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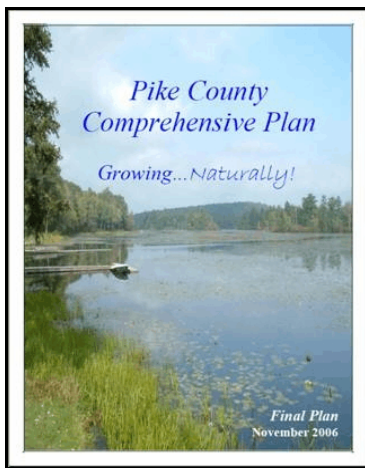
**PLANNING AND DEVELOPMENT IN
PIKE COUNTY, CONTIGUOUS MUNICIPALITIES, AND THE REGION**

Planning Code

The Pennsylvania Municipalities Planning Code (MPC) dictates, and common sense suggests, that planning and development in contiguous municipalities, the county and the region be considered when a local municipal plan is adopted. MPC §301.4(a) goes on to state that *municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan.*

County Planning

In 1988 the Pennsylvania Municipalities Planning Code (MPC) was amended to require all counties in the Commonwealth to prepare and adopt a comprehensive plan within three years. Pike County adopted its first comprehensive plan in 1993 which identified a broad range of growth and development issues facing the County, suggested a framework to address the issues, called for ongoing planning, and recognized the importance of intemunicipal cooperation. The same, but much intensified, issues continue to face the County, and the Board of Commissioners and the County Planning Office of Community Planning initiated the preparation of a *Comprehensive Plan Update* in 2003 and the *Update* was adopted in November of 2006.



Given that the County *Plan Update* sets goals which are similar to those of this *Porter Township Comprehensive Plan* and will provide a broad framework for the future, no inconsistencies between the two plans are anticipated. In addition, local municipalities are responsible for many of the actions proposed by the *County Plan*, particularly those related to land use management and community facilities and services.

County Planning Mission

The Introduction of the County Plan notes:

The primary purpose of this update to the Pike County Comprehensive Plan is to set Countywide planning goals and priorities, develop partnerships, and enhance the quality of life for the residents of the County. The plan’s mission is to:

- *Manage growth and development pressures;*
- *Stimulate progressive planning and visionary thinking;*
- *Improve County-Municipal partnerships/ cooperation;*
- *Identify infrastructure needs;*
- *Preserve sensitive lands/open space;*
- *Enhance local land use controls;*
- *Increase housing options;*
- *Enhance economic development;*
- *Enhance tourism opportunities;*
- *Improve on our quality of life.*

The goals and objectives and proposed actions of this *Porter Township Comprehensive Plan* are consistent with, and largely mirror, the County Plan mission. In the case of tourism and economic development, Township goals and objectives recognize the need for county leadership.

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The County Plan Update goes on to state: *In the end, the success in managing growth, improving the quality of development, protecting the natural resources of Pike County, and creating partnerships to achieve the vision for the County depends upon active participation of municipal officials; state and federal government agencies; municipal commissions, boards and committees; community associations; and most importantly, the citizens of Pike County. Ultimately, this plan is about the citizens of Pike County, intended to protect the quality of their environment and enhance the quality of their lives.*

