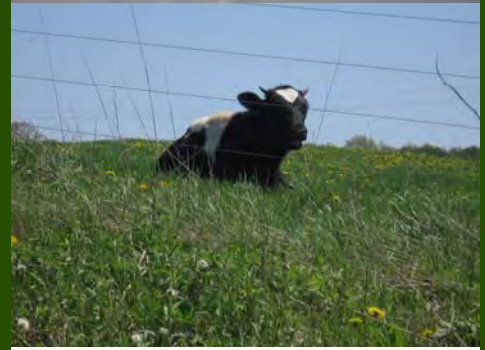




EAST MEAD TOWNSHIP



COMPREHENSIVE PLAN



2014



East Mead Township Comprehensive Plan

2014

East Mead Township Planning Commission

Sue Kramer, Chairwoman

Sue Kramer, Secretary

John Page

Terry Simonette

William Coston

Donald Kramer

John McCracken

* * *

Board of Township Supervisors

Larry Mattocks, Chairman

Richard Deiss, Vice Chairman

Terry Simonette

Lea Ann Coston, Secretary/Treasurer

Allan Shaddinger, Solicitor

Steve Halmi, Engineer

* * *

Crawford County Planning Commission

Alan Knapp, Planning Director

Arlene Rodriguez, Assistant Planning Director

Robert Hopkins, Land Use Planner

Jack Lynch, Former Planning Director (2011)

**East Mead Township
Crawford County, Pennsylvania**

Resolution No. 2014-01

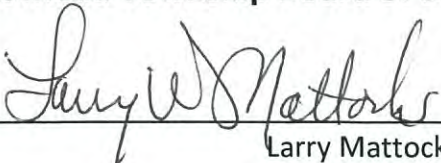
RESOLUTION TO ADOPT COMPREHENSIVE PLAN

Be it Resolved and it is hereby Resolved by the Board of Supervisors of East Mead Township as follows:

1. The East Mead Township Comprehensive Plan dated 2014 is hereby adopted in accordance with the applicable provisions of the Pennsylvania Municipalities Planning Code as and for the Comprehensive Plan for East Mead Township.
2. The 2014 East Mead Township Comprehensive Plan hereby adopted supercedes and replaces the prior Township Comprehensive Plan adopted in 1983.
3. The 2014 East Mead Township Comprehensive Plan hereby adopted shall be effective immediately and shall remain in effect until amended or repealed by further Resolution of the Township Supervisors in accordance with applicable law.

Resolved this March 10, 2014 by the Board of Supervisors of East Mead Township.

East Mead Township Board of Supervisors


Larry Mattocks, Chairman


Richard Deiss, Vice Chairman


Terry Simonette

ATTEST:


Lea Ann Coston, Secretary

Table of Contents:

	Page
I. INTRODUCTION	
1.1 Comprehensive Plan in East Mead.	3
1.2 PA Municipalities Planning Code.	3
II. BACKGROUND INFORMATION	
2.1 History of East Mead Township.	5
2.2 Physical Characteristics.	11
2.3 Environmental Characteristics.	16
2.4 Existing Land Characteristics.	22
2.5 Socio-Economic Analysis.	25
2.6 Community Facilities.	28
2.7 Township Survey Results.	31
2.8 Transportation Characteristics.	33
III. TOWNSHIP PLAN	
3.1 Community Development Objectives.	38
3.2 Future Land Use Plan.	39
3.3 Housing Plan.	41
3.4 Transportation Plan.	44
3.5 Community Facilities, Recreational & Cultural Plan. . .	46
3.6 Implementation Strategies.	47
3.7 Funding Strategies.	51
IV. APPENDICES	

List of Maps:

	After Page
Map 1 - Regional Location	3
Map 2 - Agricultural Quality	12
Map 3 - On-Lot Sewage Suitability	13
Map 4 - Sand and Gravel Potential	15
Map 5 - Floodplain	16
Map 6 - Natural Heritage Inventory Map	18
Map 7 - Natural Heritage Inventory Buffer Map	18
Map 8 - Existing Land Use Map	22
Map 9 - Transportation (ADT)	35
Map 10 - Transportation Improvement Objectives	36
Map 11 - Future Land Use Plan	40
Map 12 - Wayland Corner Improvement	45
Map 13 - Recreation Site Plan	46
Map 14 - Agricultural Security Area (ASA)	48



Maps and documents made available to the public by the Crawford County Planning Commission are not legally recorded maps or surveys and are not intended to be used as such. The Planning Commission has attempted to compile accurate information, but because of various sources of information that go into creating this document, errors may exist.

I. Introduction

East Mead Township is located approximately three miles due east of Meadville, the seat of County Government. It contains 14,899 acres (23.28 square miles). The two main transportation routes through the Township are PA Rt. 27 in the center and PA Rt. 77 in the northwest. **Map 1** shows the regional location of the area.

1.1 The Comprehensive Plan in East Mead

The Comprehensive Plan involves an inventory of conditions and characteristics as they currently exist within the Township. Its primary purpose is to establish the policies that will guide land use decisions over the next 20 years. The plan is intended to promote a coordinated development pattern that will meet the Township's long-term planning goals and be compatible with regional planning efforts.

In order to achieve sound and effective policy recommendations, the various social, economic, cultural, historical and physical factors that impact land use are analyzed. An examination of local and regional demographics is useful in the identification of development and social patterns, and can provide insight for future growth potential. The extensive mapping of natural and man-made landscapes provides a record of existing features and, when analyzed in conjunction with demographic data, enables an assessment of future needs in terms of housing, infrastructure, community facilities, and conservation of natural resources. A basis from which to locate areas that are suitable for development and areas that are not suitable for development, as well as areas that call for special conservation efforts, is the result of planning efforts.

This plan is a collaborative effort of the East Mead Township Planning Commission and the Crawford County Planning Commission staff. Interest in a plan for the Township developed as a result of a need for direction and guidance of growth and development.

It is important to understand that a comprehensive plan is neither a legal document, nor a land use ordinance. However, in order for the Township to be successful in the future implementation of either a subdivision or zoning ordinance, (that are legal documents), the Township must identify the land development issues within its jurisdiction and decide what, in the general interests of the public, are the best objectives and policies relative to these issues.

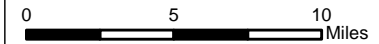
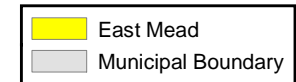
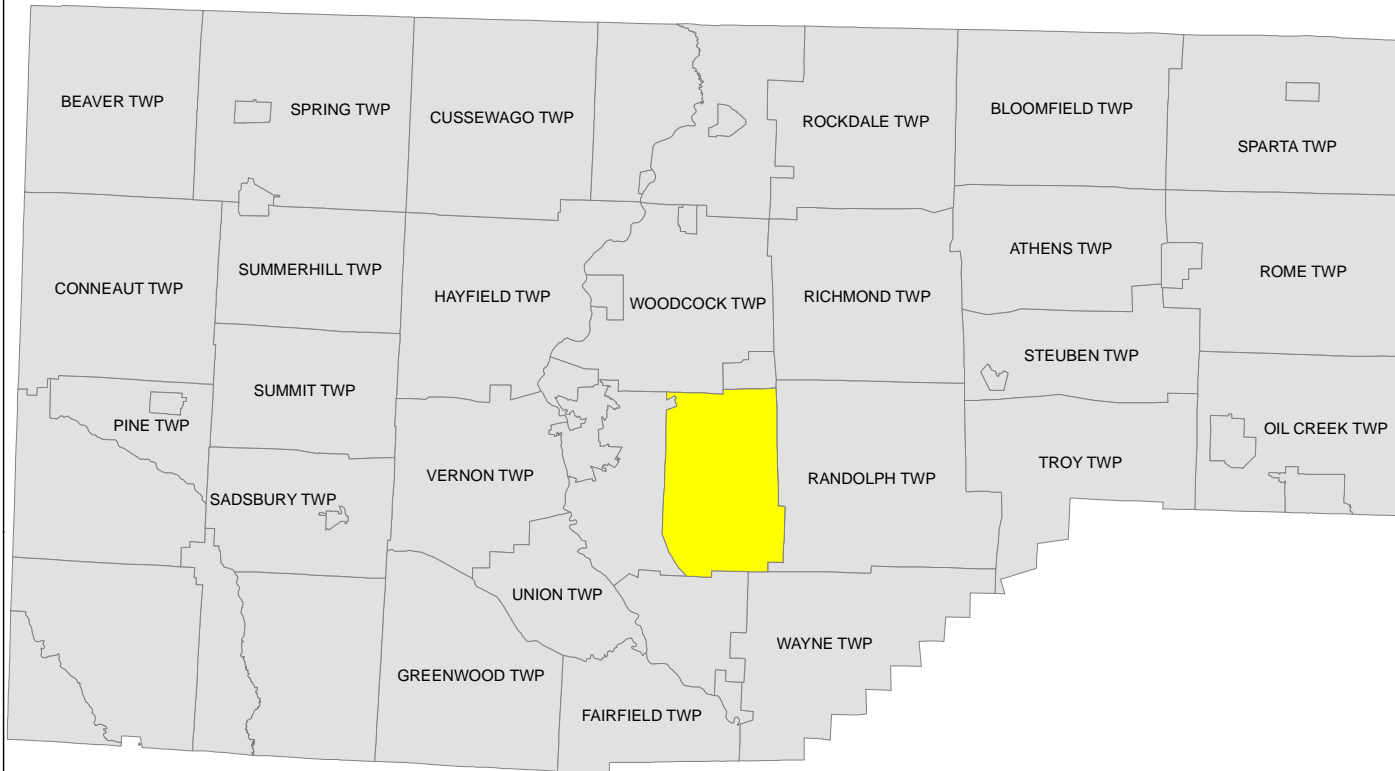
1.2 Pennsylvania Municipalities Planning Code

The Pennsylvania Municipalities Planning Code (MPC) empowers municipalities in Pennsylvania to, individually or jointly; prepare plans for future development

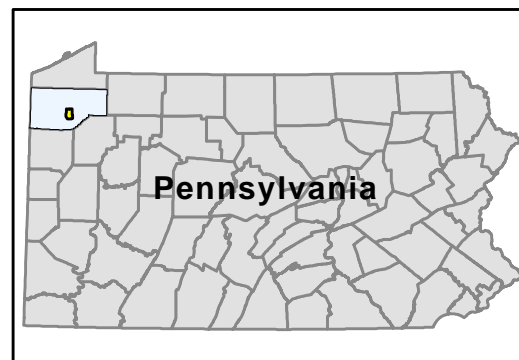
REGIONAL LOCATION

EAST MEAD TOWNSHIP

CRAWFORD COUNTY PENNSYLVANIA



July 2009



This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

and, by various legal and other measures, to implement those plans. Those municipalities choosing to plan for their future and take advantage of those benefits must meet the planning requirements of the MPC. Article III, Section 301 of the MPC requires that municipal comprehensive plans through the use of maps, charts, and text should include the following basic elements:

- Community Development Objectives
- A Plan for Land Use
- A Plan for Housing Needs
- A Plan for Community Facilities and Utilities
- A Plan for Transportation
- A Statement of Inter-Relationships
- Short-term and Long-term Planning Implementation Strategies
- A Statement of Consistency with Neighboring Municipalities & Planning
- A Strategy for Retention of Natural and Historical Resources Plan

Because Planning is a public process, the Township must adhere to the following series of steps before the plan can become Township policy:

- The Planning Commission reviews and comments on the draft plan and holds a public hearing before forwarding the comprehensive plan to the governing body.
- The governing body shall hold at least one public hearing pursuant to public notice before proceeding to vote on the plan, or amendment thereto.
- The adoption of the Comprehensive Plan shall be by resolution carried by the affirmative votes of not less than a majority of all members of the governing body.
- Counties shall consider amendments to their comprehensive plan proposed by municipalities that are considering adoption or revision of their municipal comprehensive plans so as to achieve consistency.

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. The second section is the plan itself, which includes community development objectives, a future land use plan, community facilities and housing plan, and a transportation plan, and finally the strategies that will be used to implement the plan.

II. Background Information

2.1 History of East Mead Township:

East Mead Township is one of the two last remnants of the great Mead Township which was formed prior to the organization of Crawford County. At the time when all of northwestern Pennsylvania was embraced in Allegheny County, Mead Township then included all of what is now Crawford and Erie Counties. In the years 1800, 1828, and 1829, new townships were carved out of Mead Township, significantly reducing its size. In 1898, the last division occurred and East Mead Township and West Mead Township were established. When the U.S. Census was taken in 1900, the population of East Mead Township was 831.

The early settlement of the Township was fostered by several events, one of which was the push by Pennsylvania to have the land settled and the other was the end of hostilities with the Native Americans. Pennsylvania passed an Act in 1785 to provide land to soldiers for service in the Revolutionary War (Donation Lands). Specific tracts were awarded by lottery. Tracts not claimed were sold by the State. In 1792, the Pennsylvania legislature enacted a law opening all State owned land northwest of the Allegheny River for sale "to persons who will cultivate, improve and settle the same". The intent of the law was for the State to sell the land to individual settlers. Instead, much of the land, including that in the present boundaries of East Mead Township ended up in the hands of land speculators like the Holland Land Company who then sold the land at profit to the settlers. However, the Native American Indians still considered the lands as theirs since they had never signed their rights away. Raids by Native Americans kept settlers out of the area until General Anthony Wayne's defeat of the tribes at the battle of Fallen Timbers, August 20, 1794 and the subsequent signing of the Treaty of Greenville in 1795. In his description of the hazards of Indian raids, David Mead, founder of Meadville, testified that beyond the fort at Meadville, none made any attempt to remain permanently in the region until the fall of 1795.

The settlers began arriving in the years following the peace with the Indians. Early records with dates of arrival are limited. Often an actual date does not appear until a land purchase is finalized and/or taxes paid, years after the settler has arrived, chosen his land, cleared it for farming, and built a log house. This being recognized, it appears that the early settlers began arriving about 1800. Most arrived with little in the way of material possessions or money. The land was a virgin wilderness, and the early settlers had a hard life.

Wayland and South to Bousson:

William Ewing when he was about 20 years old, arrived on horseback on the wilderness trail from his parent's farm on Yellow Breeches Creek near Carlisle Pennsylvania. His brother Andrew, two years younger, arrived shortly after. Each of the bothers settled on separate parcels of land south of Meads Corners (present day Wayland Corners) along the track now called South Wayland Road. William married Joanna Thurston, daughter of David Thurston, at Mead's Corners (Mead Corners) on April 14, 1802. David Thurston had come to Mead Township from Northumberland County Pennsylvania and is listed on the Crawford County tax list for the year 1801. Many of the settlers had specialized occupations that supplemented income from farming. William and Andrew Ewing were coopers (their father's occupation). Barrels and related wooden staved containers were in demand in the early commerce. David Thurston was a weaver.

Indians were still in the area, and there was an Indian camp on William Ewing's farm. For the most part relations were good, but there was friction when the Indians returned from trips to Meadville in a drunken state and caused disturbances. Eventually, the Indians moved on.

The population increased rapidly from incoming new settlers and the families of those that arrived earlier. William and Joanna Thurston Ewing had 14 children that they raised on the farm. The children attended school at Mead Corners. These children later married with other local families: Stocton, McNamara, Hunter, Burns, McDonald, Byham, Hungerford, Lantz, Boyle, and Seaton. Andrew Ewing, William's brother, married Mary Battles. Andrew donated the land for the Ewing Cemetery from his farm. Alexander and Mary's daughter who died in infancy is believed to have been the first burial in the Cemetery (about 1811-1812). Although small in size, the Ewing Cemetery has much historical significance. Those of war service buried here are: David Thurston - Revolutionary War; James Hamilton, Jonathan Weller, John McFadden, William Ewing, and John Johnson - War of 1812; David T. Ewing, George McFadden, William H. Inay, James T. Ewing, John McMullen, and Josiah Ewing - Civil War. Several ghost stories are recorded concerning the cemetery, one involving Nate's white steer during a dark night.

In 1816, Jonathon and Lovina Weller and 7 children came from Chester, Massachusetts and settled one mile south of Meads Corners (Wayland). They brought with them a slave named Pomp, who was given his freedom a year later. 18 months after arrival, Jonathon was killed by a falling tree when timbering. The rest of the family remained, the children attending the Schoolhouse at the Corners.

In 1817, Levi and Mary Dewey came from Westfield, Massachusetts with 9 children. They bought a farm at Meads Corners. In 1843, a post office was

established at Meads Corners and Stillman, son of Levi and Mary, served as the first postmaster. Walter Dewey (1847 to 1922), son of Justin Dewey, was a farmer, East Mead Justice of the Peace, East Mead Township Road Supervisor, and served on the Election Board.

The Mead Baptist Church met at the Corners from 1828 to 1840 in the Dewey Schoolhouse. In 1840, the Church was erected on land donated by Justin Dewey. The constituent members were Andrew Braymer, Sarah Ellis, and Amanda Sizer, and many of the Hatch family: Philip, Ira, Horatio, Electra, Fanny, and Mary. In 1881, the name of the Church was changed to Wayland Baptist Church and Meads Corners was changed to Wayland in honor of Rev. Dr. Heman Lincoln Wayland, a famous Baptist minister, who was editor of the "National Baptist" in Philadelphia, the "Baptist Quarterly", and books for the French Creek Baptist Association. The Church had a good library used by the area residents. Oakwood Cemetery, now Wayland Cemetery, was named after the four large oak trees that stood in front of the cemetery. Among its first burials was Levi Dewey in 1827. David Scott, a Revolutionary War soldier is buried in the cemetery.

In 1836, John and Betty Ann Hogue came to Meads Corners and settled at the foot of and each side of the big hill, known as Hogue Hill (The current intersection of PA Route 27 and Wayland Road). They owned and operated the Hogue Inn, later known as the Wayland Hotel.

