

PLANNING FOR THE CONNEAUT VALLEY



Beaver Township

TONIGHT'S PRESENTATION

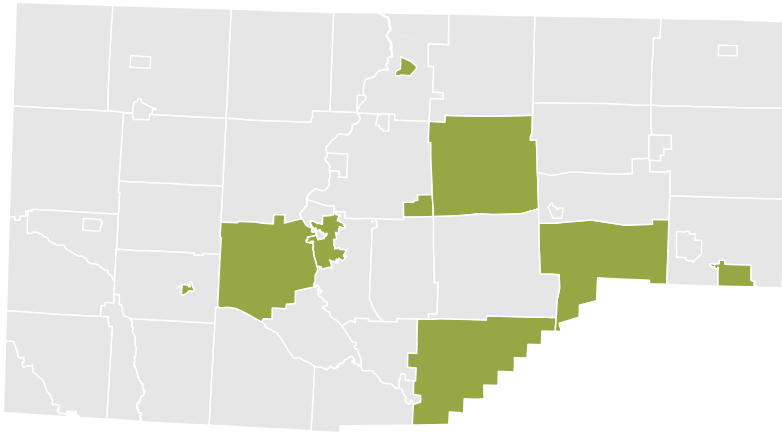
- About Crawford County Planning.
- Comprehensive Plan 101 and Examples.
- Multi-Municipal Comprehensive Plans and Examples.
- What might a Multi-Municipal Comprehensive Plan mean for the Conneaut Valley?
- Expectations going forward.
- Questions.

CRAWFORD COUNTY PLANNING

County Planning Commission

Established in 1963

The Planning Commission is a nine-member volunteer board of citizens from across the County who make recommendations on subdivisions, land developments, and investments in communities across the county.



County Planning Office

Full time staff for the County Board of Commissioners tasked with coordinating long-term investments and community development with the Crawford County Planning Commission and local municipalities.

Mission Statement:

“Planning for the future and preserving the past while building strong communities for a thriving Crawford County.”

Authorized by the Pennsylvania Municipalities Planning Code 53 P.S. § 10201



East Fairfield Township Comprehensive Plan (2018)

- Focuses on efforts to maintain the township's rural environment.
- Outlines transportation projects and potential funding.
- Includes a study on financial resiliency to ensure a more stable fiscal position into the future.



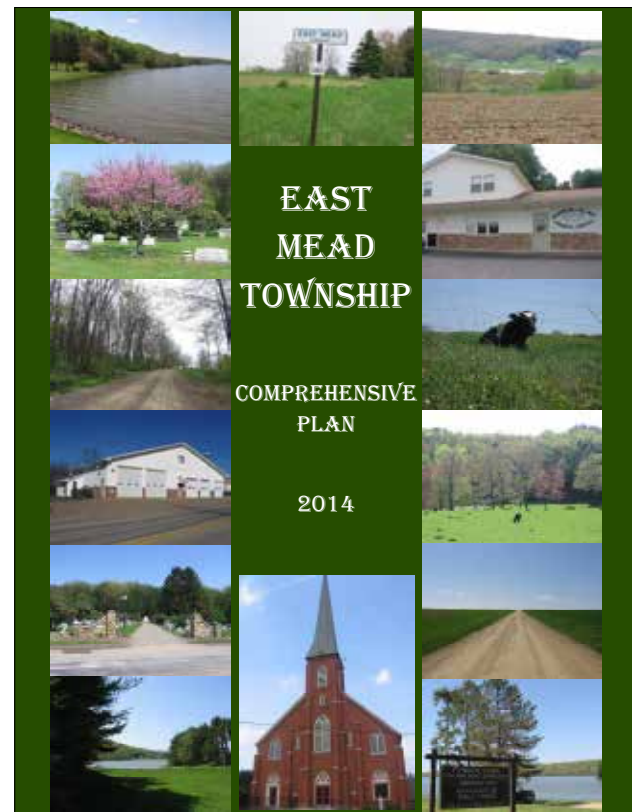
Wayne Township Comprehensive Plan (2017)

- Focuses on maintaining community safety and character.
- Strategies to coordinate funding for transportation projects.
- Suggests community growth and environmental protection strategies.



