



2018 COMPREHENSIVE PLAN

FORGING EAST FAIRFIELD'S FUTURE



LETTER TO THE COMMUNITY

Residents of East Fairfield Township,

In 2014 a request for a sign permit that did not conform to the current zoning regulations initiated a discussion about reviewing East Fairfield Township's ordinances to determine the need for changes and updates.

It is our goal as Supervisors of East Fairfield Township to represent our neighbors and residents with the same dedication and commitment as the notable Supervisors of the past. In doing so, we strongly felt that each resident of the Township deserved every opportunity to let their opinions and ideas be known concerning these changes. Because of the importance of this matter, we chose to allow the Crawford County Planning Commission to help us gather information to establish a plan that would include the thoughts, ideas, and feelings of every willing participant.

This has been a long and extensive process with an unusually large participation percentage. The fact that so many of our residents feel so strongly about our township and its future is the exact reason that it is the special community that it is. One of the most outstanding results of all the surveys and information gathering was the unanimous idea that the residents want our township preserved as one of the agricultural strongholds of the County. That is one of the most fundamental pieces of the proposal.

The Planning Commission has constructed a plan based on the participation results, and we feel that it is now ready to present to our residents for their further consideration. Nothing in the plan is unchanging or definite. The plan is developed only as a parameter in evolving our future plans for the Township and the ideas and visions that the residents shared. If adopted, it will simply be a guideline to future leaders of our community.

We thank all the residents who have participated in this process as this plan was essentially made by and for you. We would also like to extend our appreciation to the Crawford County Planning Commission staff for all their hard work in gathering and utilizing the extensive information needed to make a plan designed uniquely for our little part of the world.

Lastly, as we look ahead to utilizing the plan in the years to come, we encourage all of our residents to not only stay informed, but also involved in our community. We may be a small township, but as this process has brought to light, we are big in heart.

Sincerely,

Township Supervisors



ACKNOWLEDGMENTS

The 2018 East Fairfield Comprehensive Plan was developed through the guidance of local community members and volunteers. Input was gathered from local residents, farmers, business owners, municipal employees, and elected officials through multiple channels to ensure that the community's concerns were both well understood and incorporated into this document. This input was not only critical for developing the plan but also for ensuring that its recommendations can serve East Fairfield. The following individuals and organizations played a key role in the oversight and development of this plan.

East Fairfield Township Supervisors:

Roger Roche, Chairman
Ronald E. Smith Sr., Vice-Chairman
Justin Morrell

East Fairfield Township Manager:

Susan Blose

East Fairfield Township Planning Commission:

Dennis Jackson
Bill Latta
Nate Smith

Crawford County Commissioners:

Francis Weiderspahn, Jr.
John M. Amato
John Christopher Soff

Crawford County Planning Office:

Zachary Norwood, Planning Director
Thomas Gilbertson, Assist. Planning Director of Comm. Planning
Victoria Kapopoulos, Assist. Planning Director of Comm. Development
Peter Grella, Land Use Planner
Bob Hopkins, Land Use Planner
Karen Peterson, Planning Secretary
Arlene Rodriguez, Former Planning Director
Zachary Pyle, Former Assist. Planning Director of Comm. Development

We are especially thankful to everyone who participated in the creation of East Fairfield's Comprehensive Plan by attending a meeting, taking the East Fairfield community survey, spreading the word, providing information, or in any other way. The content in this plan reflects the ongoing efforts between the residents and those serving on East Fairfield's Board of Supervisors, and the Planning Commission for the betterment of the community.

Special Thanks:

Thomas L. Yoset, J.D. for fact checking East Fairfield's official boundary and providing historical information.
Fred Powell for offering historical insight into early life within East Fairfield.
Lyndsie Devito of PennDOT for double-checking transportation findings and providing cost estimates on proposed capital projects.



RESOLUTION OF ADOPTION AND PARTICIPANT ACKNOWLEDGMENTS

RESOLUTION 3 OF 2018

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST FAIRFIELD TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA, ADOPTING THE COMPREHENSIVE PLAN, DATED THIS 10 DAY OF DECEMBER 2018 AS PREPARED BY THE CRAWFORD COUNTY PLANNING OFFICE, AND FACILITATED BY THE EAST FAIRFIELD TOWNSHIP BOARD OF SUPERVISORS PURSUANT TO ARTICLE III AND ARTICLE XI OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE

WHEREAS, the East Fairfield Township 2018 Comprehensive Plan is the municipal Comprehensive Plan for East Fairfield Township.;

WHEREAS, a copy of the Comprehensive Plan, which includes the text, maps, charts and other items which form the whole of the comprehensive plan was made available for public review at the East Fairfield Township Building and online is attached hereto as Exhibit "A";

WHEREAS, the East Fairfield Comprehensive Plan was sent to the Crawford County Planning Commission, six (6) surrounding municipalities, and Crawford Central school district for review and comment of the plan;

WHEREAS, the Board of Supervisors received no substantial comments from the Crawford County, the contiguous municipalities, and the school district within forty five (45) days of submission of the draft Comprehensive Plan;

WHEREAS, notice of public hearing, advertised and published in the Meadville Tribune to inform the public of the opportunity to make comments;

WHEREAS, the Board of Supervisors held a Public hearing on December 10, 2018 to hear and consider public comments, and that the comments received at the public hearing were duly noted and;

WHEREAS, the Supervisors have determined the adoption of the Comprehensive Plan is beneficial to rwh health, safety, and welfare of the citizens of the Township;

NOW, THEREFORE, BE IT RESOLVED BY THE EAST FAIRFIELD BOARD OF SUPERVISORS AND IS HEREBY RESOLVED AND ENACTED BY THE AUTHORITY OF THE SAME:

Section I. The Board of Supervisors of East Fairfield by this resolution, adopts the East Fairfield 2018 Comprehensive Plan as attached hereto as exhibit "A" as pursuant to Article III and Article XI of the Pennsylvania Municipalities Planning Code.

East Fairfield Board of Supervisors


Roger Roche, Chairman

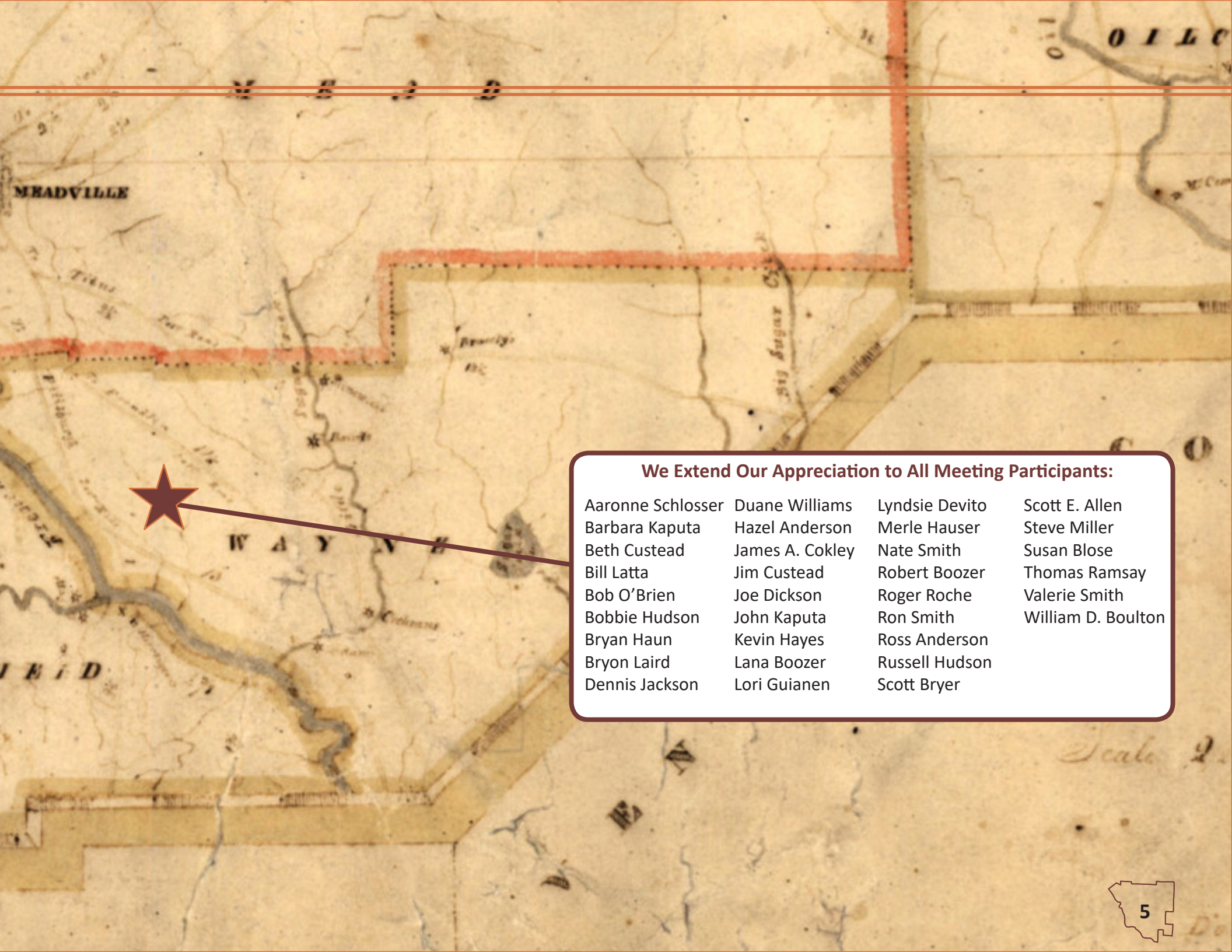

Ron Smith


Justin Morrell

Attest:
Susan Blose







We Extend Our Appreciation to All Meeting Participants:

- | | | | |
|-------------------|-----------------|----------------|--------------------|
| Aaronne Schlosser | Duane Williams | Lyndsie Devito | Scott E. Allen |
| Barbara Kaputa | Hazel Anderson | Merle Hauser | Steve Miller |
| Beth Custead | James A. Cokley | Nate Smith | Susan Blose |
| Bill Latta | Jim Custead | Robert Boozer | Thomas Ramsay |
| Bob O'Brien | Joe Dickson | Roger Roche | Valerie Smith |
| Bobbie Hudson | John Kaputa | Ron Smith | William D. Boulton |
| Bryan Haun | Kevin Hayes | Ross Anderson | |
| Bryon Laird | Lana Boozer | Russell Hudson | |
| Dennis Jackson | Lori Guianen | Scott Bryer | |

TABLE OF CONTENTS

Preface	2
Letter to the Community.....	2
Acknowledgments.....	3
Resolution of Adoption and Participant Acknowledgments.....	4
Table of Contents.....	6
Use of Appendices.....	8
PART ONE: FORGING EAST FAIRFIELD’S FUTURE	9
Introduction	9
Purpose of this Plan.....	9
How to Use this Document.....	10
Relationships & Consistency with Existing Comprehensive Plans.....	13
The Planning Process	16
Initial Planning Concept.....	16
Initial Timeline.....	17
Adjusted Timeline (After Delay in Process).....	18
Community Meetings.....	19
East Fairfield Community Survey.....	20
PART TWO: COMMUNITY PROFILE	23
East Fairfield’s History	24
Formation, Landmarks, and Early Life in East Fairfield.....	24
A Changing Community	26
Summary of East Fairfield’s Changing Community.....	26



TABLE OF CONTENTS

PART THREE: THE PLAN	36
How This Plan is Organized	36
Community Vision and Development Objectives	38
East Fairfield Community Vision Statement.....	38
Community Development Objectives.....	39
Objective 1: Character & Environment	40
Existing Conditions & Community Feedback Report.....	40
Proposed Actions under Character & Environment.....	70
Objective 2: Function & Conservation	76
Existing Conditions & Community Feedback Report.....	76
Proposed Actions under Function & Conservation.....	86
Objective 3: Housing & Community	90
Existing Conditions & Community Feedback Report.....	90
Proposed Actions under Housing & Community.....	96
Objective 4: Stability & Resilience	98
Existing Conditions & Community Feedback Report.....	98
Proposed Actions under Stability & Resilience.....	107
Consistency Considerations	111
Consistency between Components of this Plan.....	111
Consistency with other Existing Local Plans.....	111
Consistency with Existing Commonwealth Plans (includes State Water Plan).....	111
Measures to Ensure On-going Relevance and Consistency.....	111
PART FOUR: ACTION PLAN SUMMARY	112
APPENDICES	
A. East Fairfield Community Change Profile	
B. East Fairfield Community Survey Results	
C. Public Involvement	

USE OF APPENDICES

This document includes several appendices presenting detailed information on how data was used in the planning process to understand existing conditions within East Fairfield and to develop proposed directions from the results of the public process.

Appendix A: Community Change Profile

Using data obtained from the U.S. Census Bureau for the years 2000, 2010, and 2016, a profile of community change was developed for East Fairfield Township. This profile includes information on trends of population demographics, housing, social characteristics, and economic conditions. Trends were explored both within East Fairfield as well as alongside comparisons to Census Tract 1113 - which constitutes the townships of East Fairfield, Fairfield, Union, and Wayne - and Crawford County during the same years. This profile helped develop unique insights into how East Fairfield has been changing over time and how such changes compare in the context of the larger community and County. Although this information was not solely relied upon as the basis for conclusions or strategies, it was applied as a diagnostic measure to determine areas where more careful consideration was appropriate.

Appendix B: Community Survey Results

In 2015, as part of the Multi-Municipal Comprehensive Plan effort between Wayne and East Fairfield townships, residents were surveyed to provide input on existing conditions related to government services, land use patterns, quality of life, and many other topics. Although that original multi-municipal effort never materialized, the information provided by those respondents living within East Fairfield was separated out from the results of the Wayne-East Fairfield Multi-Municipal Plan Community Survey 2015. Of the 447 surveys mailed to residents within East Fairfield, 108 completed responses were delivered, representing a 24% return rate. This strong return rate demonstrates that the information collected from East Fairfield residents is reliable, significant, and presents a stable foundation upon which the public planning process focused. Representing the most important insights from the community survey, this appendix highlights the opportunities respondents were given to provide written feedback as this information produced a wealth of unique, on the ground insights into the community's needs and concerns. Through this appendix, survey comments were broken down into well-defined categories with representative remarks highlighted and potential interventions for further community development brought into focus.

Appendix C: Public Involvement

During the summer of 2018, a series of four community meetings were hosted to gather public input necessary to craft this Plan. Within this appendix, the format for each of the four meetings is summarized along with the results for each. This appendix demonstrates how input collected from the community meetings was processed to craft this Plan's vision statement, community development objectives, and proposed actions.





FORGING EAST FAIRFIELD'S FUTURE



INTRODUCTION

Purpose of this Plan:

The Pennsylvania Municipalities Planning Code (MPC) empowers municipalities in the Commonwealth to prepare plans for future development and, through various legal and other measures, to implement those plans. In the spring of 2015, the County Planning Office received a request from the East Fairfield Township Board of Supervisors to facilitate the development of a comprehensive plan for their community. The resulting Plan represents both the process through which community residents have organized to support their desired future and the strategies created to achieve these preferred outcomes. More than simply a document disclosing past and present trends along with potential actions, this Plan demonstrates the community effort that formulated an organized way of thinking about East Fairfield's future. Through community involvement, information on existing conditions and trends was used to create a document to advise local administrators, as well as State agencies, how to routinely consider the community's desired future during their daily actions.

FORGING EAST FAIRFIELD'S FUTURE

How to Use this Document:

For Township Officials - This Plan documents both the administrative effort and public involvement that went into the formation of a community vision statement, development objectives, and proposed action plan. The action plan sections (see "THE PLAN") provide direct guidance for current and future township supervisors. Additionally, the sections titled "Community Vision" and "Consistency Considerations" within Part Three of this document ("THE PLAN") provide a basis for the application of zoning and land use regulations along with guidance for how such regulations can achieve East Fairfield's desired future.



For Community Development Administrators - The proposed actions presented in Part Three titled, "THE PLAN," outline the specific steps, project partners, and resources necessary to ensure the community's development needs are met. Community development professionals must focus on the proposed interventions outlined within this document and consider the action steps for each when piecing together the resources and support necessary for achieving the community's development objectives and overall vision. Community development administrators will find the information presented within Parts Two and Three titled "COMMUNITY PROFILE" and "THE PLAN" helpful when building the case for resource development strategies or campaigns. The validation provided through the documentation of the "The Planning Process" in Part One, titled "FORGING EAST FAIRFIELD'S FUTURE," will further support the efforts of your practice.



For State Agencies and Planners - This document will serve useful for conducting numerous reviews such as but not limited to Act 67 and/or 68 consistency procedures and when considering how new developments might impact the East Fairfield community. Additionally, the



community development objectives provided within "THE PLAN" shall serve as the basis for zoning and/or subdivision and land development regulation.

For Community Groups and Citizens Groups - Local non-profit organizations, associations, business groups, and collaborations between residents may use the content in this comprehensive plan as a factual basis for carrying out their work within East Fairfield Township.



This plan may serve useful for securing charitable donations, grant funds, or for simply building a case to support desired community improvement. In Crawford County, citizens groups have established volunteer fire departments, developed and maintained recreational trails, provided educational opportunities, and much, much more. Therefore, the distribution of this planning document to individuals involved in such groups is highly encouraged.

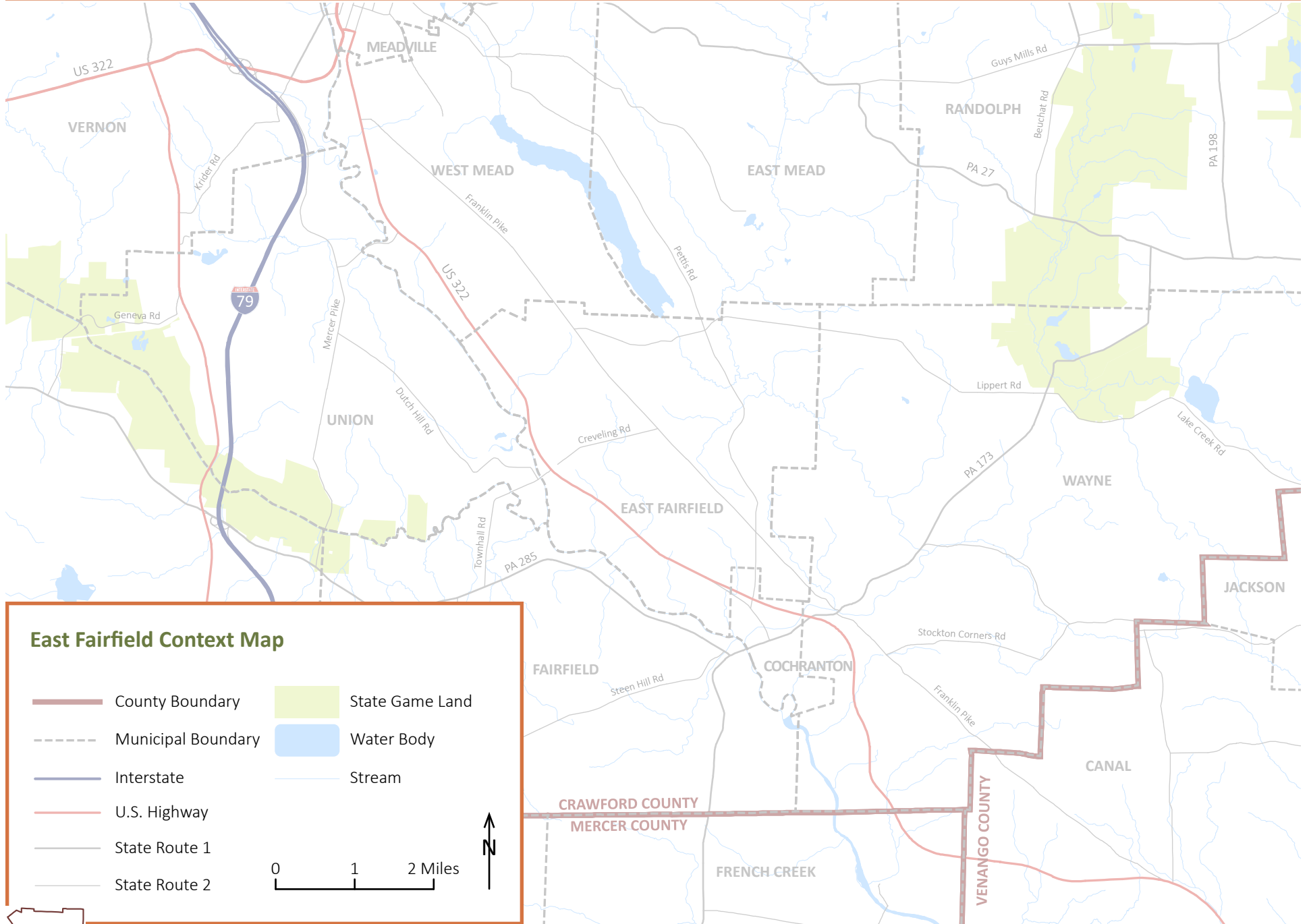
For Citizens - Lastly, the citizens of East Fairfield can use this document to further the interest of their community. Active involvement in both the development of this Plan as well as continued momentum over the course of the first few years of implementation is vital for ensuring the best possible results. Like most comprehensive plans, this Plan will be most effective and useful over the first several years of its implementation. Given the tendency of plan's effectiveness to diminish with time, it will be important for citizens who were involved in the planning process as well as the community at large to encourage administrators and officials to keep the community on track towards achieving its goals.



FORGING EAST FAIRFIELD'S FUTURE



FORGING EAST FAIRFIELD'S FUTURE



East Fairfield Context Map

	County Boundary		State Game Land
	Municipal Boundary		Water Body
	Interstate		Stream
	U.S. Highway		
	State Route 1		
	State Route 2		

0 1 2 Miles

N

FORGING EAST FAIRFIELD'S FUTURE

Relationships & Consistency with Existing Comprehensive Plans:

Before engaging East Fairfield residents in the process of forming recommendations, it was important to explore how previous planning efforts, including those of surrounding municipalities, may have influenced the township. This section explores how Crawford County's Comprehensive Plan and the plans adopted by municipalities contiguous to East Fairfield may have impacted the community's past development and present implications for the future.

2014 Crawford County Comprehensive Plan -

The 2014 Crawford County Comprehensive Plan established a county-wide vision, set of priorities, and guidance to decision makers regarding a wide range of issues impacting the county's quality of life. For municipalities, the plan serves as an advisory document helping to make informed decisions regarding land use and planning, to establish sound policies and regulations to guide future development and conservation efforts, and to help build consensus and cooperation between all levels of government in the county.

To encourage general consistency with the County's Comprehensive Plan, this Plan recognizes East Fairfield Township as falling entirely within a agricultural/rural land use planning area (2014 Crawford County Comprehensive Plan page L9). In doing so, it is understood that East Fairfield is not a priority location for residential and commercial growth. Therefore, resources used to encourage larger scale development should be applied elsewhere. However, efforts to rehabilitate and preserve existing homes and assets should be explored.

Crawford County's Comprehensive Plan recognizes that efforts within rural townships should focus on preserving agricultural lands while promoting locally farmed products. Opportunities to provide technical support and assistance to farmers and to preserve the rural character of the community to enhance its appeal for employers, residents, and visitors should be encouraged. Additionally, the planning processes

undertaken in rural townships should identify recreational and cultural resources to ensure that such opportunities are well managed and preserved for public enjoyment.

The County Comprehensive Plan supports aiding rural townships in maintaining or potentially improving their dirt and gravel roads through coordination with local agencies, such as the Crawford County Conservation District, to best apply existing resources while protecting the natural environment. This approach recognizes the need to integrate natural resource conservation with land use planning.

Contiguous Municipal Comprehensive Plans -

The quality of life within East Fairfield has been impacted by the planning efforts and decisions made by its neighboring municipalities. These potential implications are explored as follows and mapped within this section (see "Influence of Contiguous Comprehensive Plans" map pg. 17). **The items shared as follows do not represented the proposed actions of this Plan but merely reflect the implications of or proposed actions set from the past planning efforts of neighboring townships.**

This section begins with East Fairfield's neighbor to the east, Union Township, and then continues clockwise around the township.

The 2010 Union Township Comprehensive Plan was intended primarily "to promote the health, safety, convenience, and general welfare of its citizens" (2010 Union Township Comprehensive Plan, page 8). A direct implication from this plan is that the Township is home to the proposed French Creek Trail, which would serve as a recreational amenity for East Fairfield residents [Map Item A].

The 2004 West Mead Township Comprehensive Plan updates its plan of 1983 and delivers "revised objectives for the community to achieve, the strategies to accomplish these objectives, and has identified the means to undertake these strategies" (2004 West Mead Comprehensive Plan, page 2). A direct implication from this plan is that the Township's outer

FORGING EAST FAIRFIELD'S FUTURE

extent, a portion of which borders East Fairfield, is planned to remain rural and agricultural in character to match the land use patterns of East Fairfield [Map Item B1].

The 2014 East Mead Township Comprehensive Plan serves as a guiding and advisory document for the growth and development of East Mead Township. The plan recognized the need for a consistent gradient of land uses and conditions along its borders with other townships, including East Fairfield [Map Items B1 and B2]. Of note, the plan calls for conservation of certain lands immediately south of Tamarack Lake and bordering East Fairfield.

The 2017 Wayne Township Comprehensive Plan serves as “a critical document for local government to directly manage policy” (2017 Wayne Township Comprehensive Plan, page 1). Additionally, “this plan emphasizes maintaining agricultural and natural landscapes through sound land use planning techniques” (2017 Wayne Township Comprehensive Plan, page 2). The plan includes: (1) a statement that the land use patterns encouraged by the plan are consistent with contiguous municipalities including East Fairfield [Map Items B1 & B3]; and (2) a strategy that may present the opportunity for expanded local police coverage through a cooperative agreement [Map Item C].

The 1990 Cochranton Borough Comprehensive Plan provides guidance for the Mayor and Borough Council of Cochranton by examining numerous aspects of the community’s development, its existing conditions, and future needs. This plan proposes a future land use map providing for a gentle gradient of residential development that transitions into a rural character before reaching East Fairfield [Map Item B1].

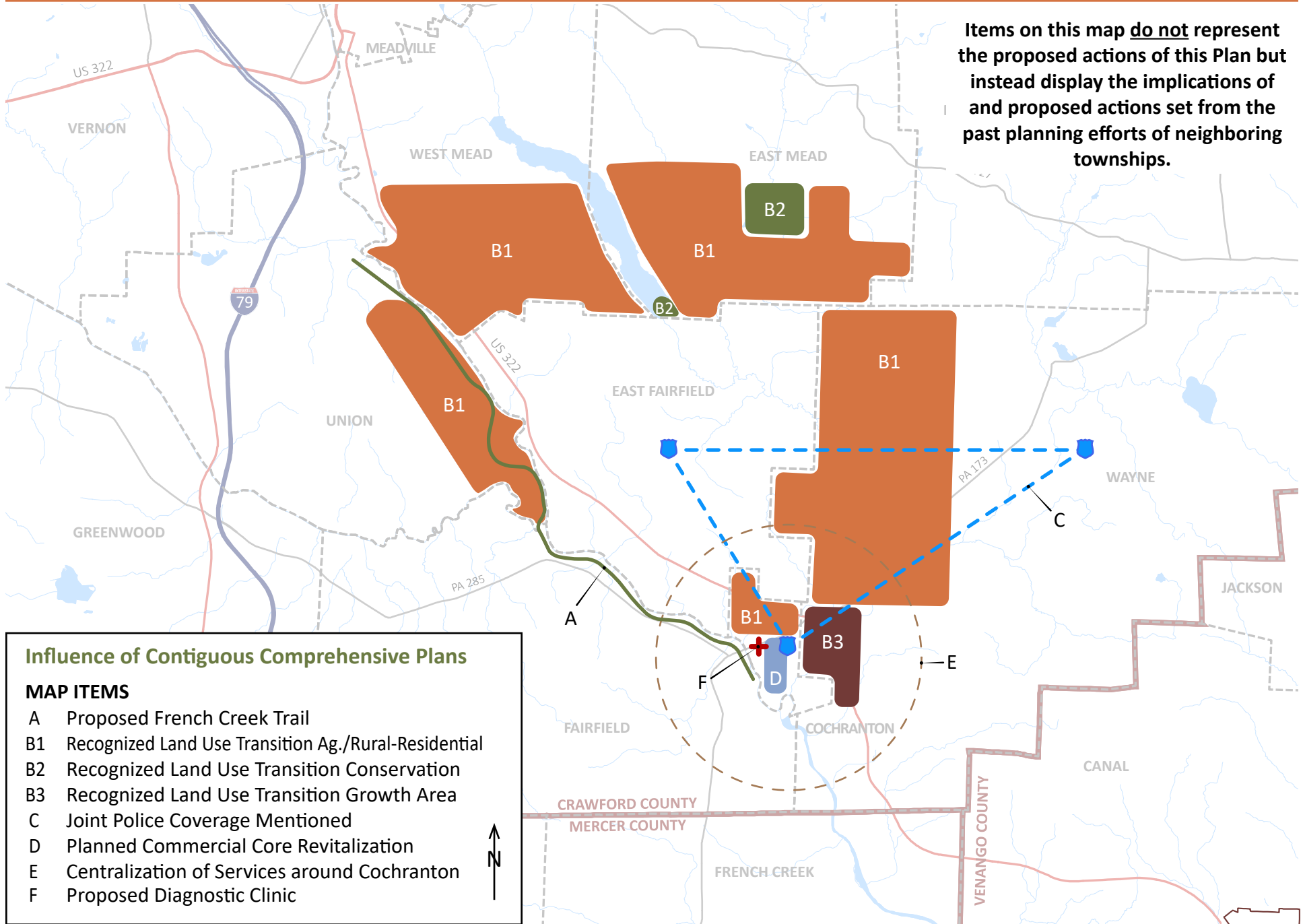
The 1972 Cochranton Regional Comprehensive Plan preceded the development of the most recent comprehensive plans in both Wayne Township and Cochranton Borough. This plan was more strategic, focusing around addressing a few key planning issues, which included the construction of I-79, the trend of decentralization experienced

within the Meadville Region and to a lesser extent the Cochranton Region, and the need to provide outdoor recreational opportunities regionally. Proposed actions potentially influencing East Fairfield include: (1) the objective to revitalize Cochranton’s existing commercial core [Map Item D]; (2) the focus toward developing centralized services wherever possible while incorporating all municipalities throughout the region [Map Items E]; (3) the proposed establishment of a combined police force between Cochranton Borough and Wayne Township [Map Item C]; and (4) the proposed establishment of a diagnostic health clinic in Cochranton through the cooperation of the adjacent municipalities [Map Item F].

The last municipality contiguous to East Fairfield Township, Fairfield Township, has not yet adopted a comprehensive plan.

FORGING EAST FAIRFIELD'S FUTURE

Items on this map do not represent the proposed actions of this Plan but instead display the implications of and proposed actions set from the past planning efforts of neighboring townships.



Influence of Contiguous Comprehensive Plans

MAP ITEMS

- A Proposed French Creek Trail
- B1 Recognized Land Use Transition Ag./Rural-Residential
- B2 Recognized Land Use Transition Conservation
- B3 Recognized Land Use Transition Growth Area
- C Joint Police Coverage Mentioned
- D Planned Commercial Core Revitalization
- E Centralization of Services around Cochranton
- F Proposed Diagnostic Clinic

THE PLANNING PROCESS



Initial Planning Concept:

This comprehensive plan was intended to be part of a joint Multi-Municipal Comprehensive Plan involving Wayne Township. The benefits of multi-municipal comprehensive planning include opportunities to share resources such as land use designations, the capital construction of public services, and the collaborative implementation of proposed strategies that can leverage more outside funding. These intentions may have been behind the initial multi-municipal comprehensive planning effort. However, after the initial planning concept did not materialize, the adjusted timeline and process demonstrated later in this section was employed.

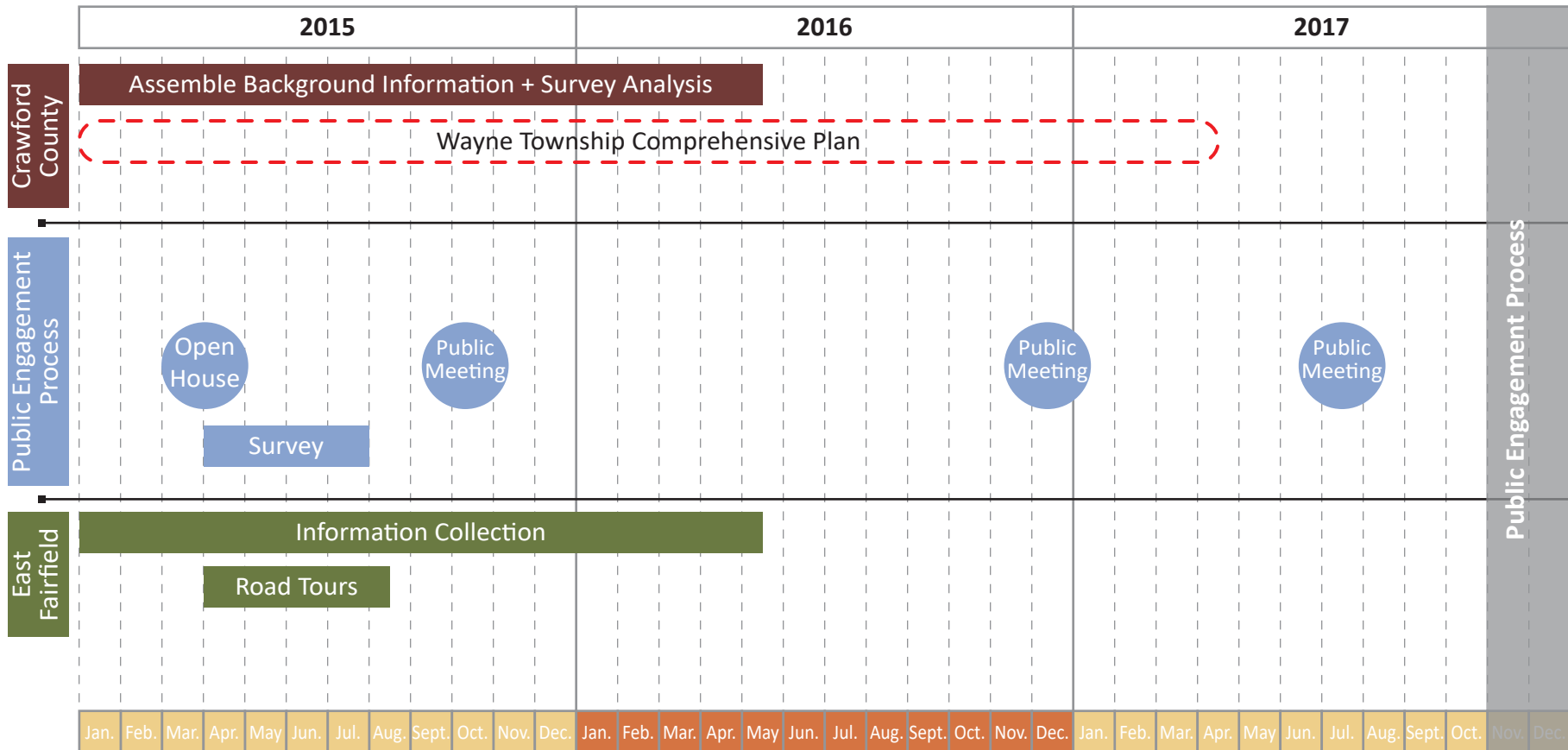
FORGING EAST FAIRFIELD'S FUTURE

Initial Timeline:

In the spring of 2015, the Crawford County Planning Office facilitated a multi-municipal workshop hosting residents from East Fairfield and Wayne townships. The informal event allowed community members from both jurisdictions to visit several tables showcasing background materials, aerial maps, and opportunities for the public to voice their concerns, opinions, and thoughts. Officials from both townships and over 40 participants attended the open house.

After the joint open house kick-off meeting, the two communities decided to complete individual comprehensive plans, and the Crawford County Planning Office agreed to provide assistance to both. The timeline below highlights the dates, activities, and engagement methods used throughout the initial planning process before it was delayed.

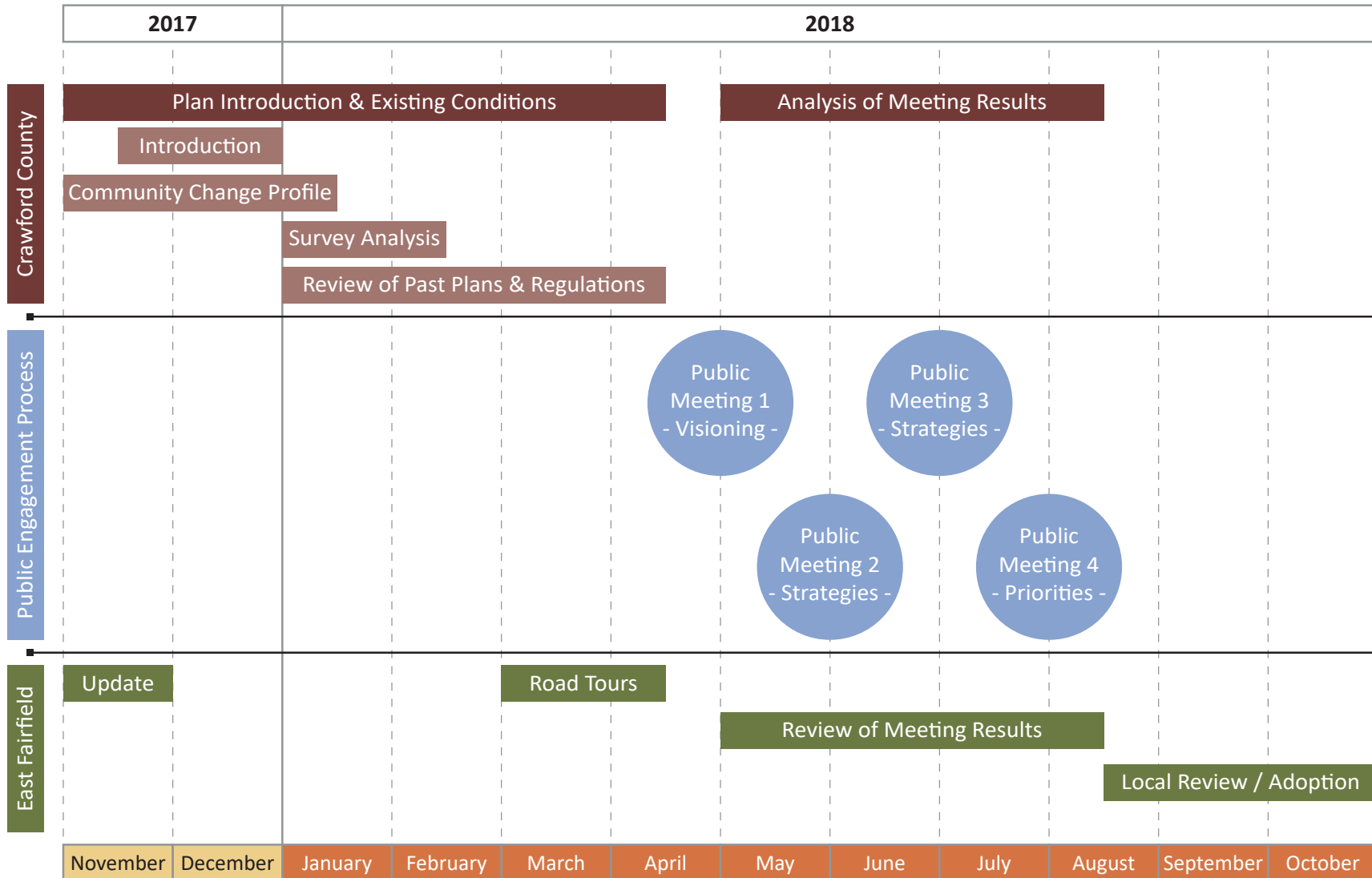
East Fairfield Comprehensive Planning Process - Initial Timeline



FORGING EAST FAIRFIELD'S FUTURE

Adjusted Timeline (After Delay in Process):

East Fairfield Comprehensive Planning Process - Adjusted Timeline



FORGING EAST FAIRFIELD'S FUTURE

Community Meetings:

Because comprehensive plans are driven by efforts to define the community's vision and goals, citizen involvement is a critical component of the planning process. Modern approaches to community planning are based on consulting the community to compile ideas, resulting in the development of a desired direction for the future. The planning process provided an organized forum for public input while employing the efforts of planners to draft proposed actions aimed toward achieving East Fairfield's desired future.

A series of avenues were provided throughout the course of the Plan's development to ensure community residents had the opportunity to be involved. The involvement of community residents is not only important for ensuring that the final plan is consistent with the values and preferences of citizens but also for greatly increasing the likelihood that the plan's proposed interventions will be implemented. The following presents an overview of the community outreach and involvement activities conducted to support the development of this Plan.

Initial Timeline

Initial Community Meeting (Open House Meeting) - held on March 26, 2015 as a part of the joint Wayne-East Fairfield Multi-Municipal Comprehensive Plan process.

Multi-Municipal Process Splits Up - Joint Wayne-East Fairfield Multi-Municipal Comprehensive Plan process splits to become two different comprehensive plans. Initial efforts proceeded with planning for Wayne Township.

Second Public Meeting - A public meeting was held for East Fairfield on October 5, 2016, which served to kick-off initial efforts towards the development of East Fairfield's Comprehensive Plan.

Third Public Meeting - held on December 15, 2016, to continue efforts on East Fairfield's Comprehensive Plan.

Fourth Public Meeting - held on July 10, 2017, charted the course for the next steps in the planning process.

Unscheduled Delay - the public involvement process was put on hold from mid-2017 until April 2018.

Adjusted Timeline

The graphic timeline on the page at left demonstrates the adjusted timeline for the East Fairfield comprehensive planning process. This timeline was used once the Planning Office finished work on the Wayne Township Comprehensive Plan and began focusing its resources on East Fairfield. Key elements of the adjusted timeline are as follows:

Comprehensive Planning Meeting Series - in March 2018, a series of four public meetings were confirmed as the final citizen involvement steps necessary to craft East Fairfield's Comprehensive Plan.

Meeting One "Developing a Community Vision" - April 30, 2018, for collecting input specifically focused toward the establishment of a community vision and community development objectives.

Meeting Two "Community Development Strategies" - May 31, 2018, for involving citizens in the process of developing local strategies which will work towards achieving their desired future vision.

Meeting Three "Community Development Strategies" - June 25, 2018, for involving citizens in the process of developing local strategies which will work towards achieving their desired future vision.

Meeting Four "Strategies & Wrap Up" - July 30, 2018, for incorporating community strategies into an overall comprehensive plan in manner where each proposal is both validated and ranked/prioritized.

FORGING EAST FAIRFIELD'S FUTURE

East Fairfield Community Survey:

In 2015, as part of the initial multi-municipal plan with Wayne Township, East Fairfield residents were presented with a survey asking them to evaluate existing community services and conditions. 457 surveys were distributed via postal mail to residents either living within or holding a seasonal residence in East Fairfield Township. The Crawford County Planning Commission received 108 completed surveys producing a 24% return rate. Based on this return rate, the results of the survey carry a level of accuracy acceptable for surveying activities conducted in the social sciences (95% level of confidence).

Key Finding on Preferred Outreach Methods -

Survey participants produced many important insights. For a detailed summary of results for multiple choice questions, please see Appendix B, titled "East Fairfield Community Survey Results." One multiple choice question concerning the best media and outreach sources for communicating with East Fairfield residents provided influential results for the planning process. The results for this important question are shown in the graphic at right.

What sources of information are most effective for keeping you informed of public decisions, meetings, and community participation opportunities? (circle one or more)



77%

of respondents stated the Newspaper was effective

22%

of respondents stated the Area Shopper was effective



29%

of respondents stated that Mailing was effective

35%

of respondents stated the Word of Mouth was effective



18%

of respondents stated the Internet was effective

19%

of respondents stated the Radio was effective



FORGING EAST FAIRFIELD'S FUTURE

Use of our Survey Comments Analysis in This Plan -

Although not prefaced with formal questions, the Wayne-East Fairfield Multi-Municipal Plan Community Survey 2015 offered three opportunities to provide written comments. The 133 comments made by survey participants generally fell into eight categories. These categories are demonstrated within the graphic on the next page (“Sunburst Chart of Survey Comment Content Analysis”) and discussed in detail within Appendix B.

- Transportation (47 comments)
- Land Use and Development (21 comments)
- Taxes, Regulation, and Finance (17 comments)
- Law, Order, and Safety (12 comments)
- Governance, Community, and Other (12 comments)
- Livability and Services (9 comments)
- Township Programming (8 comments)
- Infrastructure (non-transportation) (7 comments)

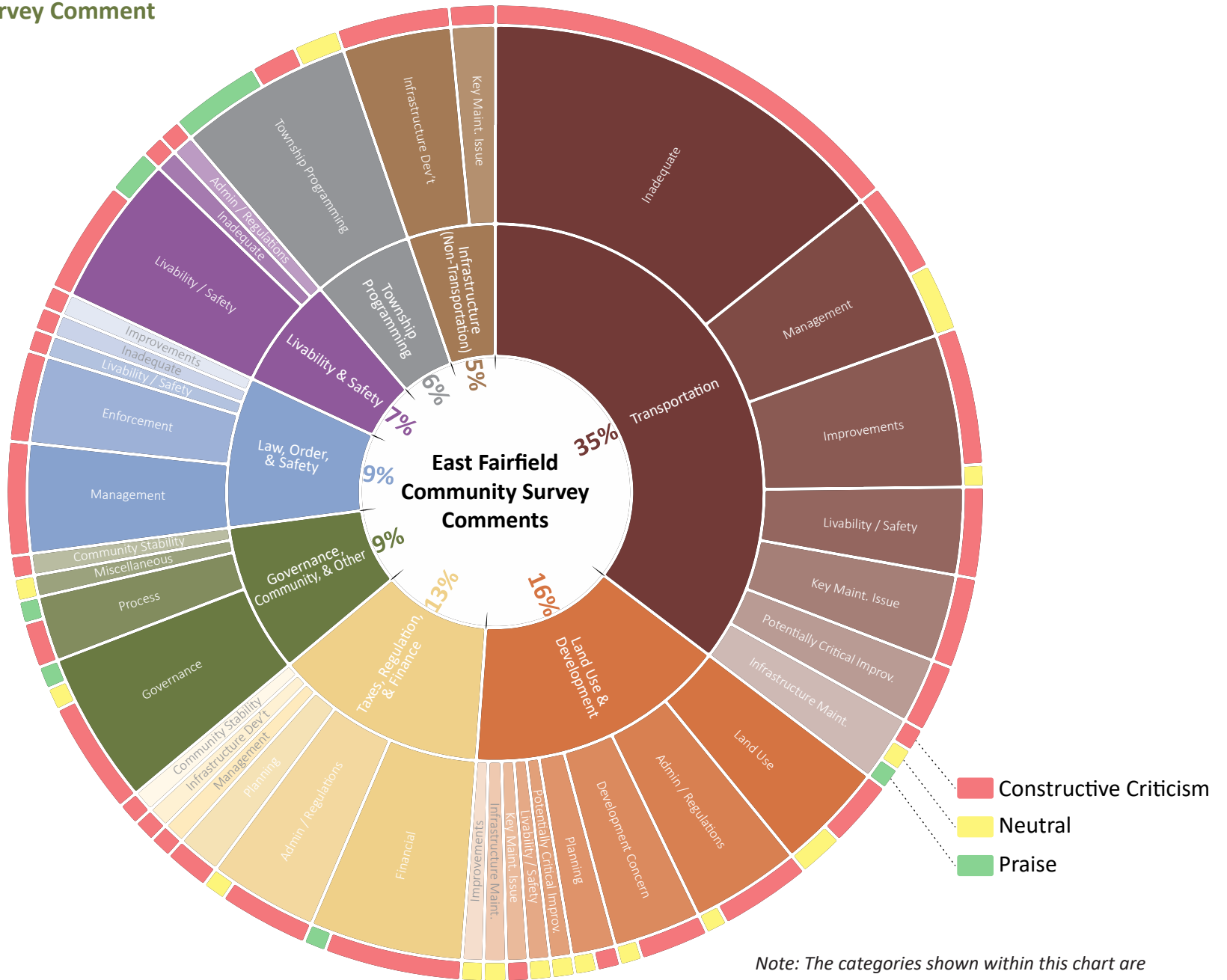
Consistent with the list above, the graphic on the next page demonstrates the overall composition of all survey comments by category, label (focus of the comment), and whether it provided for either constructive criticism, neutral observance, or praise. Comments are demonstrated in all eight of the above categories with percentages shown. In this case, transportation related comments represented about 35% of all remarks provided with around 40% of those transportation comments focused on inadequacies in current conditions and all of which offered constructive criticism. About 13% of comments concerned taxes, regulation, and finance, with about one-third of those related to financial matters of which at least one (or a few) offered praise.

