

GOALS AND ACTIONS SUMMARY

This *East Central Wayne County Comprehensive Plan* establishes a broad range of community conservation goals and objectives and identifies many specific actions to carry the *Plan* forward. This section provides a summary of those goals and actions. The discussion and tables which follow coincide with the sections of the *Plan*.

GENERAL ECWC COMMUNITY DEVELOPMENT OBJECTIVES (Plan Section - Goals and Objectives)	
1	Cooperation - Use the comprehensive planning process to expand the level of intermunicipal cooperation between the Townships, and to foster cooperation with adjoining municipalities and the County on growth and development issues of area wide concern.
2	Internal Coordination - Strive for coordination between policies, plans, and programs in the community through cooperation among governing officials, appointed boards, community interest groups, and residents.
3	Public Information - Achieve greater awareness, understanding and participation of residents in carrying out the recommendations in the <i>Comprehensive Plan</i> and other plans and activities via an active public information process using such methods as a web site, newsletter, and public meetings.
4	Use of Land - Attain the best use of the land within the Planning Area while allowing for reasonable residential and commercial development. The focus will be on the preservation of the environment and conservation of open space. This will ensure that the varying uses of land will complement one another and thus improve the economic, social, and aesthetic character of the overall Planning Area.
5	Range of Land Uses - Allow a range of residential and commercial uses at appropriate locations and establish performance standards through zoning to ensure that such uses do not unduly affect adjoining properties or the public health, safety and general welfare and are consistent with the historic and gateway character of the communities.
6	Population Density - Establish realistic population densities in order to ensure health standards, privacy and open space and in order to allow for the provision of community facilities and services in the most convenient and efficient manner.
7	Streets and Roads - Maintain and improve the street and road system for better internal circulation and to protect residential neighborhoods from through traffic.
8	Facilities and Services - Provide the necessary community facilities and services to meet the needs of increased development and the increasing and changing population.
9	Environmental Protection - Guide the location of future development and establish performance standards to minimize <i>externalities</i> (negative impacts) on the natural and community environment.

Basic Planning Steps

Where are we? - inventory

Where do we want to be? - goals/plans

How do we get there? - implement

How are we doing? - evaluate



BALANCING GROWTH & COMMUNITY

- Maintaining quality of life
- Creating a healthy economy
- Safeguarding natural & historic resources
- Public / private partnering
- Community education & participation
- Inter-municipal cooperation
- Area wide planning



10	Housing - Provide the opportunity for a wide-range and variety of housing types at reasonable densities to meet the needs of all residents; newly-formed households, growing families and senior citizens.
11	Economic Development - Provide, within the context of overall community conservation, the opportunity for local business and strengthen the area economy by encouraging well-planned commercial, industrial, residential, and recreational growth which will provide for local employment, shopping facilities, and recreational opportunities which in turn will strengthen the local tax base.
12	Plan Review/Update - Initiate annual (or more frequent) reviews of planning goals and objectives and the Comprehensive Plan and a full review/update no later than eight years from approval of the current plan.
13	<p>Monitoring -</p> <ul style="list-style-type: none"> • Update and revise the operational tools necessary for implementation, in light of new data and changing conditions, and to meet a changing population, both current and new residents, in concert with maintaining the rural working landscape, small town character and quality environment. • Establish a routine Planning Commission procedure for considering new ordinances, reviewing existing ordinances and amendments and incorporating solutions to address community issues.

Shared Vision

Every successful business, organization, or individual has a plan for the future. Communities are no different. If nothing else, a community needs to agree on a shared vision of what it wants to become. This vision should address the full range of local concerns: schools, housing, economic development, neighborhoods, parks and open space. Creating a shared vision is important because it provides a blueprint for the future of the community. People may differ on how to achieve the community's vision, but without a blueprint nothing will happen.

Source: Balancing Nature and Commerce in Gateway Communities, Howe, J., McMahon, and Propst, L., Island press, Wash., D.C., 1997, p. 48.