Municipal Guideline

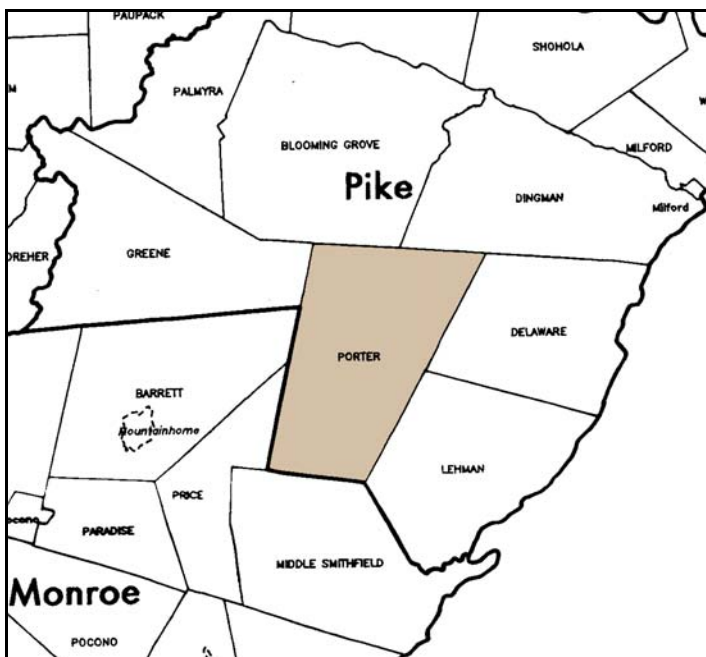
This (Pike County) Comprehensive Plan is not an ordinance or regulation, but is a guideline for municipal plans and regulations and the basis for undertaking specific County functional plans designed to implement the policies set forth within this Plan. Each municipality retains the right to prepare multi-municipal or individual municipal plans; to control zoning within its boundaries, whether through individual zoning ordinances or a joint zoning ordinance; and to regulate subdivision and land development, and retain their autonomy. The County will be available as a resource that municipalities can utilize to assist in their planning efforts.

This Comprehensive Plan is not a means to stopping development but rather to ensure that development considers the County’s resources and occurs in designated growth areas where it will not adversely impact the County’s character and quality of life. Economic development is important to the County, but it should occur with better design, better mix of uses, and more attention to addressing traffic and environmental impacts.

Municipal Bottom Line

What does the Plan mean for the 11 Townships and 2 Boroughs in the County and why is it relevant to them? The Plan presents policies and actions that will guide how County government will work with the municipalities in the future to address growth issues. The Plan recognizes the important role the municipalities play in land use decisions and implementation of their individual municipal Comprehensive Plans. It

indicates how the County intends to provide technical assistance to municipalities. In addition to identifying sources of funding, it supports and sets priorities for future planning efforts and grant applications which will benefit the municipalities.



Planning in Contiguous Municipalities

Eight municipalities adjoin Porter Township: Blooming Grove, Dingman, Delaware, Greene, and Lehman Townships in Pike County, and Barrett, Middle Smithfield and Price Townships in Monroe County. Greene Township is currently working on a comprehensive plan and all of the other Townships have adopted plans.

