

GOALS AND ACTIONS SUMMARY

This *Blooming Grove Township 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 TOWNSHIP COMMUNITY DEVELOPMENT OBJECTIVES (Plan Section - Goals and Objectives)	
1	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.
2	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.
3	Use of Land - Attain the best use of the land within the Township 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 Township.
4	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.
5	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.
6	Streets and Roads - Maintain and improve the street and road system for better internal circulation and to protect residential neighborhoods from through traffic.
7	Facilities and Services - Provide the necessary community facilities and services to meet the needs of increased development and the increasing and changing population.
8	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.
9	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.

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	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.
11	Monitoring - <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.
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.

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 Township's quality lifestyle by maintaining the rural-recreational landscape and the quality natural environment; and, recognize forest land and other open land as important elements of the local economy, character, and scenic setting.
2	Environment and Natural Resources - Protect the existing quality natural environment and conserve natural resources and use the resources in a way to sustain the Township's economy.
3	Economy - Expand the Township's existing economic base by exploring economic development opportunities consistent with, and building on, the existing rural-recreational character 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 Township's needs.
6	Roads - Establish and maintain an adequate road system to safely and efficiently move goods and people through the Township.
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 Township.
9	Housing - Encourage a variety of housing types.

KEY IMPLEMENTATION STRATEGIES (Plan Section - Planning Process, Interrelationships, and Implementation Strategies)	
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 via seminars and workshops.
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 Township 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.

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)

- BLOOMING GROVE TOWNSHIP
BASIC LAND USE PLANNING APPROACH**
- conserve and protect vulnerable environmental resource areas
 - preserve forestry and the rural-recreational landscape
 - protect residential neighborhoods and subdivisions from incompatible development
 - provide for well-situated and appropriate development areas to accommodate projected growth
 - allow throughout the Township residential development at densities consistent with the rural-recreational landscape
 - provide incentives and standards for good design and open space preservation as property is developed
 - provide for limited scale businesses and light manufacturing which is consistent with the rural-recreational landscape
 - rely on the larger region for major retail and service needs
 - carefully control the development and expansion of public water and sewer service areas
 - encourage the preservation of historic buildings and sites.

