
PLAN ABSTRACT

LAND USE PLAN

The Land Use Plan provides the basic framework for orderly growth by establishing a balance within the Township among economic development, residential growth and agricultural preservation. One of the overall goals of this plan is to funnel much of the growth pressure into lands that are best positioned to meet it with public sewer, water, and a good road system. Another goal of the Land Use Plan is to increase the economic viability of the region without compromising the rural quality of life in Cambridge Township. The following objectives were devised to meet future growth demands while maintaining a balance with the traditional rural character of the Township

Objective 1: To encourage the retention and expansion of existing agricultural activities and to discourage conflicting non-farm land uses from areas where productive agriculture exists.

Objective 2: To discourage high and medium density residential land uses in areas outside of the area feasible to be served by public sewerage..

Objective 3: To encourage medium density residential development in portions of the Township best positioned to tap into existing municipal sewer and water and having no land restraints.

Objective 4: To guide and control future commercial development as to minimize adverse impacts adjacent roads, land values, and the strength of Cambridge Springs Borough as the retail center of the region.

HOUSING PLAN

The Housing Plan addresses concerns about the quality of the housing stock within the Township. The following objectives were devised in order to focus on improving the current quality of housing stock in the Township.

Objective 1: Promote the maintenance of Cambridge Township's housing stock:

Objective 2: Property maintenance codes should be enacted and enforced within the Cambridge Area so as to maintain and improve existing residential neighborhoods:

TRANSPORTATION PLAN

The Transportation Plan provides for: a) meeting long term road maintenance goals, and b) establishing goals and objectives when dealing with problems intersections and congested areas. The following objectives and policies address future growth while formulating a long term road maintenance schedule for all existing Township roads.

Objective 1: Develop a Master Road Maintenance Plan for Cambridge Township Roads.

Policy: Township Roads to Remain as Gravel Surface in Predominantly Agricultural Areas.

Policy: Township Roads that are Adjacent to the Borough Boundary will be Paved when Utilities are Extended.

Policy: Prioritize the paving of Township roads according to their density of residential development.

Policy: Township roads situated between paved roads will be given a higher priority.

Objective 2: Insure that all future roads are built to Township specifications.

Objective 3: Work with PennDOT to improve problem State/Township road intersections.

Objective 4: Township Roads Committee work with PennDOT to establish a Roads Improvement Plan to be submitted as part of the 12 year State Transportation Improvement Plan.

COMMUNITY FACILITIES, UTILITIES AND RECREATION PLAN

These objectives were designed to supplement the preceding Land Use and Transportation Plans. The following objectives provide guidance and direction for Township officials and staff in the areas of utility (public and semi-public) expansion where justified, community facilities and the expansion and improvement of the existing recreation park.

Objective 1: To work with the Township Engineer to assess areas in the Township with on-lot septic within reach of municipal sewer and create a strategy to fund these sewer line extensions.

Objective 2: Guide all other extensions of municipal sewer and water in areas designated as Suburban Residential in the Land Use Plan when future development densities merit those extensions.

Objective 3: The Township shall encourage the dedication of open space park land in all new major subdivisions.

Objective 4: Establish a joint Recreation Advisory Board consisting of volunteers from both the Township and Cambridge Springs Borough. The purpose of the Advisory Board would be to inform Borough Council and the Township Supervisors of improvements to the Park, foster a strong spirit of cooperation among the two municipalities and achieve future Recreation Park goals for expanded facilities.

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INTRODUCTION

The Cambridge Township Comprehensive Plan is the third planning document to be formulated for the Cambridge Region, but the first developed entirely for the Township. In 1967, the *Comprehensive Development Plan for Cambridge Township, Cambridge Springs Borough, and Venango Borough*, was produced by Beckman, Swenson, & Associates. In 1980, the *Comprehensive Plan for the Cambridge Area* was developed by Beckman Associates Community Planners, Inc. Like the 1967 plan, this plan addressed the Cambridge Region and provided a general overview of issues in the region, especially water and sewer line extensions. It was hoped that this plan would lead to a joint zoning ordinance between the Township and the Borough. This did not happen. The Township did, however, adopt their current Zoning Ordinance in 1984, based somewhat on the 1980 joint comprehensive plan. The Borough did not opt to revise its zoning ordinance at that time. Since many changes have occurred in Cambridge Township since the last plan, the Cambridge Township Planning Commission felt it was time to consider formulating a new plan.

Since the Fall of 1995, the Cambridge Township Planning Commission has been working with the Crawford County Planning Commission staff to collect data, survey conditions around the Township, solicit public opinion, and formulate goals and objectives for the future of Cambridge Township. Citizen participation has been very important to this planning process. In addition to the public involvement associated with the formal adoption of this plan, a public meeting was held in March 1997 and a citizen attitude survey conducted the Spring of 1996. The Planning Commission has also solicited opinions and information from the Board of Township Supervisors and Northwest Engineering to determine the wide range of issues that face the community.

It is important to understand that this comprehensive plan is neither a legal document nor a land use ordinance. However, in order for the Township to be successful in formulating and using its development related ordinances (zoning and subdivision) that are legal documents, it must identify the land development issues within its jurisdiction and decide what, in the general public interest, are the best objectives and policies relative to these issues. Carrying further, Township ordinances, ongoing problems and specific projects should all be shaped based on the objectives and policies established through this planning process. This is the aim of the Cambridge Township Comprehensive Plan.

This plan contains two major sections. The first is composed of background information for plan-making. This includes studies and analyses of housing, demographics, economic characteristics, land use, transportation, community facilities, and natural resources and features. The second section is the plan itself, which includes community development objectives, a land use plan, a housing plan, a transportation plan, a community facilities, utilities and recreation plan, and implementation strategies. The organization of these two sections follow the requirements outlined in Article III, Section 301 of the *Pennsylvania Municipalities Planning Code* (Act 247 of 1968).

BACKGROUND

PHYSICAL CHARACTERISTICS OF CAMBRIDGE TOWNSHIP

Cambridge Township is located in northwestern Pennsylvania in the north-central portion of Crawford County. It is situated approximately 12 miles north of Meadville and 21 miles south of Erie. Cambridge Township is bounded on the north by Erie County, on the south by Woodcock Township and Woodcock Borough, on the west by Venango Township and Venango Borough on the east by Rockdale Township. The Township encompasses 21.7 square miles of land straddling both sides of French Creek, a major tributary to the Allegheny River. The climate of the Township is temperate with an average temperature of 27 degrees Fahrenheit in February and 71 in July. The average annual precipitation is approximately 40 inches. *Map 1* shows the location of Cambridge Township in relation to northwestern Pennsylvania.

TOPOGRAPHY

The topography of Cambridge Township can be generally divided into two distinct regions—a relatively flat northern region and a more hilly southern region. These two regions are roughly delineated by the former Conrail tracks that bisect the Township.

North of the tracks lies the fairly level region that encompasses the French Creek flood plain. This portion of the Township is part of an extensive, relatively flat, marshy region characterized by very high water tables. This region extends from French Creek north to the Erie County border. This area was formed the Wisconsin Glacier and the subsequent filling in of a fertile flood plain by erosion from higher ground. Much of this land is classified as a Special Flood Hazard Area on the 1990 Flood Insurance Rate Maps issued by the Federal Emergency Management Agency. Near the Erie County border, the land begins to rise out of the flood plain and reach an elevation of 1,410 near Mt. Pleasant in Erie County. The high water table, flood restrictions, and wetlands make this region of the Township not very suitable for heavy residential or industrial development.

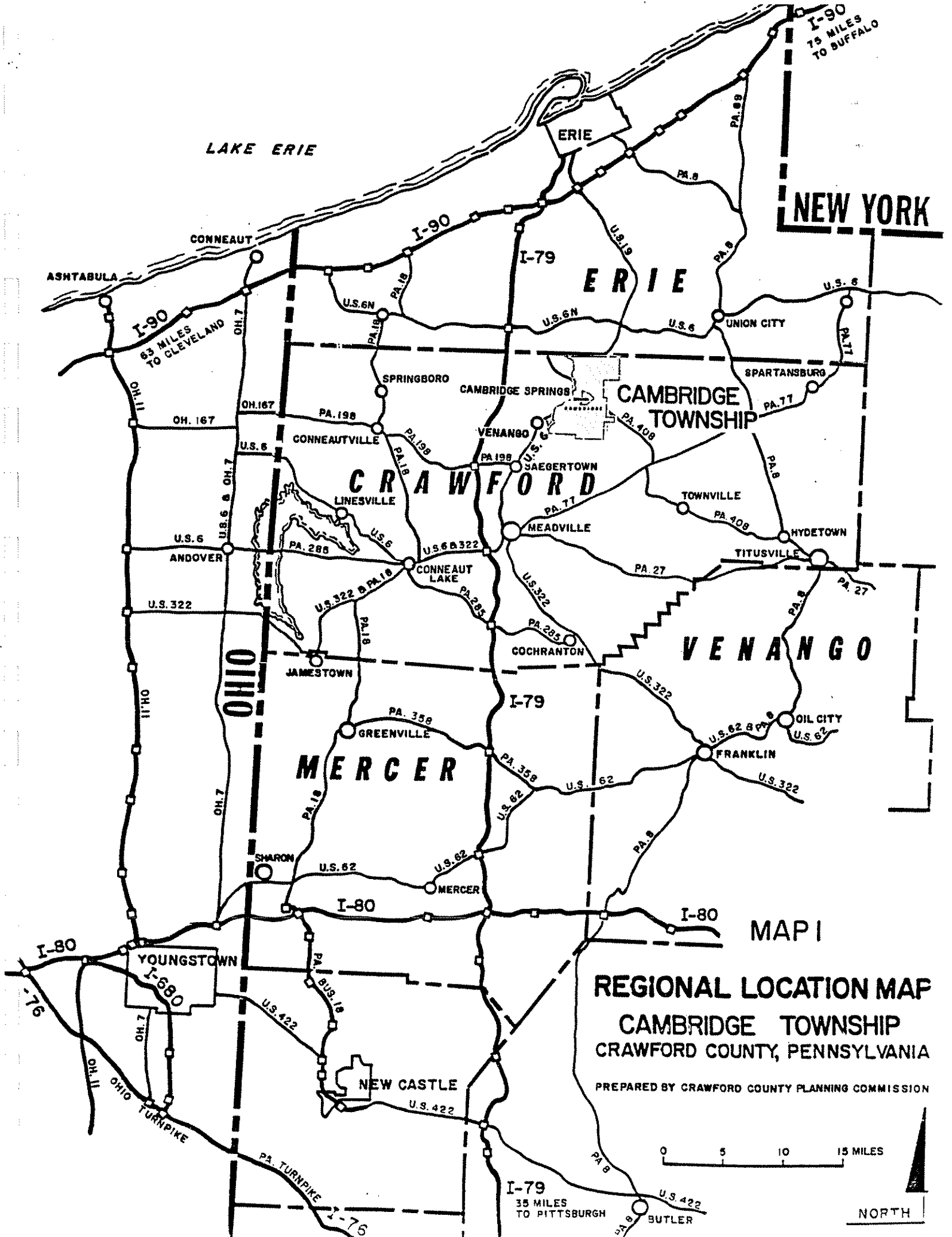
In contrast, south of the tracks the topography is characterized by rolling terrain created by several small streams flowing into French Creek. The steepest slopes, in excess of 25%, are along Jackson Run in the vicinity of the State Correctional Institution. The highest point in the Township, 1,580 feet above sea level, is in this portion of the Township. The land in the northeast part of the Township can also be characterized as rolling terrain. In these areas, rarely is slope a hindrance to agricultural or residential development.

SUITABILITY OF SOILS FOR ON-LOT SEPTAGE

The Township's soils were examined for their suitability to accommodate on-lot sewage systems. The County is fortunate because it has a thorough soils study that was published in 1979. There are 23 basic soil classifications in Crawford County. All of these soils were grouped in four categories that define the utility of these soils for use in the construction of on-lot sewage systems. These categories are given as follows;

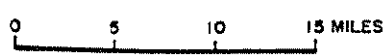
- Soils having no limitation for on-lot disposal of sewage. These soils are well drained and are easily adapted to the use of conventionally constructed on-lot systems.
- Soils having slight limitations for on-lot disposal of sewage. These soils are also well drained; in fact they are extremely well drained consisting in large part of gravel deposits. The difficulty associated with installing on-lot systems in these soils is that they allow effluents to reach groundwater too rapidly; this condition may result in contamination of groundwater because the cleaning effects of the trickling process are too abbreviated.
- Soils having moderate limitations for on-lot disposal of sewage. These soils are partially permeable and can be satisfactory for on-lot sewage systems, but there are some constraining factors. For example, PennDEP standards indicate that in order for a conventional on-lot sewage system to be designed and constructed on a property, there should be 6 feet between the ground surface and the maximum height of the seasonal groundwater table. The maximum height of the groundwater table is, in fact, the level at which the "hardpan" or impervious soils occur in the soil profile. Soils in this moderate limitations category normally have a distance of between 18 inches and 3 feet from the ground surface to the seasonal groundwater table. This distance is not adequate based on PennDEP standards. However, where a mounding technique is used at the ground surface, PennDEP standards can be met by bringing in permeable soil and placing a layer of this on the surface where the on-lot sewage system's tile field will be placed. The soils in this category make it possible to construct what have been termed sand mound systems in order to satisfy sewage disposal requirements.
- Soils having severe limitations for on-lot disposal of sewage. These soils are characterized by a high seasonal water table: between 6 inches and 18 inches from the ground surface. The sand mound construction technique is not suited to such a shallow permeable soil profile. PennDEP standards do not permit the construction of on-lot sewage systems in soils with these permeability characteristics.

It is important to note the soils survey data are generalized, and specific tests on a site, be it 20,000 square feet or one acre in area, may reveal that the soil can support an on-lot sewage system. In fact, because public sewer systems are often cost prohibitive, there is a growing emphasis on designing on-lot sewage systems to higher standards so that they can function in less than ideal soils. For example, dosing techniques are used whereby sewage effluent is collected and periodically pumped into a tile drain system, flooding the whole system and using its cleansing action more efficiently. Alternate tile fields are used thus providing rest periods for each system, prolonging the life of the entire tile disposal system. Also, small flow treatment facilities involving chlorinating the eventual effluent and discharging it to an existing water course are permitted for individual users. Manholes are constructed in the tile system areas in order to provide for clean-out opportunities. Although applying these new technologies will require the construction of more elaborate, more expensive on-lot systems, these systems have the ability to function efficiently, and they may be the only way that future development can take place in many areas of the Township.

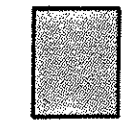
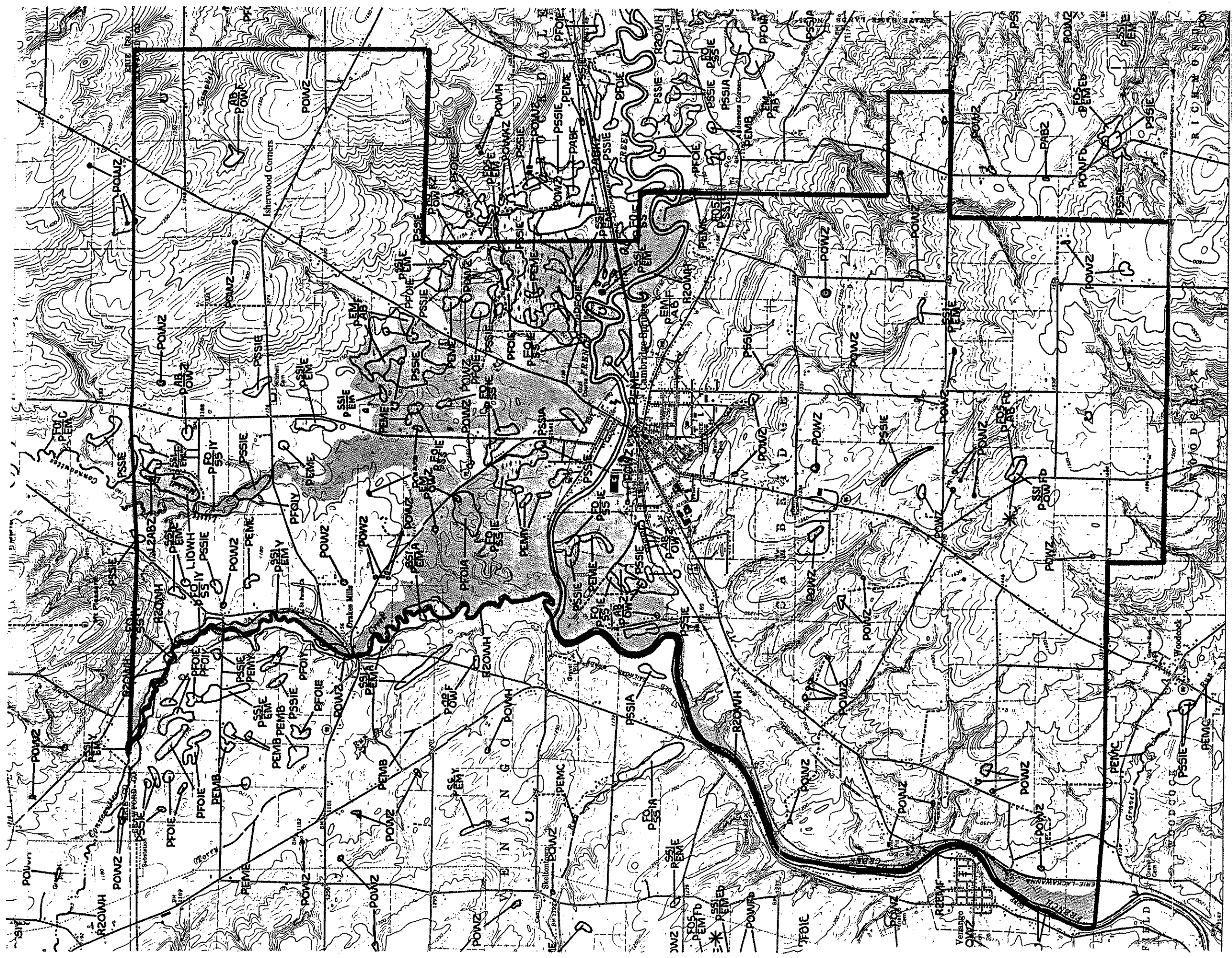


**REGIONAL LOCATION MAP
CAMBRIDGE TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA**

PREPARED BY CRAWFORD COUNTY PLANNING COMMISSION



NORTH



FLOOD HAZARD AREA

FLOOD INFORMATION FROM THE
 CAMBRIDGE TOWNSHIP FIRM MAP,
 NATIONAL FLOOD INSURANCE
 PROGRAM
 WETLANDS INFORMATION FROM THE
 NATIONAL WETLANDS INVENTORY
 U.S. DEPARTMENT OF THE INTERIOR

MAP 2
 PHYSICAL FEATURES MAP
 TOPOGRAPHY, FLOODPLAIN, WETLANDS
 CAMBRIDGE TOWNSHIP
 CRAWFORD COUNTY, PENNSYLVANIA



LAND SUBJECT TO FLOODING

Over the years, the Cambridge Area has been periodically plagued with flood problems. The maximum flood elevation on record was recorded in January 1959 when French Creek reached an elevation of 1,141 feet, over 20 feet above its normal course. Other known floods occurred in March 1913, April 1947, March 1960, March 1964, and September 1967. Floods may occur along French Creek at various times of the year. Winter floods are usually the result of heavy rainfall, snow melt, and ice gorging. Summer floods usually result from torrential rainfall of short duration.

There is one flood control device above Cambridge Township. The Union City Reservoir consists of an earthen dam and dry reservoir located on French Creek approximately 24 miles upstream from the Cambridge Area in Erie County. The dam was completed in 1970 and reduces flood crests in the region by approximately 1 to 3 feet.

Since the 1970's, both federal and state governments have taken strong actions to deal with the perils of flooding. At that time, the federal government worked with local governments requesting that they regulate new development in areas identified as subject to the hazards of flooding. Under the direction of federal officials, areas subject to flooding have been mapped municipality by municipality. This has been done in Cambridge Township. The result of this effort is a map that delineates the flood hazard areas for the Borough in order to establish a rate structure for the purchase of flood insurance. The most recent Flood Insurance Study was published on June 4, 1990 by the Federal Management Agency. According to the Flood Insurance Rate Map issued as part of this study, approximately 20% of Cambridge Township's land area is situated in a 100 year flood zone. This means that the maximum flood elevation, 1,143 feet above sea level, has a 1 percent chance of being equaled or exceeded during any given year. Much of this land is situated north of the Borough along the French Creek, Conneautee Creek and Little Conneautee Creek basins.