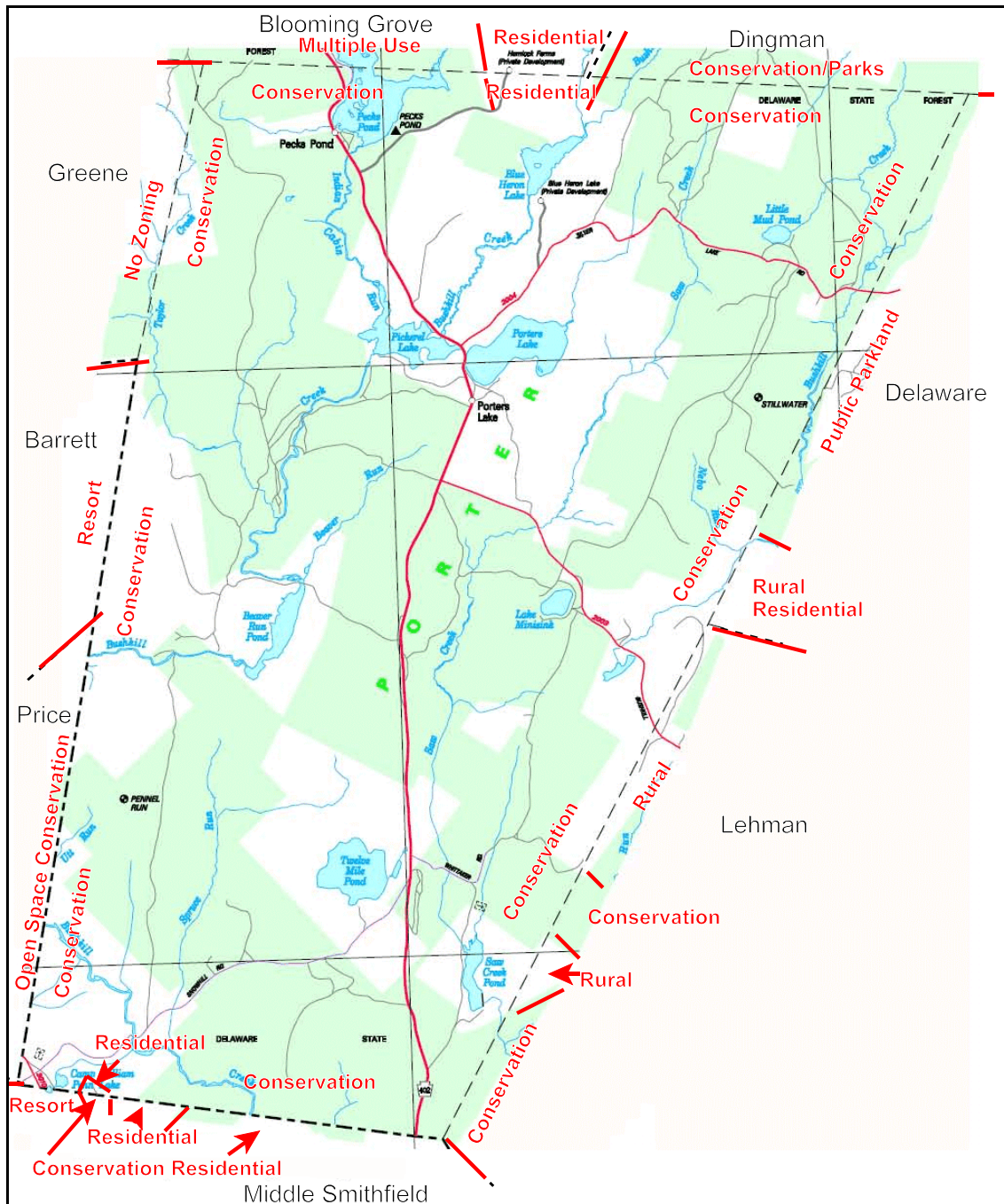
Although the adjoining adopted comprehensive plans vary in date, all relatively recent, and content, all of the plans concentrate on similar issues related to quality of life and conservation issues and no significant inconsistencies are anticipated between those plans and this *Plan*. The public review and

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adoption process for this *Comprehensive Plan* will enable municipal officials of the contiguous municipalities to identify any potential inconsistencies.

Zoning in Contiguous Municipalities

The real issue in terms of development effects on adjoining municipalities is zoning. Zoning districts generally reflect future land use plans as detailed in the comprehensive plan and zoning is the primary determinant of land use. Based on current zoning in the eight townships adjoining Porter Township, there is greater potential for spillover effects from development projects in those townships on Porter Township than vice versa. As a whole, the potential for severe conflict is minimal.



Adjoining Zoning Districts

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- With the exception of the Hemlock Farms Residential District and several lots along the Middle Smithfield Township border zoned Residential, the entire border area of Porter Township is zoned Conservation District.
- Much of the Porter Township border areas are spanned by Delaware State Forest with most of the balance owned by hunting and fishing clubs.
- The Conservation District allows only limited types of development, most of which is low impact.
- The higher impact uses in the Porter Conservation District are classified as conditional uses and special exceptions which enable the Supervisors and Zoning Hearing Board, respectively, to impose conditions in addition to normal ordinance performance standards to minimize spillover effects.
- The Porter Township Residential Zoning Districts align with adjoining municipal residential districts.
- Many areas of the borders are zoned as *Conservation*, *Public Parkland*, or *Residential* by adjoining townships where minimal conflicts are anticipated.