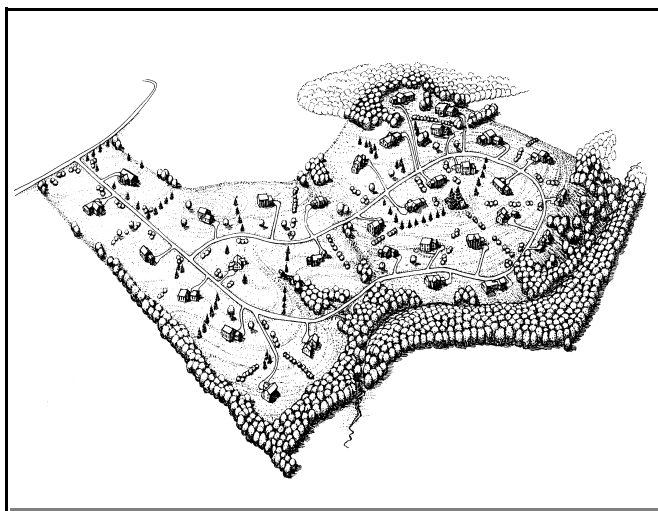
SPECIFIC ACTIONS

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION

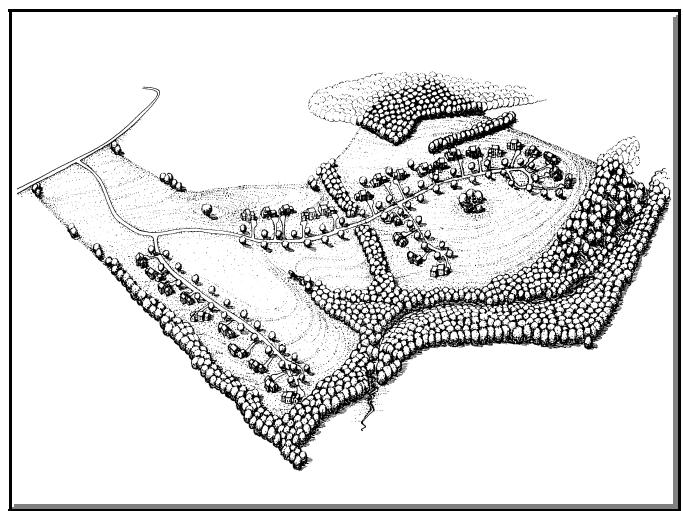
(Note: Much of the work of carrying out the Plan, the assessment of the accomplishment of goals and objectives, and the periodic Comprehensive Plan review can be accomplished by the Planning Commission and citizen volunteers who are appointed to special committees or task forces along with Township officials. 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 Township’s rural-recreational landscape, including 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 Commission Supervisors	ongoing zoning
2	<u>Zoning Districts Affirmed and Updated</u> - The future land use plan is based on the affirmation of the current zoning districts with the caveat that the Township will periodically evaluate the effectiveness of the districts, the range of uses in each district, and the need for additional opportunities for commercial and light manufacturing development.		

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY	TIMING
Specific Actions for Residential Development			
3	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 Commission Supervisors	ongoing zoning
4	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 disincentives as a means of encouraging conservation design. 	Planning Commission Supervisors	1 year
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	Residential Overlay District - Consider creating a zoning overlay district that would automatically apply residential zoning use standards to new subdivisions.		



With Conventional Development



With Open Space Design

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 Commercial, Manufacturing and Institutional Uses (Large scale commercial and industrial development is not envisioned for Blooming Grove Township.)			
7	Commercial Districts - Direct high intensity commercial and manufacturing uses to Commercial Districts.	Planning Commission Supervisors	ongoing zoning
8	Multiple Use District - Allow a range of commercial uses managed with development performance standards in the Multiple Use District to enable owners of larger parcels to realize reasonable economic gain and to forestall residential development.		
9	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.		
10	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.		
11	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 the rural recreation landscape.	Planning Commission Supervisors	1 year SALDO zoning amendment
12	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.		
13	Conserve Vegetation - Allow the clearing of vegetation and grading only after a development plan has been approved.		
14	No-impact Home Based Businesses - In accord with the Pennsylvania Municipalities Planning Code, allow <i>no-impact home based businesses</i> in all dwellings.		
15	Economic Development - Encourage area economic development organizations to include in economic development efforts the retention of existing business, forestry enterprises, improvement of the small business climate, and the promotion of tourism instead of only committing resources to <i>attracting industry</i> .		



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 Open Land and Natural Areas Conservation Actions			
16	Conservation Design - Consider incorporating conservation design as a preferred option for residential development and consider density disincentives as a means of encouraging conservation design.	Planning Commission Supervisors	1 year
17	TDR and TND - Evaluate providing for the use of transferable development rights and traditional neighborhood development in the Township zoning ordinance.		
18	Natural Areas Inventory - Include consideration of the pike County natural Areas Inventory in the review of development projects.	Planning Commission Supervisors	immediate
19	Land Trusts - Support the efforts of local land conservation organizations such as the Delaware Highlands Conservancy.	Township Landowners	ongoing
20	Landowners - Encourage and support private landowner efforts to maintain large tracts as open space.	Township	ongoing
21	County Agricultural Land Preservation Program - Cooperate with landowners and the County Agricultural Land Preservation Program in the creation of agricultural security areas and the acquisition of agricultural easements.	Township County Ag Preservation Landowners	ongoing