LOOK FOR THE BLUE BOX

Throughout Part Three of this document (“THE PLAN”), our analysis of survey comments is provided alongside a mixture of physical and demographic data to showcase public sentiment on each subject area. Our analysis of survey comments can be found under the “Community Input” section of each Community Development Objective included within THE PLAN. To find this information, look for a blue box just like the one framing this paragraph.

FORGING EAST FAIRFIELD'S FUTURE

Sunburst Chart of Survey Comment Content Analysis



Note: The categories shown within this chart are explored in more detail in Appendix B.



COMMUNITY PROFILE



East Fairfield Community Profile -

This section combines data from Crawford County historical publications, the U.S. Census Bureau, the 2015 East Fairfield Community Survey, and other sources to create a comprehensive picture of both existing conditions and trends within the township. A section on East Fairfield's history explores the early motivations behind the township's formation and provides an account of what life was like around that time. Another section showcases a community change profile developed from U.S. Census Bureau information to highlight key trends within East Fairfield and how such trends compare to Crawford County as a whole. The information provided within this Community Profile was used to support the efforts of citizens participating in the public meetings.

EAST FAIRFIELD'S HISTORY



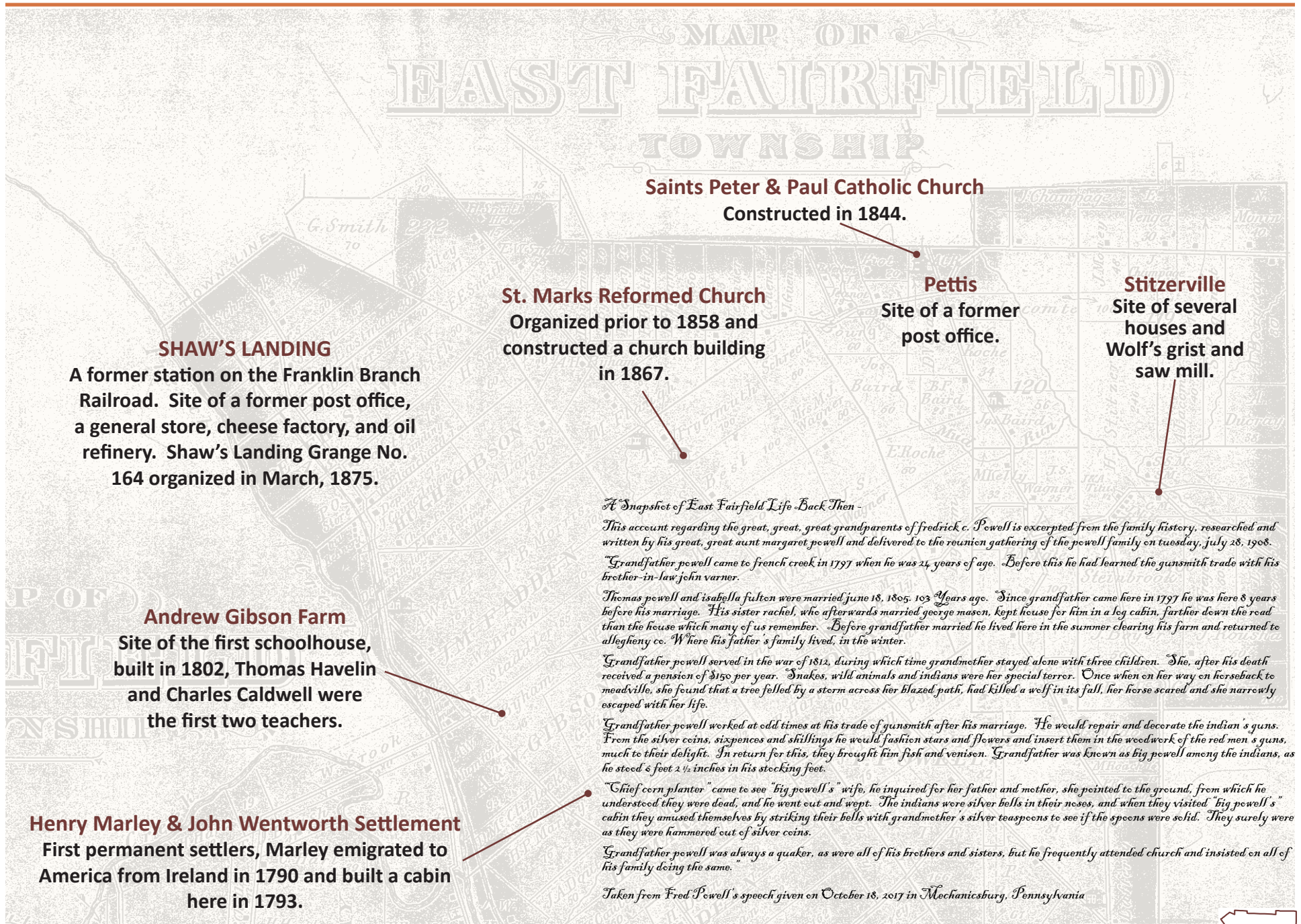
Formation, Landmarks, and Early Life in East Fairfield:

East Fairfield was created on April 13, 1868, by decree of the Court of the Quarter Sessions of Crawford County. The creation or revision of township boundaries was often granted “so as to suit the convenience of the inhabitants thereof” (yoset.org, retrieved January, 2018). The petition language below demonstrates the reason to form East Fairfield Township, which was at the time still a part of Fairfield Township.

“The petition of the undersigned, inhabitants of the township of Fairfield in said County, Represent, That the said township of Fairfield by reason of its size, as well as being divided almost through the center by French Creek, which is oftentimes, especially in Spring and Fall, so swollen by high water as to prevent the eastern portion of said Township from attending the elections, (the Election House being west of said Creek), thus depriving them of a choice in their officers, is inconvenient to the inhabitants thereof, and that the convenience and advantage of said inhabitants would be greatly promoted by dividing said township by a line commencing in the middle of French Creek, where the line between the townships of Mead and Fairfield crosses said Creek, thence down the several courses of the same to the line between the township of Wayne and the said township of Mead.”

Source: Crawford County Genealogy, Volume 20, No. 1 February 1997 - Historical Township Boundaries by Thomas L. Yoset, J.D. (www.yoset.org)

COMMUNITY PROFILE



SHAW'S LANDING

A former station on the Franklin Branch Railroad. Site of a former post office, a general store, cheese factory, and oil refinery. Shaw's Landing Grange No. 164 organized in March, 1875.

Andrew Gibson Farm
Site of the first schoolhouse, built in 1802, Thomas Havelin and Charles Caldwell were the first two teachers.

Henry Marley & John Wentworth Settlement
First permanent settlers, Marley emigrated to America from Ireland in 1790 and built a cabin here in 1793.

Saints Peter & Paul Catholic Church
Constructed in 1844.

St. Marks Reformed Church
Organized prior to 1858 and constructed a church building in 1867.

Pettis
Site of a former post office.

Stitzerville
Site of several houses and Wolf's grist and saw mill.

A Snapshot of East Fairfield Life Back Then -

This account regarding the great, great, great grandparents of Fredrick C. Powell is excerpted from the family history, researched and written by his great, great aunt Margaret Powell and delivered to the reunion gathering of the Powell family on Tuesday, July 28, 1908.

Grandfather Powell came to French Creek in 1797 when he was 24 years of age. Before this he had learned the gunsmith trade with his brother-in-law John Varner.

Thomas Powell and Isabella Fulton were married June 18, 1805, 103 Years ago. Since grandfather came here in 1797 he was here 8 years before his marriage. His sister Rachel, who afterwards married George Mason, kept house for him in a log cabin, farther down the road than the house which many of us remember. Before grandfather married he lived here in the summer clearing his farm and returned to Allegheny Co. Where his father's family lived, in the winter.

Grandfather Powell served in the war of 1812, during which time grandmother stayed alone with three children. She, after his death received a pension of \$150 per year. Snakes, wild animals and Indians were her special terror. Once when on her way on horseback to Meadville, she found that a tree felled by a storm across her blazed path, had killed a wolf in its fall, her horse scared and she narrowly escaped with her life.

Grandfather Powell worked at odd times at his trade of gunsmith after his marriage. He would repair and decorate the Indian's guns. From the silver coins, sixpences and shillings he would fashion stars and flowers and insert them in the woodwork of the red men's guns, much to their delight. In return for this, they brought him fish and venison. Grandfather was known as Big Powell among the Indians, as he stood 6 feet 2 1/2 inches in his stocking feet.

"Chief corn planter" came to see "Big Powell's" wife, he inquired for her father and mother, she pointed to the ground, from which he understood they were dead, and he went out and wept. The Indians wore silver bells in their noses, and when they visited "Big Powell's" cabin they amused themselves by striking their bells with grandmother's silver teaspoons to see if the spoons were solid. They surely were as they were hammered out of silver coins.

Grandfather Powell was always a Quaker, as were all of his brothers and sisters, but he frequently attended church and insisted on all of his family doing the same.

Taken from Fred Powell's speech given on October 18, 2017 in Mechanicsburg, Pennsylvania

A CHANGING COMMUNITY



Summary of East Fairfield's Changing Community:

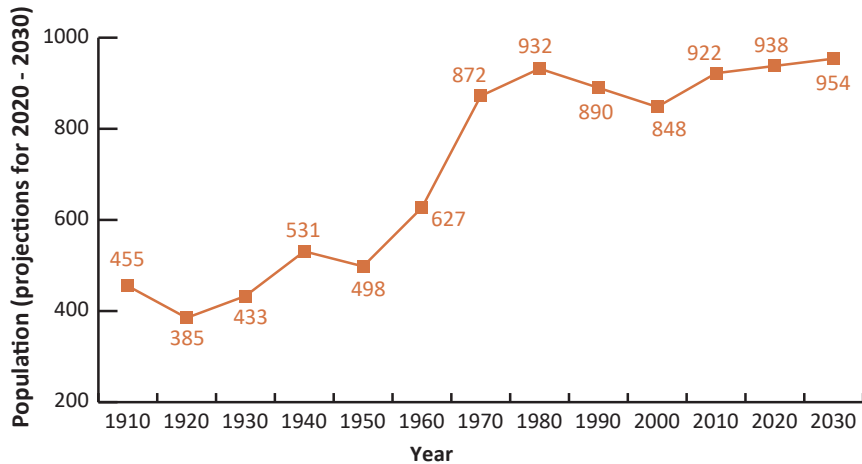
To explore existing demographics and emerging trends within East Fairfield, data from the U.S. Census Bureau's Short Form for the year 2000 and American Community Survey (ACS) five-year estimates for both 2010 and 2016 was retrieved to develop a profile of community change. This information covers population, social, economic, and housing characteristics. To best place East Fairfield within context, data for both Census Tract 1113 and Crawford County were also collected for comparisons (see the East Fairfield Reference Map on page 27). Although ACS data is collected with great professional care, it should be noted that since East Fairfield has a small population, large margins of error exist. Even so, the consistent surveying methodologies employed by the Census Bureau allowed us to demonstrate the direction of potential trends over the course of the three selected time periods used for this community change profile. As a further precaution, key findings were only selected for those trends significant enough to reduce error. For a more detailed analysis of community change in East Fairfield, see Appendix A.

COMMUNITY PROFILE

A Thriving Community -

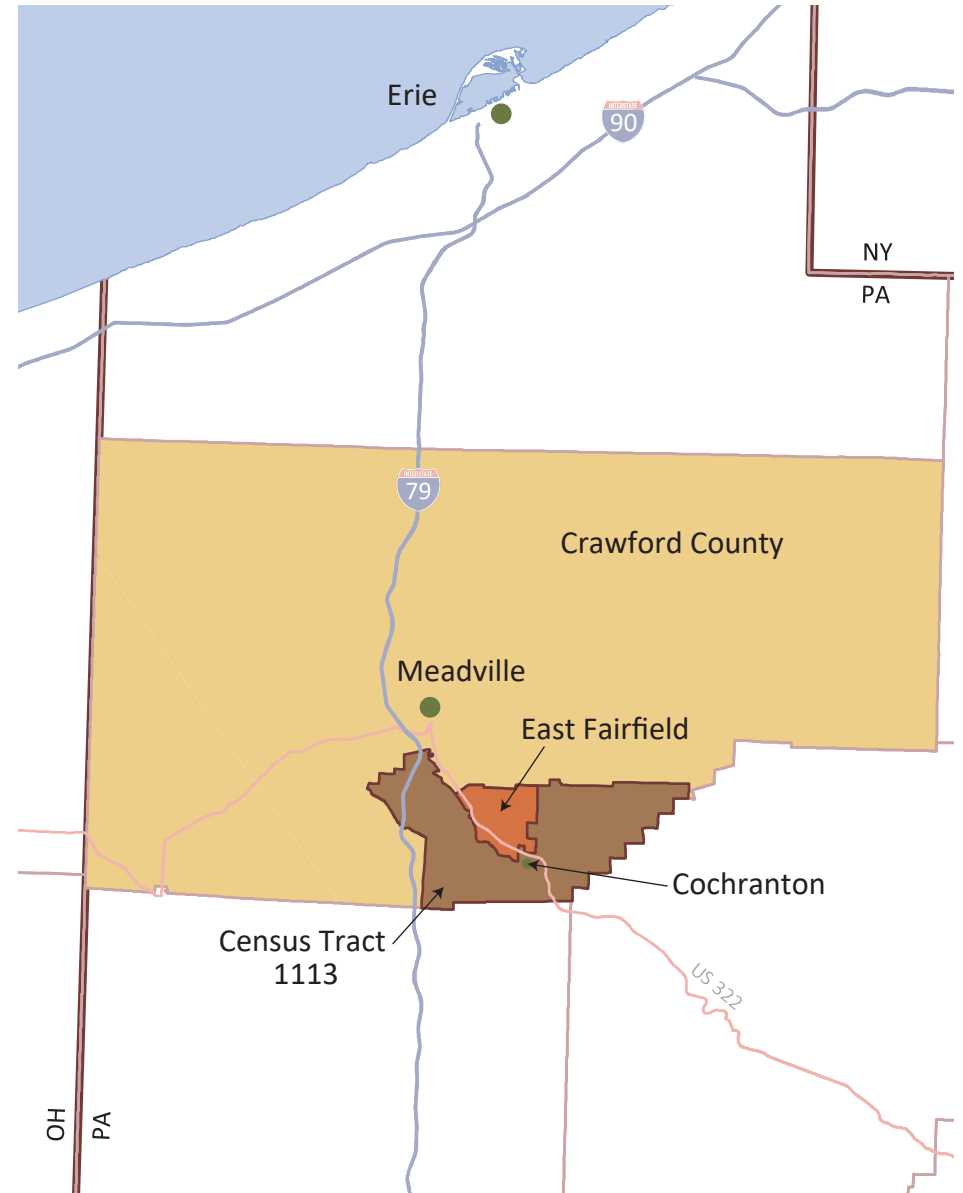
Between 2000 and 2016, East Fairfield maintained a stable population, strong household formation, and steady school enrollment. East Fairfield's population stood at 931 people in 2016, representing nearly 10% increase over 2000 and contrasting with an almost 4% decline for Crawford County during the same period. The total number of households in East Fairfield increased by more than 9%, with the number of family households up by more than 12%. Kindergarten and high school enrollment increased by just over 212% and nearly 62% respectively while enrollment trends were negative for Crawford County. The graph below demonstrates East Fairfield's population since 1910 and uses an exponential rate method to make projections for both 2020 and 2030.

East Fairfield Population Projection (2020 & 2030)



Source: U.S. Census Bureau American Community Survey (5-Year Estimates)

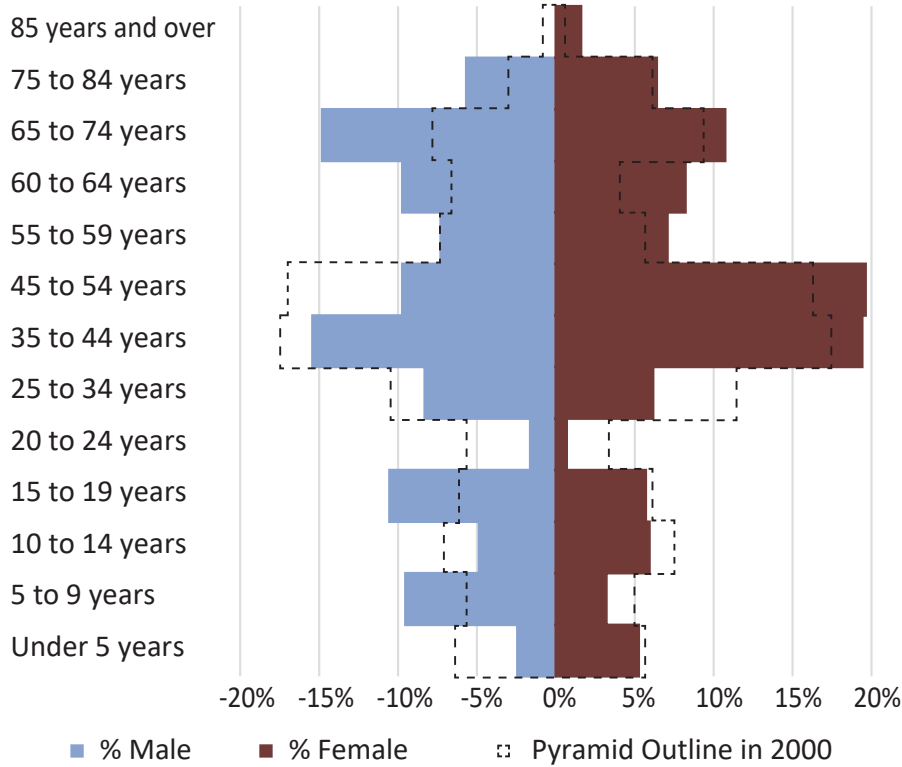
East Fairfield Reference Map



Source: US Census Bureau, Geography Division

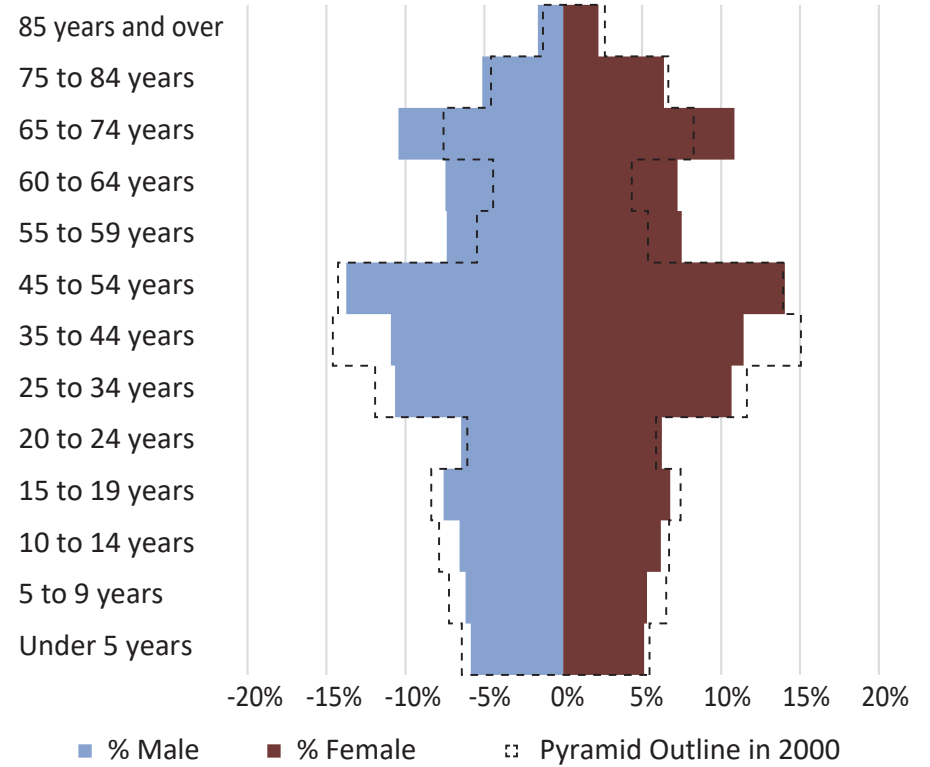
COMMUNITY PROFILE

East Fairfield Population Pyramid for 2016



Source: U.S. Census Bureau American Community Survey (5-Year Estimates)

Crawford County Population Pyramid for 2016



Source: U.S. Census Bureau American Community Survey (5-Year Estimates)

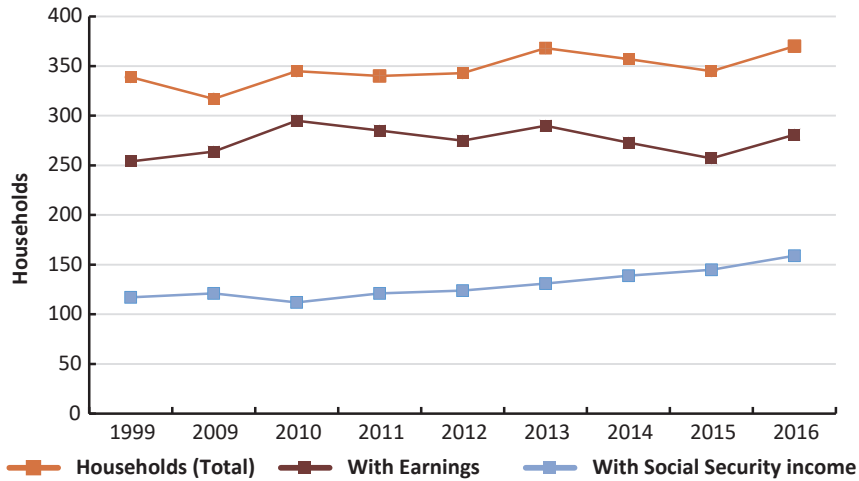
An Aging Population -

When considering the length of housing occupancy, two cohorts emerge; one represents those moving into East Fairfield prior to 1979 and the other moving in after 2000. The significant gap in the decades that current householders moved into their unit appears to demonstrate that East Fairfield residents tend to “age-in-place.” Aging in place is the concept of living out your latter years within the same house in which you lived during your working years. This trend is supported by population declines observed across the brackets covering those ages 20 through 59 by just over 7% while the township’s

population increased across the six age brackets ranging from 55 to more than 85 years old by just over 53%. Consistent with this observation, the number of households with individuals over the age of 65 increased sharply within East Fairfield by more than 54% between 2000 and 2016. The steady increase within the population over age 65 has also contributed to an increase in East Fairfield’s dependency ratio from .48 in 2000 to .55 in 2016. A community’s dependency ratio is the proportion of the population both below age 15 and above age 65 over the working age individuals ages 15-to-65. As of 2016, there were 55 dependents for every 100 working age individuals in East Fairfield.

COMMUNITY PROFILE

Households with Earned Income vs. Social Security (SSI)

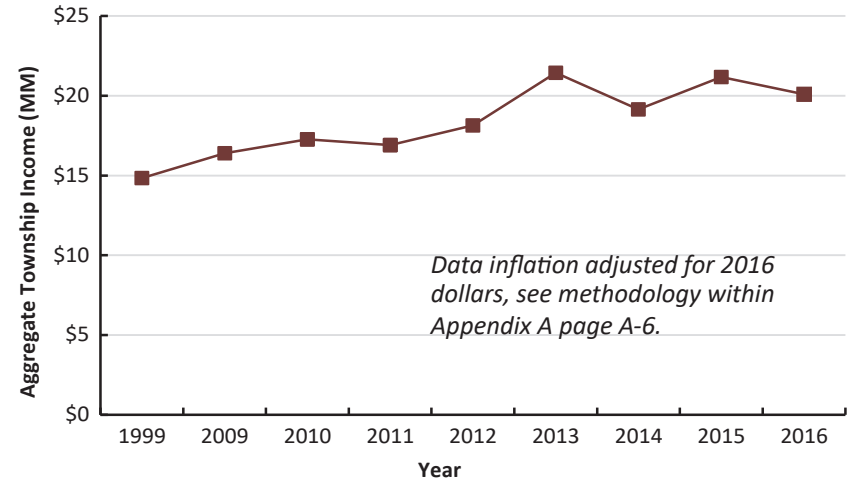


Source: U.S. Census Bureau American Community Survey (5-Year Estimates)

The township’s median age rose almost 14% by 5.4 years between 2000 and 2016. In 2016, East Fairfield’s median age of 45.3 was higher than that of Crawford County, which stood at 42.6, with both figures sitting well above the national statistic of 37.9.

Accompanying the township’s aging demographics is the observation that nearly 43% of all households within East Fairfield were receiving Social Security Income in 2016. The two graphs on this page show how the number of East Fairfield’s households have grown over time along with similar variations in those households with reported earnings. The graph on the left also demonstrates a steady increase in both the number and percentage of households with Social Security Income. This trend is significant and worth paying attention to over time; however, it should be noted from the graph on the right that estimated aggregate earnings have increased within the township between 1999 and 2016. Although East Fairfield residents may view their community as a great place to retire, the Township’s primary funding mechanism, the earned income tax, may be negatively impacted by

Estimated Aggregate Earnings



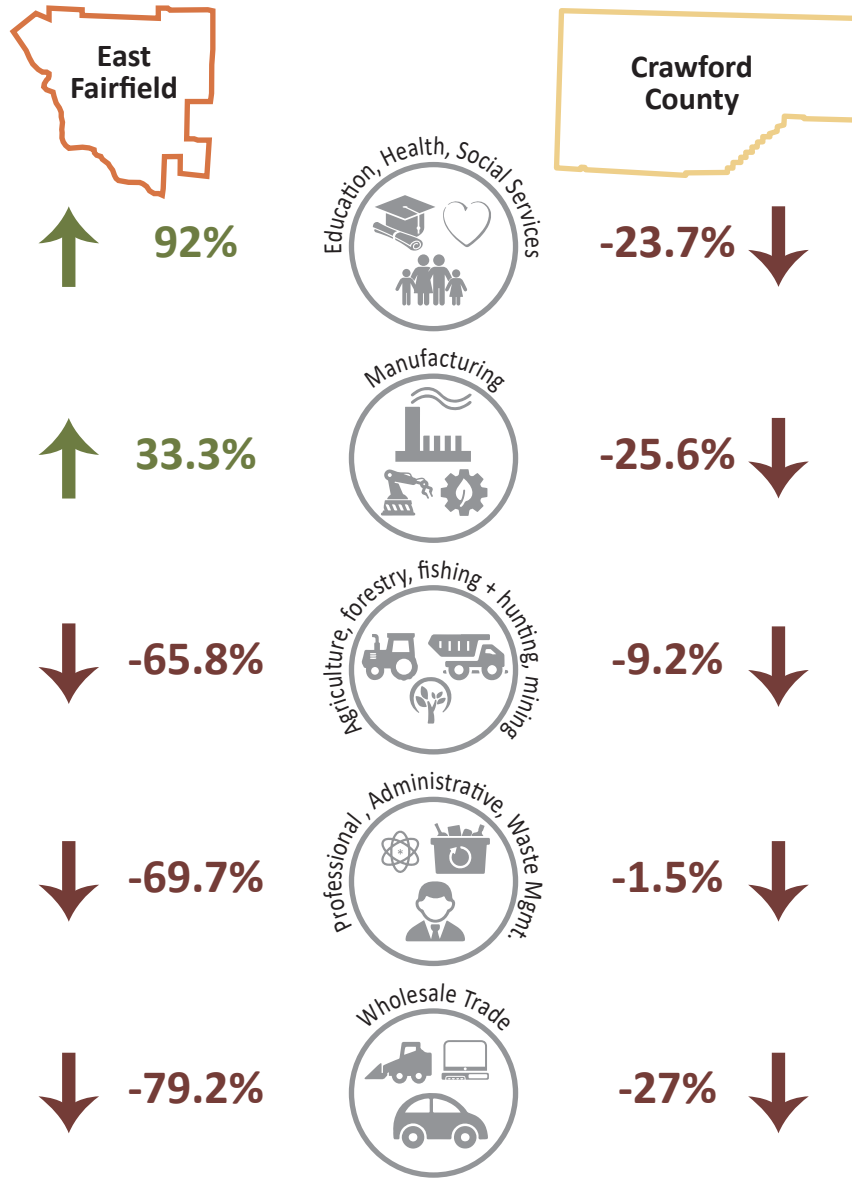
Data inflation adjusted for 2016 dollars, see methodology within Appendix A page A-6.

Source: U.S. Census Bureau American Community Survey (5-Year Estimates)

recent demographic trends. Furthermore, the dynamics presented by an aging population and steady household occupancy might demonstrate the need to rehab older housing units or retrofit them with accommodations that can support an aging population.

COMMUNITY PROFILE

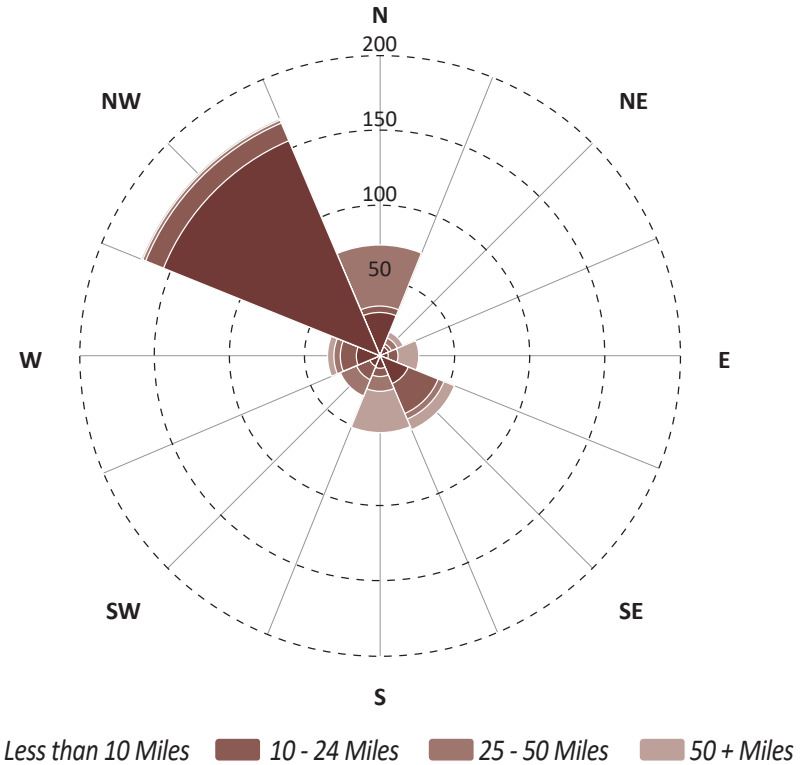
Changing Employment by Industry (2000 to 2016)



Source: U.S. Census Bureau American Community Survey (5-Year Estimates)



Radar Graph of Where East Fairfield Residents Work



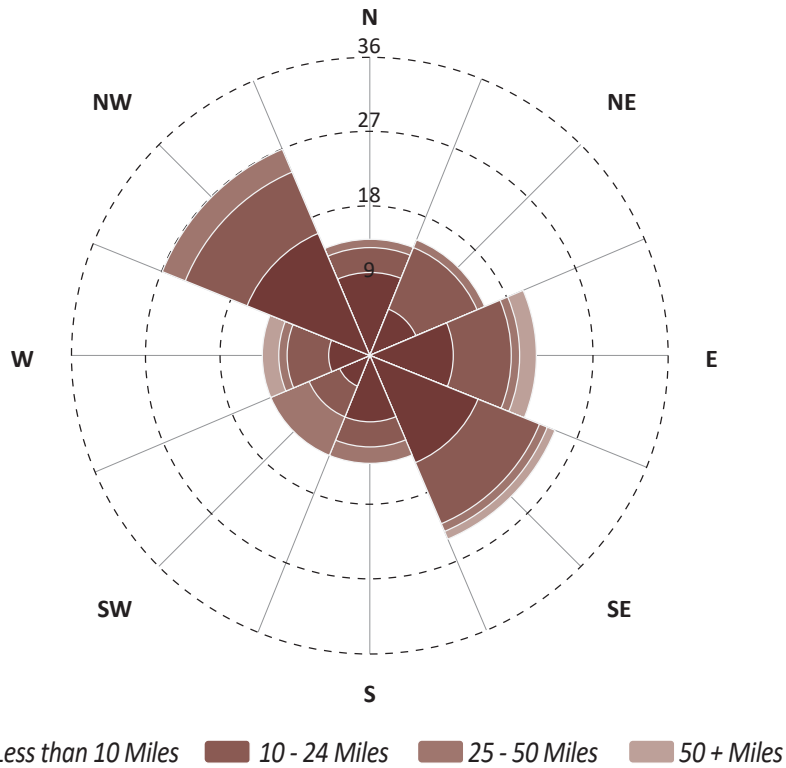
Source: U.S. Census Bureau Center for Economic Studies- Local Employment Dynamics Partnership

A Transitioning Economy -

Not only did population and age compositions change significantly within the township, East Fairfield's economy had begun to shift since 2000. Educational attainment within East Fairfield has increased with the percentage of those holding high school diplomas (up 19.3% or 65 individuals), associate degrees (up 200% or 30 individuals), and bachelor's degrees (up 75% or 30 individuals) growing since 2000. The township's population participating in the labor force grew by

COMMUNITY PROFILE

Radar Graph of Where East Fairfield Workers Live



Source: U.S. Census Bureau Center for Economic Studies- Local Employment Dynamics Partnership

an estimated 39 workers (9.2%), while the working age population increased almost 15%.

The private sector added approximately 66 positions between 2000 and 2016 with the education, healthcare, and social services industry leading the way, adding an estimated 46 positions for a 92% increase. Additionally, manufacturing employment grew by an estimated 35 positions accounting for an increase of one-third during the same period. However, East Fairfield experienced significant employment declines in agriculture, professional and technical services, and wholesale trade between 2000 and 2016. The loss of agricultural

employment might be significant when considering the amount of land within East Fairfield used for farming. As a result, practices to preserve existing farming operations might be worth further consideration.

The radar graphs demonstrate both the direction and distance of where East Fairfield residents work (page 30) and where those working within the township live (at left). Both graphs demonstrate the importance of the US Route 322 corridor, as it not only links East Fairfield residents to the most concentrated employment centers of Meadville and Cochranon but also provides access to the larger employers within the township. A notable observation, East Fairfield residents are employed much more frequently at locations to the north or northwest of where they live, conversely, those working within East Fairfield reside in a manner that is more evenly distributed in terms of distance and direction. This employment dynamic is illustrated within the detailed maps titled “Where East Fairfield Residents Work” (page 33) and “East Fairfield Workers” (page 34).

Shifts within East Fairfield’s economy have effected the township’s median household income, which declined, in real terms, around 3% by dropping an estimated \$1,500 between 2000 and 2016¹. Median family income also dropped by more than an estimated \$2,500, representing a 4% real decline over the same period. Despite this, median family income in East Fairfield was well above that for families throughout Crawford County in 2016, coming in at approximately \$60,100 versus an estimated \$55,800 respectively. Between 2000 and 2016, per-capita income within East Fairfield rose, in real terms, more than 4% accounting for a gain of approximately \$1,100. Contributing to the rise in per-capita income, the median earnings of female full-time, year-round workers increased by a remarkable near 65% for an inflation adjusted gain topping \$15,200. This unique finding compares to a real decline of nearly 2%, or about \$1,000, in the median earnings of male full-time, year-round workers within East Fairfield. This trend might demonstrate both economic and employment shifts throughout

1 - All financial trend data was inflation adjusted for 2016 dollars, see methodology within Appendix A page A-6.

COMMUNITY PROFILE

Crawford County since 2000 towards industries that may employ more women and at higher pay (Pennsylvania Department of Labor and Industry Center for Workforce Information and Analysis - retrieved December 2017).

Renewed Investment -

The total number of housing units within East Fairfield increased by nearly 13% between 2000 and 2016, while the number of vacant housing units increased by more than 29%. Within East Fairfield, seasonal, recreational, and occasional use housing units were more concentrated within the township (location quotient of 1.12¹) when referenced to Crawford County – a finding made more significant when considering that approximately 14% of all housing units within Crawford County were reported for such use in 2016.

Approximately 65% of the increase in vacant housing units within East Fairfield can be attributed to an increase in those units reserved for seasonal, recreational, or occasional uses. This finding is demonstrated within the table below and leaves nearly 35% of the increase in vacant housing units within East Fairfield between 2000 and 2016 not attributable to gains in units reported for seasonal, recreational, or occasional use. Such units might represent abandoned or unoccupied homes, and growth within this housing stock characteristic should be

carefully watched into the future. However, despite this trend, East Fairfield fared better than Crawford County, which saw around 41% of its increase in vacant housing units not attributable to “Occasional Use” units.

In 2016, East Fairfield’s housing stock appeared younger on average than Crawford County’s as housing structures built prior to 1939 were far more concentrated throughout the rest of the county than within the Township. However, housing units built between 1940 and 1959 as well as in the 1970s appeared to be more concentrated within East Fairfield than throughout Crawford County (location quotients of 1.31 and 1.86 respectively¹).

Growth in the number of homes valued at more than \$200,000 has driven up the median housing price within East Fairfield (which stood at approximately \$111,400 in 2016). However, approximately 67% - an estimated 220 units of all housing units within East Fairfield - were valued at or below \$149,999 in 2016. This is generally aligned with Crawford County in which 68%, or an estimated 17,375 units of all housing units, were valued at or below that same price. Although housing prices have increased, on average, between 2000 and 2016 within East Fairfield, there appeared a significant number of units available within a reasonable price range.

Residual Housing Unit Vacancy Comparison 2000 to 2016

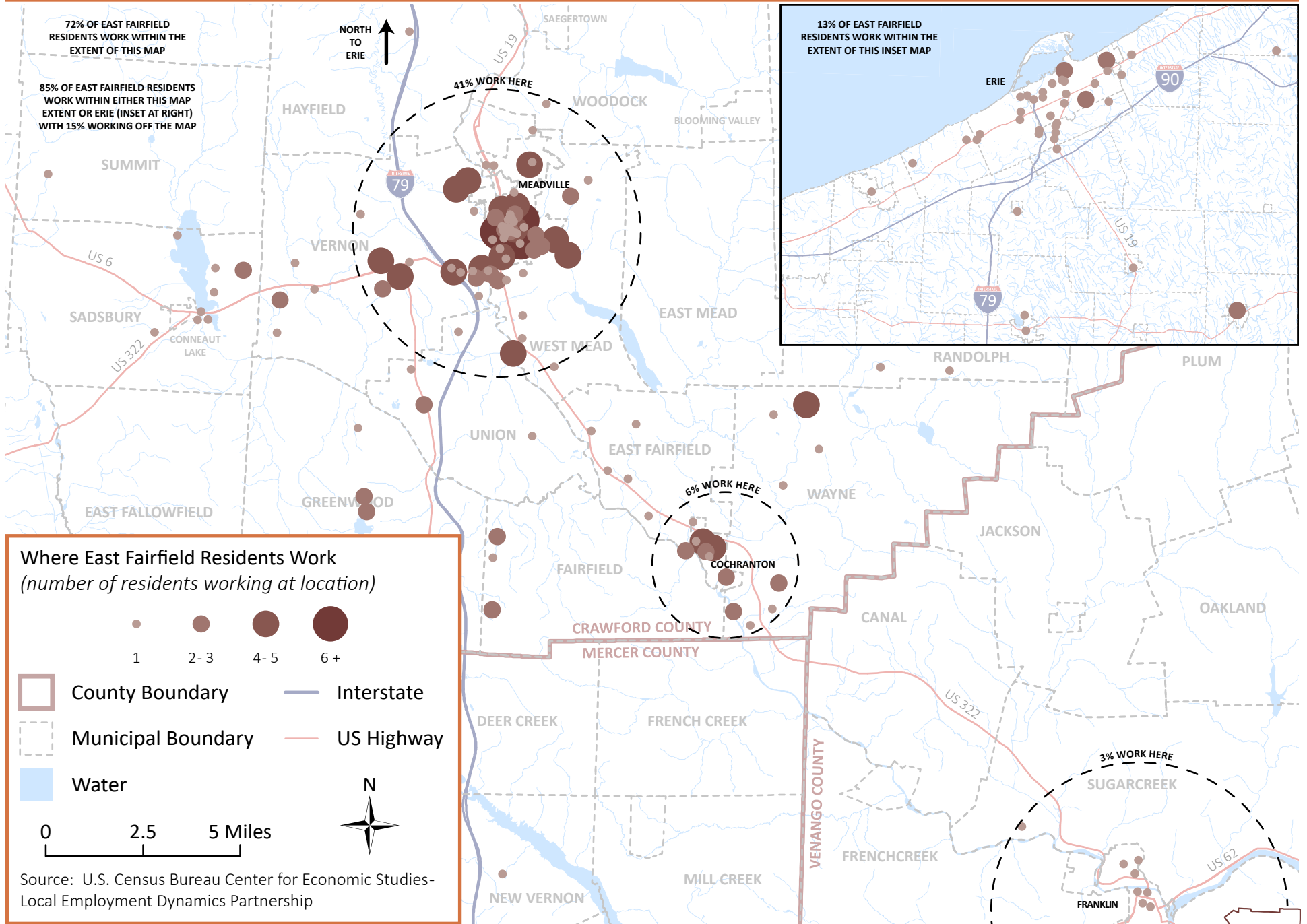
	Total Housing Units			Occupied Units			Vacant Units			Occasional Use (Vacant)			Residual Vacant Units		
	2000	2016	% Change	2000	2016	% Change	2000	2016	% Change	2000	2016	% Change	2000	2016	% Change
East Fairfield	418	472	13%	339	370	9%	79	102	29%	59	74	25%	20	28	40%
Census Tract 1113	2,612	2,748	5%	2,203	2,231	1%	409	517	26%	287	332	16%	122	185	52%
Crawford County	42,416	44,386	5%	34,678	34,526	0%	7,738	9,860	27%	4,964	6,220	25%	2,774	3,640	31%

Source: U.S. Census Bureau American Community Survey (5-Year Estimates)

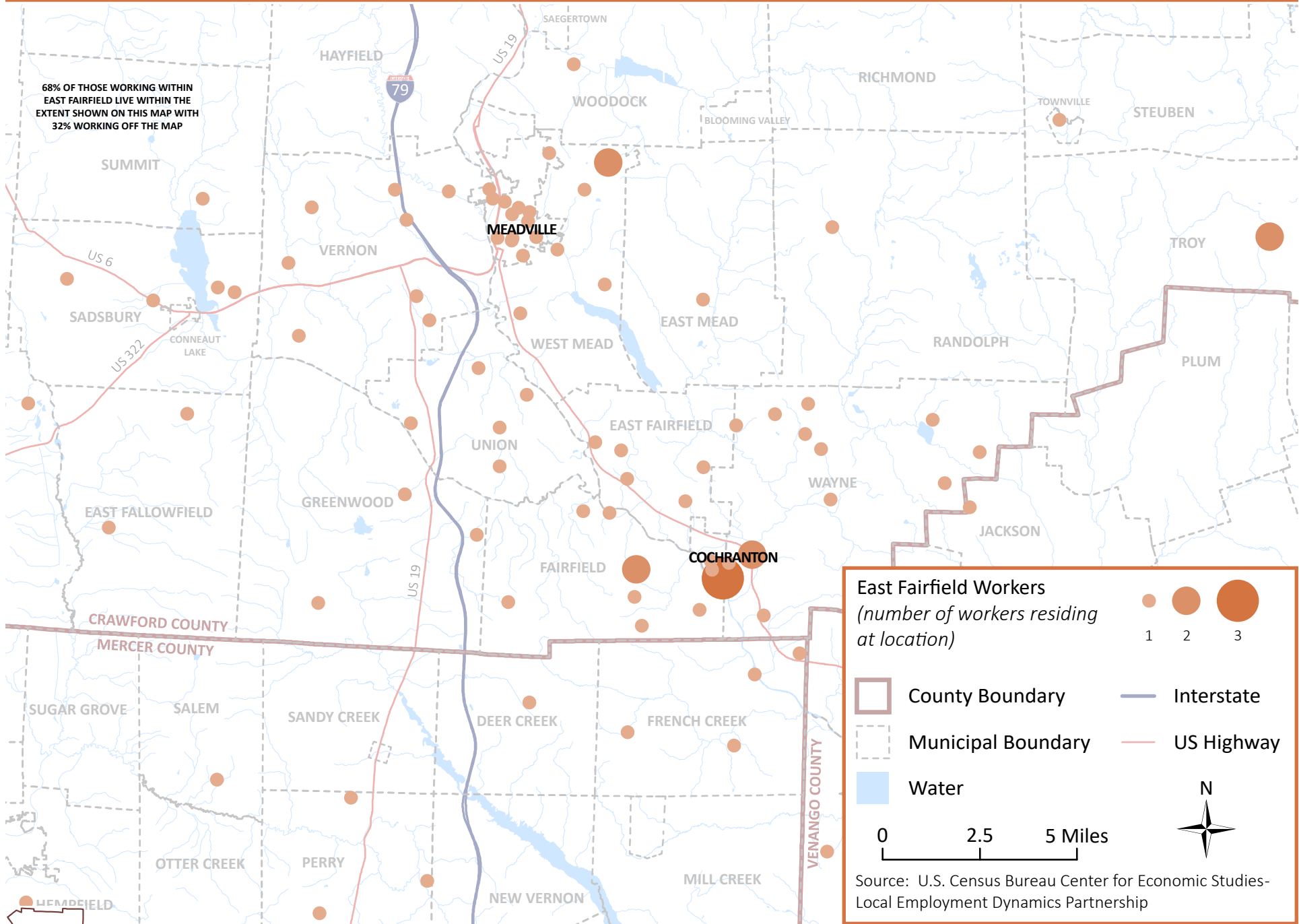


1 - The location quotient is a ratio of the local portion of an observation within one category taken over the same ratio as recorded for a larger reference geography. See Appendix A page A-4 (right side) for an example.

COMMUNITY PROFILE



COMMUNITY PROFILE



68% OF THOSE WORKING WITHIN EAST FAIRFIELD LIVE WITHIN THE EXTENT SHOWN ON THIS MAP WITH 32% WORKING OFF THE MAP

COMMUNITY PROFILE

Housing affordability is also a matter of household income. This community profile indicated that East Fairfield may be showing signs of increased difficulty in terms of affordable access to home ownership. Along with the decline in median household income seen between 2000 and 2016 within East Fairfield, the percentage of homeowners with an open mortgage paying more than 30% of their income to cover the cost of housing (“housing cost burdened”) increased by 84%, from an estimated 25 to an estimated 46 homeowners facing this circumstance. This slightly outpaced the percentage of homeowners within the township holding a mortgage, which increased by 73% during the same time period. As of 2016, 30% of homeowners holding a mortgage within East Fairfield are burdened by the cost of housing compared to 25% for Crawford County.

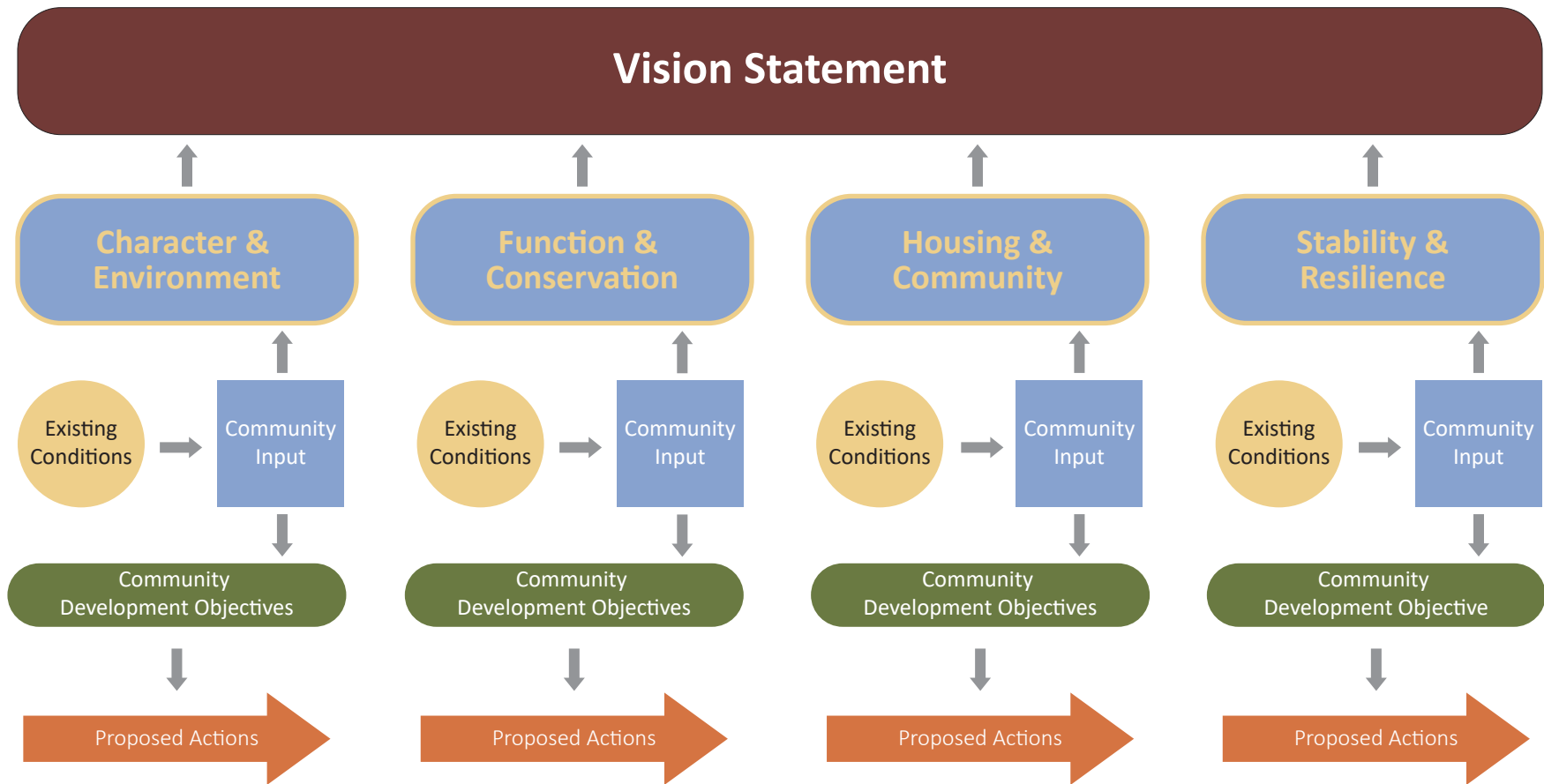
For a more detailed exploration of this community profile, please see Appendix A.