In December 1987, the Township adopted Flood Plain Management Regulations within the text of its Zoning Ordinance. These regulations restrict the design and construction of all new residential and non-residential structures located in this flood plain. New construction must be built such that the lowest habitable floor, including the basement, is built 18 inches above the 100 year flood elevation. In addition, new mobile home parks and expansions of existing ones are prohibited in these areas. These restrictions coupled with flood insurance required of inhabitants of the areas prone to flooding greatly affect future development in portions of the Township. *Map 2* shows the location of Cambridge Township's flood hazard areas.

LANDS CLASSIFIED AS WETLANDS

Wetland regulations have assumed an increasing importance in the life of communities, especially those with many acres of undeveloped land such as Cambridge Township. Current regulatory practice makes it almost cost prohibitive to fill in wetland areas and incorporate the filled land into a developed site plan. This makes it wise to be aware of delineated wetlands and plan around them.

The U.S. Department of the Interior has produced a mapped National Wetlands Inventory. Although it is by no means a definitive wetlands delineation, the National Wetlands Inventory is a good basis for future planning in the Township. The Inventory is done on the U.S.G.S. 7.5 quadrangle map series at 1" = 2,000'. Observing the delineations, it can be noted that a large majority of the Township's wetlands are situated in the French Creek flood plain north and west of

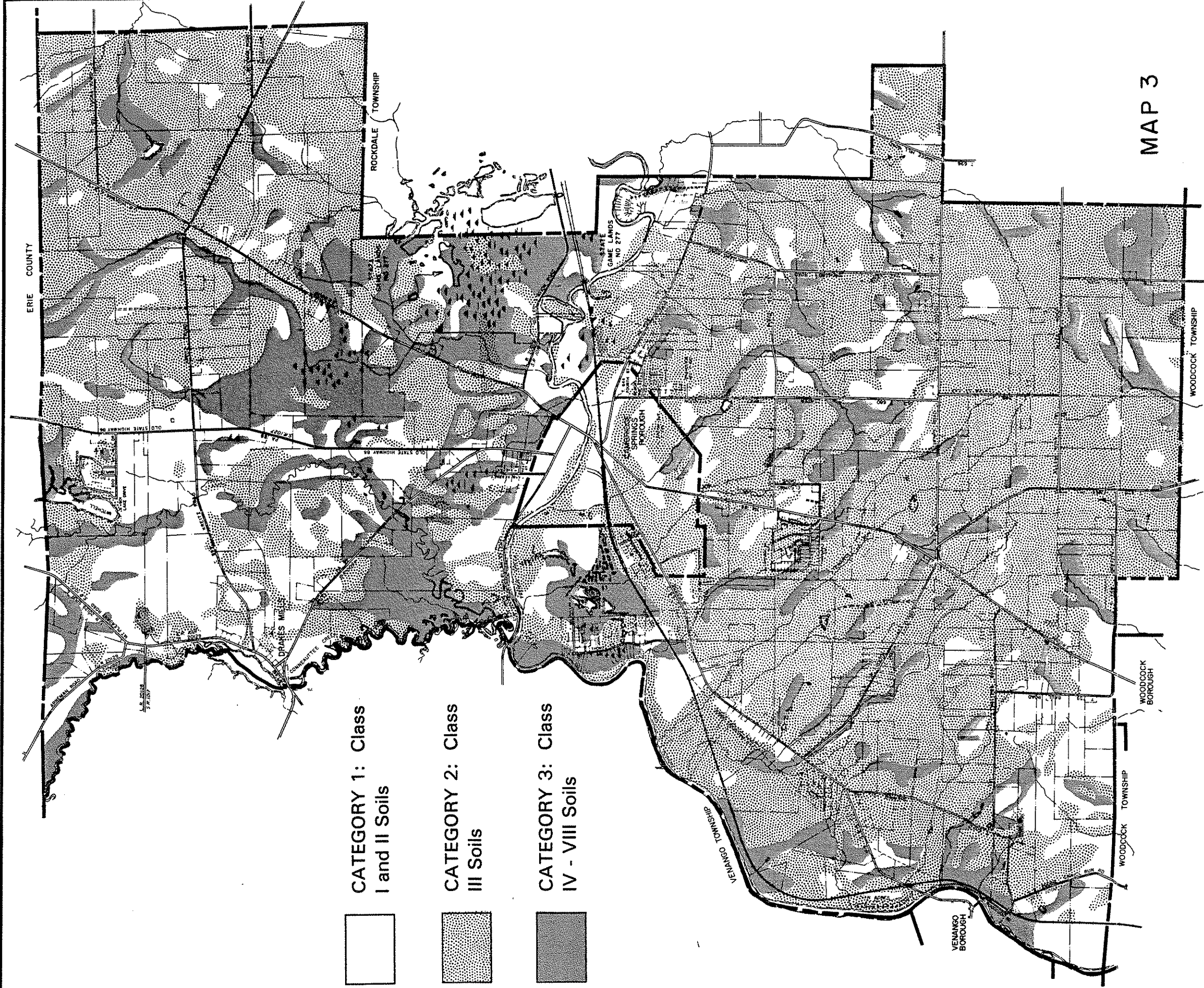
the borough. Although some of these wetlands are owned by the State Game Commission, a majority is on private property. Other areas of concentration are along Conneauttee Creek near Drakes Mills and along Little Conneauttee Creek near Lake Mitchell. These wetlands are indicated on *Map 2*. Wetlands on this map are identified by a complicated set of symbols based on whether the wetland is associated with a river, lake or pond; the nature of the vegetation; and whether the wetland is permanent or intermittent. The symbol POWZ indicates an open pond. The symbol R2OWH indicates a permanent stream or river.

CLASS I AND CLASS II AGRICULTURAL SOILS

The Soil Conservation Service, U.S. Department of Agriculture, has developed a classification system for soils based on their capability to sustain productive agriculture. There are eight classes of soils in this system. Classes 1 and 2 are considered very good for farming. Class 3 is considered fair for carrying on agricultural operations. It requires more careful land management practices but will respond well if managed properly. Classes 4 through 8 are considered poor for farming and use is limited to pasture or range, woodland, or wildlife habitat. Each of these classes is discussed in the Soil Survey of Crawford County (May 1978). The soils in the Township were analyzed and a map made which assigned one of the three categories described above to each soil configuration in the Township. The results of this study are displayed on *Map 3*.

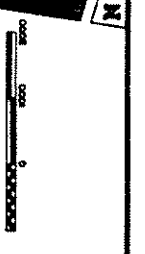
SOILS WITH SAND AND GRAVEL POTENTIAL

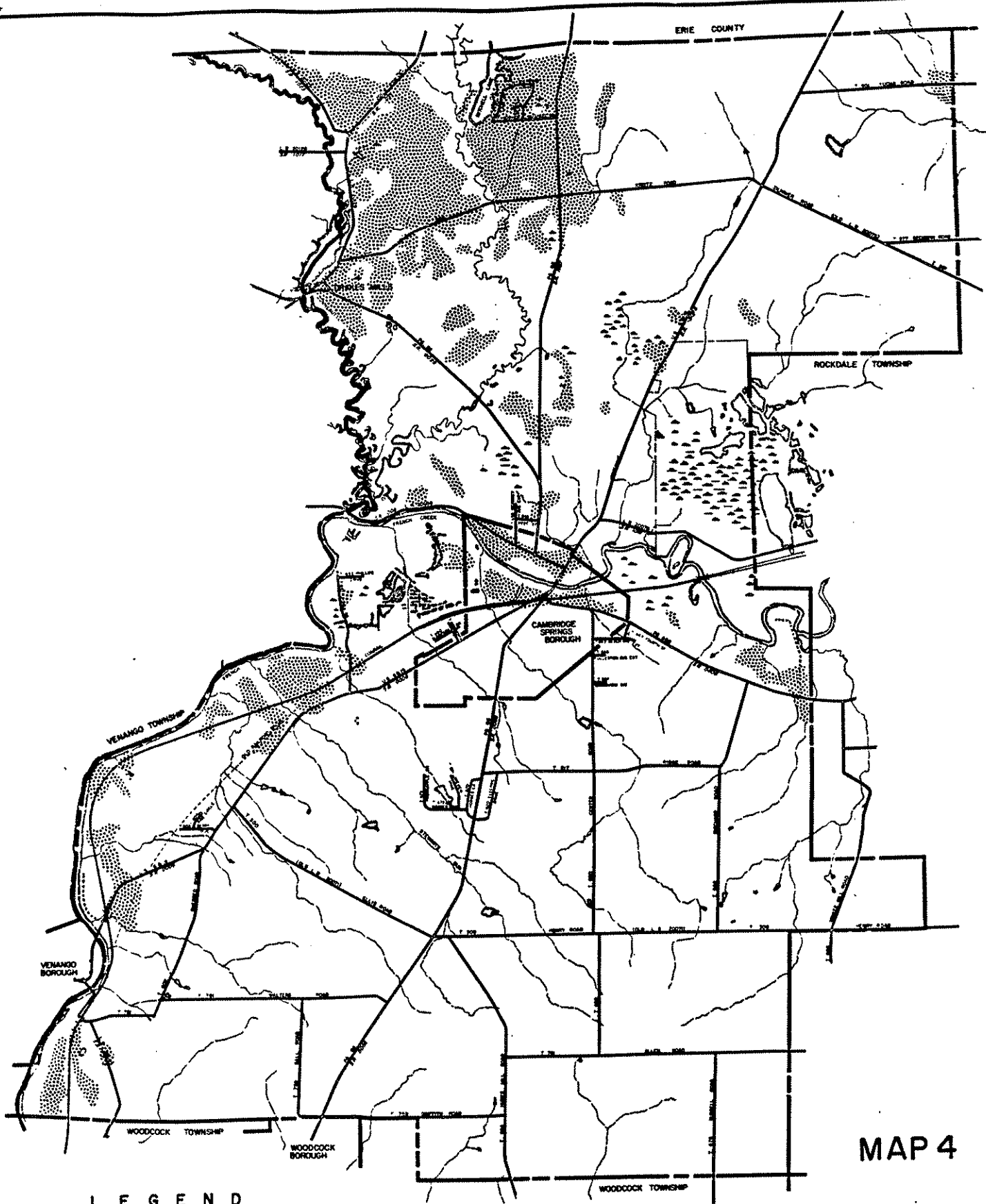
Again, based upon an analysis of soil types, one can predict with reasonable certainty locations where sands and gravels are present in the soils. *Map 4* identifies those soils that have sand and gravel potential. The soils identified on the map are of the Chenango Series, the Wyoming Series, the Haven Series and the Braceville Series. Either these soils all consist of 40% coarse fragments below the depth of 30 inches from the surface or they have historically yielded sand and gravel. While the suitability of the identified soils may vary widely, this map helps to pinpoint where future surface mining operations may occur.



MAP 3

AGRICULTURAL SOILS MAP
 CAMBRIDGE TOWNSHIP
 CRAWFORD COUNTY, PENNSYLVANIA





ERIE COUNTY

ROCKDALE TOWNSHIP

VENANGO BOROUGH

VENANGO TOWNSHIP

CAMBRIDGE SPRINGS BOROUGH

WOODCOCK TOWNSHIP

WOODCOCK BOROUGH

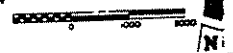
WOODCOCK TOWNSHIP

MAP 4

LEGEND

- PUBLIC ROAD
- PRIVATE ROAD
- ==== MUNICIPAL BOUNDARY
- RAILROAD
- MARSH OR WETLANDS
- ~ BODY OF WATER, CREEK OR STREAM
- ▭ PUBLIC PROPERTY
- BRIDGE

**SOILS WITH SAND & GRAVEL POTENTIAL
CAMBRIDGE TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA**



EXISTING USE OF LAND

A current inventory of existing land use is an essential tool in formulating the land use plan that would guide the developing of land use controls such as zoning and subdivision regulations. Through the process of analyzing the overall patterns of land use in Cambridge Township it is possible to identify areas where efficient and logical development occurs and where incompatible uses have developed.

LAND USE CATEGORIES

A field survey of existing land uses was conducted in the fall of 1996 to provide the basis for a land use analysis. The results of this survey, an existing land use map, graphically represents the existing patterns of development in Cambridge Township. *Map 5* shows the depicts the results of this survey. The following categories were used in the survey:

- Agricultural: This includes land used for crop production and pasturage, and land that is cleared that, with only a modest amount of preparation, could be used for crops or pasturage.
- Residential: This includes both single-family and multi-family housing. The housing unit may be either of conventional construction, a mobile home or a modular home.
- Commercial: This includes a wide range of wholesale, retail activities, and office activities, but excludes activities where goods are made and which are more appropriately classified as industrial. This category also includes mixed residential and commercial.
- Industrial: This includes goods producing activities and mineral extraction (gravel).
- Conservation Lands: This includes land owned by the State Game Commission and State Fish Commission.
- Woodland and Brush: This includes forested areas, areas with heavy growth of brush and land going to brush, which would not appear to be easily converted to farmland.

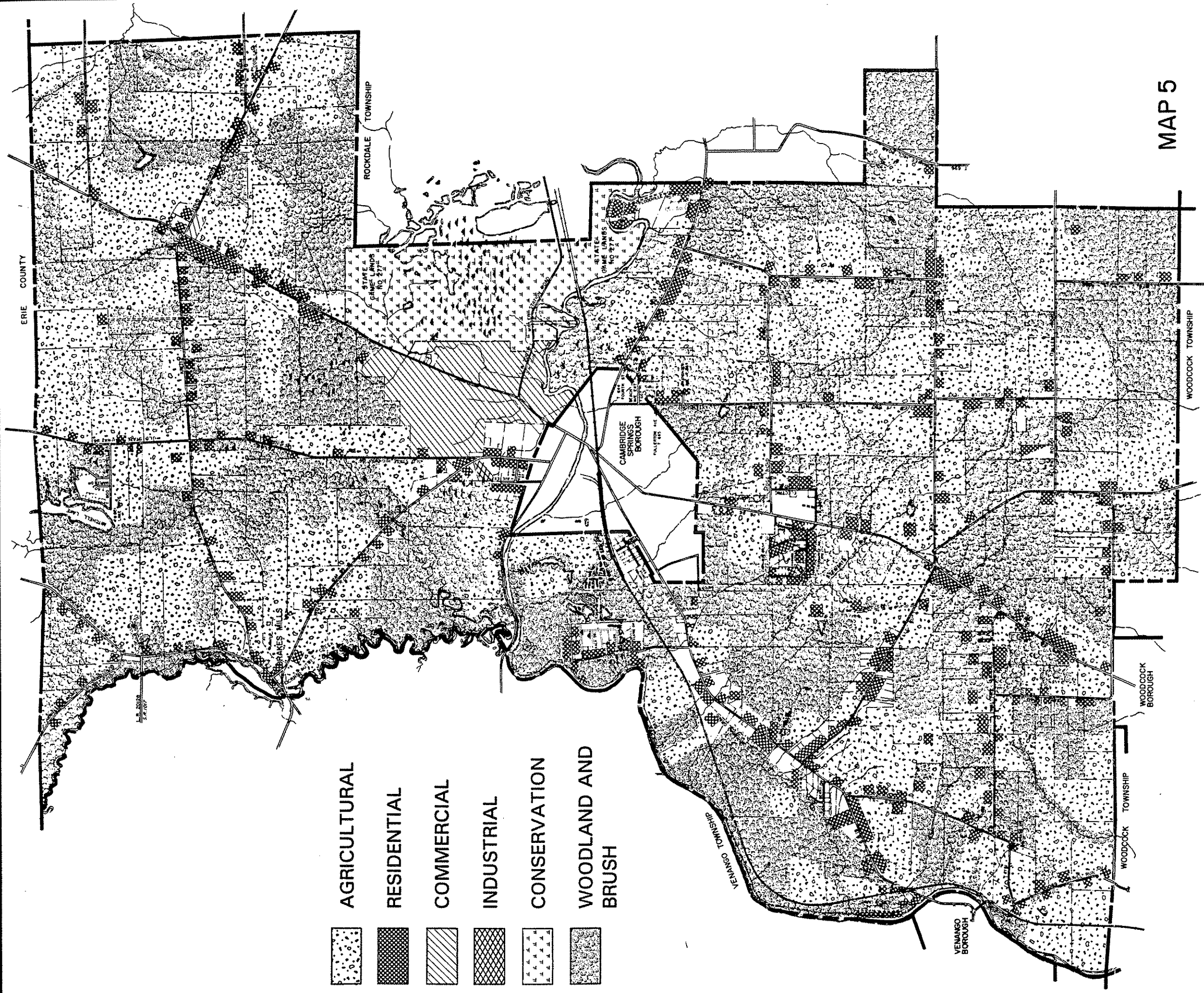
TABLE 1
EXISTING LAND USE ACCOUNTS

Land Use	Acreage	% of Total Area
Agricultural	4,777	34.40
Residential	1,053	7.60
Commercial	354	2.60
Public Roads	283	2.04
Industrial	6	0.04
Conservation	527	3.80
Woodland and Brush	6,876	49.55
Total Area	13,876	100.00

LAND USE ANALYSIS

The most recent land use survey of Cambridge Township was conducted in 1978 for the 1980 Comprehensive Plan for the Cambridge Area. The results of the previous survey are difficult to compare to this survey because the techniques are different. The previous survey was only concerned with "developed" property (residential, public, commercial, industrial), and did not take into account agriculture and woodland. Table 1 (above) and Diagram 1 (page 7) illustrate the breakdowns of different land use categories within the Township. The following observations were made from this survey:

- Except for some concentration of residential land use around Cambridge Springs Borough, the Drakes Mills area, and Mitchell Lake, settlements in Cambridge Township follow a linear form of development concentrating along the Township's roads. This development is generally piecemeal and unplanned as small parcels are subdivided from larger holdings and developed as building lots
- There is no real concentration of Commercial uses in the Township. Much of the commercial acreage is occupied by the Riverside Golf Club.
- The only significant concentration of Industrial land use in the Township is directly west of Cambridge Springs Borough along the former Conrail tracks.
- Agriculture is strongest in the Township where soils and slope are conducive. Directly north of Cambridge Springs Borough has little acreage in agriculture because of wetlands and flood prone conditions. Directly southwest of the Borough is more wooded because of topographical conditions.



MAP 5

**EXISTING LAND USE
CAMBRIDGE TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA**

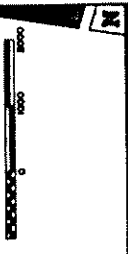
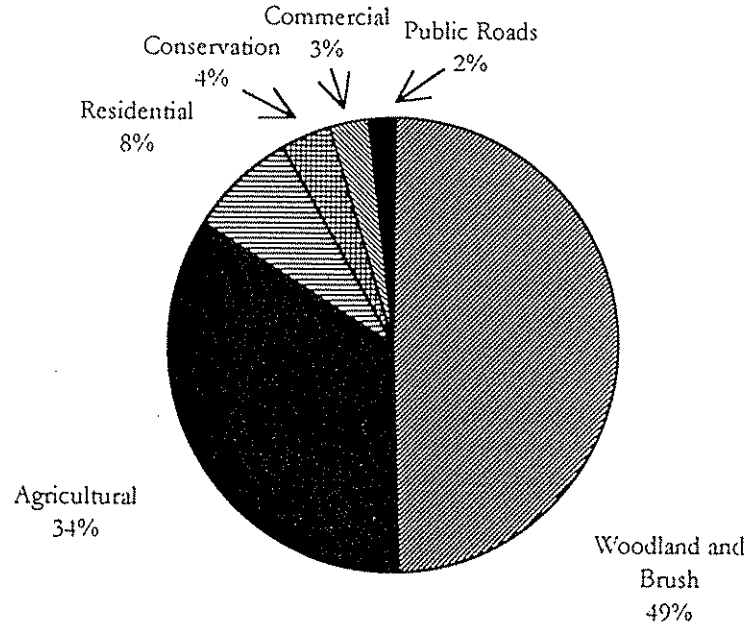


DIAGRAM 1

EXISTING LAND USE ACCOUNTS IN CAMBRIDGE TOWNSHIP



- Virtually all of the Township's conservation land use is located in the "Land O' Lakes" area along French Creek east of the Borough. This area extends well into Rockdale Township and is a popular hunting and passive recreation area.
- There are 46.76 miles of public roads in the Township. Acreage was calculated by assuming that the average right-of way width was 50 feet.