My Meadville Community Engagement (2016)

- Practiced a “heart & soul” method of outreach - reaching people where they live, work, and gather.
- Has influenced zoning and comprehensive plan updates.



East Mead Township Comprehensive Plan (2014)

- Focuses on land use and transportation.
- Highlights key public safety concerns and strategies.

WHAT IS A COMPREHENSIVE PLAN?

- Study of community conditions.
- Record of the planning and public involvement conducted to form a community's vision and development objectives.
- Produces strategies and recommendations to achieve the future vision.
- Helps outline and plan resources necessary to address local priorities.

WHO AUTHORIZES A COMMUNITY TO MAKE ONE?

- The Pennsylvania Municipalities Planning Code (MPC) 53 P.S. § 10209.1(a)(1)

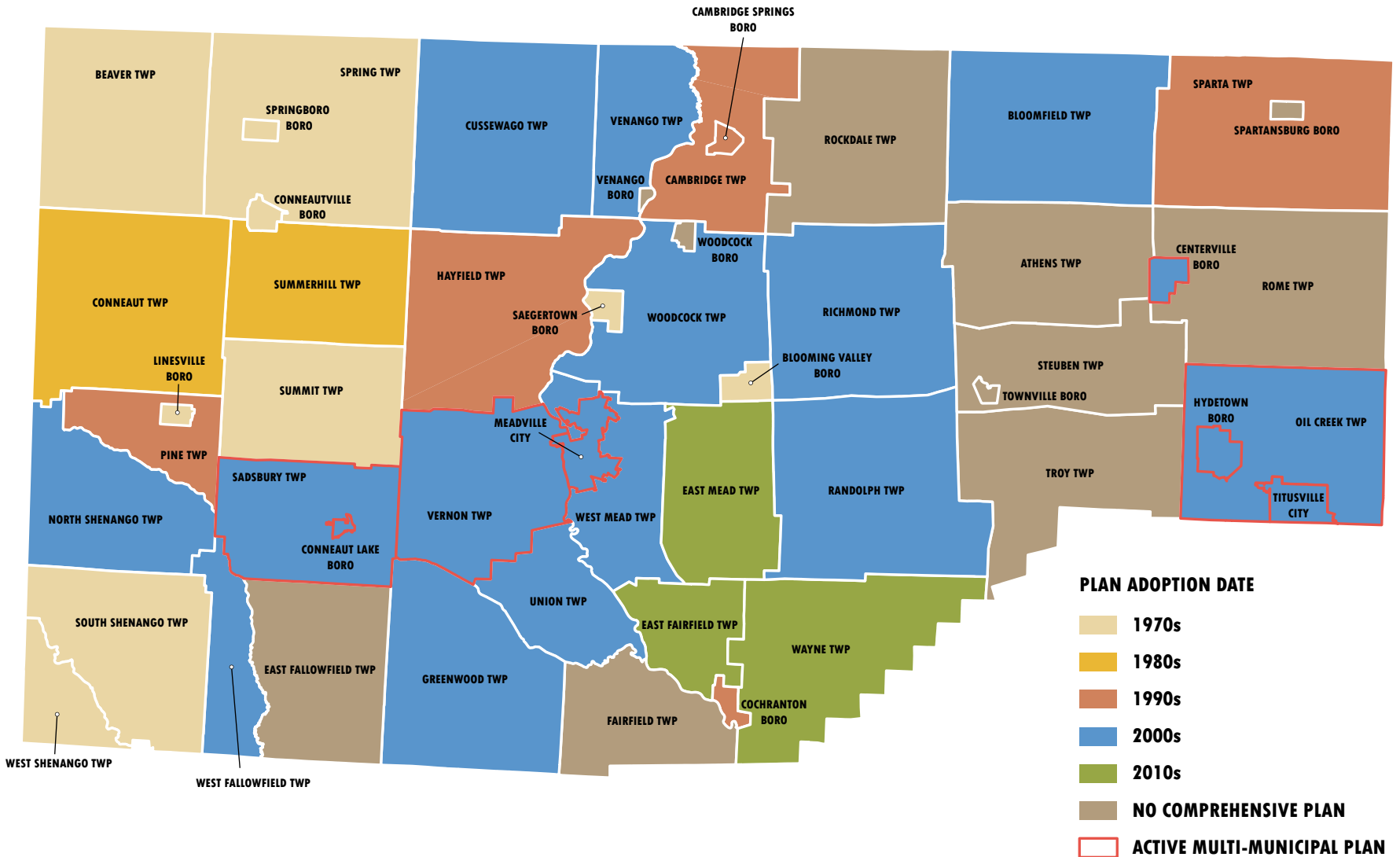
CORE COMPREHENSIVE PLAN REQUIREMENTS

- A statement of community development objectives and implementation strategies.
- Plans for land use, housing, transportation, community facilities and utilities, natural and historic resources, and the reliable supply of water.
- Statements on the interrelations between planning items and compatibility of the plan with contiguous municipalities.
- Should not be boiler plate but tapered to the interests/ capacity of your community.

BENEFITS OF COMPREHENSIVE PLANNING?

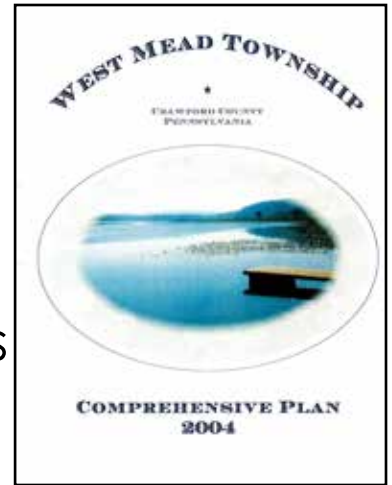