How This Plan is Organized:

Part Three of this document encompasses the 2018 East Fairfield Comprehensive Plan. The Plan begins with the East Fairfield Community Vision Statement, which was developed through the combination of input and review from township residents. Focused community development objective statements are presented within a series of four categories aimed at guiding the township toward achieving its desired future. Each of the four categories are explored through a study of existing conditions along with key findings from the residents survey before presenting a series of proposed actions. The four categories of community development objectives include: Character & Environment; Function & Conservation; Housing & Community; and Stability & Resilience. The chart on the right demonstrates how this Plan is organized. The grey arrows shown on the chart represent the flow of the planning process, which began with a study of existing conditions before seeking the community input necessary for crafting community development objectives, a vision statement, and proposed actions.

HOW THIS PLAN IS ORGANIZED



COMMUNITY VISION & DEVELOPMENT OBJECTIVES



East Fairfield Community Vision Statement:

“In the year 2040, the rural character of East Fairfield is defined by landscapes flush with natural foliage accompanying vast fields cultivated by local farmers. The township provides a preferred living environment where a diversity of skilled workers seeking a rural lifestyle share a community with local farmers. New homes of quality construction complement long-standing spreads with well-maintained structures serving both residential and agricultural purposes. Throughout the township, acres of open space separate residential homes in a manner that preserves the peace and quiet of countryside living while a robust main street district in Cochranon provides for additional business amenities. The combination of factors that contribute to East Fairfield’s peaceful and desirable living environment have also translated to the stability of township governance as solid public revenues are leveraged with the efforts of local community partners to maximize resources.”

THE PLAN

Community Vision Statement:

The East Fairfield Vision Statement, shown on the previous page, represents the overall direction for how residents want to see their community develop. The vision statement was drafted based on feedback received during the public meetings and community survey. The first two meetings of the final four-part meeting series for the planning process included activities that directly drafted and validated the vision statement.

Community Development Objectives:

The community development objectives, presented at right, represent several specific focus areas targeted by East Fairfield residents for the purpose of staying on task when working towards their desired future. These objectives form the structure of this Plan and provide the foundation upon which its proposed actions are anchored.

Proposed Actions:

Under each community development objective, this Plan presents a series of proposed actions grouped based on community priority. Proposed actions considered to be a high priority are labeled as “first-tier” with those valued as a lower priority labeled as “second-tier.” To represent Municipalities Planning Code (MPC) requirements for comprehensive planning, proposed actions are also indicated with the following icons.

MPC Planning Functional Category Icons



Housing



Natural & Historic Resources



Transportation



Local Strategy



Land Use



Community Facilities & Utilities

Community Development Objectives

Character and Environment –

- Maintain East Fairfield’s peaceful and quiet living environment.
- Preserve the township’s countryside character through measures that ensure all new development fits into the context of the community.

Function & Conservation –

- Maintain and build upon East Fairfield’s working landscape through efforts to encourage the active use of agricultural lands and the appropriate preservation of natural resources.
- Ensure that new developments exhibit densities consistent with the rural form and working function of the township.

Housing & Community –

- Encourage opportunities for quality housing meeting the needs of workers.
- Maintain the commercial opportunities existing within East Fairfield.

Stability and Resilience –

- Build upon the aspects that make East Fairfield a community of choice for workers and families of all types.

OBJECTIVE 1: CHARACTER & ENVIRONMENT



Existing Conditions & Community Feedback Report:

Based on information collected from township residents during the planning process, the idea of maintaining East Fairfield's Character and Environment was a commonly recurring theme. Within this section, the term "environment" refers to the presence, density, and combination of land uses within the township as well as the daily impact such operations have on the quality of life for East Fairfield residents. Complementing the idea of environment, "character" refers to the all-around sense of place felt within the township through daily roadway conditions and the use of adjacent land. This section includes a study of existing transportation system conditions and land use patterns while also presenting information provided by community residents from the public meetings and survey. The graphic on the page at right demonstrates the community development objective statements within the character and environment category. A series of related proposed actions are presented at the end of this section.

THE PLAN

Character & Environment Contents

Existing Conditions

Community Input




Community Development Objectives

Proposed Actions

Transportation Study	Land Use Study
<ul style="list-style-type: none"> • Understanding the Transportation System • East Fairfield's Transportation System • Average Daily Traffic & Access Points • Roadway Drainage & Maintenance • Roadway Safety • Preserve, Enhance, & Transform (PET Public Input Activity) 	<ul style="list-style-type: none"> • Existing Land Use Conditions • Existing Land Use Regulations • Existing Land Use Analysis

Public Meetings	Survey Comments Summary	Ideas from Survey Respondents

- Maintain East Fairfield's peaceful and quiet living environment.
- Preserve the township's countryside character through measures that ensure all new development fits into the context of the community.

 <p>Transportation</p> <ul style="list-style-type: none"> • McCracken Road- resolve driveway and washout issues. • U.S. Route 322 & McCracken Road- clean ditches + clear select trees/shrubs. • Schreck Road- pavement condition/drainage + replacement of three culverts. • Tamarack & Fryermuth Road intersection- currently considered dangerous (grading/sight issues). • Install speed limit signs (encourage better posting on state roads). • Review traffic accident issues on Short Creveling Road. • Kantz Road intersections with Franklin Pike and Pettis Road- line of sight issues. • McCracken & Powell Roads- Improve intersections with U.S. Route 322 to fix line of sight issues.
 <p>Land Use</p> <ul style="list-style-type: none"> • Zoning & Subdivision and Land Development Ordinance Review.
 <p>Natural & Historic Resources</p> <ul style="list-style-type: none"> • Investigate design guidelines for new development.

THE PLAN

Understanding the Transportation System:

The following information was taken directly from the U.S. Department of Transportation's Federal Highway Administration publication titled, "Highway Functional Classification: Concepts, Criteria and Procedures, 2013 Edition." Within East Fairfield, as well as throughout the country, each roadway serves a specific purpose. The classification system discussed as follows, and presented in the graphic on the next page, defines the role that each element of the roadway network plays in serving the travel needs of commuters.

Arterials -

1. **Interstate Highways** - Not located in East Fairfield
2. **Other Freeways & Expressways** - Not located in East Fairfield
3. **Other Principal Arterials** - These roadways serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. Unlike their access controlled counterparts, abutting land uses can be served directly. Forms of access for Other Principal Arterial roadways include driveways to specific parcels and at-grade intersections with other roadways.

Applicability for Rural Areas -

- i. Serve corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel.
- ii. Connect all or nearly all urbanized areas and a large majority of urban clusters with a population of 25,000 or more.
- iii. Provide an integrated network of continuous routes without stub connections (dead ends).

4. **Minor Arterials** - minor arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher level arterial counterparts and offer connectivity to the arterial system. In rural settings, minor arterials should be identified and spaced at intervals consistent with population density, so that all developed areas are within a reasonable distance of a higher-level arterial. Additionally,

minor arterials in rural areas are typically designed to provide relatively high overall travel speeds, with minimum interference.

Applicability for Rural Areas

- i. Link cities and larger towns (and other major destinations such as resorts capable of attracting travel over long distances) and form an integrated network providing interstate and inter-county service.
- ii. Be spaced at intervals, consistent with population density, so that all developed areas within the State are within a reasonable distance of an arterial roadway.
- iii. Provide service to corridors with trip lengths and travel density greater than those served by Rural Collectors and Local Roads and with relatively high travel speeds and minimum interference to through movement.

Collectors -

5. **Major & Minor Collectors Background** – Collectors serve a critical role in the roadway network by funneling traffic from local roads to the arterial network. In the rural environment, collectors generally serve primarily intra-county travel (rather than statewide) and constitute those routes on which (independent of traffic volume) predominant travel distances are shorter than on arterial routes. Consequently, more moderate speeds may be posted. Within the context of functional classification, collectors are broken down into two categories: Major Collectors and Minor Collectors. The distinctions between these two categories are often subtle. Generally, major collector routes are longer in length; have lower connecting driveway densities; have higher speed limits; are spaced at greater intervals; have higher annual average traffic volumes; and may have more travel lanes than their minor collector counterparts. Careful consideration should be given to these factors when assigning the appropriate designation. In rural areas, average daily travel counts and spacing may be the most significant designation factors. Since major collectors offer more mobility and minor collectors offer more access, it is beneficial to consistently re-evaluate the roadway system to best classify existing routes.

THE PLAN

Major Collectors – Applicability to Rural Areas

- i. Provide service to any county seat not on an arterial route, to the larger towns not directly served by higher level roadways and to other traffic generators of equivalent intra-county importance such as consolidated schools, shipping points, county parks, and important mining and agricultural areas.
- ii. Link these places with nearby larger communities or arterial routes.
- iii. Serve the most important intra-county travel corridors.

Minor Collectors – Applicability to Rural Areas

- i. Be spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within reasonable distance of a collector.
- ii. Provide service to smaller communities not served by a higher-level roadway.
- iii. Link local traffic generators with their rural hinterlands.

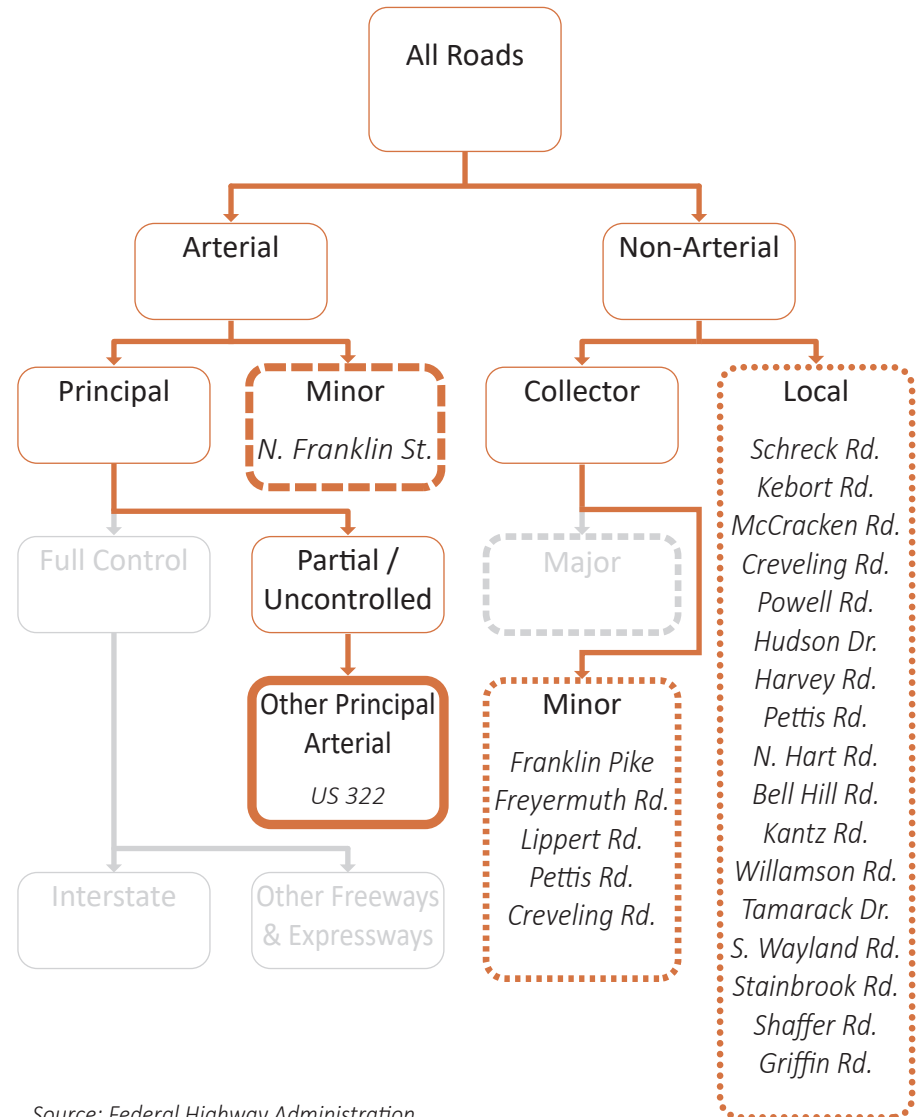
Local Roads -

Local Roads are not intended for use in long distance travel, except at the origin or destination end of the trip, due to their provision of direct access to abutting land. They are often designed to discourage through traffic. As public roads, they should be accessible for public use throughout the year. Local roads are often classified by default. In other words, once all arterial and collector roadways have been identified, all remaining roadways are classified as local roads.

Applicability to Rural Areas

- i. Serve primarily to provide access to adjacent land.
- ii. Provide for travel over short distances as compared to higher classification roadways.
- iii. Constitute the mileage not classified as part of the arterial and collector systems.

East Fairfield Roads Displayed within Federal Functional Classification Chart

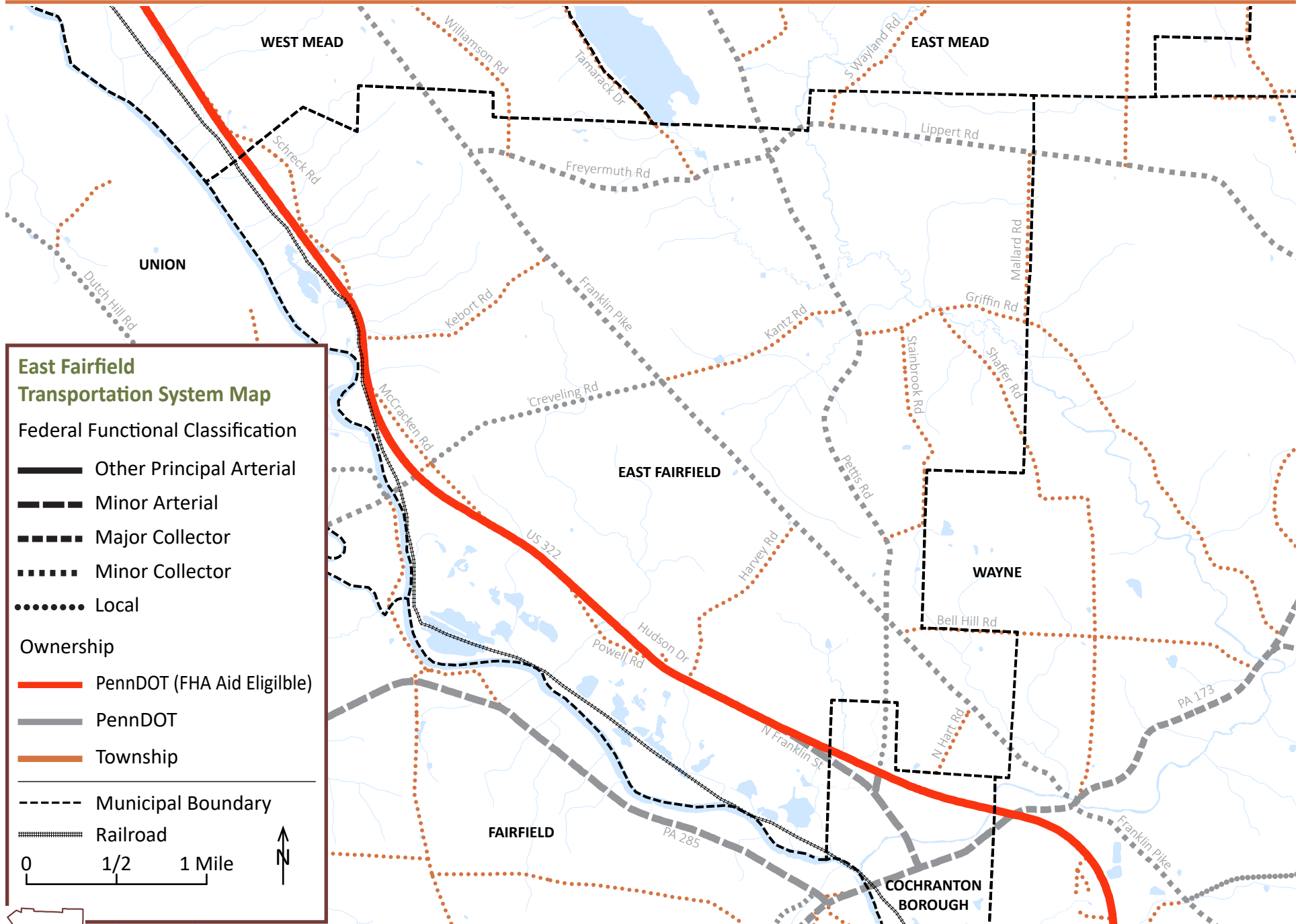


Source: Federal Highway Administration

Notes: 1 - All local roads except Pettis Road are maintained by East Fairfield Township.

2 - Orange coloring indicates classifications of roadways in East Fairfield Township.

THE PLAN



East Fairfield Transportation System Map

Federal Functional Classification

- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

Ownership

- PennDOT (FHA Aid Eligible)
- PennDOT
- Township

Other Symbols

- Municipal Boundary
- Railroad

0 1/2 1 Mile

↑ N



44

THE PLAN

East Fairfield's Transportation System:

The East Fairfield Transportation System Map shown on the last page demonstrates each of the roadways within the township symbolized according to their Federal Functional Classification. The township is served by a hierarchy of roadways with most routes constituting local roads handling minimal traffic before connecting to busier routes (collectors). The minor collectors running through East Fairfield connect with the nearby Borough of Cochranton and the City of Meadville - the Crawford County seat of government. A few potential classification anomalies may include the lower portion of Pettis Road, Short Creveling Road, and Creveling Road, all of which are classified as local roads even though they connect routes serving more vehicles. Township officials may wish request for PennDOT to monitor traffic volumes on select state and local roads within East Fairfield as revisions to the classifications of certain routes can influence funding priorities. The table titled "East Fairfield Roadways & Estimated Maintenance Liabilities" presents an inventory referencing all roads within East Fairfield Township.

East Fairfield Roadways & Estimated Maintenance Liabilities

Road Name	Route #	Ownership	Length (Miles in Township)	Access Points	Access Points / Mile	Surface Material (Most dominate)	Year Built	Last Resurfaced	Right-of-Way (Feet)	Federal Function Class (FCC)	Average Daily Traffic 2017	FCC ADT Guidelines	Township Maintenance Estimates (Miles)			
													Pavement Treatment	Salt & Plowing	Daylighting	Culverts and/or Cross Pipes
US 322	US-322	PennDOT	4.9	89	18.3	Mixed Bituminous	1984	2014	100	Principal Arterial	5,116	2000- 8500	-	-	-	-
N. Franklin St.	SR-2022	PennDOT	0.3	3	9.3	Mixed Bituminous	1949	2014	40	Minor Arterial	1,785	1500- 6000	-	-	-	-
Creveling Rd.	T-401	Township	0.2	3	18.8	Mixed Bituminous	1955	2001	50	Minor Collector	816	150- 1110	.2	.2	.08	1
Franklin Pike	SR-2010	PennDOT	4.9	116	23.8	Mixed Bituminous	1946	Early 2000s	40	Minor Collector	557	150- 1110	-	-	-	-
Freyermuth Rd.	SR-2014	PennDOT	1.7	24	14.0	Mixed Bituminous	1957	2006	60	Minor Collector	274	150- 1110	-	-	-	-
Lippert Rd.	SR-2014	PennDOT	1.5	26	17.3	Mixed Bituminous	1962	2006	60	Minor Collector	472	150- 1110	-	-	-	-
Pettis Rd.	SR-2007	PennDOT	0.5	5	10.9	Mixed Bituminous	1951	2011	50	Local	771	15- 400	-	-	-	-
Bell Hill Rd.	T-371	Township	0.1	1	8.3	Mixed Bituminous	1851	2013	50	Local	NIF	15- 400	0.1	0	0	1
Creveling Rd.	SR-2005	PennDOT	1.5	30	20.4	Mixed Bituminous	1958	2012	50	Local	2,071	15- 400	-	-	-	-
Griffin Rd.	T-399	Township	.95	15	15.5	Mixed Bituminous	1837	2014	50	Local	NIF	15- 400	0.95	1	0.21	4
Harvey Rd.	T-640	Township	1.1	17	15.3	Mixed Bituminous	1845	2017	33	Local	NIF	15- 400	1.1	1.1	0.72	8
Hudson Dr.	T-642	Township	0.1	6	63.9	Mixed Bituminous	1965	-	33	Local	NIF	15- 400	0.1	0.1	0	0
Kantz Rd.	T-395	Township	1.1	16	14.4	Mixed Bituminous	NIF	2015	50	Local	NIF	15- 400	1.1	1.1	0.46	2
Kebort Rd.	T-397	Township	1.2	9	7.8	Mixed Bituminous	1978	2017	50	Local	NIF	15- 400	1.2	1.2	0.75	5
McCracken Rd.	T-576	Township	1.1	25	23.8	Mixed Bituminous	1978	2014	50	Local	NIF	15- 400	1.1	1.1	0.4	11
N. Hart Rd.	T-666	Township	0.4	9	21.5	Mixed Bituminous	1846	2002	33	Local	NIF	15- 400	0.4	0.4	.03	2
Pettis Rd.	SR-2007	PennDOT	3	51	17	Mixed Bituminous	1951	2011	50	Minor Collector	NIF	150- 1110	-	-	-	-
Powell Rd.	T-393	Township	0.7	9	13.3	Mixed Bituminous	1978	2001	50	Local	NIF	15- 400	0.7	0.7	0.18	6
S. Wayland Rd.	T-300	Township	0.2	1	4.6	Mixed Bituminous	NIF	NIF	50	Local	NIF	15- 400	0	0	0	0
Schreck Rd.	T-574	Township	1.1	23	20.9	Mixed Bituminous	1978	2012	50	Local	NIF	15- 400	1.1	1.6	0.44	12
Shaffer Rd.	T-684	Township	0.9	4	4.6	Dirt / Gravel	1866	N/A	40	Local	NIF	15- 400	0.9	0.9	0.78	10
Stainbrook Rd.	T-668	Township	1.4	12	8.9	Mixed Bituminous	1865	2015 (top)	40	Local	NIF	15- 400	1.4	1.4	0.72	7
Tamarack Dr.	T-624	Township	0.4	1	2.6	Mixed Bituminous	1843	2017	50	Local	NIF	15- 400	0.4	0	0.4	6
Williamson Rd.	T-578	Township	0.2	2	10.1	Mixed Bituminous	1804	2013	50	Local	NIF	15- 400	0.2	0	0	1
Totals	-	-	29.5	497	16	-	-	-	-	-	-	-	10.95	10.1	5.17	76

Source: Road names/ownership, Average Daily Traffic counts, and FCC information was obtained from PennDOT, all other data is primary.

NIF - No Information Found



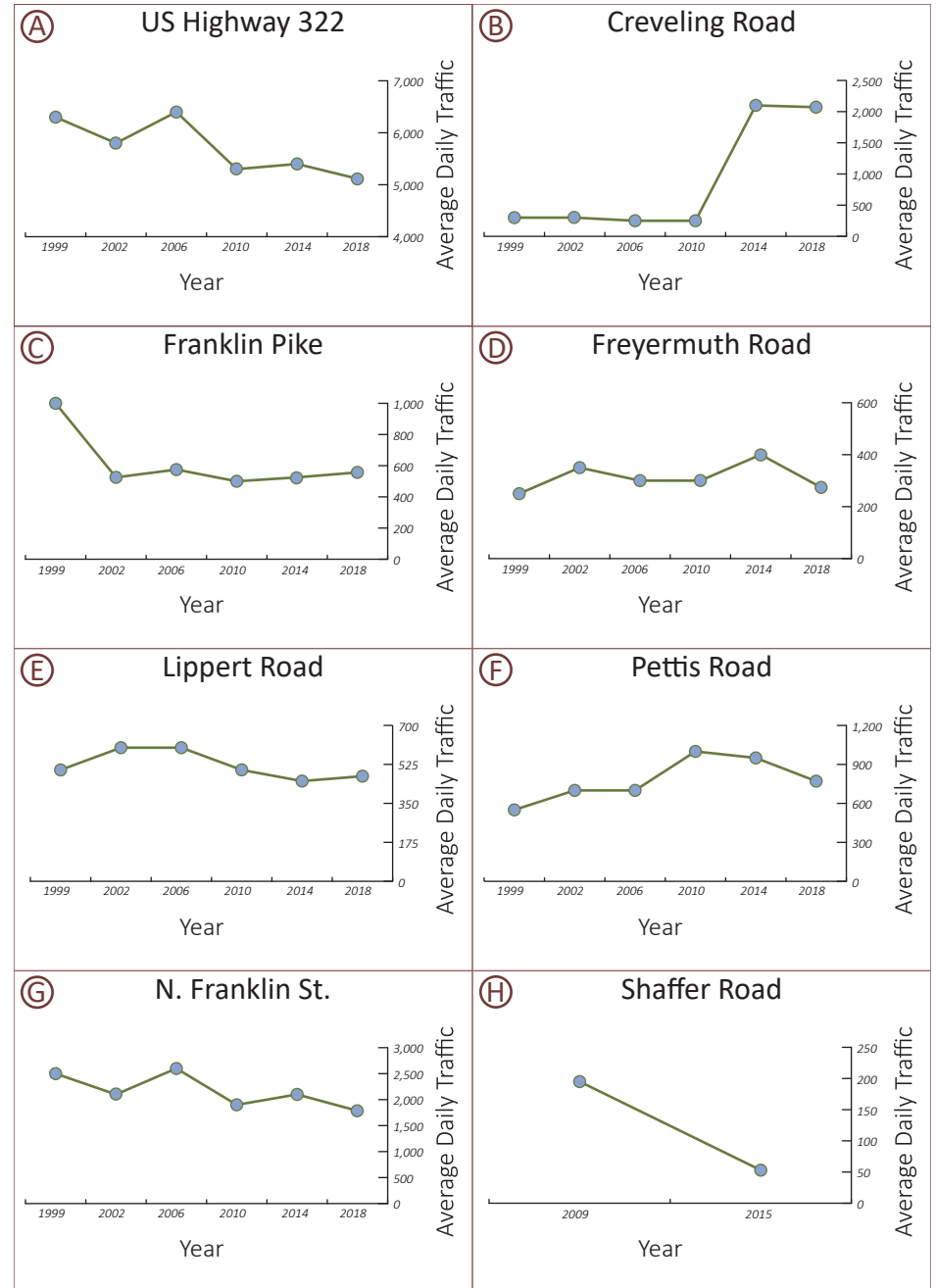
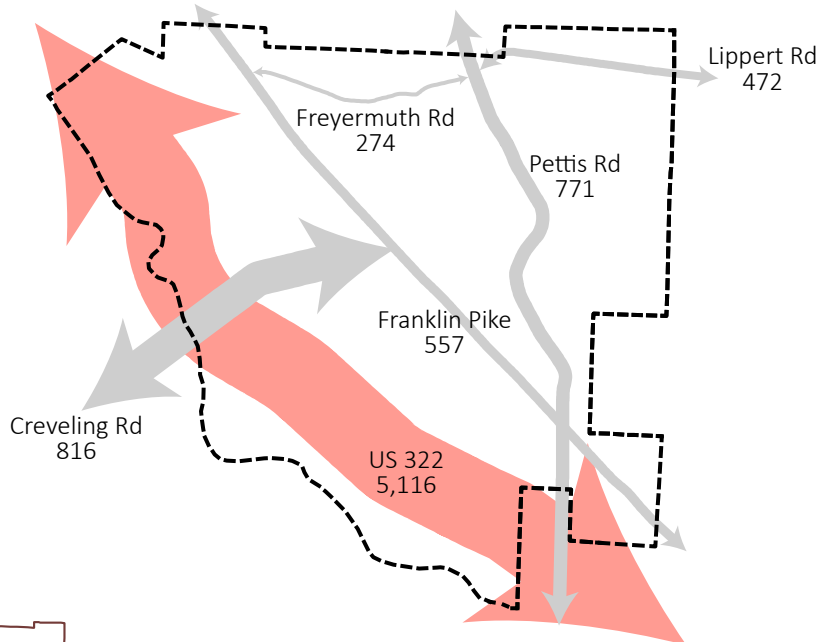
THE PLAN

Average Daily Traffic & Access Points:

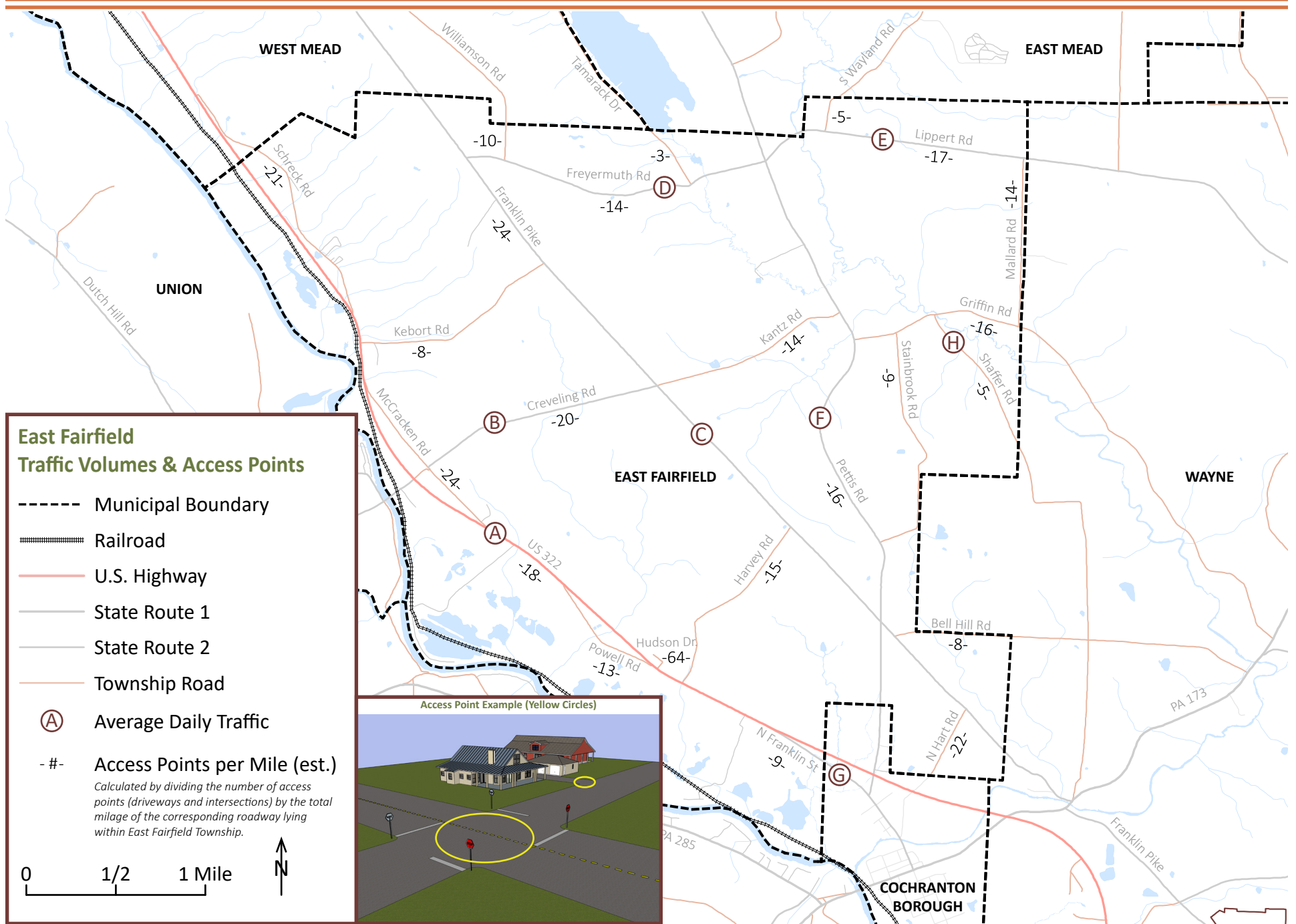
The map titled East Fairfield Traffic Volumes & Access Points (page at right) and the accompanying graphs, diagrams, and images (below and at right) show average daily traffic counts and access points along roadways within the township. The graphic below provides a current snapshot of average daily traffic within East Fairfield while the graphs at right demonstrate how traffic volumes at certain locations have changed over time (see the letters circled on the map). Traffic volume data was only available for state routes with the exception of Shaffer Road which PennDOT has monitored twice recently in 2009 and 2015.

Traffic volumes along East Fairfield roadways have been relatively stable with a few exceptions. US 322, N. Franklin Street, and Franklin Pike experienced a mild decline in traffic while Creveling Road and Pettis Road exhibited increased volume over the past 20 years. East Fairfield's local dirt road, Shaffer Road, also experienced a significant decline in traffic volume across the two years reported.

East Fairfield Roads by Average Daily Traffic (2018)



THE PLAN



THE PLAN

The map on the previous page (see “East Fairfield Traffic Volumes & Access Points”) also demonstrates access points along existing roadways as such features can resonate with traffic volume trends to magnify potential safety issues for commuters. For this existing conditions study, an access point was defined as each driveway (paved or gaveled) adjoining the road as well as each intersecting roadway (see image titled “Access Point Example”). To illustrate the influence access points play in the township’s transportation network, the number of access points-per-mile for each of the roadways traversing East Fairfield are noted. Most of East Fairfield’s roadways have fewer than 20 access points-per-mile which likely contributes to commonly recognized peaceful character and environment of the community. To help local officials maintain this peaceful environment, the data provided on the East Fairfield Traffic Volume & Access Points map can be used to monitor how additional access points on a particular route might change roadway conditions.

Roadway Drainage & Maintenance:

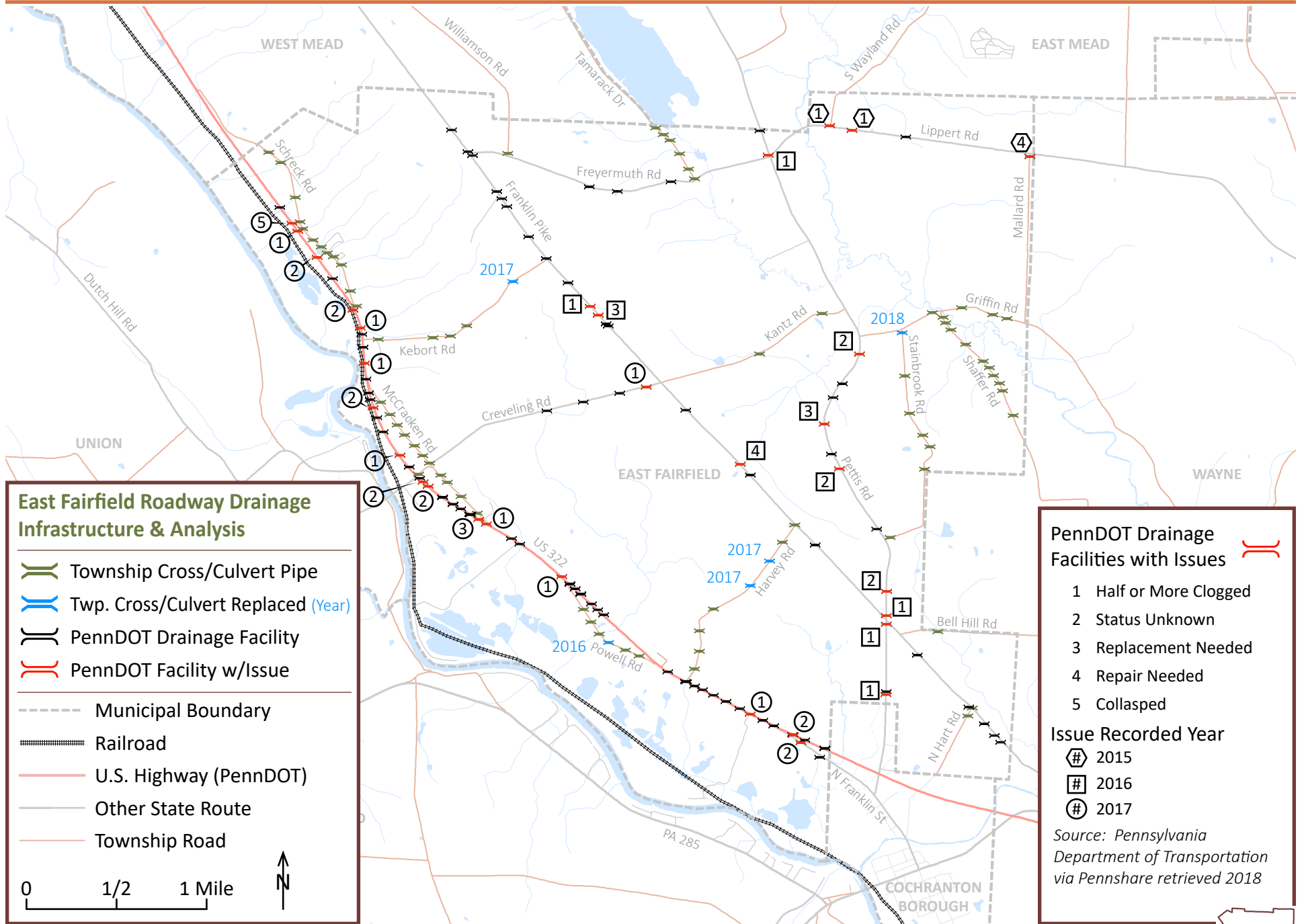
The map on the right titled East Fairfield Roadway Drainage Infrastructure & Analysis provides a snapshot of the maintenance backlog concerning roadway and drainage infrastructure in East Fairfield. This resource primarily tracks the conditions of PennDOT drainage facilities within the township but also captures some recent repair work conducted on municipal roads. Over time, updates to this map present a picture of the typical lifespan for cross pipes and culverts within East Fairfield. Our analysis may also be useful for understanding how many drainage facilities could be in need of attention at any particular time. Another use may be for identifying drainage facilities whose required repairs could be bundled with existing capital construction projects. The latter application of our analysis could open up the opportunity for coordination and/or collaboration between the township and PennDOT on necessary roadwork. To encourage such collaboration, township officials should reach out to PennDOT concerning planned roadway projects within East Fairfield and

compare information on updates made to the Roadway Drainage and Infrastructure Analysis.

Maintaining functional drainage facilities is a fundamental part of keeping roadways safe for drivers. This necessity paired with routine efforts such as clearing, daylighting, and winter weather treatments is crucial to keep roads dry. When roads dry quickly, they are less likely to develop cracks and erode in a manner that could lead to more costly repairs. Much of roadway maintenance entails efforts to reduce standing water on road surfaces either through procedures to ensure proper runoff, such as ditching or adequate evaporation through the clearing of overhanging trees (daylighting). Given the on-going nature of roadway maintenance efforts, the information and resources provided within this document should help keep the task organized, and the proposed actions within this section can build a case for securing the necessary funding for larger projects.



THE PLAN



East Fairfield Roadway Drainage Infrastructure & Analysis

- Township Cross/Culvert Pipe
- Twp. Cross/Culvert Replaced (Year)
- PennDOT Drainage Facility
- PennDOT Facility w/Issue
- Municipal Boundary
- Railroad
- U.S. Highway (PennDOT)
- Other State Route
- Township Road

0 1/2 1 Mile

↑ N

PennDOT Drainage Facilities with Issues

- 1 Half or More Clogged
- 2 Status Unknown
- 3 Replacement Needed
- 4 Repair Needed
- 5 Collapsed

Issue Recorded Year

- 2015
- 2016
- 2017

Source: Pennsylvania Department of Transportation via Pennshare retrieved 2018

THE PLAN

Roadway Safety:

The map at right titled Major Traffic Accidents Analysis demonstrates reported accidents that have occurred within East Fairfield Township between 2000 and 2016. An important consideration is that the accidents presented on the map only account for situations that were officially reported to law enforcement. Therefore, it is likely that this map only demonstrates the most significant accidents that have occurred within East Fairfield. In this case, accidents resulting in an injury or fatality are presented without respect to the year in which they may have occurred.

The collective, multi-year, snapshot provided by the Major Traffic Accidents Analysis map presents a series of important insights with potential implications for East Fairfield roadways. In general, significant reported traffic accidents trend to cluster in areas where township residents have expressed concerns about line-of-sight issues or high traffic. Fortunately for East Fairfield, most of the highest traffic accident prone areas are located along state roads, with just a few exceptions.

Overall, the US Highway 322 corridor has seen many accidents between 2001 and 2016, with six of these accidents resulting in a fatality. During the same timeframe, another fatality was reported at the intersection of Pettis Road and Freyermuth/Lippert Roads. These events didn't occur on roads managed by the township. Despite avoiding fatalities, East Fairfield roadways have seen their share of reported accidents that have resulted in at least one injury. Concentrations where these types of accidents have occurred include the stretch along Kantz Road especially at the intersection of Kantz Road, and Franklin Pike.

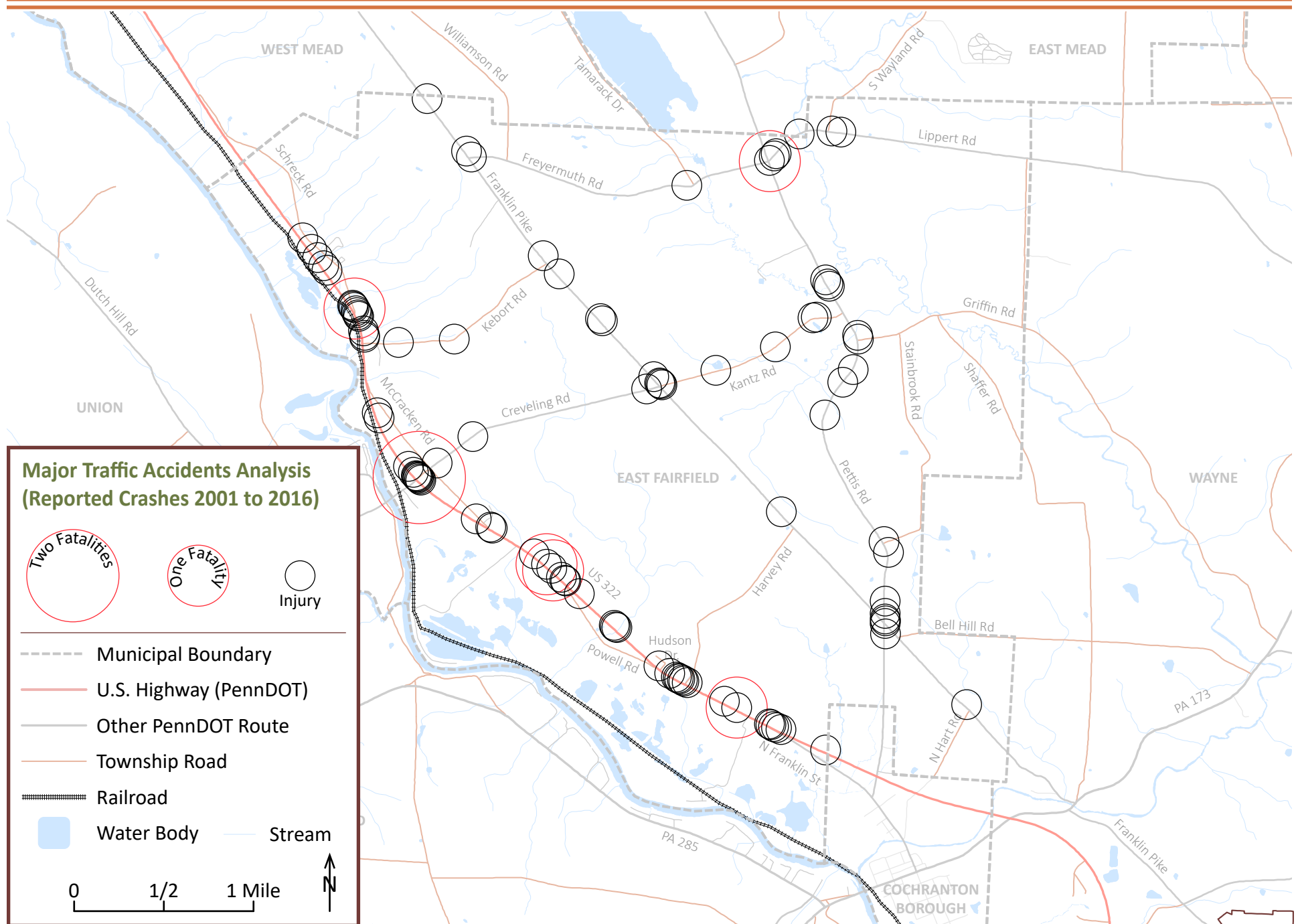
The map at right demonstrates a key observation with implications for township roadways. Along U.S. 322 there are clear concentrations of accidents at locations where the highway intersections with township roads. This observation is most clear in places such as the intersections of Schreck Road, Short Creveling Road, and Powell Road with U.S. 322. Line of sight issues paired with other problems such as speeding may

contribute to this trend. Beyond traffic accidents clustered along U.S. 322, a series of traffic accidents have been reported along Pettis Road between 2001 and 2016. Similar to U.S. 322, many of the accidents reported along Pettis Road have occurred at intersections with one resulting in a fatality.