Pine Grove Methodist Church is located on the old "Oil Creek Road", at the foot of Kiser Hill, midway between Kiser Hill and the Bousson Farm, now owned by Allegheny College. A cheese factory was on the farm nearby in 1874, and the post office was also located there. A formal church class was organized by David Thurston and friends, including Joseph Baird, John Daniels, John McFadden, and Job Calvert, as early as 1825, meeting in the homes of members. James T. and Kingsley Ewing took part in the early work of the church. Herman G. Ewing and his wife, Minnie, were active members, singing in the choir and taking an active part in the church programs. The parishioners erected the church by themselves in 1885 in a grove of pine trees. The members supplied many of the materials, with the balance costing \$900. The minister received \$97 the first year.

Many stories are available concerning the Bousson sisters, Otilie and Marie, who purchased about 300 acres along Oil Creek Road and the now Wayland Road in 1882. Originally from Paris, they had owned a successful dressmaking business in New York City prior to coming to Mead Township. With the assistance of a French landscape artist, they set about to create a traditional French country estate. They built a magnificent brick house with rare woodwork and beautiful stairways. The grounds had ponds stocked with fish and imported water lilies. There were gardens with fruit trees and berries. The sisters entertained all in the community with elaborate parties with music, dancing and polite merrymaking.

The home is now gone. The land has reverted to nature, and is now owned by Allegheny College and used by students for biological and environmental studies.

Frenchtown:

Tradition has it that the land which settlers were later to call Frenchtown was once the property of a revolutionary soldier named Moultrip. The land was his "donation lands" tract given as repayment for his war services, and sometime before 1800, he is believed to have visited the place and built a log cabin a few rods from the site of the present Catholic church, St. Hippolyte. He apparently left soon after, and his land ended up in the hands of the Holland Land Company which then sold it to others. The name of Moultrip turns up again in the history. About 1830, William Moultrip built a water-mill on a branch of Sugar Creek and ran it a number of years. In 1800, Beriah Battles purchased land near the site of the present St. Hippolyte church from the Holland Land Company and built a log cabin. It is reported that he was the first carpenter in Crawford County, that he built many log cabins and houses, and that he departed Frenchtown to go to Ohio. He and his wife, Mary Jones Battles had 9 children, one of which was Mary Battles who married Andrew Ewing mentioned previously in the section of this history "Wayland and South to Bousson".

In the early 1800's, French Catholics emigrated to the United States. They followed the Hudson River up to Albany, pushed westward to Buffalo, and then by stage, covered wagon, or bobsled, moved into western Pennsylvania. As early as 1827, several families arrived and purchased land from the Holland Land Company. Soon other families followed. They formed two settlements, one at Moultrip, which then was becoming known as "French Colony", and another to the southwest, known as Mondon (the current Pettis Corners). Among these pioneers were the DuCrays, LeComtes, Verains, Verniers, Fevres, and Gandelots. Letters to France telling of the life in the wilderness induced others to join the first group, and the colony grew steadily, if not quickly. Before the coming of the first missionary priests, the Bideaux, Monnins, Bron (Brown), Girard, and Doubet families had arrived. When Bishop Kenrick of Philadelphia came to Meadville on June 2, 1834, he set down in his diary that six miles east of the City was a French settlement of 23 families who, upon hearing of his presence, came to Meadville to attend Mass and have their children baptized. With the entire state as his diocese at the time, it tells of the favorable impression these devoted Catholics made upon him. St. Hippolyte was erected in 1837 and enlarged and remodeled in 1866.

By 1885, Frenchtown had a post office, a public school, a store, a blacksmith shop, six residences and the St. Hippolyte Church. It served the farm community and its hinterland.

Kiser Hill:

The settlement in the vicinity of Kiser Hill began in the mid 1800's. The area received its name from Issac Kiser who was born in Westmoreland County and came to Crawford County in 1816. William Warner arrived from Massachusetts in 1841 and purchased 125 acres on Oil Creek Road at the foot of Kiser Hill. He kept a hotel/public house in this location. In 1874, a cheese factory was built on his land. Public school and Grange Hall uses were established at Kiser Hill, the latter around the turn of the century.

At the top of the hill is Kiser Hill Cemetery. Records indicate that six dollars was paid for the court costs to obtain the charter, the attorney was paid seven dollars. Recorder Wm Dickson was paid two dollars and twenty-five cents. In 1878, articles of agreement were made with Jacob Kightlinger and his wife, Mary Ann, for the purchase of one acre and twenty perches of land in order to increase the size of the cemetery. Additional deeds for acreage followed from Jacob and Emiline Kiser, and from Frank and Mary Yoset. Kiser Hill Cemetery was incorporated in 1878. For a period of time, the association met in the Kiser School House, located across from the Cemetery. The current Cemetery is serene in a beautiful manicured setting on about 3.5 acres, that includes the additional 0.89 acre donated by William Lee and Alice Brawley in 2008. At least 1100 or more have been laid to rest there as of 1999.

Wayland Corners - Northward:

At the corner of current North Wayland Road and State Route 77, stood a building in the early years first known as Brown's Chapel originally organized in 1812. The State Road Methodist Church was erected on the site in 1848 and was active for many years. The earliest ministers received a salary ranging from \$50 to \$100 per year. Membership dwindled and the church closed about 1990. Subsequently, it was bought by some individual owners and then resold. In 2004, it became the Apostolic Lighthouse Church of Meadville which continues to hold regular services.

Smith Cemetery, located on Smith Cemetery Road was established in 1900 when the Smith families purchased 1 1/2 acres from G. P. Waid for the purpose of a burial ground. It was incorporated in 2009 and is now known as Smith Cemetery Association, and has 150 burials.

Schools:

Education was very important to the settlers, and schools were formed early on wherever there was a group of families. As the population increased and education became more formalized, schools were consolidated and buildings closed. School closings in the twentieth century included Frenchtown, Hatch Hill, and Moore in 1929, Bousson in 1932, Davis in 1934, Kiser Hill in 1939, and Wayland in 1956.

The Wayland Schools were a prominent place in the Township for many years. There are three buildings on the property, all in a row. A one-story frame schoolhouse was built before the Civil War, a two-story brick schoolhouse in 1894, and a one-story structure with basement in 1935. A two-year high school course was in operation in the years 1894 to 1914. Beginning in the school year of 1913-1914, scholars wishing to take high school work could attend any high school and the township paid the tuition. In the 1940's, the teachers extended recesses during the winter to allow sled riding on the back hill, in exchange for more homework assignments. In 1950, the white frame north building was used for the Township elections and public meetings. A long wide sidewalk was installed in the early 1950's from the south building to the north building. This was great for the roller skates to travel during recess. The white school building was just the right height for the treat of playing "Annie, Annie, Over". In 1953, students above fourth grade were transported by bus to Guys Mills when the Randolph and East Mead Consolidated School was formed. The buildings are now used for residential purposes.

Electricity:

Everyday life was changed in the years 1936 to 1939 when the Northwestern Rural Electric Co-Operative extended the first electric lines into the Township. Families finally had electric lights, refrigerators, and running water in their homes and lights and water in the barn.

Early Highways:

One of the main roads in the 19th century Crawford County was Oil Creek Road. This road traversed East Mead Township and connected Meadville with Titusville. It appears to have been the principal east-west highway in the early settlement network of the county. A 1838 map published by D. Stanford of Erie, clearly identifies this road. Today as one projects this road east-ward towards Titusville, it meets what we call State Route 27 at Brawley's Stand in Randolph Township.

The Centerville Road passed through Wayland Corners on its way to Guys Mills and eventually Centerville Borough. The north portion of the Township was transected by the State Road, today's State Route 77. The only north-south road of strong significance is what today is called Wayland Road. It connects the Woodcock Township area with the Oil Creek Road. These were the main roads in place by the mid-19th century. By 1910, State Route 27 was begun and by 1920 this road became the principal Meadville to Titusville road. In the years 1932 to 1934, North Wayland Road from the State Road Church going southerly through Wayland and continuing on South Wayland around the foot of Kiser Hill to Bousson and on to Pettis was improved and blacktopped.

Additional Information:

Considerable additional historical information can be found at the Crawford County Historical Society, historical publications (some written early in the settlement period), records of the churches and cemeteries, and histories of area families. Many descendants of the early settlers still reside in the Township.

2.2 Physical Characteristics:

An important component of any Comprehensive Plan is knowledge of the natural environment of the area. The physical features of the area, including topography, soils, and flood-prone lands are important in evaluating past growth, and are particularly significant in guiding the future growth of the community. Certain aspects of the natural features of a community serve as limitations upon the type and degree of development of a given area; and as limitations, should be considered before development.

The purpose of this section is to describe the natural features in East Mead Township and the implications of these features on future development within the Township.

Regional Setting:

East Mead Township is located in the heart of Crawford County approximately three miles east of the City of Meadville, the county seat. It has a rough rectangular shape consisting of 23.28 square miles (14,899 acres). The major highways are PA Rt. 27 in the center of the Township (connecting Crawford County's two cities, Meadville and Titusville) and PA Rt. 77 in the northwest part of the Township.

Topography:

The topography, or shape of the land, in terms of its "3rd dimension" is indicated by contour lines. Topography may be a limiting factor on development. For example, steep slopes tend to prohibit extensive development and act as natural boundaries. East Mead Township has no major topographic limitations.

Agricultural Quality:

Agricultural authorities have classified soil into eight categories relative to their capability for agricultural purposes. The limitations on the use of soil become progressively greater as its classification number increases. Following is a listing of the eight soil classes and an explanation of the limitations involved with each. This system of classification is taken from the Soil Survey of Crawford County, Pennsylvania, issued May 1979.

- Class I- Soils that have few limitations, which restrict their use.
- Class II- Soils that have some limitations, which reduce the choice of plants or require moderate conservation practices.
- Class III- Soils that have severe limitations, which reduce the choice of plants, require special conservation practices, or both.
- Class IV- Soils that have very severe limitations which restrict the choice of plants, require careful management, or both.
- Class V- Soils that have little or no erosion hazard but have other limitations, which are impractical to remove and limit their use largely to pasture, woodland, or wildlife food and cover.
- Class VI- Soils that have severe limitations which make them generally unsuited to cultivation and limit their use largely to pasture, woodland, or wildlife food and cover.
- Class VII- Soils that have very severe limitations, which make them unsuited to cultivation and restrict their use largely to grazing, woodland or wildlife.
- Class VIII- Soils and landforms that have limitations, that prevent their use for commercial plant production and that restrict their use to recreation, wildlife, water supply and aesthetic purposes.

For mapping purposes this Comprehensive Plan reports groups all of the Township's soils into three categories:

Category 1. **Good** agricultural land, which can be effectively and relatively easily cropped (Classes I and II).

Category 2. Land that is **fair** for cropping (Class III).

Category 3. Marginal to **poor** land for cropping (Classes IV through VIII).

These categories reflect such classification criteria as soil quality and slope. For example land with a slope of 8% to 15% is automatically classified in Category 2; land with a slope greater than 15% is classified in Category 3 regardless of how good the soil quality may be. **Map 2** indicates the patterns of soil categories in East Mead Township.

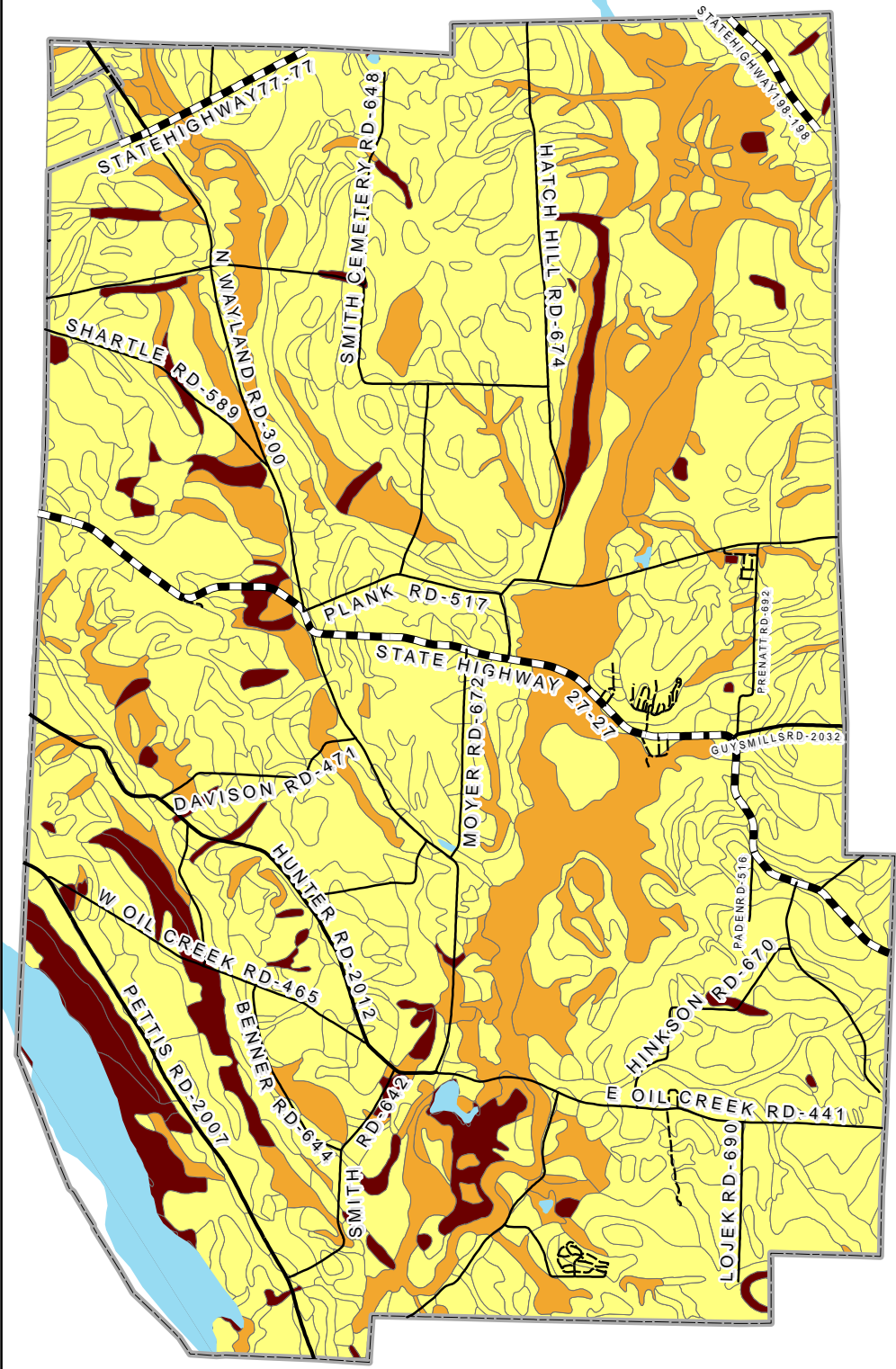
On-Lot Sewage Suitability:

Act 537, the Pennsylvania Sewage Facilities Act (1966), requires every municipality in the Commonwealth to adopt an "official plan" addressing its needs relative to wastewater disposal. The Crawford County Planning Commission developed a separate countywide comprehensive plan for water and sanitary sewers in 1970 with the aid of a consulting firm. This plan was subsequently adopted by all municipalities within the County as their "official

Agricultural Quality

East Mead Township

Crawford County Pennsylvania



Legend

- East Mead
- Lakes
- Soil Quality**
 - Good
 - Fair
 - Poor



0 0.5 1 Miles



October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

plan." This plan deals primarily with those areas of the County having existing or proposed water and sewer systems, or with those areas where population concentrations are great enough to make on-lot disposal systems precarious. East Mead Township is not mentioned in this plan as an area with enough population to warrant the need for water or sanitary systems. The whole Township relies upon on-lot sewage systems regulated by the Township and their State Certified Sewage Enforcement Officer (SEO) or privately owned sewage treatment facilities regulated by the Pennsylvania Department of Environmental Protection (DEP) for their sewage disposal.

The capability of soil to properly treat sewage to the standards of the DEP is perhaps the most critical element of land development in areas where centralized sewage treatment plants do not exist. While some DEP regulated individual treatment facilities exist in the Township that are independent of the soil capacity, they are limited to serving isolated homes and commercial operations such as mobile home parks and campgrounds. These treatment facilities are more costly to construct and operate than regular on-lot systems and generally require design by a Registered Professional Engineer, and annual inspections by a service person specializing in sewage systems.