- Establishes local direction for community decisions (helps build consensus).
- Supports State agencies efforts to consider local preferences and conditions when implementing projects.
- Legal basis for new land use regulations or updates/revisions to existing regulations if necessary.
- Communities with comprehensive plans are more competitive at securing outside funding.

MUNICIPAL AND MULTI-MUNICIPAL PLANS ADOPTED IN CRAWFORD COUNTY



HOW LOCAL COMPREHENSIVE PLANS HAVE SERVED COMMUNITIES?

- Example: Plan outlined paving Townline Road in West Mead Township. Not only improved its roadway system but also resolved dirt/dust issues for the neighboring soccer fields. Funded by multiple public and private/non-profit sources.



Before

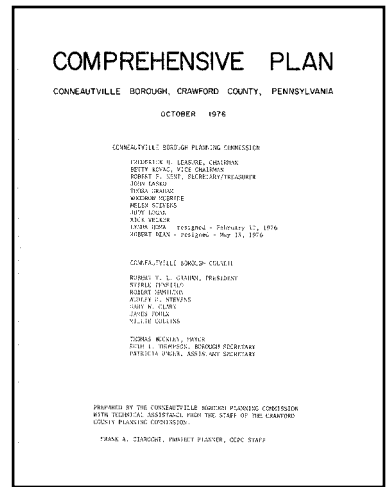


After



HOW LOCAL COMPREHENSIVE PLANS HAVE SERVED COMMUNITIES?

- Example: Plan outlined bridge replacement for Jefferson Street and extensive maintenance for Center Street. These projects were later completed in the late 1990s.



Center Street



Jefferson Street

BRINGING IT ALL TOGETHER

“The goal of comprehensive land use planning is to provide for the whole variety of human needs - for housing, jobs, transportation, community facilities, utility infrastructure, agriculture and rural uses, recreation, and the conservation of natural and heritage resources - in a coordinated and integrated way that promotes the welfare and well-being of the community.”