TAX EXEMPT PROPERTIES

Over 1,000 acres of Township property is tax-exempt. A majority of this property is State Game Land #277, and from public roads. In 1996, tax-exempt properties represented approximately 8.6% of the Township's total assessed property values. Table 2 represents a rough breakdown of tax-exempt property in the Township:

TABLE 2

TAX EXEMPT PROPERTIES IN CAMBRIDGE TOWNSHIP

<u>Land Use</u>	<u>Approx. Acreage</u>	<u>% of Township Tax Exempt Land</u>
PA Game/Fish Commission	527	45.2
Public Roads	283	24.3
Penncrest School District	150	12.7
PA Department of Corrections	120	10.3
Utilities (Electric, Rail)	65	5.6
Township	7	0.6
Churches	7	0.6
Non-profit (Am. Legion)	5	0.4
Cambridge Springs Borough	1	0.1
Tax Delinquent Property	1	0.1
Total	1,166	100.0

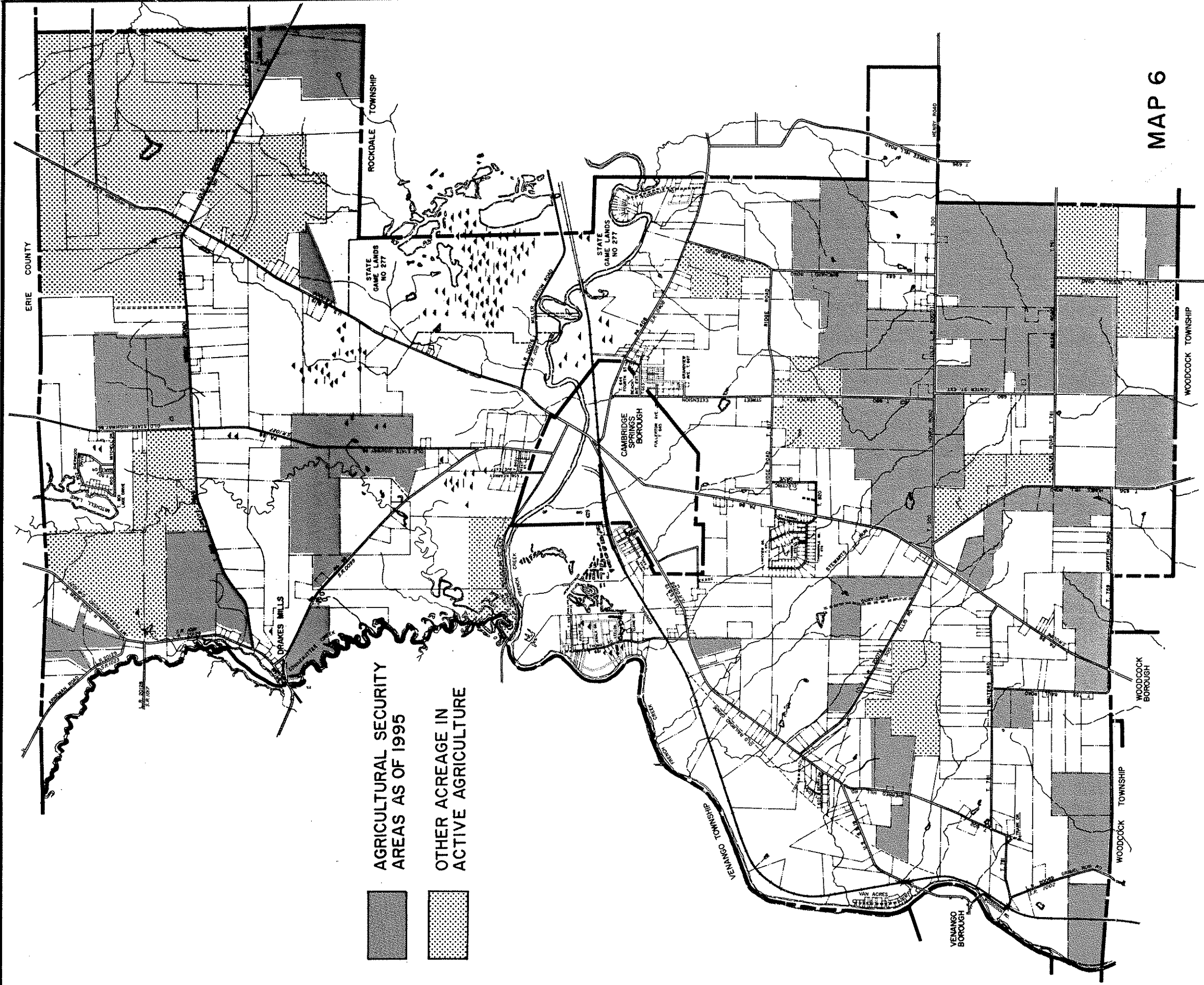
AGRICULTURAL SECURITY AREAS

On May 8, 1995, the Township Board of Supervisors adopted a resolution creating Agricultural Security Areas (ASA) in Cambridge Township. The significance of ASA's is that the Township is prohibited from enacting ordinances or engaging in actions which would be harmful to the normal practice of agriculture unless such ordinances and regulations are clearly needed for public health or safety. For example, the Township may not pass ordinances which treat normal farming practices as nuisances. ASA's discourage the condemnation of agricultural land through eminent domain proceedings. By establishing ASA's, the Township has sent a clear message that it supports the preservation of agriculture in the particular areas that are designated.

The participation in ASA's is completely voluntary. Subject properties must contain at least 500 acres and be authorized by the Township. Currently 3,063.75 acres in Cambridge Township are designated as ASA's. These properties are shown on *Map 6*.

HISTORIC SITES IN CAMBRIDGE TOWNSHIP

In the late 1970's and early 1980's, the Crawford County Planning Commission compiled a study of historical sites in Crawford County. While funding ran out for work in the entire county, a inventory was completed for Cambridge Township. The study included an inventory of all places which appeared to have the potential of being historically significant based on the criteria established by the PA Historical and Museum Commission and the U.S. Department of the Interior. After the inventory was compiled, a County advisory committee selected nominations for the following categories:



MAP 6

AGRICULTURAL CHARACTERISTICS
CAMBRIDGE TOWNSHIP
 CRAWFORD COUNTY, PENNSYLVANIA



KREITZ ROAD BRIDGE
ST. PAULS LUTHERAN CHURCH
DRAKES FEED MILL
DRAKES MILLS SCHOOL

ROCKDALE TOWNSHIP

CAMBRIDGE SPRINGS BOROUGH

VENANGO TOWNSHIP

BIRCHARD HOUSE

JACKSON L. DOCTOR HOUSE

JAMES BIRCHARD HOUSE

VENANGO BOROUGH

WOODCOCK TOWNSHIP

WOODCOCK BOROUGH

WOODCOCK TOWNSHIP

MAP 7

LEGEND

- PUBLIC ROAD
- PRIVATE ROAD
- ==== MUNICIPAL BOUNDARY
- RAILROAD
- Marsh or wetlands symbol
- Body of water, creek or stream symbol
- Public property symbol
- || BRIDGE

HISTORIC SITES
CAMBRIDGE TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA



County Register of Significant Sites

State Register of Historical Places

National Register of Historical Places

The historical and cultural category is measured by four criteria: (1) historical significance, (2) cultural significance, (3) site size (building, district, etc.) and (4) where a site shows evidence of man working with nature. In Cambridge Township 54 sites were inventoried. Of those 54, four (4) were chosen for the County Register of Significant Sites. One of these sites, the Drake House, was removed since that time. No sites were chosen for the State or National Register of Historical Places.

The following is a brief summary of some of Cambridge Township's more significant historical sites. The location of these sites are shown on *Map 7*.

1. **James Birchard House:** This is a Greek Revival house, located on Henry Road, that dates back to 1820. It is significant for being one of the oldest structures still standing in the Township. County Register
2. **Kreitz Road Bridge:** This is on Kreitz Road where it crosses Little Conneautee Creek. This iron bridge was constructed by the Pennsylvania Bridge Company in 1895.
3. **St. Paul's Lutheran Church and Cemetery:** This exemplary rural church is located in the Village of Drakes Mills. It was constructed in 1851.
4. **Drakes Mills School:** This single-story schoolhouse, located in Drakes Mills, was converted to a private residence. This exemplary rural schoolhouse dates back to at least 1876.
5. **Birchard House:** This Greek Revival farmhouse dates prior to 1876. It is located on Birchard Road between Ridge Road and Henry Road. County Register.
6. **Jackson L. Doctor House:** This Federal Style house dates back to the early 1800's. It is located on Sherred Hill Road. County Register.
7. **Drakes Feed Mill:** This three-story feed mill used to be powered by the dam that created the Drakes Mills Pond along Conneautee Creek. In the 1980's the dam was breached and the Pond has since reverted to wetlands. The structure no longer operates as a feed mill.

HOUSING ANALYSIS

Housing is a very important issue to local governments. Not only does a sound housing stock makes the community more attractive for various job-creating developments, it is fundamental to the health, safety, and welfare of the Township's residents. Housing conditions also directly affect the Township's tax base. The information in the following section is derived from two sources; a "windshield" housing condition survey, and the 1990 U.S. Census.

HOUSING CONDITION SURVEY

In October of 1996, a comprehensive housing condition survey was conducted in Cambridge Township. The survey area consisted of the entire township except for the Pleasant Hills Subdivision and the seasonal homes on Williams Drive. It was assumed that all of the structures in the Pleasant Hills Subdivision were in the Good or Excellent category. The following rating system was applied to the houses of Cambridge Township:

1=Excellent; 2=Good; 3=Fair; 4=Poor

In the entire Township, it was determined that 35% of the houses were classified as either fair or poor. Because of the scattered nature of housing in the Township, the dynamics of substandard housing in rural areas are generally different than in urban areas. It is more difficult to determine concentrations of housing condition problems. An attempt to identify these concentrations was made by tabulating and arranging data from this survey according to streets and neighborhoods. Streets and neighborhoods with over 40% of houses classified as either fair or poor were identified. Table 3 provides a summary of these areas:

TABLE 3
STREETS AND NEIGHBORHOODS WITH MORE THAN 40% OF HOUSES CLASSIFIED AS
EITHER FAIR OR POOR

Street or neighborhood	Total # of houses	% of houses fair or poor
Drakes Mills Area	7	86%
Kearney/West/Forest	11	45%
Beach/Fourth	7	71%
Humes Hill Road	7	71%
Yucha Road	4	50%
Zilhaver/Beckman	12	50%
U.S. 6 & 19 (North)	27	41%
Sherred Hill Road	15	40%
Thomas/Phillips Area	22	64%
Van Acres	11	45%
Mitchell Lake	55	56%

From this table it can be concluded that the greatest "clustering" of substandard structures can be found in the Mitchell Lake Mobile Home Park, the Thomas Drive neighborhood, and on the northern portion of U.S. 6 & 19.

OTHER HOUSING CHARACTERISTICS

The following information in Tables 4, 5, and 6 was compiled from the 1990 U.S. Census. In each of the following tables, Cambridge Township information is compared with Countywide census information. Some interesting differences between the Township's and the County's housing stocks emerge from these comparisons. Approximately 89% of the occupied housing units in Cambridge Township are owner occupied compared with 73% countywide. Another interesting characteristic is that the Township has a higher percentage of mobile homes than in the County as a whole. The Mitchell Lake Mobile Home park is partly responsible for this difference. Additionally, Cambridge Township's housing stock is generally younger than the whole of Crawford County. Only 28.7% of the housing units were constructed prior to 1940 compared with 34.2% countywide.

TABLE 4
HOUSING UNITS BY OCCUPANCY

<u>Occupancy</u>	<u># in Township</u>	<u>% in Township</u>	<u>% Countywide</u>
Owner Occupied	480	89.2	73.4
Renter Occupied	58	10.8	26.6
Total Occupied Units	538	100.0	100.0

TABLE 5
HOUSING UNITS BY TYPE

<u>Housing Type</u>	<u># in Township</u>	<u>% in Township</u>	<u>% Countywide</u>
Single Family Dwelling	448	70.6	69.1
Multi Family Dwelling	8	1.3	13.8
Mobile Home/Trailer	176	27.8	15.9
Other	2	0.3	1.2
Total # of Units	634	100.0	100.0

TABLE 6
HOUSING UNITS BY AGE

Year Structure Built	# in Township	% in Township	% Countywide
1985 - 1990	25	3.9	4.6
1980 - 1984	23	3.6	6.6
1970 - 1979	206	32.5	22.9
1960 - 1969	77	12.1	11.6
1950 - 1959	66	10.4	11.2
1940 - 1949	55	8.7	8.7
Before 1940	182	28.7	34.2

HOUSING AFFORDABILITY

Housing affordability is based upon two factors: housing costs and household incomes. Because most of the data in the 1990 Census is now at least 7 years old, listing median purchase and rental costs for housing would give one an inaccurate impression of the housing market in Cambridge Township. One way of determining the affordability of housing in the Township is to look at the ratio of housing costs (mortgage, rent, etc.) to annual household income. Table 7 shows household income, median housing value, and median rent for Cambridge Township, Crawford County, and Pennsylvania. The rental index is the proportion of income that rental costs would amount to for a median family. Thus, for the whole of Crawford County, tenants spend more of their income on housing than in the Township. Purchase Unit Indexes were derived from the proportion that median household income made of median owner-specified value. It can be concluded that housing affordability is not as much of a problem for Township residents than for the whole of Crawford County or of Pennsylvania.

TABLE 7
HOUSING AFFORDABILITY INDEXES FOR CAMBRIDGE TOWNSHIP, CRAWFORD COUNTY AND PENNSYLVANIA (1989)

	Median Household Income	Annual Rent	Rent Index	Median Housing Value	Purchase Unit Index
Cambridge Twp.	\$ 30,231	\$ 2,172	7.18	\$ 43,400	69.66
Crawford Co.	23,083	2,520	10.91	43,200	53.43
Pennsylvania	29,069	3,864	13.29	69,700	41.70

HOUSING CONSTRUCTION ACTIVITY

One way to gauge new housing construction activity in the Township is to review the Building Permits that were issued. Table 8 enumerates estimated construction activity in the Township over a 10 year period (1986-1995). It must be mentioned that these figures represented estimated construction costs, and not necessarily all permits issued resulted in completed projects. These figures do, however, offer a rough estimation of building activity over the last 10 years. Of the total new housing construction activity for 1986 to 1995, roughly 24% has been for manufactured homes.

TABLE 8

ESTIMATED TOTAL COSTS OF BUILDING PERMITS ISSUED IN CAMBRIDGE TOWNSHIP (1986-1995)

Year	New Housing Construction*	Housing Additions	Garages, Bams, Sheds	Industrial, Commercial	Total
1989	219,100	27,000	44,730	340,000	630,830
1990	143,100	174,400	70,800	132,000	520,300
1991	259,500	48,500	31,300	97,000	436,300
1992	665,900	18,000	61,700	93,000	838,600
1993	623,500	83,500	86,180	40,000	833,180
1994	584,250	79,890	35,300	300,000	999,440
1995	491,730	22,800	37,120	30,000	581,650
1996	417,800	98,200	77,750	2,200	615,750
1997	244,450	146,700	75,800	167,000	723,950
1998	421,000	49,000	87,450	0	557,450
Total	\$3,534,630	\$558,760	\$495,080	\$1,446,000	\$6,034,470

* includes both conventional dwellings and manufactured homes

POPULATION DATA AND FORECAST

Population analyses and projections are an important component to any comprehensive planning process. The consequences of population change greatly affect many township and regional issues ranging from the supply of housing, sewer and water systems, fire and police protection, and recreation facilities.

POPULATION DATA

The following statistics, tables and charts indicate that given Cambridge Springs Borough's absence of vacant land for residential expansion and its aging housing stock, any new residential growth that is to occur in the Cambridge Area is most likely going to occur in Cambridge Township. This has important planning implications when considering future expansions in municipal services.

TABLE 9

POPULATION DATA (1990 CENSUS)

- Population: 1,496
- Sex of Persons: 762 males, 734 females
- Persons 65 or Older: 169
- Number of Households: 538 (2.78 persons per household)
- Number of Families: 437 (3.10 persons per family)

The population of Cambridge Township as counted in the 1990 Census was 1,496. This was a 7.7% increase over the 1980 figure of 1,389. The data in Table 10 below was gathered from the 1990 Census. One characteristic that stands out is that Cambridge Township's population is younger than Crawford County's on the average. Approximately 11.3% of Cambridge Township's residents are 65 or older compared to 15.4% in Crawford County and 15.3% in Pennsylvania. Conversely, 61.1% of the Township's population is between the ages of 18 and 64 compared to 58.6% countywide.

Cambridge Township's demographic characteristics reflect a county-wide trend. Crawford County's Boroughs and Cities have been experiencing a net population loss while the County's Townships are experiencing gains. Between 1950 and 1990 Crawford County's Boroughs and Cities lost 18.9% of their populations while the Townships grew by 34.7%. Also Boroughs and Cities have more residents over the age of 65 (19.1%) compared to the Townships (13.4%). This trend is illustrated in *Diagram 2* and *Diagram 3* on page 15. As a result, while cities and boroughs like Cambridge Springs are experiencing a gradual decline in their housing stock and tax base, Townships must deal with residential growth and its effect on agriculture, quality of life, and infrastructure.