The treatment capability of soil for on-lot systems is based on: (1) soil permeability, (2) depth of soil to the high water table, bedrock or some other limiting zone, and (3) the slope of the land. **Map 3**, entitled On-Lot Sewage Suitability, establishes three categories of soil indicating their relative suitability for on-lot sewage disposal systems. These categories are described as follows:

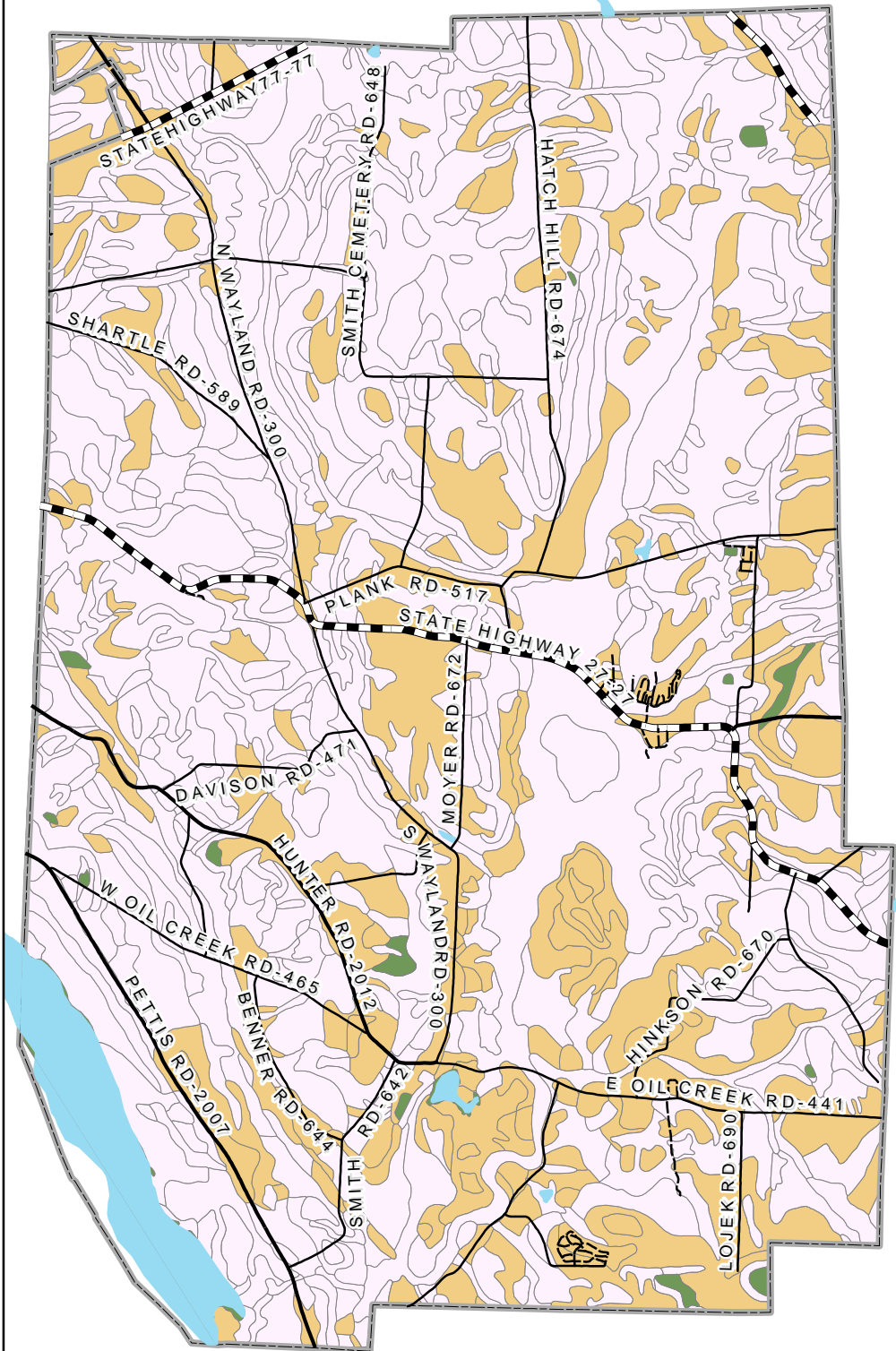
Good Suitability- Soils in this category will typically be approved by the Township's sewage enforcement officer and the Pennsylvania Department of Environmental Protection (DEP) for conventional disposal systems. A conventional system includes a septic tank in which the heavier solids settle out of the liquid effluent and the lighter particles float to the surface. In the septic tank anaerobic bacteria (needing no oxygen) partially digest the surface scum and most of the solids. The partially treated liquid is then discharged from the tank into a subsurface absorption area where the effluent is further treated as it percolates through the soil. In general terms, soils suitable for these systems:

- Are not susceptible to flooding.
- Have minimum depth to an impervious layer of 6 feet.
- Have a depth of 4 feet or more between the bottom of the absorption area and the seasonal high water table.
- Are termed well drained by the U. S. Soil Conservation Service.

On-Lot Sewage Suitability

East Mead
Township

Crawford County
Pennsylvania



Legend

Lakes

East Mead

Sewage Suitability

Good

Fair

Poor



0 0.5 1 Miles



October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

- Have percolation rates of 6 to 60 minutes; this means it takes 6 to 60 minutes for water to drop 1 inch in a "saturated hole"; or, in reference to permeability, it means the soil has a range of between 10.0 and 1.0 (inches of water movement per hour).
- Have a slope no greater than 15%.
- Are not so stony as to make system installation impossible.

Fair Suitability- Soils in this category will not normally qualify for a conventional system but may qualify for a modified or "alternate" on-lot disposal system. Such alternate systems must be carefully designed and installed. To adequately function in these soils a system would have to be more elaborate than a conventional system. Generally alternate systems are more costly to install. Soils grouped within this category:

- Are not susceptible to flooding.
- Have minimum depth to an impervious layer of 20 inches.
- Have a depth to the seasonal high water table of between 20 inches and 4 feet.
- Are termed, "moderately well-drained" by the US Soil Conservation Service.
- Have percolation rates of 60 to 300 minutes; and a permeability range of 1.0 to 0.2 inches of water movement per hour.
- Have a slope no greater than 25%.
- Are not so stony as to make system installation impossible.

Poor Suitability- Soils within this category will not typically qualify for a conventional sewage system and may not qualify for an "alternate" system due to the presence of one or all of the following conditions. These soils may:

- Be susceptible to flooding.
- Have a depth to the impervious layer of less than 20 inches.
- Have a depth to the seasonal high water table of less than 20 inches.
- Be termed poorly or very poorly drained by the U. S. Soil Conservation Service.
- Have a percolation rate of greater than 300 minutes and a permeability range of less than 0.2 inches of water movement per hour.
- Contain slopes greater than 25%.
- Be so stony as to make system installation impossible.

These three categories represent generalized statements about soil suitability. The mapping of these soils provides a general idea of the on-lot sewage suitability of the Township's land. Exceptions to the conditions portrayed on the map may be discovered when a specific parcel is examined in more detail.

An examination of the On-Lot Sewage Suitability Map indicates that there are no substantial concentrations of soils having good suitability in the Township which will be a limit on development. Potential developers should also be aware that while the DEP standards for on-lot sewage systems generally protect the public health, complete treatment of sewage is not achieved with septic tank and subsurface absorption systems. Pollution of the ground water may occur in areas where a number of on-lot systems are placed closed together. This is especially significant since all drinking water in the Township is dependent on private wells. Of particular concern are the nitrates in the sewage. The nitrates are in solution and will not be completely removed in the soil prior to seeping down to the groundwater. The U.S. EPA Drinking Water Standard for nitrate is 10 mg/l (10 ppm). Nitrates exceeding this concentration can result in the death of babies drinking the water.

Recommendations:

Developers proposing major subdivision utilizing on-lot systems should submit a report prepared by a Pennsylvania Registered Geologist, evaluating potential groundwater impacts.

Sand and Gravel Potential:

Sand and gravel are important resources to any relatively rural Township. Knowledge of deposits may prove beneficial to the municipality. **Map 4**, entitled *Sand and Gravel* Potential, designates areas considered by the US Soil Conservation Service (DCNR) to have good sand and gravel potential. While the suitability of the identified soils may vary widely, this map helps to pinpoint where future surface mining operations may occur.

Natural Gas:

Natural gas is a potential important resource in the Township. Shallow gas wells have been drilled for many years with varying results. A major development may be the current planning for the drilling of the first deep gas wells into the Utica Formation. If successful, the Utica wells will improve the financial conditions of many Township property owners.

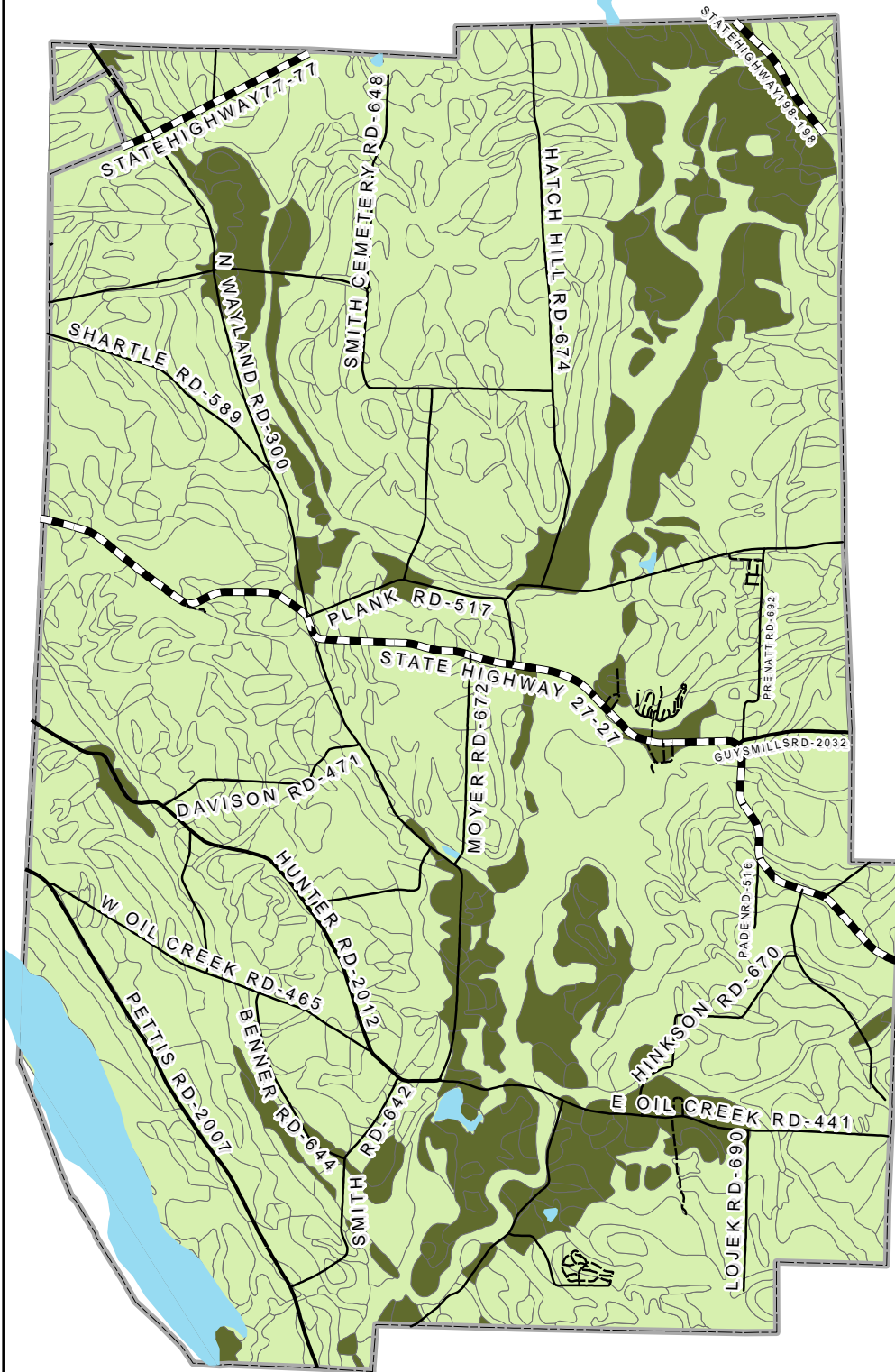
Recommendation:

Experience in other municipalities has shown that the heavy and high volume of truck and equipment traffic needed to drill and develop deep wells will damage the Township roads, and tight monitoring and enforcement of the Township weight limit ordinance will be required.



Sand & Gravel Potential

East Mead
Township



Crawford County
Pennsylvania



Legend

-  Lakes
-  East Mead

Sand and Gravel Potential

-  Fair
-  Unsuited



0 0.5 1 Miles



October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

Flood Prone Areas:

Another limiting factor on development is the susceptibility of land to flooding. **Map 5** shows flood prone areas as identified from the soil survey conducted by the Soil Conservation Service. The following soils indicate flooding: Pope loam, Philo silt loam, Holly silt loam, Holly silty clay loam. On December 5, 1975, East Mead Township qualified for the National Flood Insurance Program. This program was established to encourage municipalities to take a responsible role in controlling development in areas subject to flooding. By participating in the program, the Township is eligible for federal disaster relief funds, and its residents are eligible for federal flood insurance.

To qualify for this program, an East Mead Township enacted ordinance regulating building in the floodplain as shown on the Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency. The most recent update of the FIRMs is dated August 16, 2012, and the Township recently enacted a revised Ordinance as required by the Pennsylvania Flood Plain Management Act (Act 166 of 178 as amended).

2.3 Environmental Characteristics:

Crawford County Natural Heritage Inventory

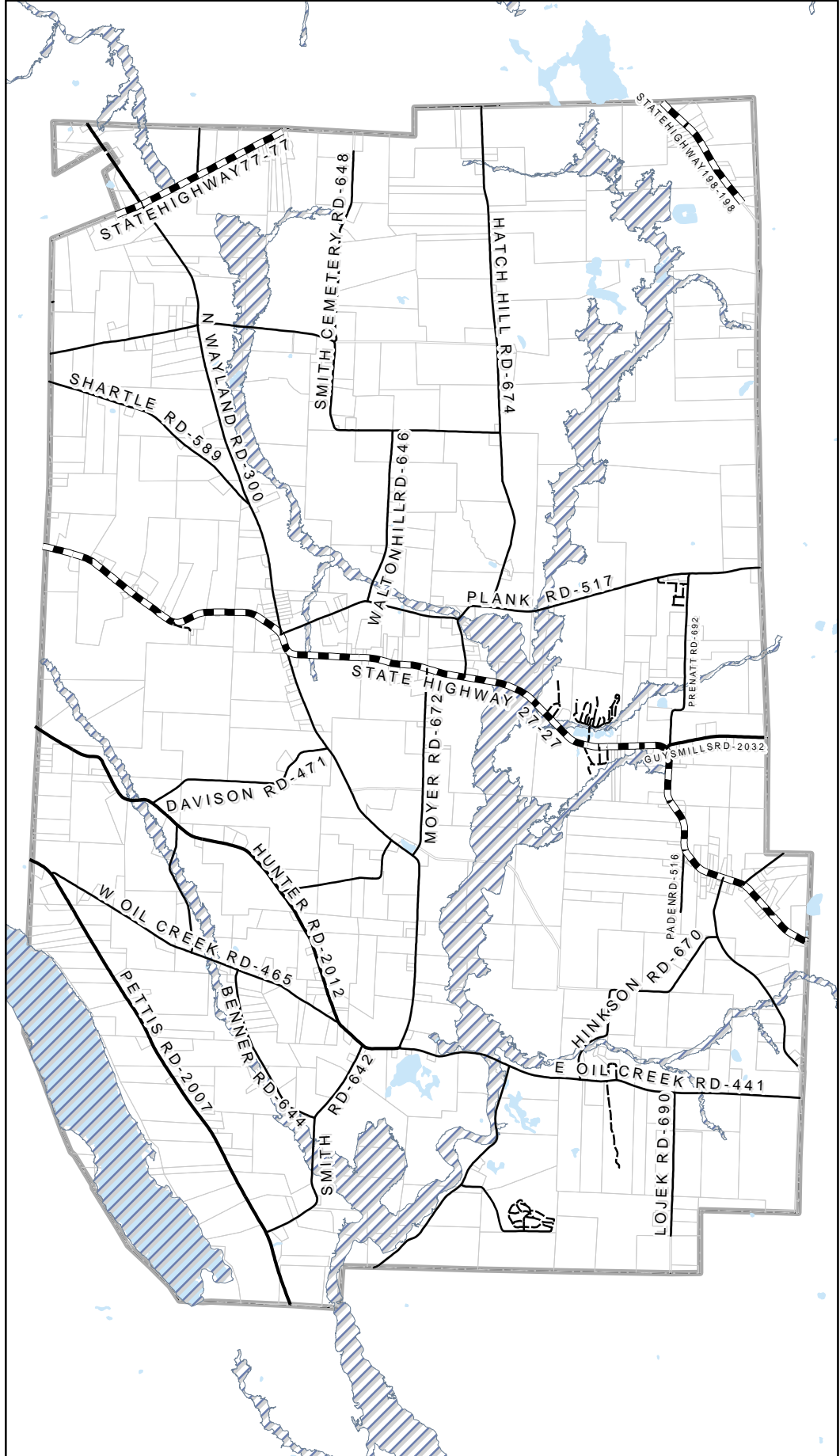
The Western Pennsylvania Conservancy conducted a county-wide Natural Heritage Inventory as a way to gather information about the living resources within the counties of our commonwealth and share that knowledge with residents, including those responsible for making decisions about natural resources and land use. The study examined the broad-scale landscape of the county and the discrete scale of individual species and natural communities that makeup that landscape. Consideration of both scales is important in the long-term health and survival of individual species as well as in the overall health of the forests and waters that are the backbones of the biological heritage of the county. The quality of life and opportunities for growth within the county are linked to the quality of the environment. How we plan for, conserve and, in many cases, restore the natural systems of Crawford County will determine the sustainability of growth and prosperity of the county and the region.

The first steps in ensuring protection of our natural environment are to recognize environmentally sensitive or ecologically important areas and determine their importance. A County Natural Heritage Inventory is designed to identify and map important biotic (living) and ecological resources. This information helps county, state, and municipal government, the public, business, and industry plan development with the preservation of these environmentally important sites in mind. Biotic and ecological resources inherited by the citizens of this region include:





Floodplain

East Mead
Township

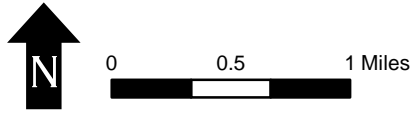
Crawford County
Pennsylvania



Legend

-  Floodplain*
-  Lakes
-  Parcels
-  East Mead

* FEMA Floodplain
Effective August 2012*



October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

S:\Planning2_Municipal Folders\East Mead\Comprehensive Plan\Maps\Problem Intersections

- Lands that support important components of Pennsylvania’s native species biodiversity
- Populations of species that are facing imperilment at a state and/or global level and their habitats
- Natural communities (assemblages of plants and animals) that are regionally important to biodiversity because they are exceptionally undisturbed and/or unique within the state
- Areas important for wildlife habitat, open space, education, scientific study, and recreation
- Areas that have been left relatively undisturbed by human activity
- Potential habitats for species of concern

The identification and delineation of Natural Heritage Areas are based on the ecological values present. Important selection criteria include the existence of habitat for plants and animals of special concern, the existence of ecologically significant natural communities, and the size and landscape context of a site. Large, relatively undisturbed areas provide the backbone that links habitats and provide corridors for plants and animals. Although agricultural lands and open space may be included as part of inventory areas, the focus rests on areas that are the best examples of biotic/ecological resources in Crawford County.