Taken from *Planning Beyond Boundaries* by 10,000 Friends of Pennsylvania

MULTI-MUNICIPAL PLANNING

Authorization:

- Acts 67 and 68 of 2000 amended the PA Municipalities Planning Code to enable multi-municipal planning.

What is it?

- A comprehensive plan involving more than one municipality.
- Must include all the regular comprehensive plan items but can develop strategies guiding infrastructure development and land use allocations between multiple municipalities.

Implementation:

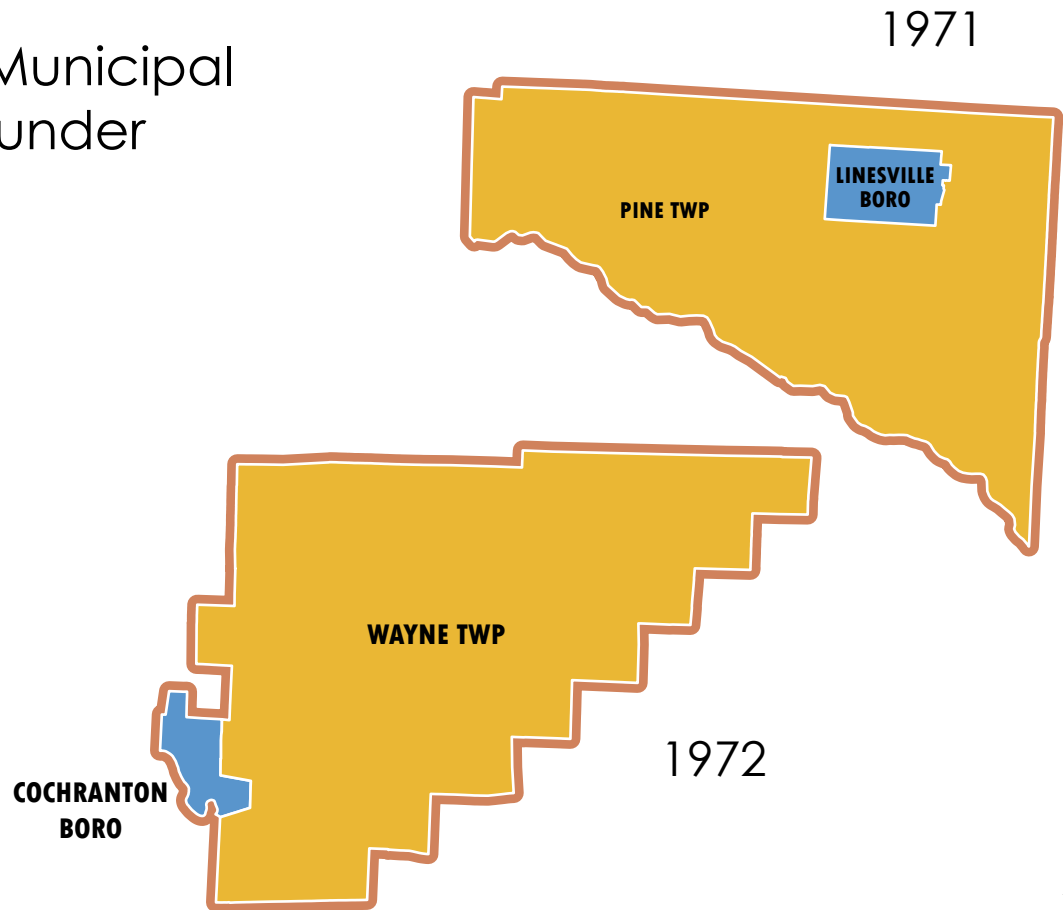
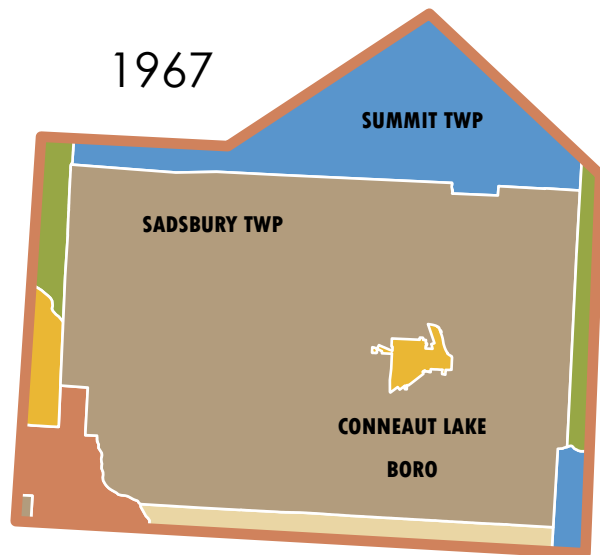
- Municipalities in a multi-municipal comprehensive plan may enter into inter-governmental cooperation agreements in accordance with the MPC Article XI and 53 Pa C.S. Ch. 23 Such. A to share revenues, transfer development rights, and accommodate zoning requirements together, and more.