DIAGRAM 2

GROWTH OF CITIES, TOWNSHIPS, AND BOROUGHS IN CRAWFORD COUNTY

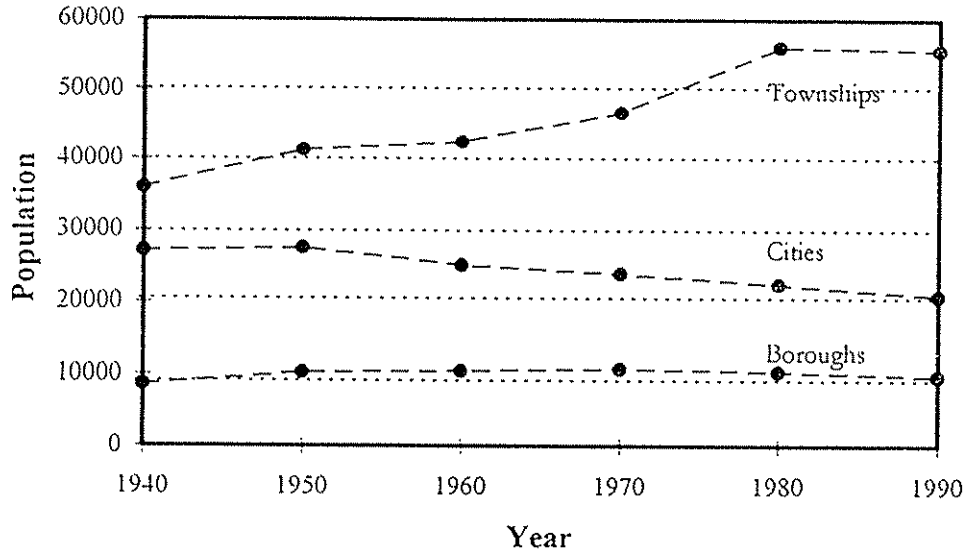


DIAGRAM 3

COMPARATIVE GROWTH OF CAMBRIDGE SPRINGS BOROUGH AND CAMBRIDGE TOWNSHIP

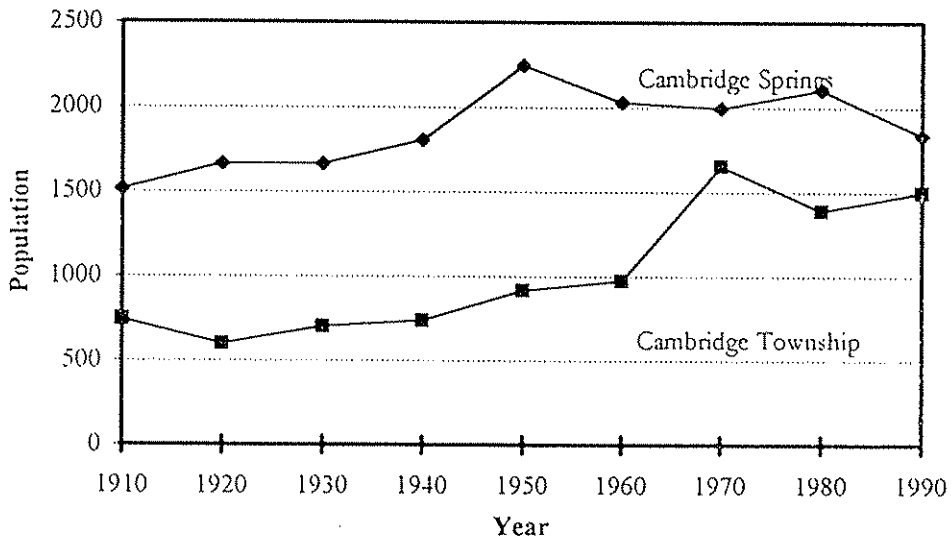


TABLE 10
AGE COHORT ANALYSIS

Age	Cambridge Township	% of Total	% Female	Crawford County	% of Total	% Female
0-4	95	6.4	52.6	5,855	6.8	48.7
5-9	118	7.9	53.4	6,314	7.3	47.4
10-14	121	8.1	49.6	6,317	7.3	47.9
15-19	115	7.7	42.6	6,999	8.1	49.1
20-24	76	5.1	43.4	5,989	6.9	49.2
25-29	110	7.4	57.3	5,628	6.5	51.7
30-34	130	8.9	44.6	6,473	7.5	51.3
35-44	270	18.0	48.5	12,344	14.3	50.5
45-54	153	10.2	45.1	8,895	10.3	51.3
55-64	139	9.3	53.2	8,054	9.4	52.4
65-74	100	6.7	51.0	7,592	8.8	55.6
75-84	61	4.1	45.9	4,419	5.1	60.9
85+	8	0.5	63.0	1,290	1.5	71.5
Total	1,496		54.4	86,169		51.5

POPULATION FORECAST

For the last 50 years, the population of Cambridge Springs Borough has fluctuated widely with an overall gradual increase. An effective population forecasting technique is to "average out" historical population data. In more technical terms this is done by fitting a trend line to past census counts. This trend line is developed mathematically through a linear regression analysis. In the following table historical population data are provided for the Borough and all of Crawford County and the results of the linear regression are shown in Table 11. Italicized figures are projections.

TABLE 11
POPULATION FORECAST (LINEAR REGRESSION)

Year	Cambridge Township	increase/ decrease	%	Crawford County	increase/ decrease	%
1940	736	--	--	71,664	--	--
1950	917	+181	+24.6	78,948	+7,284	+10.2
1960	974	+57	+6.2	77,956	-992	-1.3
1970	1,654	+680	+69.8	81,342	+3,386	+4.3
1980	1,389	-265	-16.0	88,869	+7,527	+9.3
1990	1,496	+107	+7.7	86,169	-2,700	-3.0
2000	1,784	+288	+19.3	91,397	+5,228	+6.1
2010	1,952	+168	+9.4	94,417	+3,020	+3.3

CAMBRIDGE TOWNSHIP COMPREHENSIVE PLAN

Based on 1990 U.S. Census data, the number of persons per occupied household unit in Cambridge Township is 2.78. Assuming that this figure is typical for future households, in the year 2000 based on the above forecast there will be 104 households added to the Township between 1990 and 2000.

SOCIO-ECONOMIC ANALYSIS

This section of the plan is devoted to an examination of the social and economic characteristics of Cambridge Township. These characteristics are determined mainly from the information provided in the 1990 U.S. Census. Although that information is somewhat dated, more current sources are not available that provide such comprehensive data. Where relevant, comparisons were made between Cambridge Township, Cambridge Springs Borough and Crawford County, to bring to light the relationship between the Township and the Borough and to its surrounding region.

THE LABOR FORCE AND ITS CHARACTERISTICS

According to the 1990 U.S. Census Cambridge Township has 1,132 persons 16 years of age or older. Of these 423 are not in the labor force. This is very natural considering that many younger persons are still attending school, and many older persons are retired and therefore no longer actively participating in the work force. The unemployment rate calculated using the following statistics is 6.6%. These figures date from the spring of 1990.

TABLE 12

PERSONS 16 YEARS OR OVER BY LABOR STATUS

<u>Labor Status</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>
Total Labor Force	439	271	710
Civilian Force	436	271	707
Employed	415	249	664
Unemployed	21	22	43
Not in Labor Force	144	279	423

The next two tables (Tables 13 and 14) are among the most interesting in this section. They show the nature of the labor force indicating the kind of work that families do to earn their livelihoods. A comparative cross analysis is provided in order to assess similarities and differences between the Township and Crawford County. Table 13 provides actual numbers and corresponding percentages of persons employed in various occupation categories. Township and county occupations are comparable in each category.

TABLE 13
 PERSONS 16 YEARS OR OVER BY OCCUPATION

Occupation	Cambridge Twp.		Crawford Co.
	#	%	%
Managerial & Prof. Specialty			
Executive, admin., managerial	56	8.4%	9.3%
Professional Specialty	75	11.3%	11.3%
Tech., Sales, Admin. Support			
Tech. & related support	29	4.4%	3.8%
Sales	53	7.9%	9.3%
Admin. support, clerical	71	10.7%	12.1%
Service			
Private Household	0	0%	0.3%
Protective	6	0.9%	1.0%
All Other Service Work	73	11.0%	13.0%
Farming, Forestry, Fishing	27	4.1%	4.7%
Precision prod., craft & repair	104	15.7%	13.6%
Operators, Fab. & Labor.			
Machine operators, assemblers, , inspectors	85	12.8%	11.9%
Transportation & mat. Moving	55	8.3%	5.6%
Handlers, helpers, laborers	30	4.5%	5.1%
total	664	100%	100%

Table 14 classifies the particular industries that employ Cambridge Township residents. Again, this table compares Township breakdowns by industry with those of Crawford County. The only significant differences between the Township and the county are in the non-durable goods industry, which is proportionately more dominate in Cambridge Township; and in the retail industry, which employs fewer Township residents than the county-wide average.

TABLE 14
PERSONS 16 YEARS OR OVER BY INDUSTRY

Industry	Cambridge Twp.		Crawford Co.
	#	%	%
Agriculture, forestry, fishing	31	4.7%	4.4%
Mining	0	0.0%	0.6%
Construction	51	7.7%	5.8%
Manufacturing			
Non-durable Goods	82	12.3%	5.4%
Durable Goods	128	18.9%	21.9%
Transportation	27	4.1%	4.0%
Communications, other pub. utilities	22	3.3%	1.5%
Wholesale trade	17	2.6%	2.5%
Retail trade	90	13.6%	17.6%
Finance, insurance, real estate	18	2.7%	3.8%
Business and repair services	16	2.4%	2.8%
Personal services	9	1.4%	2.3%
Entertainment and recreation services	2	0.3%	1.0%
Health services	69	10.4%	8.6%
Educational services	71	10.7%	9.8%
Other professional & related activities	10	1.5%	4.9%
Public administration	21	3.2%	2.9%
total	664	100%	100%

INCOME DATA

U.S. Census data shows that household income is significantly higher in Cambridge Township than the countywide average. However, it is more interesting and relevant to compare income levels in Cambridge Township to Cambridge Springs Borough. The following measures of income compare the Township to all of Crawford County (they report 1989 incomes). *Diagram 4* and the following tables (Table 15 and Table 16) help to illustrate the socio-economic dynamic that exists in the Cambridge Area. Like many larger cities, incomes in the central area (city or borough) are significantly lower than the surrounding suburbs. Although much of Cambridge Township is rural, the Township is currently experiencing residential growth in the area immediately surrounding the Borough. Much of this growth is taking advantage of the availability of land in the Township while capitalizing on the amenities available in the Borough (sewer, water, retail, etc.).

DIAGRAM 4

HOUSEHOLD INCOME IN CAMBRIDGE SPRINGS, CAMBRIDGE TOWNSHIP AND CRAWFORD COUNTY

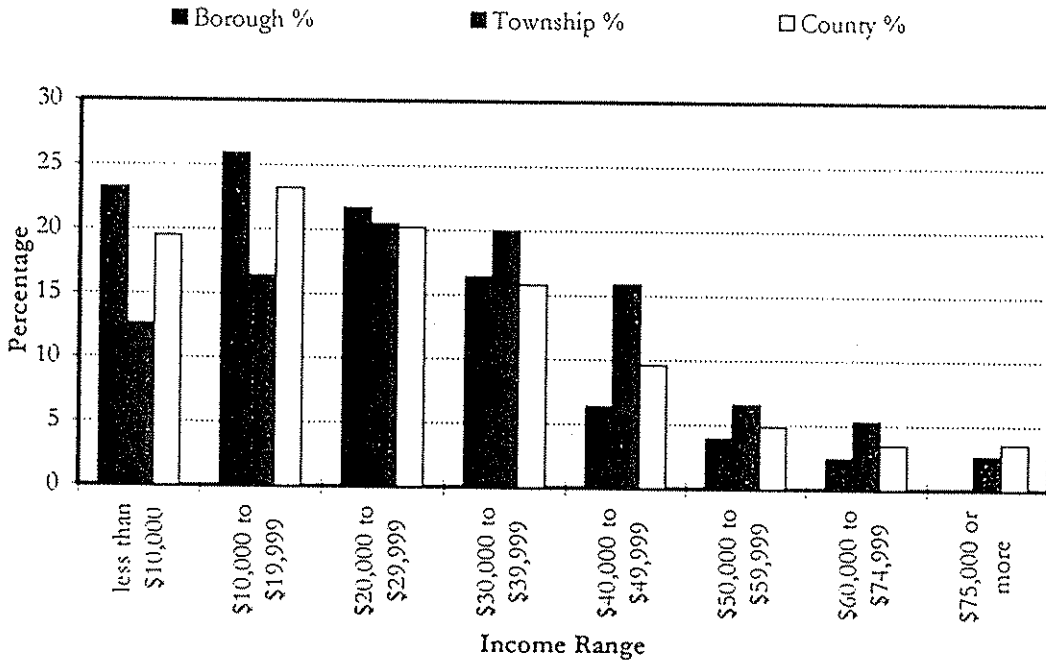


TABLE 15

AVERAGE HOUSEHOLD AND PER CAPITA INCOME IN CAMBRIDGE TOWNSHIP, CAMBRIDGE SPRINGS AND CRAWFORD COUNTY (1989)

	Cambridge Township	Cambridge Springs	Crawford County
Median Household Income	\$30,231	\$21,333	\$23,083
Per Capita Income	\$11,826	\$9,242	\$10,833

TABLE 16

HOUSEHOLD INCOME RANGES IN CAMBRIDGE TOWNSHIP, CAMBRIDGE SPRINGS AND
CRAWFORD COUNTY (1989)

<u>Income Range</u>	<u>Township %</u>	<u>Borough %</u>	<u>County %</u>
Less than 5,000	4.2	7.1	5.9
5,000 to 9,999	8.4	16.1	13.6
10,000 to 14,999	8.1	16.4	11.9
15,000 to 19,999	8.3	9.5	11.3
20,000 to 24,999	12.8	10.9	11.2
25,000 to 29,999	7.7	10.8	9.0
30,000 to 34,999	9.9	10.1	8.3
35,000 to 39,999	10.1	6.3	7.5
40,000 to 44,999	10.8	4.5	5.8
45,000 to 49,999	5.1	1.9	3.8
50,000 to 54,999	4.6	0.9	2.8
55,000 to 59,999	2.0	3.0	2.0
60,000 to 74,999	5.3	2.4	3.4
75,000 to 99,999	0.4	0.0	1.8
100,000 to 124,999	0.9	0.0	0.9
125,000 to 149,999	0.4	0.0	0.2
150,000 or more	0.9	0.0	0.6

POVERTY DATA

Poverty thresholds are established by the federal government and they are made sensitive to family size. They are done on a national basis; therefore no attempt is made to adjust these thresholds for local or regional variations in the cost of living. The poverty line or threshold was established based on U.S. Department of Agriculture study which reflected family size and composition and which determined that families of three or more persons spend approximately one-third of their income on food; the poverty level for these families was set at three times the cost of an economic food plan. The more persons in the family, the higher the poverty threshold is. For smaller families (less than three) the cost of the economy food plan was multiplied by factors that were slightly higher in order to compensate for the relatively larger fixed expenses of these smaller households. The poverty thresholds are updated every year to reflect inflation.

Table 16 illustrates that, reflecting comparisons in income level, in each category, Cambridge Township is below the county-wide average in most categories and significantly below Borough statistics for each category.

TABLE 17

POVERTY LEVEL STATISTICS IN CAMBRIDGE TOWNSHIP, CAMBRIDGE SPRINGS AND
CRAWFORD COUNTY (1989)

Category	Township %	Borough %	County %
All persons	8.3	18.8	15.5
Persons 65 years and over	10.1	16.4	10.7
Related children under 18 yrs.	8.7	26.6	22.3
Unrelated individuals	29.6	31.5	28.1
All families	6.3	13.0	11.7
Female householder families	31.3	44.0	35.9

EDUCATIONAL ATTAINMENT

Table 17 illustrates that the number of Township residents without a high school diploma is roughly lower than the county average (22.4% compared to 26.0%). The Borough is slightly lower than the county and township average in the number of residents with high school diplomas, and slightly higher than the county and township average in the number of residents obtaining bachelor's degrees or greater.

TABLE 18

PERSONS 25 YEARS OR OLDER BY YEARS OF SCHOOL COMPLETED

Education Category	Township %	Borough %	County %
Less than 9 th grade	6.7	13.5	10.0
9 th to 12 th grade, no diploma	15.7	13.3	16.0
High school graduate	47.8	43.3	47.0
Some college, no degree	12.6	13.2	12.0
Associate degree	5.9	2.2	3.0
Bachelor's degree	8.0	9.9	7.3
Graduate or prof. degree	3.4	4.6	4.7

TOWNSHIP SURVEY RESULTS

In the winter of 1996 a survey was prepared by the Township Planning Commission in conjunction with the Crawford County Planning Commission for residents of Cambridge Township. The survey was devised in an attempt to obtain residents' attitudes and opinions toward the development of the Township.

The surveys were distributed in the spring of 1996 to approximately 621 households. The surveys were mailed to all Township households in an attempt to receive a higher response rate. There were 213 surveys returned, with a total response rate of 34.3%. Standard research techniques, generally, maintain that a response rate of 30% or greater is considered 'statistically representative' of Township residents' opinions and attitudes regarding land use development, future growth, housing and community facility issues.

- **Place of Employment for Township Residents:** According to survey respondents, the majority of Township residents work in:

Cambridge Springs Borough	22.6%
Within Cambridge Township	19.2%
Erie County (Erie/Millcreek)	16.8%
Meadville	15.0%

The remaining 27% of employed residents are work at various locations throughout Crawford County (as shown in *Diagram 5*). *Diagram 6* shows breakdowns of employment categories of survey respondents.

- **Opinion of Cambridge Township**
 - 42% of all Township respondents are employed within a radius of 20 miles. However, a large majority of non-respondents were retired and therefore were not classified for survey purposes.
 - 94.2% of the respondents felt that the Township is a satisfactory or very satisfactory place to live.
 - 60.0% of respondents would like to see more industry develop over the next 5 to 10 years.

DIAGRAM 5

MUNICIPALITY OF EMPLOYMENT OF SURVEY RESPONDENTS

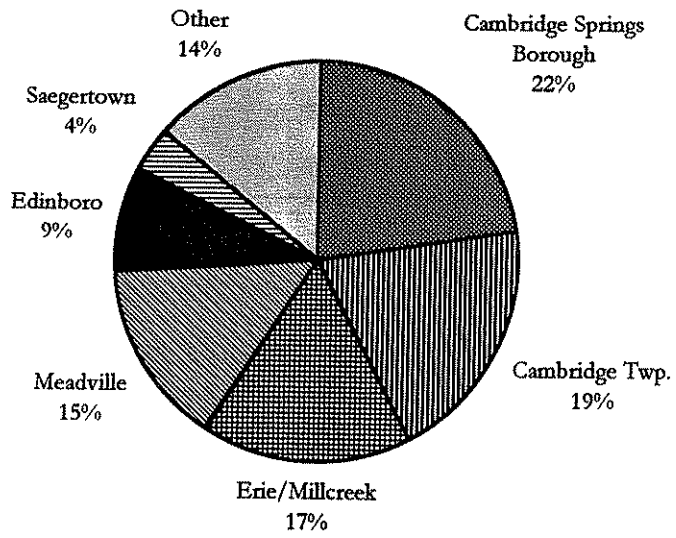
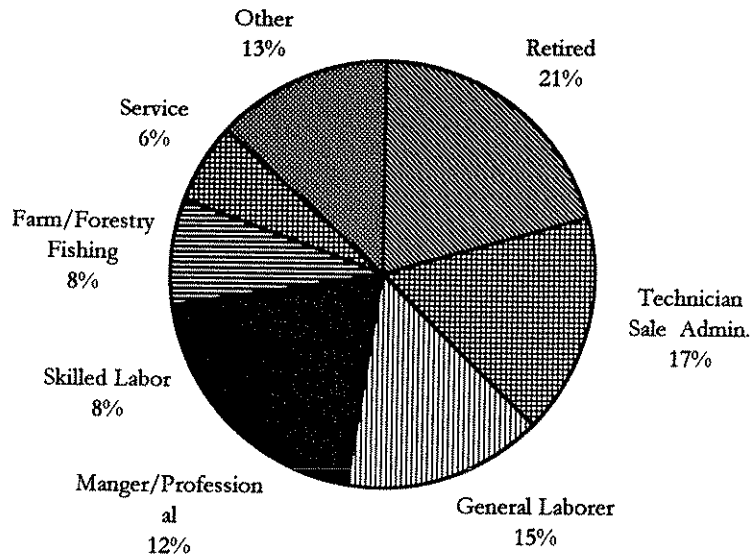


DIAGRAM 6

OCCUPATION OF PERSONS RESPONDING TO SURVEY

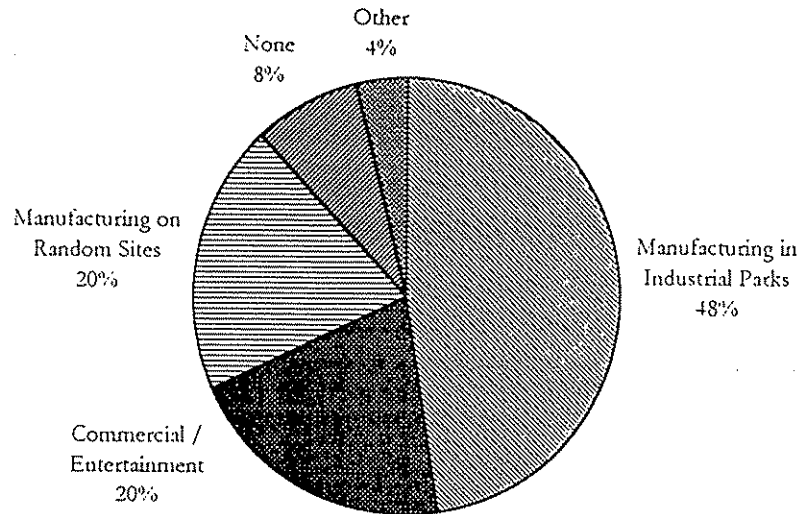


- **Opinion on Township Growth** (see also *Diagram 7*)
 - 54.2% of Township respondents disagree that future growth should be chiefly housing for families and NOT for business or industrial activities.
 - 43.1% of respondents agree that more retail and service business should be encouraged to locate within the Township.
 - 42.4% of the Township's survey respondents' indicated that tourism related commercial uses should be encouraged through the Township Zoning Ordinance.
 - 47.6% of respondents felt that the development of manufacturing within industrial parks should be promoted.
 - 47.5% are in support of developing tourism in the Township.

