs.
- 9.7 Ensure that the existing and future parks, recreational areas and trails are maintained.
- 9.8 Develop an updated Master Plan for Crossan Park.
- 9.9 Evaluate the need for more athletic fields at Crossan Park and at other sites in Township.
- 9.10 Recruit volunteers who are at Crossan Park daily, to maintain and enhance the usability of the Park.
- 9.11 Encourage community use of the parks by sponsorship of educational programs or events.
- 9.12 Assist in providing varieties of safe athletic fields to address the recreational needs of the growing population of children and youth in the Township.
- 9.13 Assist in providing sport facilities for use by athletic organizations for baseball, softball, football, soccer, lacrosse, etc.

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TRAIL NETWORK

Goal:

10.0 Maintain and expand the system of equestrian, walking, hiking and biking trails that provides access to streams and woodlands and that connect parks and recreational access.

Objectives:

- 10.1 Enhance the community by linkage trails – for walking, hiking, horseback riding, biking.
- 10.2 Develop a plan to connect key locations in and out of Franklin Township, linking to Fair Hill and White Clay Creek State Parks, and other places.
- 10.3 Develop a “trail plan” with maps and undertake development and implementation of ordinances to support the trail plan as land development proceeds.
- 10.4 Create a system of trails, allowing for walking, biking and equestrian use, and design trails to discourage/prevent motorized vehicles.
- 10.5 Require all subdivisions and land developments to have a trail plan.
- 10.6 Upgrade current roads to allow for safe and pedestrian-friendly access to trails.
- 10.7 Respect private property.
- 10.8 Implement protected wildlife corridors trails along all streambeds through easements.

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TRANSPORTATION/TRAFFIC IMPROVEMENTS

Goal:

11.0 Take a proactive design approach to help assure safe traffic improvements that compliment a rural community.

Objectives:

- 11.1 Address transportation/traffic issues while maintaining the small, rural character of the roads and encouraging low speed limits.
- 11.2 Design aesthetically appropriate traffic controls and intersections.
- 11.3 Plan motorways to ensure safety to help reduce the number of accidents.
- 11.4 Develop plans to make traffic problem sites safer.
- 11.5 Promote a safer 896, with PennDOT becoming an involved partner.
- 11.6 Encourage PennDOT to provide shoulder width to accommodate disabled vehicles and bicycle traffic/possible foot traffic – especially 896 and Appleton.
- 11.7 Regulate flow of traffic through Kemblesville Village to eliminate blind spots.
- 11.8 Explore possibilities for public transportation to Newark/Wilmington/train stations/university/other places.

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SEWAGE DISPOSAL SYSTEMS

Goal:

12.0 Balance the demand for development with sewage infrastructure capabilities.

Objectives:

- 12.1 Protect water resources.
- 12.2 Provide a community sewage system for the village of Kemblesville, and maintain it as an aesthetically appropriate system.
- 12.3 Avoid other community sewer plants to the maximum extent possible.
- 12.4 Provide education on the maintenance and management of individual septic systems.
- 12.5 Evaluate the need for ordinances for public sewage, in order to assure that the density of development with in-ground sewage systems is kept safely below levels that could affect adversely groundwater and surface water quality and quantity.

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WATER SUPPLY SYSTEMS

Goal:

13.0 Balance the demand for development with water infrastructure capabilities.

Objectives:

- 13.1 Continue to use our own groundwater.
- 13.2 Rely on existing wells through careful and planned development, and continue to have wells as the preferred water supply source, versus public water systems.
- 13.3 Promote groundwater infiltration as a Best Management Practice.
- 13.4 Limit development that could adversely affect groundwater quality and quantity.

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ZONING & LAND DEVELOPMENT REGULATIONS

Goal:

14.0 Create a new zoning ordinance that provides a defensible basis for land use regulation; control growth, preserve open space, and plan new growth while preserving open space; and enact context sensitive land development regulations.

Objectives:

- 14.1 Implement the Comprehensive Plan with innovative zoning designed to achieve the goals.
- 14.2 Write new zoning that is specifically designed to address the goals and objectives of Franklin Township.
- 14.3 Revise zoning ordinances so new housing is limited to lowest density the law permits.
- 14.4 Protect wooded areas from being developed.
- 14.5 Design zoning to direct growth to the most appropriate areas, and to protect natural resources and vistas.
- 14.6 Prepare ordinances that will encourage builders to improve the safety of the main roads (e.g. widen shoulders, improve drainage, and remove earthen banks to provide more visibility).
- 14.7 Amend the ordinances to address the transitional aspects of development intensity from the more village-like in Kemblesville, to the more rural in the outlying areas.