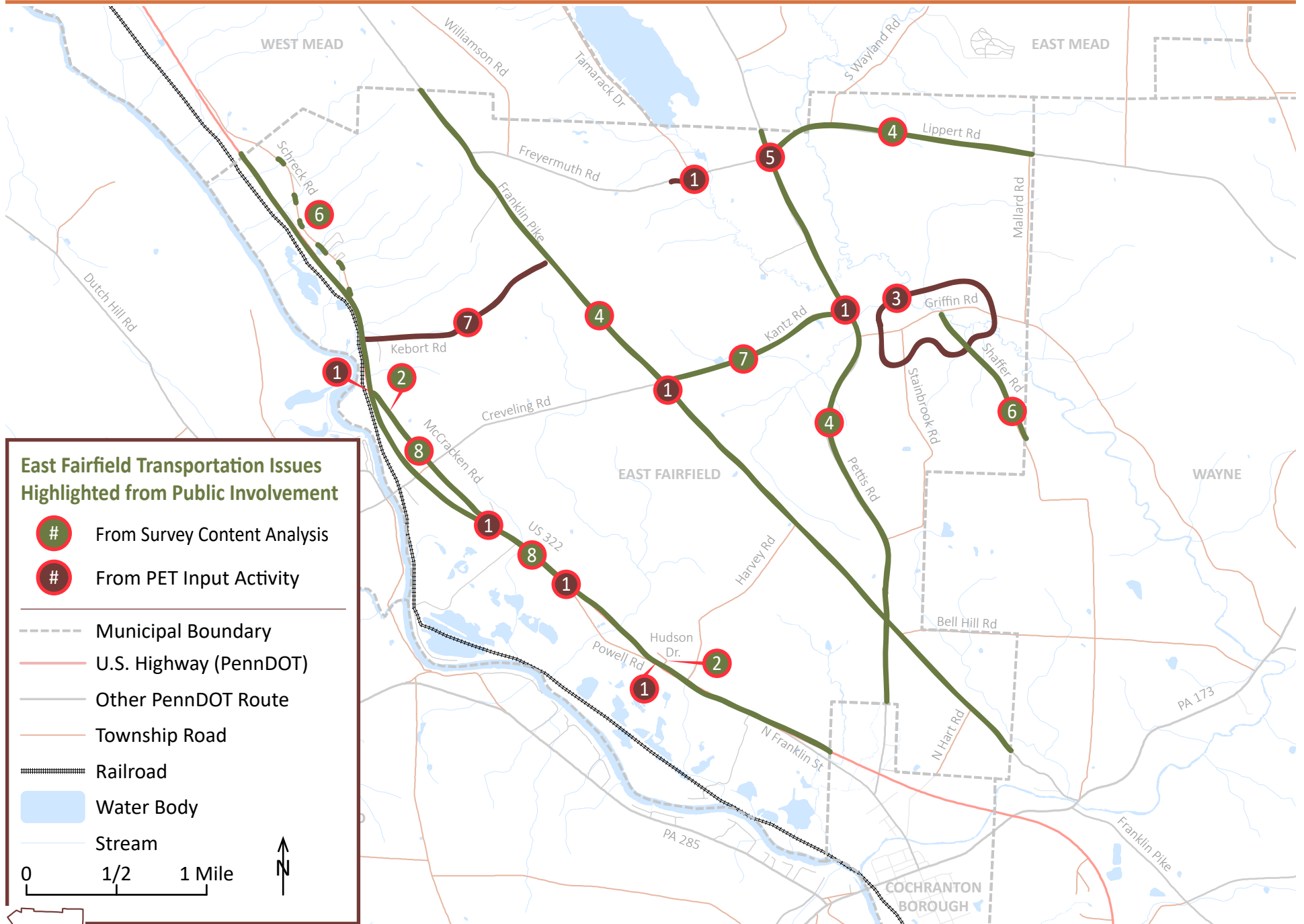
In general, the travel courses of East Fairfield Township-managed roadways appear fairly safe as only Kebort Road and Kantz Road have actually exhibited reported accidents between 2001 and 2016. Potentially reducing the opportunity of traffic conflicts, East Fairfield does not have a significant population of Amish residents commuting along roadways in horse-drawn buggies. Additionally, the township doesn't see many conflicts between cars and pedestrians or with public transportation vehicles.



THE PLAN



THE PLAN



East Fairfield Transportation Issues Highlighted from Public Involvement

- # From Survey Content Analysis
- # From PET Input Activity

- Municipal Boundary
- U.S. Highway (PennDOT)
- Other PennDOT Route
- Township Road
- Railroad
- Water Body
- Stream

0 1/2 1 Mile



THE PLAN

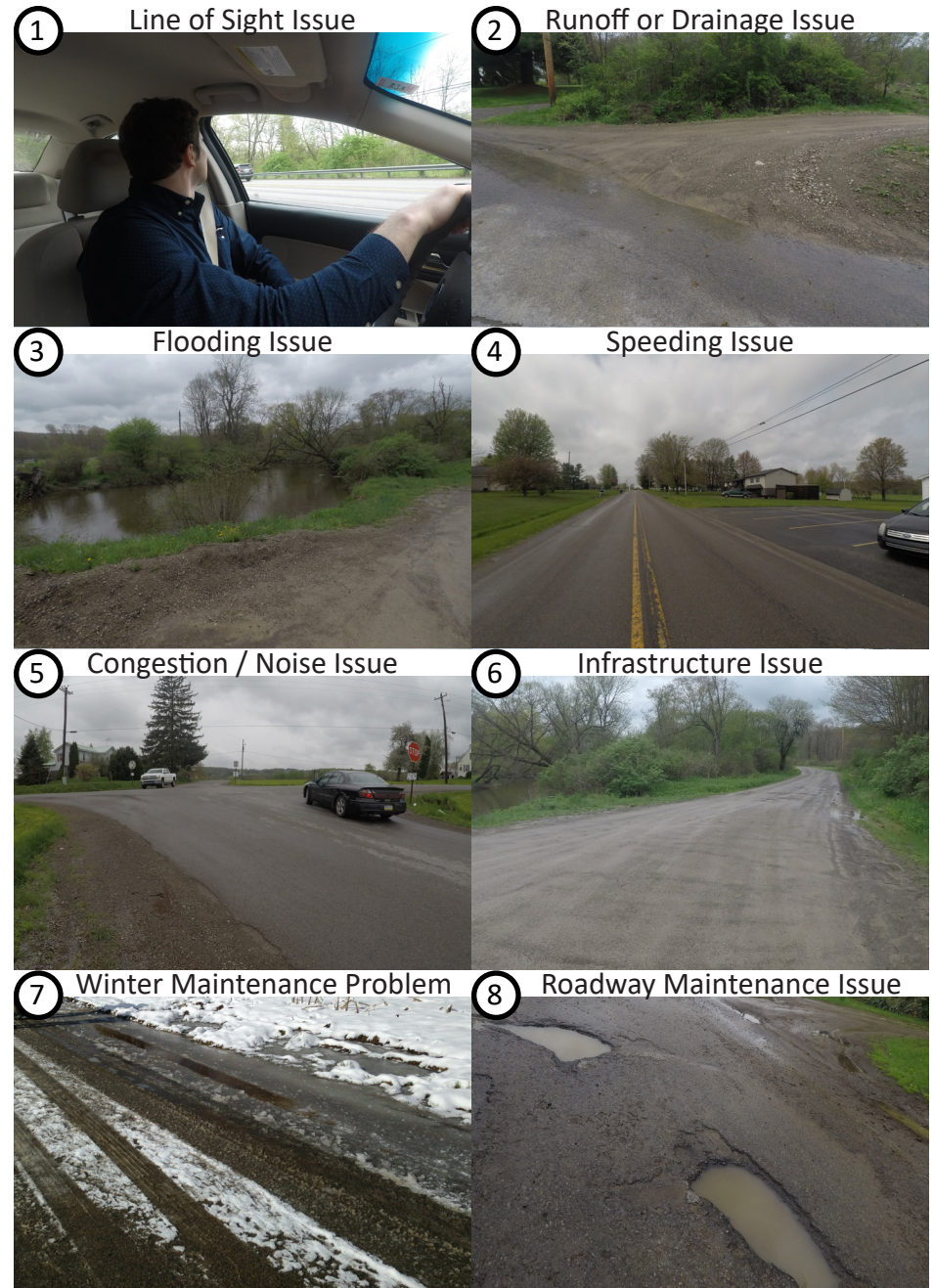
Preserve, Enhance, & Transform (PET Public Input Activity):

As a part of the comprehensive planning process, East Fairfield residents were invited to participate in a community planning exercise known as a PET Analysis (Preserve, Enhance, & Transform). The results of the PET Analysis are presented within the map at left corresponding to the numbered images presented on the right. In addition to input collected during the PET Analysis, public comments from the East Fairfield Community Survey are also demonstrated within this spread.

In terms of roadway conditions, line-of-sight issues at intersections, runoff and drainage problems, flooding areas, speeding, noise, infrastructure development, winter upkeep, and infrastructure maintenance were among the concerns presented by the public. Each of these issues are important and were given consideration.

It is no surprise that many of the issues called out within this spread seem related to locations that have experienced a significant number of crashes between 2000 and 2016 as shown on the previous spread. Of particular concern are the intersections formed where township roads meet U.S. 322, which is owned by PennDOT. Most of the township roads intersecting and then running relatively parallel to U.S. 322 were once a portion of the original highway. This arrangement has been beneficial for the township in that these roadway segments were built with a stable concrete base. However, the angular configurations of intersections between original segments of U.S. 322 and the current highway often produces dangerous line-of-sight issues - especially during poor weather conditions.

In some cases, the maintenance issues, driving conditions or violations (speeding), or overall infrastructure condition of the roadway were seen as insufficient to the point where the entire route was highlighted. Although many of East Fairfield's transportation system issues concern roadways that are owned by PennDOT, several roads including McCracken Road, Kantz Road, Schreck Road, Kebort Road, and Shaffer Road were specifically called out for infrastructure upgrades and general maintenance, drainage, or winter maintenance issues.



SURVEY COMMENTS ON TRANSPORTATION

Survey participants provided 47 comments related to transportation facilities, conditions, and infrastructure. The largest share of comments (19 in all) highlighted the inadequacies of either the existing road network or the ability of East Fairfield Township to properly maintain the roads – especially during winter months. The next largest share of comments was split between the ideas of road improvements and the Township’s management of the road ways, each of which producing seven comments. Some representative comments include:

“In winter the roads are not plowed back far enough. Barely one car at a time can travel on most roads, have seen many close calls.”

“Maybe to improve snow plowing on township roads is for East Fairfield to contract with West Mead and Wayne who have heavier equipment and could help on days of heavier snow.”

TRANSPORTATION IDEAS FROM SURVEY COMMENTS

- Black topping the only remaining (0.5 mile) dirt road.
- Getting a better snow plow (larger/heavier duty equipment).
- Placing snow fence at key locations to prevent snow drift onto roadways.
- Clean ditches (Meadville Road [U.S. 322] and McCracken Road highlighted) and clear selected trees/shrubs.
- Resolve black top layers issue on Hudson Drive.
- Water runoff issue on McCracken Road at the hill on the north end.
- Drive way that floods out onto McCracken Road.
- Reconfigure Tamarack Road & Fryermuth Road intersection (“very dangerous”).
- Contract with West Mead and Wayne for snow plowing.
- Improve intersection of McCracken Road and Route 322.
- Repair new 6” gas line under Hudson Road (Hudson Drive).
- Make needed repairs to existing tar and chip dirt roads.

THE PLAN

Existing Land Use Conditions:

This section provides a study of current land use patterns and zoning regulations to assist local officials when making decision that impact future growth. The 2014 aerial photograph displayed on the next spread shows the land forms and large-scale uses of parcels throughout East Fairfield and the immediate surroundings. Paired with this aerial photograph of East Fairfield are the two images presented on the right which display examples of typical land use forms found within the township.

This study of existing land use conditions within East Fairfield will provide an overall snapshot of the township's current land use patterns, zoning district designations, and then provide an analysis of land use conditions as it may pertain to future development opportunities. At the end of our analysis of existing land use conditions, a brief summary of community input related to land use matters is provided.

Field adjacent to Homes



Single Family Residence



THE PLAN

Existing Land Use Regulations:

On the next spread, two maps demonstrate East Fairfield's current land use patterns and zoning districts. East Fairfield established its current zoning regulations in 1966. Because the township experienced approximately 53% of its housing stock development since that time, much of the community's land use patterns have been influenced by these regulations. The map titled East Fairfield Land Use Map 2017 provides information on the land use composition of the township. In addition to land use classifications by tax lot, this map also presents the locations of buildings along with key land uses such as schools, cemeteries, and other landmarks. The East Fairfield Zoning Map demonstrates the township's current zoning districts. One key observation between the two maps is that the total amount of land used for a particular purpose within the township proportionally relates to the amount of land designated for that purpose within East Fairfield.

Although East Fairfield's current Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO) have been successful at guiding land use and development within the township over the years, the two documents have not been updated for alignment with current authorizing legislation, namely the Pennsylvania Municipalities Planning Code (Act 247 of 1968, P.L. 805; 53 P.S. § 10101) known as the MPC.

East Fairfield Zoning Dimensional Standards by District

Regulation	Agriculture	Residential	Business & Industrial
Lot Size	1 Acre	20,000 sq.ft.	3,000 sq.ft.
Lot Width	N/A	80'	N/A
Front Yard Setback	75' off centerline	60' off centerline	60' off centerline
Side Yard Setback	12'	20' with 8' min.	0' w/exceptions
Rear Yard Setback	35'	3'	15'
Accessory Building Setback	3'	3'	N/A w/exceptions

The following list demonstrates some of the potential issues with East Fairfield's Zoning Ordinance in terms of being up to date with the MPC.

- The zoning ordinance should have a statement of community development objectives and be revised, where necessary, to preserve the intent of those objectives (MPC §§ 603(a) & 603(j) & 606).
- Consider the reconciliation of language within its preamble and Section 1 with the language of the purposes listed under MPC § 604.
- Include a provision permitting no-impact home-based businesses in every district (MPC § 603(l)).
- Include a provision permitting forestry activities in every district (MPC § 603(f)).
- Review the Zoning Ordinance for potential conflicts with the MPC concerning agricultural operations, mobile homes, special use considerations, and curative amendments.

The following list demonstrates some of the potential issues with East Fairfield's Subdivision and Land Development Ordinance in terms of being up to date with the MPC.

- Consider a revision requiring the township supervisors to not approve a plan until the expiration of 30 days allowed for comment from the date the County and Township Planning Commission receive the plan.
- Reconcile stormwater management requirements with the 2011 Stormwater Management Ordinance (SWMO).
- Consider the appropriate re-distribution of certain provisions, such as design standards for cluster developments and mobile home parks, which belong in the Zoning Ordinance.

THE PLAN



East Fairfield Township Aerial Map

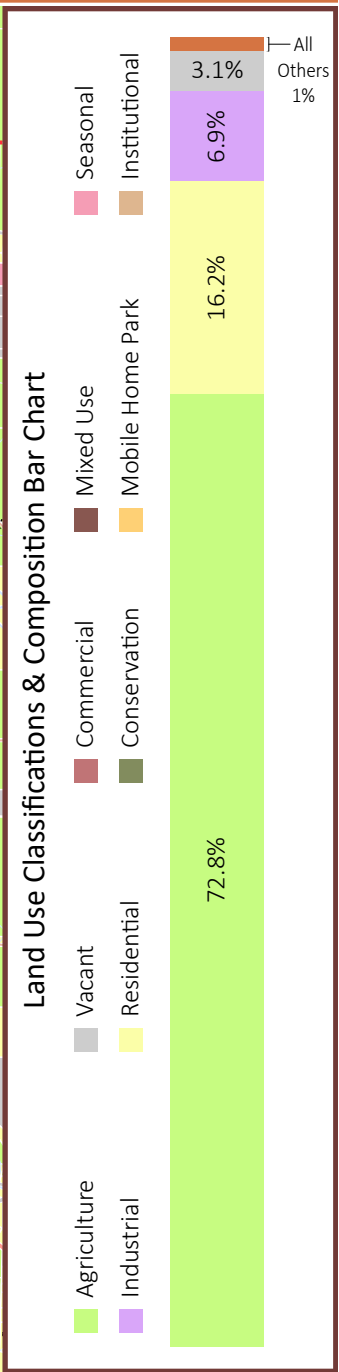
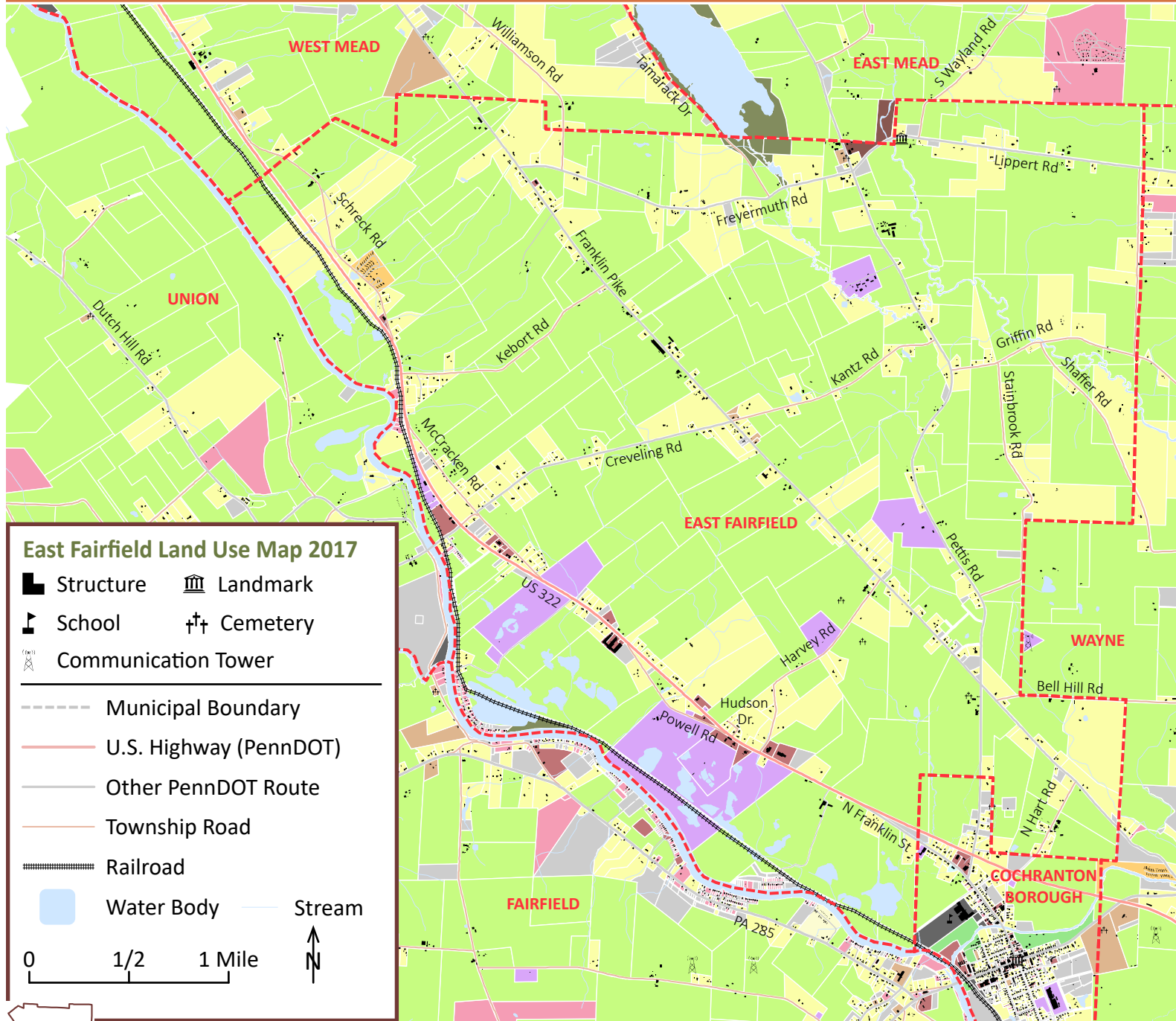
----- Municipal Boundary

Aerial Photography provided by Crawford County- image from 2014

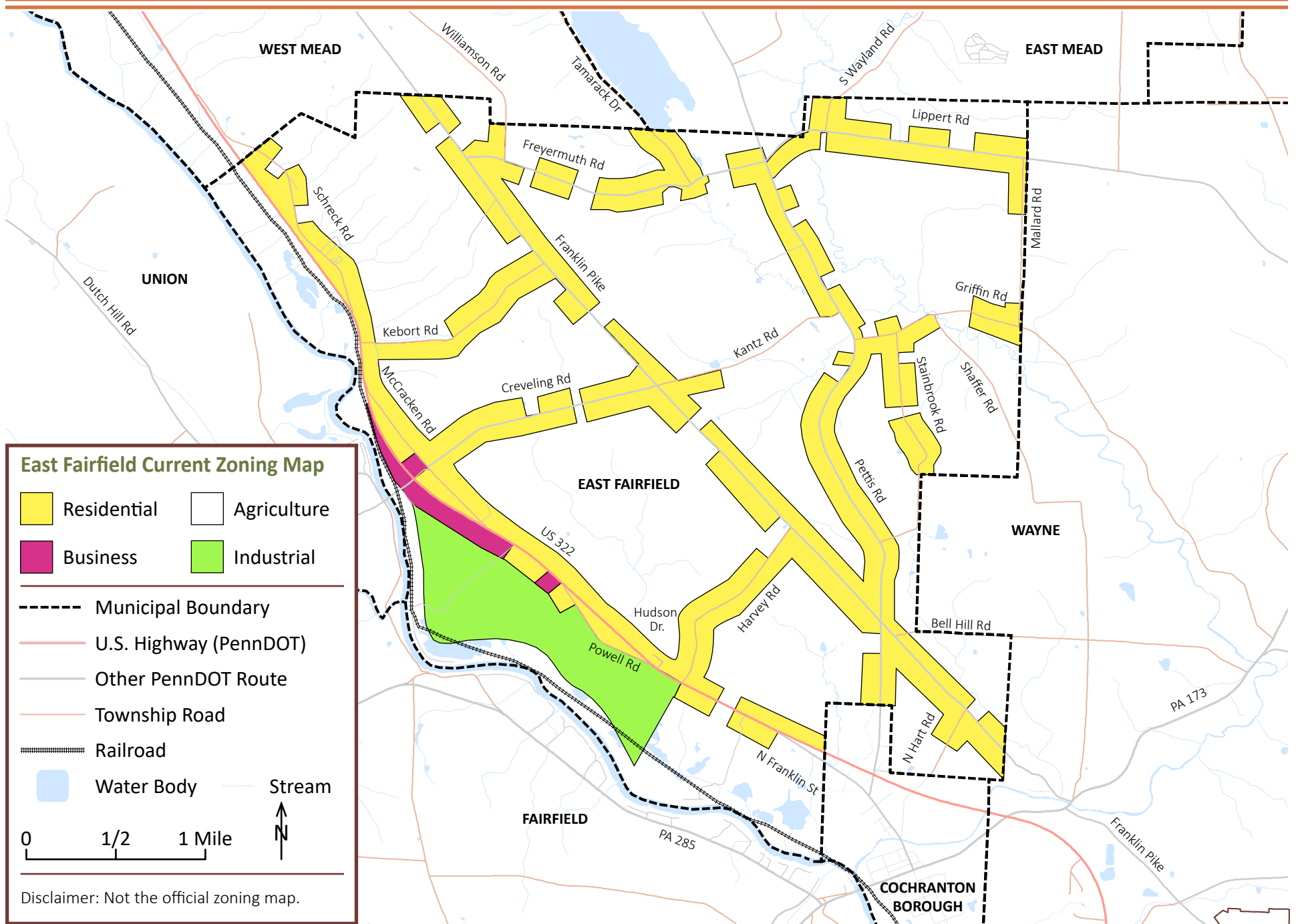
0 1/2 1 Mile



THE PLAN



THE PLAN



THE PLAN

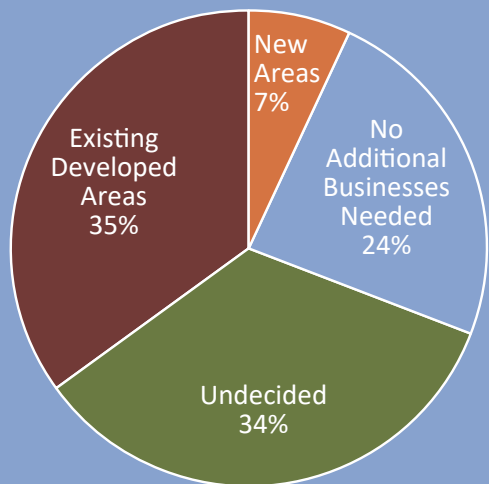
Existing Land Use Analysis:

Although Crawford County's 2014 Comprehensive Plan designates East Fairfield as a rural area, some level of growth is inevitable. This section explores the factors that may influence remaining development opportunities as well as revisions to current township regulations going forward. For comparison, feedback from how residents would like to see their community develop is shared below before our analysis.

SURVEY COMMENTS ON FUTURE DEVELOPMENT

When asked how new business growth and development should be accommodated within the township, a total of 95 survey participants responded with just over one-third (35%) desiring new development to concentrate in existing developed areas whereas nearly a quarter (24%) desired no additional business development. Only 7% of survey respondents wished for new development to locate in previously undeveloped areas and a final one-third of respondents (34%) were undecided.

If you would like to see business growth and development occur, where should these new businesses be provided?



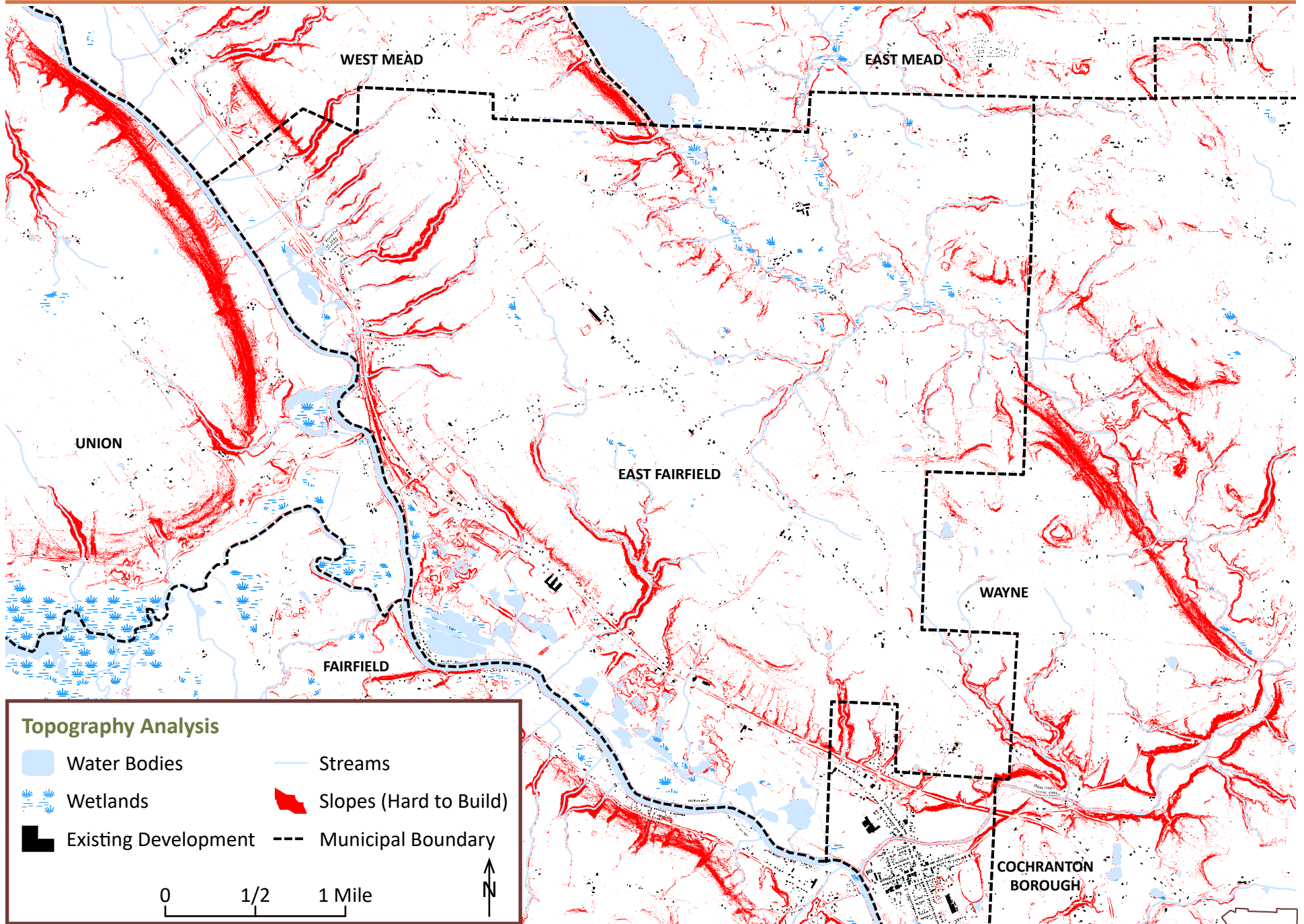
Topographic Analysis -

The map at right demonstrates topographic features that both have and will continue to significantly influence the development of real estate within East Fairfield. The most obvious factor, water bodies, consist of surface water courses present throughout the year. In East Fairfield, water bodies include lakes, creeks, streams, and swamps. Similar to water bodies, wetlands may consist of standing water but can also constitute dry ground supporting certain vegetation types and subject to occasional flooding. Although limited forms of development may occur over water bodies and wetlands through encroachments permits, these areas are often off limits for development.

The Topography Analysis map calls out hillsides with slopes greater than eight percent (8%) as these areas are sometimes either unsafe or too difficult or costly to support new construction. Sometimes steep hills can be developed through the implementation of either advanced construction techniques or after having conducted significant excavation. However, it is assumed within this analysis that building within such areas is both environmentally and cost prohibitive.

The nature and composition of the existing structures already present on the site and adjacent parcels also influences the capacity of land to support future development is. Some portions of East Fairfield, such as the areas abutting Hudson Drive, might already be completely developed (built out), thus requiring the township to expand roadways in order to accommodate future growth within that area. Considerations for new township infrastructure to accommodate development are best reviewed on a cost-benefit basis while minding the vision of community residents. Other development sites might already have great access to necessary facilities but contain dilapidated structures whose demolition expenses might render a cost prohibitive barrier to new construction.

THE PLAN



THE PLAN

Environmental Analysis -

The map at right titled Environmental Analysis demonstrates environmental features that both have and will continue to significantly influence the development of real estate within East Fairfield. Developers should avoid the Core Natural Habitat areas identified in Crawford County's 2008 Natural Heritage Inventory. Core habitat areas will be discussed later within this Plan on the spread containing the map titled East Fairfield Natural Resources. Generally, core habitat areas are very environmentally sensitive and host conditions suitable for species that are either rare or vulnerable.

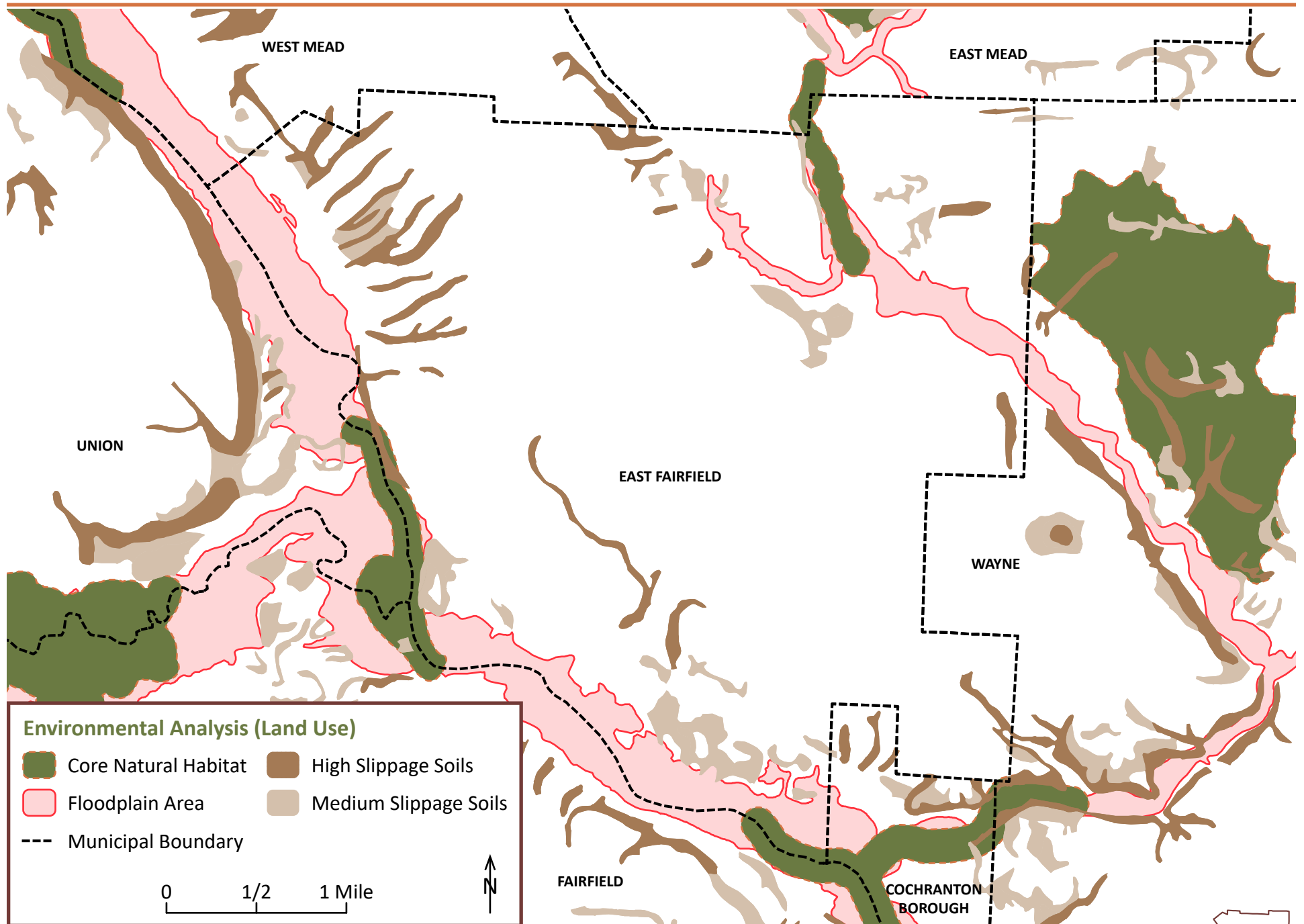
Usually core habitat areas overlap with other environmentally critical places where large scale development should be avoided. Since core habitat areas often lie within riparian corridors, many of these areas fall within designated floodplain zones. The map at right demonstrates East Fairfield's floodplain encroachment zones. Fortunately for the township, most of the floodplains fall along the edges of the municipality and are less likely to have a major impact on future development. However, the floodplain encompassing Little Sugar Creek lies squarely within the northeastern portion of the township. Although there have been reports of flooding within this zone, the northeastern section of East Fairfield is one of the more rural areas within the community and also contains some of the most fertile farmland soils. Therefore, the combination of environmental factors present within the northeast section of the township might indicate that this area should continue to be reserved for agricultural purposes. Pennsylvania's Agriculture Security Areas Program as well as the purchase of farmland preservation easements might provide tools for ensuring that the agricultural character of this portion of the township remains intact.

Development within a floodplain can present a number of issues for the Township. First, structures built within a floodplain zone are much more susceptible to flood events that can lead to thousands of dollars in damages. Second, many structures damaged by floods

might either take a long time to be restored or remain in disrepair for many years thus contributing to blight or the degraded visual appeal of communities within the township. A third and more regulatory issue associated with development in floodplain zones is that it can complicate or inhibit a municipality's ability to participate in the National Flood Insurance Program (NFIP). The NFIP provides federally backed flood insurance for property owners in communities that both adopt and enforce floodplain regulations. However, if the local government keeps permitting new structures within floodplains without enforcing the NFIP required floodplain ordinance provisions their federally backed floodplain insurance can become in jeopardy.

As a final consideration, the Environmental Analysis map includes areas with soils determined to be vulnerable to landslides. Soils of both medium and high slippage potential are called out. These soils often lie over areas that also contain slopes which are too steep for cost-sensitive development but can sometimes reside in areas without steep hillsides. This is due to the nature of the soil present within these locations - specifically its composition and ability to absorb water runoff. The composition of the soil may affect its ability to carry a higher angle-of-repose or the point at which surface objects on the soil have a tendency to slide downward. The capacity of the soil to absorb water may influence its ability to remain stable during all types of weather conditions. Therefore, when raw earth and/or the vegetation covering the ground within these areas are either disturbed or removed, the soils identified on the map are vulnerable to becoming instable and slipping - with potentially harmful and damaging results.

THE PLAN



THE PLAN

Natural Resource Analysis -

The map at right titled Natural Resource Analysis displays natural resources that both have and will continue to significantly influence the development of real estate within East Fairfield. The most significant of these natural resources are the riparian corridors. The riparian corridors represent areas surrounding surface streams, lakes, and rivers which contribute to the natural environment of the waterway. Because these areas are both environmentally sensitive and often highly regulated by the Department of Environmental Protection, it is generally the case that such areas are off limits for new development.

A second natural resource factor which should be carefully considered before accommodating future development are the locations of prime farmlands. These lands contain soils that are highly suitable for agriculture as they can support the growth of viable crops. Prime farmlands should be viewed as a valuable commodity which is located upon real property and thereby limited in its resource by nature of being a direct characteristic of the land. Stated differently, prime farmlands represent a unique and valuable resource constituted by the land upon which they are located. Because farmlands that are not preserved (developed upon) can be difficult and costly to convert back into agricultural lands, areas containing prime farmlands should be thoroughly considered for preservation.

Although not representing a physical natural resource, parcels containing Agriculture Security Areas (ASAs) and farmland preservation easements are represented within the Natural Resource Analysis. Such parcels represent what may be a valuable social and regulation resource which may influence the future development of East Fairfield.

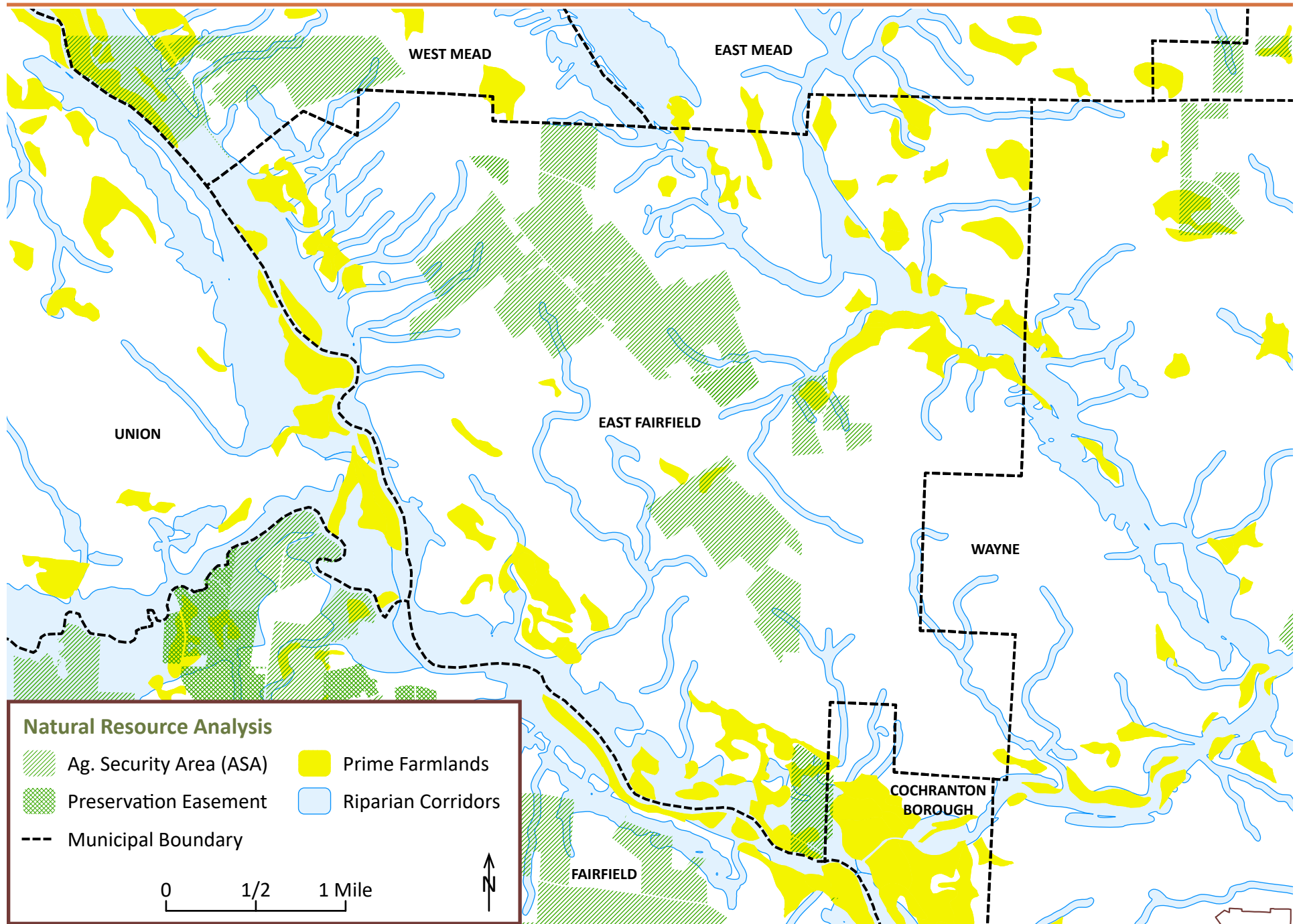
Agriculture Security Areas represent parcels which are participating in the Commonwealth's farmland protection program enforced under the Agricultural Area Security Law (Act of June 30, 1981, P.L. 128, No. 43). Properties enrolled in this program are demonstrating some level of intent to maintain their agricultural operations into the future. Such

intent is backed by additional protections granted to farmers enrolled in an ASA to make farming easier and more secure. The protections of the ASA Program build upon the Commonwealth's right-to-farm laws. Although all the areas currently designated as with the ASA have not either sold or forfeited their development rights, the intent of these property owners to remain in the farming business should be considered when planning for future development.

Preservation easements can also be applied to maintain farmland. Such easements constitute the most significant form of farmland preservation as property owners actually sell their development rights which in turn guarantees that their farmland will be preserved into the future. Although East Fairfield does not currently have any property owners holding a farmland preservation easement, neighboring Fairfield Township contains the most significant concentration of preservation easements in Crawford County. This finding may indicate that the agricultural community within this stretch of Crawford County senses enough development pressure to encourage such transactions. It should be noted that Fairfield Township has seen significant concentrations of seasonal and year-round residential development and is even served by the water system based in Cochranon Borough. These conditions might have contributed to the sale of development rights in that community. A more detailed discussion on farmland preservation programs is provided later in this document.



THE PLAN



THE PLAN

Infrastructure Analysis -

The map at right titled Infrastructure Analysis presents infrastructure and lands with development capacity that have significantly influenced the development of real estate within East Fairfield. Whereas the last three maps have focused on features which may prevent or discourage future development, the contents presented within this map showcase resources that typically encourage development. The infrastructure shown on the map include existing physical man-made items, administrative lines, and soils which may support septic systems.

Transportation facilities are among the most basic infrastructure necessary to support new development, and East Fairfield's roadways provide potential opportunities to accommodate future growth. Although the ability to access adjacent roadways depends upon many of the other factors previous discussed, the presence of a roadway near any particular property greatly increases its ability to support future development.

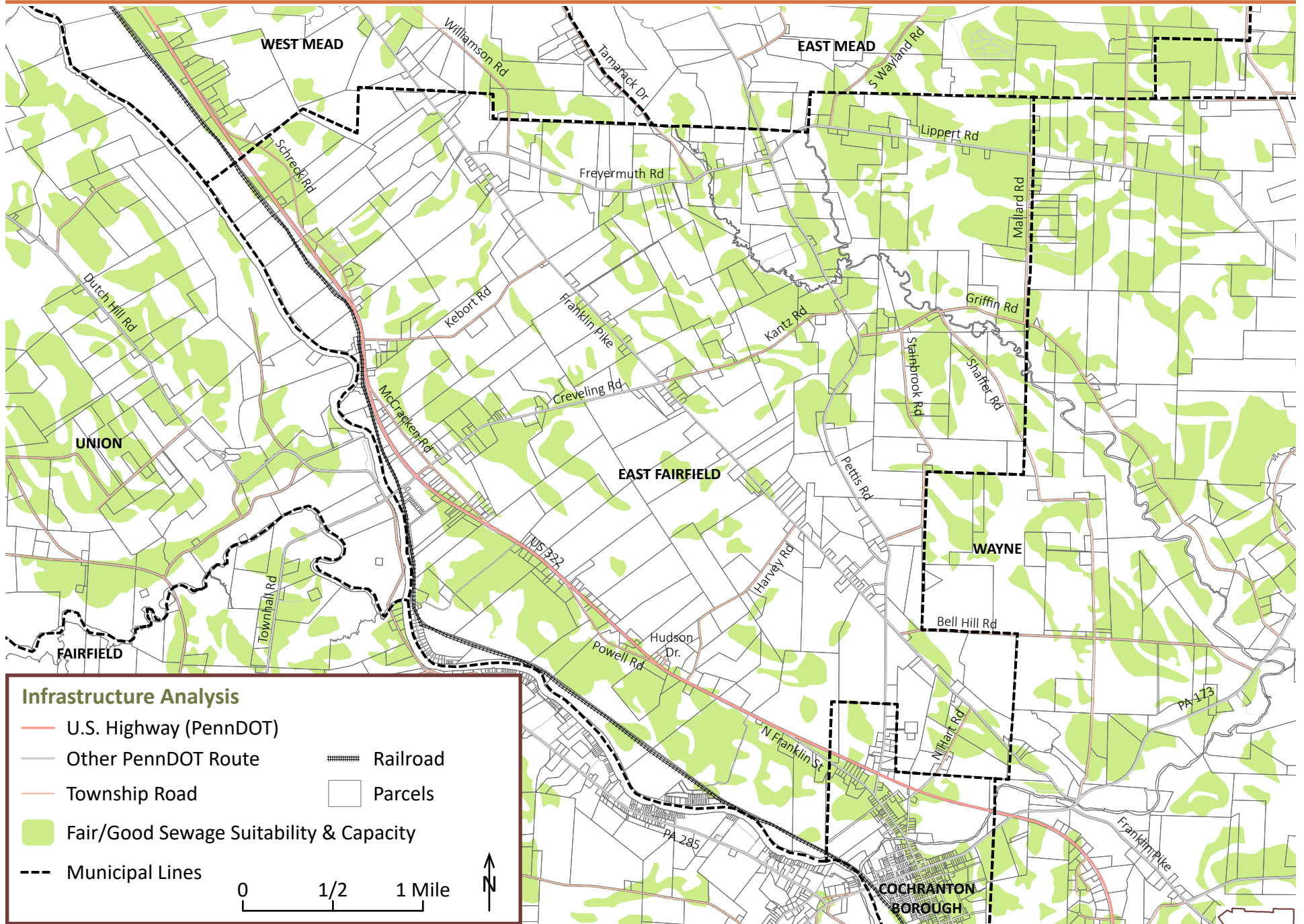
Property boundaries also influence development. These boundaries play off current zoning regulations to determine how much any particular property can be subdivided (broken up into smaller lots), usually for the purpose of constructing new homes or businesses. Lots only maintaining minimum dimensions in accordance with zoning regulation have likely already exhausted their potential to accommodate the development of new principal structures that would influence their land use classification. Therefore, new development will likely occur within relatively large parcels located along existing roads.

The suitability of soil to support an on-lot septic system presents another influence on development. East Fairfield is not served by a public sewage system, meaning that property owners and developers must provide private sewage treatment facilities on site. To accommodate on-lot sewage systems, soil conditions must provide for adequate drainage or percolation. If drainage occurs too quickly, an on-lot septic system might pollute ground water resources which

could even contaminate drinking water for nearby property owners. If drainage occurs too slowly, then the septic system may back up, become clogged, or produce pollution near the surface of the ground which can spread disease. With respect to such considerations, the soils demonstrated on the map at right showcase areas assumed suitable for accommodating the future development of on-lot systems.



THE PLAN



THE PLAN

Analysis of Potential Development -

The map and graphics presented at right provide a spatial analysis of all the land use factors covered on the last three spreads with the intention of suggesting areas for either preservation or future development.

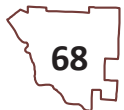
Although East Fairfield residents have already expressed their desire to maintain the rural character of the community, it is still important to recognize areas which may be more suitable for future development.

This is due to the fact that some development will inevitably occur within the township and local officials may wish to consider how to best influence development pressures not to oppose property entitlements but to encourage possible new construction to occur in the areas that present the lowest likelihood of negative impacts.

The Analysis of Potential Development was undertaken to provide some level of insight into best and worst suited areas for new development.

This analysis combines the four sets of land use factors previously explored including topographical, environmental, natural resources, and infrastructural features. The topographical, environmental, and natural resource factors are demonstrated in red (regardless of what they symbolize). Infrastructural features are shown in a similar manner but displayed in green. Ultimately, the red coded factors, "Development Detractors," were overlaid on top of the green coded factors, "Development Attractors," to subtract areas that are less suitable for accommodating new development from the land within East Fairfield. The result is the map presented at right which clearly displays areas containing at least one feature detracting from the land's development potential in red while allowing for areas only possessing factors that attract development to be visible in green. It should be noted that areas on the map not containing either a red or green shade may still be capable of accommodating new development but merely are not graced with any set of circumstances that particularly encourage new construction.

Efforts to build upon this Analysis of Potential Development may include comparisons between its results and the East Fairfield Zoning Map or



studies of the remaining permitted development rights of parcels within areas not possessing features that limit future construction.