- **Opinion on Farm Land Preservation**
 - 43.3% of respondents agree that a strategy should be prepared to preserve productive farm land.
 - 38.8% of respondents agree that land should be reserved for the location of new industries in an effort to retain more employment opportunities within the Township.

DIAGRAM 7

SURVEY RESPONSES TO THE FOLLOWING DEVELOPMENT ACTIVITIES



- **Opinion on Housing Issues**

- 52.9% of survey respondents would like to see the total housing stock remain at its current level.
- 43.8% of survey respondents stated that mobile homes should be placed on any site within the Township.
- Conversely, 25.1% of respondents believe that mobile homes should be located in mobile home parks.
- 87.1% of respondents stated that their primary residence was not a mobile home or recreation vehicle.

- **Travel Patterns of Township Residents**

Banking Services

50.3%	Cambridge Springs
17.1%	Saegertown
16.1%	Edinboro
15.1%	Meadville
10.6%	Erie/Millcreek

Clothing

56.6%	Erie/Millcreek
45.5%	Meadville
7.6%	Edinboro
1.5%	Waterford
5.1%	Other

Entertainment

36.1%	Erie/Millcreek
32.5%	Meadville
18.7%	Cambridge Springs
18.7%	Edinboro
15.7%	Other

Medical Services

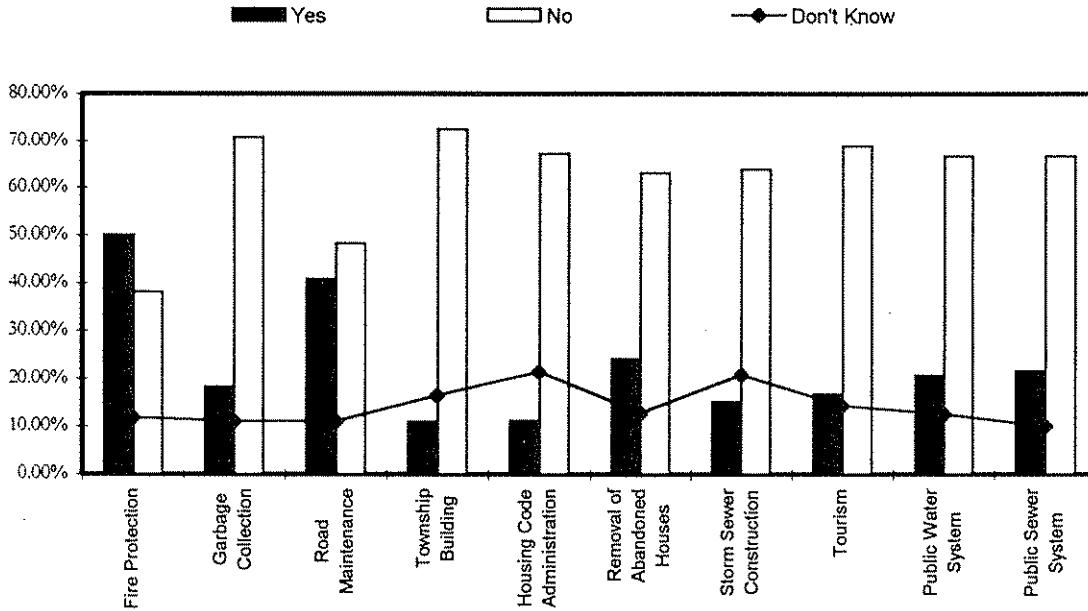
87%	Meadville
48%	Erie/Millcreek
44%	Edinboro
32%	Cambridge Springs

- **Public Township Services**

Township residents were asked about the 'quality' of the following services provided by the township. *Diagram 8* outlines respondents' satisfaction level for zoning enforcement, road maintenance, fire protection and ambulance service. Not surprising, respondents indicated unsatisfactory levels of service for zoning enforcement (19.4%) and road maintenance (21.3%). However, the majority of Cambridge township residents placed a much higher rating for fire protection and ambulatory service, as they were excellent or good.

DIAGRAM 8

CITIZEN WILLINGNESS TO PAY INCREASED TAXES FOR THE FOLLOWING SERVICES



In addition to the quality of service, Township residents were asked which service would they be willing to pay increased taxes for in order to implement or supplement the following services: fire protection, garbage collection, road maintenance, township building, housing code administration, removal of abandoned houses, storm sewer construction, tourism, public water system, and the public sewer system. The findings (*Diagram 7*) were rather interesting, the respondents indicated that the only service they would be willing to pay increased taxes for is fire protection. However, on the issue of road maintenance it was almost an even split with 40.7% of respondents indicating they are willing to increase taxes for increase service while 48.2% were opposed to the idea. Other services (storm sewer construction, housing code administration, the township building and tourism) had responses ranging from 10 to 15% that were not sure or undecided about paying for increases services.

TRANSPORTATION: THE ROAD NETWORK

The road network makes up the development framework for any municipality; road locations have shaped the Township. Cambridge Township and Cambridge Springs Borough are a hub in the pattern of roads serving north-central Crawford County. U.S. Route 19 provides a major north-south transportation corridor tying the Cambridge Area to Meadville and Erie. U.S. Route 19 also gives the area access to the Interstate 79 Saegertown Exit for southbound and I-80 bound traffic. State Route 99 connects the area with Edinboro and the I-79 Edinboro Exit for northbound and I-90 bound traffic. U.S. Route 6 shares the roadway with U.S. 19 through the Township and provides access from the Cambridge Area to Warren, Allegheny National Forest and points east. State Route 86 provides a more direct route south to Meadville.

There are 46.76 miles of roads in Cambridge Township. The breakdown of ownership of these roads is as follows:

State Owned and Maintained (PennDOT)	19.05 miles
Township Owned and Maintained	29.93 miles

A vast majority of Township roads are not paved. Paved Township Roads can be found in the Pleasant Hills Subdivision, along Sunnyside Drive and surrounding streets, and in the Mitchell Lake Mobile Home Park.

CLASSIFICATION OF ROADS

Key to understanding the planning for roads is the recognition that they form a network. The relationship of the roads in the network is important because all roads should not serve the same function. The network concept is based on a hierarchy of roads which takes into account the transportation needs that individual roads serve. Some roads serve interstate and inter-county needs. Others serve inter-borough travel requirements, while still others function only to provide access to abutting properties. In reality, however, often the same road serves too many functions in which case problems can arise.

The Federal Functional Classification System defines a "hierarchy" for roads. The Pennsylvania Department of Transportation (PennDOT) accepts the federal system as the classification system to use in describing and categorizing roads. This plan, therefore, follows the nomenclature in the Federal Functional System. The road classification in this system are as follows:

- Interstate: A road designated as a route of the Interstate System. I-79 is the only Interstate System road in Crawford County
- Minor Arterial: A road which serves interstate and inter-county travel, and where trips are normally of long duration. In the Cambridge Area, only U.S. Routes 6 and 19 are in this category.
- Major Collector: A road serving inter-county travel which connects development centers within a county. State Routes 86, 408, and 99 are in this category.

ERIE COUNTY

429

2369

529

2672

1002

1825

4297

2578

716

- ● ● MINOR ARTERIAL
- ⊙ ⊙ ⊙ MAJOR COLLECTOR
- ○ ○ MINOR COLLECTOR
- LOCAL (COLLECTOR)
- LOCAL (ACCESS)

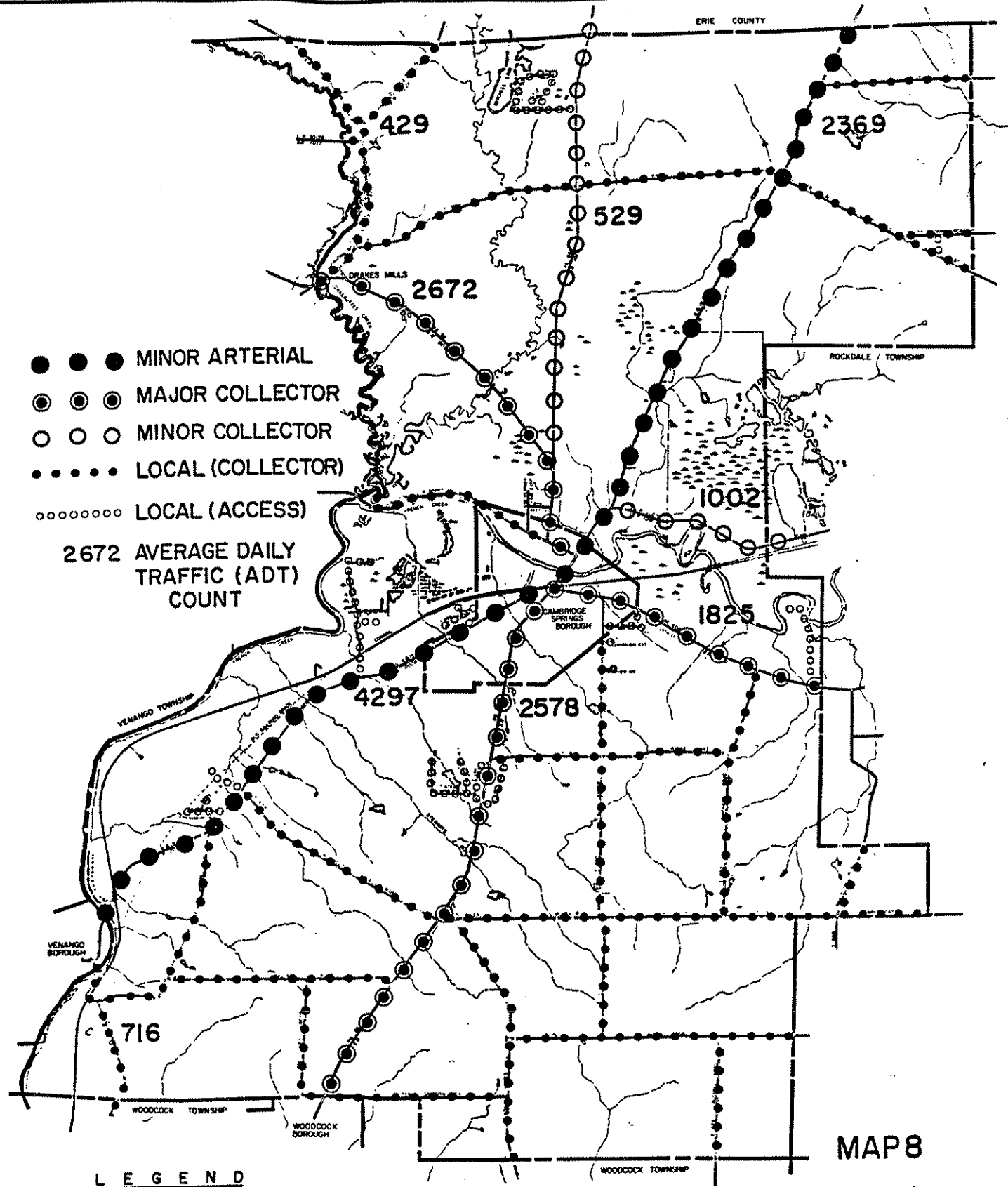
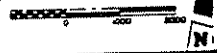
2672 AVERAGE DAILY TRAFFIC (ADT) COUNT

LEGEND

- PUBLIC ROAD
- PRIVATE ROAD
- ===== MUNICIPAL BOUNDARY
- RAILROAD
- ▨ MARSH OR WETLANDS
- ~ BODY OF WATER, CREEK OR STREAM
- ▨ PUBLIC PROPERTY
- BRIDGE

MAP 8

**HIGHWAY CLASSIFICATION &
AVERAGE DAILY TRAFFIC COUNTS
CAMBRIDGE TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA**



- Minor Collector: A road which collects traffic from the local road system and funnels it to the major collector and minor arterial systems. Miller Station Road (State Route 1016) is the only road in Cambridge Township in this category.

The four categories described above include roads which have reasonable continuity. The following two categories demonstrate a difference in the continuity characteristics, especially the local access road.

- Local (Collector): This category of road is named local in the Federal System and it includes all Township maintained streets.
- Local Access: This is the true local street which would never, even with full development surrounding it, carry appreciable through traffic. It primarily serves as access for abutting property owners. Thomas Drive and its surrounding streets off of U.S. 6 & 19 and the streets around Mitchell Lake are some examples of Local Access roads.

Besides providing a convenient way to organize one's thinking about the Cambridge Township street network, the Federal Functional System has other important characteristics. It denotes the amount of financial help the federal government will supply to a particular road category. It also is a key to relative road importance and major improvement priorities. Minor Arterial and Major Collector roads qualify for substantial federal aid. Minor Collector and Local (Collector) roads do not participate in the conventional federal aid programs.

The classification system previously described, although developed by the federal government mainly to provide an ordering for state maintained roads, has been articulated and organized in this report to include Township maintained roads. It can be said that the Township has three types of roads based on ownership: state roads, Township maintained roads and private roads. All state and Township roads have number designations. There are three digits in the Township numbers, and four digits in the state numbers. Where a state road has a route designation, this designation is reflected in the four digit number, for example 0006 is the number for U.S. Route 6. All Township roads have names which are reflected in the accompanying maps.

Private roads are a different matter. These roads do not have numbers; most of them have names. There are several private roads in Cambridge Township, for example, Quay Lane off of Ellis Road, Williams Drive off of PA Route 408, and Van Acres off of U.S. 6 & 19 near Venango Borough. In many instances the families on these private roads want it this way. Van Acres and Williams Drive contain many summer cottages. Often these families are summer residents only and believe the private road status is a way of guaranteeing privacy. Where the Board of Township Supervisors has not taken official action to accept a road into its network, such a road is a private road and must be maintained by abutting property owners. Normally the Township won't accept a road into its system unless the right-of-way is a minimum of 33 feet and the construction of the road meets Township standards.

AVERAGE DAILY TRAFFIC (ADT) COUNTS

Average daily traffic (ADT) is a term used to express the number of vehicles which use roads. As the term implies it measures the number of vehicles which use a particular portion of road in a 24

hour period averaged over the time span of one year. The Pennsylvania Department of Transportation conducts counts at selected points on certain roads. *Map 8* indicates the ADT counts available for Cambridge Township. The counts are based on data from PennDOT's RMS Report dated July 29, 1993. In examining the traffic counts one should keep in mind that a two lane highway in a rural area has a carrying capacity of approximately 7,500 average daily trips; this refers to reasonably well maintained road with a minimum travel way of 20 or 21 feet.

Examining the ADT counts it is evident that the busiest intersections in the Township are along U.S. 6 & 19 south of Cambridge Springs Borough. On the average day 4,297 vehicles pass along this stretch of highway, 9% are estimated to be trucks. Other busy intersections are PA Route 99 between the Borough and Drakes Mills (2,672). This stretch is the link between Cambridge Springs Borough and Edinboro, PA. Other high counts are along PA Route 86 (2,578) carrying traffic between Cambridge Springs and Meadville, U.S. 6 & 19 north of the Borough (2,369), and PA Route 408 (1,825) east of Cambridge Springs Borough.

PROBLEM BRIDGES

- **Kreitz Road Bridge (County Bridge #4):** The Kreitz Road Bridge spans Little Conneautee Creek. The Kreitz Road Bridge is currently in the first four years of PennDOT's 12-year Plan.
- **Jericho Road Bridge (S.R. 1017):** The Jericho Road Bridge spans Conneautee Creek north of Drakes Mills. The bridge has been closed since 1985. Only a handful of Cambridge Township Residents are affected by this closing because the bridge is less than ¼ miles from Mt. Pleasant Road (S.R. 1021). Venango Township is much more affected because the closing creates a 1 ½ mile dead end. This has placed a continual strain on local residents, school bus drivers, postal carriers, emergency vehicles, etc. This bridge is currently being addressed through PennDOT's Turnback Program. PennDOT is financing the replacement of the bridge with the agreement that Cambridge and Venango Townships will take over the ownership of Jericho Road and the bridge.

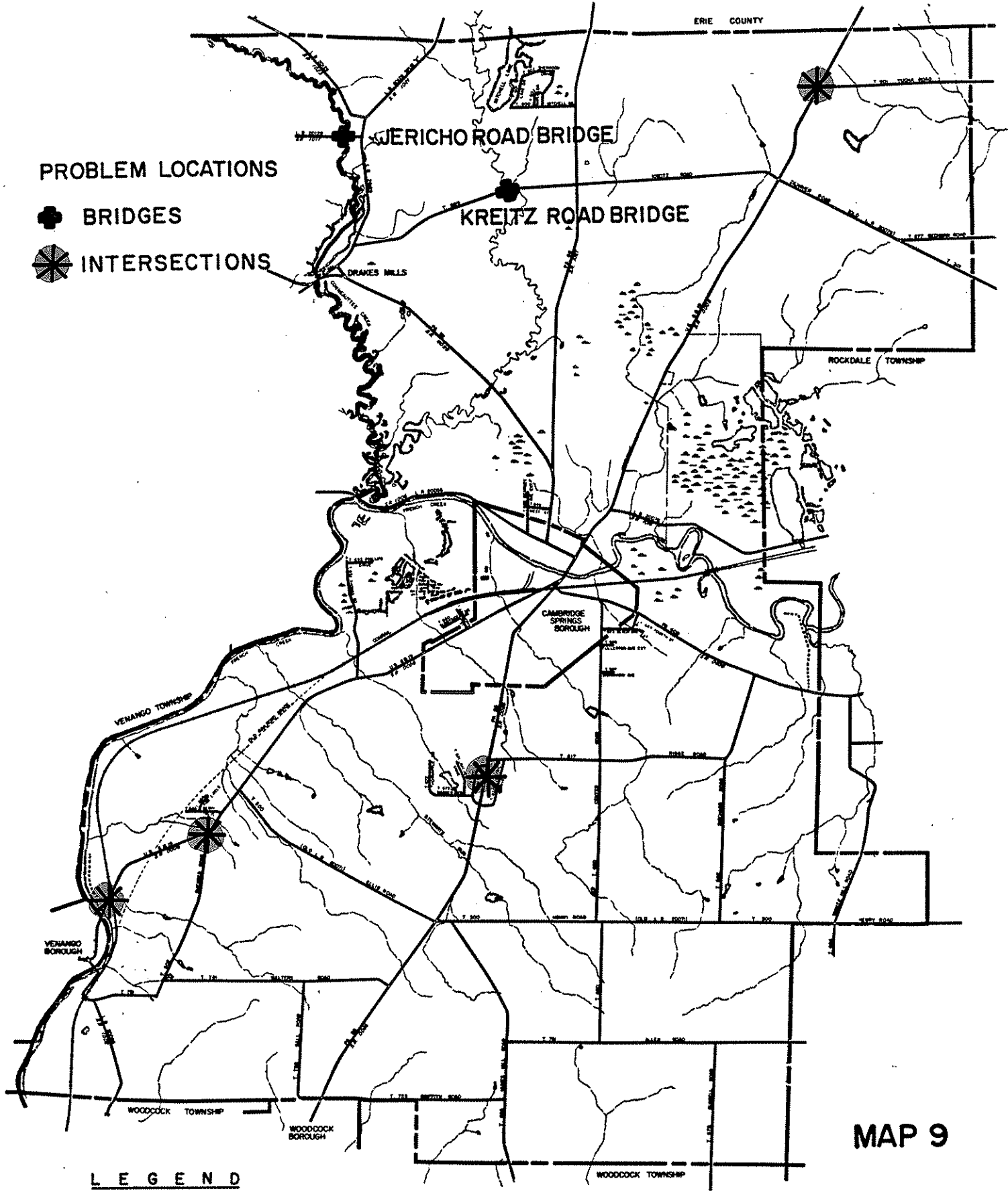
PROBLEM INTERSECTIONS

- **Electric Drive (T-820) and PA Route 86:** The southern entrance/exit to the Northwestern Rural Electric Cooperative facilities on the east side of PA Route 86 south of the Borough suffers from inadequate sight lines because 86 crests just north of the access point. Directly south of this accessway is Electric Drive where the Township Building is located. Currently this presents problems because Township equipment must maneuver onto PA Route 86 and cannot quickly accelerate if a vehicle should appear from the north. The REA has plans to develop the parcels immediately surrounding Electric Drive as a light industrial park. This only promises to worsen the situation as trucks use this road to access 86.
- **Van Acres (private) and US 6 & 19:** Van Acres is a private road located between a Northwest Rail Authority overpass and French Creek on the west side of US 6 & 19. The western abutment of the overpass creates a blind spot to cars entering US 6 & 19 from Van Acres. Because most of the houses on Van Acres are seasonal dwellings, this is especially a problem in the summer months.