View from Ranch Road



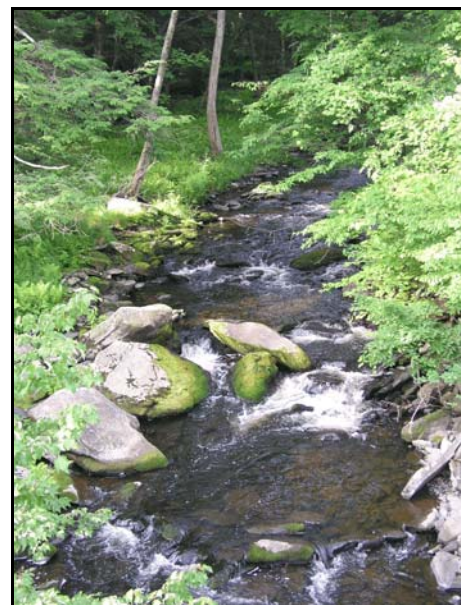
The Martin Farm

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY	TIMING
Specific Actions Related to Forestry Enterprises			
22	<p>Zoning -</p> <ul style="list-style-type: none"> • Include in the zoning ordinance reasonable standards for timbering, but not so onerous as to discourage forestry enterprises • 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 The Township. 	Planning Commission Supervisors 	1 year
23	<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>	Planning Commission Supervisors Landowners	ongoing
Specific Actions Related to Mineral Extraction			
24	<p>State and Federal Regulations - Confirm that mineral extraction operations comply with state and federal regulations.</p>	Planning Commission Supervisors	ongoing
25	<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. • Evaluate the limited options with respect to gas extraction as the issue evolves and make the appropriate changes to the Township zoning ordinance. 	Planning Commission Supervisors	1 year
Specific Actions Related to Ridge Lines and Scenic Vistas			
26	<p>Property Rights - Carefully consider any local regulations in terms of balancing private property rights and the public purpose.</p>	Planning Commission Supervisors	prior to adoption
27	<p>Conservation Easements - Work with willing land owners and local land trusts to preserve important ridge line and vista properties.</p>	Township Landowners	ongoing
28	<p>New Subdivisions - Consider the use of conservation design to protect ridge lines and scenic vistas.</p>	Planning Commissions Supervisors	1 year

LAND USE, NATURAL RESOURCE CONSERVATION AND ENVIRONMENTAL PROTECTION			
#	ACTION	RESPONSIBILITY	TIMING
29	<p>Environmental Standards - The Township will continue to apply ordinance standards and review and update the standards as necessary to ensure quality development. The possible range includes:</p> <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. • Well construction and well head protection standards. 	<p>Planning Commission Supervisors SEO</p>	<p>ongoing via SALDO, zoning & special purpose ordinances</p>
30	<p>Intermunicipal Cooperation - Increase interaction and cooperation with area municipalities and the County to address land use and other growth and development issues.</p>	<p>Planning Commission Supervisors</p>	<p>ongoing</p>



Swamp Associated with Spring Brook



Blooming Grove Creek

**SPECIFIC ACTIONS
COMMUNITY FACILITIES AND SERVICES**

Community Facility and Service Priorities


A common theme in this *Comprehensive Plan* is the need for local municipalities to set priorities for the use of resources in meeting community needs and resident expectations. Concurrently, immediate community needs and resident expectations must be balanced with local officials’ long term view of the future of the community and the costs of action or non-action in providing or postponing facilities and services. Based on this tenet, Blooming Grove Township will focus local municipal resources on

those facilities and services traditionally provided by small municipalities and those important to residents.

Road maintenance now accounts for much of the municipal budget and this will continue to be a primary role of the Township. The Township will also continue to work with the volunteer organizations to maintain and improve emergency services, and will explore regional solutions for police service and recreation as demand dictates.

COMMUNITY FACILITIES AND SERVICES			
#	ACTION	RESPONSIBILITY	TIMING
Intermunicipal Cooperation - Local municipalities can work together to improve efficiency of program operation and service delivery, and economies of scale in purchasing of supplies and materials			
1	<u>Opportunities</u> - Fully explore and take advantage of any opportunities to improve facilities and services through intermunicipal cooperation and the Pike County COG.	Supervisors	ongoing
Township Facilities and Staff			
2	<u>Facilities</u> - Monitor need for additional office and storage space over the next five years.	Supervisors Staff	5 years
3	<u>Staff</u> - Monitor need for additional staff.	Supervisors	ongoing