SURVEY COMMENTS ON LAND USE

Survey participants provided 21 comments relating to land use and development. Comments were widely mixed with five remarks each relating to land use and administration/regulation, four focusing on development concerns, two addressing planning, and the rest consisting of single responses regarding improvements, infrastructure maintenance, key maintenance issues, livability/safety, and potentially critical improvements. Some representative comments include:

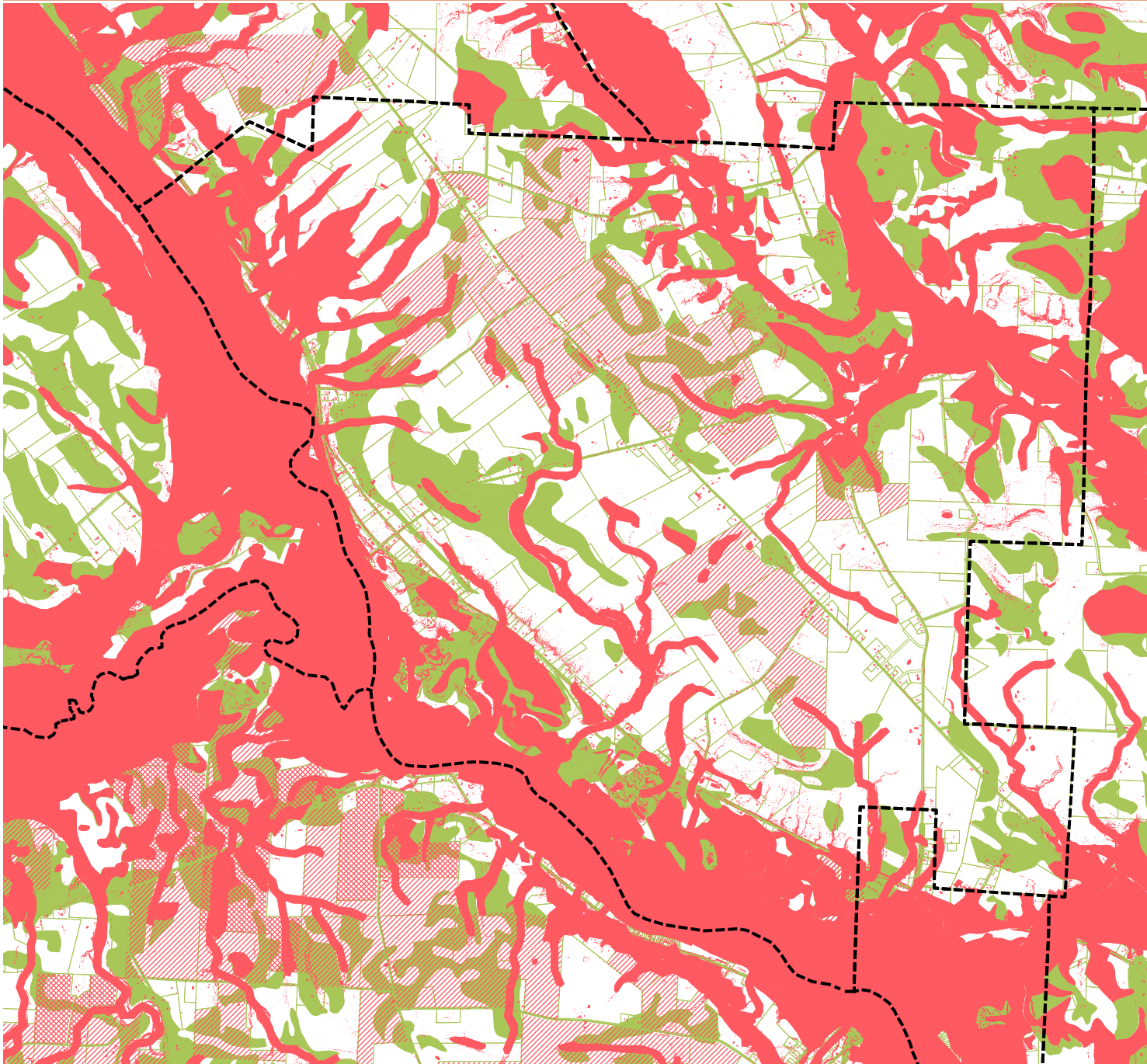
“Farmers using pesticides, poison & manure way too close to water wells and residences. Farmers need to abide by the laws and regulations.”

“This township is a rural one. Any ordinances adopted should be slanted towards keeping it that way. Farmers need protection from ridiculous ordinances that make residential owners happy.”

LAND USE & DEVELOPMENT IDEAS FROM SURVEY COMMENTS

- Review and consider recreational improvements for both Tamarack Lake (fix dam problems as well) and French Creek.

THE PLAN



Analysis of Potential Development

Development Detractors

- Current Structures
- Water Bodies
- Streams
- Wetlands
- Steep Slopes
- Loose Soils
- Natural Habitat
- Floodplains
- ASAs
- Prime Farmlands
- Riparian Buffers

Development Attractors











- Road Network
- Land Divisions
- Soil Capabilities

CHARACTER & ENVIRONMENT - LAND USE

THE PLAN

Proposed Actions under Character & Environment:

This section explores proposed actions related to the community development objectives for character and environment. First-tier proposed actions are colored in dark orange with second-tier actions in light-orange. Eight of the proposed actions within this section relate to transportation projects, one concerns natural and historic resources, and a final proposed action covers land use.

Functional Category	First-Tier Proposed Actions
	McCracken Road - resolve driveway and washout issues.
	U.S. Route 322 & McCracken Road - clean ditches + clear select trees/shrubs.
	Schreck Road - pavement condition/drainage + replacement of three culverts.
	Tamarack & Fryermuth Road intersection - currently considered dangerous due to grading and line of sight issue.
Functional Category	Second-Tier Proposed Actions
	Install speed limit signs (encourage better posting on state roads).
	Review traffic accident issues on Short Creveling Road.
	Kantz Road intersections with Franklin Pike and Pettis Road - line of sight issues.
	McCracken & Powell Roads - Improve intersections with U.S. Route 322 to fix line of sight issues.
	Investigate design guidelines for new development.
	Zoning & Subdivision and Land Development Ordinance (SALDO) Review.

THE PLAN



McCracken Road - resolve driveway and washout issues.

Description - Several locations along McCracken Road exhibit washout issues either from the surrounding topography or adjoining driveways. Possible solutions contained within this proposed action may include the addition of stormwater management facilities, ditching, infrastructure upgrades, among other options.

Lead / Potential Partners - Township / Conservation District + PennDOT

Estimated Cost / Potential Funding - \$130,000 - \$135,000 / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.

Community Importance - First-Tier Proposed Action.

Approximate Timeline - To be completed by 2023.



U.S. Route 322 & McCracken Road - clean ditches + clear select trees/shrubs.

Description - Multiple locations along U.S. Route 322 & McCracken Road experience some combination of clogged ditches and/or trees/shrubs blocking important vehicular lines of sight. This proposed action calls for the identification of such problem areas along with engaging in the activities necessary to resolve each problem.

Lead / Potential Partners - Township / PennDOT

Estimated Cost / Potential Funding - \$10,000 - \$15,000 / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.

Community Importance - First-Tier Proposed Action.

Approximate Timeline - To be completed by 2023.



Schreck Road - pavement condition/drainage + replacement of three culverts.

Description - Cart-way conditions along certain sections of Schreck Road are poor with asphalt layers coming loose or completely destroyed. Residents have indicated that drainage issues exist along Schreck Road and a current infrastructure assessment has recognized three culverts in need of replacement. This proposed action calls for the necessary repairs to resolve these issues.

Lead / Potential Partners - Township / PennDOT + Crawford County

Estimated Cost / Potential Funding - \$575,000 - \$600,000 / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.

Community Importance - First-Tier Proposed Action.

Approximate Timeline - To be completed by 2025.

THE PLAN



Tamarack & Fryermuth Road intersection - currently considered dangerous due to grading and line of sight issue.

Description - Residents have expressed that line of sight issues exist for vehicles using the intersection of Tamarack and Fryermuth Roads. Improvements have been made to reduce line of sight issues at this intersection however, the consensus is that more can be done to improve safety. Proposed action calls for appropriate grading or reconfiguration.

Lead / Potential Partners - Township / PennDOT + Crawford County + Conservation District

Estimated Cost / Potential Funding - \$50,000 - \$75,000 1 of 4 in Study (see second-tier proposed actions) / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.

Community Importance - First-Tier Proposed Action.

Approximate Timeline - To be completed by 2025.

McCracken Road Washout Issues



Schreck Road Surface/Drainage Issues



Intersection of Fryermuth & Tamarack Roads



THE PLAN



Install speed limit signs (encourage better posting on state roads).

Description - Survey respondents and public feedback have indicated that speed limits may not be adequately posted along state routes passing through East Fairfield. Proposed action calls for signage issues to be investigated by coordinating with PennDOT over potential new signage.

Lead / Potential Partners - Township / PennDOT + Crawford County

Estimated Cost / Potential Funding - Administrative + Signage Cost TBD / PennDOT Connects, Liquid Fuels, etc.

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2023.



Review traffic accident issues on Short Creveling Road.

Description - Residents have indicated that Short Creveling Road (between U.S. Route 322 and McCracken Road) has experienced a significant increase in traffic over recent years. This potential increase paired with difficult topography and intersection alignment issues may contribute to vehicle crashes. This proposed action calls for safety issues at this intersection to be studied.

Lead / Potential Partners - Township / PennDOT + Crawford County

Estimated Cost / Potential Funding - \$50,000 - \$75,000 2 of 4 in Study / PennDOT Connects, Liquid Fuels, etc.

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2023.



Kantz Road intersections with Franklin Pike and Pettis Road - line of sight issues.

Description - Residents have identified line of sight issues on both ends of Kantz Road in East Fairfield. Proposed action calls for both intersections to be studied and appropriate remedies to be pursued.

Lead / Potential Partners - Township / PennDOT + Crawford County

Estimated Cost / Potential Funding - \$50,000 - \$75,000 3 of 4 in Study / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2030.

THE PLAN



McCracken & Powell Roads - Improve intersections with U.S. Route 322 to fix line of sight issues.

Description - Residents have identified line of sight issues on both ends of McCracken Road where it intersects with U.S. Route 322. This proposed action calls for both intersections to be studied and appropriate remedies to be pursued.

Lead / Potential Partners - Township / PennDOT + Crawford County

Estimated Cost / Potential Funding - \$50,000 - \$75,000 4 of 4 in Study / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2033.



Investigate design guidelines for new development.

Description - Design guidelines are not regulations. However, design guidelines encourage developers to consider the desired aesthetics of the community when renovating buildings or developing new structures.

Lead / Potential Partners - Township / Crawford County + Private Consultant

Estimated Cost / Potential Funding - \$15,000 - \$20,000 / DCED MAP Grant, other DCED Financial Grant, PHMC Grant, DCNR, etc.

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2025.



Zoning & Subdivision and Land Development Ordinance (SALDO) Review.

Description - Conduct a review of your township's zoning and subdivision & land development ordinances for the purposes of ensuring that they appropriately preserve East Fairfield's rural character.

Lead / Potential Partners - Township / Crawford County + Private Consultant

Estimated Cost / Potential Funding - \$50,000-\$70,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant.

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2020.

All Zoning & SALDO proposed actions across all sections of this Plan represent a single expense of \$50,000 to \$70,000. Not multiple expenses for each.

THE PLAN

McCracken Road Line of Sight Issues



Before Design Guidelines



After Design Guidelines



OBJECTIVE 2: FUNCTION & CONSERVATION



Existing Conditions & Community Feedback Report:

East Fairfield residents consistently recognized the working and largely agricultural function of their community along with its natural environment during the planning process. Within this section, the term function relates to East Fairfield's dominant purpose as both an agricultural community and country living environment for commuters. Complementing the idea of function, conservation relates to East Fairfield's natural environment and the role it plays in promoting desirability and quality of life. This section includes a study of existing recreational opportunities, agricultural resources, and the township's natural environment while also presenting information provided by community residents from the public meetings and survey. The graphic on the page at right demonstrates the community development objective statements within the function and conservation category and a series of related proposed actions are presented at the end of this section.

THE PLAN

Function & Conservation Contents

Existing Conditions

Recreation & Environment Study

- Recreational Opportunities
- Agriculture Resources and Opportunities
- Natural Heritage Inventory
- Environmental Protection Analysis


Community Input

Public Meetings	Survey Comments Summary	Ideas from Survey Respondents
-----------------	-------------------------	-------------------------------

Community Development Objectives


- Maintain and build upon East Fairfield’s working landscape through efforts to encourage the active use of agricultural lands and the appropriate preservation of natural resources.
- Ensure that new developments exhibit densities consistent with the rural form and function of the township.

Proposed Actions




Natural & Historic Resources

- Encourage enrollment in the township’s Agriculture Security Area (ASA).
- Consider an Area-Base Allocation (Sliding Scale) Subdivision & Land Development Ordinance.



Land Use

- Zoning & Subdivision and Land Development Ordinance (SALDO) Review.
- Investigate opportunities to expand viability for agricultural properties (character sensitive).



Local Strategy

- Coordinate with the Crawford County Planning Office regarding new development.
- Work with Conservation District to inform farmers about agricultural assistance programs.

THE PLAN

Recreational Opportunities:

The map at right titled East Fairfield Recreation Opportunities showcases many of the existing recreational assets both in and near East Fairfield. East Fairfield is surrounded by numerous natural recreation opportunities which include boating, fishing, hunting, walking trails, and camping. Adjacent to East Fairfield, the French Creek Water Trail can be accessed through Shaw's Landing and provides for scenic canoeing along Crawford County's most iconic water course.

In addition to East Fairfield's natural assets, several businesses providing leisure services and amenities are close-by. Just a few miles down the road for most East Fairfield residents, the Cochranon business district offers various establishments along with organizations such as the Young Mens Christian Association (YMCA). A little further from East Fairfield, the business districts and amenities of Meadville and Vernon Township are about a six mile drive for most residents.

Although Tamarack Lake is currently out of service due to the reconstruction of the dams on each end, it is included in this analysis as construction will be completed soon.

Some of the recreational activities shown on the map do not currently exist but might in the future. The proposed French Creek Trail is outlined in numerous planning documents which have created a county-wide road map for trail development. Although no specific effort to establish the French Creek Trail is underway, if East Fairfield residents desire the development of such a trail, then considerations for the allocation of land in a manner that will support the future trail should be factored into future planning and construction decisions. Because this effort will ultimately require action and approval by Union Township, Fairfield Township, and Wayne Township, East Fairfield residents seeking to establish this trail should reach out to other trail advocacy groups within Crawford County and Northwest Pennsylvania to outline an approach to funding, development, and maintenance. Movement by East Fairfield residents towards the establishment of the

French Creek Trail could encourage residents in the three townships physically containing the trail to join the effort. Such action would likely represent the work of an independent community group and not East Fairfield Township officially. However, if instigated, Crawford County can provide assistance to secure funding for planning and development.

Recreation and Open Space Plan for Crawford County -

In the 1970s, Crawford County established of a Recreation and Open Space Plan. This plan "is concerned with recreation for the people of Crawford County, Pennsylvania. It surveys all recreation facilities and programs presently existing in the County and measures them against the recreation demand of its residents to determine their recreation needs. It evaluates the function currently performed by the County Government in meeting these needs and focuses on how the County may act to better meet these needs in the future" (Recreation & Open Space Plan for Crawford County, page 1). This plan included a proposal for "Open Space Corridors" following Mud Run emerging from the southern end of Tamarack Lake and traveling through East Fairfield to the southeast (reaching into Wayne Township) with another corridor following French Creek along the edge of East Fairfield (Recreation and Open Space Plan for Crawford County, page 31). Although there is no current effort to establish these corridors, township residents may wish to encourage the conservation of these open space corridors.

SURVEY COMMENTS ON RECREATION

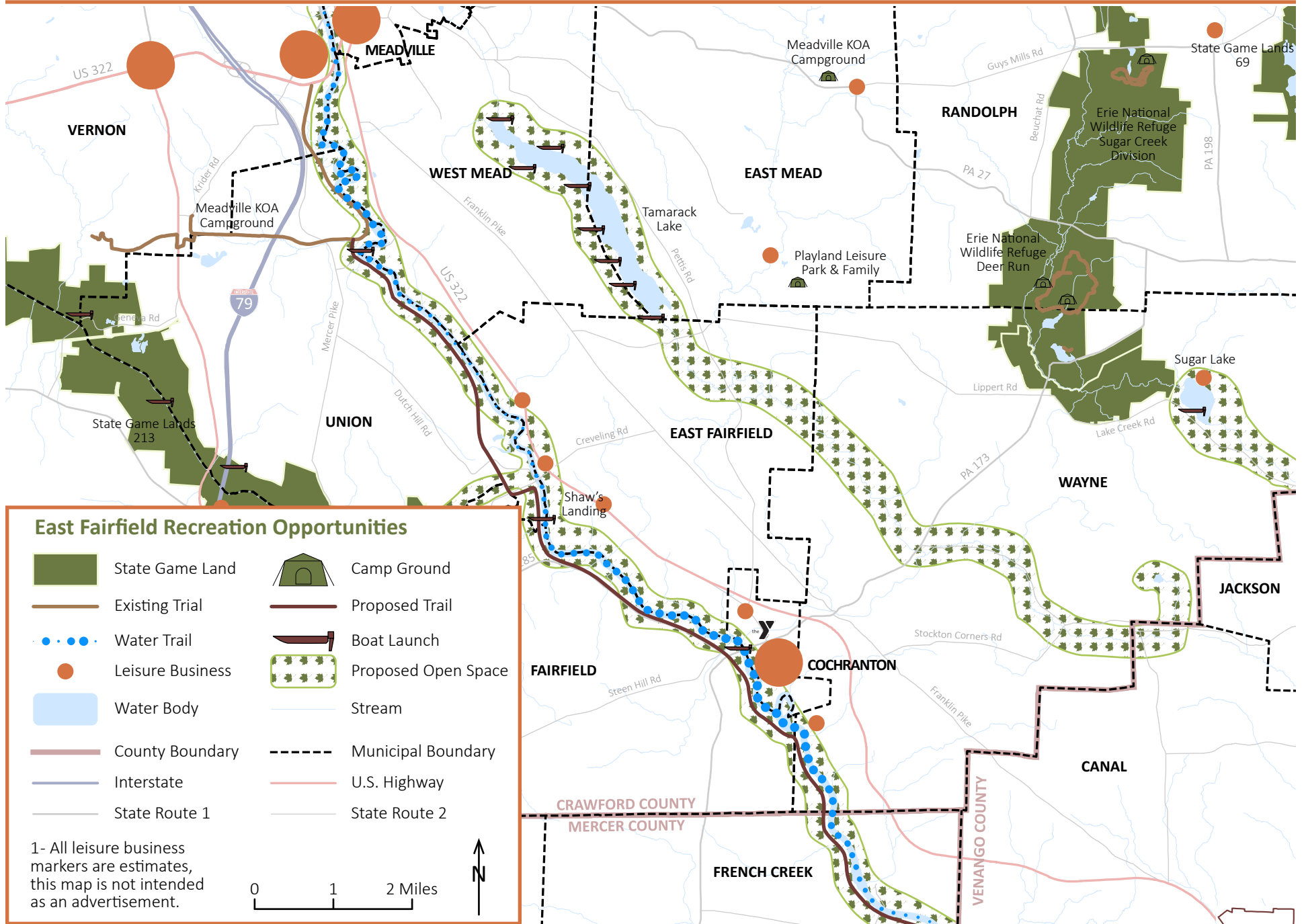
"East Fairfield has many recreation facilities – local ponds for swimming and fishing, areas for hunting, open space for snowmobiles and motor cycles, low traffic to allow walking, running and bicycles on the roads."

RECREATION IDEAS FROM SURVEY COMMENTS

- Review and consider recreational improvements for both Tamarack Lake (fix dam problems as well) and French Creek.



THE PLAN



East Fairfield Recreation Opportunities

	State Game Land		Camp Ground
	Existing Trail		Proposed Trail
	Water Trail		Boat Launch
	Leisure Business		Proposed Open Space
	Water Body		Stream
	County Boundary		Municipal Boundary
	Interstate		U.S. Highway
	State Route 1		State Route 2

1- All leisure business markers are estimates, this map is not intended as an advertisement.

0 1 2 Miles

↑ N

THE PLAN

Agriculture Resources and Opportunities:

The agricultural resources of East Fairfield Township are briefly discussed within the earlier section on existing land use conditions under character and environment. The map at right titled Agriculture Security Areas, Preservation Easements, & Enrollment Potential builds upon information presented in the land use section of this document to demonstrate, among other things, just how expansive farming operations are within the township. Both Agricultural Security Areas (ASAs) and preservation easements are presented on this map along with lots containing what appear to be active fields that are not currently enrolled in the township's ASA.

Although numerous properties mostly located along Franklin Pike have already enrolled in the ASA program, there is still considerable potential for enrollment not only along other sections of Franklin Pike but along large stretches of Pettis Road, Schreck Road, and even U.S. Route 322. The eastern portion of East Fairfield still has significant ASA enrollment potential. If local officials wish to discourage further residential development stemming from Cochranon Borough, encouraging enrollment in the ASA program just north of the borough might be desirable. Similarly, if the township's officials wish to encourage the preservation of the higher quality farmlands to the north and south of Lippert Road, then supporting ASA enrollment there may be desirable as well. Although more heavily forested, areas south of Griffin Road may also be good locations for continued ASA enrollment as these lands often qualify in addition to cultivated fields.

Overall enrollment in the ASA Program might be one of the most important tools for encouraging property owners to maintain the rural and agricultural character of East Fairfield. To provide a resource for those reading this plan, the basic requirements of Pennsylvania's Agriculture Security Areas Program are outlined as follows.

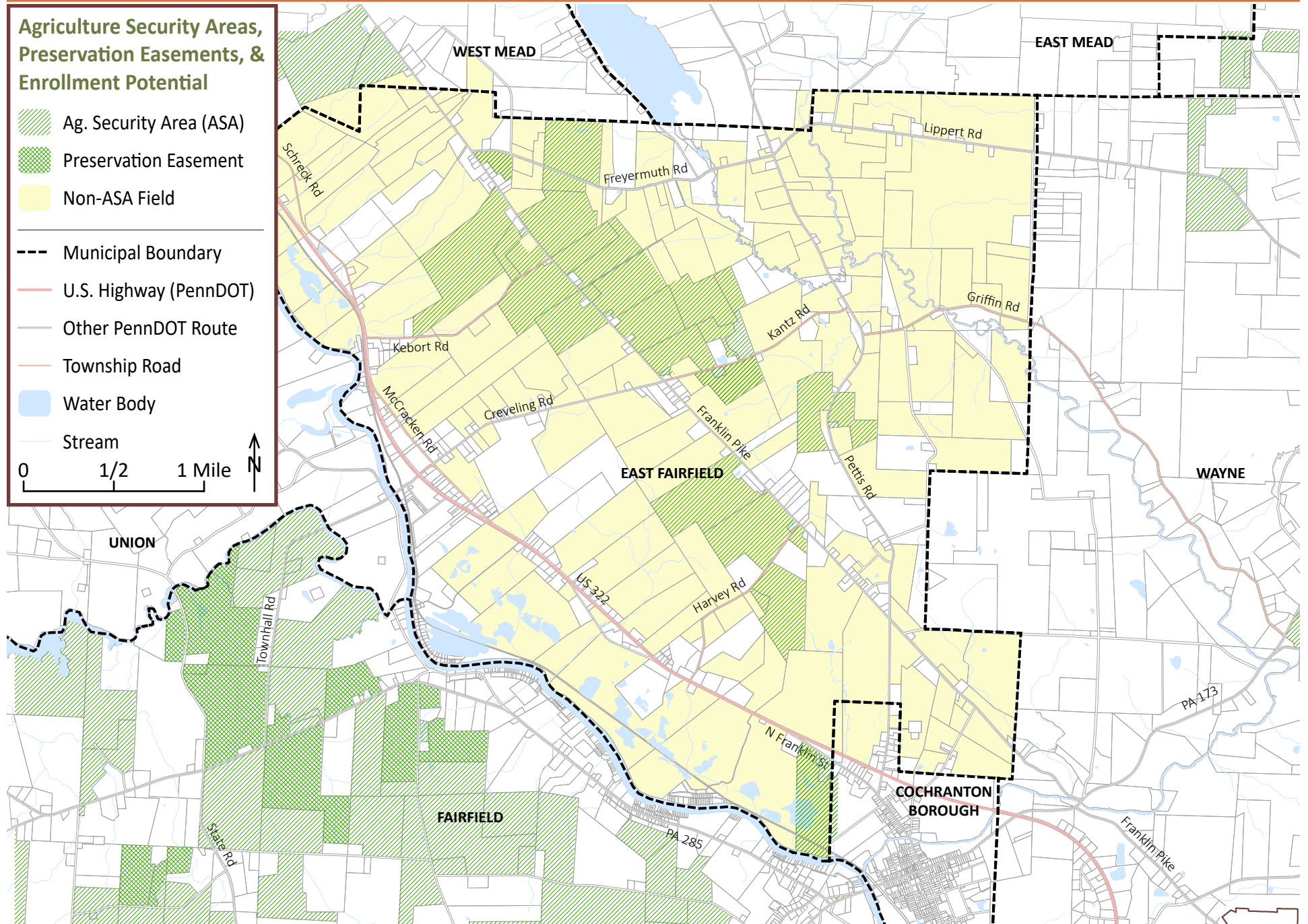
Enrollment in an Agriculture Security Area -

- Enrollment is voluntary. Landowner(s) wishing to enroll within an ASA must submit a proposal to the township. No land survey is necessary unless the property owner is only petitioning to enroll a portion of their property in the ASA.
- Public notice of the proposed ASA must be provided to allow for adjacent property owners to file objections with East Fairfield Township if desired. Notice must allow for a 15 day objection period before information on the proposal is reviewed by the local planning commission and ASA Advisory Committee.
- The local planning commission and ASA Advisory Committee has up to 45 days following the 15 day notice period to review the proposed ASA. Once this 45 day period is over, the governing body of the municipality must hold a public hearing, subject to proper notice, and review the proposed ASA.
- The governing body has the option to adopt, reject, or table the proposed ASA. If no action is taken after 180 days from the date the proposal was submitted, then the proposal becomes effective.

Benefits of forming an Agriculture Security Area -

- Protection from the restrictions of municipal nuisance ordinances and other local laws limiting normal farming practices.
- Additional protections from the actions of State Agencies concerning projects impacting your property.
- Additional protections from condemnation.
- Ability to qualify for selling a preservation easement.
- Increased penalties for those who litter on your property.

THE PLAN



THE PLAN

Natural Heritage Inventory:

Information from existing plans and studies as well as GIS data collected for Crawford County was used to develop an analysis of East Fairfield's natural resources.

The 2008 Crawford County Natural Heritage Inventory (NHI) presents a detailed study of the natural resources and wildlife species within all townships throughout the county. The NHI focuses on those species most vulnerable to development activities and alterations to natural ecosystems known as "species of concern." To do this, the NHI focuses on Biological Diversity Areas (BDAs) whereby the habitats for species of concern are explored on three levels.

The largest extent of area covered within a BDA is classified as a Landscape Conservation Area (LCA). A LCA is a large contiguous area that is important because of its size, open space, habitats, 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. The intermediate level consists of "Supporting Habitat" which include areas that maintain vital ecological processes or secondary habitat that may be able to accommodate some types of low-impact activities. The finest level of observation are the "Core Habitat" areas which delineate essential habitats that cannot absorb significant levels of development activity without a substantial negative impact on the species of concern (see map at right).

According to the NHI, "BDAs in relatively natural condition can be viewed as regional assets. They improve quality of life by providing a landscape imbued with a sense of beauty and wilderness, they provide a sustainable economic base, and their high ecological integrity offers unique capacity to support biodiversity and human health" (NHI page X). Planning and stewardship efforts can preserve these functions of the landscape by limiting the overall amount of land converted to other uses, thereby minimizing fragmentation of these areas.

Concerning the preservation of East Fairfield's natural resources, findings and recommendations from the NHI are broken down by Core Habitat BDA and presented as follows:

Lower French Creek BDA [MAP ITEM A] -

Species of concern include the plant Pineland Pimpernel, a fish known as the Ohio Lamprey, and three mussels known as Elktoe, Three-ridge, and Round Pigtoe. Threats and stresses reported in this area include the loss of riparian forest buffers, water contamination from erosion and sediment runoff, agricultural runoff, point source pollution from residential or industrial wastewater, and other environmental disturbances. Environmental planning and management recommendations include maintaining a minimum 100 meter riparian forest buffer, encouraging best practices in reducing environmental impacts from agricultural activities, restricting dredging activity, and to avoid the excessive application of road salt during the winter.

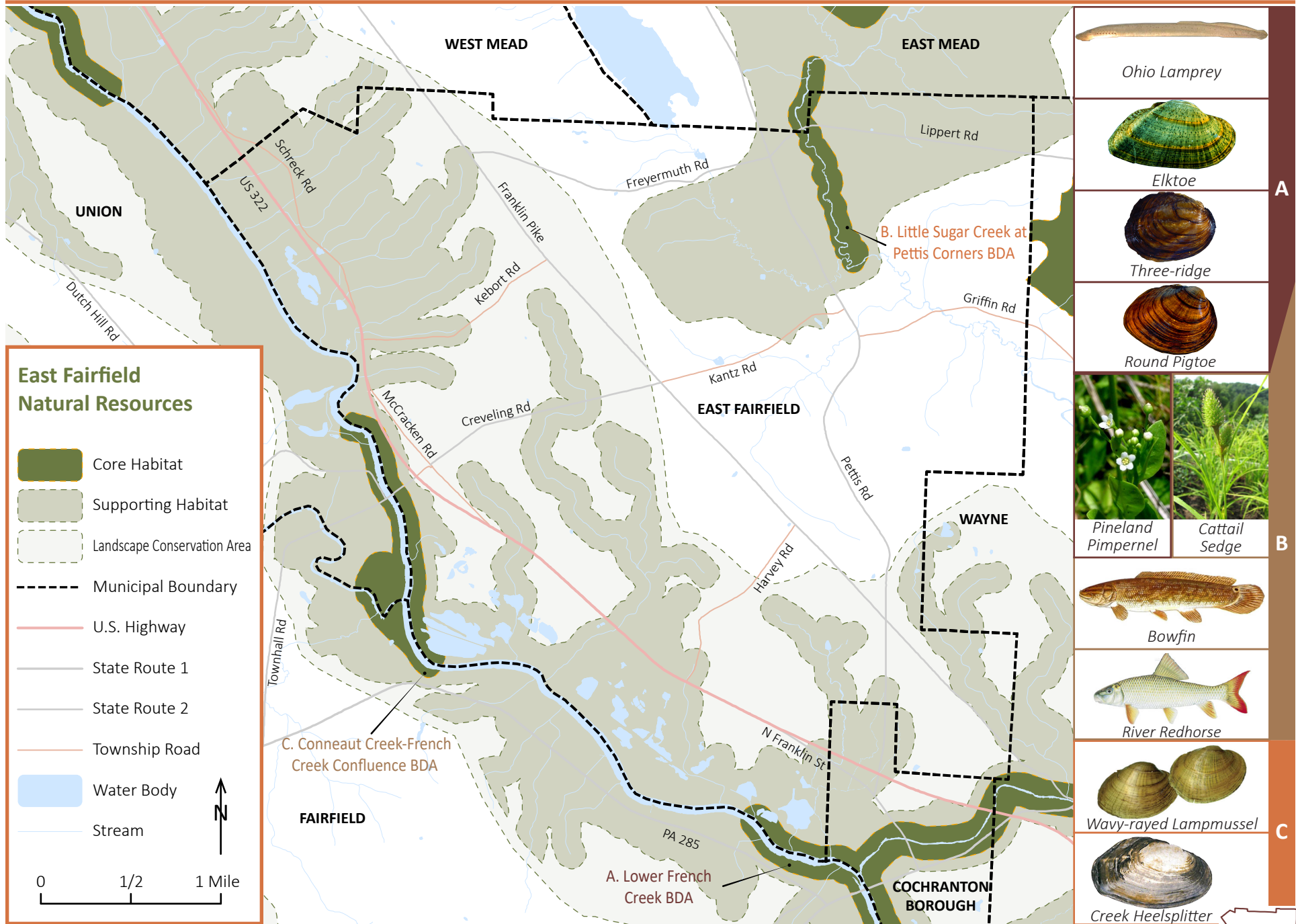
Conneaut Creek-French Creek Confluence BDA [MAP ITEM B] -

Species of concern include the plant Cattail Sedge, and two fish - the Bowfin and River Redhorse. Threats and stresses reported in this area include any disturbance to the water flow (hydrology). Environmental planning and management recommendations include protecting the area from development that alters water flow, agricultural pollution control measures, and consistent monitoring.

Little Sugar Creek at Pettis Corners BDA [MAP ITEM C] -

Species of concern include two mussels known as the Wavy-rayed Lampmussel and the Creek Heelsplitter. Threats and stresses reported in this area include the loss of riparian forest buffers, agricultural runoff, and sedimentation issues that may result from the roadway crossing the stream. Environmental planning and management recommendations include maintaining a minimum 100 meter riparian forest buffer and the encouragement of best practices in reducing environmental impacts from agricultural activities.

THE PLAN



East Fairfield Natural Resources

- Core Habitat
- Supporting Habitat
- Landscape Conservation Area
- Municipal Boundary
- U.S. Highway
- State Route 1
- State Route 2
- Township Road
- Water Body
- Stream

0 1/2 1 Mile

↑ N

	<i>Ohio Lamprey</i>	A
	<i>Elktoe</i>	
	<i>Three-ridge</i>	
	<i>Round Pigtoe</i>	
	<i>Pineland Pimpernel</i>	B
	<i>Cattail Sedge</i>	
	<i>Bowfin</i>	C
	<i>River Redhorse</i>	
	<i>Wavy-rayed Lampmussel</i>	
	<i>Creek Heelsplitter</i>	

FUNCTION & CONSERVATION - NATURAL RESOURCES

THE PLAN

Environmental Protection Analysis:

The 2008 Crawford County Natural Heritage Inventory (NHI) discussed previously outlines recommendations for the protection of natural ecosystems that support “species of concern.” Many of these recommendations concern the protection of water courses by establishing forest buffers within riparian corridors. This environmental protection method provides natural habitat for species living near water in addition to shading water courses from direct sunlight which can alter their temperature and ecosystem. Forest buffers around water courses may also shelter them from agricultural chemicals and runoff along with other pollutants.

The map presented at right titled, Environmental Protection Analysis, demonstrates several concepts. First, the core habitat areas from the NHI are displayed. These areas represent natural environments recommended for protection within the Natural Heritage Inventory Plan. Second, all forested areas within and near East Fairfield are represented in green with riparian corridors surrounding streams also shown with a dotted blue outline. The main purpose of this analysis is to demonstrate which areas within riparian corridors currently have forest coverage along with those that do not. A caveat of this analysis is that in certain circumstances, a forest buffer around a water course may in fact not be the natural type of vegetation for that specific area. In all cases, site specific knowledge will be important when making judgment calls concerning how any riparian corridor is treated. A final element of the display, the red represents areas within riparian corridors that are not currently covered with forest vegetation.

The analysis presented at right is broken down into three sections known as BDA (Biological Diversity Area) Analysis Areas. These areas correspond to the “drainage basins” or watershed subsections relating to a core habitat area. For example, the Connect-French Creek BDA is analyzed within a BDA Analysis Area outlined in brown which contains the core habitat identified in the NHI formally known as the Connect Creek - French Creek Confluence Biological Diversity Area. It

is important to recognize that none of the riparian corridors within the portion (third) of East Fairfield inside the brown line (BDA Analysis Area) cross the brown line into another BDA Analysis Area. The results produced by this analysis were tabulated within each of the BDA Analysis Areas. Because East Fairfield is the subject of this plan, only calculations for riparian corridors inside the township were performed - even though features outside its borders are displayed for reference.

The results for the amount of riparian corridor forest buffer coverage are shown for each of the three BDA Analysis Areas. The Little Sugar Creek BDA has the highest ratio of riparian corridor forest coverage at nearly 56% followed by the Conneaut-French Creek BDA and Lower French Creek BDA at nearly 54% and almost 34% respectively.

The information produced within this analysis should be helpful for landuse planners reviewing development proposals as well as for local officials when making zoning decisions. Although the data provided on this map does not represent a professional survey of the land, the Crawford County Conservation District may find this information useful when evaluating efforts to protect riparian corridors.

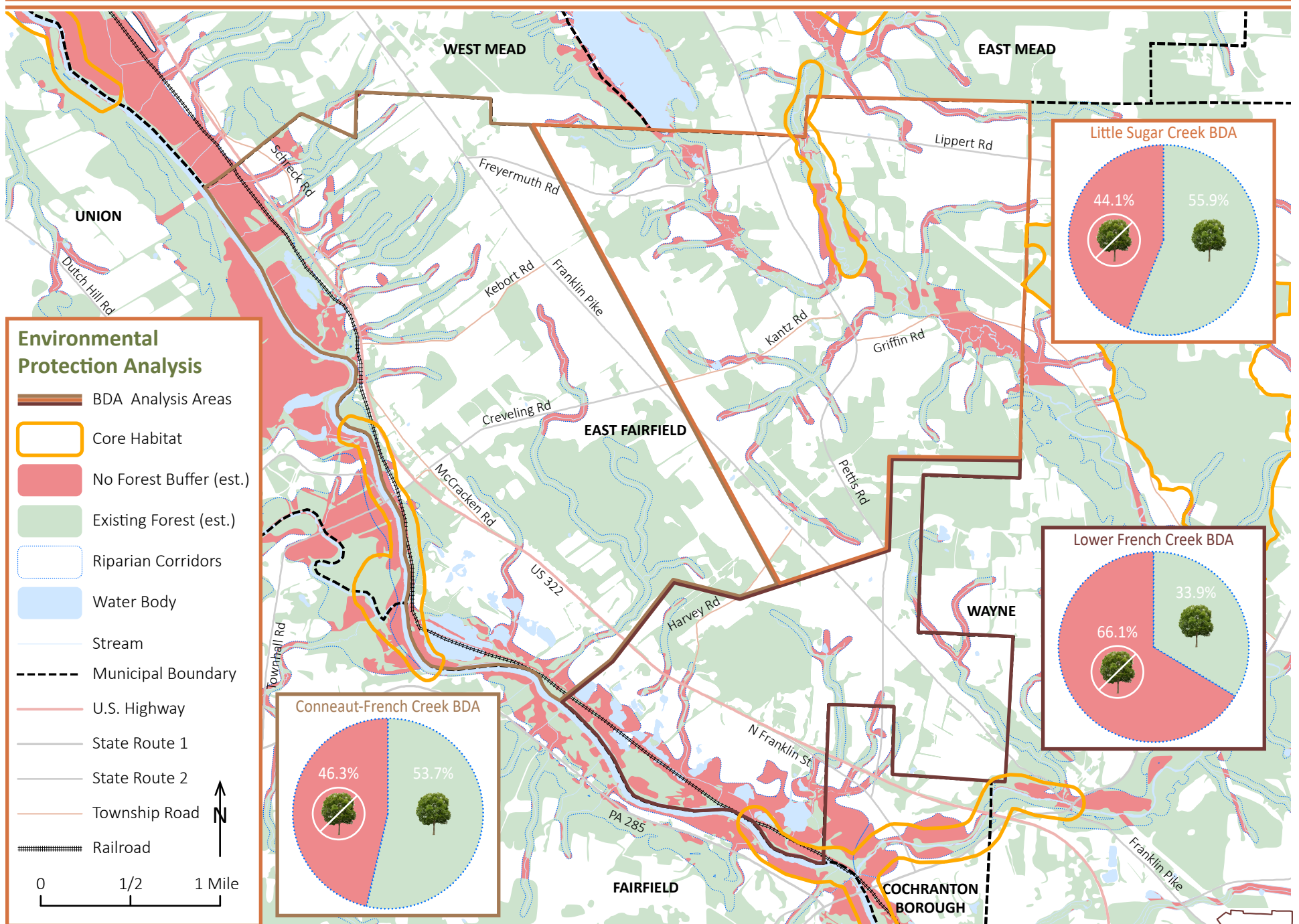
French Creek Watershed Conservation (2002) -

In addition to the analysis presented at right, The 2002 French Creek Watershed Conservation Plan’s technical steering committee made recommendations to address threats to the quality of French Creek. One implication from that plan called out the numerous mining sites in East Fairfield (French Creek Watershed Conservation Plan, page 47).

Crawford County Greenways Plan (2009) -

Corroborated by the findings of our map on the right, the 2009 Crawford County Greenways Plan recognizes Mud Run / Little Sugar Creek and the small creek crossing Powell Road (shown NW of Harvey Road) as exceptionally high quality natural greenway systems.







THE PLAN



THE PLAN

Proposed Actions under Function & Conservation:

This section explores proposed actions related to the community development objectives for function and conservation. First-tier proposed actions are colored in dark orange with second-tier actions in light-orange. Of the six proposed actions within this section, two each concern local strategies, natural and historic resources, and land use.

Functional Category	First-Tier Proposed Actions
	Coordinate with the Crawford County Planning Office regarding new development.
	Encourage enrollment in the township's Agriculture Security Area (ASA).
	Zoning & Subdivision and Land Development Ordinance (SALDO) Review.
Functional Category	Second-Tier Proposed Actions
	Work with Conservation District to inform farmers about agricultural assistance programs.
	Consider an Area-Base Allocation (Sliding Scale) Subdivision & Land Development Ordinance.
	Investigate opportunities to expand viability for agricultural properties (character sensitive).

All Zoning & SALDO proposed actions across all sections of this Plan represent a single expense of \$50,000 to \$70,000. Not multiple expenses for each.

THE PLAN



Coordinate with the Crawford County Planning Office regarding new development.

Description - When a major subdivision or land development is planned by a property owner and/or developer, the township is encouraged to coordinate a pre-application conference with the Crawford County Planning Office and Conservation District to ensure that any entitlements and/or development issues can be sorted out before becoming larger problems.

Lead & Potential Partners - Township

Estimated Cost / Potential Funding - Administrative / Township

Community Importance - First-Tier Proposed Action.

Approximate Timeline - On-going.



Encourage enrollment in the township's Agriculture Security Area (ASA).

Description - Encourage individual property owners to enroll in the ASA Program by providing County & Conservation District promotional brochures at the East Fairfield Community Building.

Lead & Potential Partners - Township / Crawford County + Conservation District

Estimated Cost / Potential Funding - Administrative + Advertising Costs / Township + Crawford County + Conservation District

Community Importance - First-Tier Proposed Action.

Approximate Timeline - On-going.



Zoning & Subdivision and Land Development Ordinance (SALDO) Review.

Description - Conduct a review of your township's Zoning and Subdivision & Land Development ordinances to ensure that they appropriately protect active farmlands.

Lead & Potential Partners - Township / Crawford County + Private Consultant

Estimated Cost / Potential Funding - \$50,000-\$70,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant

Community Importance - First-Tier Proposed Action.

Approximate Timeline - To be completed by 2020.

THE PLAN



Work with Conservation District to inform farmers about agricultural assistance programs.

Description - Provide information on agricultural assistance initiatives and programs from the Conservation District at the East Fairfield Community Building. Develop and maintain a working relationship with Conservation District staff.

Lead / Potential Partners - Township / Conservation District

Estimated Cost / Potential Funding - Administrative / Township

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - On-going.



Consider an Area-Base Allocation (Sliding Scale) Subdivision & Land Development Ordinance.

Description - An area-based allocation system within a subdivision and land development ordinance regulates the number of parcels that can be created (subdivided) from an existing lot based on the total area of the existing lot. Larger existing lots can subdivide more times than smaller existing lots. This method has been found effective for preserving farmland.

Lead / Potential Partners - Township / Crawford County + Private Consultant

Estimated Cost / Potential Funding - \$30,000-\$50,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2020.

Cost of this proposed action would be included within the cost of a Zoning / SALDO Ordinance update.



Investigate opportunities to expand viability for agricultural properties (character sensitive).

Description - Action must coincide with updates to zoning and subdivision & land development ordinances to ensure regulations are consistent with the expansion of rural enterprises on agricultural properties. Action includes exploring new angles for business activity to occur on farm properties without altering the character and function of the community.

Lead / Potential Partners - Township / Crawford County + Private Consultant + Conservation District + Economic Progress Alliance

Estimated Cost / Potential Funding - \$50,000-\$70,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2020.

THE PLAN



FUNCTION & CONSERVATION - PROPOSED ACTIONS

OBJECTIVE 3: HOUSING & COMMUNITY



Existing Conditions & Community Feedback Report:

East Fairfield residents expressed concerns over some Housing and Community related matters during the planning process. Here, “housing” concerns the supply of dwellings that meet the needs of workers. Complementing the township’s housing objectives, “community” refers primarily to the ability of East Fairfield to support, as necessary, existing commercial businesses. This section includes a study of existing community facilities and development trends, particularly as they relate to housing while also presenting information provided by community residents from the public meetings and survey. The graphic on the page at right demonstrates the community development objective statements within the housing and community category. A series of related proposed actions are presented at the end of this section.

THE PLAN

Housing & Community Contents

Existing Conditions

Infrastructure & Development Study

- Township Infrastructure
- Analysis of Development Activity

Community Input

Public Meetings

Survey Comments Summary

Ideas from Survey Respondents

Community Development Objectives

- Encourage opportunities for quality housing meeting the needs of workers.
- Maintain the commercial opportunities existing within East Fairfield.

Proposed Actions



Housing

- Zoning & Subdivision and Land Development Ordinance (SALDO) Review.



Land Use

- Zoning & Subdivision and Land Development Ordinance (SALDO) Review.
- Inventory available/existing commercial lots or spaces?



Local Strategy

- Coordinate with the Economic Progress Alliance for commercial business support.

THE PLAN

Township Infrastructure:

East Fairfield Township hosts administrative functions at its community building located at the northeast corner of Franklin Pike and Kantz Road. The East Fairfield Community Building (shown below) sits on one of two parcels owned by the Township. The current site is large enough to accommodate a small shed and parking for about a dozen vehicles. Additionally, the site presents the opportunity to accommodate expanded facilities if necessary.

The East Fairfield Community Building currently provides adequate facilities for township operations. The building includes a meeting

East Fairfield Township Community Building



assembly hall with space for around 25 attendees, a separate board room, an office, indoor storage/filing areas, and public restroom facilities. These accommodations allow the Township to host public meetings, conduct official business through its Board of Supervisors, and handle administrative affairs.

East Fairfield also owns and maintains a system of more than 11 miles of local roadways. All of these roadways are classified as local roads and primarily serve residential homes and farms. Nevertheless, East Fairfield's road system presents a significant and ongoing maintenance responsibility.

A Typical Township Roadway



SURVEY COMMENTS ON TOWNSHIP PROGRAMMING & INFRASTRUCTURE + UTILITIES

Eight comments related to township programming were provided by survey respondents, representing around 6% of all written feedback. East Fairfield residents appear to strongly support the Township's Clean Up Day and some expressed desires for the event's expansion.

“Clean up day, thanks, much appreciated.”

“Glad for spring clean up day, great way to get rid of unwanted items.”

Survey respondents provided seven comments relate to non-transportation infrastructure representing around 5% of all written feedback. The largest share of comments, five in all, concerned the idea of avoiding the development of unnecessary facilities.

“We don't want water or sewage treatment plants in our township at all, we do not need extra taxes for these facilities.”

Nine comments relating to livability and services were provided by survey respondents representing around 7% of all written feedback. These comments mostly concerned the desire for enhanced utility distribution including electricity, gas, and Internet.

“The quality of electric service along Creveling Road is very sporadic, if a storm develops we can count on a power outage!”

TOWNSHIP PROGRAMMING & INFRASTRUCTURE + UTILITIES IDEAS FROM SURVEY COMMENTS

- Gas and oil energy education for property owners.
- Lessen restrictions (expand options) for Clean Up Day.
- Conduct spring Clean Up Twice per year (Spring and Fall).
- Provide more than one dumpster and more than one day for Clean Up Day.
- Place a standing dumpster at the Township Building for recycling plastic and metals.
- Outfitting the East Fairfield Township Building with a kitchen.
- Gathering information to plan for a DEP required water or sewage system.
- Repair gas well castings and septic systems.

THE PLAN

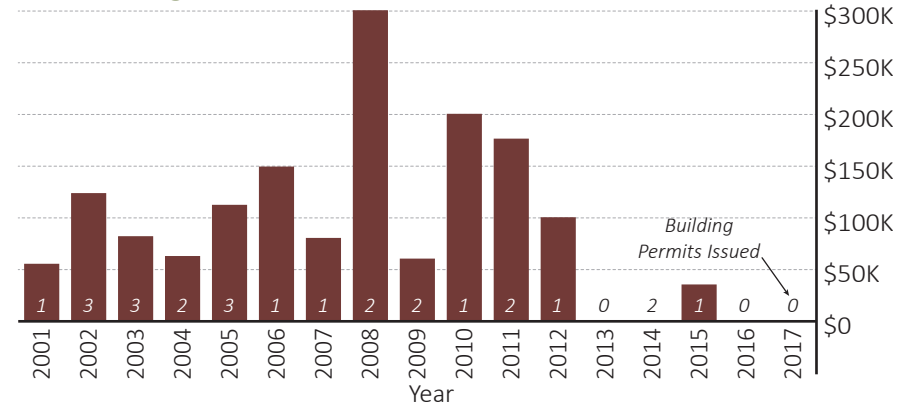
Analysis of Development Activity:

The graphs contained on this spread provide information on the level of development and investment activities that have taken place within East Fairfield over the past 17 years. Since 2001, there were 37 building permits issued for the construction or setting of new residences (see Building Permits for New Residences below). Among these new residences, 25 represented the construction of new homes with the annual average cost of new construction demonstrated at right (see Average Cost of Construction for New Residence). It should be noted, in 2014, two building permits were issued for new residences (home construction) with no construction cost reported. This same event also occurred for one of the two building permits for new home construction issued in 2011.