Note About Open Space

The preservation of open space is a common thread of this *Comprehensive Plan*. Open space is land which has not been developed for a constructive or productive use and is intended for environmental and natural resource protection, scenic, or recreational purposes. Open space may include, for example, woodland, wetlands, watercourses, reverting farmland, and floodplain. In the case of a development project, open space may include passive recreation areas such as ballfields, lawns and buffer areas. Agricultural land is certainly open land, but not truly open space because it is in fact highly developed for crop and livestock production.

GOALS (Plan Section - Goals and Objectives)	
1	Quality of Life - Protect and enhance the Planning Area’s quality lifestyle by maintaining the rural, working landscape and the quality natural environment; and, recognize forest land and other open land, and agricultural land, as important elements of the local economy, character, and scenic setting.
2	Natural Resources - Conserve natural resources and open space and use the resources in a way to sustain the area’s economy, including maintaining a strong timber industry with accommodation of value added products.
3	Economy - Expand the East Central Wayne County Planning Area’s existing economic base by exploring economic development opportunities consistent with and building on the existing rural working landscape in order to strengthen the existing general and tourist economy, create employment opportunities and generate tax revenue.
4	Housing - Provide for a variety of housing types and densities.
5	Facilities and Services - Ensure that community facilities and services are provided to meet the Planning Area’s needs.
6	Roads - Establish and maintain an adequate road system to safely and efficiently move goods and people through the area.
7	Historic Preservation - Protect historic structures as an important part of the character of the Township.

OVERALL ACTIONS (Plan Section - Planning Process, Interrelationships, and Implementation)	
1	Open Land Preservation - Evaluate all public and private actions with the goal of preserving forest and open land as a viable part of community character.
2	Environment - Direct development away from environmentally sensitive areas and conserve large blocks of open land.
3	Growth Areas - Identify areas for growth within and adjacent to existing developed areas.
4	Facilities for New Development - Require adequate community facilities for new development.
5	Central Sewers and Extensions - Carefully consider any new central sewage service and any sewer extensions to assess effects on stimulating development.
6	Growth Management - Promote the idea of growth management - an effort to manage the location, type, and timing of future growth.
7	Cooperation - Encourage increased local, inter-municipal, and regional cooperation for comprehensive planning and land use control implementation; and overall local municipal administration and management.
8	Economic Development - Encourage a mix of business and commercial development in appropriate locations in the Planning Area.
9	Housing - Encourage a variety of housing types.

KEY IMPLEMENTATION STRATEGIES (Plan Section - Planning Process, Interrelationships, and Implementation)	
1	Plan Review - Annual review of this <i>Plan</i> to evaluate new development and regional issues which warrant changes.
2	Capital Improvements Program - Development of short-term and long-term capital improvements program to prioritize needed improvements and allocate funds to those improvements; with annual progress evaluations and adjustments in capital project timing and capital equipment purchases.
3	Education - Continuing education about land use management for local officials and the public.
4	Ordinance Updates - Diligent updating of any adopted land use management ordinances to effect the land use plan, provide environmental protection, preserve open land, maintain rural and historic character, and achieve community facilities and services and housing objectives.
5	Prioritizing Needs - Focusing limited municipal resources on those community facilities and services which are most critical to meet resident needs.
6	Fair Share - Monitoring community facilities and services provided by the county, state, and federal government to ensure such services are adequate and the ECWC Planning Area gets its <i>fair share</i> .
7	Funding Programs - Participating in all county, state and federal entitlement and grant funding programs, not solely for the sake of participation, but only if such programs can be sensibly used to achieve valid community development objectives.
8	Plan Findings - Making a specific finding as to relationship to this <i>Plan</i> for all subdivisions and land development proposals.
9	Taking Action - Using citizens and officials on special committees and task forces to expedite plan implementation

Rural Character Defined

The term *rural character* or *rural atmosphere* is often used to describe what residents hold important about their communities. But, what is rural character? When this question is posed, a variety of answers is the norm, and most are specific to the respondent. In other words, rural character means different things to different people. One person may define rural character as an idealized, romantic, nostalgic vision of what is or what used to be. To another, it may be the combination of homes, open land, agriculture, small businesses and other economic activities that comprise the rural working landscape. It is simply the way one person, or a group of people, remembers their past, individually or collectively, or sees the present. Rural character is relative. What is rural to newcomers may be seen as rampant development to natives. Rural character is ever-changing but is also most often seen as the better way. Rural character cannot be photographed, recorded, standardized or copied. It is individual and unique, and exists in the mind of the person living within, and longing for, that place that is rural in character. And so, how does a local municipality protect the rural character when the term is not, and cannot, be defined to satisfy everyone? For the purposes of this *Plan*, rural character is interpreted as the ***rural working landscape*** which recognizes agriculture, timbering, quarrying, small businesses and residential development as equally important elements of the community.