Natural Heritage Inventory Classifications

To provide the information necessary to plan for conservation of biodiversity at the species, community, and ecosystem levels, two types of Natural Heritage Areas, as well as designations from two other sources, are included in the report. To conserve the native biological diversity of Crawford County we recommend the use of a two-tiered approach to selecting areas for their contribution to the entire ecological environment. The “fine-filter/coarse-filter” approach focuses attention on both the immediate habitat of the at-risk species, as well as the larger landscape scale processes that help to keep common species common.

- The **fine-filter** approach targets protection for uncommon species that generally occur in specialized and discrete habitats. Focusing conservation efforts on these smaller habitats will help defend these species from local or global extinction. This fine-filter approach has been the focus of our field surveys – to find the locations of these unique species and their habitats, and to draw attention to the potential for their inadvertent destruction. These at-risk species and their habitats are described in the Biological Diversity Areas (BDAs).

- The **coarse-filter** approach suggests that whole suites of species as well as general ecological and environmental processes can be offered protection by focusing conservation efforts on large expanses of quality habitats of all types. We address the coarse filter approach by highlighting the largest unfragmented forest/natural habitats and wetland, creek, stream and river riparian buffers. The

highest priority landscape scale habitats in the county are referred to as Landscape Conservation Areas (LCAs).

Besides these highest priority landscapes, all of the habitats of the county will benefit from conservation of large forested blocks and forested riparian buffers. The fine-filter approach is characterized on **Map 6**, depicting the core and supporting habitats for species of concern. Shown on **Map 7** is the coarse filter approach, with large forest blocks and all riparian corridors highlighted for the Township. Through a combined effort of these two approaches, we can help to assure that uncommon species avoid local or global extinction and that common species stay common in Crawford County.

Natural Heritage Areas

Biological Diversity Area (BDA): An area containing plants or animals of special concern at state or federal levels, exemplary natural communities, or exceptional native diversity. BDAs include both the immediate habitat and surrounding lands important in the support of these special elements. Conservation Planning Application: BDAs are mapped according to their sensitivity to human activities. “Core” areas delineate essential habitat that cannot absorb significant levels of activity without substantial impact to the elements of concern. “Supporting Natural Landscape” includes areas that maintain vital ecological processes or secondary habitat that may be able to accommodate some types of low-impact activities.

Landscape Conservation Area (LCA): A large contiguous area that is important because of its size, open space, habitats, and/or inclusion of one or more BDAs. Although an LCA includes a variety of land uses, it typically has not been heavily disturbed and thus retains much of its natural character.

Important Bird Areas (IBA): The Pennsylvania Audubon Society administers the Pennsylvania IBA Program and defines an IBA as “a site that is part of a global network of places recognized for their outstanding value to bird conservation.” An IBA can be large or small, public or private and must meet at least one of five criteria for supporting bird populations (<http://pa.audubon.org/lbamain.htm>).

Important Mammal Areas (IMA): The Important Mammal Areas Project (IMAP) is being carried out by a broad based alliance of sportsmen, conservation organizations, wildlife professionals, and scientists. Areas nominated must fulfill at least one of five criteria developed by the Mammal Technical Committee of the Pennsylvania Biological Survey (<http://www.pawildlife.org/imap.htm>).

Methods

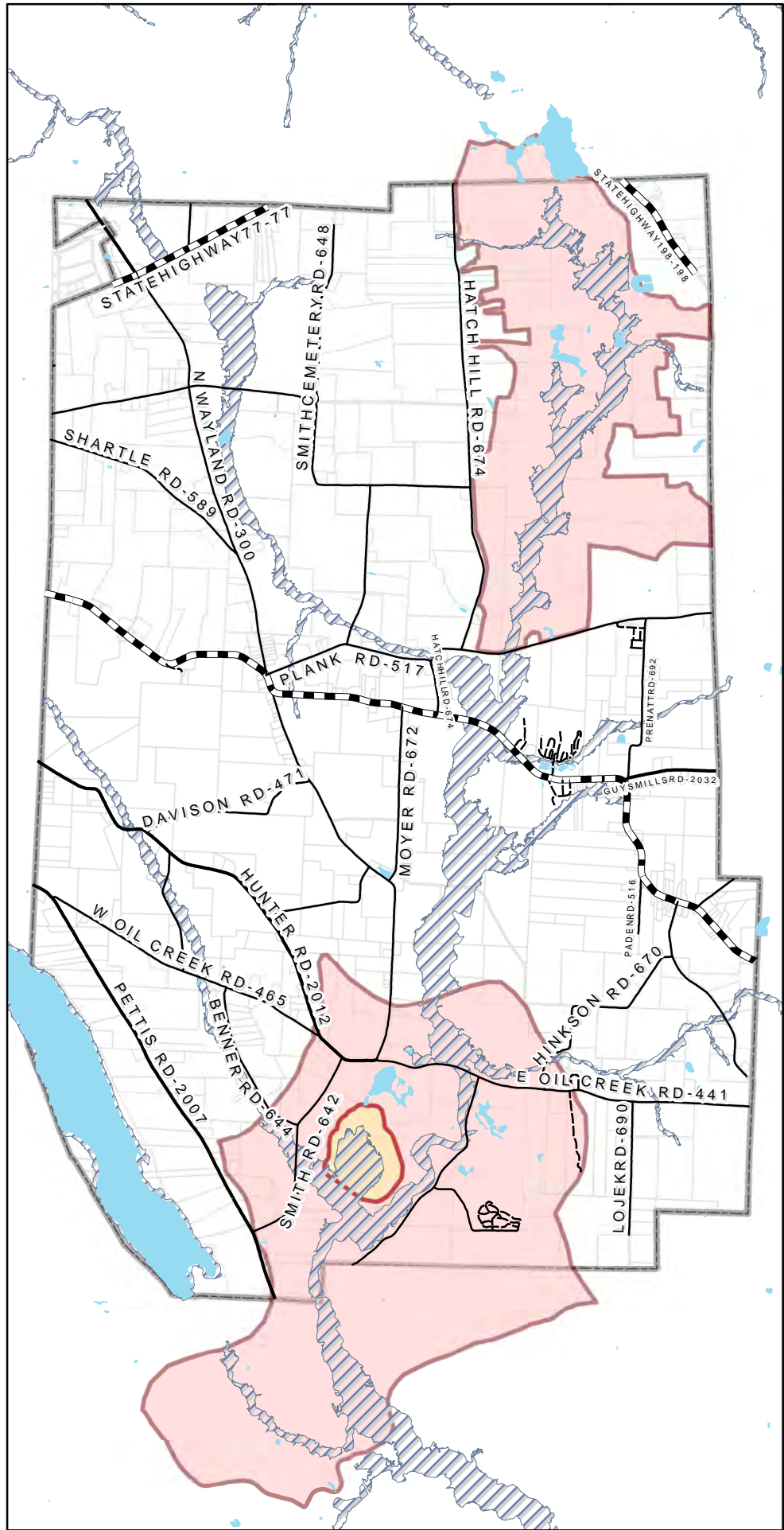
Fifty-one county inventories have been completed in Pennsylvania to date. The Crawford County Natural Heritage Inventory followed the same methodologies as previous inventories, which proceeded in the following stages:

- Site selection

Natural Heritage Inventory

East Mead Township

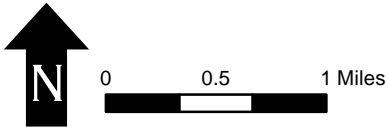
Crawford County Pennsylvania



Legend

- Lakes
- Floodplain*
- Core Habitat
- Supporting Landscape
- East Mead
- Parcels

* FEMA Floodplain Effective August 2012*



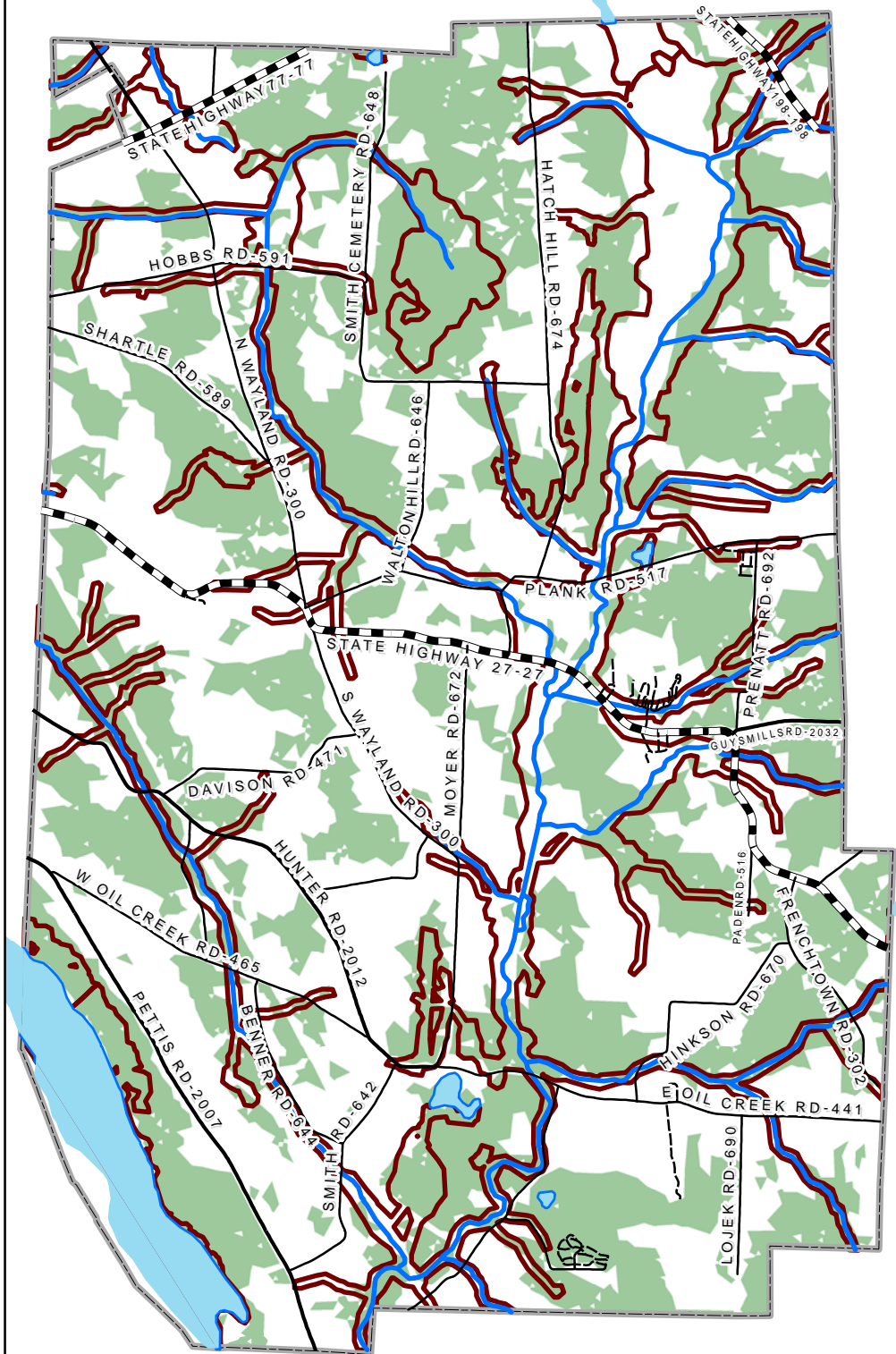
October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

Natural Heritage Inventory Buffer

East Mead Township

Crawford County Pennsylvania



Legend

- Lakes
- Streams
- East Mead
- Riparian Corridor
- Forest Block



0 0.5 1 Miles



October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

- Ground survey
- Data analysis

Site Selection

A review of the Pennsylvania Natural Heritage Program (PNHP) database determined where sites for special concern species and important natural communities were known to exist in Crawford County. Subject matter experts were consulted concerning the occurrence of rare plants and animals and unique natural communities in the county. Geological maps, USGS topographical maps, National Wetlands Inventory maps, USDA soil surveys, recent aerial photos, and published materials were also used to identify areas of potential ecological significance. Once preliminary site selection was completed, reconnaissance flights over chosen areas of the county were conducted. Wetlands were of primary interest during fly-overs in Crawford County.

Ground Survey

Areas identified as potential sites were scheduled for ground surveys. After obtaining permission from landowners, sites were examined to evaluate the condition and quality of the habitat and to classify the communities present. Field survey forms were completed for each site. The flora, fauna, level of disturbance, approximate age of community and local threats were among the most important data recorded for each site. In cases where permission to visit a site was not granted, when enough information was available from other sources, or when time did not permit, sites were not ground surveyed.

Data Analysis

Data obtained during the 2002 and 2003 field seasons was combined with prior existing data and summarized. All sites with species or communities of statewide concern, as well as exceptional examples of more common natural communities were selected as Biological Diversity Areas (BDAs). Spatial data on the elements of concern were then compiled in a geographic information system (GIS) format using ESRI ArcView 3.2a software.

The boundaries defining each BDA were based on physical and ecological factors, and specifications for species protection provided by jurisdictional government agencies. The BDAs were then assigned a significance rank based on size, condition, rarity of the unique feature, and quality of the surrounding landscape. Landscape Conservation Areas were designated around landscape features that provide a uniting element within a collection of BDAs, or large blocks of contiguous forest identified using GIS-based spatial analysis. County municipalities served as the organizing unit for the data.

Crawford County Results

Sixty-seven areas of ecological significance are recognized in the Crawford County Natural Heritage Inventory. This includes 64 Biological Diversity Areas and three Landscape Conservation Areas that are categorized according to their

significance for the protection of the biological diversity and ecological integrity of the region. Currently, Crawford County ranks fourth in the state in total occurrences of species of concern, mostly due to the number of high quality wetlands and streams in the county. Crawford County also has a large number of wetlands that provide habitat to many species of concern. Wetland habitats are becoming more scarce and degraded statewide, making these wetlands especially important for the many rare wetland species. Although some of these wetlands are located on private land, many are being protected as parts of state parks, state game lands, and wildlife refuges. Privately owned wetlands should be considered conservation targets in Crawford County.

East Mead Township Natural Heritage Inventory

East Mead Township lies within the Meadville metropolitan area in the center of the county. The Township lies almost completely within the Little Sugar Creek watershed, which flows southwesterly through the Township. Several small tributaries that have cut fairly deep valleys support the main branch of Little Sugar Creek. The creek has also been dammed by the Army Corps of Engineers to create Tamarack Lake. Tamarack Lake has a dam at each end of the valley with the outlet of the northern dam flowing to the Mill Creek watershed. The riparian zone of Little Sugar Creek contains a fair amount of floodplain palustrine forest, and wooded wetlands are present adjacent to the stream channel. Agriculture and forest blocks are present in equal amounts in this Township.

As is true in the rest of the county, much of the native biodiversity of the Township can be maintained by providing forested buffers along streams, and avoiding fragmentation of the largest forest blocks with additional roads. These general landscape features provide the habitat necessary to keep common species common. Protection of these forest blocks will additionally protect the water quality of the many headwater streams originating within them. The streams that flow through open agricultural areas should be restored with native trees to buffer the stream and improve water quality. Forested buffers help filter surface water runoff, preventing many non-point sources of pollution from entering waterways, protecting water quality in the Township. In addition, reforestation of creek and stream banks can help link larger forested blocks together, contributing to their utility as a natural wildlife corridor. This coarse filter or landscape level approach will help provide habitat for most of the common native species found throughout the county. In addition to the coarse filter outlined above, a fine filter approach applied to the following sites will help keep these uncommon species of plants and animals from disappearing from Crawford County and Pennsylvania.

Little Sugar Creek at Blooming Valley

This site is one of the largest forest blocks remaining in the county and contains three natural communities of special concern, mixed forb (grassland and understory) marsh, hemlock palustrine forest, and northern hardwood forest. The mixed forb marsh is dominated by grasses and herbs and has more open water than the other communities. The hemlock palustrine forest is dominated by eastern hemlocks with a sphagnum ground cover. Northern hardwood forests are often dominated by American beech, red maple, sugar and black cherry (Fike 1999).

Threats and Stresses

Even though the forest block is intact, it is surrounded by agricultural and residential areas. Chemical and sediment inputs from roads and agriculture could degrade the quality of Little Sugar Creek, which would negatively affect the quality of the natural communities. The communities are buffered by forested areas in most places, but in others, are bordered by agricultural fields. Having a direct connection with such highly disturbed areas increases the chance that these communities may become exposed to pollutants and invasive species. Invasive species often begin to spread rapidly along edges of habitat where disturbance occurs.

Recommendations

Encourage the maintenance of the existing forest block, and its expansion where feasible to create a larger buffer for the communities of special concern. The establishment of additional forested buffers along Little Sugar Creek to help maintain the quality of the communities should also be encouraged as well as participation in any federal and state funded programs, if they become available, to identify and remove invasive species.

Little Sugar Creek at Pettis Corners BDA – Exceptional Significance This Natural Heritage Area is discussed under East Fairfield Township.

Yoset Lake Palustrine Forests BDA – High Significance. This site has been designated a BDA around a plant species of concern, Clinton's wood fern (*Dryopteris clintoniana*). This species was observed in a white pine and hemlock swamp. Clinton's wood fern is found in northwestern Pennsylvania growing in moist woods. This species is known to hybridize with other members of its genus.