BENEFITS OF MULTI-MUNICIPAL PLANNING

- Opportunity for structured, open communication and cooperation.
- Strengthens the ability for municipalities to collaborate - can lead to lower project costs and the ability to share resources.
- Presents the ability to plan together in the context of shared economic circumstances and environmental resources.
- Can make local projects more competitive for County and State funding.
- Allows for greater legal protection against ordinance challenges in some cases.
- Enables communities to take advantage of new planning tools.

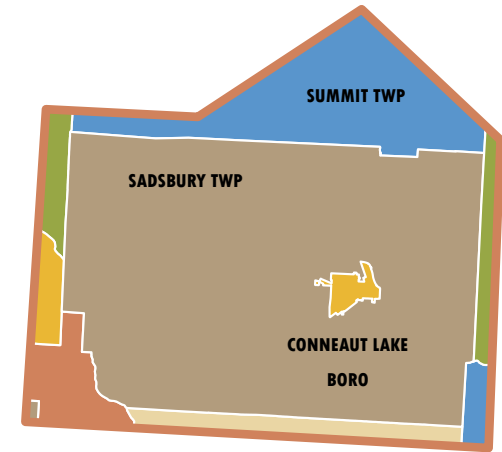
EARLY REGIONAL PLANNING (PRE-2000)

- Early regional plans in Crawford County include the Conneaut Lake Region, Cochrannton Region, and Pymatuning North Shore Region.
- Existed prior to Multi-Municipal planning as allowed under state law.