COMMUNITY FACILITIES AND SERVICES			
#	ACTION	RESPONSIBILITY	TIMING
Road Maintenance			
4	<u>Inventory</u> - Maintain an accurate inventory of all vehicles and equipment.	Road Maintenance Staff	6 months ongoing
5	<u>Liquidation</u> - Liquidate obsolete vehicles and equipment.	Supervisors	ongoing
6	<u>Capital Improvements Plan</u> - Include planned purchases of vehicles and equipment on a capital budget to better plan for large expenditures. 	Supervisors Road Maintenance Staff	1 - 2 years
Recreation			
7	Near Term; Monitor - Continue to rely on facilities and services provided by other entities to meet the recreation needs of residents, and monitor the need for Township recreation facilities	Planning Commission Supervisors	ongoing
8	Cooperation - If recreation facilities are required, appoint a recreation and park board and work cooperatively to . . . <ul style="list-style-type: none"> • plan for recreation and open space from an area wide perspective. • coordinate individual municipal efforts. • maximize use of resources. • improve standing for state grants. • provide a broader base of support for recreation and open space planning. 	Planning Commission Supervisors Park and Rec Board School District	as needed
9	Funding Plan - Develop a funding plan to include: <ul style="list-style-type: none"> • use of fees assessed for residential development under the subdivision and land development ordinance. • solicitation of private contributions. • grants. • direct municipal contributions. • a special fund for land acquisition and capital improvements 	Supervisors Park and Rec Board	as needed
10	State Assistance - Obtain technical assistance from State agencies.	Supervisors Park and Rec Board	as needed
11	Official Map - Show planned recreation facilities on Municipal Official Maps to ensure that the land can be acquired.	Planning Commission Supervisors	as needed
Police Protection			
12	Near Term - Continue to rely on the State Police but monitor the need for expanded or new police protection services.	Supervisors	ongoing
13	Regional - If local police services are necessary explore the potential for sharing of police between communities including purchase of services and contract basis.	Supervisors	as needed



Blooming Grove Twp Volunteer Fire Department



Blooming Grove Substation

COMMUNITY FACILITIES AND SERVICES			
#	ACTION	RESPONSIBILITY	TIMING
Emergency Services			
14	Support - Continue to support existing volunteer emergency services	Emergency Services Providers, Supervisors	ongoing
15	Paid Services - Monitor the need for paid emergency services.	Emergency Services Providers, Supervisors	ongoing



Hemlock Farms Volunteer Fire and Rescue Company



Tafton Volunteer Fire Company

COMMUNITY FACILITIES AND SERVICES			
#	ACTION	RESPONSIBILITY	TIMING
Emergency Management			
16	Local Plans -The <i>Blooming Grove Township Emergency Management Plan</i> and the <i>Pike County Hazard Mitigation Plan</i> are incorporated into this <i>Comprehensive Plan</i> by reference.	Emerg Mngt Coord. Supervisors	ongoing
Solid Waste Disposal and Recycling			
18	Solid Waste - Continue and monitor current system of regional landfills and private hauler collection in the Township.	Supervisor	ongoing
19	Recycling - Encourage the County to provide a recycling drop-off at the County complex in the Township.	Supervisors	ongoing

COMMUNITY FACILITIES AND SERVICES			
#	ACTION	RESPONSIBILITY	TIMING
Libraries			
20	Local Libraries - There are no plans for additional library facilities in the Township.	--	--
31	Post Office - Support continued efforts for a new post office.	Township Citizens Organizations	ongoing
38	Community Facilities for New Development - Carefully enforce the Subdivision and Land Development Ordinance and continue to update it to ensure that roads, drainage and other community facilities are installed to standards which will result in quality, durable facilities	Planning Commission Supervisors	ongoing


**SPECIFIC ACTIONS
TRANSPORTATION**

- The total length of public roads in Blooming Grove Township is 56 miles, with 49.4 miles of state-owned routes, and 6.6 miles of Township roads.
- Traffic congestion in the Township is not an issue.
- Increased development is placing more demand for the maintenance and improvement of roads.
- Maintenance and improvement of existing roads is the priority for the highway network.

The Board of Supervisors will focus on the maintenance and improvement of existing local municipal roads, and monitor the need and ability to correct specific alignment problems which would require reconstruction as traffic volumes dictate and available funds allow. The Township will monitor the effectiveness of new materials and practices and use such innovations to best advantage.