Threats and Stresses

This wetland is surrounded by farmland, so water pollution from herbicide or insecticide-laden runoff could be detrimental to the habitat. Draining, filling or permanently flooding, would devastate the hydrology and eliminate these special communities. Furthermore, the westward

migration of the hemlock wooly adelgid (*Adelges tsugae*) poses a serious potential threat to the viability of these hemlocks and the existence of this community.

Recommendations

Best Management Practices (BMP's) should be applied to surrounding farmland to reduce water pollution and nutrient loading. Enrollment in the Wetland Reserve Program (WRP) through the Natural Resources Conservation Service (NRCS) is also an option for protecting these wetlands. Additional information on this program can be obtained from the NRCS website (<http://www.pa.nrcs.usda.gov/programs/WRP/>). Periodic monitoring for hemlock wooly adelgid is recommended along with further surveys to document animal species utilizing the wetlands.

2.4 Existing Land Characteristics:

This section provides an inventory of current land uses which will serve as a foundation for analyzing future development patterns. Comparing past development patterns with current land use helps to identify trends, which can then be used to plan for the future. The information obtained through the analysis of the existing land use will be used to develop the future land use plan and map.

Land development is the main component of physical growth in a Township. It is the relationship of various land uses, which creates values and produces an urban or rural pattern of development. The way in which each parcel of land is developed and used is of great importance, not only to its current owner and adjacent owners, but also to East Mead Township as a whole, since the provision of adequate public facilities and services also must be conditioned upon how land is being, or is to be used.

To determine how the land in East Mead Township is used, a land use inventory was taken. Crawford County aerial photographs and tax maps were used and supplemented with field data. From the information collected, a map of existing land use in the Township was prepared reflecting the land use categories. **See Map 8.**

The land use categories used are as follows:

Existing Land Use

East Mead
Township

Crawford County
Pennsylvania

Legend

- East Mead
- Lakes
- Agriculture
- Commercial
- Conservation Land
- Pasture
- Residential
- Semi-Public
- Woodland and scrub

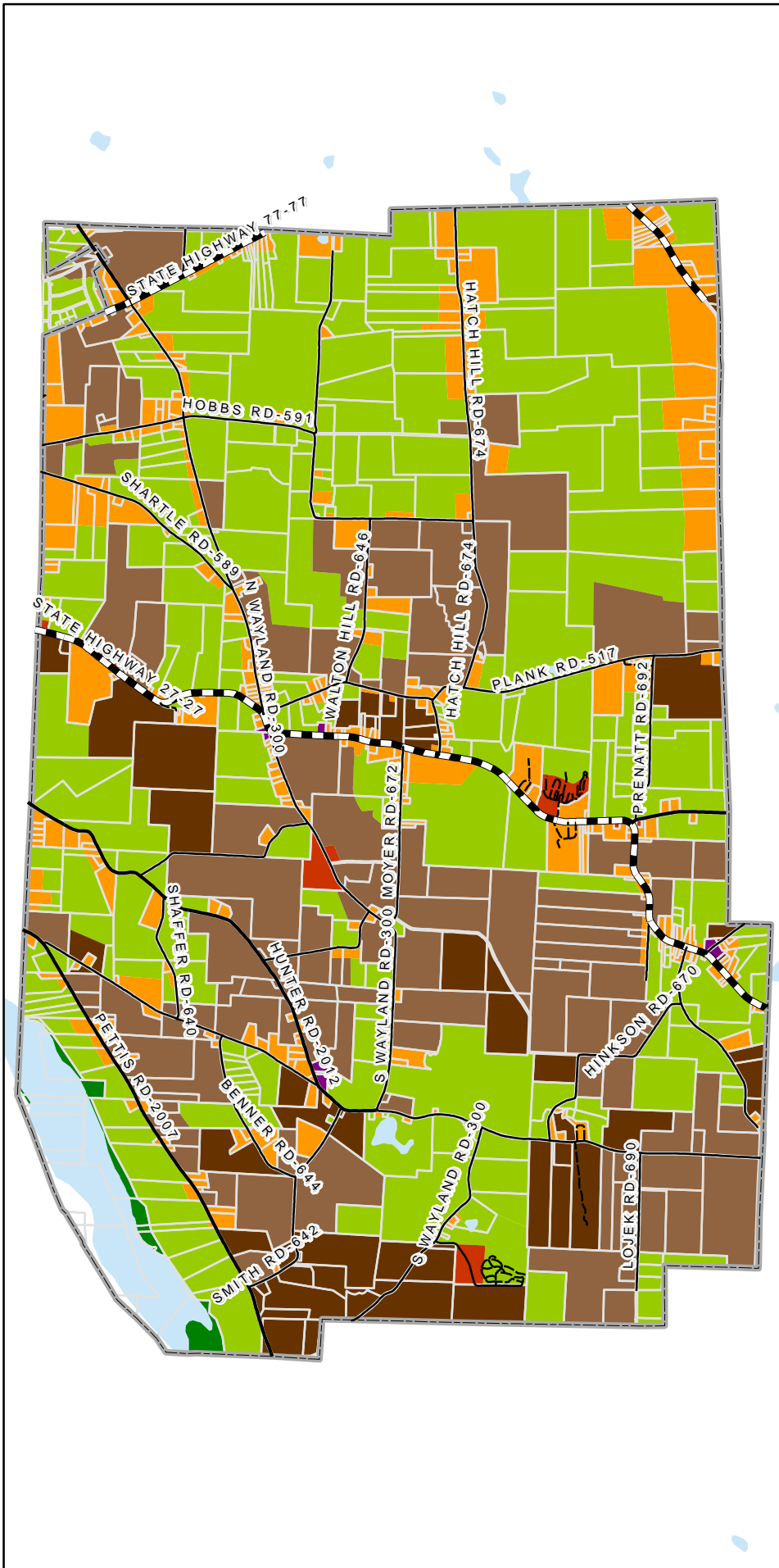
North arrow pointing up with 'N' below it.

Scale bar: 0, 0.5, 1 Miles



October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.



Agricultural: Land used for crop production and pasture; also land which is cleared and with only a modest amount of preparation could be used for crops or pasture.



Pasture: Land that could be used for agriculture, grazing or general crops.



Woodland and Scrub: Forested areas, areas with a heavy growth of brush and land “going to brush” which would not appear to be easily converted to farmland.



Conservation Lands: Significantly large areas of land owned and managed by the Commonwealth of PA.



Commercial: A wide range of wholesale and retail business activities; office activities; but excluding activities where goods are made and which are more appropriately classed as industrial.



Residential: Housing that includes both single-family and multi-family housing. The housing unit may be either of conventional construction, a mobile home or a modular home.



Semi-Public: Uses that are generally open to, and used by, the public but not owned and managed by public officials. Examples of such uses are churches, cemeteries and volunteer fire companies.



Public: Uses owned and/or operated by a unit of government, normally local government



2.5 Socio-Economic Analysis:

This section examines the population characteristics that represent East Mead Township over the past several decades. Population projections are provided to give Township officials an insight into the future and how this may have an impact on infrastructure, community facilities and services.

Examining and understanding a community's population is an indispensable part in developing a Comprehensive Plan. Insight into the current demographic makeup of a Township and projecting future trends is crucial to developing a successful Plan. Every issue that a Township faces is interconnected to its citizens; therefore, it is important to understand key characteristics of the

population. This section provides a description of historical trends in population within East Mead, along with a comparison of future population estimates.

Population Trends

East Mead Township has experienced a steady population growth since from 1960-1980. As shown below in Figure 1, the population change decreased in 1990 by a -7.2%. From 1990-2000 the population did increase by 3.1%. Within the last 50 years East Mead's peak population count was in 1980 with a population of 1,553. According to the 2010 Census, the population of East Mead Township is 1,493 which has been an increase of 1% from 2000. Crawford County saw a decrease of 1,601. Therefore, it is safe to say that East Mead has maintained a vast majority of their citizens throughout the years.

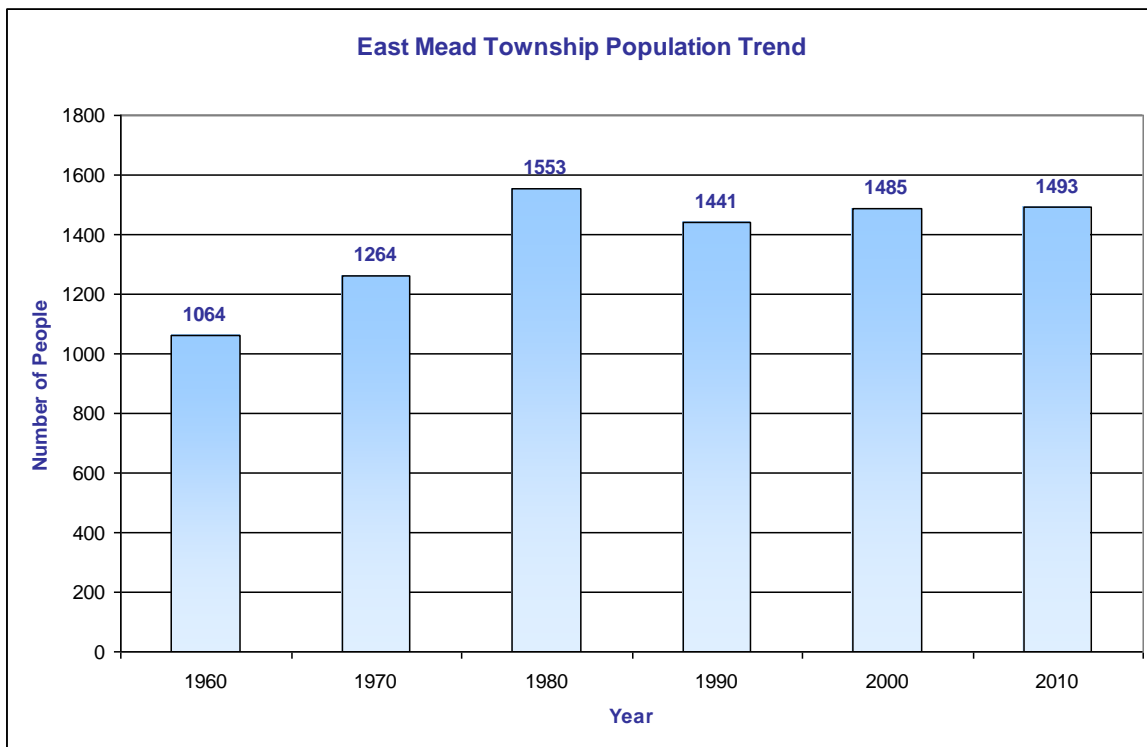


Figure 1: Population Trend

Population Projections

Forecasting future populations is always challenging. However, since community planning is concerned with future growth and development, it is important to estimate the current population as accurately as possible. The estimates used here are based on knowledge of past trends and understanding of future constraints. As such, forecasts discussed here are intended to reflect alternative sets of assumptions regarding the future of East Mead and should not be interpreted as something more exact.

Three forecasting techniques have been used to provide a varying range of population projections. Future population size is expected to fall within these ranges. In all cases, the 2010 U.S. Census count is used as the base population for the Township. The Population Projections in Figure 2 summarize the results of these projections. These projections consider trends over the past 30-40 years to establish patterns and take into consideration cycles in new construction through the issuing of building permits.

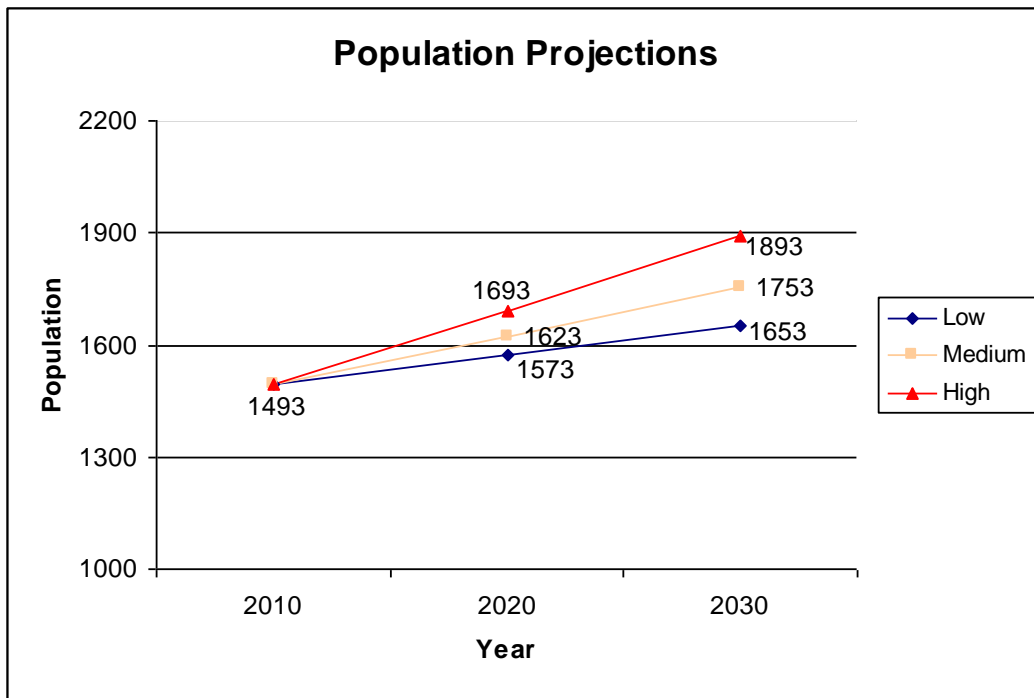


Figure 2: Population Projection

Low Range Projections considers the number of new housing units built between 1990 and 2000 (example: 50). An approximate family size of 2.66 is obtained from the 2000 Census and applied to the average of building permits issued from 1997-2007. An increase of 160 persons over the next 20 years is projected using this method. This technique provides for the lowest rate of growth. The low range projections, or lower, may be the most probable due to the limited area of soils suitable for on-lot sewage systems, the lack of zoning protection in the Township, the dirt and gravel roads, and the potential increase of land values in the case of successful deep natural gas well development.

Medium Range Projections establishes constant numerical change within the population and projects the change into the future. It is based on an average gain of 130 persons each decade, as experienced between 1960 and 2000. An increase of 260 persons from 2010 to 2030 years is projected. This technique results in a moderate projection.

High Range Projections determines a rate of change figure, which occurs each decade. The rate of change between 1960-2000 was selected as the most realistic representation of population change within the Township. The average rate of increase per decade was calculated at 19 percent. An increase of 882 persons from 2010 to 2030 is projected using this method. This technique provides the highest projection.

Employment Characteristics*

According to the 2000 Census, 1,485 people lived in East Mead Township of which the population of 16 years and over was 1,148. The number of people employed in the workforce is 768 or 66.9%. This leaves an unemployment rate of 4.1%; which was slightly higher than the state average of 3.5%. The majority, at 37%, employed were in the manufacturing industry, followed by 16% in the educational, health and social services industry.

* Please note: Census 2010 employment dataset has yet to be distributed.

2.6 Community Facilities

The quality of life that citizens enjoy in a community is largely determined by the facilities and services available to its citizens. This section of the plan provides the Township with the opportunity to inventory the facilities and services which residents of the Township use.

Municipal Government:

Board of Township Supervisors

East Mead Township is a Township of the Second Class organized under the Pennsylvania Second Class Township law. Three supervisors are elected at-large for six-year terms. The Board of Supervisors serves as the legislative body of the Township, setting policy, enacting ordinances and resolutions, adopting budgets and levying taxes. The Board also performs executive functions such as formulating the budget, enforcing ordinances, approving expenditures and hiring employees. Due to the limited revenue available to the Township, the Board also administers programs and supervises the employees.

The Township employs two (2) full-time employees: (a road master and a laborer) and a part-time secretary. The Township also contracts with, on an as needed basis, a sewage enforcement officer, solicitor and engineer.

Appointed Boards and Commissions

East Mead Township has one appointed body, the Planning Commission. The Planning Commission is formed under the authority of the Pennsylvania Municipalities Code (Act 247, as amended). The Planning Commission's role is to review land developments and subdivisions and make recommendations to the

Supervisors, recommend updates to the Comprehensive Plan as needed, and serve in an advisory role to the Board of Supervisors on land use issues. The Planning Commission was formed in the late 1970's and is comprised of seven members appointed to four-year terms.

Township Property and Equipment

Having no office of its own, East Mead Township holds its public meetings at the East Mead Volunteer Fire Department Building. The Township garage is located next to the V.F.D. building. The garage is under-sized for the number and the length of the trucks and other equipment. The structure itself has exceeded its useful life and must be replaced. A future project for the East Mead Supervisors is to construct a new Township building and garage to meet the needs of the East Mead Township citizenry. Fundraising has begun on this project and will continue until anticipated costs are covered. Also being considered is a recreation facility with walking trails.

The Township owns the following pieces of heavy machinery which are used to maintain Township roads and property: grader, back hoe, hi-lift, two dump trucks with snow plows, brine truck, tractor with mower and a gradall.

Utilities:

Water

East Mead Township residents and businesses are served by private wells.

Sewer

East Mead Township residents and businesses are served by individual, on-lot septic/sewage systems, several individual sewage treatment systems, and several commercial (mobile home parks, campgrounds) treatment systems as described in Section 2.2 of this Plan.

Electric

Electric service is provided to East Mead Township by the Northwestern Rural Electric Cooperative Association (NRECA), which is headquartered in Cambridge Township. Northwestern REC was organized by local farmers and other rural residents in 1936 and incorporated on February 13, 1936 as the first electric distribution cooperative in Pennsylvania. The system was first energized on May 19, 1937. Northwestern REC serves 20,000 members in Crawford, Erie, Venango, Mercer and Warren Counties in Pennsylvania. Portions of the Township are also served by Penelec.