(Adapted from the *Susquehanna County Comprehensive Plan Update*, 2003, p. I-5)

EAST CENTRAL WAYNE COUNTY LAND USE PLAN

Basic Land Use Planning Approach

- conserving and protecting vulnerable environmental resource areas
- preserving agriculture, forestry and the rural working landscape
- protecting residential neighborhoods and subdivisions from incompatible development
- providing well-situated and appropriate development areas to accommodate projected growth
- allowing throughout the planning area residential development at densities consistent with the rural working landscape
- providing incentives and standards for good design and open space preservation as property is developed
- providing for limited scale businesses and light manufacturing which is consistent with the rural working landscape
- relying on the larger region for major retail and service needs
- carefully controlling the development and expansion of public water and sewer service areas
- encouraging the preservation of historic buildings and sites.

Factors for Delineating Future Land Use

- existing land use in the three municipalities and adjoining municipalities, and existing zoning districts
- regional location adequate road access
- environmental constraints
- extent of agricultural use

SPECIFIC ACTIONS

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION

(Note: Much of the work of carrying out the Plan, the assessment of the accomplishment of goals and objectives, and the periodic Comprehensive Plan review can be accomplished by the Planning Commission and citizen volunteers who are appointed to special committees or task forces along with Township officials. These groups can provide evaluations and recommendations to the Board of Supervisors for action.)

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY	TIMING
1	<u>Future Land Use</u> - Conserve the Planning Area’s rural working landscape including agriculture and timbering, and protect the natural environment. Concurrently encourage smaller scale retail and service establishments, while looking to the region for major shopping and service needs.	Planning Commissions Supervisors	Damascus ongoing zoning
2	<u>Business and Employment</u> - Direct higher intensity commercial development to <i>Designated Growth Areas</i> where highway access is adequate. Less intense commercial development will be encouraged in <i>Village Centers</i> and in <i>Rural Resource Areas</i> where zoning performance standards can be used to afford protection to adjoining uses.		Manchester and Oregon at time of zoning
3	<u>Open Land and Natural Area Conservation</u> - Encourage the conservation of open land and natural areas to maintain the area’s rural working landscape character using a variety of techniques.		

Preservation/Conservation Techniques

Comprehensive Planning - enables counties, boroughs, and townships to create a vision for the future which can focus on open land preservation.

Maximum Lot Size Standards - limits the amount of land devoted to a use as a means to preserve agriculture.

Lot Averaging Standards - overall density is maintained while the individual lot size varies.

Flexible Lot Size - sets lot size based on the availability of public water supply and/or sewage disposal.

Transferable Development Rights - the right to develop is sold from areas to be preserved to areas where development is encouraged; the overall area density development remains the same. Units which would be constructed on the *sending* property are developed on the *receiving* property, and the *sending* property is preserved.

Overlay Zoning - applies special standards in addition to the underlying zoning district for areas of special concern (e.g., floodplains, prime farmland, steep slopes).

Agricultural Protection Zoning - designate areas where farming is the primary land use and discourage other land uses in that area.

Greenways - corridors of public and private lands preserved as open space, often along streams.

Open Space and Natural Area Acquisition -conservation easements or fee simple title acquired by public bodies or conservation organizations. Permanently limits uses of the land in order to protect its conservation value.

Riparian Buffers - areas of vegetation left undisturbed along streams and lakes.

Wellhead and Aquifer Protection - special standards wells and groundwater sources to protect water quality.

Sewage Facilities Planning - conducted in accord with DEP regulations and aimed at assuring adequate sewage disposal and water quality protection.

Floodplain Management - local regulations based on National Flood Insurance Program standards to minimize flood related damages to structures.

