




**SPECIFIC ACTIONS
TRANSPORTATION**

- The total length of public roads in the ECWC Planning Area is 305.9 miles, with 131.8 miles of state-owned routes, and 174.1 miles of municipal roads with 15.5 miles of the local total paved.
- Traffic congestion in the ECWC Planning Area is not an issue.
- Increased residential development is placing more demand for the maintenance and improvement of Township roads.
- Maintenance and improvement of existing Township roads is the priority for the ECWC highway network.

Routine maintenance of existing road surfaces is the most critical need identified by Damascus Supervisors and Manchester Supervisors, and this was cited as important by Oregon Supervisors. All three Townships report that improving drainage is important, and paving and oil and chipping more roads and hazardous curve elimination are important in Damascus and Manchester. Manchester Township also has an important need for reducing steep grades. Wider shoulders are important in Manchester and Oregon, with Damascus reporting the need for overall widening of certain roads.

| TRANSPORTATION | | | |
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| # | ACTION | RESPONSIBILITY | TIMING |
| 1 | <p><u>Township Road and Bridge Maintenance</u></p> <ul style="list-style-type: none"> • Address and budget for those improvements identified as most critical by this <i>Comprehensive Plan</i>. • Establish a formal road plan including: <ul style="list-style-type: none"> • Identify those Township roads which carry the most traffic and give those roads highest priority for maintenance and improvement. • Annually evaluate the condition of all municipal roads and plan and budget for necessary improvements as identified. • Monitor the need and financial ability to correct specific width and alignment problems. • Update citizens about road plan actions | <p>Supervisors Road Maintenance Staff</p>  | ongoing |
| 2 | <p><u>State Roads</u></p> <ul style="list-style-type: none"> • Work with PennDOT and the Wayne County Planning Commission to have the most critical state route improvement needs programmed by PennDOT on the Twelve-Year Transportation Program. • Monitor the following state road concerns: <ul style="list-style-type: none"> • Correction of dangerous intersections • Increasing volumes of traffic • Horizontal and vertical alignment • Speed limit enforcement • Adequate maintenance • Improved signs for hazards and traffic control | <p>Planning Commission Supervisors County Planning Dept.</p>  | ongoing |

| TRANSPORTATION | | | |
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| # | ACTION | RESPONSIBILITY | TIMING |
| 3 | <p><u>Capital Budget</u></p> <ul style="list-style-type: none"> • Complete and periodically update a detailed Township road inventory and evaluation to identify needs and develop an improvements schedule within normal budgetary process, and to identify potential capital projects. • Maintain an up-to-date inventory of road maintenance equipment as a means of planning for replacement and inclusion in the capital improvements program. | Planning Commission Supervisors  | 1 year |
| 4 | <p><u>Township Road Access</u> - Require the issuance of a highway occupancy permit by the Township for any access or drainage work along Township roads.</p> | Supervisors | ongoing |
| 5 | <p><u>New Subdivision Roads</u></p> <ul style="list-style-type: none"> • Maintain an up-to-date road ordinance setting standards for construction of public roads and establishing procedures for dedication to the public. • Maintain an up-to-date road occupancy ordinance setting standards for driveway access to Township roads and for stormwater and utility improvements within the road right-of-way. • Review road construction standards to ensure adequacy for public safety and eliminate excessive requirements to minimize the consumption of resources for construction and long term maintenance. | Planning Commission Supervisors | 1 year |

**SPECIFIC ACTIONS
HOUSING**

- The availability of affordable housing is critical to the social and economic health of a community.
- Federal governmental guidelines, primarily those established by the U.S. Department of Housing and Urban Development (HUD), define affordable housing as costing no more than 30% of a household's gross monthly income—referred to here as the *30% rule*.
- Most housing units in the ECWC Planning Area are single-family dwellings with a wide range of values but few duplexes and multi-family dwellings.
- A significant number of home owning households and renting households in the Townships have housing costs which exceed the *thirty percent rule* for household income and housing expense, with renters in Damascus and Manchester of most concern.
- The Pennsylvania Municipalities Planning Code requires zoning ordinances to *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 multifamily dwellings in various arrangements, mobile homes and mobile home parks.*
- The Pennsylvania Department of Economic Development has identified a number of barriers to affordable housing associated with land use regulations.
- Although many homes are more than fifty years old, most are in good condition. Nevertheless, a number of homes scattered throughout the Planning Area are in poor condition owing in some cases to the financial inability of the owners to make improvements.



