



**THORNBURY TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2023 - 10

A RESOLUTION OF THORNBURY TOWNSHIP DELAWARE COUNTY, PENNSYLVANIA, ADOPTING A NEW AND REVISED COMPREHENSIVE PLAN ENTITLED THORNBURY TOWNSHIP COMPREHENSIVE PLAN MARCH 2023 TO REPLACE AND SUPERSEDE THE 2004 COMPREHENSIVE PLAN IN ITS ENTIRETY.

WHEREAS, the Township of Thornbury, Delaware County, Pennsylvania (“**Township**”), has heretofore adopted and had in place a comprehensive plan for the Township entitled, Thornbury Township, Delaware County, Comprehensive Plan - 2004 (the “**2004 Comprehensive Plan**”); and

WHEREAS, the Township, in accordance with Article III of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended (the “**MPC**”), has completed the process of reviewing the 2004 Comprehensive Plan; and

WHEREAS, the Township, in cooperation with the Delaware County Planning Department, has drafted an update to the 2004 Comprehensive Plan, entitled *Thornbury Township Comprehensive Plan March 2023*; and

WHEREAS, the *Thornbury Township Comprehensive Plan March 2023* has been reviewed by the Delaware County Planning Commission on April 21, 2023¹; and

WHEREAS, the *Thornbury Township Comprehensive Plan March 2023* has been reviewed by the contiguous municipalities of Edgmont Township on April 11, 2023 and Westtown Township on April 3, 2023; and

WHEREAS, the *Thornbury Township Comprehensive Plan March 2023* was provided to the West Chester Area School District, Chadds Ford Township, Chester Heights Borough, Concord Township and Middletown Township for review and no comments were received within the forty-five (45) days allotted for comment by law²; and

WHEREAS, the Thornbury Township Planning Commission held a public meeting on the *Thornbury Township Comprehensive Plan March 2023* on March 8, 2023³; and

¹ See Delaware County Planning Department Staff review comments dated April 20, 2023.

² See Pennsylvania Municipalities Planning Code Section 302(a) [53 P.S. § 10302(a)].

³ See Township Planning Commission letter of recommendation of approval dated March 9, 2023.

WHEREAS, the Township Board of Supervisors held a duly advertised public hearing on the *Thornbury Township Comprehensive Plan March 2023* on May 17th, 2023.

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Thornbury Township, Delaware County, Pennsylvania hereby adopts the comprehensive plan entitled *Thornbury Township Comprehensive Plan March 2023*, in the form attached hereto as **Exhibit “A,”** as the official Comprehensive Plan of the Township, including the following Figures, Maps and Tables:

Figures:

- **Figure 2.1** Regional Population Forecasts, 2020-2050
- **Figure 2.2** Age Distribution, 2020
- **Figure 2.3** Median Home Value, 2020
- **Figure 2.4** Regional Racial and Ethnic Composition, 2020
- **Figure 2.5** Educational Attainment, 2020
- **Figure 2.6** Median Household Income, 2010-2020
- **Figure 2.7** Employment by Industry, 2020
- **Figure 6.1** Housing Tenure, 2020

Maps:

- **Map 2.1** Regional Setting
- **Map 2.2** Steep Slopes
- **Map 2.3** Wood Areas
- **Map 3.1** Historic Resources
- **Map 4.1** Sewer Districts
- **Map 4.2** Parks and Open Space
- **Map 5.1** Existing Land Use
- **Map 5.2** Zoning
- **Map 5.3** Prime Agricultural Soils on Undeveloped Land
- **Map 5.4** Future Land Use
- **Map 7.1** Wetlands, Floodplains and Hydrology
- **Map 7.2** Natural Heritage Inventory
- **Map 8.1** Roads and Bridges
- **Map 8.2** Sidewalk Inventory
- **Map 8.3** Trails

Tables:

- **Table 2.1** Regional Population Trends, 2020
- **Table 2.2** Group Quarters Population, 2010-2020
- **Table 2.3** Racial and Ethnic Composition, 2010-2020
- **Table 4.1** Sewer Distribution
- **Table 4.2** Open Space Inventory
- **Table 5.1** Existing Land Use
- **Table 5.2** Zoning
- **Table 5.3** Important Farmland
- **Table 6.1** Housing Units and Housing Occupancy, 2010 to 2020
- **Table 6.2** Households, 2020
- **Table 6.3** Residential Zoning District Standards
- **Table 6.4** Change in Household Population
- **Table 8.1** Road Segment Traffic Counts, 2020
- **Table 8.2** Highest Traffic Volumes, 2020
- **Table 8.3** Intersection Crashes, 2012-2017
- **Table 8.4** Crashes by Road Segment
- **Table 9.1** Revenue Breakdown, 2016-2020
- **Table 9.2** State Liquid Fuels Allocations, 2016-2020
- **Table 9.3** Expenditure Breakdown, 2016-2020

AND BE IT FURTHER RESOLVED, that the *Thornbury Township Comprehensive Plan March 2023* shall replace and supersede the 2004 Comprehensive Plan in its entirety; and

BE IT FURTHER RESOLVED, that this Resolution shall in no way limit or invalidate prior actions of the Township, taken in connection with the subject matter hereof, such actions being expressly ratified and confirmed in all respects; and

BE IT FURTHER RESOLVED, that all parts, sections, sentences or clauses of this Resolution which shall be found by a court of competent jurisdiction to be invalid, unlawful or unconstitutional, shall be deemed severed from this Resolution with all other provisions of this Resolution not so found remaining in full force and effect.

APPROVED and **ADOPTED** this 17th day of May, 2023.

**BOARD OF SUPERVISORS
THORNBURY TOWNSHIP,
Delaware County**

James P. Kelly, Chairman

Sheri L. Perkins, Vice Chair

Michael J. Mattson, Supervisor

Attest:

Geoffrey Carbutt
Township Secretary

(TOWNSHIP SEAL)