Phone

Windstream and Armstrong provide telephone service in East Mead Township. Windstream and Armstrong also provide access to broadband internet service

through digital subscriber line (DSL) to portions of the Township. Some parts of the Township have no broadband Internet service.

Waste Collection

Individual homes and businesses are provided with refuse services by Waste Management and Tri-County

Public Safety:

Police Protection

East Mead Township relies on the Pennsylvania State Police for protection services. Troopers from the Meadville Barracks in Vernon Township are responsible for law enforcement in East Mead Township.

Fire Protection

Fire protection is a basic public safety service that is important to any community. The goal of fire protection is to minimize the loss of life and property. The level of service provided also determines the rate at which residents will pay for insurance. The East Mead, West Mead, Cochranon and Randolph Volunteer Fire Departments serve East Mead Township. All calls for each fire department are dispatched through the Crawford County 911 Center in Meadville.

Emergency Management

East Mead Township has an Emergency Management Coordinator who in conjunction with the Crawford County Office of Emergency Management provides guidance during and after natural and man-caused disasters.

Education:

Library

Citizens of East Mead Township can join the Crawford County Federated Library System and use any of the nine libraries throughout the county. The nearest libraries to East Mead Township are the Meadville Public Library and the Cochranon Public Library.

Public Schools

East Mead Township is part of the Penncrest School District. There are no school facilities in the Township. Township students attend Maplewood Elementary School and Maplewood Junior/Senior High School.

2.7 Township Survey Results

Perhaps the single most important consideration when formulating a comprehensive plan is public input. In the process of studying community

development issues, one of the most effective tools in getting to the root of resident concerns is to obtain their opinions through a survey. Due to the fact that surveys are received through the mail, filled out in the privacy of a home, and then returned anonymously to the Crawford County Planning Commission, we can be reasonably sure of the integrity of the replies to the Crawford County Planning Commission.

The State of Pennsylvania requires that a “statement of community development objectives” be included in any comprehensive plan. In devising this statement we shall consider the location, character and timing of future development. It is also intended that such a statement lay out any goals concerning subdivision / zoning ordinances, setting forth desired land use, population density, housing, business, industry, streets, community facilities, agricultural land and natural resources. East Mead Township decided that the residents are the best source for opinions on these subjects and they should be consulted before any official statement of goals and objectives were formulated.

Community Survey

The East Mead Township Community Survey was mailed and administered by the Planning Commission during the summer of 2009. The questions contained in the survey were designed to help the Planning Commission gather information about public sentiment on a variety of issues affecting the future of East Mead. The questions asked for basic demographic, community facility, housing, and economic information as well as any additional comments about any issues residents would like to express their concern over.

The Community Survey was mailed to all per capita and property taxed owners in the Township. The recipients were asked to complete the attached survey and return it to the East Mead Township Meeting, mail or personally deliver to the East Mead Township Secretary within two weeks and were assured that all survey responses were confidential and would be used for no other purpose. All surveys were sent directly for tabulation to the Crawford County Planning Commission, and the complete results are available either at the Township Municipal Building, or in the Crawford County Planning Commission Office.

Results of the Survey

The response to the survey was considered to be mediocre, especially when compared to other similar endeavors in other County Townships. The surveys were collected throughout July of 2009 and altogether, some 127 or 17% of the surveys were returned with information. A total of 711 surveys were mailed to the official addresses based on the County Assessment Office records.

As brief summary of the results are as follows:

Demographics

- 60% of respondents have owned property in the Township over 20 years.
- Over 80% of respondents consider their household in the Township to be permanent.
- The majority of Township residents commute between 1-10 miles to work.

Community Facilities

- When asked which services residents would be willing to pay increased taxes for, the top 3 answers were: *fire protection*, *road maintenance*, and *building removal*.
- Levels of satisfaction ranked very high for fire department and ambulance service, while quality and accessibility of recreational/picnic areas ranked low.

Housing

- 88% of survey respondents own their home.
- The majority of Township residents, 44%, pay between > \$300 per month for housing.
- 79% of residents live in a single-family, frame built house.
- The majority of Township residents feel the appearance and price of housing is good.
- Very small numbers of residents felt that manufactured or public housing is needed in the Township (around 1%), while the majority felt that there was no need to have any additional housing.

Economics

- The majority of Township residents (83%) go to Meadville for their services (groceries, banking, medical, entertainment, etc.)
- 38% of respondents would like to see more business and job opportunities within the Township, with grocery store being the most desired type of business.
- Economic Development, Recreation Development, and Cable Television Service are the top 3 services that residents feel need improvement.
- When examining future population, roughly 50% felt that the Township population should remain the same and 47% felt an increase would be good, with the remainder stating that the Township population should become smaller over the next 25 years.
- 35% of residents were in favor of some type of land use management (subdivision or zoning ordinances), while 62% were in favor of more stringent property codes to control deteriorating properties.

- Altogether, 97% of residents were either satisfied or very satisfied with East Mead Township as a place to live.

The community survey clearly reflects the census data that indicates East Mead Township in itself is a bedroom community within the Meadville Metropolitan area. The majority of employed persons utilize services during average daily trips to their place of employment. However, the Township maintains a large percentage of elderly persons who currently recognize the need for basic services within closer proximity to their place of residence coinciding with the future need for housing facilities for the aging population.

It is apparent that the existing population appreciates the rural setting in which they reside. The residents do wish there were more amenities available, but they do not think that the Township should spend money or resources to attract any of these things.

2.8 Transportation Characteristics

The road network makes up the development for any municipality; in short, road locations have shaped the Township. Three major state highways serve East Mead Township: PA Rt. 27, PA Rt. 77 and PA Rt. 198. Several minor state roads plus Township roads cover the remainder of the Township.

Classification of Roads

Key to understanding the planning for roads is the acknowledgment 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 that 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, as a result, follows the nomenclature in the Federal Functional System. The road classification in this system is as follows:

- Interstate: A road designed as a route of the Interstate System. I-79 is the only Interstate System road in Crawford County.

- Minor Arterial: A road that serves interstate and Inter-county travel, and where trips are normally of long duration. In East Mead Township, PA Routes 27 and 77 are the only roads in this category.
- Major Collector: A road serving inter-county travel that connects development centers within a county. PA Route 198 and Guys Mill Road (S. R. 2032) are in this category.
- Minor Collector: A road that collects traffic from the local road system and funnels it to the major collector and minor arterial systems. Pettis Road (State Route 2007) and Wayland Road are in this category. Wayland Road is State owned and Maintained (State Route 2009) to the north of Route 77 and Township owned and maintained (T300) south of Route 77.

The four categories described above include roads that have reasonable continuity. All other roads are Township Routes.

Besides providing a convenient way to organize one's thinking about the East Mead 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 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 0198 is the number for U.S. Route 198. All Township roads have names that are reflected in the accompanying maps.

Private roads are a different matter. These roads do not have numbers; most of them have names. In many instances the families on private roads desire a private road. 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.

Average Daily Traffic Counts (ADT)

Average daily traffic (ADT) is a term used to express the number of vehicles that use roads. As the term implies it measures the number of vehicles that 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 9** indicates the ADT counts available for East Mead Township. The counts are based on data from PennDOT's Internet Traffic Monitoring System (2012). 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 roads with a minimum travel way of 20 or 21 feet.

Problem Intersections*

State Highway 27 and Wayland Road: This is an awkwardly designed intersection. The 1983 East Mead Township Comprehensive Plan went into great detail describing the problems and proposing solutions. Few of the solutions have been implemented; in fact, development since that time (mainly residential housing) has exacerbated the problem. See 3.4 Transportation Plan for recommendations. (Photo Below)



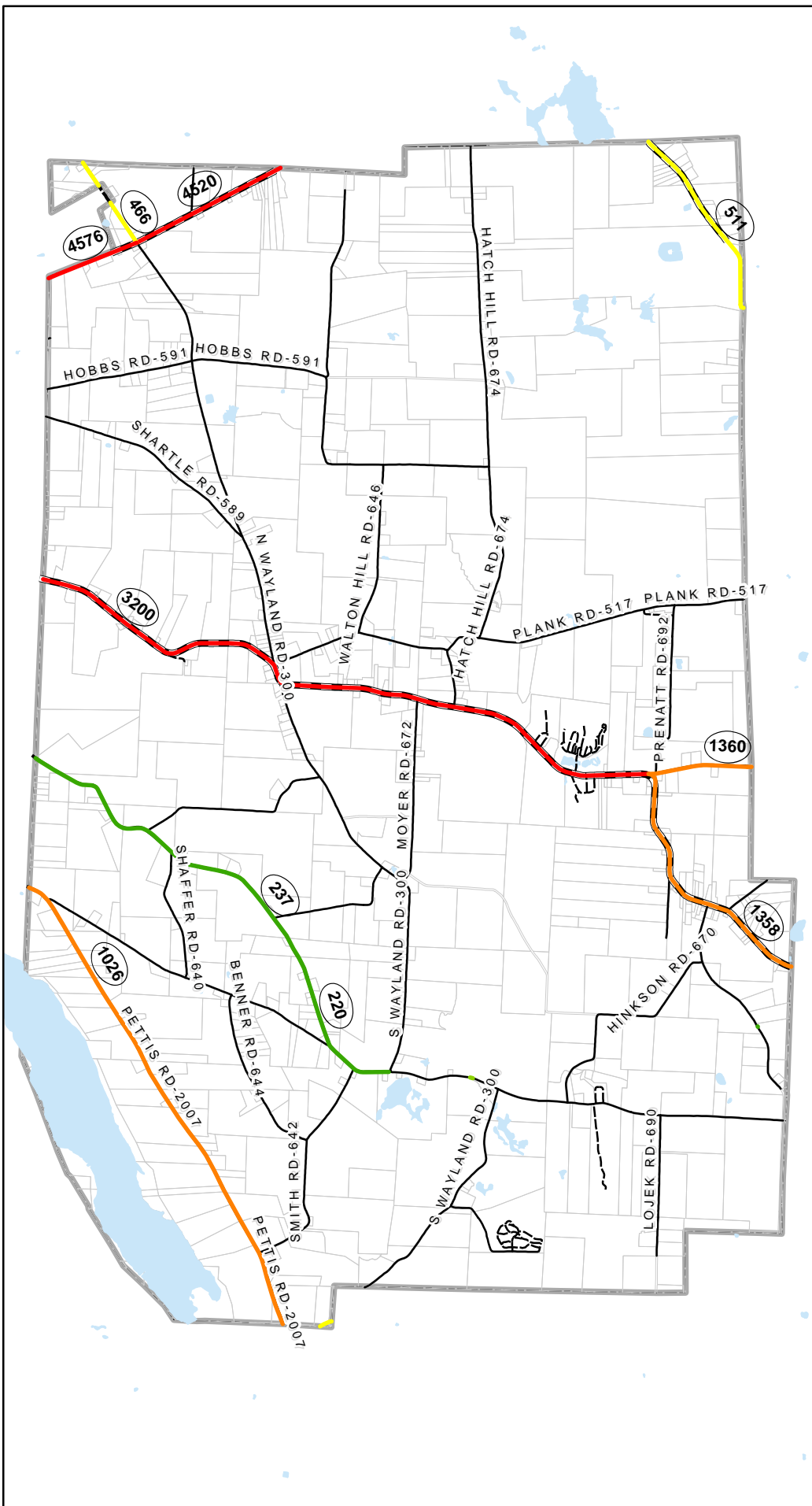
State Highway 27 and Townline Road: This intersection has visibility problems due to sight distance on Route 27 looking East from the intersection. (Photo Below)



Average Daily Traffic (ADT)

East Mead Township

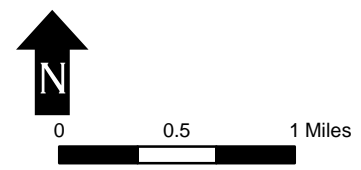
Crawford County Pennsylvania



Legend

ADT 2012

- 220 - 237
- 238 - 353
- 354 - 511
- 512 - 1360
- 1361 - 4576
- Lakes
- Parcels
- East Mead



October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

Townline Road and Hunter Road: This intersection is at a skewed angle, making it hard to see traffic on Hunter Road when turning from Townline Road. Townline Road at this intersection is maintained by West Mead Township. (Photo Below)



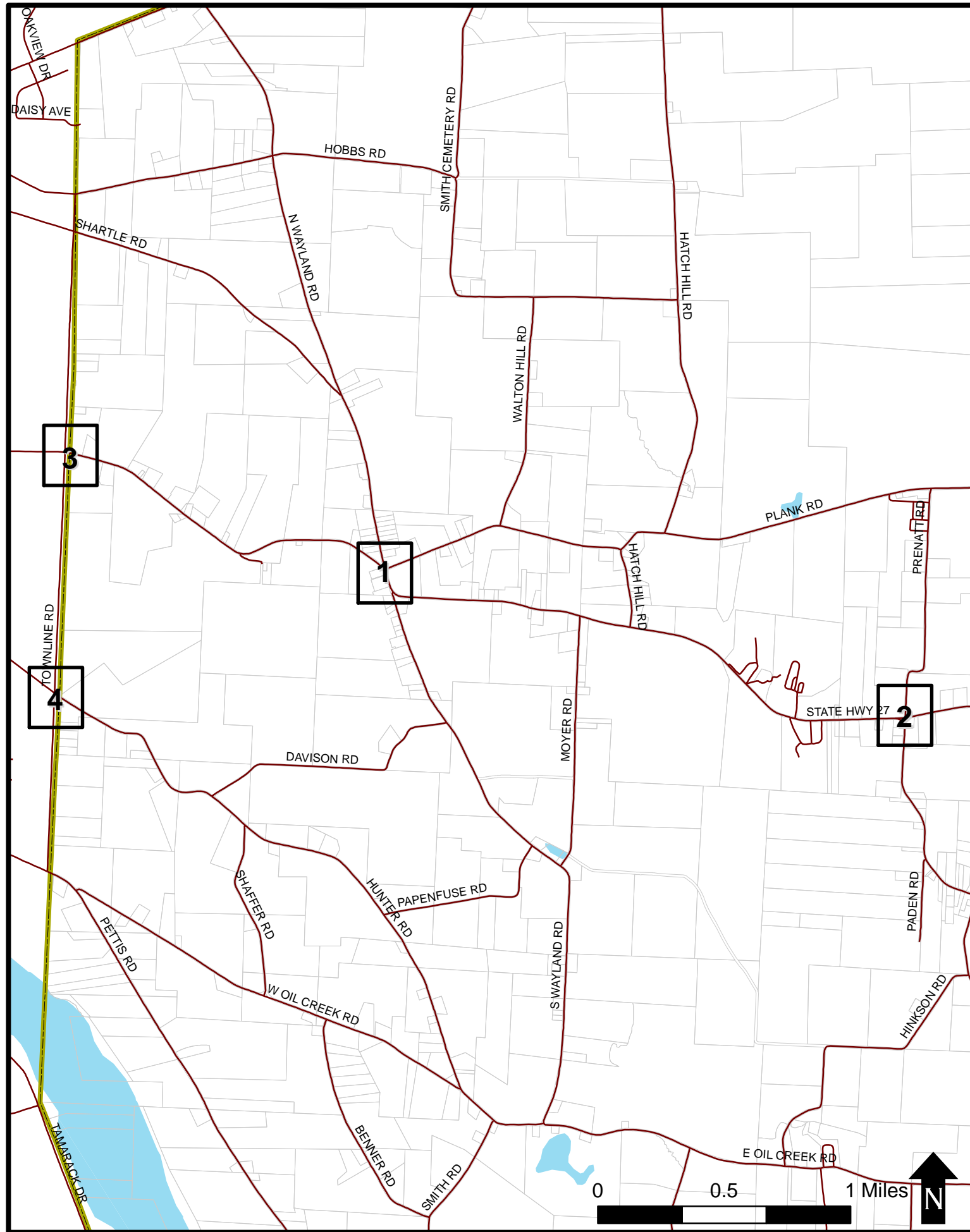
State Highway 27 and Prenatt Road: This intersection is dangerously curved with poor sightlines. (Photo Below)



* **Map 10** illustrates where in East Mead the problem sections are located.

Condition of the Roads

The Township roads are the most valuable asset owned by the Township. East Mead Township owns and maintains 36.51 miles of road including culverts and bridges. 8.9 miles of the roads are asphalt paved (Wayland Road, Townline Road and Hobbs Road from Townline Road to Wayland Road). The remaining 27.61 miles are dirt and gravel. The dirt and gravel roads are maintained and improved with Township employees and their equipment. With the exception for the winter and early spring freezes and thaws, the roads are maintained and in good condition. The soft roads conditions that occur in the late Winter and early Spring with the thaw, are unavoidable without major rebuilding of the roads beginning at the sub base (preferably with a geotextile underlayment) and improved drainage. The pavement maintenance and improvement on the paved roads (overlay, seal coats, etc.) must be done by outside contractors and are a



PROBLEM INTERSECTIONS

East Mead
Township

Crawford County
Pennsylvania

Intersection

- Intersection 1: State Hwy. 27 & Wayland Rd
- Intersection 2: State Hwy. 27 & Prenatt Rd
- Intersection 3: State Hwy. 27 & Townline Rd
- Intersection 4: Townline Rd & Hunter Rd

Legend

- Roads
- East Mead
- Parcels
- Lakes



October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

large expense for the Township. The pavement maintenance must be undertaken on schedule: crack filling, pothole repair, and patching as needed and seal-coating every five (5) to six (6) years. If maintenance is put off, the pavement will fail and more costly rebuilding of the road will be required. Paved roads must be properly constructed, starting at the subbase level. Hobbs Road was paved years ago by placing the asphalt pavement right over the existing dirt and gravel road. Since a gravel sub base, base and drainage were not installed at the time, the Hobbs Road pavement readily cracks and forms potholes and the Road will continue to need extra maintenance into the future.