| HOUSING | | | |
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| # | ACTION | RESPONSIBILITY | TIMING |
| 1 | <p>Higher Density Development -</p> <ul style="list-style-type: none"> • Direct multi-family dwellings to the designated growth areas and future growth areas. • Adopt standards to ensure that higher density development is served by an adequate water supply, sewage disposal system, and other improvements. • If public water supply and sewage disposal becomes available, consider increasing densities of single-family dwellings, two-family dwellings and multi-family dwellings in areas which can be served by the public facilities. | <p>Planning Commissions Supervisors</p> | <ul style="list-style-type: none"> • 1 year • 1 year • as needed |

| HOUSING | | | |
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| # | ACTION | RESPONSIBILITY | TIMING |
| 2 | Flexible Development Techniques - Consider the use of <i>conservation design</i> development, planned residential development, and development incentives such as density bonuses as a means of providing more affordable housing. | Planning Commissions Supervisors | 1 - 2 years |
| 3 | Land Use Ordinances - Assess land use controls in terms of barriers to affordable housing and make necessary adjustments based on the need for affordable housing. | Planning Commissions Supervisors | ongoing, annual review |
| 4 | Housing Programs - Work with the Wayne County Housing Authority to ensure that the housing needs of low-income and elderly households in the Planning Area are being addressed. | Planning Commission Supervisors Housing Authority | ongoing, annual review |
| 5 | Cooperation - Cooperate with area municipalities and the County to plan for housing needs regionally and consider joint housing plans and joint zoning to meet regional affordable housing needs. | Planning Commission Supervisors Housing Authority | ongoing |

**SPECIFIC ACTIONS
HISTORIC PRESERVATION**

The many historic resources in the East Central Wayne County Planning Area are key components of the rural working landscape and the character of the traditional villages. The preservation of these resources in this time of growth and development is one of the basic tenets of this *Comprehensive Plan*.

Historic Preservation Planning

A well-conceived preservation planning process serves to:

- *Establish a basis of public policy about historic resources;*
- *Educate and inform residents and others about their community’s heritage and its value;*
- *Identify opportunities for economic growth based on the community’s historic and architectural character.*
- *Ensure consistency among various local government policies that affect the community’s historic resources;*
- *Lay the groundwork for adopting a local historic preservation ordinance or strengthening an existing one;*

- *Eliminate uncertainty or confusion about the purpose, meaning, and content of a community’s preservation ordinance;*
- *Inform existing and potential property owners, investors, and developers about what historic resources the community wants to protect as it grows;*
- *Create an agenda for future preservation activities; and*
- *Facilitate compliance with federal and state historic preservation and environmental quality laws.*

Preservation plans serve several purposes:

- *educating elected and appointed officials, municipal staff, property owners, investors, and others about the status of historic resources within the community and the economic benefits of preservation;*
- *formally documenting existing conditions, issues, opportunities, and challenges;*

- providing information on tax and other incentives for preservation;
 - offering discussion and analysis regarding preservation of historic resources, and establishing a roadmap for future efforts;
 - setting out the roles and responsibilities of the public, private, and nonprofit sectors with regard to the preservation of historic resources.*
- *Source: Planning Commissioners Journal, No. 52, Fall 2003, p. 6.