TRANSPORTATION			
#	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. 	Supervisors Road Maintenance Staff	ongoing
2	<p><u>State Roads</u></p> <ul style="list-style-type: none"> • Work with PennDOT and the Pike 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 	Planning Commission Supervisors County Planning Dept.	ongoing



TRANSPORTATION			
#	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. 	Road Maintenance Staff 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*.
- A significant number of home owning households and renting households in the Township have housing costs which exceed the *thirty percent rule* for household income and housing expense.
- 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.

HOUSING			
#	ACTION	RESPONSIBILITY	TIMING
1	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
2	Higher Density Development - <ul style="list-style-type: none"> • Maintain and update 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. 	Planning Commissions Supervisors	<ul style="list-style-type: none"> • ongoing • as needed
3	Flexible Development Techniques - Promote 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



Apartments Along Route 390



Mobile Home Community

HOUSING			
#	ACTION	RESPONSIBILITY	TIMING
4	Housing Programs - Work with the Wayne County Housing Authority to ensure that the housing needs of low-income and elderly households in the Township are being addressed.	Planning Commission Supervisors Housing Authority	ongoing, annual review
5	Housing Authority - Encourage Pike County to assess the need and benefit of a County authority or agency (as opposed to contracting with the Wayne County Housing Authority) to address housing needs.	Planning Commission Supervisors Commissioners	ongoing
6	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 Township are key components of the rural working landscape and the character of the traditional villages.

Historic Preservation Planning

A well-conceived preservation planning process serves to:

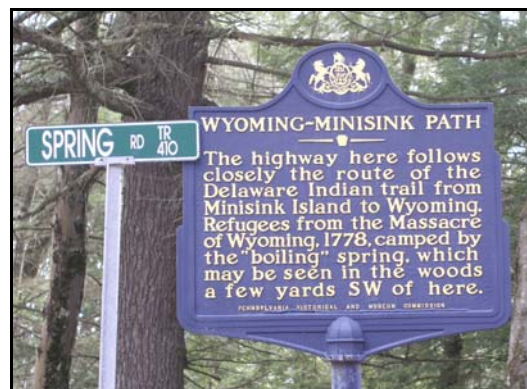
- Establish a basis of public policy about historic resources;
- Educate and inform residents and others about their community’s heritage and its value;
- Identify opportunities for economic growth based on the community’s historic and architectural character.
- Ensure consistency among various local 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;



Historical Marker

- *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 efforts to promote the benefits of historic preservation and document and preserve local history and historical artifacts.	Planning Commission Supervisors Historian	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	ongoing
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 Historian	2 years
4	Residential Development Design - Incorporate the preservation of historic resources in conservation design for residential development.	Planning Commission Supervisors	zoning 1 year
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 Township's character.	Planning Commission Historical Societies Historian	2 years



The Lord House



Historic View of Stables and Conference Center
(Source: Hemlock Farms Souvenir Journal, 2003)

**SPECIFIC ACTIONS
CAPITAL IMPROVEMENTS PROGRAM**

Along with land use control ordinances, a formal capital improvements program (CIP) is a primary tool for the implementation of a comprehensive plan.

Although not legally binding, the CIP includes and establishes a time frame for the long-term capital expenditures planned by a municipality.

CAPITAL IMPROVEMENTS PROGRAM			
#	ACTION	RESPONSIBILITY	TIMING
1	<p>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.</p> <p>Essential</p> <ul style="list-style-type: none"> • replace old trucks and equipment as needed <p>Desirable</p> <ul style="list-style-type: none"> • increase office and storage space in next 5 years <p>Deferrable</p> <ul style="list-style-type: none"> • recreation facilities 	Planning Commission Staff Supervisors	1 year

**SPECIFIC ACTIONS
OFFICIAL MAP**

The *Official Map* shows the location of areas which the municipality has identified as necessary for future public streets, recreation areas, and other public grounds. By showing the area on the *Official Map*, the municipality puts the property owner on notice that the property has been reserved for future taking for a

public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of intended development.

OFFICIAL MAP			
#	ACTION	RESPONSIBILITY	TIMING
1	<p>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.</p>	Planning Commission Supervisors	2 - 3 years