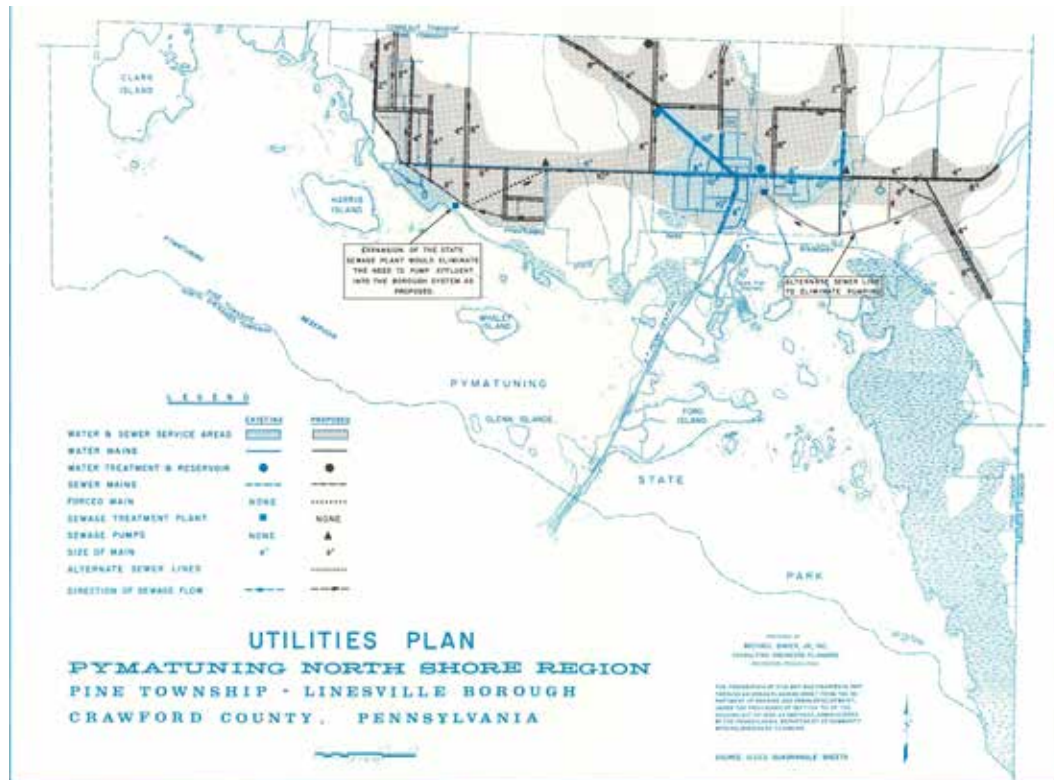
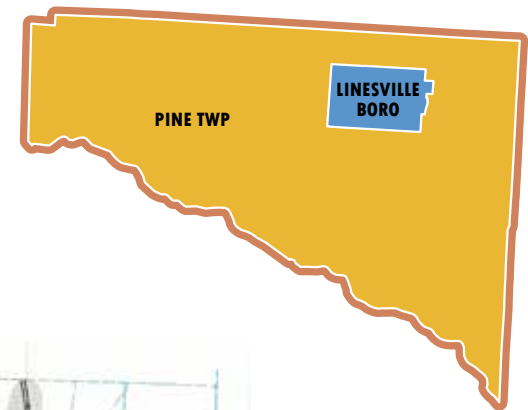
CONNEAUT LAKE REGION (1967)

- Envisioned plans for Water Street (traditional main street) commercial revitalization and new infrastructure.