The graph, Aggregate Investment Amount of all Permits by Year, demonstrates the total dollar amount of reported value invested in private construction activities for each of the 17 years studied. This graph shows that the aggregate dollar amount of investment for the years prior to the Great Recession of 2008 was typically higher than in more recent years.

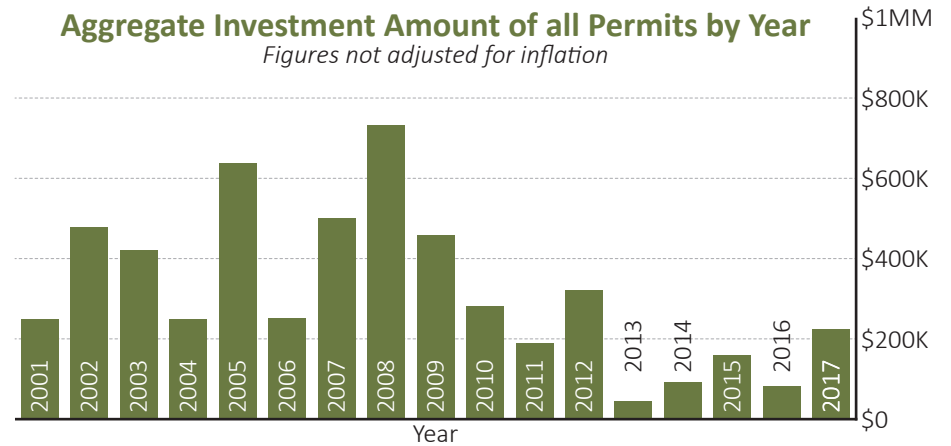
A final graph on this page demonstrates the number of building permits issued per year separated by land use classification. This same graph

Average Cost of Construction for New Residence

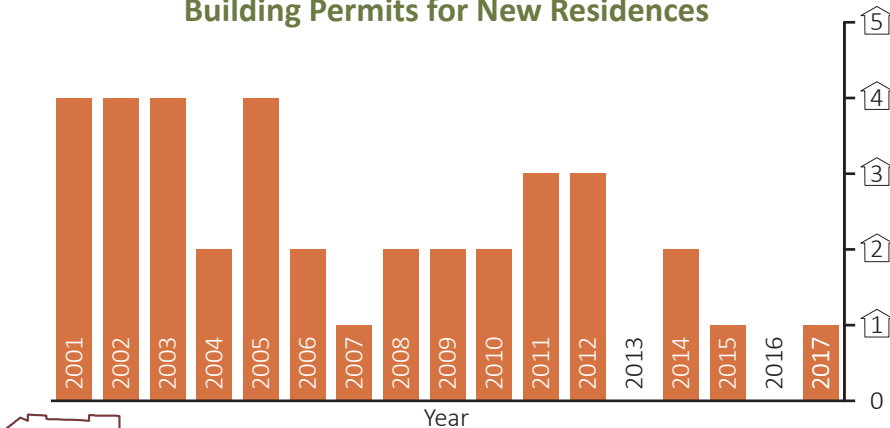


Aggregate Investment Amount of all Permits by Year

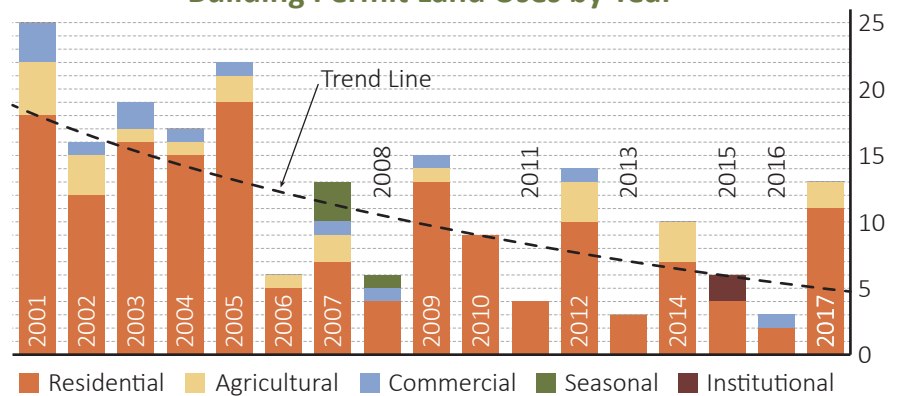
Figures not adjusted for inflation



Building Permits for New Residences



Building Permit Land Uses by Year

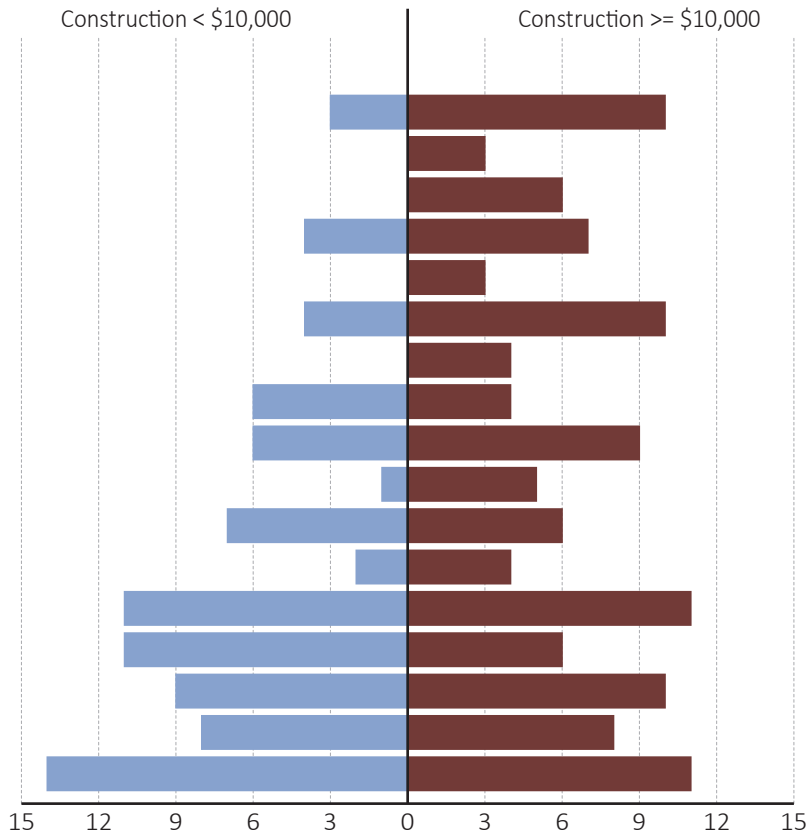


THE PLAN

also provides a trend line showing the relationship between time and the level of building permits issued. For East Fairfield, building permit activity has been trending downward over the years shown.

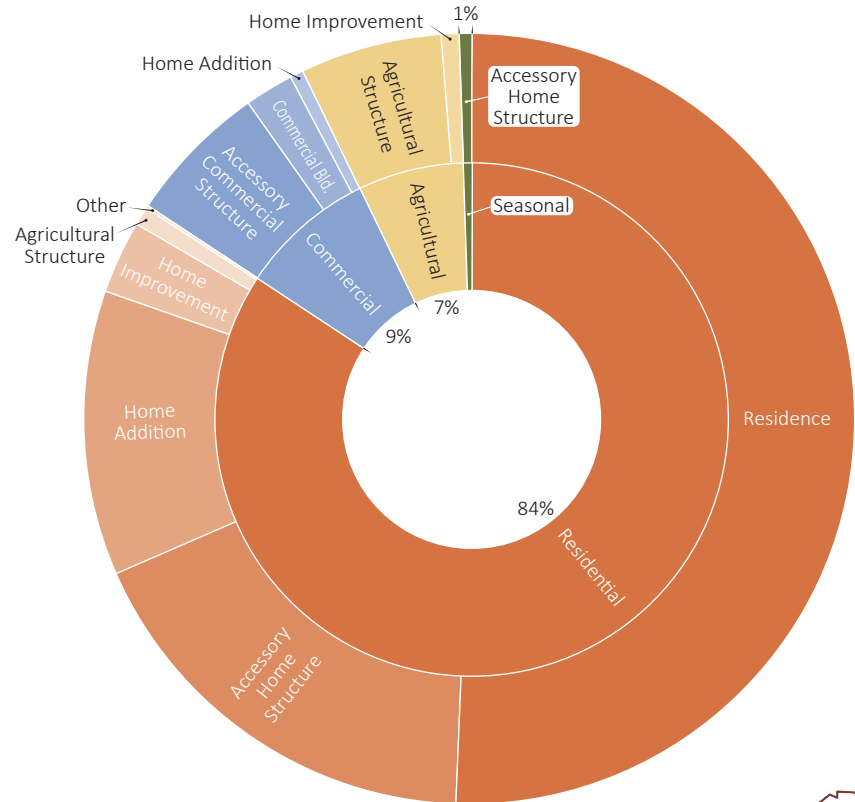
To differentiate between the issuance of larger (higher value) and smaller (lower value) permits, the graphic Building Permits [Compared by Amount Invested] was created. Within this analysis, small permits were classified as those representing construction valued below \$10,000 with large permits constituting construction valued at \$10,000 or above. From plotting the results, it is apparent that larger value building permit activity has generally been more stable since 2001.

Building Permits (Compared by Amount Invested)



The sunburst chart titled, Composition of Building Permit Activity by Value Invested (2001 to 2017), displays building permit activity in East Fairfield since 2001. Around 84% of the value of all building permit activity has been for residential purposes. This finding, paired with the fact that 7% of all building permit construction cost concerned investment in agricultural activities, reflects the rural residential nature of the township. Additionally, the typically more expensive construction costs tied to permits issued for commercial buildings comprised around 9% of all construction value during the same timeframe.





Composition of Building Permit Activity by Value Invested (2001 to 2017)



THE PLAN

Proposed Actions under Housing & Community:

This section explores proposed actions related to the community development objectives for housing and community. The four second-tier proposed actions are represented in light-orange with one concerning housing, two covering land use, and a final constituting a local strategy.

Functional Category	Second-Tier Proposed Actions
	Zoning & Subdivision and Land Development Ordinance (SALDO) Review.
	Zoning & Subdivision and Land Development Ordinance (SALDO) Review.
	Inventory available/existing commercial lots or spaces.
	Coordinate with the Economic Progress Alliance for commercial business support.

All Zoning & SALDO proposed actions across all sections of this Plan represent a single expense of \$50,000 to \$70,000. Not multiple expenses for each.



Zoning & Subdivision and Land Development Ordinance (SALDO) Review.

Description - Conduct a review of your township’s zoning and subdivision & land development ordinances to ensure that they appropriately provide for new housing opportunities.

Lead / Potential Partners - Township / Crawford County + Private Consultant

Estimated Cost / Potential Funding - \$50,000-\$70,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2020.

THE PLAN



Zoning & Subdivision and Land Development Ordinance (SALDO) Review.

Description - Conduct a review of your township's zoning and subdivision & land development ordinances to ensure that they appropriately provide for new business opportunities.

Lead / Potential Partners - Township / Crawford County + Private Consultant

Estimated Cost / Potential Funding - \$50,000-\$70,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2020.



Inventory available/existing commercial lots or spaces.

Description - Develop a list of existing commercial spaces and undeveloped commercially zoned lots to support both the township's zoning and/or subdivision & land development ordinance update as well as to encourage future business opportunities by coordinating with the Economic Progress Alliance.

Lead / Potential Partners - Township / Crawford County + Private Consultant + Economic Progress Alliance

Estimated Cost / Potential Funding - Administrative / Township

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2020.



Coordinate with the Economic Progress Alliance for commercial business support.

Description - Provide information produced by the Economic Progress Alliance for either existing or potential business owners at the Community Building.

Lead / Potential Partners - Township / Economic Progress Alliance

Estimated Cost / Potential Funding - Administrative / Township

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - On-going.

OBJECTIVE 4: STABILITY & RESILIENCE



Existing Conditions & Community Feedback Report:

The need to maintain a financially stable township whose operations are resilient enough to withstand the challenges they may face during difficult or uncertain times was the most pressing concern expressed by East Fairfield residents. Within this section, “stability” refers primarily to the financial well-being of the township into the future. “Resilience,” a more involved term, concerns undertaking routine actions today in a manner that best supports the financial stability of the community down the road. Therefore, a resilient township supports the development of infrastructure and incorporates management practices that both meet the current needs of residents while being mindful of potential future issues or challenges. This section provides a study of existing safety conditions, potential hazards, and financial trends while also showcasing some of the feedback collected from community residents during the planning process. The graphic on the page at right demonstrates the community development objective statement within the Stability and Resilience category. A series of related proposed actions are presented at the end of this section.

THE PLAN

Stability & Resilience Contents

Existing Conditions

<p>Safety Support & Hazards Study</p> <ul style="list-style-type: none"> • Safety & Livability (Emergency Services) • Hazard Mitigation • Floodplains and Future Growth Considerations 	<p>Financial Trends</p> <ul style="list-style-type: none"> • Existing Financial Performance
--	---




Community Input

<p>Public Meetings</p>	<p>Survey Comments Summary</p>	<p>Ideas from Survey Respondents</p>
-------------------------------	---------------------------------------	---

Community Development Objective

- Build upon the aspects that make East Fairfield a community of choice for workers and families of all types.

Proposed Actions

 <p>Local Strategy</p> <ul style="list-style-type: none"> • Maintain equipment & infrastructure database concerning repairs & the replacement of equipment. • Review existing Township ordinances and amend/remove as necessary. • Publish an annual report card regarding township financial trends. • Conduct cost-benefit analysis for new capital maintenance projects (short/long-term implications). • Encourage transparency procedures in local governance.
 <p>Transportation</p> <ul style="list-style-type: none"> • Invest in a better (more effective) snow plow. • Snow management through shoulder design, green infrastructure, & fencing and/or determine where snow can be plowed.
 <p>Community Facilities & Utilities</p> <ul style="list-style-type: none"> • Explore options for managing winter maintenance materials/supplies.

THE PLAN

Safety & Livability (Emergency Services):

The map on the right demonstrates existing public safety services within and near East Fairfield as well as key hazard mitigation issues as outlined in the Crawford County 2015 Hazard Mitigation Plan Update. East Fairfield currently receives fire service from Cochranon Borough and ambulance service from Meadville City. There is no local police service within East Fairfield however, the neighboring communities of West Mead Township and Cochranon Borough have local departments. For emergencies within East Fairfield, Pennsylvania State Police respond to service calls.

Important Emergency Management Procedures -

To provide a resource for supporting adequate emergency management at the township level, local officials are encouraged to participate in the reporting procedures outlined as follows.

Road Closure Reporting:

In the event of any road closure (either natural or man-made), please notify Crawford County Public Safety. The appropriate number to reach them is 814-724-2548. When calling, provide the nearest cross streets along with an estimated time for reopening. When the road reopens, please notify Crawford County 9-1-1 at 814-724-2548. Additionally, when Crawford County 9-1-1 notifies your township of a closed road, please confirm this event with Crawford County 9-1-1 to support accuracy.

Flood Damage Reporting:

In the event of a flood, report the human impact (number of fatalities, number hospitalized, evacuated, sheltered, etc.) and then report the infrastructural impact. Infrastructural impacts include: (1) number of primary homes with at least three inches of water in a occupied or required room; (2) any damaged functional components (furnace, water heater, HVAC, etc.); (3) all publicly owned facilities that have been damaged. Once this inventory is complete, submit to Crawford County.



Hazard Mitigation:

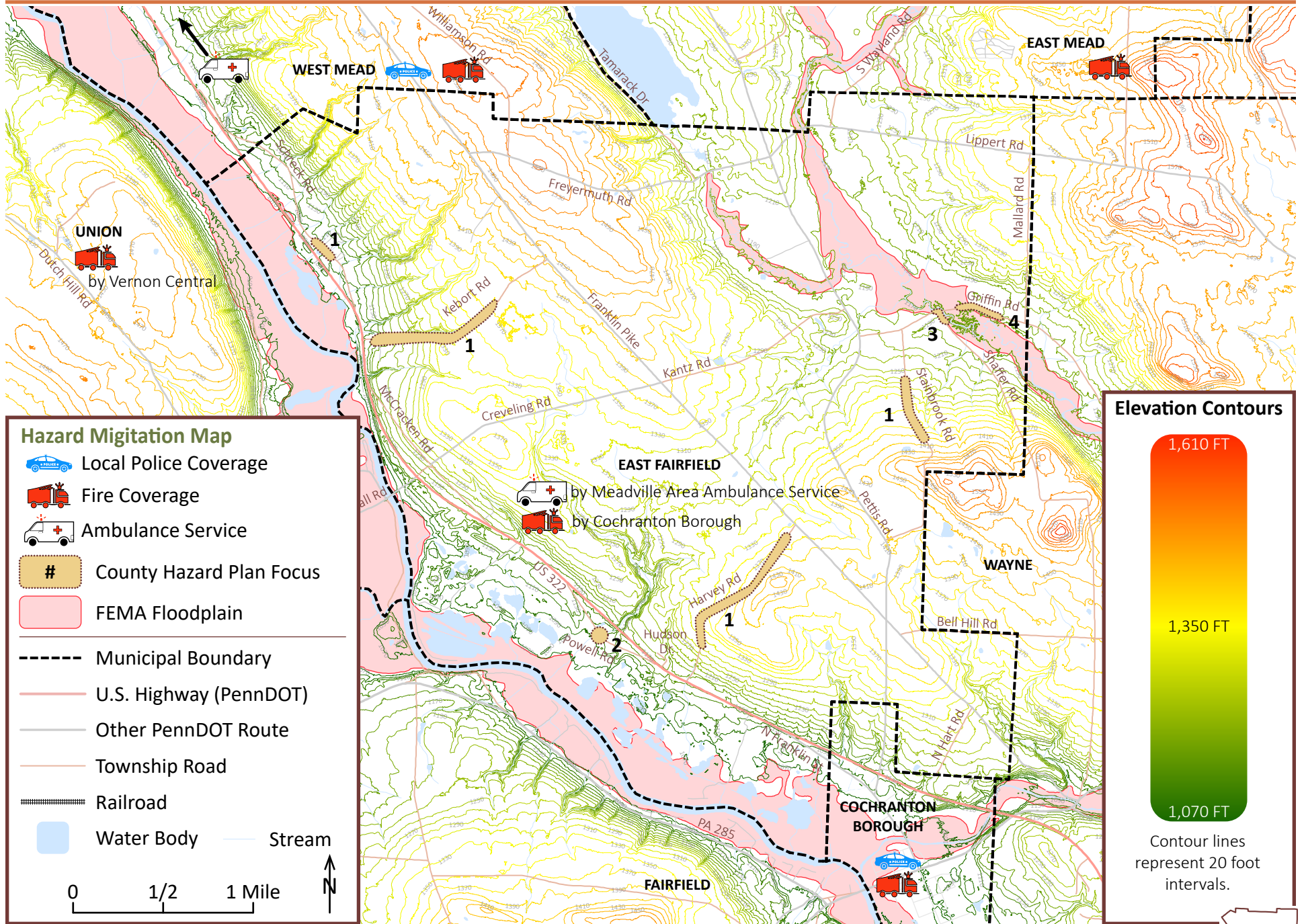
The map at right also demonstrates floodplains and provides elevation contours to help identify areas that might be more at risk to flooding, landslides, or other disasters. To identify safety and hazard mitigation issues throughout Crawford County, the 2015 Hazard Mitigation Plan Update was developed. According to the plan,

“The general purpose of the 2015 Crawford County Hazard Mitigation Plan is to: (1) protect life and property by reducing the potential for future damages and economic losses that result from natural hazards; (2) qualify for additional grant funding, in both the pre-disaster and post-disaster environment; (3) quick recovery and redevelopment following future disasters; (4) integrate existing flood mitigation documents; (5) demonstrate a firm local commitment to hazard mitigation principals; and (6) comply with state and federal legislative requirements tied to local hazard mitigation planning” (2015 Hazard Mitigation Plan Update, page 2).

Direct implications for East Fairfield from the County’s Hazard Mitigation Plan Update include:

- Improve drainage along Stainbrook Road, Schreck Road, Maitosos Drive, Kebort Road, and Harvey Road to prevent washout and soil saturation, and reduce landsliding [Map Items 1];
- Clean and maintain Powell Road culvert [Map Item 2];
- Roadway elevation (approx. 500-600 ft) along Schaffer Road (near the intersection of Schaffer Road & Griffin Road) due to flooding caused primarily by Little Sugar Creek [Map Item 3];
- Mitigate beaver dam affecting Griffin Road [Map Item 4];
- Trim and/or remove hazardous trees near roads and utilities [Not Shown].

THE PLAN



Hazard Mitigation Map

- Local Police Coverage
- Fire Coverage
- Ambulance Service
- # County Hazard Plan Focus
- FEMA Floodplain
- Municipal Boundary
- U.S. Highway (PennDOT)
- Other PennDOT Route
- Township Road
- Railroad
- Water Body
- Stream

0 1/2 1 Mile

↑ N

Elevation Contours

1,610 FT

1,350 FT

1,070 FT

Contour lines represent 20 foot intervals.

THE PLAN

Floodplains and Future Growth Considerations:

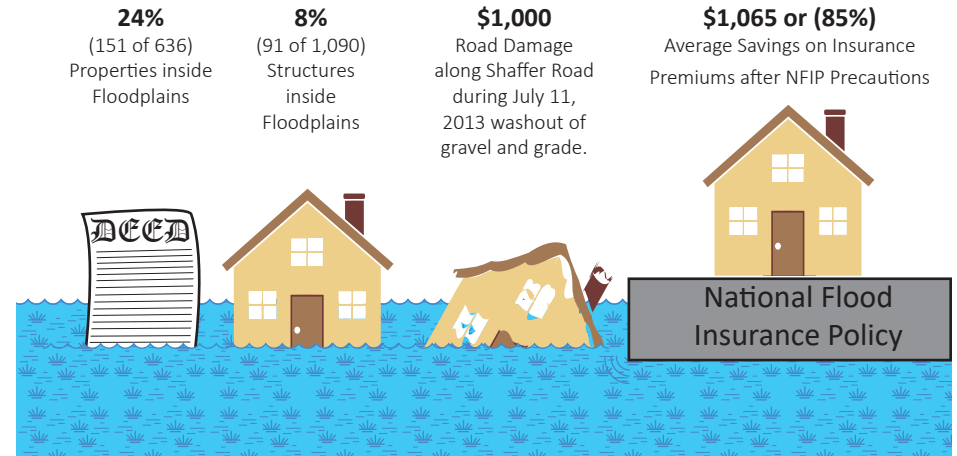
The National Flood Insurance Act of 1968 was adopted for the purpose of protecting both property and individuals from the potential harm and damages caused by flood events as well as to encourage a comprehensive approach to floodplain management. Through the provisions of this act, local communities, such as East Fairfield, are encouraged to adopt Floodplain Management Ordinances or comparable regulations in exchange for the federal backing of flood insurance within their community. This program not only encourages development to occur outside of areas recognized as floodplains but also requires construction that does occur within floodplain zones to take special precautions. If a community is either unable or falls short of proper enforcement of their floodplain regulations, that community can potentially lose their federal backed flood insurance or experience a significant increase in premiums for private property owners.

The analysis presented in the map titled Floodplain Damage Analysis is intended to quantify the assessed value of improvements (built structures) residing within recognized floodplain zones. This analysis only provides an approximation and does not produce exact data for regulatory purposes. Despite being an estimate, this analysis demonstrates the approximate extent of development already within floodplain zones and provides useful insight for how local officials can work to avoid intensive construction in floodplain zones.

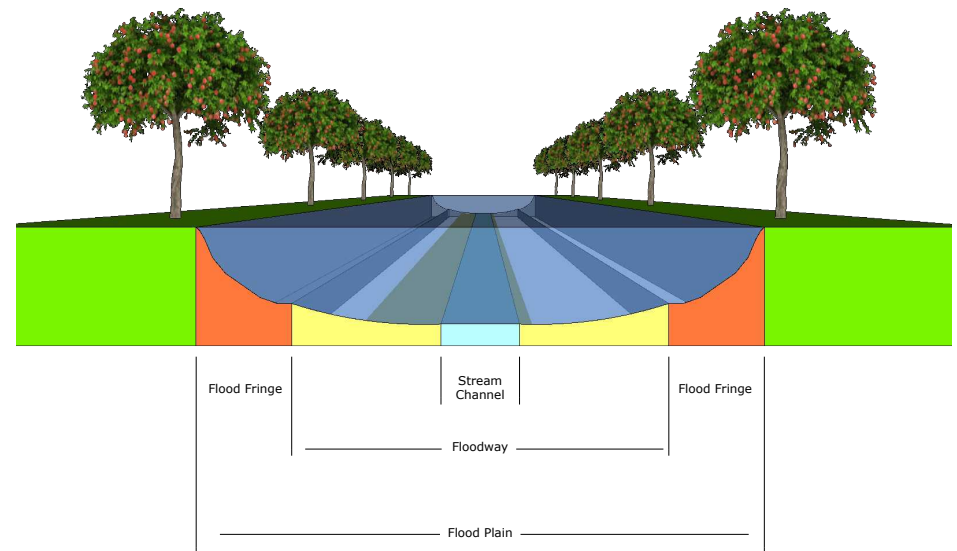
Fortunately for East Fairfield, only five sites demonstrate instances of structures lying within floodplain zones. Of these five sites, only a fraction of the township's total improvement value, or approximately \$334,000, is presently located inside a floodplain zone. This value was derived from County records reporting the total value of assessed improvements placed on lots with structures within the floodplain zones. Of the assessed improvements located within floodplain zones, approximately \$280,000, or around 84% of the estimated value in floodplains, is located within the zone that encompasses the French

Creek riparian corridor. This area has been a popular development site for seasonal housing, according to County records.

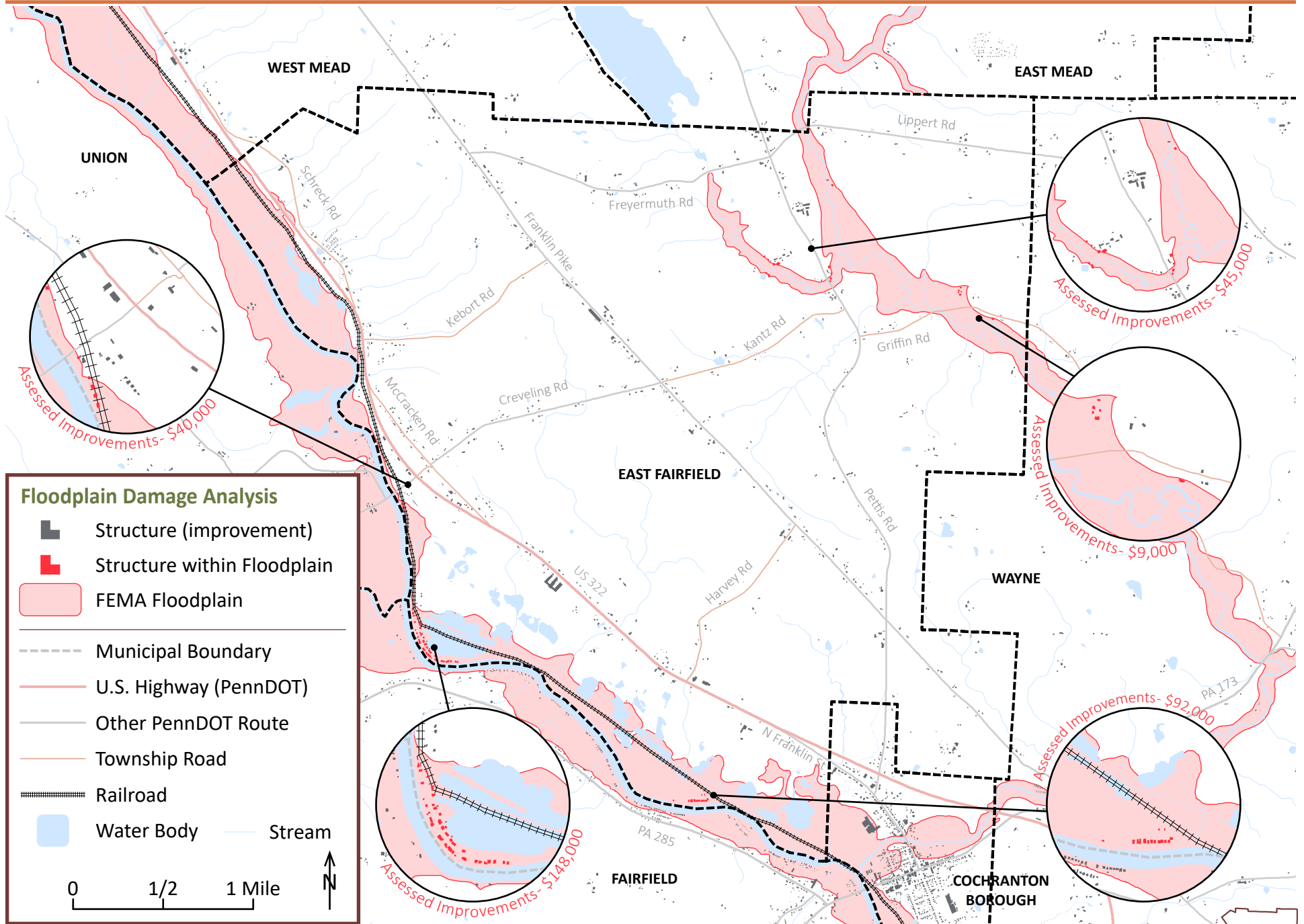
East Fairfield Floodplain Statistics



Cross Section Diagram of Floodplain



THE PLAN



THE PLAN

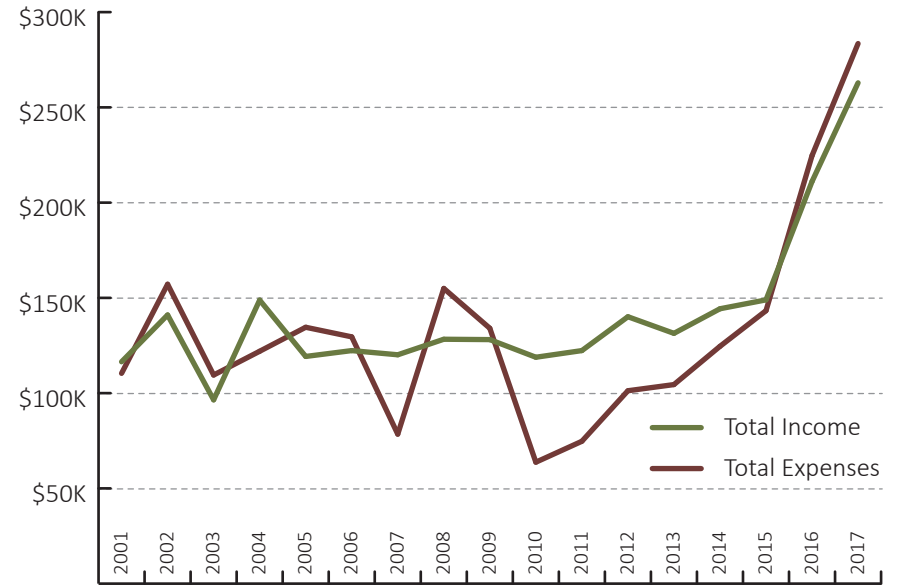
Existing Financial Performance:

East Fairfield is one of the last townships without a local property tax. Although unusual, the township also benefits from a relatively efficient allocation of infrastructure and minimal public service maintenance burdens. The four graphs shown on this spread were produced with information taken directly from East Fairfield Township's financial records. The first figure, titled East Fairfield Total Income v. Total Expenses 2001 - 2017, demonstrates how the township's budget has fared over the course of the 17 years. Despite not having a local property tax, annual revenues have kept pace with expenditures.

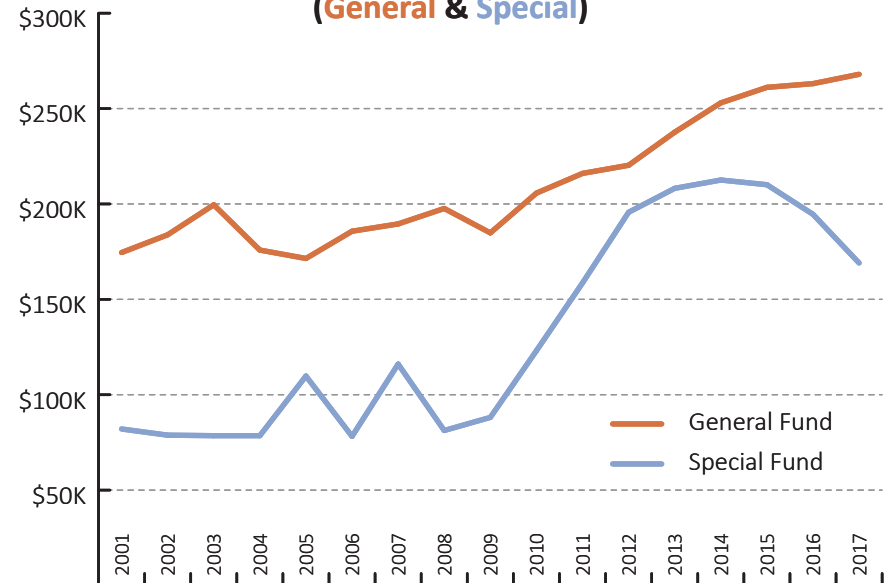
The second figure, titled East Fairfield Fund Balances 2001 - 2017, shows how the township's general fund and special fund(s) have performed over the past 17 years. The most important indicator of the township's overall financial stability is the healthy performance (growth) of its general fund. The general fund's growth demonstrates that the township's base revenue sources have met public liabilities. The township's special fund revenue sources also demonstrate good performance. Although not as consistent as the general fund, East Fairfield's special fund has grown over the past 17 years. The special fund is primarily supported by allocations from the Commonwealth's Liquid Fuels Tax proceeds that are paid to the township on the basis of population, roadway miles, and related factors. Most importantly, special fund revenue sources remained strong (and grew) over the time period shown, and the fund's declining balance in recent years is only due to the township engaging in necessary roadway maintenance.

To further explore East Fairfield's general fund, the graphs on the next page break down the main sources of revenues and expenditures. These line graphs also display pie charts for 2001, 2010, and 2017 to better illustrate the composition of revenues and expenditures over time.

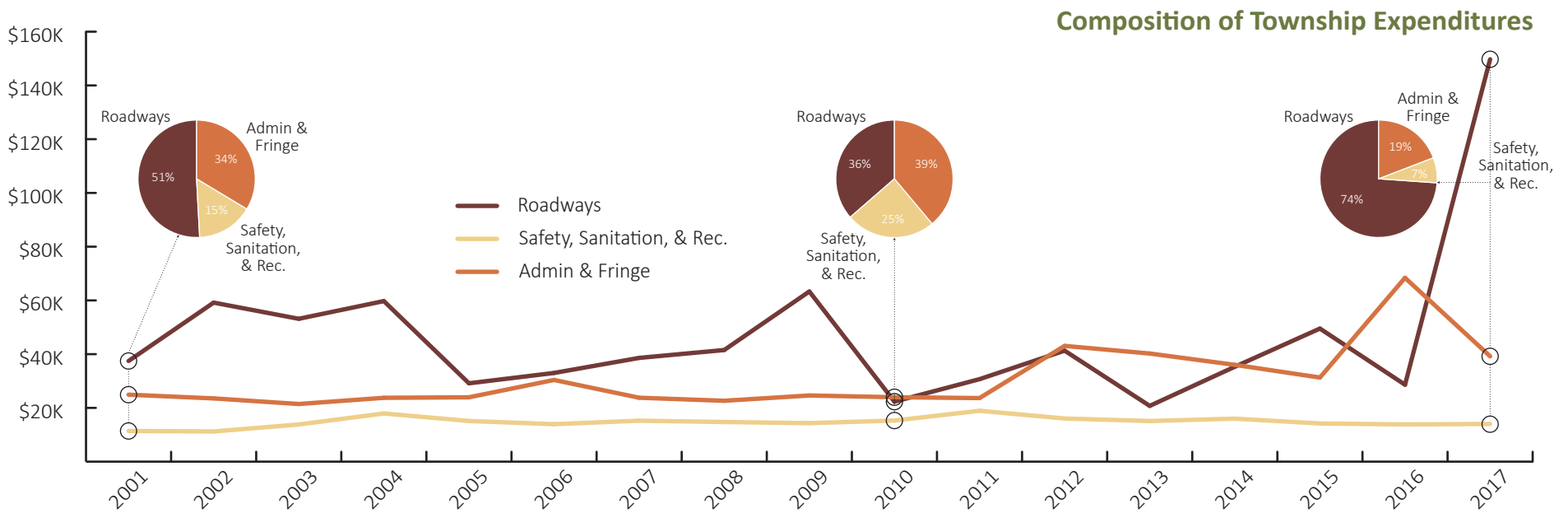
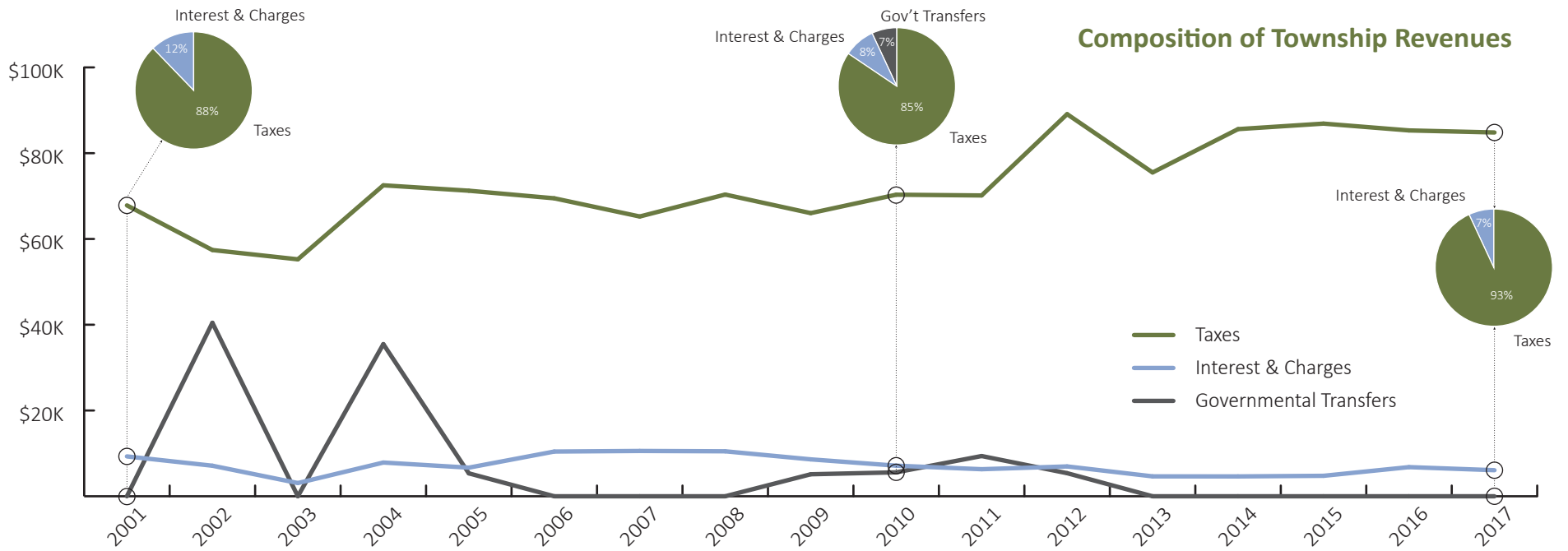
East Fairfield Total Income v. Total Expenses 2001 - 2017



East Fairfield Fund Balances 2001 - 2017 (General & Special)



THE PLAN



STABILITY & RESILIENCE - FINANCIAL TRENDS

EAST FAIRFIELD COMMUNITY SURVEY

SURVEY COMMENTS ON TAXES, REGULATION, SAFETY, GOVERNANCE, AND LIVABILITY

Survey participants provided 17 comments relating to taxes, regulation, and finance. Comments mostly concerned the desire for keeping taxes low. On regulations, comments were split between those wanting new or amended ordinances and those wanting minimal regulation. A representative comments is as follows:

“Taxes are high now for senior citizens, if raised, you would [will] lose families.”

12 comments relating to law, order, and safety were provided representing around 9% of all written feedback. Comments mostly concerned the desire for enhanced community safety services to focus on such issues as speeding, prowling, and response to emergencies. Five comments concerned the idea of enhancing community safety services and mostly focused on the desire for East Fairfield to have its own police coverage. A representative comments is as follows:

“Need a coop agreement with W. Mead/Cochranton Borough to patrol township and respond to calls, State Police coverage/response is inadequate.”

Survey participants provided 12 comments relating to governance, community and other concerns representing around 9% of all written feedback. Comments within this category were mostly concerned with the responsiveness of government, the execution of the Comprehensive Planning process, and the overall well-being of the community. The largest share of comments, seven in all, concerned the application of the township’s governance when dealing with citizens. These comments ranged from expressing that the supervisors do not listen to the concerns of residents to the idea that a new management model could potentially be more efficient. A representative comments is as follows:

“Need to address the spoken needs of the citizens better.”









TAXES, REGULATION, SAFETY, GOVERNANCE, AND LIVABILITY IDEAS FROM SURVEY COMMENTS

- Review and suggest amendments to existing East Fairfield Township Ordinances.
- Implement a junk ordinance.
- Locate and tax newly constructed buildings.
- Pursue a cooperative agreement between West Mead and/or Cochranton Borough to secure police patrol services.
- Install speed limit signs.
- Encourage transparency procedures in governance.
- Review of the distribution of gas, electric, and Internet services.
- Review of senior/elderly housing options and transportation services.

THE PLAN

Proposed Actions under Stability and Resilience:

This section explores proposed actions related to the community development objectives for stability and resilience. First-tier proposed actions are colored in dark orange with second-tier actions in light-orange. Of the eight proposed actions within this section, four concern local strategies, one covers community facilities, and two others constitute transportation projects.

Functional Category	First-Tier Proposed Actions
	Maintain equipment & infrastructure database concerning repairs & the replacement of equipment.
	Explore options for managing winter maintenance materials/supplies.
	Review existing Township ordinances and amend/remove as necessary.
Functional Category	Second-Tier Proposed Actions
	Publish an annual report card regarding township financial trends.
	Conduct cost-benefit analysis for new capital maintenance projects (short/long-term implications).
	Encourage transparency procedures in local governance.
	Invest in a better (more effective) snow plow.
	Snow management through shoulder design, green infrastructure, & fencing and/or determine where snow can be plowed.

THE PLAN



Maintain equipment & infrastructure database concerning repairs & the replacement of equipment.

Description - Develop a spreadsheet containing all durable infrastructure and equipment owned or maintained by the township. Include a log of repairs and purchase dates to determine the “useful life” of township assets and apply this information in future cost-benefit analysis.

Lead / Potential Partners - Township

Estimated Cost / Potential Funding - Administrative / Township

Community Importance - First-Tier Proposed Action.

Approximate Timeline - On-going.



Explore options for managing winter maintenance materials/supplies.

Description - Establish a resilient winter maintenance system whereby East Fairfield is not dependent on the resources of other townships in order to maintain its own infrastructure.

Lead / Potential Partners - Township / Crawford County + Conservation District + Funder

Estimated Cost / Potential Funding - Approx. \$250,000 / Township, USDA Loan, etc.

Community Importance - First-Tier Proposed Action.

Approximate Timeline - To be completed by 2020.



Review existing Township ordinances and amend/remove as necessary.

Description - Conduct a review of existing township ordinances beyond the Zoning and Subdivision & Land Development ordinances to determine if revisions, amendments, or repeals are necessary.

Lead / Potential Partners - Township / Crawford County + Private Consultant

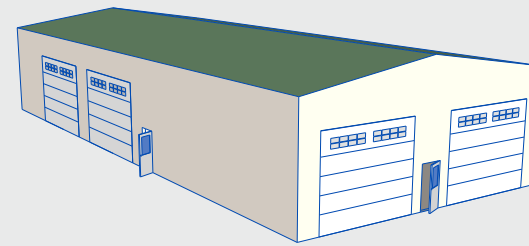
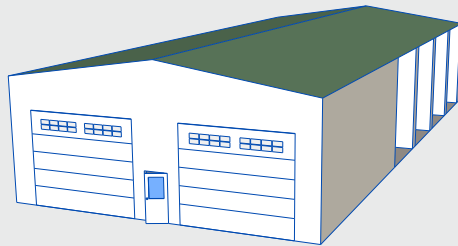
Estimated Cost / Potential Funding - Approx. \$100/hour + Administrative / Township, DCED MAP Grant, other DCED Financial Grant

Community Importance - First-Tier Proposed Action.

Approximate Timeline - To be completed by 2020.

THE PLAN

Possible Renderings of Proposed Storage Building



Publish an annual report card regarding township financial trends.

Description - To best avoid either additional taxes or increases in current taxes, this proposed action calls for the publishing of an annual report to share information on township financial trends with East Fairfield officials and residents. The simple report combines census data with financial reports from prior years.

Lead / Potential Partners - Township / Crawford County (information only)

Estimated Cost / Potential Funding - \$200-\$300/year / Township

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - On-going.



Conduct cost-benefit analysis for new capital maintenance projects (short/long-term implications).

Description - When evaluating new capital projects, a cost-benefit spreadsheet is recommended to determine the long-term impact of new projects on both township finances and community needs.

Lead / Potential Partners - Township / Crawford County (information only)

Estimated Cost / Potential Funding - Administrative / Township

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - On-going.

THE PLAN



Encourage transparency procedures in local governance.

Description - Conduct a review of the township’s current administrative and governmental procedures. Ensure transparency regulations are being met and identify new possibilities such as the posting of review procedures at the East Fairfield Community Building. Potentially create a website for sharing information.

Lead / Potential Partners - Township

Estimated Cost / Potential Funding - Administrative / Township

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - On-going.



Invest in a better (more effective) snow plow.

Description - Conduct a cost-benefit analysis to determine whether investing in a more effective (heavier duty) snow plow is necessary.

Lead / Potential Partners - Township / Crawford County

Estimated Cost / Potential Funding - Approx. \$100,000 based on scope / Township, PennDOT Connects, etc.

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2030.



Snow management through shoulder design, green infrastructure, & fencing and/or determine where snow can be plowed.

Description - Manage winter snow plowing by determining appropriate areas for the application of snow fencing or green infrastructure (bushes/trees/shrubs) and/or identifying suitable places where snow can be plowed to avoid accumulation at inconvenience locations.

Lead / Potential Partners - Township

Estimated Cost / Potential Funding - \$2,300 per 100 ft. + Labor / Township, PennDOT Connects, Liquid Fuels, etc.

Community Importance - Second-Tier Proposed Action.

Approximate Timeline - To be completed by 2025.

CONSISTENCY

Consistency between Components of this Plan:

In accordance with Section 301(a)(4.1) of the Pennsylvania Municipalities Planning Code, the proposed actions of this Plan have been reviewed for consistency with each other. The interrelationship between the proposed action set within this Plan complement each other and the implementation of such proposals will work to achieve the community development objectives of East Fairfield Township.

Consistency with other Existing Local Plans

To encourage consistency in planning, the proposed actions set within this Plan have been reviewed against the comprehensive plans adopted by all contiguous municipalities. This Plan encourages future land use development plans compatible with the existing land use patterns as well as proposed developments and plans in contiguous portions of all neighboring municipalities. Given the nature of proposed actions set within this Plan, the provision for buffers or transitional devices was determined unnecessary as this Plan is generally consistent with the surrounding communities. Within Part One titled, Forging East Fairfield's Future, the relationship between this Plan and the 2014 Crawford County Comprehensive Plan was explored to ensure consistency with the objectives and strategies set within that document. Our review has concluded that the existing and proposed development of East Fairfield along with the proposed actions contained within this Plan are generally consistent with the objectives and plans of the Crawford County Comprehensive Plan.