An engineering study was conducted on all the Township Roads and weight limits were established by Ordinance No. 2008-1 and posted for each road.

Public Transportation

Currently East Mead Township has no daily scheduled public transportation service. The only service available to the residents is the shared ride service offered by the Crawford Area Transit Authority (CATA).

This service is a door-to-door service reserved for disabled individuals and senior citizens, and is available throughout Crawford County, and on limited days to Erie and the Cranberry Mall in Venango County. Users of this service are required to make a reservation for this service at least 24 hours in advance.

III. Township Plan:

3.1 Community Development Objectives:

- To foster a rural environment throughout the entire Township for the establishment, predominately, of residences and to continue to accommodate all forms of residential development on Township lands, believing that the pleasant rural character of East Mead Township is particularly well suited for those who desire a non-urban living style.
 - This objective assumes that all development will meet the on-lot sewage regulations and land subdivision requirements established in the Township.
- To reject the idea of distinct separations between varying types of land use believing that in East Mead Township residential, commercial and industrial activities, on the scale they are likely to be developed may exist in varied patterns and side by side where lot sizes and distance requirements are observed.
- To encourage existing agricultural activities to remain functioning and to promote their expansion where possible, but not to consider residential activities incompatible with agricultural activities.
- To hold development densities low in areas of the Township which are accessed by gravel roads on steep gradients.
- To discourage concentrated commercial activities, such as a shopping center, and large scale manufacturing activities from locating in the Township.
- To promote the widest possible range of opportunities for private property use, believing that the low-density pattern of settlement in the Township insures that dissimilar neighboring uses will not affect one another in seriously adverse ways.
- To recognize existing settlements that has been established in the past years of settlement in the Township and to encourage the expansion of these settlements especially as they may supply convenient services to Township residents.

- To confine Township services mainly to road maintenance work, encouraging most other community services and facilities to be supplied by private sector interests or by higher levels of government.
- To exercise the necessary regulations, under Act 167 and the Township Stormwater Management Ordinance to manage stormwater runoff, and under the Township Floodplain Ordinance to regulate building on land designated as flood prone.
- To provide recreational activities or venues for the entertainment of children and visitors.

3.2 Future Land Use Plan:

The purpose of the land use plan is to identify the goals of the Township regarding the future growth and development of the land inside the boundaries of East Mead Township. These goals are based on the need to preserve the primary function of the land as it is currently being used, while recognizing the possibility of future expansion in the areas of residential, agricultural and commercial use. The main focus shall be on the preservation of the values, which are embraced by the rural community.

In order to ensure the understanding of all parties who are and will be affected by this land use plan, a list of goals and corresponding objectives have been designed. This plan is created in order to offer guidance for all development taking place in East Mead Township in the near and distant future.

Goal 1: 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.

Objective: Encourage Township farmers and landowners to participate in the Crawford County Farmland Preservation Program. This is a statewide program designed 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 voluntary and costs East Mead Township nothing. The program is administered by The Crawford County Conservation District (Phone: 814-763-5269).

Goal 2: While commercial use of the land is to be encouraged as well, it shall be of a nature which is in harmony with the value system found in a rural community and will be compatible with the agricultural industry.

Examples: Pallet shops, sawmills, or other forestry-related businesses, businesses which are open to consumers of all ages, restaurants, tool and die manufacturing, farmer's markets, in-home manufacturing, etc.

Objective: A careful study of these goals shall be undertaken when commercial development is considered in order to follow the guidelines, which have been established. Due to the vast expanse of possibilities regarding commercial business, all proposed plans shall be evaluated with consideration to the social, economic and physical impact on the Township. Location of proposed or use of present buildings will be evaluated based on proximity to the residential and agricultural areas which are now and which will be in use at such time.

Goal 3: Residential owners will be aware of the farm-related activities, which take place in a rural community and shall be tolerant of resulting inconveniences.

Examples: Slow moving farm equipment on public roadways; the presence of mud and manure on aforementioned roads, etc.

Objective: While considering future residential development, all effort will be made to respect the ongoing practice of farm-related activity. Incoming residents will be aware of the benefits associated with a rural lifestyle. While being faced with some of the differences from an urban lifestyle, consideration will be given to the farmer whose employment is drawn from the land. East Mead Township is not designed to support an urban area, and this is understood by those who choose to dwell here. The Township will make every effort to abide by the laws and ordinances, which dictate the construction and usage of all buildings within its boundaries.

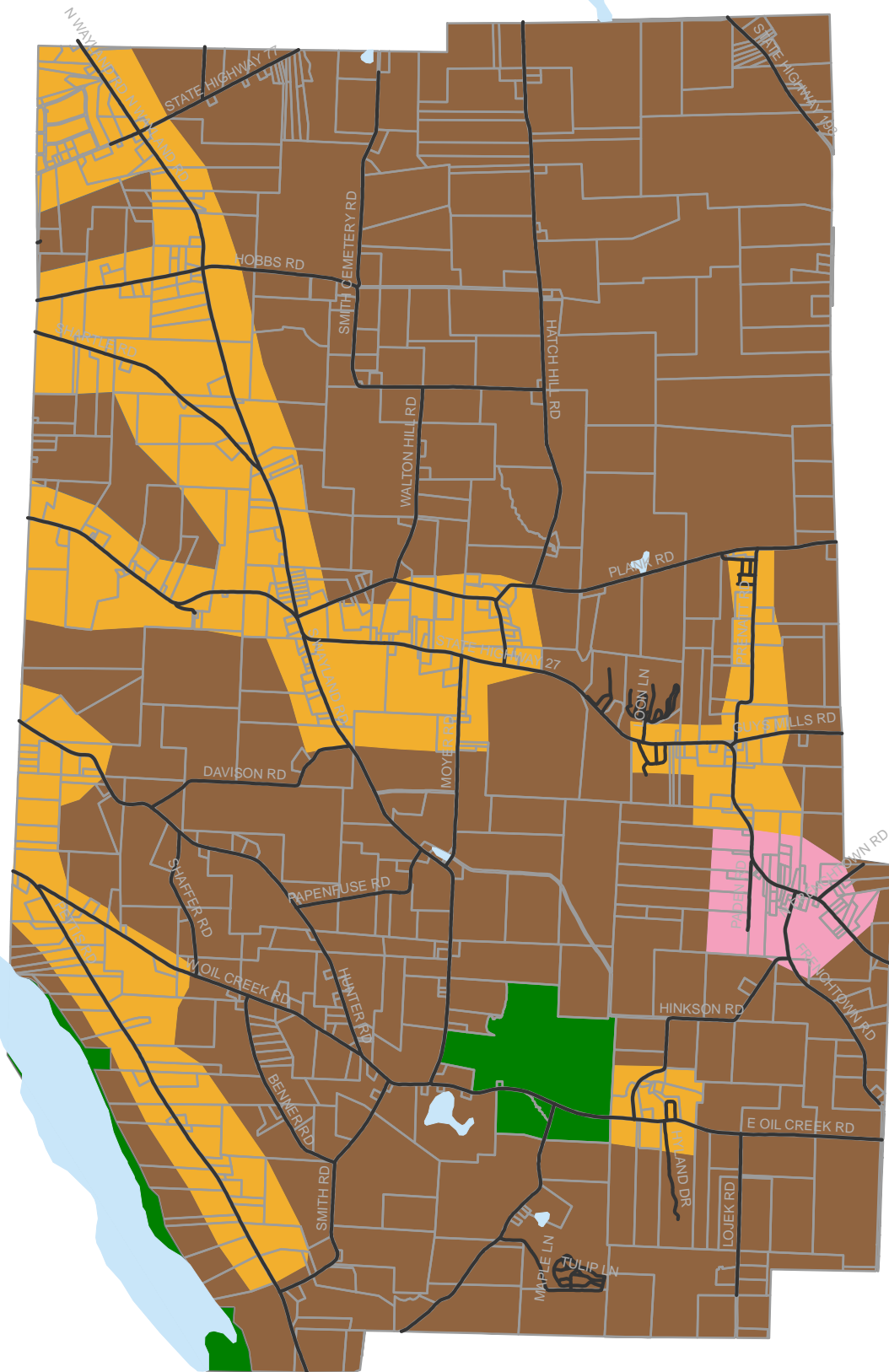
Changing conditions undoubtedly will cause this plan to change from time to time. At the present time, however, the Commission thinks this plan represents the best arrangement of land uses it can assemble. This Land Use Plan should serve as a guide for public and private actions as these interests contemplate building, developing, or using land in the Township.

Following is a brief explanation of the land use categories shown on **Map 11**.








FUTURE LAND USE

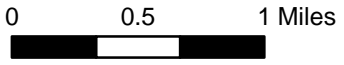
EAST MEAD TOWNSHIP

CRAWFORD COUNTY PENNSYLVANIA



Legend

-  Roads
-  Lakes
-  Parcels
- Future Land Use**
-  Agriculture
-  Conservation
-  Rural Development
-  Village



October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

- Conservation – The area shown under this designation is the Bousson property owned by Allegheny College.
- Rural Residential – Residential areas that are more concentrated than housing in agricultural areas. Community forming including public and semipublic uses should also be encouraged to locate in these areas. However, the lack of support facilities and services, and property protection regulation (sewage, water, zoning, etc.) will severely limit community forming in the Township.
- Village Development – This area includes dense residential use plus small commercial uses; Frenchtown is only area that applies in East Mead Township.
- Agriculture – These areas include agricultural uses such as fields and forested lands. Large lot and smaller lot agricultural uses are present in these areas. Most of these areas should be using on-site sewage systems and wells.

**** NOTE** The Rural Development/Rural Residential and Village uses shown on Map 11 are just to give a general idea that development is expected to develop along these road corridors. As depicted, the Rural Development and Village use areas include poor soils that will be inadequate for on-lot sewage systems. In addition, no allowance has been made in Map 11 for floodplains, farms in Agricultural Security Areas, and other features which will limit development in the depicted use areas. Map 11 is not intended to be a zoning map.

3.3 Housing Plan:

Housing issues in the Township range from maintaining the current housing stock for existing residents to providing new housing choices to attract new residents and add to the municipal tax base. The following objectives attempt to address the general cross-section of housing needs in East Mead Township – Single-family housing for existing and new residents, multi-family housing for existing and new residents, low-income housing, and seasonal housing.

Objective 1: To attract quality, low-income, single-family, and multi-family housing for senior citizens and residents.

Policy: The siting of multi-family developments and supplemental facilities should be encouraged to locate within East Mead boundaries. Multi-family developments do not currently exist within the Township however the community surveys identify the need for more affordable

housing and housing for seniors no longer able to stay in their homes, yet want to remain in the area. There is also a need to provide housing for prospective residents who do not wish to maintain a traditional single-family dwelling.

Project: The Township government will remain neutral on the development of housing types with each type having to meet all Township Ordinances and regulations without favor. Where a developer proposes to use a higher density housing, it must be done where sewer, essential services and road access needs can be accommodated and existing uses will be protected. A defined study is recommended for identifying parcels best suited for multi-family development and to outline specific requirements that need to be included in a revised Subdivision and Land Development Ordinance necessary to meet the quality of living values adopted by the Supervisors.

Project: Existing residents identify many reasons for locating within the municipality based upon the scenic quality of the area and easy accessibility to large tracts of undeveloped public lands. The proximity of the State Game Lands has been identified as a community asset much like a public park. The Rural Residential areas identified adjacent to the State Game Lands provides optimum resources for wildlife enthusiasts and tranquility for those wishing to “get away from it all.” Over ten percent of survey respondents indicated being seasonal residents of the community therefore indicating a market niche for resort and seasonal communities. Consideration should be made for all non-traditional housing development types.

Objective 2: To promote volunteerism and community involvement as ways of letting citizens feel uplifted about their community and improving conditions in the Township without the expenditure of Township finances.

Policy: Provide and promote communication between residents to seek resources and cooperative efforts for improvements to existing neighborhoods.

Project: Available resources will be used for gaining better communication and a greater sense of community within the residents of the municipality. Initiatives will be focused on volunteer efforts to promote positive community identity. One concept would be in the form of a community newsletter containing articles relating to resident news, events, heritage, natural resources, general administrative information, and the shared quality of living within East Mead Township. Proposals include community picnics and beautification projects with the ultimate

goal of constructing a community center to provide services to residents. Initiatives could include community education outreach efforts with the Volunteer Fire Company and local churches.

Project: The economic standing of the municipality is a delicate balance based upon revenues created from assessed property values. Without new development or the redevelopment of property the municipal budget will continue to decrease, which in turn will require a decrease of government services. The municipality must take a proactive role in community development to ensure a sustainable community. The Planning Commission could be assigned the duty of researching any Federal and State programs that provide a municipality the ability to eliminate and redevelop blighted residential properties.

Project: In 2004, the Commonwealth of Pennsylvania adopted the UCC codes and the East Mead Township Supervisors opted out of the administration of the Act. Enforcement of the Building Codes in the Township therefore is administered by the Pennsylvania Department of Labor and Industry. The owner of any new construction or any other construction governed by the Act and the Regulations in the Township must contact a State Certified Code Enforcement Officer. To help East Mead Township inform its current and future residents, the community should develop an informational pamphlet on Building, Stormwater Management, floodplain protection and Sewage information. This pamphlet would contain the general information on these and related items, who to contact for inspections and who to contact for more information. This information would help inform current owners and prospective developers of municipal requirements upfront, saving the Township Secretary time. One way to help defray the cost of publishing this information would be to ask local businesses to advertise on the pamphlet. Grant money could also be sought.

Project: A yearly community clean-up day is funded by the municipality to promote better maintenance of residential properties. Community leaders acknowledge the need and desire to provide more beautification efforts.

Objective 3: Open space provides quality of life and attracts development. Prospective residential owners will be aware of the farm-related activities that take place in a rural community and shall be tolerant of resulting inconveniences.

Policy: East Mead Township is not designed to support an urban area, and this is understood by those who choose to dwell here. Slow moving farm equipment on public roadways, the presence of mud and manure

on aforementioned roads and farm related odors are expected occurrences. Farming and farm-related activities are part of the traditional lifestyle of the area that is to be preserved.

Project: While considering future residential development, all effort will be made to respect the ongoing practice of farm-related activity. Incoming residents will be aware of the benefits associated with a rural lifestyle. While being faced with the ideals of urban lifestyles, first consideration will be given to the farmer whose employment is drawn from the land. This information should be included in the fore mentioned pamphlet. Adoption of a Zoning Ordinance would provide measures for the protection of both agricultural and residential uses.

3.4 Transportation Plan:

East Mead Township is quite rural in character; gravel roads are part of that character due to the high cost of properly constructing a lasting paved road and the high cost of pavement maintenance. For this reason, this plan avoids a paving agenda in favor of maintaining the Township's existing gravel roads to the Township's best ability given budget realities.

Objective 1: To maintain all Township roads in gravel surfacing, except for the existing paved roads which shall be maintained as paved until such time as the cost of pavement maintenance exceeds the available funds in the Township budget. The current gravel road strategy of grading road profiles and ditches, adding gravel, replacing culverts, ext. in a proactive manner shall be continued. The Township is developing a maintenance cost record for each road which will help in future budget preparation and in the administration of the road bonding program for heavy truck traffic.

Objective 2: To effectuate safety improvement and needed major repair or replacement (realignment) projects in the road network with a priority given to those intersections identified in the Transportation Analysis portion of this Comprehensive Plan as "Problem Intersections." The following is a list of transportation project priorities:

- **Project 1: State Highway 27 and Wayland Road:** The following projects are reprinted from the 1983 East Mead Township Comprehensive Plan.

Project. The Board of Township Supervisors should resolve to send a letter to PennDOT's District 1-0 office in Oil City regarding the need for an improvement project on State Route 27 at Wayland Corners. This letter should (1) acknowledge the statement formally presented by the county

planning commission to PennDOT at the State Transportation Commission's public hearing at Edinboro, PA on March 31, 1983, relative to a Wayland Corners improvement; (2) indicate that the specific nature of the improvement will very likely be different from the realignments proposed March 31, 1983 due to the nature of continuing building development at Wayland Corners; (3) indicate that the specific nature of the improvement is currently proposed as shown on Map 10. In this report which envisions horizontal realignments for State Route 27 and Plank Road (T-577) and vertical realignments for State Route 27, T-517 and N Wayland and S Wayland Road; and (4) request PennDOT to do all in its power to schedule a Wayland Corners improvement on the Twelve Year Transportation Program.

The improvement of the Wayland Corners intersection (as shown in **Map 12**) is believed to be best achieved based on the realignment plan. Under this plan: State Route 27 is extended "straight through" N. Wayland and S. Wayland Road intersection; the horizontal alignment of N. Wayland and S. Wayland remains unchanged (even though this road will intersect Route 27 at an angle), but the vertical alignment of this road, at its point of intersection with Route 27, will be lowered, as will the vertical alignment of State Route 27; Plank Road's intersection with Route 27 will be redirected to occur about 300 feet east of its present intersection; and approximately 800 feet of State Route 27 east of S. Wayland would be abandoned.

Wayland Corners is one of the focal points of development in the Township. It is the point of intersection of the Township's most important east-west and north-south roads. The intersection, unfortunately, is the most hazardous of all intersections in the Township because of very awkward horizontal and vertical alignments.

On an interim basis until the realignment project can be undertaken by PennDOT, consideration should be given to the Township requesting that PennDOT conduct an engineering study to establish a reduced speed limit in the section of Route 27 from west of Plank Road intersection all the way East to beyond the fire hall.