Stormwater Management - local regulations based on area wide plans to minimize stormwater runoff.

Erosion and Sedimentation Control - coordination with County Conservation District to minimize soil loss and protect water quality.

Differential Assessment - agricultural and forest land is assessed at its value for agriculture/forestry instead of the fair market value; example, Clean and Green (Act 319).

Advantages Offered by Conservation Easements:

Private Ownership: The property remains in private ownership and continues to contribute to the local tax base. The landowner may choose to live on the land, sell it, or pass it on to heirs.

Owners Satisfaction: Gives the landowner the satisfaction that the land will remain unchanged.

Flexibility: Easements are flexible and can be written to meet a particular land-owner’s needs while protecting the property’s resources.

Permanency: Most easements are permanent, remaining in force when the land changes hands. The easement holder ensures that the restrictions are maintained.

Tax Reduction: There are significant tax advantages if easements are donated rather than sold.

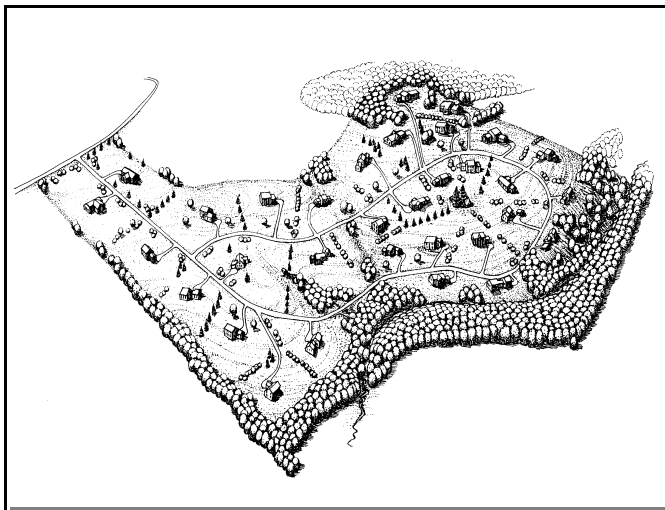
Charitable Taxes: The donation of a conservation easement to a land trust is treated as a charitable gift of the development rights. The donation creates a charitable tax deduction, equal to the value of the conservation easement, on the landowner’s Federal and State income tax returns.

Estate Taxes: Estate taxes are significantly lower, sometimes making the difference between heirs holding onto the family land or selling it to pay inheritance taxes.

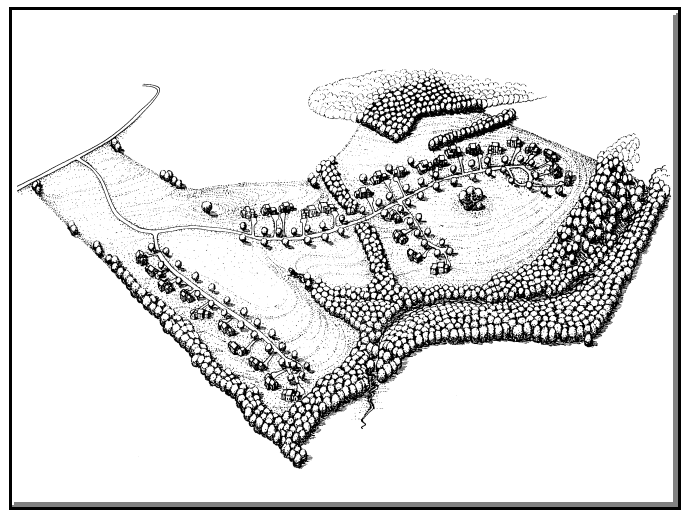
Property Taxes: Conservation easements will sometimes lower property taxes, a result of reduced valuation on property subject to the conservation easement.

Minimizes Effect of Development: Minimizes other impacts of residential development such as increased population, traffic, and demand for community facilities and services.