Consistency with Existing Commonwealth Plans (includes State Water Plan):

This Plan contains proposed actions for the protection of natural and historic resources to the extent not preempted by federal or state law. The proposed actions within this Plan do not conflict with the laws noted under Section 301(a)(6) of the Pennsylvania Municipalities Planning Code. Although East Fairfield Township is not served by public water utility systems and its residents rely upon ground water wells, this Plan, through its studies of existing environmental conditions, encourages the protection of ground water resources. Consistent with the State Water Plan, this Plan recognizes the following:

- Lawful activities such as the extraction of minerals impact water supply sources and such activities are governed by statues regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities;
- Commercial agriculture production impacts water supply sources.

Measures to Ensure On-going Relevance and Consistency:

Under this provisions of Section 301(c) of the Pennsylvania Municipalities Planning Code, this Plan must be reviewed at least every ten years, shared with contiguous jurisdictions and the County for the purpose of ensuring general consistency between plans, and with the Center for Local Government Services located at: Commonwealth Keystone Building - 400 North Street, 4th Floor Harrisburg, PA 17120-0225 (phone: 1.888.223.6837 or email: ra-dcedclgs@pa.gov).



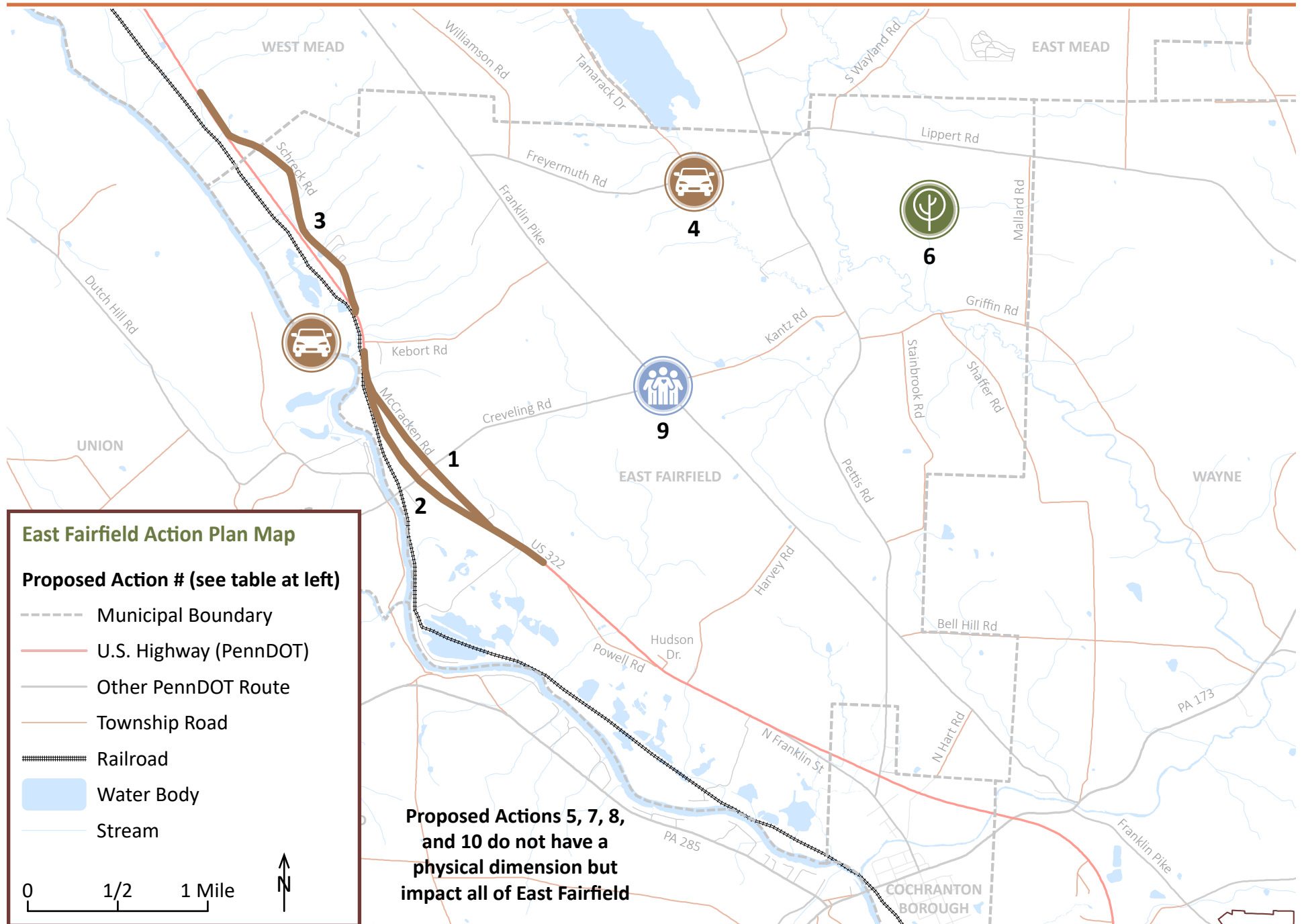


ACTION PLAN SUMMARY

The matrix below summarizes all first-tier proposed actions within this Plan. For more details, please refer to the “Page Number” column.

#	Plan Item	Proposed Action & <u>Estimated Cost</u>	Page Number	Roles		Timeline					Potential Funders
				Lead	Partners	2020	2025	2030	2035	2040	
1	McCracken Road - resolve driveway and washout issues. <u>\$130,000 - \$135,000</u>	73	Township	Conservation District / PennDOT	●	●	○	○	○	○	County / Conservation District/PennDOT
2	U.S. Route 322 & McCracken Road - clean ditches + clear select trees/shrubs. <u>\$10,000 - \$15,000</u>	73	Township	PennDOT	●	●	○	○	○	○	County / Conservation District/PennDOT
3	Schreck Road - pavement condition/drainage + replacement of three culverts. <u>\$575,000 - \$600,000</u>	73	Township	County / PennDOT	●	●	○	○	○	○	County / Conservation District/PennDOT
4	Tamarack & Fryermuth Road intersection - currently considered dangerous due to grading and line of sight issue. <u>\$50,000 - \$75,000</u>	74	Township	County / Conservation District/PennDOT	●	●	○	○	○	○	County / Conservation District/PennDOT
5	Coordinate with the Crawford County Planning Office regarding new development. <u>Admin.</u>	89	Township	N/A	●	●	●	●	●	●	Township
6	Encourage enrollment in the township’s Agriculture Security Area (ASA). <u>Admin. + Advertising Cost</u>	89	Township	County / Conservation District	●	●	●	●	●	●	Township/County /Conservation District
7	Zoning & Subdivision and Land Development Ordinance (SALDO) Review. <u>\$50,000 - \$70,000</u>	89	Township	County / Consultant	●	○	○	○	○	○	State (DCED MAP + EIP Grants)
8	Maintain equipment & infrastructure database concerning repairs & replacement. <u>Admin.</u>	110	Township	Conservation District / PennDOT	●	●	●	●	●	●	Township
9	Explore options for managing winter maintenance materials/supplies. <u>\$250,000</u>	110	Township	County / Conservation District / Funder	●	○	○	○	○	○	Township / USDA Loan
10	Review existing Township ordinances and amend/remove as necessary. <u>\$100/hr. + Admin.</u>	110	Township	County / Consultant	●	○	○	○	○	○	Township / State (DCED MAP Grant)

ACTION PLAN SUMMARY

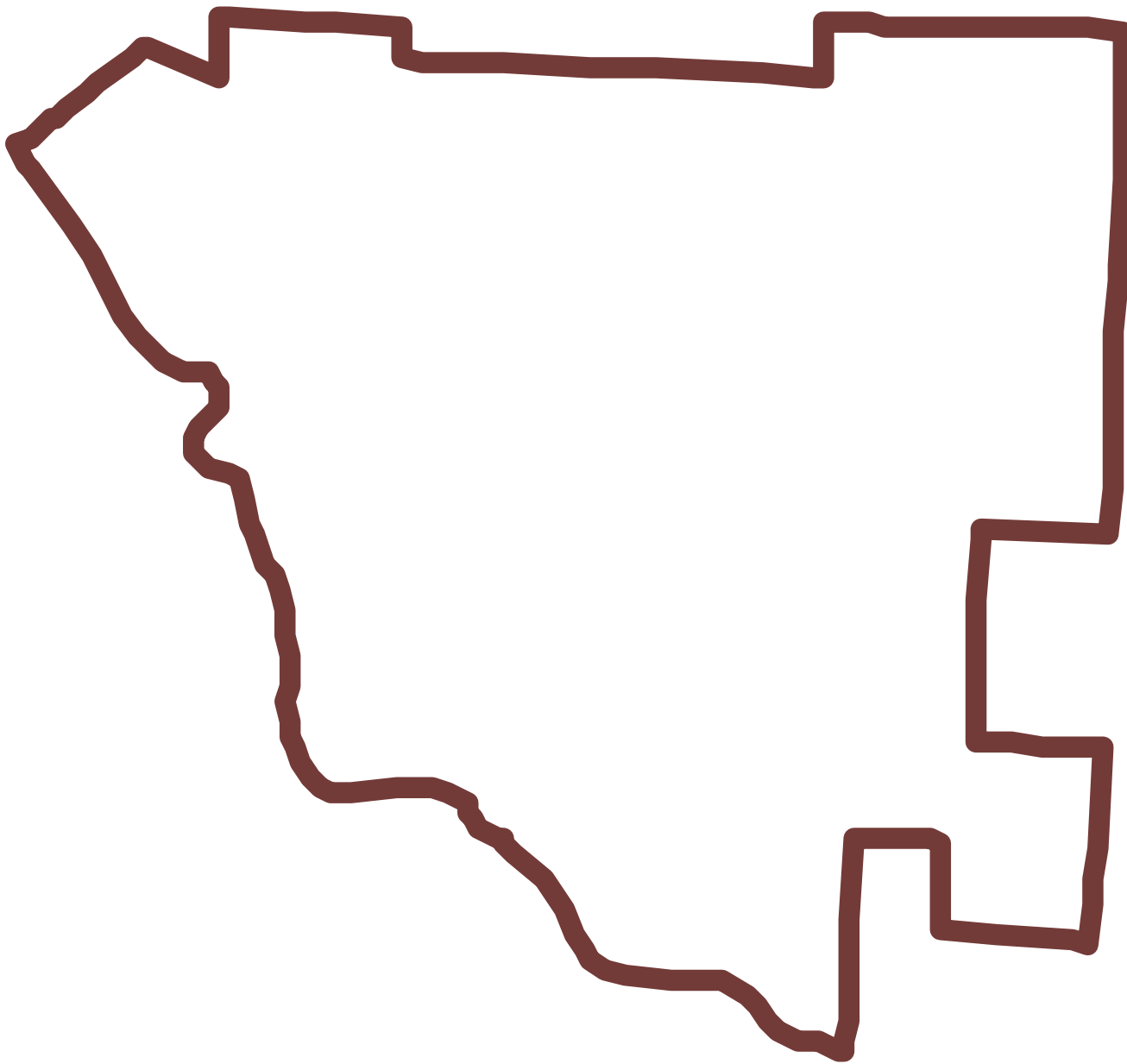


APPENDIX A: COMMUNITY CHANGE PROFILE



East-Fairfield Community Change Profile:

Prior to engaging residents in the comprehensive planning process, it was necessary to understand how East Fairfield Township (East Fairfield) has been changing over recent years. To explore existing demographics and emerging trends within East Fairfield, data from the U.S. Census Bureau's Short Form for the year 2000 along with American Community Survey (ACS) five-year estimates for the years 2010 and 2016 was used to develop a profile of community change. This information covers population, social, economic, and housing characteristics. Although ACS data is collected with great professional care through scientific surveying methods, it should be noted that since East Fairfield has a small population and, therefore, large margins of error exist. Despite these margins of error, the consistent surveying methodologies employed by the Census Bureau allowed us to demonstrate the direction of potential trends over the course of the three selected time periods used for this community change profile.



APPENDIX A: PART ONE

COMMUNITY CHANGE PROFILE

COMMUNITY CHANGE PROFILE SECTIONS & NARRATIVE

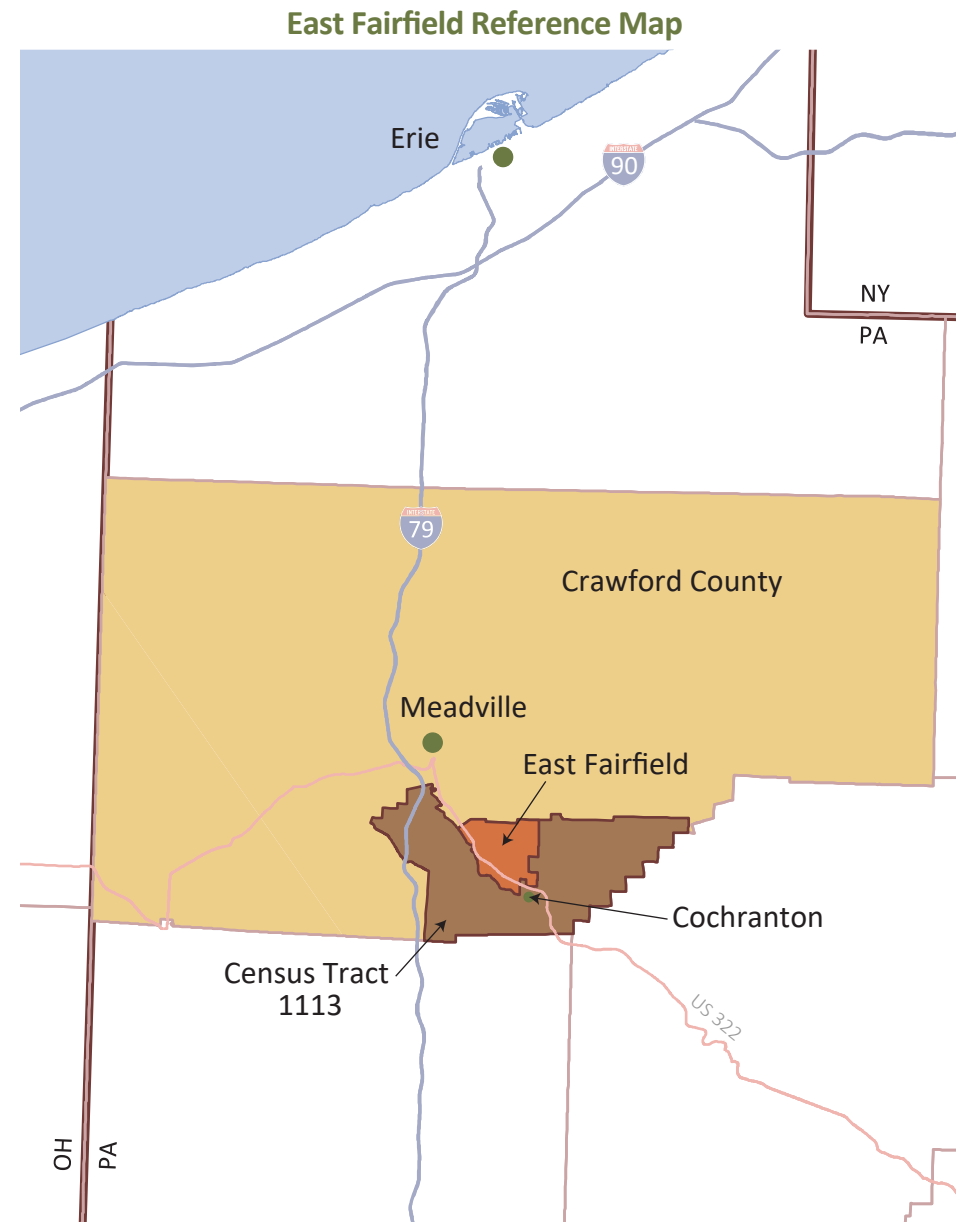
APPENDIX A: COMMUNITY CHANGE PROFILE

Within this appendix, the four sections titled Population Characteristics, Social Characteristics, Economic Characteristics, and Housing Characteristics provide an overview of East Fairfield’s existing conditions and recent trends along with necessary comparisons to two reference geographies, Crawford County and Census Tract 1113 which constitutes Wayne, East-Fairfield, Fairfield, and Union townships (see the map at right).

Community Change Profile Sections & Narrative:

Population Characteristics:

In 2016, East Fairfield population stood at 931 individuals, representing an increase of approximately 83 people, or nearly 10% since 2000 (see graph on page 27, “East Fairfield Population Projection [2020 & 2030]”). East Fairfield’s population increase contrasts with Crawford County, where population declined by nearly 4% over the same period. The demographics displaying the most significant population growth within East Fairfield constituted those individuals ages 15-to-19 and those age 60-and-older, which increased by over 48% and nearly 64% respectively. Providing a more encompassing trend, East Fairfield’s population declined across the brackets covering those ages 20 through 59 by just over 7% while the township’s population increased across the six Census age brackets ranging from 55 to more than 85 years old by just over 53%. The latter brackets represent key working age demographics, and a healthy population present within these age groups will reduce a community’s dependency ratio. A community’s dependency ratio is the proportion of the population both below age 15 and above age 65 taken over working age individuals ages 15-to-65. For East Fairfield, the steady increase within the community’s population of individuals over age 65 has contributed to an increase in its dependency ratio from .48 in 2000 to .55 in 2016. Therefore, in 2016, there were 55 dependents for every 100 working age individuals. Interestingly, East Fairfield’s dependency ratio in 2016 was nearly identical to that of Crawford County’s which grew only slightly from .55 in 2000 to .56 in



Source: US Census Bureau, Geography Division

APPENDIX A: COMMUNITY CHANGE PROFILE

2016. Although no stated dependency ratio can be pinned as ideal, it is generally best to have a lower ratio, which implies that more working age individuals are available to support economic activity and to assist children and the elderly.

Consistent with our observation of how East Fairfield's dependency ratio has changed between 2000 and 2016, the township's median age rose by 5.4 years between 2000 and 2016, an almost 14% increase. In 2016, East Fairfield's median age of 45.3 was well above that of Crawford County which stood at 42.6, with both median ages sitting well above the national median age for 2016 of 37.9. In addition to an aging population, the 2016 ACS demonstrates that the male-to-female ratio, which was nearly balanced in 2000 at 49% male to 51% female, had shifted to 53% male to 47% female by 2016 (see graphs "East Fairfield Population Pyramid for 2016" and "Crawford County Population Pyramid for 2016" on page 28).

East Fairfield's population is predominantly white (99%) and has become only slightly more diverse since 2000. East Fairfield is slightly less racially diverse than Crawford County, which was 97% white in 2016.

The total number of households in East Fairfield increased by more than 9% between 2000 and 2016 while this figure remained relatively stagnant in both Census Tract 1113 and Crawford County (1% and -.5% respectfully). Most significantly, the number of family households increased in East Fairfield by more than 12% while the number of family households declined throughout Crawford County by over 3% during the same timeframe. This trend was very similar to the observation between East Fairfield and Census Tract 1113 which also saw its number of family households decline by just over 2% between 2000 and 2016. Those family households consisting of married couple families with children under the age of 18 living with them in the household were somewhat more concentrated in East Fairfield, given its total number of households, than throughout Crawford County. These households

reported a location quotient of 1.24 as referenced to Crawford County.

The location quotient is a ratio of the local portion of an observation within one category over the same ratio as recorded for a larger reference geography. In this case, the portion of family households that are married couples with children present out of the total households within East Fairfield is divided by the same portion of family households that are married couples with children present out of the total households across Crawford County. The result is a ratio used to determine whether a statistic or demographic within the smaller geography of focus (East Fairfield) is either more or less concentrated within that area than throughout the larger reference geography (Crawford County). Location quotients will be used to highlight key findings throughout the remainder of this community change profile. All location quotients were calculated using East Fairfield as the subject geography and Crawford County as the larger reference geography.

Within East Fairfield, there were approximately two more households consisting of a female householder without a husband in 2016 representing an increase of just over 8% since 2000. However, households with a female householder without a husband and having children present declined substantially by nearly 64% between 2000 and 2016. In 2016, households consisting of a female householder without a husband present reported a location quotient of .66 within East Fairfield and those similar households but with the addition of children under age 18 present reported a location quotient of just .18. Therefore, in both cases, these households were less concentrated within East Fairfield than throughout Crawford County. Within East Fairfield, the number of households with individuals under the age of 18 held steady (-1%) between 2000 and 2016 while these households declined more significantly throughout Census Tract 1113 at a drop of nearly 8% and more sharply throughout Crawford County where they fell by more than 15%. Along similar lines, the number of households with individuals over the age of 65 increased sharply within East Fairfield by more than 54% between 2000 and 2016 while these

APPENDIX A: COMMUNITY CHANGE PROFILE

households declined by just over 7% within Census Tract 1113 with a larger decline of nearly 12% throughout Crawford County between 2000 and 2016.

Social Characteristics:

Nearly all East Fairfield's residents (99%) were native-born citizens of the United States in 2016 – a figure that has remained consistent since 2000. Since 2000, an estimated 84% of East Fairfield residents were born in Pennsylvania while the remaining 16% percent were born in a different state. As of 2016, East Fairfield was identical to Crawford County in terms of its residents' place of birth. However, despite a consistent rate of native citizenship, the number of residents within East Fairfield speaking a language other than English has increased by an estimated one-third since 2000, from around 30 residents to an around 40 residents by 2016. Interestingly, this estimated figure is down from 49 individuals in 2010. In terms of aggregate numbers, approximately 4% of East Fairfield's population spoke a language other than English in 2016. This compares to Crawford County where 6% of the population spoke a language other than English at home in 2016.

In 2016, residency (living within the same house) was relatively stable for East Fairfield residents with 89% of people reported as living in the same house as the prior year. This trend is similar to Census Tract 1113 and Crawford County which reported 91% and 88% within this same segment respectively in 2016. Of the estimated 99 individuals recorded living within a different house the year prior to the 2016 ACS, 70% came from somewhere else within Crawford County while around 30% lived within a different county. Of the 30% residing within a different county the year prior to the 2016 ACS, 60% lived in Pennsylvania and 40% lived in within a different state. This estimate was very different from what was recorded in 2010 when no residents were reported as residing within a different state during the year prior to the 2010 ACS.

East Fairfield had a higher concentration of married couples than Crawford County as the township reported a location quotient of

1.21 for this demographic. The number of married couples within East Fairfield increased by just over 9% between 2000 and 2016 while both Census Tract 1113 and Crawford County saw declines in this demographic by nearly 7% and almost 11% respectively.

East Fairfield had significantly higher concentrations of currently enrolled kindergarten and high school students when referenced to Crawford County, reporting location quotients of 2.43 and 1.70 respectively in 2016. Between 2000 and 2016, kindergarten and high school enrollment increased by just over 212% and nearly 62% respectively while enrollment trends were mostly negative for both Census Tract 1113 and Crawford County. During this same period in Census Tract 1113, kindergarten enrollment grew by almost 24% and high school enrollment declined by just over 11%. Additionally, for Crawford County, kindergarten enrollment dropped by more than 10% and high school enrollment declined by nearly 24% over the same period. In terms of educational attainment, East Fairfield has experienced increases in the those holding high school diplomas (up approximately 19.3% or an estimated 65 individuals), associate degrees (up approximately 200% or an estimated 30 individuals), bachelor's degrees (up approximately 75% or an estimated 30 individuals), and graduate or professional degrees (up approximately 53.3% or an estimated 8 individuals) between 2000 and 2016.

Economic Characteristics:

The working age population of East Fairfield, defined here as those ages sixteen and over, increased by around 15%, adding approximately 99 individuals between 2000 and 2016. This considerable gain stands in contrast to Census Tract 1113, which added only a estimated single individual, and Crawford County, which lost approximately 404 individuals (a 0.6% decline) during the same period. Despite a strong gain (14.7%) in the working-age population between 2000 and 2016, East Fairfield's population participating in the labor force increased by only an estimated 39 people (a 9.2% increase). The township fared

APPENDIX A: COMMUNITY CHANGE PROFILE

better than Census Tract 1113 and Crawford County, which saw their labor forces decline by just under 6%, or around 160 workers, and just over 3%, or about 1,400 workers, respectively.

The private sector was the most prominent driver of employment growth within East Fairfield between 2000 and 2016. This sector added approximately 66 positions, accounting for more than a 21% growth rate during that timeframe. Also noteworthy was the decline in self-employed workers (not within an incorporated business), which lost around 30 positions between 2000 and 2016.

Those working within service occupations accounted for strong growth in East Fairfield between 2000 and 2016 as this occupation grew by approximately 28, or just over 57%. This growth is somewhat consistent with Crawford County, which saw a gain of just over 13% for employment within service occupations between 2000 and 2016 (which accounted for approximately 820 jobs). Production, transportation, and material moving occupations experienced considerable growth within East Fairfield between 2000 and 2016, adding an estimated 22 positions for a gain of just over 27%.

The education, health, and social services industry accounted for the largest driver of job growth among East Fairfield residents as this industry added an estimated 46 positions for a 92% increase between 2000 and 2016. Another growing employment industry providing jobs for East Fairfield residents was manufacturing which grew by an estimated 35 positions accounting for an increase of one-third (33.3%) between 2000 and 2016. East Fairfield's manufacturing employment growth was particularly impressive when considering that Census Tract 1113 lost approximately 114 jobs (a 15% decline) and Crawford County lost nearly 2,700 positions (a 26% decline) in this category during the same timeframe.

Despite healthy employment growth in several industries, losses in other categories offset much of East Fairfield's job growth. Significant

declines included agriculture losing approximately 25 positions (a 66% decline), professional, scientific, management, administrative, and waste management services which declined by an estimated 23 positions (a 70% decline), and wholesale trade which lost 19 positions (a 79% decline). Declines within these industry categories represent a loss of most of all employment held among East Fairfield residents within those areas (see graphic on page 30, "Changing Employment by Industry [2000 to 2016]"). The decline in agricultural employment might be significant when considering the amount of land within East Fairfield used for farming.

Accompanying fluctuations in the employment between industries held by East Fairfield residents, median household income declined within the township by almost an estimated \$1,500 accounting for a decline of nearly 3% between 2000 and 2016. **This decrease occurred in real terms as all financial figures (those collected for the years 2000 and 2010) were adjusted to be represented in 2016 dollars. This was done by using the Bureau of Labor Statistic's consumer price indices for urban areas of Size Class B/C (between 50,000 and 1,500,000 residents) within the Northeast Region of the United States for the years 2000, 2010, and 2016.** Adjusting for inflation allows us to determine whether there was a real gain or loss in income or earnings in East Fairfield. Between 2000 and 2016, Census Tract 1113 saw its median household income increase by just over 1% - around \$600 - and Crawford County's median household income declined by more than 2% for a dip of around \$1,100. Aligned with declining median household income in East Fairfield, median family income dropped by more than an estimated \$2,500 representing a 4% decline between 2000 and 2016. Despite this sharp and recent decline, median family income in East Fairfield was well above that for families throughout Crawford County in 2016, coming in at approximately \$60,100 versus approximately \$55,800 respectively.

Within East Fairfield, there was significant growth in the number of households receiving social security income. The number of households receiving social security income increased by nearly 36%



APPENDIX A: COMMUNITY CHANGE PROFILE

between 2000 and 2016 going from an estimated 117 households to around 159 households during this time. This is not too surprising when considering that the township's population of individuals over the age of 65 had increased, as mentioned earlier, by just over 55% since 2000. However, the number of households receiving social security income in 2016 is particularly significant as there were only 370 households within East Fairfield in 2016 – meaning that nearly 43% of all households within East Fairfield are receiving social security income. This finding might demonstrate the positive implication that residents within East Fairfield view their community as a great place to retire. However, since the Township is funded primarily through an earned income tax, this might indicate a real financial burden for the municipality going into the future (see graphs titled “Households with Earned Income vs. Social Security (SSI)” and “Estimated Aggregate Earnings” on page 29).

Between 2000 and 2016, per-capita income within East Fairfield rose more than 4% accounting for a gain of approximately \$1,100 while Crawford County saw its per-capita income rise only one-tenth as much (0.4%) or about \$100. A noteworthy trend within East Fairfield, the median earnings of female full-time, year-round workers increased by a remarkable 65% for an inflation adjusted gain of more than \$15,200 between 2000 and 2016. This unique finding compares to a decline of nearly 2% or about \$1,000 in the median earnings of male full-time, year-round workers within East Fairfield. Trends leading in the same direction at varying magnitudes were observed across Census Tract 1113 and Crawford County.

This trend might demonstrate a shift in the County's economy since 2000 that occurred through a transition from agricultural and wholesale oriented industries which employ fewer women to office and institutional occupations which employ more women and typically at higher pay. This observation is supported by information from the Pennsylvania Department of Labor and Industry's Center for Workforce Information and Analysis which produced recent data on wages by industry within Crawford County for 2017. This data revealed that wages within those industries losing employment in East Fairfield

including agriculture, wholesale, and professional/technical services industries stood around \$32,000, \$38,000, and \$44,000 within Crawford County respectively. However, average Crawford County wages for those industries in which East Fairfield residents are increasingly becoming employed including manufacturing, educational services, healthcare/social services stood at \$60,000, \$54,000, and \$48,000 respectively in 2017. Therefore, the industries in which East Fairfield residents have been increasingly employed are higher paying, at least in 2017, within Crawford County when compared to those industries that experienced employment declines throughout the township. It is also possible that these industries may employ higher percentages of female workers.

Poverty rates in East Fairfield increased significantly with the percentage of families below the poverty line at about 8% in 2016 up from an estimated 4% in 2000. This compares to Crawford County with a family poverty rate which stood at 10% in 2016 – representing just over a 17% gain from 2000. Among individuals, the rate of poverty in East Fairfield grew substantially increasing from 5% in 2000 to 11% in 2016 – a gain of almost 144%. This increase well outpaced changes in individual poverty rates within Census Tract 1113, which declined almost 9%, and across Crawford County, which ticked up to more than 13%. More positively, between 2000 and 2016, the poverty rate among individuals over the age of 65 declined by nearly 8% in East Fairfield, more than 9% in Census Tract 1113, and by almost 5% across Crawford County.

NOTE: For information on employment workflows (commutes by distance and direction) for those either living or working within East Fairfield, see the two radar graphs titled “Radar Graph of Where East Fairfield Residents Work” on page 30 and “Radar Graph of Where East Fairfield Workers Live” on page 31 as well as the two maps titled “Where East Fairfield Residents Work” on page 33 and “East Fairfield Workers” on page 34.

APPENDIX A: COMMUNITY CHANGE PROFILE

Housing Characteristics:

The total number of housing units within East Fairfield increased by nearly 13% between 2000 and 2016 which outpaced gains for Census Tract 1113 and Crawford County with both around 5% over the same period. A clear disconnect was observed by the fact that the number of occupied housing units either increased significantly or remained relatively stable (a 9.1% increase in East Fairfield, a steady 1.3% increase in Census Tract 1113, and a mild -.4% decline in Crawford County) across East Fairfield, Census Tract 1113, and Crawford County between 2000 and 2016 yet the number of vacant housing units rose significantly across all three areas during the same period. Between 2000 and 2016, the number of vacant housing units increased by more than a quarter in East Fairfield, Census Tract 1113, and across Crawford County (29.1%, 26.4%, and 27.4% respectively).

It appears that much of the disconnect between the stable rate of occupied housing units and the sharp increase in vacant housing units as recorded from 2000 to 2016 can be accounted for in the rise of housing units used for seasonal, recreational, or occasional use during the same period. Between 2000 and 2016, the total number of seasonal, recreational, or occasional housing units increased by just over 25% in East Fairfield, by almost 16% in Census Tract 1113, and by more than a quarter (25.3%) throughout Crawford County. Within East Fairfield, seasonal, recreational, and occasional use housing units produced a location quotient of 1.12 when referenced to Crawford County – a finding made more significant when considering that approximately 14% of all housing units within Crawford County were counted for such use in 2016.

Approximately 65% of the increase in vacant housing units can be deducted from an increase in those units reserved for seasonal, recreational, or occasional uses. For Census Tract 1113, approximately 42% of the increase in vacant housing units can be deducted from an increase in those units reserved for seasonal, recreational, or occasional

uses. When it comes to Crawford County, approximately 59% of the increase in vacant housing units can be deducted from an increase in those units reserved for seasonal, recreational, or occasional uses. Interestingly, this measurement aligns East Fairfield more with trends seen throughout Crawford County than within its own census tract (Census Tract 1113). This potentially indicates that East Fairfield, relative to its immediately surrounding townships, contains a greater concentration of homes used for seasonal, recreational, and occasional purposes (see table titled “Residual Housing Unit Vacancy Comparison 2000 to 2016” on page 32).

In terms of housing tenure, East Fairfield predominately consisted of owner-occupied housing units which constituted around 88% of all occupied housing units in 2016. East Fairfield’s rate of owner-occupied housing is significantly higher than Crawford County’s which stood around 74% in 2016. Between 2000 and 2016, the rate of owner-occupied housing units increased within East Fairfield by just over 10% as opposed to a 3% decline across Crawford County.

A near reverse trend was apparent within renter-occupied housing units in East Fairfield as the tenure rate remained stable (2.3% increase or the estimated addition of a single unit) between 2000 and 2016 while renter-occupied units rose by over 7% or approximately 623 units throughout Crawford County. Given these trends, it is not surprising that owner-occupied housing units are more concentrated within East Fairfield relative to Crawford County reporting a location quotient of 1.20 while renter-occupied housing units were far less concentrated with a location quotient of .45. Additionally, the average household size for owner-occupied housing units remained flat at 2.5 inhabitants in East Fairfield between 2000 and 2016 while the average size for renter-occupied housing units rose by over 21% from 2.2 to 2.7 inhabitants during the same period.

The age characteristics of East Fairfield’s housing stock are unique when compared to Crawford County. It appears that housing development

APPENDIX A: COMMUNITY CHANGE PROFILE

did not occur as significantly throughout the township as it did across the remainder of Crawford County during the nineteenth and first half of the twentieth century. As of 2016, just under an estimated one-fifth (18%) of housing structures were built prior to 1939 compared to more than one quarter (28%) of housing structures throughout Crawford County. Much of the housing development within East Fairfield appears to have been constructed since World War II and occurred within several considerable growth periods. Between 1940 and 1959, an estimated 112 housing structures were completed in East Fairfield, accounting for an estimated 24% of the township's housing stock, compared to 18% of the County's housing having been built during this timeframe. The 1960s appear to reflect a slowdown in housing construction across East Fairfield as only 5%, or an estimated 22 units of the township's housing stock was completed during that decade. This finding is somewhat consistent with both Census Tract 1113 and Crawford County which experienced around 8% or an estimated 222 units and 9% or an estimated 4,163 units of their housing stock built during this period respectively. The 1970s, witnessed the most significant housing construction in the township as around 30% or an estimated 141 units of East Fairfield's housing was built during this time which well outpaced both Census Tract 1113 with 19% or an estimated 509 units and Crawford County where 16% or an estimated 7,146 units of housing units were constructed during that decade. Since 1980, housing construction within East Fairfield has been relatively stable with a slight uptick reported during the 1990s and 2000s (1990 to 2009) in which 9% or an estimated 44 units and eight percent 8% or an estimated 38 units of the township's housing stock was constructed during those decades respectively. This finding is relatively consistent with both Census Tract 1113 and Crawford County seeing consistent housing construction activity during the 1980s, 1990s, and 2000s.

Overall, the construction of East Fairfield's housing stock is more concentrated relative to Crawford County for the decades including the 1940s and 1950s, reporting a location quotient of 1.31, and the 1970s, reporting a location quotient of 1.86. Additionally, housing construction

within East Fairfield for the other ACS recorded decades which include pre-1939, 1960s, 1980s, 1990s, and 2010s reported location quotients below 1 indicating that housing structures built during these years are less concentrated within East Fairfield than they are throughout all of Crawford County.

The median physical size of housing units within East Fairfield, in terms of total bedrooms, at 5.9 bedrooms was nearly identical that of Census Tract 1113 and Crawford County which reported an average number of bedrooms of 5.8 and 5.9 respectively in 2016. Housing units containing between five and seven bedrooms are slightly more concentrated within East Fairfield than throughout Crawford County reporting an average location quotient of 1.11 across all three sizes in 2016.

Approximately 74 householders or 20% of all householders within East Fairfield moved into their housing unit prior to 1979. This compares to Census Tract 1113 at 16% or an estimated 363 householders and Crawford County at 15% or an estimated 5,213 householders. Around one-third (32% or an estimated 119 householders) of East Fairfield householders moved into their housing unit between 2000 and 2010, a result that aligns with both Census Tract 1113 and Crawford County, which reported around one-third each fitting into this segment (30%, or an estimated 672 householders, and 29%, or an estimated 10,156 householders respectively). Householders within East Fairfield having moved into their unit prior to 1979 were much more concentrated in East Fairfield than throughout Crawford County as a location quotient of 1.32 was reported for this demographic in 2016. Based on ACS observations of when householders moved into their units, two different groups of householders can be observed within East Fairfield – those taking up residence within their current unit prior to 1979 and those having moved in after 2000. The significant gap in the original decades of occupancy among householders living within their current housing units might indicate that many residents within East Fairfield “age-in-place.” Aging in place is the concept of living out your latter years within the same house in which you lived during your working years.

APPENDIX A: COMMUNITY CHANGE PROFILE

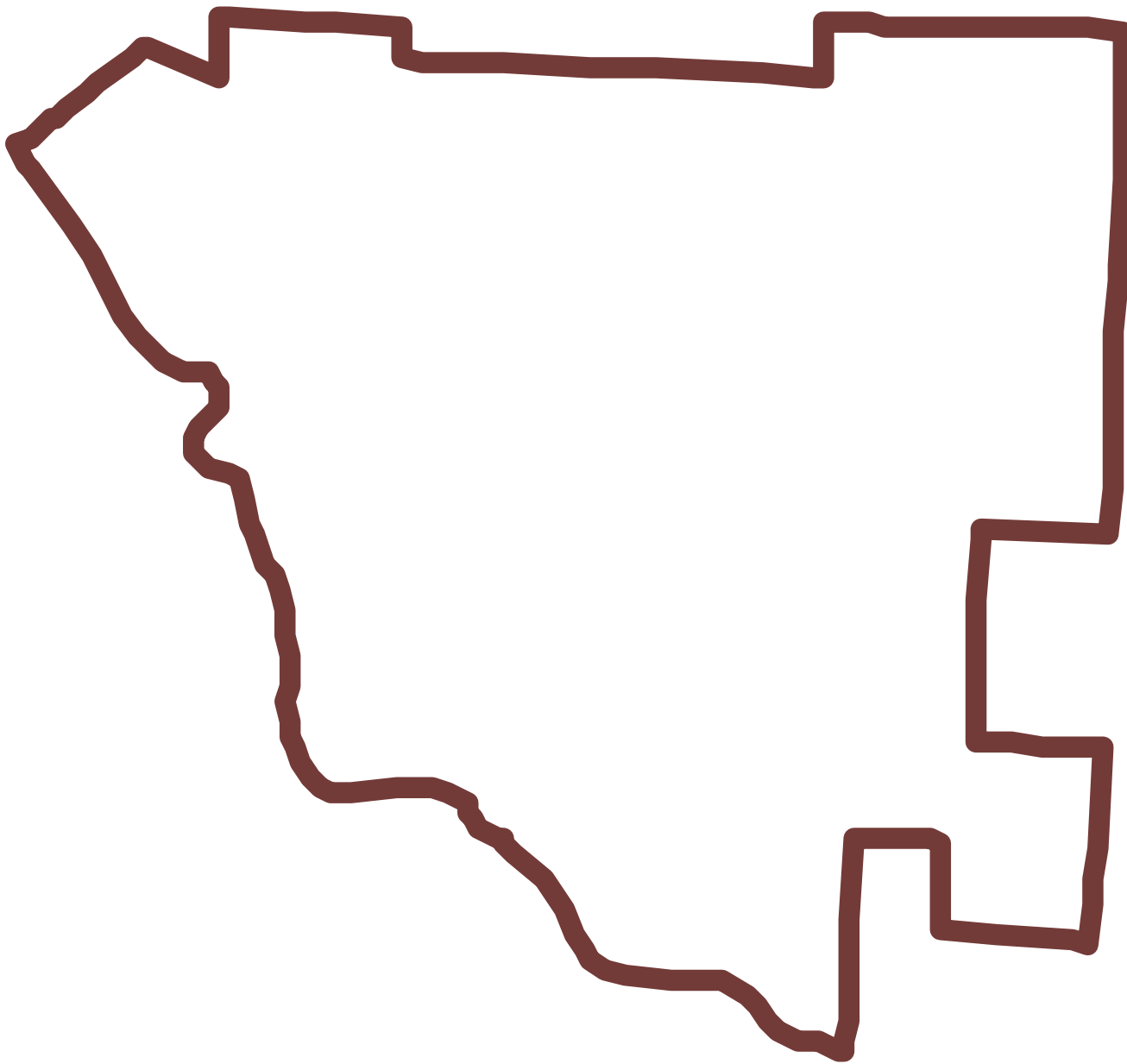
As could be expected given the rural nature of East Fairfield, nearly 100 households, accounting for an estimated 26% of all households, possessed three or more vehicles in 2016. Travel via the private automobile is by far the most dominant form of transportation within the township as 83% of all workers aged 16 and over drive to work alone. Additionally, the concentration of households within East Fairfield possessing three or more vehicles was significantly higher than for all of Crawford County in 2016, reporting a location quotient of 1.42.

The median home price within East Fairfield was reported at approximately \$111,000 in 2016 just below the median for Census Tract 1113 at around \$115,000 but comfortably above the median price for Crawford County which came in around \$107,000. Within East Fairfield, median home prices rose by just over \$5,000, nearly 5%, between 2000 and 2016 when adjusted for inflation. This finding is just below the gain in median home prices for Census Tract 1113 which rose nearly \$5,500, or around 5%, and Crawford County which rose about \$5,300 or just over 5% during the same period when adjusted for inflation.

Driving up median housing prices within East Fairfield has been growth in the number of homes valued at more than \$200,000. In 2016, an estimated 31 homes were valued above \$200,000 while in 2000 only an estimated five homes were valued this high even when accounting for inflation. The trend of an increasing number of more valuable homes was reported across Crawford County in 2016 as homes valued between \$200,000 and \$299,999 increased by 572% or an estimated 2,186 units, homes valued between \$300,000 and \$499,999 increased by 805% or an estimated 918 units, and those prized residential homes valued between \$500,000 and \$999,999 increased nearly thirteen-fold (1,262%) or an estimated 303 units. However, despite significant gains in higher valued housing units, approximately 67% or an estimated 220 units of all housing units within East Fairfield were valued at or below \$149,999 in 2016. This is generally aligned with Crawford County in which 68% or around 17,400 of all housing units were valued at or below \$149,999 in 2016.

An important consideration for the use of U.S. Census Bureau (ACS) data to evaluate housing value trends is that such information is based on each respondent's answer as to how much their property (house and lot) would sell for if it went for sale on the day in which they were surveyed. It is possible that this survey methodology might face the caveat of respondent bias issues as well as complications resulting from the observation that many homeowners have remained in their unit for many years (and possibly aren't too aware of what the housing market might offer).

In terms of owner affordability, the estimated 154 householders holding a mortgage in East Fairfield saw their monthly ownership cost decrease, on average, by approximately \$15 or just over 1% between 2000 and 2016 when adjusted for inflation. Similarly, the estimated 172 householders not holding a mortgage in East Fairfield saw their monthly ownership cost decrease, on average, by an estimated \$33 or nearly 9% between 2000 and 2016. Despite a slight decline in the cost of housing for those units carrying mortgages, East Fairfield's median household income dropped nearly 3% between 2000 and 2016 – at more than double the rate of decline for the housing cost of mortgaged homes. In addition to the decline in median household income seen between 2000 and 2016 within East Fairfield, the percentage of homeowners paying more than 30% of their income to cover the cost of housing (housing cost burdened) increased by 84% from an estimated 25 to an estimated 46 homeowners facing this circumstance.