| HISTORIC PRESERVATION | | | |
|-----------------------|--|---|------------------------------|
| # | ACTION | RESPONSIBILITY | TIMING |
| 1 | Historical Societies - Support historical society efforts to promote the benefits of historic preservation and document and preserve local history and historical artifacts. | Planning Commission Supervisors | ongoing |
| 2 | Home Occupations - Allow home occupations in all zoning districts as a means of encouraging productive use of historic structures which tend to be larger and more difficult to maintain. | Planning Commission Supervisors | zoning adoption or amendment |
| 3 | Local Register - Consider the development of a local historic register program aimed at identifying properties eligible for state and national recognition, and support efforts to list such properties on the National Register. | Planning Commission Historical Societies | 2 years |
| 4 | Residential Development Design - Incorporate the preservation of historic resources in conservation design for residential development. | Planning Commission Supervisors | zoning adoption or amendment |
| 5 | Design Guidelines - Prepare and adopt design guidelines for commercial, industrial, and institutional development to encourage the most efficient use of commercial land and development consistent with the Planning Area's character. | Planning Commission Historical Societies | 2 years |
| 6 | Damascus Historic Districts - In the case of Damascus Township, investigate the adoption of an historic district ordinance for the Damascus Historic District and the Milanville Historic District. | Planning Commission Supervisors Historical Society | 1 year |

**SPECIFIC ACTIONS
LAND USE MANAGEMENT ORDINANCES**

- Damascus Township, Manchester Township, and Oregon Township have each enacted a subdivision and land development ordinance, and Damascus Township has adopted a zoning ordinance.
- The subdivision and land development ordinance (SALDO) provides standards for dividing land and for residential and commercial development projects ensuring the provision of adequate community facilities such as roads, water supply and sewage disposal, utilities, proper highway access, and storm water control.
- The zoning ordinance regulates the use of land by dividing a community into districts to separate land use activities; sets standards for lot size, setbacks and building height; includes specific standards for a broad range of land uses.
- The existing zoning districts in Damascus Township set the pattern for future land use.

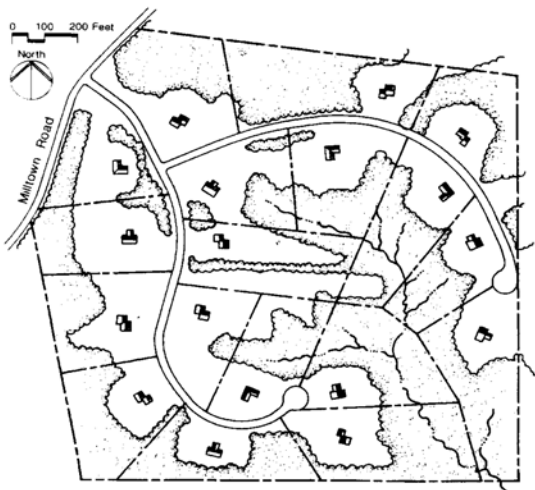
- In Manchester Township and Oregon Township, this *Plan* outlines future land use in broad terms and is intended to serve as the foundation for the consideration of zoning.
- Community survey results:

| Is zoning a good idea for the Township ? | yes | no | need more info |
|--|-----|-----|----------------|
| Manchester | 46% | 15% | 40% |
| Oregon | 49% | 6% | 45% |

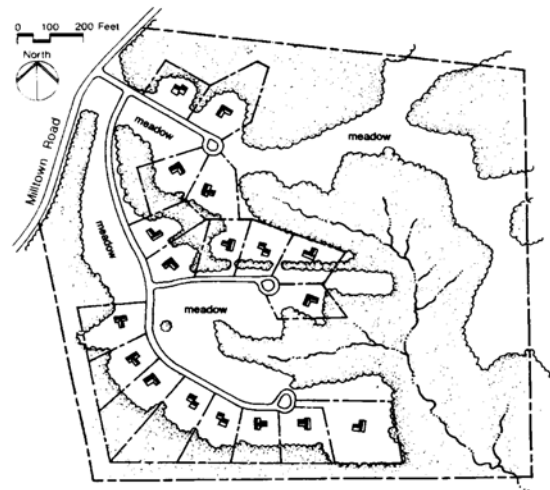
- Each Township must determine its time and approach to educating the public about zoning and its adoption.