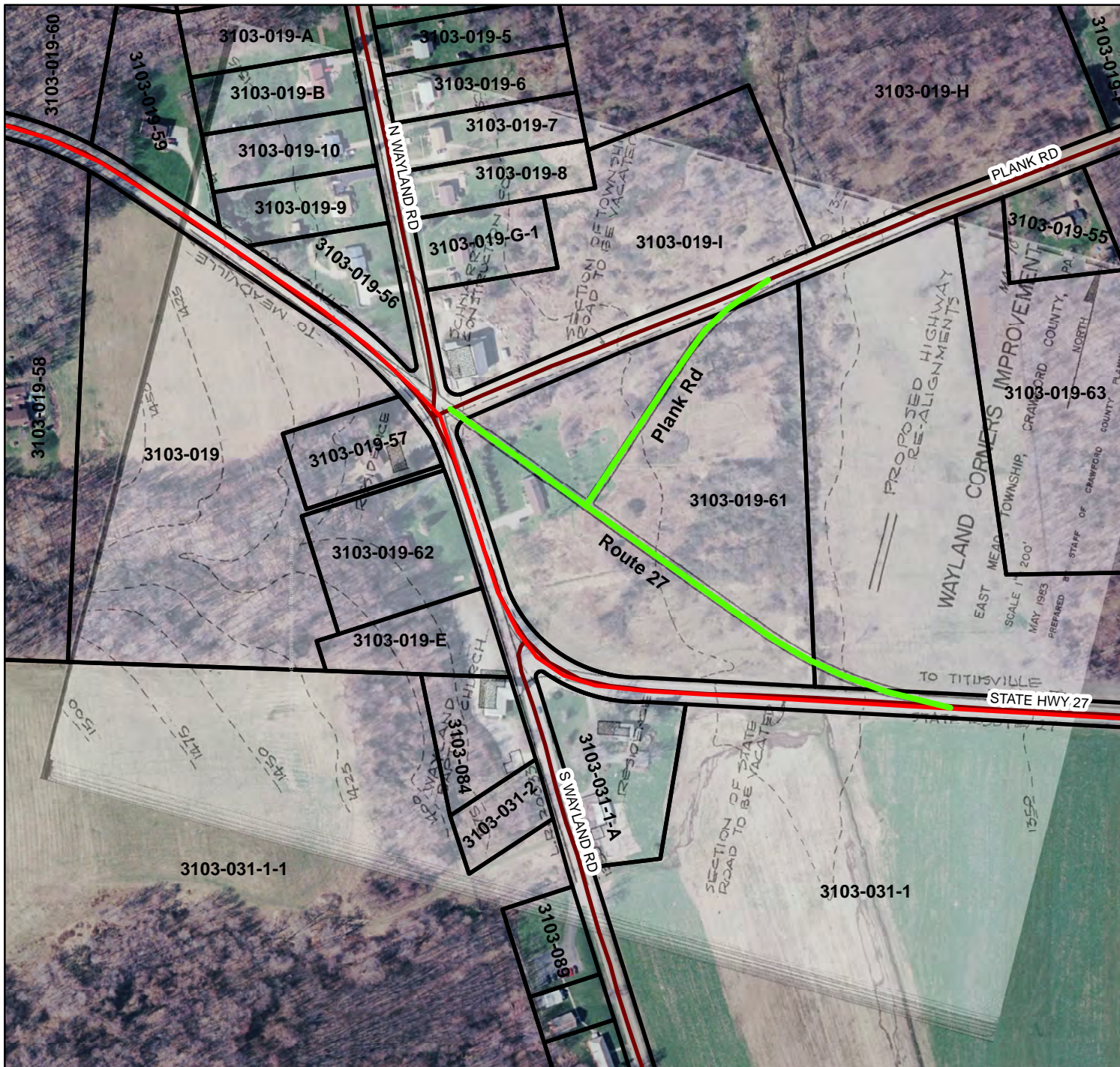
Project. The Board of Township Supervisors should write PennDOT requesting an engineering study with regard to enacting a reduced speed limit. This was requested but denied in Fall 2012.

- **Project 2: State Highway 27 and Prenatt Road:** The geometry of this intersection should be altered. An intermediate step would be to

Wayland Corners Improvement

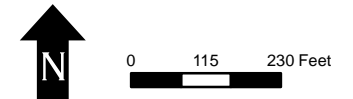
East Mead Township

Crawford County Pennsylvania



Legend

- Parcels
- Roads
- East Mead
- Road Re-routing



October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

install “loud” signage to the approach to this intersection. This project should be placed on PennDOT’s Twelve Year Program.

- **State Highway 27 and Townline Road:** The Township should consider the installation of red flashing lights on the stop signs. The State Police should monitor the speed limit on Route 27 at a great frequency.
- **Townline Road and Hunter Road:** Townline Road at this intersection is the responsibility of West Mead Township. Hunter Road is a State road. West Mead Township has installed flashing warning lights on the stop signs at the intersection.

3.5 Community Facilities, Recreational & Cultural Plan:









Like most of Crawford County’s rural Townships, there is not a wide range of facilities and services for the residents, particularly in comparison to what more urbanized municipalities offer. This was one of the main concerns residents in the Township had because they want a place closer to home, and a place to show their natural resources but keep the rural characteristic that they have now.

Map 13 illustrates a site plan of a proposed area to create a recreational park for the residents of East Mead. This ‘park’ would be located adjacent and behind the East Mead Volunteer Fire Department on Route 27 on land currently owned by the Fire Department. A trail of approximately ¼ mile will be the main attraction. In the middle of the trail there will be amphitheater where local bands, or drama clubs could participate in events for the community, along with some woods, fields and a playground for children to play. This is not limited to one use. It is possible to have a variety of uses such as baseball or soccer field, a basketball and or a tennis court. In the site plan, there are two rectangles that could house two pavilions so teams, various groups of the community, family and friends could gather for picnics, meetings or leisure activities. An addition of the fire department could add for more room and events. The land needed for the park would total to approximately 2 acres.





LEGEND:

-  Park Bench
-  Shrubs/Trees
-  Stage
-  Playground
-  Basketball Court
-  Elevated Ground Seating
-  1/4 Mile Trail
-  Sidewalk



Recreation Site Plan
 East Mead
 Crawford County, Pennsylvania



October 2013

*Note: The design on the map is a draft site plan that sketches an idea and is not intended to be the final and only solution.

Other Recreational Services:

Nearby, in the City of Meadville, a wide variety of recreational services are offered. Some are free and some have a fee. Services available are various outdoor trails, YMCA, YWCA, the Meadville Area Recreation Complex, various church related and community groups. Transportation to these recreational services can be a problem for Township youth.

3.6 Implementation Strategies:

It is hoped that the information organized and printed in this plan will be useful to many persons and organizations. More importantly, it is hoped that the courses of action set forth will guide both private and public sector actions in the years ahead. This plan is a study, which designates a recommended course for future development for East Mead. 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 implementation strategy section of the Plan will take those concepts and recommendations and establish short and long-range implementation goals.

□ **3 to 5 year plan for East Mead Township**

The following is a chronological list of projects that would build the community's land use policies in a sensible fashion. As a rule, many of the first projects are prerequisites for latter ones. For example, a parcel line base map is necessary in order to prepare the official zoning map required in a zoning ordinance. Other projects are not prerequisite. The community may choose to pursue a zoning ordinance as an alternative to further development of the land development sections and lot standards in the subdivision regulations. Within this context, the keys to implementation are threefold:

Remain Flexible to Changing Conditions. Even this Plan is not written in stone. If better tools are found in future years to implement the local consensus developed in this document, they should be pursued.

Keep Listening to the Citizens. Each step of the implementation must be accompanied by citizen input through town hall meeting, surveys, or both. If public meetings that include the Supervisors are a part of the input, they must be advertised as provided in the Municipal Code. Additional publicity can be given utilizing flyers and news releases.

Make the First Projects Simple. The old adage that "success builds success" has been a key to many small town planning programs. This also allows periodic citizen meetings to be benchmarks for citizens to see the progress the Planning Commission and Township Supervisors have made.

With these suggestions, the list of projects follows:

❑ **Adopt an official street map**

First Step - The Crawford County Planning Commission has provided mapping data for this Plan based upon available County information. The municipality should make and adopt an official map of all or a portion of the municipality that shows facilities included in an adopted comprehensive plan. An official map does not constitute or obligate the municipality to opening streets or taking lands but acts as an official document of the municipality.

❑ **Encourage participation in the Agricultural Security Area (ASA)**

First Step - Educate the public about the benefits of becoming a participant of the ASA program. **Map 14** outlines the parcels that are involved in the program as of 2009. East Mead has a large mass of agricultural land. Under this program it would help preserve and protect the land which will keep the rural surrounding.

❑ **Amend Subdivision and Land Development Ordinance to accomplish the following:**

First Step - Add Standards for Land Developments

1. Create two categories [Minor and Major]
2. Create site design standards for non-residential developments and multi-family developments
3. Revise and update the road construction standards to meet current PennDOT guidance and technology to insure that developers design and build roads that do not become a burden to Township taxpayers.

Second Step - Integrate conservation greenway techniques into the subdivision ordinance.

1. Use the Natural Heritage Inventory recommendations as a basis for conservation areas.
2. Adopt minimum lot sizes to promote continued quality of life and promote property values.

Agricultural Security Area (ASA)

East Mead Township

Crawford County Pennsylvania



Legend

- ASA
- parcels
- Lakes
- East Mead



0 0.5 1 Miles



October 2013

This map was created by the Crawford County Planning Commission, with data from various sources. Maps are intended for informational purposes. The CCPC does not warrant the accuracy of this data on visual representation as it comes from third party sources.

Summary

One of the lessons of planning is the interconnectivity of many facets of the community, within itself and to other places around it. For this reason, the Pennsylvania Municipalities Planning Code (MPC) requires all comprehensive plans to have, "a statement of the interrelationships among the various plan components" and "a statement indicating the relationship of the existing and proposed development of the municipality to the contiguous municipalities and the county of which it is a part, and to regional trends." East Mead Township's Plan elements all relate to the primary desire of the residents of the Township to largely remain a rural community. The Conservation, Land Use, Community Facilities, Housing, and Transportation policies all relate to this community's own choice of its future density.

How does this relate to the neighboring communities and region? If much of East Mead Township remains rural, much of the new growth and development will be channeled to other local municipalities. From the perspective of the whole local region, this is the preferred scenario. Meadville and West Mead Township have the community facilities and services to already provide for intensive growth and development in a cost-effective manner. Also, demographics show that for Meadville, it will be essential to reverse some trends in order to have a sustainable user base to continue providing basic public facilities and services. Recognizing its integral part in a larger whole, a healthy rural community in East Mead can mean healthy neighboring small towns.

It is hoped that the information organized and printed in this plan will be useful to many persons and organizations. More importantly, it is hoped that the courses of action set forth will guide both private and public sector actions in the years ahead. The East Mead 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 implementation strategy section of the Plan will take those concepts and recommendations and establish short and long-range implementation goals.

Crawford County Comprehensive Plan

The Pennsylvania Municipalities Planning Code requires local comprehensive plans to be "generally consistent" with the County Comprehensive Plan, although not in strict adherence. The 2000 Crawford County Comprehensive Plan's Future Land Use Map shows

recommended uses for East Mead as well as other municipalities. (Note that the County Plan is only a guide, not a legal document).

According to the County Future Land Use Map, East Mead is designated as “agriculture/rural” in a large amount of the Township. *(Please note: the Crawford County Planning Commission is in the process of updating their County Comprehensive Plan with the anticipation of adoption in Late 2013-Early 2014).*

East Mead Township Comprehensive Plan

The East Mead Township Board of Supervisors should formally adopt the 2014 East Mead 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 Township Planning Commission and Supervisors, and the submittal for review and comment by surrounding governments. (West Mead Township, Randolph Township, East Fairfield Township, Wayne Township, Blooming Valley 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 East Mead Township Planning Commission should begin the work of investigating the feasibility of a zoning ordinance to present to the East Mead Township Board of Supervisors. The Crawford County Planning Commission staff is available to assist in the creation of this document. Upon finalization of the draft ordinance, the East Mead Township Board of Supervisors must formally adopt their zoning ordinance. The adoption process must comply 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

East Mead Township adopted a Subdivision and Land Development Ordinance in 1979. Many changes have occurred since that time in State Laws and Regulations, Township Ordinances, design standards and the knowledge of land and resource stewardship and land uses. The Subdivision and Land Development Ordinance should be updated to reflect development objectives outlined within the East Mead Comprehensive Plan. The amendment process must comply with the

Pennsylvania Municipalities Planning Code (Act 247) and follow the same procedures as the adoption of the Comprehensive Plan.

Act 537 Sewage Facilities Plan

East Mead Township adopted an Act 537 Plan in the year 1975 and has amended the plan to meet individual need requests since that time. The Township has a record of the Plan amendments. This plan will assist in the creation of land use districts.

3.7 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.

□ Pennsylvania Department of Transportation

To realize improvements to the transportation infrastructure, interface with the County Planning Office is essential to get projects both identified and funded. Every two years, the County Planning Office, working with and through the Northwest Commission (the RPO), solicits for transportation projects, which are evaluated and prioritized for submission to the State Transportation Commission (STC) who in turn assigns funding for these projects through the Northwest Commission. The submission process is as follows:

Potential Road and Bridge projects are identified, ranked and sent off to the County Planning Office for inclusion in the County's TYP submission to the State Transportation Commission. Every two years, the County Planning Office catalogues all potential Road and Bridge projects, ranks these projects in accordance with their immediate need and fit within the larger transportation infrastructure, and submits these to the Northwest Commission (the RPO) based in Oil City, which is the designated agency by the Pennsylvania Department of Transportation for packaging all transport projects in the region and submitting them to the State. The Northwest Commission acts as the 'liaison agency' in this regard for Crawford, Clarion, Forest, Warren and Venango Counties.

As stated, the Northwest Commission or the RPO packages all projects and with the direct assistance of all Counties within its jurisdiction, presents these projects to state officials on the State Transportation Commission for potential inclusion in the Twelve Year Plan update and subsequent project funding. Once a project is designated for funding from the State, both the County Planning Office and the Northwest Commission work with PADOT to target specific projects across the

Transportation Improvement Program (a subset of the TYP) and work with local officials to ensure that any match requirements are met and projects can proceed unimpeded during the First Four Years of the Twelve Year Program.

□ **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. This program also has a competitive component. This competitive program is generally used for bridge and road projects or for larger projects that serve an urgent or compelling need, such as water line replacement or extensions.

East Mead Township is identified within the low-income eligibility requirements for PA Community Development Block Grant Funding. However, the Township applied, but was informed that it did not qualify for the replacement of the West Oil Creek Road Bridge. Perhaps some future projects may qualify and the Township should continue to apply for these funds for improvements to the roadway infrastructures.

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 Systems, roadway/bridge repair and expansions.

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

□ **PA Department of Community and Economic Development**

The PA Department of Community and Economic Development also provides grants for many types of community revitalization projects however most require a 50% cash match, 20% expected to come from local municipal funds. The Department of Environmental Protection and the Department of Conservation and Natural Resources should also be considered as possible revenue sources involving projects tied to water quality management issues.

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

❑ **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.

❑ **Pennsylvania Historical and Museum Commission**

Funding is available to non-profit organizations and local governments for historic preservation, structural rehabilitation, and restoration of historic properties. Grants from the Pennsylvania Historical and Museum Commission are awarded on a competitive basis and can be used for identification, evaluation, and preservation planning initiative at the local government or regional level.

❑ **PennDOT Automated Red Light Enforcement (ARLE)**

This program was established in 2010, with the intent of using the extra revenue generated by ARLE to help fund transportation projects focusing on safety throughout Pennsylvania. Please see Appendix for more information

East Mead Township was granted some money to have the fire station on Route 27 install warning lights for their protection.

❑ **Hazardous Mitigation Grant Program**

The HMGP provides grants to states and local governments to implement long-term hazard mitigation measure after a major disaster declaration. The purpose of the HMGP is to reduce the loss of life and property due to natural disasters and to enable mitigation measures to be implemented during the immediate recovery from a disaster. The HMGP is authorized under Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act. (FEMA.GOV)

For more information about this program, go to:

www.fema.gov/hazard-mitigation-grant-program

❑ **Growing Greener II**

This program is to help clean up rivers and streams; protect natural areas, open spaces and working farms; and shore up key programs to improve quality of life and revitalize community across the commonwealth. East

Mead was rewarded with \$47,100 (coupled with a \$5,700 match in 2006 which went towards a flood control bridge removal and abutment project.

This program was a one-time allocation to the county to fund prioritized projects.

□ **Act 13 Funds**

Act 13 of 2012, the Unconventional Gas Well Impact Fee, authorized the Commonwealth to impose drilling impact fees on unconventional gas well producers in Pennsylvania. The revenues are collected by the PUC (Pennsylvania Utility Commission) and distributed annually to state agencies, counties and municipalities based on formula allocations. There are two established funds from the impact fee distributions, with portions directly allocated to counties and/or municipalities: the Unconventional Gas Well Fund- distributed only to counties and municipalities with wells; and the Marcellus Legacy Fund- distributed to all counties with or without wells. Crawford County will receive direct allocations from both funding groups.

Funds available as of 2013 are Environmental Initiative, Impact Fee, and At-Risk Bridge. East Mead received \$509.81 in Impact Fees for the year of 2012 in 2013. These funds can be used for the following eligible activities:

- Road, Bridge and Infrastructure Projects
- Water, Storm Water and Sewer Systems
- Preservation and reclamation of surface and subsurface waters and water supplies
- Increasing the availability of Affordable Housing
- Emergency Preparedness and Public Safety
- Delivery of Social Services
- Judicial Services
- Career and Technical Centers for training of Workers
- Local or Regional Planning Initiatives under the MPC

The County also receives Impact Fees which they have an application process that allows local governments, nonprofits, area-wide agencies and public authorities. The application is available at the Crawford County Planning Commission or online at www.crawfordcountypa.net. This funding may help match funds that the Township may need for future projects/grants in the future.