PROBLEM LOCATIONS

● BRIDGES

⊗ INTERSECTIONS



MAP 9

LEGEND

- PUBLIC ROAD
- PRIVATE ROAD
- MUNICIPAL BOUNDARY
- RAILROAD
- MARSH OR WETLANDS
- BODY OF WATER, CREEK OR STREAM
- PUBLIC PROPERTY
- BRIDGE

PROBLEM INTERSECTIONS & BRIDGES
CAMBRIDGE TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA



- **Yucha Road (T-901) and US 6 & 19:** A crest of a hill directly north of this intersection creates limited visibility for traffic entering US 6 & 19 from Yucha Road.

PUBLIC TRANSPORTATION

Currently the Cambridge Township has no daily scheduled public transportation service. The only service available to Cambridge Area residents is what is called the designated stop service offered by the Crawford Area Transit Authority (CATA). Users of this service are required to make a reservation for this service at least one working day in advance. The designated stop is the Dairy Mart on 305 S. Main Street where the bus picks up the passengers at 10 a.m. and transports them to the Downtown Mall in Meadville. From the mall, they have access to fixed-route bus lines. The same service returns passengers at 1:30 p.m. at the Dairy Mart. The cost of this service is \$2. CATA now offers a service from Meadville to the Mill Creek Mall the second Monday of each month. Interested persons should contact CATA one working day in advance. The cost is \$5 one way (\$0.75 for senior citizens) for those waiting at the designated stop in Cambridge Springs. The bus leaves Cambridge Springs at 9:00 am and returns to the Borough at 3:00 p.m.

COMMUNITY FACILITIES

MUNICIPAL GOVERNMENT

Board of Township Supervisors: Cambridge Township is a Township of the Second Class under Pennsylvania law. It has all the government powers except those in the area of education. Three township supervisors are elected "at large" by township residents for six year terms, and these supervisors exercise all administrative and legislative powers. One supervisor is designated as Township Roadmaster and is employed full-time. The roadmaster is responsible for physically maintaining all Township roads and bridges. In addition the Township employs 3 full-time persons. One of these full-time persons is the Township Secretary, the other is part of the roads crew. Finally, the zoning/permit enforcement officer is compensated for part time hours.

In addition to employed staff, the township has numerous elected offices which serve the Township, those of: tax collector, assessor and auditor (three auditors are elected). The elected Board of Township Supervisors also use the services of a solicitor and a sewage enforcement officer. These positions are used only on an "as-needed" basis.

Planning Commission: In 1977 the Cambridge Township Supervisors reactivated the Cambridge Township Planning Commission. The Planning Commission consists of five township citizens appointed at large by the Township Supervisors..

Other Township Agencies & Boards: In addition to the Township Supervisors and Planning Commission the township also has the following agencies and boards to assist in the functioning of the township.

Municipal Authority	7 members	
Zoning Hearing Board	5 members	
Wellhead Protection Committee	2 members	1 Twp. Supervisor

Township Property and Equipment: Cambridge Township maintains a Township Building located on a 2.3 acre parcel of land situated on Electric Drive off of State Route 86. In addition, the township also owns numerous properties throughout the township including the 0.25 acre Allen cemetery and another 0.25 acre (P.A. Route #86) vacant lot.

The Township owns a variety of commercial and office equipment along with attachments for road maintenance, winter snow plowing, and equipment for digging/dredging sewer/water lines. The Township's road equipment includes the following:

1996 Case Loader	1979 International Dump Truck
1995 Ford L8000 Dump Truck	1978 Ford Tanker
1993 Ford 531 Tractor	1978 John Deere Backhoe
1991 Champion Road Grader	1975 GMC Dump Truck

Office equipment at the Township building includes a computer, printer, photocopier, fax machine, along with the phone system for day-to-day office maintenance.

ROCKDALE TOWNSHIP

STATE GAMELAND # 277

CAMBRIDGE SPRINGS PUBLIC LIBRARY

CAVAS

CAMBRIDGE AREA VOLUNTEER FIRE DEPT.

ELEMENTARY & HIGH SCHOOL

BRINK DRIVE RECREATION COMPLEX

NORTHWEST RURAL ELECTRIC TOWNSHIP BUILDING

ALLEN CEMETERY

VENANGO BOROUGH

VENANGO TOWNSHIP

WOODCOCK TOWNSHIP

WOODCOCK BOROUGH

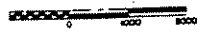
WOODCOCK TOWNSHIP

MAP 10

LEGEND

- PUBLIC ROAD
- - - - PRIVATE ROAD
- MUNICIPAL BOUNDARY
- RAILROAD
- Marsh or Wetlands
- Body of Water, Creek or Stream
- Public Property
- Bridge

COMMUNITY FACILITIES
 CAMBRIDGE TOWNSHIP
 CRAWFORD COUNTY, PENNSYLVANIA



WATER

Most Cambridge Township residents are served by private wells, although, 77 homes are serviced by municipal water. Approximately 45 homes within the Pleasant Hills subdivision area are serviced by township municipal water (four private, communal wells). An additional 32 township homes adjacent to Cambridge Springs are serviced by the Borough's water tower. Eventually, it is the Township's aim to connect addition properties with the Borough's new water storage tank situated just east of Route #86 (north of the REC industrial park). *Map 10* shows the location of public water in the Township.

SEWER

The majority of Township residents are served by individual, on-lot septic/sewage systems. However, the Township does maintain a 'Township Municipal Authority' which primarily focuses on sewerage and public water service to residents within the Township. A total of 62 households within the Township are served by either the Township or Borough sewer system. Approximately 44 homes are served by township sanitary sewer lines. These customers are situated within the Pleasant Hills subdivision along P.A. Route #86. In addition to these township customers, another 18 homes adjacent to the Township/Borough boundary are serviced by Cambridge Springs Borough sewer system. The availability of public sewer in Cambridge Township is depicted on *Map 10*.

ELECTRIC

In terms of electric power, most of Cambridge Township is served by the Northwestern Rural Electric Cooperative Association (NRECA) which has its headquarters in the Township on PA Route 86. The Borough of Cambridge Springs is served by Penelec as well as areas in the Township near to the borough. Pennsylvania citizens do, however, now have the option of choosing their own electric company.

GAS

The National Fuel Company (Pittsburgh) provides natural gas service to a limited number of township residents. The southwestern portion (high pressure line along U.S. Route #6 & 19) of the township and areas adjacent to Cambridge Springs Borough are the extent of current gas service. *Map #* outlines the specific areas where natural gas pipelines are located. There are approximately 128 service lines to households within the township along with the Riverside Golf Course and the State Correctional Institution

PHONE

The residents of Cambridge Springs Borough and Cambridge Township are served by the GTE North, Inc. telephone system. The General Telephone Equipment company is based in Ohio and serves the general Erie area and the very northern municipalities within Crawford County.

CABLE TELEVISION

The residents of Cambridge Township have been served by the Co-axial Cable Corporation (Erie) franchise since 1988/89. Co-axial Cable TV Corporation is an independent franchise and Map # indicates the local service for the township and surrounding area. Co-axial currently services 360 households within the township.

POLICE PROTECTION

Cambridge Township is entirely dependent on the Pennsylvania State Police for protection services. The State Police are based at the Meadville Barracks in Vernon Township. 23 Patrol Officers are stationed at the Meadville Barracks with 17 officers primarily working at desk jobs and going on patrol when needed. Cambridge Township is part of a State Police zone that includes five other Townships in Crawford County. One officer is assigned to this zone.

FIRE PROTECTION

The Cambridge Springs Area Volunteer Fire Department serves all but the southwest corner of Cambridge Township. It was established in 1917 and is located at 202 Venango Avenue in Cambridge Springs. Gary Wolf is its current Chief. There are 51 additional volunteer firemen. The southwest corner of the Township, bounded by Ellis Road to the north and State Route 86 to the east, is served by the Venango Volunteer Fire Department. All calls for both fire departments are dispatched through the Crawford County 9-1-1 Office in the Courthouse in Meadville.

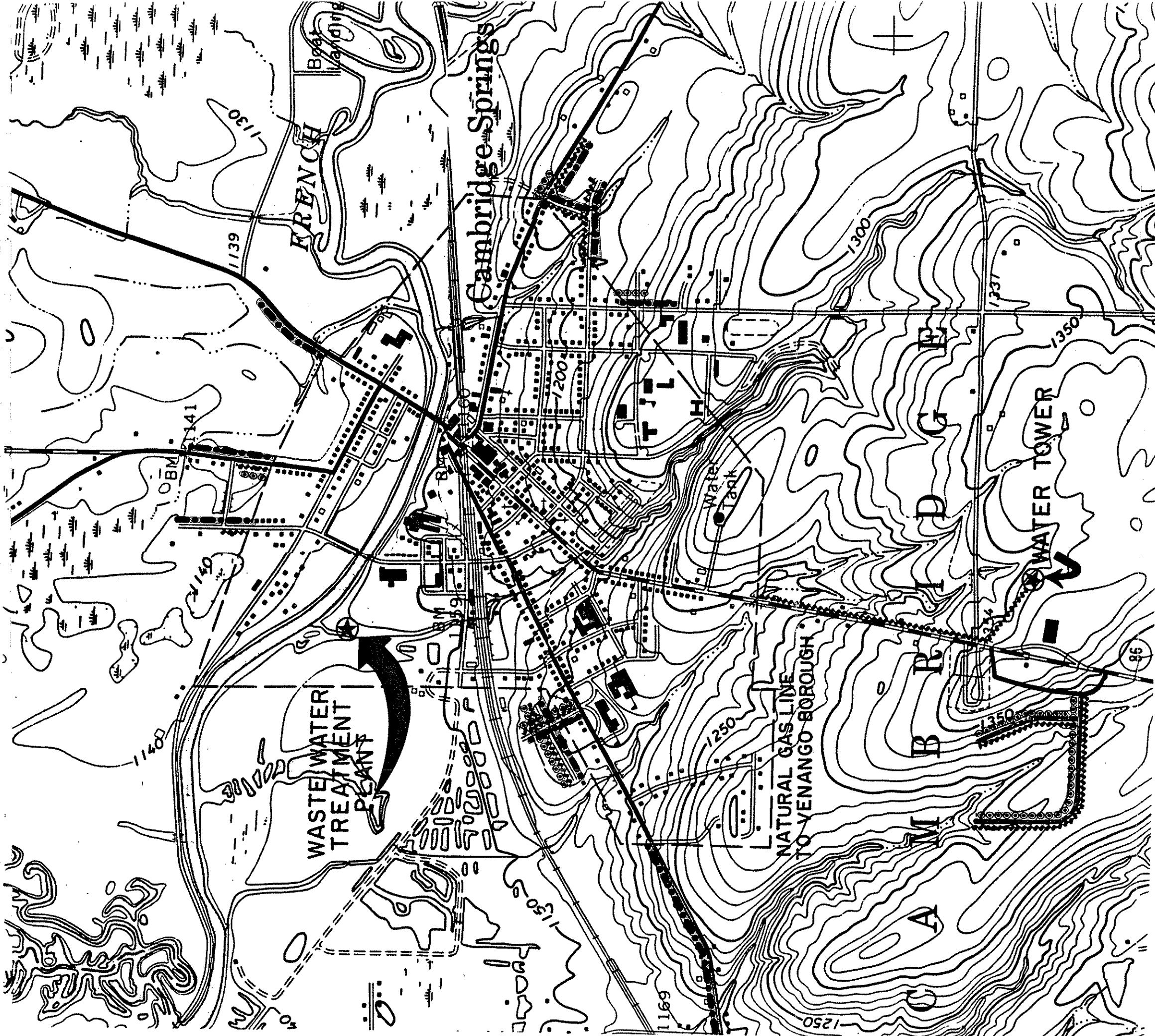
AMBULANCE SERVICE

The Cambridge Area Volunteer Ambulance Service, Inc. (CAVAS) offers emergency ambulance service to Cambridge Township. CAVAS serves a 220 square mile area that includes in addition to Cambridge Township Richmond, Rockdale, Hayfield and Cussewago Townships, and Cambridge Springs, Venango and Woodcock Boroughs. CAVAS currently has 30 volunteers. Of the 30 volunteers, 20 are Emergency Medical Technicians, 3 are first response, and 7 are involved in fund raising. A \$100,000 expansion program is currently in progress that includes the creation of a credited county training facility. This facility will not only be used to train volunteers for the various ambulance departments, but will also potentially be used by the community for emergency medical treatment training.

REFUSE COLLECTION

Township residents make use of various waste management techniques including the renting containers from private waste haulers, the on-site disposal and recycling. Garbage disposal within the Township is based on a 'user pay' system whereby residents have the option to rent containers from various local private waste haulers. In addition, residents have the option to burn or bury waste products on their own properties, however, the Township does not permit burial or garbage or burning of hazardous/toxic by-products.

The Borough and Township have an agreement for shared recycling duties. Materials within the township for recycling (i.e. plastics, newsprint, tin cans, etc.) are collected every Tuesday and are stored at a recycling depot located in Robert C. Stine Park in Cambridge Springs Borough. The