CON - CONSERVATION DISTRICT -- SCHEDULE OF USES

<p>INTENT: To permit, protect and encourage the continued use of land for low intensity outdoor recreation, hunting and fishing, forestry enterprises, and other open land activities. The district is composed of those areas of the Township where woodland and natural areas are the predominant land uses and also includes all state-owned land in the Delaware State Forest. The regulations applicable in the district are designed to protect and stabilize the essential elements of the district's existing character, to minimize conflicting land uses detrimental to open land uses and forestry enterprises, to limit development which requires community facilities in excess of those required for open land and forestry enterprises, and to maintain land in parcels of adequate size to support economically viable forestry operations. The long-term ownership of large parcels by hunting and fishing clubs and extensive participation of the owners of larger properties in the Act 319 Clean and Green preferential assessment program clearly documents the importance of hunting and fishing, outdoor recreation, forestry and open land in general as an element of the Township's existing character, and future expectations for land conservation. Residential development is permitted at lower density.</p>		
<p>PRINCIPAL PERMITTED USES</p> <ul style="list-style-type: none"> - Clubs/lodges, private - Crop production - Forestry enterprises - Livestock operations - Retail sales of agricultural / forestry products produced and/or processed on the premises - Retail sales limited to 1,000 sq. ft. of agricultural / forestry related products and produce in association with an active agriculture / forestry use - Single-family detached dwellings - Stables, private and boarding - Structures on leased campsites in the Delaware State Forest** - Township facilities and uses 	<p>CONDITIONAL USES</p> <ul style="list-style-type: none"> - Camps, resident - Cemeteries - Commercial communication device sites - Country clubs - Golf courses excluding miniature golf and golf driving ranges - Group homes - Home based businesses per §503.3.2 - Land conservation residential development - Sawmills - Stables, commercial, and horses for hire - Storage yards for forest products and minerals <p>SPECIAL EXCEPTIONS</p> <ul style="list-style-type: none"> - Public and semi-public buildings and uses - Public parks and playgrounds - Recreational facilities, public - Schools, public 	<p>ACCESSORY USES</p> <ul style="list-style-type: none"> - Accessory uses customary to approved uses - Commercial communications devices on existing structures (see §809.2.A) - Essential services - Home gardens, home greenhouses and home nurseries - Home occupations* - Pets, keeping of - Private garages, carports, sheds - Private swimming pools - Required parking areas - Signs accessory to approved uses - Satellite dish antennae - Yard sales

Porter Township Conservation Zoning District



Lehman Township Industrial District

- The Rural District in Lehman Township includes many areas of significant and important natural features such as wetlands, flood-prone lands, and very steeply sloped areas and is intended to provide for low intensity development.
- The Rural District is also intended to provide incentives for the permanent preservation of open land in public, semi-public, or private ownership, and promote the continuation of existing camps, campgrounds, sportsmen’s clubs, and other private recreation activities.
- The Lehman Township Industrial Zoning District, although not adjoining Porter Township, is located just south along Bushkill Falls Road.
- The greatest potential for spillover effects occurs in areas not zoned for conservation and which are not in the Delaware State Forest.
- The Barrett Township Resort District and the Middle Smithfield Township Resort District allow for a wide range of resort-related uses such as amusement parks, campgrounds and recreational vehicle parks, conference centers and hotels/motels.
- The Open Space Conservation District in Price Township allows residential development, cultural centers, campgrounds, commercial camps medical clinics, kennels and resorts.
- The Barrett, Middle Smithfield and Price zoning ordinances do include commercial performance standards and many of the more intense uses are classified as conditional uses or special exceptions to enable setting conditions of approval.
- Greene Township has not adopted a zoning ordinance so has no control of the types of land use permitted in the Township.

Contiguous Municipality Review

The Pennsylvania Municipalities Planning Code (MPC) §502.1(b) provides standing for local municipal governing bodies to appear before and provide comments to any contiguous municipality considering a proposed subdivision, change of land use, or land development, thereby allowing issues of conflicts to be raised. Any changes made to zoning districts must be considered in terms of the zoning and existing land uses in any adjoining municipality to avoid such land use conflicts. For example, it would be inappropriate to designate an industrial or heavy commercial area adjacent to an existing residential development or residential zoning district in an adjoining municipality.

Contiguous Municipality Action

Porter Township officials should work with the officials of adjoining municipalities to establish agreements to formalize this process among contiguous municipalities so that any municipality potentially affected by a zoning change or a development project has the opportunity for review. The MPC already requires this for comprehensive plans and amendments.

Regional Planning

Regional planning in the Pike County area of Pennsylvania is not formalized in any municipally organized body. Each county planning agency is responsible for review and coordination of planning within its jurisdiction. The Northeastern Pennsylvania Alliance, located in Pittston, Luzerne County, serves as a community and economic

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planning and development information source and funnel for grants and special projects for Carbon, Lackawanna, Luzerne, Monroe, Pike, Schuylkill and Lackawanna Counties, but has no municipally authorized regional planning power.