- Influenced later comprehensive plans which emphasized building a thriving main street.



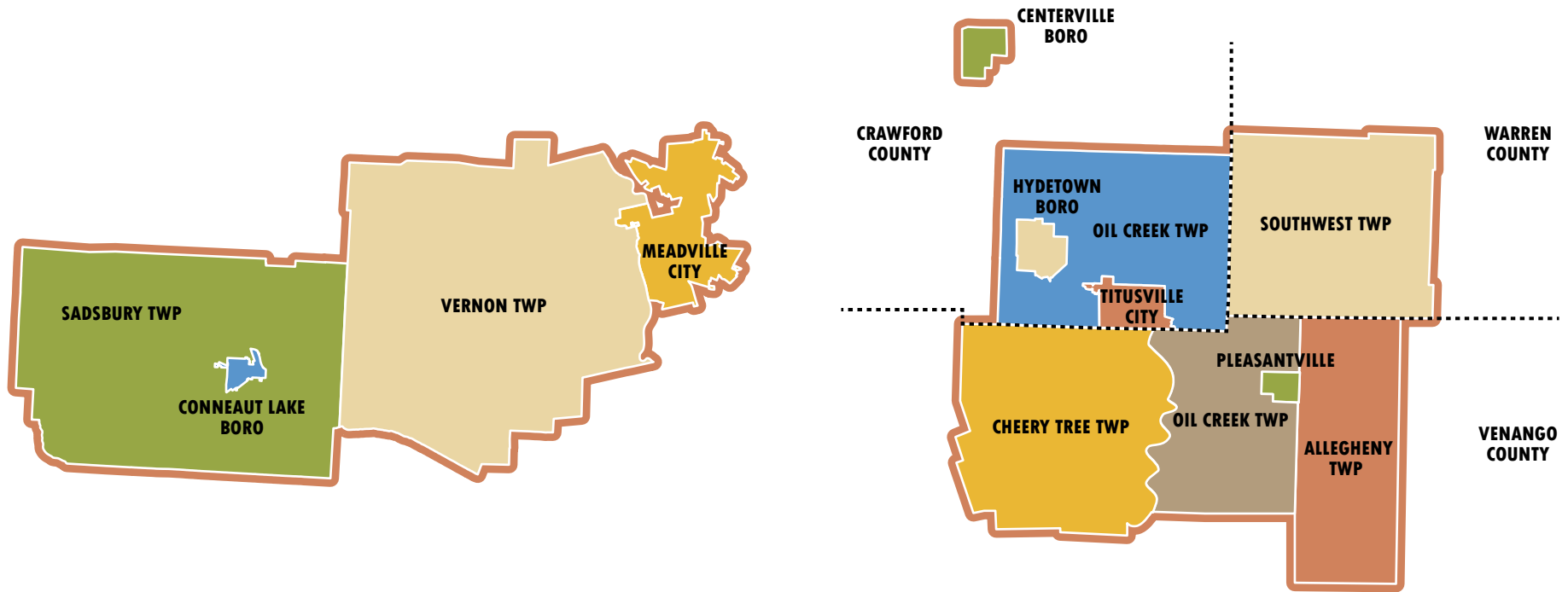
PYMATUNING NORTH SHORE REGION (1971)