- PUBLIC SEWER
- ~~~~~ PUBLIC WATER
- NATURAL GAS

MAP II
LOCATION OF
EXISTING UTILITIES
CAMBRIDGE TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA

other measure incorporated by the township for refuse disposal is the annual 'Clean Up Day' held the early part of May (first weekend) at the Township office. This voluntary clean up action is open to all township residents that have any garbage or items for special disposal (ie. broken furniture, appliances, etc.) that are classified as non-hazardous.

LIBRARY

Cambridge Township residents have access to the Cambridge Springs Public Library located on 158 McClelland Street in the Borough. The current facility was opened in 1976. The library has a collection of over 24,000 books, magazines, reference books and videos. Currently the library has 2,490 patrons who check out an average of 30,000 items a year with June being the most active month. The library employs four persons including a janitor.

The Cambridge Springs Public Library is a member of the Crawford County Federated Library System which receives state funding.

PUBLIC SCHOOLS

Springs Elementary School (grades 1 through 6) was constructed in 1960 and has approximately 580 students. 30 full time and 11 part time teachers are employed there. There are no plans for expansion of this facility in the near future. Cambridge Springs High School (grades 7 through 12) has had a presence in the Borough since 1886 in various locations. The current facility was constructed in 1953 and has approximately 700 students. 43 full time and 4 part time teachers are employed at the high school. 25 additional full-time and part-time persons are also employed. Although the two schools are located in the Borough, the lands owned by Penncrest extend into the Township.

RECREATION AND PARKS

The following are some of the recreation facilities available to the residents of Cambridge Township:

Brink Drive Recreation Complex: In 1973 Cambridge Springs Borough obtained a 14 acre parcel from the School District. This parcel is situated directly south of the Brink Allotment in Cambridge Township. The Borough maintains this parcel as a recreational complex. There are currently two baseball diamonds located there. Currently the Borough is working to establish a road connecting the recreation facility with PA Route 86, to alleviate congestion in the Brink Drive Subdivision.

Cambridge Springs Borough Facilities: The school, which is located in the Borough has two ball fields.

State Game Land #277: This Game Land straddles the eastern Township boundary spilling into Rockdale Township. It is known locally as "Land 'O Lakes" because of its series of ponds and wetlands. It is a popular area for hunting, fishing and passive recreation.

TOWNSHIP FISCAL ANALYSIS

It is important to look at the governing process in Cambridge Township as reflected in terms of its annual expenditures and revenues. The total amount of Township revenues in 1995 were \$226,106. The total amount of expenditures were \$243,008. Expenditures tend to fluctuate widely due to the unpredictable nature of road maintenance, snow removal and equipment purchases and repairs.

REVENUES

Table 19 below shows a comparison of the variety of revenue sources that the Township receives with comparisons over an eleven year period. The Township currently utilizes four forms of taxation: real estate tax, per capita tax, real estate transfer tax and earned income tax. Property tax has increased from 1.4 mils in 1987, to 2 mils in 1991, to 3 mils in 1996 and to 5.75 mils in 1997. Intergovernmental Revenues consist of State Capital & Operating Grants, highways and streets, Public Utility Realty Tax, beverage licenses and state payments in lieu of taxes (State Game Land #277). Township revenues have increased 99.5% from 1987 to 1998. This is an average of 9.1% per year. Overall, the proportion that each revenue source to the total amount of revenues has remained relatively constant.

TABLE 19
SUMMARY OF TOWNSHIP REVENUES (1987, 1991, 1995, and 1998)

Revenue Source	1987	1991	1995	1998
Property Taxes	\$ 19,941	\$ 26,883	\$ 30,660	\$89,312
Per Capita Tax	3,823	4,576	4,835	4,946
Real Estate Transfer Tax	3,221	5,570	5,537	4,553
Earned Income Tax (0.5%)	51,683	67,681	84,377	96,144
Licenses, Permits, Fines, etc.	16,436	15,170	11,840	13,774
Intergovernmental Rev.	419	7,409	10,882	7,888
Charges for Services	1,336	2,562	5,853	5,203
Other Funding Sources	2,400	4,763	11,998	5,510
Total General Fund Rev.	99,259	134,614	165,982	227,330
Interest Earnings	1,066	1,338	1,150	1,977
Liquid Fuels & Use Tax	48,021	50,151	58,974	66,707
Total State Fund Revenues	49,087	51,489	60,124	68,684
Total Annual Revenues	148,346	186,103	226,106	296,014

EXPENDITURES

Table 20 below shows a comparison of the variety of expenditures made by the Township with comparisons over an eleven year period. The general government category includes salaries to Township employees, solicitor fees, engineering fees and general upkeep of the Township Building. The public safety category includes fire, ambulance, planning & zoning, and emergency management. Public works includes snow removal, maintenance of storm sewers and drains, equipment repair, highways and bridges and cemetery maintenance. This category has the greatest fluctuation due to the unpredictable nature of the expenditures. For example, the years 1991 and 1995 are higher than average due to equipment repairs. The miscellaneous category includes unemployment compensation, insurance, and other employee benefits.

TABLE 20
SUMMARY OF TOWNSHIP EXPENDITURES (1987, 1991, 1995, and 1998)

Expenditure	1987	1991	1995	1998
General Government	\$ 40,342	\$ 42,096	\$ 56,551	\$59,079
Public Safety	8,036	11,208	17,410	20,370
Health & Welfare	450	450	543	562
Public Works	11,264	106,531	85,074	68,418
Recreation	0	0	140	150
Miscellaneous	4,899	9,258	29,460	58,044
Total General Fund Expenditures	64,320	169,543	189,178	206,623
State Fund (Highway Maintenance)	45,471	49,852	53,830	57,140
Total Annual Expenditures	109,791	219,395	243,008	263,763

THE PLAN

COMMUNITY DEVELOPMENT OBJECTIVES

- Conflicting non-farm land uses shall be discouraged in areas where productive agriculture exists by discouraging paved roads and public utilities in agricultural areas.
- Lands which have no concentration of active farm operations, and which are located outside the area feasible to be served by public sewerage, shall be encouraged to develop for low density uses in keeping with constraints on development implicit in the land itself.
- Future retail development proposed for the Cambridge Area shall be controlled and guided to minimize adverse influences on adjacent roads and land values, and shall be reviewed in terms of its potential impact upon existing business in Cambridge Springs which should be maintained and strengthened as the service center of the Cambridge Area.
- To encourage existing agricultural activities to remain functioning and to promote their expansion where possible, but not to consider residential activities incompatible with agricultural activity.
- To discourage concentrated, large scale commercial activities, such as a shopping center from located in the Township.
- To encourage concentrated medium density residential development in portions of the Township surrounding the Borough in areas that are accessible to public utilities and have no physical land restraints.
- To devise a priority system for the maintenance and possible paving of Township roads based on such factors as the number of residences served by a particular road, whether the road borders the Borough, and whether the road provides a connection between two paved roads.
- To hold development densities low in areas of the Township which are accessed by gravel roads on steep gradients.
- To regulate the creation of new roads through the use of a Subdivision and Land Development Ordinance to insure that new roads could be later be taken over by the Township.
- The future extension or expansion of the Borough's water and sewer utilities shall be based upon population density or upon intensity of land use as justification and evidence of need.
- Building lot sizes should be regulated so that they are adequate enough to handle on-lot sewage systems but small enough so that a later conversion to public sanitary sewer and water service systems can occur without economic hardship to the property owners.

- The use of CDBG funds should be used to assist in sanitary sewer and water system extensions and to provide for the conversion of private roads to public roads.
- The Township shall encourage the dedication of open space park land in all new major subdivisions.
- Property maintenance codes should be enacted and enforced within the Cambridge Area so as to maintain and improve existing residential neighborhoods.
- Subdivision activity within the Cambridge Area shall be regulated to ensure that acceptable standards are adhered to in all new residential development and to protect the natural quality of the area from unwise exploitation.
- Low density residential development and agriculture should be maintained in the rural areas of the township where it is too costly to extend public utilities, and where such extension would threaten productive agricultural activity.
- Funding from the Housing Investment Partnership Program (HOME) should be regularly pursued to target housing rehabilitation for Low and Moderate Income persons in the Township.

LAND USE PLAN

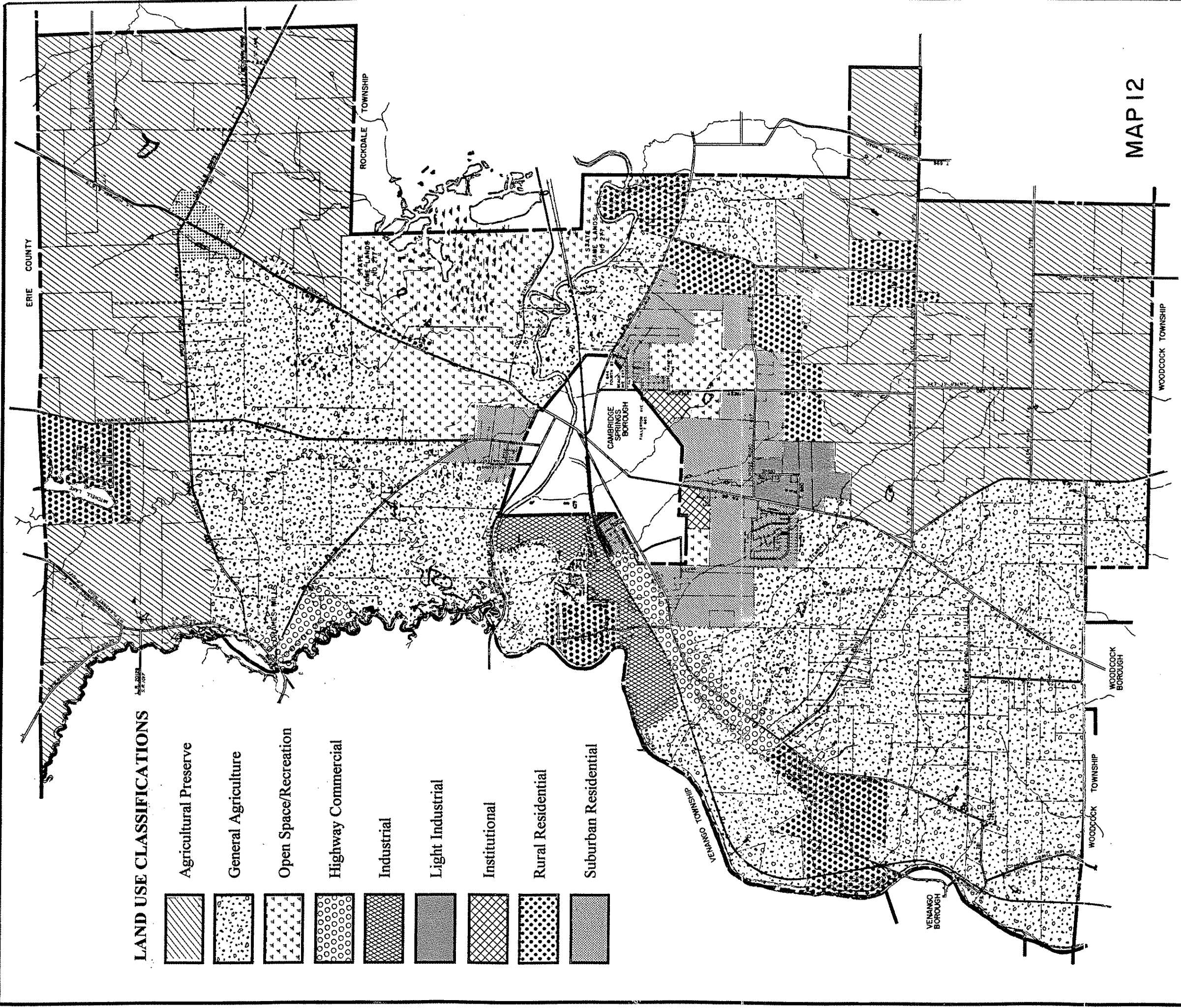
Of all the elements that comprise a comprehensive plan, no other is more important than the land use plan. The goal of this land use plan is to provide a framework for orderly growth by crafting an optimum balance between economic development and neighborhood and agricultural preservation. Cambridge Township is positioned to receive some of the residential growth and out-migration from Erie and Edinboro. One of the goals of this plan is to funnel much of this growth pressure into lands that are best positioned to meet it with public sewer, water, and a good road system. Another goal of this plan is to increase the economic viability of the region without compromising the rural quality of life in Cambridge Township.

The land use plan and accompanying maps are the result of a Township-wide inventory of existing land uses provided in the background portion of this comprehensive plan. In addition, the other analyses such as the studies of population, transportation, physical features, economics, etc. were used to make future land use determinations. The general land use categories in this section are mapped out on the accompanying Land Use Map. It is important to note that this plan and accompanying maps are recommendations and do not constitute a zoning ordinance.

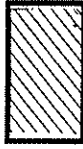



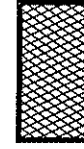



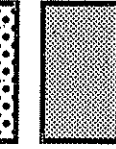
GENERAL OBJECTIVES

- **Objective 1:** To encourage the retention and expansion of existing agricultural activities and to discourage conflicting non-farm land uses from areas where productive agriculture exists. When the Township residents were surveyed on their opinions of future development in Cambridge Township, an overwhelming majority (85.8%) supported some strategy to preserve the area's productive farms. The following are two policies that provide strategies for the preservation of agriculture in the Township.
- **Policy:** Revise the Township's Zoning Ordinance to strongly discourage any further rural residential development in the Agricultural Preserve and have detailed restrictions on future residential subdivisions in the General Agricultural District. This can be done by restricting the number of land subdivisions per lot according to overall acreage. For example, an existing lot that is under 50 acres would be permitted one residential subdivision by right. Each subsequent subdivision would go before the Zoning Hearing Board as a Special Exception and reviewed according to specific criteria, such as:
 1. The class of the soils for agricultural use.
 2. The degree of the slope of land.
 3. The existence of physical features such as streams and rock outcroppings which make agricultural activity un-economic.
 4. The existence of forest cover which is prohibitive to clear for agricultural use.

5. Property ownership patterns existing at the adoption of the Zoning Ordinance revision which make it impractical to aggregate sufficient land for productive agriculture.
 6. The number of existing residential dwellings and mobile home trailers already present on the parcel of land. For example, in the Agricultural Preserve District, a farm parcel that already contains two residential structures would not be permitted to subdivide land for the development of rural residential lots.
- **Policy:** Support efforts in the County to set up an agricultural Easement Purchase Program in Crawford County. The Farmland Protection Board of the PA Department of Agriculture has a program to purchase Agricultural Easements from farmers to ensure that non-agricultural development of the affected property is prevented. This program benefits the farmers in the form of a cash infusion. The purchase price of the easement is determined by an independent licensed real estate appraiser and based on the difference between the market value and agricultural value of the land. The program is absolutely voluntary and would cost Cambridge Township and Crawford County nothing. To enact the program in Crawford County, the Commissioners would have to set up an Agricultural Land Preservation Board which would review Easement Purchase Program applications based on very strict guidelines.
 - **Objective 2:** To discourage high and medium density residential land uses in areas outside of the area feasible to be served by public sewerage.. The Cambridge Township Municipal Authority has in the past responded to several problem areas where there existed a high density of residences with on-lot septic malfunctions. This factor along with the cost of maintaining gravel roads with high residential traffic makes it logical for the Township to restrict the density of residential development in areas beyond the feasible distance for utility extensions.
 - **Objective 3:** To encourage medium density residential development in portions of the Township best positioned to tap into existing municipal sewer and water and having no land restraints. Compared to the entirety of Cambridge Township, only a small amount of land is available that is accessible to public utilities and has no major physical barriers (floodplains, wetlands, and slope) to development. To satisfy the demand for housing in Cambridge Springs, lands best positioned for medium and high density residential development should be zoned to permit these activities. In addition, the Township should evaluate future subdivisions in these areas in their ability to make the best use of the limited lands and public utilities that are available.
 - **Objective 4:** To guide and control future commercial development as to minimize adverse impacts adjacent roads, land values, and the strength of Cambridge Springs Borough as the retail center of the region. The configuration of commercial and industrial development in the Township should be regulated with emphasis given to its impact on local traffic and surrounding land uses. Commercial land uses such as shopping centers, that

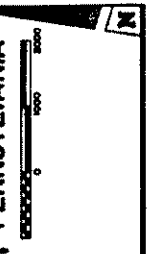


LAND USE CLASSIFICATIONS

-  Agricultural Preserve
-  General Agriculture
-  Open Space/Recreation
-  Highway Commercial
-  Industrial
-  Light Industrial
-  Institutional
-  Rural Residential
-  Suburban Residential

MAP 12

**FUTURE LAND USE
CAMBRIDGE TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA**



would compete with the economic viability of Cambridge Spring's main street should be discouraged from locating in the Township.

- **Policy:** The Township has adopted a Subdivision and Land Development Ordinance. This gave the Township the ability to review and evaluate site plans for non-residential development. Such issues as internal and external traffic patterns, buffering, and landscaping, parking, etc. should be carefully evaluated against standards and requirements set forth in such an ordinance.
- **Policy:** Revise the Township's Zoning Ordinance to limit commercial land uses to those that need convenient highway access and relatively large sites. Neighborhood stores, home occupations, agricultural related businesses and other businesses needing large sites would not compete with Borough businesses and should be permitted to locate in the Township.

LAND USE CLASSIFICATIONS

- **Agricultural Preservation:** The Agricultural Preservation District includes areas where active agricultural activities exist or where cleared fields exist that could with relative ease, be put into productive use. The purpose of this District is to promote the expansion of agriculture wherever possible and to strongly discourage the location of uses that would be harmful to its continuation. Public facilities such as sewer and water systems should not be extended into this area. Public roads should be maintained in a rural character; bituminous pavement is not considered a requirement. New public roads serving residential developments should not be located in this area. Non agricultural uses, particularly rural residential developments, locating in this area should be prepared to accept the primacy of agricultural activity.
- **General Agriculture:** General Agricultural areas are designated for lands in the Township where "for-profit" agricultural activities are still predominate but there also tends to be a mix of "hobby" farms, rural residential lots and some small scale agriculturally related commercial activities. These areas will also not have any expectations for the provision of public sewer and water. This District will still maintain a strong rural character and have the primary focus of the historic agricultural activities along with a variety of other rural land uses deemed appropriate for the area.
- **Rural Residential:** Rural Residential areas are designated for lands in the Township outside of or adjacent to the service areas for sewer and water where moderate residential densities exist. The lot sizes in these areas should be regulated to be adequate enough to handle on-lot sewage, but small enough so that a later conversion to public sanitary sewer and water services can occur without economic hardship to the property owners.
- **Suburban Residential:** Suburban Residential areas are designated for certain lands adjacent to Cambridge Springs Borough where future residences should be constructed at densities which would make the extension of public water and sewerage feasible. This area provides for a residential "extension" of

Cambridge Springs that would strengthen the Borough's position as the population center of the region and strengthen its commercial core.

- **Highway Commercial:** Highway Commercial areas are designated where highway related business uses can locate. This plan is based on the principle that the shopping district in the Borough of Cambridge Springs should be the primary shopping for the Cambridge Area. One of the designated Highway Commercial areas is located on a main highway route adjacent to Cambridge Springs and should be considered as an extension of the Borough's retail activities, accommodating those businesses that need convenient highway access and relatively large sites. The other Highway Commercial area is located at the Village of Drakes Mills recognizing the mixes of land uses already present in that area. Convenience stores, neighborhood related commercial uses, home occupations, agricultural related businesses, limited light industrial businesses and other operations needing large sites should be able to locate in appropriate areas in the township depending on their extent and on how they are sited in relation to surrounding land uses.

- **Industrial:** Industrial areas have been designated in locations where the terrain is favorable for industrial plant construction, where it is feasible to provide sewerage and water extensions from the Borough of Cambridge Springs and where public road access is good. The Township's economy is bound up, in part, with the economy of Cambridge Springs. Land available for industrial development is limited in the Borough, and opportunities for continuing industrial growth in the Cambridge area are dependent on the utilization of Township lands. There are two types of Industrial land use areas proposed.

General Industrial: General Industrial Areas have been designated in locations where it is feasible to provide sewerage and water extensions from Cambridge Springs Borough where public road and rail access is good. This land use district is intended to accommodate a wide range of industrial uses.

Light Industrial: Light Industrial Areas have been designated in locations where it is feasible to provide sewerage and water extensions from Cambridge Springs Borough, where public road access is good, but rail access is not available. This land use district is located adjacent to residential and agricultural areas and, therefore, would not accommodate industrial uses which ordinarily result in emissions of odors, fumes, noise, cinder, vibrations, heat, glare, or electrical interference.

- **Institutional:** Institutional areas constitute lands owned by the PA Department of Corrections and PennCrest School District

- **Open Space/Recreation:** Open Space/Recreation areas include those set aside for passive or active recreation purposes or those with no development potential. Parks, golf courses, canoe liveries, and commercial establishments complementing these activities are some of the suggested uses in these areas.

HOUSING PLAN

Housing in Cambridge Township historically has been mainly a private sector concern. This is the way it is in nearly all of the County's municipalities, especially the Townships. Few municipalities in Crawford County have housing or building codes. Cambridge Township is such a municipality. Therefore, the Housing Plan component of this Comprehensive Plan will focus on improving the quality of Cambridge Township's housing stock to in turn increase the quality of life for its residents.