| LAND USE MANAGEMENT ORDINANCES | | | |
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| # | ACTION | RESPONSIBILITY | TIMING |
| 1 | <u>Damascus Zoning</u> - Evaluate the effectiveness of the current zoning districts in terms of allowable uses and the need for additional opportunities for commercial and light manufacturing development in the Township. | Planning Commission Supervisors | 1 year |
| 2 | <u>Public Understanding</u> - Use this <i>Comprehensive Plan</i> to foster a better public understanding of growth and development issues, and subdivision and land development ordinances and zoning ordinances. | Planning Commission Supervisors | 1 year |
| 3 | <u>Municipal Training</u> - Arrange detailed training for local officials about SALDO and zoning ordinance and amendment preparation and administration. | Planning Commission County Planning Dept | ongoing |
| 4 | <u>Public Education</u> - Conduct a public education program to answer residents' questions. | Planning Commission County Planning Dept | annually |
| 5 | <u>Zoning</u> - Monitor the need and public support for zoning in Manchester Township and Oregon Township. | Planning Commission Supervisors | ongoing |

| LAND USE MANAGEMENT ORDINANCES | | | |
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| # | ACTION | RESPONSIBILITY | TIMING |
| 6 | Cooperative Zoning - Focus efforts on cooperative zoning and how it can be applied in ECWC via the coordination of efforts in Manchester Township and Oregon Township to facilitate adopting zoning on the same time frame. | Planning Commission Supervisors | at time of zoning adoption |
| 7 | <p>Innovative Residential Development - When considering the use and location of any conservation design, transferrable development rights or traditional neighborhood development provisions proposed for inclusion in Township ordinances, address the following.</p> <ul style="list-style-type: none"> • Availability of, or potential to provide, adequate infrastructure - roads, water supply, sewage disposal. • Identification of areas of open space critical to preserving community character. • Landowners interested in preserving open space. • Need to preserve and/or the effect on environmentally sensitive areas. • Effect on neighboring properties. • Including adequate standards to minimize on-site and spillover effects. | Planning Commission Supervisors | <p>Damascus 1 year</p> <p>Manchester and Oregon at time of zoning</p> |



18 2-acre Lots in Conventional Subdivision



18 lots Based on 2-acre Density with Open Space

Density Instead of Lot Size

**SPECIFIC ACTIONS
CAPITAL IMPROVEMENTS PROGRAM**

| CAPITAL IMPROVEMENTS PROGRAM | | | |
|-------------------------------------|--|------------------------------------|---------------|
| # | ACTION | RESPONSIBILITY | TIMING |
| 1 | Capital Budget - Prioritize local municipal community facility and service needs and adopt a capital improvements budget to financially plan for large expenditures for buildings, equipment, roads, etc., by setting aside funds in accord with the programmed budget. | Planning Commission Supervisors | 1 year |

| <u>DAMASCUS TOWNSHIP NEEDS</u> EQUIPMENT, BUILDINGS AND OTHER FACILITIES |
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| <p>Essential</p> <ul style="list-style-type: none"> replace older trucks and equipment <p>Desirable</p> <ul style="list-style-type: none"> improve park, tennis/basketball court, playground equipment increase office, meeting and maintenance space <p>Deferrable</p> <ul style="list-style-type: none"> increase community center space |

| <u>MANCHESTER TOWNSHIP NEEDS</u> EQUIPMENT, BUILDINGS AND OTHER FACILITIES |
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| <p>Essential</p> <ul style="list-style-type: none"> replace older trucks and equipment <p>Desirable</p> <ul style="list-style-type: none"> Township Building addition - filing, storage heated addition to maintenance building <p>Deferrable</p> <ul style="list-style-type: none"> |

| <u>OREGON TOWNSHIP NEEDS</u> EQUIPMENT, BUILDINGS AND OTHER FACILITIES |
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| <p>Essential</p> <ul style="list-style-type: none"> acquire loader <p>Desirable</p> <ul style="list-style-type: none"> acquire land for building and salt/cinder shed <p>Deferrable</p> <ul style="list-style-type: none"> construct building and salt/cinder shed |

**SPECIFIC ACTIONS
OFFICIAL MAP**

| OFFICIAL MAP | | | |
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| # | ACTION | RESPONSIBILITY | TIMING |
| 1 | Township Action - Consider the adoption of an <i>Official Map</i> to show existing public lands and facilities and anticipated needs, and consider its use to identify important open space areas for acquisition in fee or by easement. | Planning Commission Supervisors | 2 - 3 years |