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY	TIMING
Specific Actions for Residential Development			
4	Zoning Districts - Provide protection for residential areas by maintaining separate residential and nonresidential zoning districts, applying environmental, development and operational performance standards to commercial and industrial uses, and establishing increased lot sizes, setbacks, and buffers where such uses adjoin residential development.	Planning Commissions Supervisors	Damascus ongoing zoning Manchester and Oregon at time of zoning
5	Mix of Housing Types and Commercial - Provide for a mix of housing types (and sometimes commercial uses) within development projects as a means of more efficient use of land and conserving open space.		
6	Conservation Design <ul style="list-style-type: none"> • Incorporate into any adopted zoning ordinance and subdivision and land development ordinance provisions to effect conservation design development to conserve agricultural and other open land, conserve sensitive natural areas, preserve historic resources and maintain rural character. • Consider incorporating conservation design as a preferred option for residential development and consider density incentives as a means of encouraging conservation design. 	Planning Commissions Supervisors	1 year
7	Land Conservation Organizations - Support the efforts of local land conservation organizations such as the Delaware Highlands Conservancy.	Townships Citizens	ongoing



With Conventional Development



With Open Space Design

Commercial Design Standards and Guidelines

Design guidelines, along with development standards and permit approval requirements for specific location and site requirements, can be used to retain rural character. Standards and design guidelines in rural areas should consider historic design trends in the built environment and should specifically address issues surrounding the massing, form, materials, and color of new buildings or structures. Zoning performance standards in Pennsylvania generally cannot be used to govern the specific architectural appearance of buildings. Design guidelines, which can be suggested by the municipality and voluntarily adopted by the developer, can be effective for ensuring building designs are consistent with community character.



Site design zoning standards should include, for example, maximum impervious cover, landscaped setbacks between buildings and the road, modest parking lot size, interior landscaping for larger parking lots, sign requirements, and vegetated buffers along property lines. A critical requirement is the retention of existing vegetation to the greatest extent possible. Development standards for lighting, circulation, parking, landscaping, and noise should be consistent with the rural area.


LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY	TIMING
Specific Actions for Commercial, Manufacturing and Institutional Uses			
8	Designated Growth Areas - As development increases, consider the designation of growth areas for high intensity commercial and manufacturing uses.	Planning Commissions Supervisors	Damascus ongoing zoning
9	Village Centers - Limit commercial, manufacturing and institutional to smaller scale establishments.		Manchester and Oregon at time of zoning
10	Rural Resource Area - Allow a range of commercial uses managed with development performance standards to enable owners of larger parcels to realize reasonable economic gain and to forestall residential development and the decline of agriculture.		
11	Performance Standards - Include effective performance standards in zoning ordinances to ensure community and environmental protection and update the standards to meet changing needs, but do not make standards so onerous that commercial and manufacturing development is discouraged.		
12	Design Guidelines - To the extent that zoning cannot adequately govern design, prepare and promote design guidelines for commercial, industrial, and institutional development to encourage the most efficient use of commercial land and development consistent with ECWC's rural working landscape.		
13	Home Based Businesses - Allow for a variety of professional and personal services to be conducted as home based businesses in all areas provided nuisance elements are controlled.		



LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY	TIMING
Specific Actions for Commercial, Manufacturing and Institutional Uses			
14	Site Design - Require nonresidential development to consider the physical characteristics of the site as part of the design in order to protect environmentally sensitive areas.	Planning Commissions Supervisors	1 year SALDO amendment
15	Conserve Vegetation - Allow the clearing of vegetation and grading only after a development plan has been approved.		
16	Economic Development - Encourage area economic development organizations to include in economic development efforts the retention of existing business, improvement of the small business climate, and the promotion of tourism instead of only committing resources to <i>attracting industry</i> .	Planning Commissions Supervisors Citizens WEDCO	ongoing
Specific Agriculture Protection Actions			
17	<p>County Agricultural Preservation</p> <ul style="list-style-type: none"> Support the Wayne County Agricultural Preservation Program and encourage the County Commissioners to increase County funding for acquisition of conservation easements. Focus open land preservation efforts on the most productive agricultural land which is essential to maintaining the necessary agricultural land base. 	Townships County Ag Preservation	ongoing
18	Agriculture Action Plan - Encourage the Wayne County Planning Commission to develop an <i>Agriculture Preservation Action Plan</i> and appoint a county-wide Agriculture Preservation Task Force to specifically address the preservation of agriculture.	Townships County	1 year
19	BMP's - Encourage the use of best management practices to reduce soil erosion and manure/fertilizer runoff.	Townships Conservation District	ongoing



LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY	TIMING
Specific Agriculture Protection Actions			
20	<p>Zoning</p> <ul style="list-style-type: none"> Carefully design any zoning ordinance to preclude provisions which may inhibit agriculture and include provisions to specifically promote agriculture. Include in zoning ordinances specific provisions which enable farmers to use their land for compatible commercial uses. Allow for conservation subdivision design and transferrable development rights to give owners of large parcels flexible development options. 	Planning Commissions Supervisors	<p>Damascus ongoing zoning</p> <p>Manchester and Oregon at time of zoning</p>
Specific Actions Related to Forestry Enterprises			
21	<p>Zoning -</p> <ul style="list-style-type: none"> Include in any adopted zoning ordinance reasonable standards for timbering, but not so onerous as to discourage forestry enterprises <ul style="list-style-type: none"> requirements for logging plans and the use of good forest management practices road and property line setbacks for landings road access and drainage requirements mandating compliance with environmental laws Provide ample opportunity for the location and development of <i>value added</i> enterprises that use the plentiful forest resources available in ECWC. 	<p>Planning Commissions Supervisors</p> 	<p>Damascus ongoing zoning</p> <p>Manchester and Oregon at time of zoning</p>
22	<p>Economic Development - Encourage economic development organizations to work with the forest industry to promote and grow forestry related enterprises, particularly in the realm of <i>value added</i> products.</p>	<p>Planning Commissions Supervisors Citizens WEDCO</p>	ongoing
Specific Actions Related to Mineral Extraction			
23	<p>State and federal regulations - Confirm that mineral extraction operations comply with state and federal regulations.</p>	<p>Planning Commissions Supervisors</p>	ongoing
24	<p>Zoning -</p> <ul style="list-style-type: none"> Direct quarries to suitable areas where impacts will be minimized. Include provisions to require coordination with the plan information and standards applied by the Pennsylvania Department of Environmental Protection. Coordinate the adoption of any local regulations with the Pennsylvania Bluestone Association and other interested quarrymen. 	<p>Planning Commissions Supervisors</p> 	<p>Damascus ongoing zoning</p> <p>Manchester and Oregon at time of zoning</p>

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY	TIMING
Specific Actions Related to Mineral Extraction			
25	Economic Development - Encourage economic development organizations to work with the Bluestone Association to promote and grow the bluestone industry, particularly in the realm of <i>value added</i> products.	Planning Commissions Supervisors Citizens WEDCO	ongoing
Specific Actions Related to Ridge Lines and Scenic Vistas			
26	Property Rights - Carefully consider any local regulations in terms of balancing private property rights and the public purpose.	Planning Commissions Supervisors	prior to adoption
27	Conservation Easements - Work with willing land owners and local land trusts to preserve important ridge line and vista properties.	Townships Landowners	ongoing
28	New Subdivisions - Consider the use of conservation design to protect ridge lines and scenic vistas. 	Planning Commissions Supervisors	Damascus ongoing zoning Manchester and Oregon at time of zoning
29	Environmental Standards - Each municipality will continue to apply ordinance standards and review and update the standards as necessary to ensure quality development. The possible range includes: <ul style="list-style-type: none"> • Environmental impact analysis requirements for large scale and environmentally problematic uses. • Vegetation preservation and clearing control. • Soil stabilization and landscaping . • Stream, lake and wetland buffers. • Stormwater best management practices including quality treatment and infiltration. • Floodplain management. • Hydrogeological studies for proposed uses with large groundwater consumption. • On-site sewage disposal system management. • Limitations and special standards for development on steep slopes. 	Planning Commissions Supervisors SEO's	ongoing via SALDO & special purpose ordinances Damascus ongoing zoning Manchester and Oregon at time of zoning
30	Intermunicipal Cooperation - Increase interaction and cooperation with area municipalities to address land use and other growth and development issues. In the case of Damascus Township and Manchester Township, consider membership in the Upper Delaware Council.	Planning Commissions Supervisors	ongoing