- **Objective 1: Promote the maintenance of Cambridge Township's housing stock:** As indicated in the Housing Analysis Section earlier in this plan, 35% of the Township's housing units were classified as either in fair or poor condition. The Township, in the past has benefited from the Crawford County Planning Office's county-wide housing rehabilitation program. The Township should consider applying for housing rehab money exclusively for the Township through the Community Development Block Grant (CDBG) program or the Home Investment Partnership Program (HOME). The CDBG Competitive program is preferable because it is easier to administer and does not require local matching funds. Currently the maximum amount through the CDBG Competitive Program for housing rehab is \$250,000. Depending on how much the Township chose to allocate per rehabilitation, such a grant could improve 20 houses. The Crawford County Development Corporation and the Crawford County Planning Commission are two agencies that have traditionally worked with municipalities to administer these programs in the Crawford region.

- **Objective 2: Property maintenance codes should be enacted and enforced within the Cambridge Area so as to maintain and improve existing residential neighborhoods:** A Property Maintenance Code is a nuisance ordinance that permits the Township to control the accumulation of trash, abandoned equipment, cars, weeds and other debris on properties within the Township. The Pennsylvania State Association of Township Supervisors has available sample property maintenance codes from other municipalities within the state available for review by Cambridge Township. It is recommended that such an ordinance avoid the use of vague terms that are either unenforceable or that could be convoluted and interpreted in such a manner as to use the Township as a legal stick in private disputes between neighbors. For example, it is very unrealistic to attempt to control the accumulation of weeds in a rural area. More realistic and enforceable goals would be to limit the accumulation of trash, junk cars and abandoned equipment in areas visible to other properties and from public roads. Another use of a property maintenance code would be to give the Township the legal framework to condemn an abandoned, dilapidated property that presented a real, life-threatening hazard.

TRANSPORTATION PLAN

Cambridge Township has numerous transportation related issues. The Transportation Plan outlines the long term road maintenance goals for the Township. The Township's road network is primarily surfaced with gravel with some paved roads (Pleasant Hills Subdivision, Sunnyside Drive, the Mitchell Lake Mobile Home Park, Fourth Street, Beach Avenue, Kearney Avenue, West Street, Philips Drive, and Thomas Road). The Transportation Plan outlines four main objectives to deal with future growth and maintenance of existing roadways.

- **Objective 1: Develop a Master Roads Maintenance Plan for Cambridge Township Roads.** In order to implement a Master Roads Plan for Cambridge Township Roads, four policies have been developed to meet short and long term maintenance issues:
 - **Policy: Township Roads to Remain as Gravel Surface in Predominantly Agricultural Areas.** A Residential Density Index was devised based on the number of residential structures per 1000 feet of road. An index of 1.24 homes or less per 1000ft of road were considered to be "low density" areas. The majority of these roads are situated in the southeastern, agricultural areas of the Township. Table 21 outlines the roads with a Low Density Index. In addition, two other roads (Beckman and Yankee Hill Roads) were considered to remain as a gravel surface based on their location in the agricultural areas of the Township.

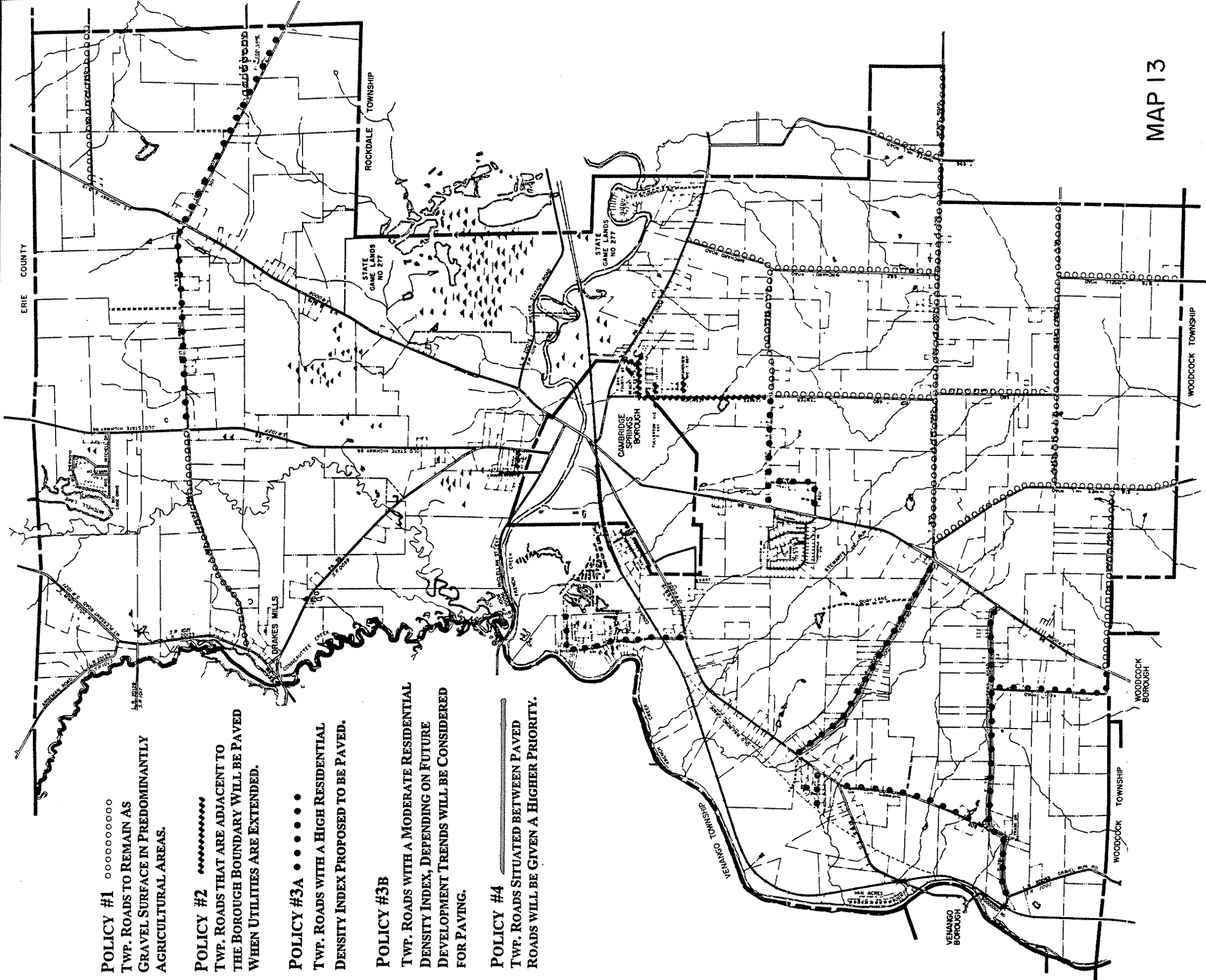
TABLE 21

ROADS WITH A LOW DENSITY INDEX

TOWNSHIP ROAD	DENSITY INDEX # of homes per 1,000 ft
Allen Road	0.58
Center Road (from Henry to Grandview)	0.53
Griffin Road	0.89
Humes Hill Road	0.77
Russell Road	1.08
Yucha Road	0.87

- **Policy: Township Roads that are Adjacent to the Borough Boundary will be Paved when Utilities are Extended.** The Township Land Use Plan identifies areas adjacent to the Borough for future suburban residential development. Portions of the Township that border the Borough of Cambridge Springs are most likely to have necessary (ie. sanitary sewer and public water) utilities extended over the next 10 to 20 year time frame. Township Roads that will be considered for paving after utilities have been extended include: Fullerton Avenue, Beach Avenue Extension, Fourth Street, Kearney Avenue Extension, and West Street. These are areas where higher density development will be directed rather than in the un-serviced portions of the Township.

- POLICY #1** ○○○○○○○○○○
TWP. ROADS TO REMAIN AS GRAVEL SURFACE IN PREDOMINANTLY AGRICULTURAL AREAS.
- POLICY #2** ~~~~~
TWP. ROADS THAT ARE ADJACENT TO THE BOROUGH BOUNDARY WILL BE PAVED WHEN UTILITIES ARE EXTENDED.
- POLICY #3A** ●●●●●●●●
TWP. ROADS WITH A HIGH RESIDENTIAL DENSITY INDEX PROPOSED TO BE PAVED.
- POLICY #3B**
TWP. ROADS WITH A MODERATE RESIDENTIAL DENSITY INDEX, DEPENDING ON FUTURE DEVELOPMENT TRENDS WILL BE CONSIDERED FOR PAVING.
- POLICY #4** —————
TWP. ROADS SITUATED BETWEEN PAVED ROADS WILL BE GIVEN A HIGHER PRIORITY.



MAP 13

ROAD PAVING POLICY PLAN
CAMBRIDGE TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA



- **Policy: Prioritize the paving of Township roads according to their density of residential development and high traffic flow.** This policy can be divided into two components

A) Areas of the Township where residential densities are considered "high" were classified with 1.8 houses or more per 1000ft and will be reviewed for potentially paving or tar and chipping in an effort to reduce road wear, loss of gravel, and yearly upkeep costs. Table 22 outlines Township Roads considered to have a high residential density.

TABLE 22

ROADS WITH A HIGH DENSITY INDEX

TOWNSHIP ROAD	DENSITY INDEX # of homes per 1,000 ft
Ellis Road	3.19
Walters Road	2.90
Kreitz Road (from PA 86 to US 6 & 19)	2.22
Ball Road	1.90
Sherred Road	1.80
Zilhaver Road	1.80

In addition to the roads in Table 22, five other roads were included in this category based on their 'high traffic' volumes. The following roads, Berry Drive, Pine Circle, Thomas Road and Phillips Drive, are situated in areas where significant residential development has already occurred and the Land Use Plan denotes the area for Rural Residential development.

Electric Drive and Ridge Road are located in an area where the land is classified for Light Industrial development and utilities are proposed to be extended from the Borough during the next 10 years. The potential traffic associated with commercial businesses and light industrial buildings warrant a more stable road surface than the existing dirt and gravel surfacing.

B) Township Roads that are considered to have a moderate residential density index of 1.25 to 1.79 homes per 1000ft will be reviewed for paving, based on the following criteria:

1. If future development trends (ie. rural residential and rural development) increase the existing densities by a significant number;
2. If the road is situated within a Rural or Suburban Residential land classification where future non-farm rural residential

development will be directed rather than in the Agricultural Preserve areas;

3. The road is located near the Borough/Township boundary where urban utilities and amenities are available or may be extended; and or

4. The road is considered a “central link” or a “feeder” within the Township that may be used for a fire route or direct access to adjacent Boroughs for residents situated in lower density portions of the Township (ie. Center Road [Allen Road through Grandview Ave.] is a link to Cambridge Springs Borough for residents in the southeastern portion of the Township).

Table 23 outlines the Township roads within the Moderate Density Index ranges:

Table 23

ROADS WITH A MODERATE DENSITY INDEX

TOWNSHIP ROAD	DENSITY INDEX # of homes per 1,000 ft
Birchard Road	1.63
Henry Road	1.67
Kreitz Road (from Mt. Pleasant to SR 86)	1.27
Ridge Road (from Center Rd. to SR 408)	----

- **Policy: Township roads situated between paved roads will be given a higher priority.** Cambridge Township is dissected by two major state and federal arterials -- PA #86 and US. #6 & 19. Other paved arterial and collector Routes include: PA #408, PA #99, McClellan St. Ext., Mt. Pleasant Rd., Miller Station Rd., and Gravel Run Road.

The Township roads that should be given a higher priority for hard surfacing include: Walters Road, Ellis Road and Kreitz Road (from PA #86 to US. #6 & 19). These Township roads are considered ‘links’ or ‘connectors’ between existing, paved State and Federal Routes. These connector roads are often ones that have developed higher residential densities and are proposed for paving under Policy #2.

- **Objective 2: Insure that all future roads are built to Township specifications.** Pending the adoption of a Township Subdivision and Land Development Ordinance, the Township will have detailed requirements for all new development activity within the Township. In particular, the Ordinance will provide Township officials with tangible requirements that all new developments must meet for minimum road standards, ie. design, sidewalks, construction and stormwater management. In addition, prior to the Township assuming municipal ownership of any private roadway, cul-de-

sac or access lane, the private roadway must meet the Township's and State's minimum road construction and right-of-way specifications.

- **Objective 3: Work with PennDOT to improve problem State/Township road intersections.** The Township Roads Committee identified four problem intersections with State, Federal and/or Township roadways. These problem intersections include the following: Van Acres Rd/U.S. #6 & 19; Yuccha Road/U.S. #6 & 19; PA. #86/Hodges Lane/Electric Drive; and Ellis Rd./U.S. #6 & 19. In an effort to reduce existing congestion and work cooperatively to resolve safety and traffic issues the Township should work in conjunction with PennDOT safety engineers and maintenance staff to devise a time frame for improving these intersections. To alleviate congestion along PA #86, Electric Drive and Hodges Lane the Township may consider a two-way intersection with flashing stop signs. In addition, there are other traffic concerns in this area regarding sight visibility and the grade of the hill along the Rural Electric Building along P.A. #86. In an effort to alleviate problems with speed and visibility, specific road signs are available from PennDOT to warn on-coming motorists of a hidden intersection (Hodges Lane) and reduced visibility.

The concern at the intersection of Yucha Road and US #6 & 19 is somewhat different because it relates to the existing topography which aggravates visibility concerns. In addition, the problem at Ellis Road and US #6 & 19, is not one of an irregular intersection but one of reduced visibility because of shrubbery in the PennDOT right-of-way. Through discussions and cooperation between the Township officials and PennDOT the visibility problem can be mitigated. An agreement could be developed to tag the overgrown shrubbery for removal. Where PennDOT officials tag the shrubbery and trees the Township could assist with the removal of the debris.

- **Objective 4: Township Roads Committee work with PennDOT to establish a Roads Improvement Plan to be submitted as part of the 12 year State Transportation Improvement Plan.** The Township Roads Committee should develop a twelve year State Roads Plan for submission to PennDOT. The Roads Plan would focus on State roads within the township that require maintenance and/or intersections with high average daily traffic (ADT) counts and accident rates. The State Roads Plan would highlight problem sections on State Routes and provide a detailed and systematic plan for assisting PennDOT with their allocation of state road maintenance moneys. Some of the State Routes with high average daily traffic counts include PA Route #86, PA Route #408, and PA Route #99 in Drakes Mills.

Note: The above recommendations and policies are subject to PennDOT review and approval prior to any implementation of this Comprehensive Plan.

COMMUNITY FACILITIES, UTILITIES AND RECREATION PLAN

This portion of the Comprehensive Plan concerns the public and semi-public service improvements for Cambridge Township. These recommendations are designed to supplement the intent of the preceding Land Use and Transportation Plans, and in many ways play an integral part in the promotion of specific land use recommendations

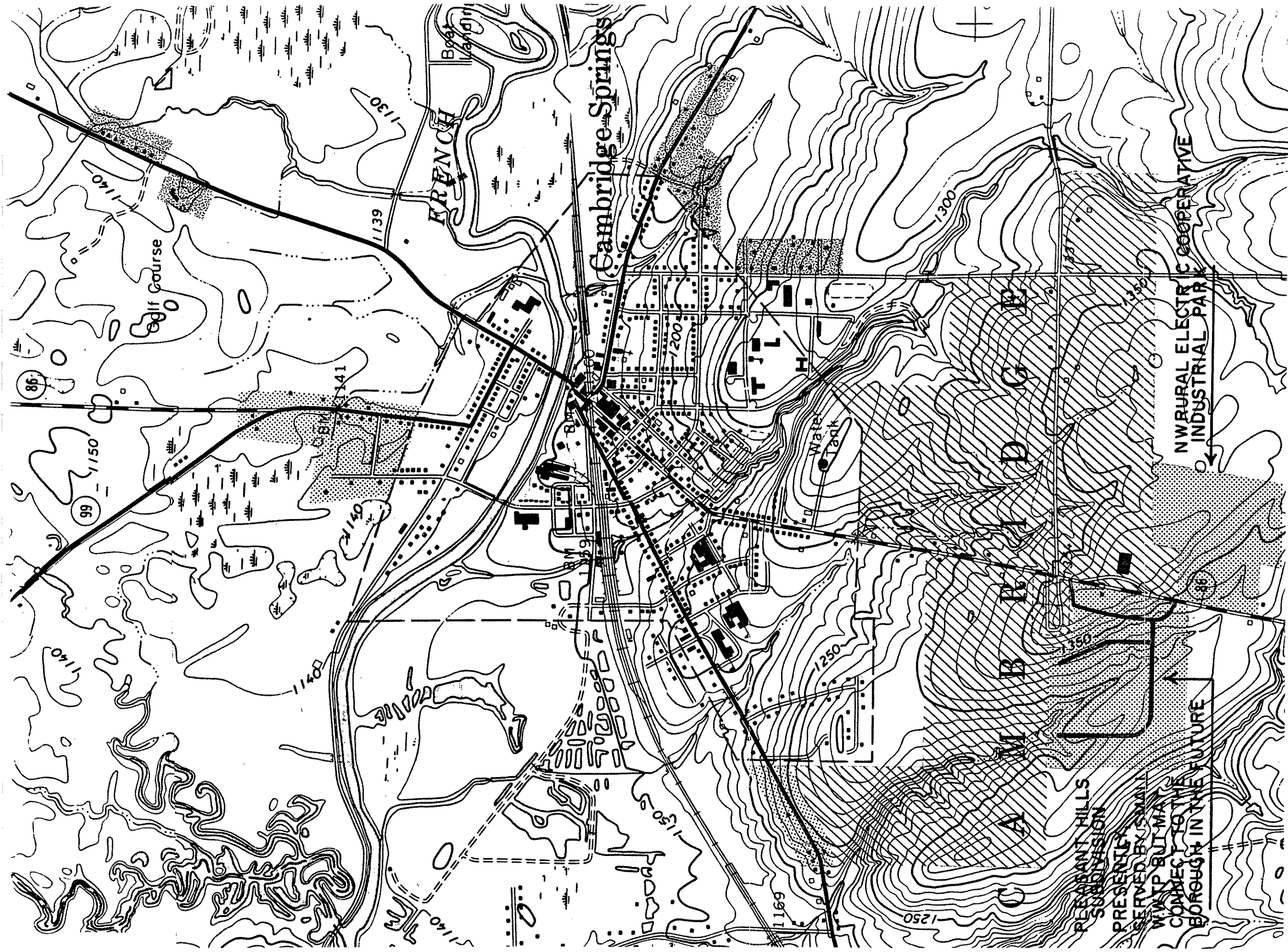
GENERAL OBJECTIVES

- **Objective 1:** To work with the Township Engineer to assess areas in the Township with on-lot septic systems within reach of municipal sewer and create a strategy to fund these sewer line extensions. The Township's Engineer has identified three areas within feasible reach of Cambridge Springs Borough with known or suspected on-lot septic problems. These areas are:

Beach Avenue Extension, Fourth Street and State Highway 408

Fullerton Avenue, Grandview Avenue and Center Road

- **Project:** The Township should work with the Township Engineer to prioritize potential sewer extension projects according to need. Have the engineer establish rough cost estimates for extending municipal sewerage into the identified problem areas.
- **Project:** The Township should work with the Crawford County Planning Office and Cambridge Springs Borough (where appropriate) to survey the incomes of those residing in areas with a concentration of on-lot-septic problems that have the potential to tap into municipal sewerage. This would help the Township to determine which projects have potential to be funded under the Community Development Block Grant (CDBG) Program.
- **Objective 2:** Guide all other extensions of municipal sewer and water in areas designated as Suburban Residential in the Land Use Plan when future development densities merit those extensions.
 - **Project:** The Township should consider the implementation of an Act 537 Plan to provide a long range plan for the location of new sewer extensions and laterals. The Act 537 Plan will provide the Township Supervisors and engineer a detailed list of pre-requisites in evaluating the need for new areas within the Township to be placed on public services (ie. sewerage and water).






MAP 14

FUTURE UTILITIES EXTENSIONS

CAMBRIDGE TOWNSHIP

CRAWFORD COUNTY, PENNSYLVANIA

-  Known or suspected on-lot sewage system malfunctions
-  Other future connections to Cambridge Springs WWTP that are under consideration
-  Areas within feasible range of the municipal sewage system with residential development potential

- **Objective 3:** The Township shall encourage the dedication of open space park land in all new major subdivisions. The Township should consider providing language in any future Subdivision and Land Development Ordinance that would require for subdivisions of ten lots or more, that 10% of the total acreage must be set aside for common use for residents of the subdivision.

- **Objective 4:** Establish a joint Recreation Advisory Committee consisting of volunteers from both the Township and Cambridge Springs Borough. The purpose of the Advisory Committee would be to inform Borough Council and the Township Supervisors of improvements to the Park, foster a strong spirit of cooperation among the two municipalities and achieve future Recreation Park goals for expanded facilities.

Project : The Recreation Advisory Committee would have equal representation with two (2) volunteer representatives from both the Township and Borough. The Advisory Committee would be considered an extension of Borough Council and the Township Supervisors. The special Advisory Committee would devise an annual upkeep and maintenance schedule to prioritize yearly improvements. In addition, the Advisory Committee would have the responsibility of establishing a long range (10 to 20 year) Recreation Plan and Park Fund for future capital improvements and additional facilities. Some additional features the Recreation Advisory Committee may choose to address are: the addition of soccer fields, a basketball court, a sand filled summer volleyball area and tennis courts. These additional facilities would provide significant recreation opportunities for Township and Borough residents along with citizens in adjacent municipalities.

IMPLEMENTATION STRATEGIES

The Cambridge Township Comprehensive plan is a study which designates a recommended course for future development for this municipality. It should be viewed primarily as a framework for action; a flexible guide rather than a rigid document. It consists of a series of general concepts and specific recommendations in the fields of land use, housing, transportation, and community facilities. This guide for action section of the Plan will take those concepts and recommendations and establish short and long range implementation strategies.

COMPREHENSIVE PLAN

The Cambridge Township Board of Supervisors should formally adopt the 1999 Cambridge Township Comprehensive Plan. The adoption process must follow the requirements of the Pennsylvania Municipalities Planning Code (Act 247 of 1968 as amended). The adoption process includes proper advertisement, public hearings by the Borough Planning Commission and Council, and the submittal for review and comment by surrounding governments (Cambridge Springs Borough, Rockdale Township, Venango Township, Woodcock Township, Washington Township, Woodcock Borough, Crawford County, and Penncrest School District).

ZONING ORDINANCE

No single document is more important than a municipal zoning ordinance to assist in implementing many of the recommendations delineated in this Comprehensive Plan. During the adoption of this plan, the Cambridge Township Planning Commission should begin the work of creating a draft zoning ordinance to replace their existing ordinance that was adopted in 1984. Upon finalization of the draft ordinance, the Cambridge Township Board of Supervisors must formally adopt their revised Zoning Ordinance. The adoption process must be in compliance with the Pennsylvania Municipalities Planning Code (Act #247) and follow the same procedures as the adoption of the Comprehensive Plan.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

The Township has adopted a Subdivision and Land Development Ordinance. The Crawford County Planning Commission assisted the Township in this effort through their formal review during the adoption process. This Ordinance should be used to forward the objectives of the land use plan and the transportation plan by insuring more orderly residential development, better planned commercial establishments and new roads that are designed adequately.

FUNDING STRATEGIES

Most of the recommendations outlined within this Comprehensive Plan cost money. The following list provides potential funding sources that may be applicable to various plan components.

- **Community Development Block Grant (CDBG):** Crawford County receives an entitlement of CDBG funds each year. This translates to roughly \$350,000 to be spent countywide on various projects. As in the case of Sunnyside Drive and U.S. #6 & 19, Cambridge Township has tapped into this program and funded improvements to its municipal sewer system. This program also has a competitive component. This competitive program can be used for a housing rehab strategy or for larger projects that serve an urgent or compelling need.

What Qualifies: To qualify for this program, a potential project must meet one of three National Objectives – 51% of those served by the project must be of Low or Moderate Income, the project must relieve slum and blight, or the project must serve an urgent need.

Potential Projects: Water and Sewer System Improvements
Township-wide Housing Rehabilitation Program (Competitive)

Who to Contact: Crawford County Planning Commission
(814) 333-7341, or

Crawford County Development Corporation
(814) 337-8200

- **Home Investment Partnership Program (HOME):** This Federal program is primarily used for individual owner occupied housing rehabilitation. The program can also apply to rental housing rehab projects of 4 units or less. There is a 25% local match component for all Federal HOME dollars spent.

What Qualifies: Must serve homeowners of Low or Moderate Income.

Potential Projects: Township-wide housing rehab program

Who to Contact: Crawford County Planning Commission
(814) 333-7341, or

Crawford County Development Corporation
(814) 337-8200

- **Keystone Recreation Park and Conservation Fund:** Cambridge Township is eligible for two Keystone Recreation Park and Conservation Fund Grants through the PA Department of Conservation and Natural Resources:
1. **Small Communities/Small Projects:** This grant covers 100% of material costs for park improvements for an amount of up to \$20,000. Labor costs are not covered by this grant,

but could be provided by the Borough. The advantage of this grant is that it requires no matching funds.

2. **Park Rehabilitation and Development Projects:** This grant does not have funding limit but requires a 50% local match. The local match must be in the form of actual dollars. In-kind contributions are not eligible.

Potential Project: Joint effort with Cambridge Springs Borough on Improvements to the Brink Drive Recreation Complex

Who to Contact: PA Department of Conservation and Natural Resources
(814) 836-0199

- **Community Revitalization Assistance Program:** This program provides Grant funds to support local initiatives designed to promote the stability of communities and to assist communities in achieving and maintaining social and economic diversity, ensuring a productive tax base and good quality of life. This program has very broad guidelines and is best suited for large scale projects that are not fundable through the other programs mentioned above. This program could also be used as a local match for programs that require such.

Potential Projects: Large scale sewage system improvements that are not CDBG eligible

Local match for Park Rehabilitation and Development Projects (Brink Drive Recreation Complex)

Who to Contact: PA Department of Community and Economic Development
(717) 787-7120