- Proposed Sewer System: Despite Linesville's existing sewer system, soil limitations inhibited new housing in parts of Pine Township which were experiencing development pressure.



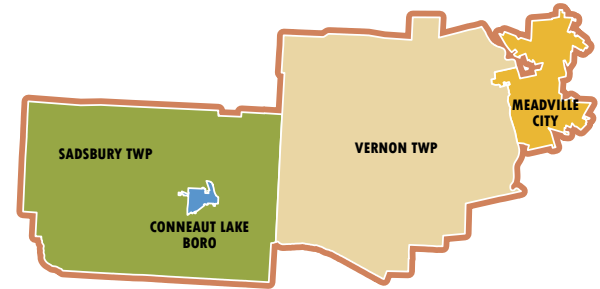
LOCAL MULTI-MUNICIPAL PLANS (POST-2000)

- Multi-Municipal Comprehensive Plans in Crawford County include the Central Crawford Region and Oil Creek Region.

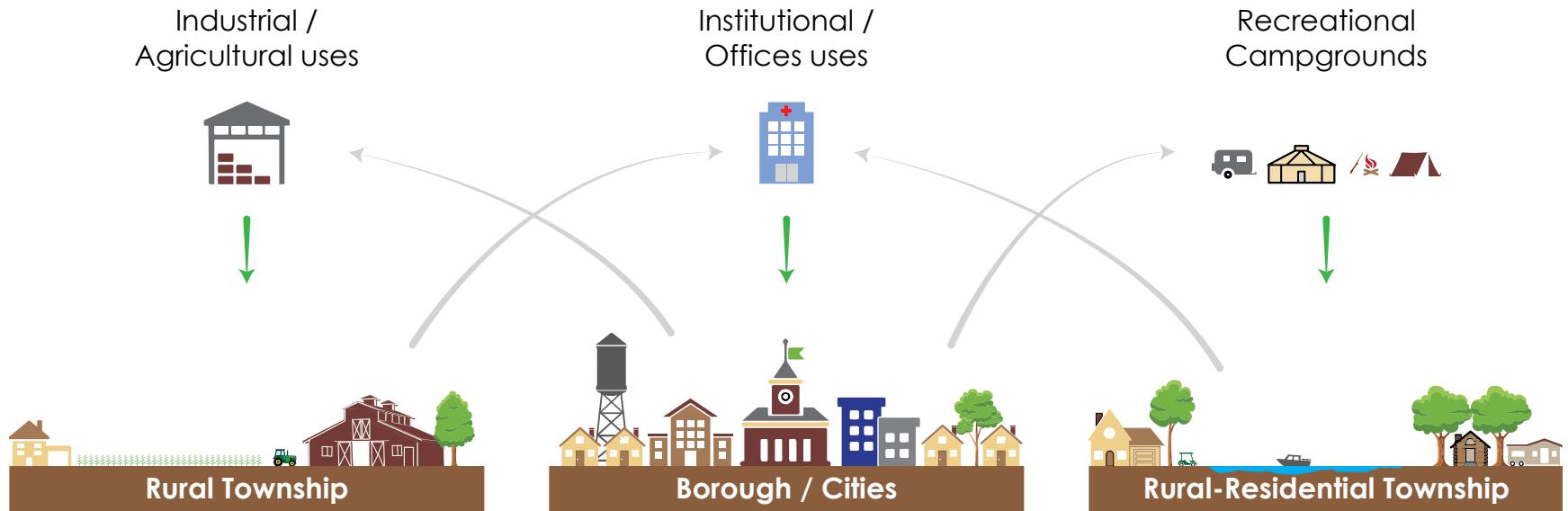


CENTRAL CRAWFORD REGION MULTI-MUNICIPAL COMPREHENSIVE PLAN

- Through an inter-governmental cooperation agreement, the City of Meadville, Vernon and Sadsbury townships, and Conneaut Lake Borough established land use sharing.

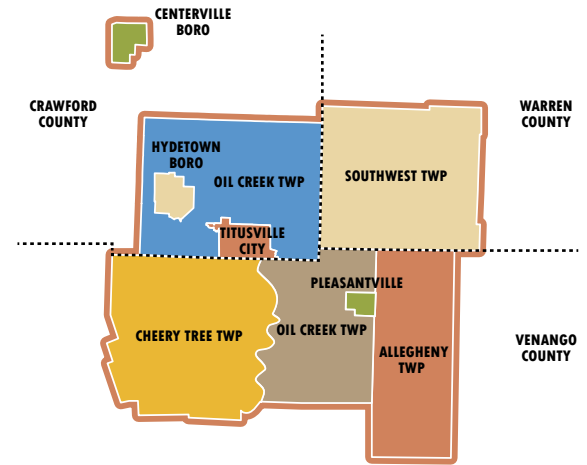


General Example of Multi-Municipal Land Use Sharing Agreement



OIL CREEK REGION MULTI-MUNICIPAL COMPREHENSIVE PLAN

- Planned for job attraction and recreation including the Titusville Opportunity Park, Oil Creek Trail, and Myer Recreation Complex.



MULTI-MUNICIPAL PLANNING MISCONCEPTIONS

- **This is consolidation in disguise.**
 - » *No, this is about exploring voluntary relationships to address shared problems or goals.*
- **This will allow one municipality to dictate over another.**
 - » *No, ground rules for implementation should be well facilitated and agreed upon by all involved parties.*
- **We will lose local control.**
 - » *Communities participating in multi-municipal plans do not have to adopt joint ordinances for implementation.*
- **Our community will be forced to adopt new regulations.**
 - » *Communities set their own objectives and strategies and have the ability to collaborate when objectives overlap.*

WHAT MIGHT A MULTI-MUNICIPAL PLAN MEAN FOR THE CONNEAUT VALLEY?

Opportunities?

Concerns?

THE COMPREHENSIVE PLANNING PROCESS GOING FORWARD...

- The Planning Office requests a formal letter from each municipality confirming their participation and requesting assistance (submit by July 26, 2019).
- A planning committee will be formed; each municipality is requested to appoint a representative by resolution to serve on that committee.
 - » *Person will serve as point of contact, must be able to communicate via email/phone, and attend quarterly meetings (some in-person, most by phone).*
- The County will cover the cost of conducting studies, facilitating meetings, and preparing the plan. Participating municipalities must cover the cost of mailings, surveys, and plan copies.

QUESTIONS?