APPENDIX A: PART TWO

COMMUNITY CHANGE PROFILE

COMMUNITY CHANGE PROFILE DATA FROM THE U.S. CENSUS BUREAU

APPENDIX A: COMMUNITY CHANGE PROFILE

Community Change Profile Data from the U.S. Census Bureau –

Population and Household Characteristics	East Fairfield						Census Tract 1113						Crawford County						East-Fairfield 2000-2016		Census Tract 1113 2000-2016		Crawford County 2000-2016		Location Quotient	
	2000		2010		2016		2000		2010		2016		2000		2010		2016		Change	Percent Change	Change	Percent Change	Change	Percent Change	Reference to Crawford Co.	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	LQ			
Total population	848	100%	940	100%	931	100%	5,707	100%	5,534	100%	5,659	100%	90,366	100%	89,153	100%	87,027	100%	83	9.8%	-48	-0.8%	-3,339	-3.7%	Base	
SEX AND AGE																										
Male	415	49%	467	50%	493	53%	2,811	49%	2,734	49%	2,815	50%	43,888	49%	43,509	49%	42,542	49%	78	18.8%	4	0.1%	-1,346	-3.1%	1.1	
Female	433	51%	473	50%	438	47%	2,896	51%	2,800	51%	2,844	50%	46,478	51%	45,644	51%	44,485	51%	5	1.2%	-52	-1.8%	-1,993	-4.3%	0.9	
Under 5 years	51	6%	82	9%	35	4%	348	6%	387	7%	311	5%	5,341	6%	5,132	6%	4,774	5%	-16	-31.4%	-37	-10.6%	-567	-10.6%	0.7	
5 to 9 years	45	5%	70	7%	61	7%	408	7%	381	7%	403	7%	6,361	7%	5,450	6%	4,993	6%	16	35.6%	-5	-1.2%	-1,368	-21.5%	1.1	
10 to 14 years	62	7%	57	6%	50	5%	431	8%	385	7%	411	7%	6,434	7%	5,865	7%	5,551	6%	-12	-19.4%	-20	-4.6%	-883	-13.7%	0.8	
15 to 19 years	52	6%	32	3%	77	8%	386	7%	327	6%	352	6%	7,126	8%	6,782	8%	6,237	7%	25	48.1%	-34	-8.8%	-889	-12.5%	1.2	
20 to 24 years	38	4%	46	5%	11	1%	295	5%	326	6%	204	4%	5,420	6%	5,469	6%	5,534	6%	-27	-71.1%	-91	-30.8%	114	2.1%	0.2	
25 to 34 years	93	11%	126	13%	68	7%	685	12%	609	11%	546	10%	10,647	12%	9,236	10%	9,277	11%	-25	-26.9%	-139	-20.3%	-1,370	-12.9%	0.7	
35 to 44 years	148	17%	101	11%	161	17%	922	16%	669	12%	756	13%	13,415	15%	11,501	13%	9,728	11%	13	8.8%	-166	-18.0%	-3,687	-27.5%	1.5	
45 to 54 years	141	17%	158	17%	134	14%	872	15%	880	16%	792	14%	12,758	14%	13,393	15%	12,093	14%	-7	-5.0%	-80	-9.2%	-665	-5.2%	1.0	
55 to 59 years	55	6%	99	11%	67	7%	328	6%	422	8%	468	8%	4,835	5%	6,121	7%	6,479	7%	12	21.8%	140	42.7%	1,644	34.0%	1.0	
60 to 64 years	45	5%	48	5%	84	9%	257	5%	383	7%	394	7%	4,012	4%	5,821	7%	6,394	7%	39	86.7%	137	53.3%	2,382	59.4%	1.2	
65 to 74 years	73	9%	59	6%	120	13%	458	8%	474	9%	668	12%	7,166	8%	7,481	8%	9,269	11%	47	64.4%	210	45.9%	2,103	29.3%	1.2	
75 to 84 years	39	5%	43	5%	56	6%	246	4%	216	4%	266	5%	5,023	6%	4,963	6%	5,022	6%	17	43.6%	20	8.1%		-0.0%	1.0	
85 years and over	6	1%	19	2%	7	1%	71	1%	75	1%	88	2%	1,828	2%	1,939	2%	1,676	2%	1	16.7%	17	23.9%	-152	-8.3%	0.4	
Median age (years)	39.9		44.0		45.3		38.2		40.4		43.1		37.9		41.0		42.6		5	13.5%	5	12.8%	5	12.4%	n/a	
18 years and over	655	77%	710	76%	737	79%	4,264	75%	4,145	75%	4,304	76%	68,073	75%	68,842	77%	68,301	78%	82	12.5%	40	0.9%	228	0.3%	1.0	
65 years and over	118	14%	121	13%	183	20%	775	14%	765	14%	1,022	18%	14,017	16%	14,383	16%	15,967	18%	65	55.1%	247	31.9%	1,950	13.9%	1.1	
Under 18 years	193	23%	230	24%	194	21%	1,443	25%	1,389	25%	1,355	24%	22,293	25%	20,311	23%	18,726	22%	1	0.5%	-88	-6.1%	-3,567	-16.0%	1.0	
RACE																										
One race	844	100%	940	100%	931	100%	5,690	100%	5,480	99%	5,556	98%	89,668	99%	88,123	99%	85,685	98%	87	10.3%	-134	-2.4%	-3,983	-4.4%	1.0	
White	841	100%	935	99%	922	99%	5,656	99%	5,420	99%	5,463	98%	87,653	98%	85,835	97%	83,395	97%	81	9.6%	-193	-3.4%	-4,258	-4.9%	1.0	
Black or African American	2	0%	3	0%	7	1%	13	0%	28	1%	53	1%	1,437	2%	1,530	2%	1,646	2%	5	250%	40	308%	209	14.5%	0.4	
American Indian and Alaska Native	0	0%	0	0%	0	0%	6	0%	9	0%	6	0%	184	0%	196	0%	39	0%	0	0.0%	0	0.0%	-145	-78.8%	0.0	
Asian	1	0%	2	0%	2	0%	8	0%	19	0%	19	0%	254	0%	335	0%	414	0%	1	100%	11	138%	160	63.0%	0.5	
Native Hawaiian and Other Pacific Islander	0	0%	0	0%	0	0%	3	0%	0	0%	4	0%	23	0%	8	0%	17	0%	0	0.0%	1	33.3%	-6	-26.1%	0.0	
Some other race	0	0%	0	0%	0	0%	4	0%	4	0%	11	0%	117	0%	219	0%	174	0%	0	0.0%	7	175%	57	48.7%	0.0	
Two or more races	4	0%	0	0%	0	0%	17	0%	54	1%	103	2%	698	1%	1,030	1%	1,342	2%	-4		86	506%	644	92.3%	0.0	
HISPANIC OR LATINO AND RACE																										
Total population	848	100%	940	100%	931	100%	5,707	100%	5,534	100%	5,659	100%	90,366	100%	89,153	100%	87,027	100%	83	9.8%	-48	-0.8%	-3,339	-3.7%	Base	
Hispanic or Latino (of any race)	1	0%	0	0%	4	0%	15	0%	27	0%	81	1%	537	1%	853	1%	1,017	1%	3	300%	66	440%	480	89.4%	0.4	
Not Hispanic or Latino	847	100%	940	100%	927	100%	5,692	100%	5,507	100%	5,578	99%	89,829	99%	88,300	99%	86,010	99%	80	9.4%	-114	-2.0%	-3,819	-4.3%	1.0	

APPENDIX A: COMMUNITY CHANGE PROFILE

Population and Household Characteristics	East Fairfield						Census Tract 1113						Crawford County						East Fairfield 2000-2016		Census Tract 1113 2000-2016		Crawford County 2000-2016		Location Quotient
	2000		2010		2016		2000		2010		2016		2000		2010		2016		Change	Percent Change	Change	Percent Change	Change	Percent Change	Reference to Crawford Co.
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	LQ		
HOUSEHOLDS BY TYPE																									
Total households	339	100%	345	100%	370	100%	2,209	100%	2,102	100%	2,231	100%	34,695	100%	35,456	100%	34,526	100%	31	9.1%	22	1.0%	-169	-0.5%	Base
Family households (families)	251	74%	256	74%	282	76%	1,655	75%	1,595	76%	1,621	73%	23,960	69%	23,607	67%	23,147	67%	31	12.4%	-34	-2.1%	-813	-3.4%	1.1
With own children under 18 years	100	40%	103	40%	96	34%	716	43%	637	40%	617	38%	10,681	45%	9,299	39%	8,859	38%	-4	-4.0%	-99	-13.8%	-1,822	-17.1%	1.0
Married-couple family	223	89%	238	93%	235	83%	1,399	85%	1,284	81%	1,330	82%	19,492	81%	18,625	79%	17,728	77%	12	5.4%	-69	-4.9%	-1,764	-9.0%	1.2
With own children under 18 years	87	39%	92	39%	77	33%	595	43%	470	37%	460	35%	8,026	41%	6,486	35%	5,814	33%	-10	-11.5%	-135	-22.7%	-2,212	-27.6%	1.2
Female householder, no husband present	24	10%	4	2%	26	9%	161	10%	202	13%	164	10%	3,029	13%	3,351	14%	3,679	16%	2	8.3%	3	1.9%	650	21.5%	0.7
With own children under 18 years	11	46%	0	0%	4	15%	75	47%	101	50%	95	58%	1,818	60%	1,921	57%	2,124	58%	-7	-63.6%	20	26.7%	306	16.8%	0.2
Nonfamily households	88	26%	89	26%	88	24%	554	25%	507	24%	610	27%	10,735	31%	11,849	33%	11,379	33%	0	0.0%	56	10.1%	644	6.0%	0.7
Householder living alone	73	83%	65	73%	71	81%	477	86%	407	80%	484	79%	9,058	84%	10,236	86%	9,344	82%	-2	-2.7%	7	1.5%	286	3.2%	0.7
Householder 65 years and over	34	47%	24	37%	31	44%	251	53%	212	52%	220	45%	4,076	45%	4,165	41%	4,397	47%	-3	-8.8%	-31	-12.4%	321	7.9%	0.7
Households with individuals under 18 years	105	31%	113	33%	104	28%	768	35%	696	33%	707	32%	11,509	33%	10,028	28%	9,732	28%		-1.0%	-61	-7.9%	-1,777	-15.4%	1.0
Households with individuals 65 years & over	85	25%	86	25%	131	35%	775	35%	562	27%	719	32%	13,043	38%	10,184	29%	11,487	33%	46	54.1%	-56	-7.2%	-1,556	-11.9%	1.1
Average household size	2.5		2.7		2.5		2.6		2.6		2.5		2.5		2.4		2.4		0	0.8%	-.1	-1.9%	-.1	-3.2%	n/a
Average family size	2.9		3.1		2.8		3.0		3.0		2.9		3.0		3.0		2.9		-1	-2.7%	-.1	-3.7%	-.1	-3.0%	n/a
HOUSING OCCUPANCY																									
Total housing units	418	100%	448	100%	472	100%	2,612	100%	2,663	100%	2,748	100%	42,416	100%	44,488	100%	44,386	100%	54	12.9%	136	5.2%	1,970	4.6%	Base
Occupied housing units	339	81%	345	77%	370	78%	2,203	84%	2,102	79%	2,231	81%	34,678	82%	35,456	80%	34,526	78%	31	9.1%	28	1.3%	-152	-0.4%	1.0
Vacant housing units	79	19%	103	23%	102	22%	409	16%	561	21%	517	19%	7,738	18%	9,032	20%	9,860	22%	23	29.1%	108	26.4%	2,122	27.4%	1.0
For seasonal, recreational, or occasional use	59	75%	79	77%	74	73%	287	70%	357	64%	332	64%	4,964	64%	6,151	68%	6,220	63%	15	25.4%	45	15.7%	1,256	25.3%	1.1
Homeowner vacancy rate (percent)		2%		0%		3%		1%		1%		2%		2%		2%		3%		76.5%		42.9%		25.0%	n/a
Rental vacancy rate (percent)		4%		0%		0%		8%		8%		0%		8%		6%		7%		100%		100%		-20.5%	n/a
HOUSING TENURE																									
Occupied housing units	339	100%	345	100%	370	100%	2,203	100%	2,102	100%	2,231	100%	34,678	100%	35,456	100%	34,526	100%	31	9.1%	28	1.3%	-152	-0.4%	Base
Owner-occupied housing units	296	87%	321	93%	326	88%	1,860	84%	1,766	84%	1,839	82%	26,155	75%	26,230	74%	25,380	74%	30	10.1%	-21	-1.1%	-775	-3.0%	1.2
Renter-occupied housing units	43	13%	24	7%	44	12%	343	16%	336	16%	392	18%	8,523	25%	9,226	26%	9,146	26%	1	2.3%	49	14.3%	623	7.3%	0.4
Average HH size of owner-occupied unit	2.5		2.8		2.5		2.6		2.6		2.5		2.6		2.6		2.5		-.05	-2.0%	-.1	-4.6%	-.1	-4.6%	n/a
Average HH size of renter-occupied unit	2.2		2.3		2.7		2.3		2.8		2.6		2.2		2.1		2.3		.5	21.3%	.3	11.5%	.1	3.2%	n/a

APPENDIX A: COMMUNITY CHANGE PROFILE

Social Characteristics	East Fairfield						Census Tract 1113						Crawford County						East Fairfield 2000-2016		Census Tract 1113 2000-2016		Crawford County 2000-2016		Location Quotient
	2000		2010		2016		2000		2010		2016		2000		2010		2016		Change	Percent Change	Change	Percent Change	Change	Percent Change	Reference to Crawford Co.
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	LQ		
SCHOOL ENROLLMENT																									
Population 3 years and over enrolled in school	169	100%	171	100%	209	100%	1,288	100%	1,203	100%	1,235	100%	22,134	100%	21,113	100%	19,203	100%	40	23.7%	-53	-4.1%	-2,931	-13.2%	Base
Nursery school, preschool	12	7%	17	10%	7	3%	68	5%	92	8%	42	3%	1,176	5%	1,194	6%	947	5%	-5	-41.7%	-26	-38.2%	-229	-19.5%	0.7
Kindergarten	8	5%	15	9%	25	12%	81	6%	67	6%	100	8%	1,055	5%	1,007	5%	946	5%	17	213%	19	23.5%	-109	-10.3%	2.4
Elementary school (grades 1-8)	96	57%	79	46%	75	36%	676	52%	609	51%	630	51%	10,483	47%	9,154	43%	8,426	44%	-21	-21.9%	-46	-6.8%	-2,057	-19.6%	0.8
High school (grades 9-12)	47	28%	36	21%	76	36%	343	27%	287	24%	304	25%	5,379	24%	4,896	23%	4,098	21%	29	61.7%	-39	-11.4%	-1,281	-23.8%	1.7
College or graduate school	6	4%	24	14%	26	12%	120	9%	148	12%	159	13%	4,041	18%	4,862	23%	4,786	25%	20	333%	39	32.5%	745	18.4%	0.5
EDUCATIONAL ATTAINMENT																									
Population 25 years and over	592	100%	653	100%	697	100%	3,839	100%	3,728	100%	3,978	100%	59,684	100%	60,455	100%	59,938	100%	105	17.7%	139	3.6%	254	0.4%	Base
Less than 9th grade	40	7%	40	6%	22	3%	240	6%	154	4%	193	5%	3,574	6%	2,947	5%	2,542	4%	-18	-45.0%	-47	-19.6%	-1,032	-28.9%	0.7
9th to 12th grade, no diploma	77	13%	43	7%	48	7%	409	11%	366	10%	274	7%	7,435	12%	5,629	9%	4,458	7%	-29	-37.7%	-135	-33.0%	-2,977	-40.0%	0.9
High school graduate (includes equivalency)	337	57%	339	52%	402	58%	2,007	52%	1,951	52%	1,990	50%	28,758	48%	28,271	47%	26,897	45%	65	19.3%	-17	-0.8%	-1,861	-6.5%	1.3
Some college, no degree	68	11%	78	12%	87	12%	550	14%	499	13%	575	14%	8,494	14%	8,959	15%	9,192	15%	19	27.9%	25	4.5%	698	8.2%	0.8
Associate degree	15	3%	48	7%	45	6%	163	4%	259	7%	308	8%	2,650	4%	3,597	6%	4,482	7%	30	200%	145	89.0%	1,832	69.1%	0.9
Bachelor's degree	40	7%	73	11%	70	10%	332	9%	325	9%	433	11%	5,657	9%	7,029	12%	7,481	12%	30	75.0%	101	30.4%	1,824	32.2%	0.8
Graduate or professional degree	15	3%	32	5%	23	3%	138	4%	174	5%	205	5%	3,116	5%	4,023	7%	4,886	8%	8	53.3%	67	48.6%	1,770	56.8%	0.4
Percent high school graduate or higher		80%		87%		90%		83%		86%		88%		82%		86%		88%		12.2%		6.3%		8.2%	n/a
Percent bachelor's degree or higher		9%		16%		13%		12%		13%		16%		15%		18%		21%		43.0%		31.1%		40.1%	n/a
MARITAL STATUS																									
Population 15 years and over	686	100%	731	100%	785	100%	4,520	100%	4,381	100%	4,534	100%	72,230	100%	72,706	100%	71,709	100%	99	14.4%	14	0.3%	-521	-0.7%	Base
Never married	137	20%	146	20%	159	20%	914	20%	938	21%	1,027	23%	16,975	24%	19,265	26%	19,791	28%	22	16.1%	113	12.4%	2,816	16.6%	0.7
Now married, except separated	451	66%	477	65%	492	63%	2,898	64%	2,627	60%	2,704	60%	41,337	57%	38,877	53%	37,011	52%	41	9.1%	-194	-6.7%	-4,326	-10.5%	1.2
Separated	10	1%	17	2%	13	2%	133	3%	155	4%	63	1%	1,759	2%	1,847	3%	1,489	2%	3	30.0%	-70	-52.6%	-270	-15.3%	0.8
GRANDPARENTS AS CAREGIVERS																									
Grandparent living in household with one or more own grandchildren under 18 years	0	100%	13	100%	2	100%	86	100%	75	100%	97	100%	1,216	100%	995	100%	1,092	100%	2	0.0%	11	12.8%	-124	-10.2%	Base
Grandparent responsible for grandchildren	0	0%	6	46%	2	100%	36	42%	41	55%	34	35%	483	40%	502	50%	438	40%	2	0.0%	-2	-5.6%	-45	-9.3%	2.5
VETERAN STATUS																									
Civilian population 18 years and over	652	100%	710	100%	737	100%	4,259	100%	4,142	100%	4,304	100%	68,045	100%	68,792	100%	68,289	100%	85	13.0%	45	1.1%	244	0.4%	Base
Civilian veterans	79	12%	72	10%	90	12%	661	16%	494	12%	469	11%	10,589	16%	8,558	12%	6,875	10%	11	13.9%	-192	-29.0%	-3,714	-35.1%	1.2

APPENDIX A: COMMUNITY CHANGE PROFILE

Social Characteristics	East Fairfield						Census Tract 1113						Crawford County						East Fairfield 2000-2016		Census Tract 1113 2000-2016		Crawford County 2000-2016		Location Quotient
	2000		2010		2016		2000		2010		2016		2000		2010		2016		Change	Percent Change	Change	Percent Change	Change	Percent Change	Reference to Crawford Co.
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	LQ		
RESIDENCE IN 1995 (Last Year for 2010 & 2016)																									
Population 1 year and over	838	100%	924	100%	928	100%	5,580	100%	5,482	100%	5,621	100%	88,235	100%	88,373	100%	86,149	100%	90	10.7%	41	0.7%	-2,086	-2.4%	Base
Same house in 1995	548	65%	877	95%	829	89%	3,625	65%	4,957	90%	5,136	91%	53,444	61%	76,347	86%	75,598	88%	281	51.3%	1,511	41.7%	22,154	41.5%	1.0
Different house in the U.S. in 1995	246	29%	42	5%	99	11%	1,721	31%	520	9%	479	9%	31,294	35%	11,859	13%	10,368	12%	-147	-59.8%	-1,242	-72.2%	-20,926	-66.9%	0.9
Same county	137	56%	30	71%	69	70%	1,086	63%	442	85%	338	71%	18,477	59%	7,162	60%	6,335	61%	-68	-49.6%	-748	-68.9%	-12,142	-65.7%	1.0
Different county	109	44%	12	29%	30	30%	635	37%	78	15%	141	29%	12,817	41%	4,697	40%	4,033	39%	-79	-72.5%	-494	-77.8%	-8,784	-68.5%	0.7
Same state	57	52%	12	100%	18	60%	410	65%	68	87%	113	80%	7,911	62%	2,895	62%	2,796	69%	-39	-68.4%	-297	-72.4%	-5,115	-64.7%	0.6
Different state	52	48%	0	0%	12	40%	225	35%	10	13%	28	20%	4,906	38%	1,802	38%	1,237	31%	-40	-76.9%	-197	-87.6%	-3,669	-74.8%	0.9
Elsewhere in 1995	2	0%	5	1%	0	0%	13	0%	5	0%	6	0%	287	0%	167	0%	183	0%	-2	-100%	-7	-53.8%	-104	-36.2%	0.0
NATIVITY AND PLACE OF BIRTH																									
Total population	848	100%	940	100%	931	100%	5,707	100%	5,534	100%	5,659	100%	90,366	100%	89,153	100%	87,027	100%	83	9.8%	-48	-0.8%	-3,339	-3.7%	Base
Native	844	100%	938	100%	929	100%	5,663	99%	5,481	99%	5,587	99%	89,385	99%	88,076	99%	85,995	99%	85	10.1%	-76	-1.3%	-3,390	-3.8%	1.0
Born in United States	844	100%	938	100%	921	99%	5,636	100%	5,464	100%	5,555	99%	89,045	100%	87,643	100%	85,619	100%	77	9.1%	-81	-1.4%	-3,426	-3.8%	1.0
State of residence	713	84%	825	88%	776	84%	4,820	85%	4,829	88%	4,695	84%	73,700	82%	72,892	83%	71,852	84%	63	8.8%	-125	-2.6%	-1,848	-2.5%	1.0
Different state	131	16%	113	12%	145	16%	816	14%	635	12%	860	15%	15,345	17%	14,751	17%	13,767	16%	14	10.7%	44	5.4%	-1,578	-10.3%	1.0
Born outside United States	0	0%	0	0%	8	1%	27	0%	17	0%	32	1%	340	0%	433	0%	376	0%	8	0.0%	5	18.5%	36	10.6%	2.0
Foreign born	4	0%	2	0%	2	0%	44	1%	53	1%	72	1%	981	1%	1,077	1%	1,032	1%	-2	-50.0%	28	63.6%	51	5.2%	0.2
LANGUAGE SPOKEN AT HOME																									
Population 5 years and over	796	100%	858	100%	896	100%	5,359	100%	5,147	100%	5,348	100%	85,025	100%	84,021	100%	82,253	100%	100	12.6%	-11	-0.2%	-2,772	-3.3%	Base
English only	766	96%	809	94%	856	96%	5,097	95%	4,856	94%	4,991	93%	80,421	95%	79,266	94%	77,268	94%	90	11.7%	-106	-2.1%	-3,153	-3.9%	1.0
Language other than English	30	4%	49	6%	40	4%	262	5%	291	6%	357	7%	4,604	5%	4,755	6%	4,985	6%	10	33.3%	95	36.3%	381	8.3%	0.7

APPENDIX A: COMMUNITY CHANGE PROFILE

Economic Characteristics	East Fairfield						Census Tract 1113						Crawford County						East-Fairfield 2000-2016		Census Tract 1113 2000-2016		Crawford County 2000-2016		Location Quotient
	2000		2010		2016		2000		2010		2016		2000		2010		2016		Change	Percent Change	Change	Percent Change	Change	Percent Change	Reference to Crawford Co.
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	LQ		
EMPLOYMENT STATUS																									
Population 16 years and over	675	100%	727	100%	774	100%	4,447	100%	4,317	100%	4,448	100%	70,845	100%	71,447	100%	70,441	100%	99	14.7%	1	0.0%	-404	-0.6%	Base
In labor force	424	63%	488	67%	463	60%	2,894	65%	2,750	64%	2,730	61%	42,044	59%	42,033	59%	40,658	58%	39	9.2%	-164	-5.7%	-1,386	-3.3%	1.0
Civilian labor force	424	100%	488	100%	463	100%	2,889	100%	2,747	100%	2,730	100%	42,016	100%	41,983	100%	40,646	100%	39	9.2%	-159	-5.5%	-1,370	-3.3%	1.0
Employed	406	96%	480	98%	448	97%	2,772	96%	2,585	94%	2,606	95%	39,514	94%	38,450	92%	37,894	93%	42	10.3%	-166	-6.0%	-1,620	-4.1%	1.1
Unemployed	18	4%	8	2%	15	3%	117	4%	162	6%	124	5%	2,502	6%	3,533	8%	2,752	7%	-3	-16.7%	7	6.0%	250	10.0%	0.5
Percent of civilian labor force	4%		2%		3%		4%		6%		5%		6%		8%		7%		-0	-23.8%	0	12.5%	0	13.3%	n/a
Armed Forces	0	0%	0	0%	0	0%	5	0%	3	0%	0	0%	28	0%	50	0%	12	0%	0	0.0%	-5		-16	-57.1%	0.0
Not in labor force	251	37%	239	33%	311	40%	1,553	35%	1,567	36%	1,718	39%	28,801	41%	29,414	41%	29,783	42%	60	23.9%	165	10.6%	982	3.4%	1.0
Females 16 years and over	344	51%	375	52%	375	48%	2,279	51%	2,272	53%	2,248	51%	37,107	52%	37,070	52%	36,468	52%	31	9.0%	-31	-1.4%	-639	-1.7%	0.9
In labor force	189	55%	213	57%	222	59%	1,282	56%	1,276	56%	1,297	58%	19,217	52%	19,654	53%	19,062	52%	33	17.5%	15	1.2%	-155	-0.8%	1.1
Civilian labor force	189	100%	213	100%	222	100%	1,282	100%	1,276	100%	1,297	100%	19,214	100%	19,649	100%	19,055	100%	33	17.5%	15	1.2%	-159	-0.8%	1.1
Employed	180	95%	207	97%	214	96%	1,246	97%	1,218	95%	1,234	95%	18,111	94%	18,170	92%	17,813	93%	34	18.9%	-12	-1.0%	-298	-1.6%	1.1
Own children under 6 years	55	8%	90	0	39	5%	405	9%	431	10%	345	8%	6,291	9%	5,804	8%	5,381	8%	-16	-29.1%	-60	-14.8%	-910	-14.5%	0.7
All parents in family in labor force	37	67%	30	33%	13	33%	212	52%	238	55%	199	58%	3,470	55%	3,346	58%	2,810	52%	-24	-64.9%	-13	-6.1%	-660	-19.0%	0.4
COMMUTING TO WORK																									
Workers 16 years and over	406	100%	480	100%	439	100%	2,736	100%	2,563	100%	2,548	100%	38,871	100%	37,331	100%	37,077	100%	33	8.1%	-188	-6.9%	-1,794	-4.6%	Base
Car, truck, or van-- drove alone	296	73%	393	82%	366	83%	2,212	81%	1,984	77%	2,017	79%	30,243	78%	27,960	75%	28,585	77%	70	23.6%	-195	-8.8%	-1,658	-5.5%	1.1
Car, truck, or van-- carpooled	46	11%	48	10%	53	12%	251	9%	326	13%	297	12%	4,391	11%	4,389	12%	4,319	12%	7	15.2%	46	18.3%	-72	-1.6%	1.0
Public transportation (including taxicab)	0	0%	0	0%	0	0%	0	0%	3	0%	0	0%	151	0%	235	1%	125	0%	0	0.0%	0	0.0%	-26	-17.2%	0.0
Walked	11	3%	11	2%	16	4%	91	3%	102	4%	68	3%	2,117	5%	2,610	7%	1,967	5%	5	45.5%	-23	-25.3%	-150	-7.1%	0.7
Other means	0	0%	3	1%	2	0%	14	1%	19	1%	14	1%	315	1%	629	2%	515	1%	2	0.0%	0	0.0%	200	63.5%	0.3
Worked at home	53	13%	25	5%	2	0%	168	6%	129	5%	152	6%	1,654	4%	1,508	4%	1,566	4%	-51	-96.2%	-16	-9.5%	-88	-5.3%	0.1
Mean travel time to work (minutes)	23.3		19.6		15.7		22.2		20.8		22.6		21.5		21.0		21.5		-8	-32.6%	0	1.8%	0	0.0%	n/a
OCCUPATION																									
Management, prof., and related occupations	122	30%	159	33%	131	29%	702	25%	712	28%	813	31%	10,438	26%	11,219	29%	11,616	31%	9	7.4%	111	15.8%	1,178	11.3%	0.9
Service occupations	49	12%	61	13%	77	17%	371	13%	349	14%	453	17%	6,189	16%	7,182	19%	7,013	19%	28	57.1%	82	22.1%	824	13.3%	1.6
Sales and office occupations	102	25%	122	25%	96	21%	673	24%	569	22%	484	19%	8,481	21%	8,133	21%	7,561	20%	-6	-5.9%	-189	-28.1%	-920	-10.8%	0.9
Const., extract., maint., farming, fishing, & forst.	52	13%	31	6%	41	9%	356	13%	316	12%	301	12%	4,167	11%	4,052	11%	3,873	10%	-11	-21.2%	-55	-15.4%	-294	-7.1%	2.1
Prod., transport., and material moving occupations	81	20%	107	22%	103	23%	670	24%	639	25%	555	21%	10,239	26%	7,864	20%	7,831	21%	22	27.2%	-115	-17.2%	-2,408	-23.5%	0.4
INDUSTRY																									
Agriculture, forestry, fishing & game, & mining	38	9%	20	4%	13	3%	178	6%	109	4%	117	4%	1,386	4%	1,389	4%	1,258	3%	-25	-65.8%	-61	-34.3%	-128	-9.2%	0.9
Construction	28	7%	38	8%	36	8%	214	8%	244	9%	210	8%	2,352	6%	2,267	6%	2,344	6%	8	28.6%	-4	-1.9%	-8	-0.3%	1.3
Manufacturing	105	26%	138	29%	140	31%	750	27%	642	25%	636	24%	10,384	26%	7,623	20%	7,723	20%	35	33.3%	-114	-15.2%	-2,661	-25.6%	1.5
Wholesale trade	24	6%	3	1%	5	1%	94	3%	52	2%	52	2%	864	2%	764	2%	631	2%	-19	-79.2%	-42	-44.7%	-233	-27.0%	0.7
Retail trade	48	12%	37	8%	40	9%	338	12%	323	12%	235	9%	4,373	11%	4,559	12%	4,197	11%	-8	-16.7%	-103	-30.5%	-176	-4.0%	0.8

APPENDIX A: COMMUNITY CHANGE PROFILE

Economic Characteristics	East Fairfield						Census Tract 1113						Crawford County						East Fairfield 2000-2016		Census Tract 1113 2000-2016		Crawford County 2000-2016		Location Quotient
	2000		2010		2016		2000		2010		2016		2000		2010		2016		Change	Percent Change	Change	Percent Change	Change	Percent Change	Reference to Crawford Co.
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	LQ		
Transportation and warehousing, and utilities	10	2%	16	3%	16	4%	79	3%	99	4%	91	3%	1,705	4%	1,699	4%	1,709	5%	6	60.0%	12	15.2%	4	0.2%	0.8
Information	6	1%	3	1%	3	1%	31	1%	8	0%	16	1%	612	2%	564	1%	269	1%	-3	-50.0%	-15	-48.4%	-343	-56.0%	0.9
Finance, insurance, real estate, and rental and leasing	11	3%	30	6%	15	3%	91	3%	107	4%	112	4%	1,162	3%	1,271	3%	1,191	3%	4	36.4%	21	23.1%	29	2.5%	1.1
Professional, Admin., & waste management services	33	8%	24	5%	10	2%	148	5%	121	5%	154	6%	1,793	5%	1,890	5%	1,766	5%	-23	-69.7%	6	4.1%	-27	-1.5%	0.5
Educational, health and social services	50	12%	96	20%	96	21%	471	17%	512	20%	603	23%	8,351	21%	10,042	26%	10,334	27%	46	92.0%	132	28.0%	1,983	23.7%	0.8
Arts, entertain., rec., accommodation & food services	22	5%	18	4%	29	6%	132	5%	136	5%	107	4%	2,832	7%	3,085	8%	2,752	7%	7	31.8%	-25	-18.9%	-80	-2.8%	0.9
Other services (except public administration)	22	5%	42	9%	30	7%	158	6%	106	4%	151	6%	2,124	5%	1,872	5%	2,119	6%	8	36.4%	-7	-4.4%	-5	-0.2%	1.2
Public administration	9	2%	15	3%	15	3%	88	3%	126	5%	122	5%	1,576	4%	1,425	4%	1,601	4%	6	66.7%	34	38.6%	25	1.6%	0.8
CLASS OF WORKER																									
Private wage and salary workers	308	76%	353	74%	374	83%	2,162	78%	2,049	79%	2,084	80%	30,924	78%	30,187	79%	30,325	80%	66	21.4%	-78	-3.6%	-599	-1.9%	1.0
Government workers	24	6%	51	11%	42	9%	258	9%	276	11%	259	10%	4,603	12%	4,553	12%	4,462	12%	18	75.0%	1	0.4%	-141	-3.1%	0.8
Self-employed workers in own not inc. business	63	16%	76	16%	32	7%	329	12%	252	10%	256	10%	3,785	10%	3,602	9%	3,023	8%	-31	-49.2%	-73	-22.2%	-762	-20.1%	0.9
Unpaid family workers	11	3%	0	0%	0	0%	23	1%	8	0%	7	0%	202	1%	108	0%	84	0%	-11		-16	-69.6%	-118	-58.4%	0.0
INCOME IN 1999																									
Households	339	100%	345	100%	370	100%	2,209	100%	2,102	100%	2,231	100%	34,695	100%	35,456	100%	34,526	100%	31	9.1%	22	1.0%	-169	-0.5%	n/a
Median household income (dollars)	\$53,419		\$63,187		\$51,944		\$52,186		\$50,074		\$52,813		\$46,729		\$41,942		\$45,637		-1,475	-2.8%	627	1.2%	-1,092	-2.3%	n/a
With earnings	254	75%	295	86%	281	76%	1,724	78%	1,647	78%	1,698	76%	25,956	75%	25,779	73%	24,862	72%	27	10.6%	-26	-1.5%	-1,094	-4.2%	n/a
Mean earnings (dollars)	\$58,408		\$58,529		\$71,478		\$64,184		\$55,043		\$66,664		\$61,009		\$54,871		\$59,428		13,070	22.4%	2,480	3.9%	-1,581	-2.6%	n/a
With Social Security income	117	35%	112	32%	159	43%	650	29%	733	35%	879	39%	11,296	33%	13,263	37%	13,756	40%	42	35.9%	229	35.2%	2,460	21.8%	n/a
Mean Social Security income (dollars)	\$18,335		\$17,604		\$19,175		\$15,766		\$16,690		\$18,674		\$16,043		\$16,721		\$18,512		840	4.6%	2,908	18.4%	2,469	15.4%	n/a
With Supplemental Security Income	9	3%	13	4%	25	7%	63	3%	81	4%	117	5%	1,848	5%	2,117	6%	2,769	8%	16	178%	54	85.7%	921	49.8%	n/a
Mean Supp. Security Income (dollars)	\$6,359		\$9,035		\$9,252		\$8,945		\$10,513		\$8,026		\$9,137		\$8,447		\$9,619		2,893	45.5%	-919	-10.3%	482	5.3%	n/a
With public assistance income	7	2%	17	5%	16	4%	50	2%	67	3%	92	4%	1,205	3%	1,432	4%	1,247	4%	9	129%	42	84.0%	42	3.5%	n/a
Mean public assistance income (dollars)	\$5,370		\$1,553		\$5,013		\$2,971		\$2,041		\$3,413		\$3,386		\$2,984		\$2,481		-357	-6.7%	442	14.9%	-905	-26.7%	n/a
With retirement income	72	21%	72	21%	79	21%	390	18%	396	19%	498	22%	6,608	19%	7,460	21%	7,609	22%	7	9.7%	108	27.7%	1,001	15.1%	n/a
Mean retirement income (dollars)	\$44,686		\$17,279		\$12,647		\$20,737		\$17,566		\$16,729		\$18,650		\$16,203		\$17,222		-32,039	-71.7%	-4,008	-19.3%	-1,428	-7.7%	n/a
Families	250	74%	256	74%	282	76%	1,655	75%	1,595	76%	1,621	73%	23,960	69%	23,607	67%	23,147	67%	32	12.8%	-34	-2.1%	-813	-3.4%	n/a
Median family income (dollars)	\$62,658		\$72,349		\$60,147		\$62,848		\$54,826		\$61,006		\$56,747		\$52,322		\$55,767		-2,511	-4.0%	-1,842	-2.9%	-980	-1.7%	n/a
Per capita income (dollars)	\$26,543		\$23,920		\$27,638		\$24,572		\$21,548		\$25,992		\$23,490		\$21,963		\$23,578		1,095	4.1%	1,420	5.8%	88	0.4%	n/a
Median earnings (dollars):																									
Male full-time, year-round workers	\$48,996		\$40,215		\$48,056		\$45,439		\$42,442		\$44,234		\$44,699		\$41,072		\$42,130		-940	-1.9%	-1,205	-2.7%	-2,569	-5.7%	n/a
Female full-time, year-round workers	\$23,497		\$33,897		\$38,750		\$28,752		\$30,006		\$31,908		\$30,087		\$30,066		\$32,029		15,253	64.9%	3,156	11.0%	1,942	6.5%	n/a
POVERTY STATUS IN 1999 (below poverty level)																									
Families		4%		10%		8%		7%		9%		6%		9%		12%		10%		86.4%		-21.1%		17.2%	n/a
Families with female householder, no husband present		22%		0%		0%		26%		31%		23%		28%		34%		35%		100%		-11.1%		22.7%	n/a
Individuals		5%		13%		11%		9%		13%		8%		13%		16%		15%		144%		-8.7%		13.3%	n/a

APPENDIX A: COMMUNITY CHANGE PROFILE

Housing Characteristics	East Fairfield						Census Tract 1113						Crawford County						East-Fairfield 2000-2016		Census Tract 1113 2000-2016		Crawford County 2000-2016		Location Quotient	
	2000		2010		2016		2000		2010		2016		2000		2010		2016		Change	Percent Change	Change	Percent Change	Change	Percent Change	Reference to Crawford Co.	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	LQ			
Total Housing Units	339	100%	448	100%	472	100%	2,203	100%	2,663	100%	2,748	100%	34,678	100%	44,488	100%	44,386	100%	133	39.2%	545	24.7%	9,708	28.0%	Base	
UNITS IN STRUCTURE																										
1-unit, detached	257	76%	343	77%	380	81%	1,649	75%	1,966	74%	2,070	75%	24,430	70%	31,523	71%	32,398	73%	123	47.9%	421	25.5%	7,968	32.6%	1.1	
1-unit, attached	0	0%	12	3%	2	0%	5	0%	41	2%	36	1%	397	1%	929	2%	745	2%	2	0.0%	31	620%	348	87.7%	0.3	
2 units	4	1%	0	0%	7	1%	61	3%	70	3%	37	1%	1,933	6%	1,660	4%	1,860	4%	3	75.0%	-24	-39.3%	-73	-3.8%	0.4	
3 or 4 units	0	0%	0	0%	0	0%	17	1%	3	0%	47	2%	1,038	3%	1,351	3%	1,308	3%	0	0.0%	30	177%	270	26.0%	0.0	
5 to 9 units	0	0%	0	0%	0	0%	16	1%	3	0%	3	0%	869	3%	1,069	2%	827	2%	0	0.0%	-13	-81.3%	-42	-4.8%	0.0	
10 to 19 units	0	0%	0	0%	0	0%	7	0%	42	2%	0	0%	451	1%	728	2%	314	1%	0	0.0%	-7		-137	-30.4%	0.0	
20 or more units	0	0%	0	0%	0	0%	0	0%	3	0%	11	0%	619	2%	921	2%	842	2%	0	0.0%	11	0.0%	223	36.0%	0.0	
Mobile home	78	23%	93	21%	83	18%	448	20%	535	20%	539	20%	4,928	14%	6,299	14%	6,084	14%	5	6.4%	91	20.3%	1,156	23.5%	1.3	
Boat, RV, van, etc.	0	0%	0	0%	0	0%	0	0%	0	0%	5	0%	13	0%	8	0%	8	0%	0	0.0%	5	0.0%	-5	-38.5%	0.0	
YEAR STRUCTURE BUILT																										
2010 or later					2	0%					32	1%					373	1%	-	-	-	-	-	-	-	
2000 to 2009			42	9%	38	8%			147	6%	196	7%			2,658	6%	3,351	8%	-	-	-	-	-	-	-	
1990 to 1999	30	9%	51	11%	44	9%	330	15%	404	15%	331	12%	3,892	11%	4,791	11%	4,589	10%	14	46.7%	1	0.3%	697	17.9%	0.9	
1980 to 1989	35	10%	27	6%	28	6%	236	11%	238	9%	293	11%	3,152	9%	3,913	9%	4,291	10%	-7	-20.0%	57	24.2%	1,139	36.1%	0.6	
1970 to 1979	83	24%	109	24%	141	30%	404	18%	498	19%	509	19%	6,111	18%	7,469	17%	7,146	16%	58	69.9%	105	26.0%	1,035	16.9%	1.9	
1960 to 1969	39	12%	36	8%	22	5%	216	10%	210	8%	222	8%	3,261	9%	4,139	9%	4,163	9%	-17	-43.6%	6	2.8%	902	27.7%	0.5	
1940 to 1959	74	22%	101	23%	112	24%	410	19%	488	18%	526	19%	6,465	19%	8,573	19%	8,016	18%	38	51.4%	116	28.3%	1,551	24.0%	1.3	
1939 or earlier	78	23%	82	18%	85	18%	607	28%	678	25%	639	23%	11,797	34%	12,945	29%	12,457	28%	7	9.0%	32	5.3%	660	5.6%	0.6	
ROOMS																										
1 room	0	0%	0	0%	5	1%	10	0%	18	1%	34	1%	185	1%	361	1%	435	1%	5	0.0%	24	240%	250	135%	1.1	
2 rooms	2	1%	0	0%	3	1%	15	1%	9	0%	17	1%	492	1%	731	2%	718	2%	1	50.0%	2	13.3%	226	45.9%	0.4	
3 rooms	8	2%	18	4%	19	4%	92	4%	157	6%	135	5%	1,864	5%	3,052	7%	2,570	6%	11	138%	43	46.7%	706	37.9%	0.7	
4 rooms	57	17%	85	19%	64	14%	282	13%	369	14%	435	16%	4,681	13%	6,381	14%	5,791	13%	7	12.3%	153	54.3%	1,110	23.7%	1.0	
5 rooms	82	24%	83	19%	100	21%	538	24%	624	23%	573	21%	7,803	23%	9,139	21%	8,569	19%	18	22.0%	35	6.5%	766	9.8%	1.1	
6 rooms	70	21%	115	26%	115	24%	483	22%	629	24%	605	22%	7,704	22%	9,752	22%	9,714	22%	45	64.3%	122	25.3%	2,010	26.1%	1.1	
7 rooms	67	20%	66	15%	78	17%	379	17%	398	15%	371	14%	5,347	15%	6,461	15%	6,547	15%	11	16.4%	-8	-2.1%	1,200	22.4%	1.1	
8 rooms	25	7%	26	6%	24	5%	185	8%	177	7%	195	7%	3,393	10%	4,129	9%	4,430	10%		-4.0%	10	5.4%	1,037	30.6%	0.5	
9 or more rooms	28	8%	55	12%	64	14%	219	10%	282	11%	383	14%	3,209	9%	4,482	10%	5,612	13%	36	129%	164	74.9%	2,403	74.9%	1.1	
Median (rooms)	5.8		5.8		5.9		5.8		5.7		5.8		5.8		5.8		5.9		0	1.7%	0	0.0%	0	1.7%	n/a	

APPENDIX A: COMMUNITY CHANGE PROFILE

Housing Characteristics	East Fairfield						Census Tract 1113						Crawford County						East-Fairfield 2000-2016		Census Tract 1113 2000-2016		Crawford County 2000-2016		Location Quotient
	2000		2010		2016		2000		2010		2016		2000		2010		2016		Change	Percent Change	Change	Percent Change	Change	Percent Change	Reference to Crawford Co.
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	LQ		
YEAR HOUSEHOLDER MOVED INTO UNIT																									
Occupied housing units	339	100%	345	100%	370	100%	2,203	100%	2,102	100%	2,231	100%	34,678	100%	35,456	100%	34,526	100%	31	9.1%	28	1.3%	-152	-0.4%	Base
2010 or later					85	23%					496	22%					9,468	27%	85	0.0%	496	0.0%	9,468	0.0%	0.8
2000 to 2010			155	45%	119	32%			836	40%	672	30%			15,892	45%	10,156	29%	119	0.0%	672	0.0%	10,156	0.0%	1.1
1990 to 1999	165	49%	84	24%	60	16%	1,158	53%	524	25%	450	20%	18,659	54%	8,271	23%	6,200	18%	-105	-63.6%	-708	-61.1%	-12,459	-66.8%	0.9
1980 to 1989	64	19%	52	15%	32	9%	402	18%	320	15%	250	11%	6,086	18%	4,500	13%	3,489	10%	-32	-50.0%	-152	-37.8%	-2,597	-42.7%	0.9
Moved in 1979 and earlier	110	32%	54	16%	74	20%	643	29%	422	20%	363	16%	9,933	29%	6,793	19%	5,213	15%	-36	-32.7%	-280	-43.5%	-4,720	-47.5%	1.3
VEHICLES AVAILABLE																									
None	14	4%	3	1%	14	4%	129	6%	106	5%	113	5%	3,187	9%	3,557	10%	3,362	10%	0	0.0%	-16	-12.4%	175	5.5%	0.4
1	112	33%	89	26%	93	25%	665	30%	545	26%	674	30%	12,319	36%	12,800	36%	11,769	34%	-19	-17.0%	9	1.4%	-550	-4.5%	0.7
2	134	40%	170	49%	168	45%	958	43%	1,026	49%	971	44%	13,695	39%	13,663	39%	13,161	38%	34	25.4%	13	1.4%	-534	-3.9%	1.2
3 or more	79	23%	83	24%	95	26%	451	20%	425	20%	473	21%	5,477	16%	5,436	15%	6,234	18%	16	20.3%	22	4.9%	757	13.8%	1.4
HOUSE HEATING FUEL																									
Utility gas	108	32%	82	24%	107	29%	798	36%	701	33%	800	36%	17,717	51%	17,692	50%	16,808	49%		-0.9%	2	0.3%	-909	-5.1%	0.6
Bottled, tank, or LP gas	37	11%	69	20%	60	16%	328	15%	352	17%	411	18%	4,222	12%	4,405	12%	4,304	12%	23	62.2%	83	25.3%	82	1.9%	1.3
Electricity	48	14%	51	15%	55	15%	179	8%	215	10%	259	12%	2,492	7%	3,598	10%	3,971	12%	7	14.6%	80	44.7%	1,479	59.3%	1.3
Fuel oil, kerosene, etc.	117	35%	65	19%	63	17%	631	29%	495	24%	355	16%	6,967	20%	5,169	15%	4,142	12%	-54	-46.2%	-276	-43.7%	-2,825	-40.5%	1.4
Coal or coke	0	0%	13	4%	7	2%	2	0%	16	1%	20	1%	64	0%	202	1%	435	1%	7	0.0%	18	900%	371	580%	1.5
Wood	27	8%	57	17%	69	19%	243	11%	249	12%	319	14%	2,843	8%	3,768	11%	4,013	12%	42	157%	76	31.3%	1,170	41.2%	1.6
Solar energy	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	2	0%	11	0%	0	0.0%	0	0.0%	11	0.0%	0.0
Other fuel	2	1%	8	2%	9	2%	20	1%	74	4%	67	3%	331	1%	552	2%	807	2%	7	350%	47	235%	476	144%	1.0
No fuel used	0	0%	0	0%	0	0%	2	0%	0	0%	0	0%	42	0%	68	0%	35	0%	0	0.0%	-2	-100%	-7	-16.7%	0.0
SELECTED CHARACTERISTICS																									
Lacking complete plumbing facilities	4	1%	0	0%	0	0%	18	1%	0	0%	18	1%	575	2%	477	1%	579	2%	-4		0	0.0%	4	0.7%	0.0
Lacking complete kitchen facilities	2	1%	0	0%	0	0%	6	0%	0	0%	15	1%	532	2%	497	1%	628	2%	-2		9	150%	96	18.0%	0.0
No telephone service	4	1%	4	1%	6	2%	66	3%	34	2%	24	1%	1,104	3%	1,273	4%	942	3%	2	50.0%	-42	-63.6%	-162	-14.7%	0.6
OCCUPANTS PER ROOM																									
1.00 or less	333	98%	327	95%	352	95%	2,172	99%	2,044	97%	2,172	97%	34,073	98%	34,968	99%	34,048	99%	19	5.7%	0	0.0%	-25	-0.1%	1.0
1.01 to 1.50	6	2%	18	5%	16	4%	24	1%	28	1%	47	2%	449	1%	389	1%	380	1%	10	167%	23	95.8%	-69	-15.4%	3.9
1.51 or more	0	0%	0	0%	2	1%	7	0%	30	1%	12	1%	156	0%	99	0%	98	0%	2	0.0%	5	71.4%	-58	-37.2%	1.9

APPENDIX A: COMMUNITY CHANGE PROFILE

Housing Characteristics	East Fairfield						Census Tract 1113						Crawford County						East-Fairfield 2000-2016		Census Tract 1113 2000-2016		Crawford County 2000-2016		Location Quotient
	2000		2010		2016		2000		2010		2016		2000		2010		2016		Change	Percent Change	Change	Percent Change	Change	Percent Change	Reference to Crawford Co.
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	LQ		
VALUE																									
Owner-occupied housing units	158	100%	321	100%	326	100%	1,038	100%	1,766	100%	1,839	100%	16,247	100%	26,230	100%	25,380	100%	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Less than \$50,000	29	18%	52	16%	49	15%	216	21%	273	15%	225	12%	3,726	23%	4,324	16%	3,866	15%	20	69.0%	9	4.2%	140	3.8%	1.0
\$50,000 to \$99,999	93	59%	91	28%	84	26%	546	53%	603	34%	525	29%	8,814	54%	9,180	35%	7,893	31%	-9	-9.7%	-21	-3.8%	-921	-10.4%	0.8
\$100,000 to \$149,999	27	17%	79	25%	87	27%	188	18%	338	19%	450	24%	2,503	15%	5,859	22%	5,616	22%	60	222%	262	139%	3,113	124%	1.2
\$150,000 to \$199,999	4	3%	49	15%	55	17%	63	6%	291	16%	350	19%	661	4%	3,289	13%	3,940	16%	51	1275%	287	456%	3,279	496%	1.1
\$200,000 to \$299,999	5	3%	21	7%	31	10%	17	2%	149	8%	185	10%	382	2%	2,182	8%	2,568	10%	26	520%	168	988%	2,186	572%	0.9
\$300,000 to \$499,999	0	0%	19	6%	15	5%	3	0%	89	5%	65	4%	114	1%	877	3%	1,032	4%	15	0.0%	62	2067%	918	805%	1.1
\$500,000 to \$999,999	0	0%	4	1%	3	1%	3	0%	8	0%	22	1%	24	0%	433	2%	327	1%	3	0.0%	19	633%	303	1263%	0.7
\$1,000,000 or more	0	0%	6	2%	2	1%	2	0%	15	1%	17	1%	23	0%	86	0%	138	1%	2	0.0%	15	750%	115	500%	1.1
Median (dollars)	\$106,240		\$117,235		\$111,400		\$109,024		\$108,723		\$114,500		\$101,366		\$105,490		\$106,700		5,160	4.9%	5,476	5.0%	5,334	5.3%	n/a
MORTGAGE STATUS/SELECTED MONTHLY OWNER COSTS																									
With a mortgage	89	100%	174	100%	154	100%	611	100%	984	100%	986	100%	9,556	100%	14,771	100%	13,364	100%	65	73.0%	375	61.4%	3,808	39.8%	0.9
Median (dollars)	\$1,119		\$1,059		\$1,104		\$1,058		\$1,070		\$1,082		\$1,074		\$1,117		\$1,051		-15	-1.4%	24	2.2%	-23	-2.1%	n/a
Not mortgaged	69	100%	147	100%	172	100%	427	100%	782	100%	853	100%	6,691	100%	11,459	100%	12,016	100%	103	149%	426	99.8%	5,325	79.6%	1.1
Median (dollars)	\$388		\$414		\$355		\$395		\$425		\$442		\$394		\$425		\$411		-33	-8.6%	47	11.8%	17	4.3%	n/a
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999 (Mortgage)																									
30 percent or more	25	28%	56	32%	46	30%	182	30%	327	33%	245	25%	2,843	30%	4,836	33%	3,335	25%	21	84.0%	63	34.6%	492	17.3%	1.2
GROSS RENT																									
Units paying rent	39	100%	12	100%	32	100%	308	100%	275	100%	325	100%	8,100	100%	8,229	100%	8,093	100%	-7	-17.9%	17	5.5%	-7	-0.1%	0.4
Median (dollars)	\$582		\$149		\$625		\$540		\$578		\$659		\$565		\$596		\$633		43	7.4%	119	22.0%	68	12.0%	n/a
GROSS RENT AS A % OF HOUSEHOLD INCOME IN 1999																									
30 percent or more	2	5%	0	0%	6	19%	75	24%	73	27%	105	32%	2,745	34%	3,639	44%	3,530	44%	4	200%	30	40.0%	785	28.6%	0.4

Index Year (Used to Adjust for Inflation)	2000	2010	2016
<i>CPI for All Goods</i>	107.8	139.3	148.7

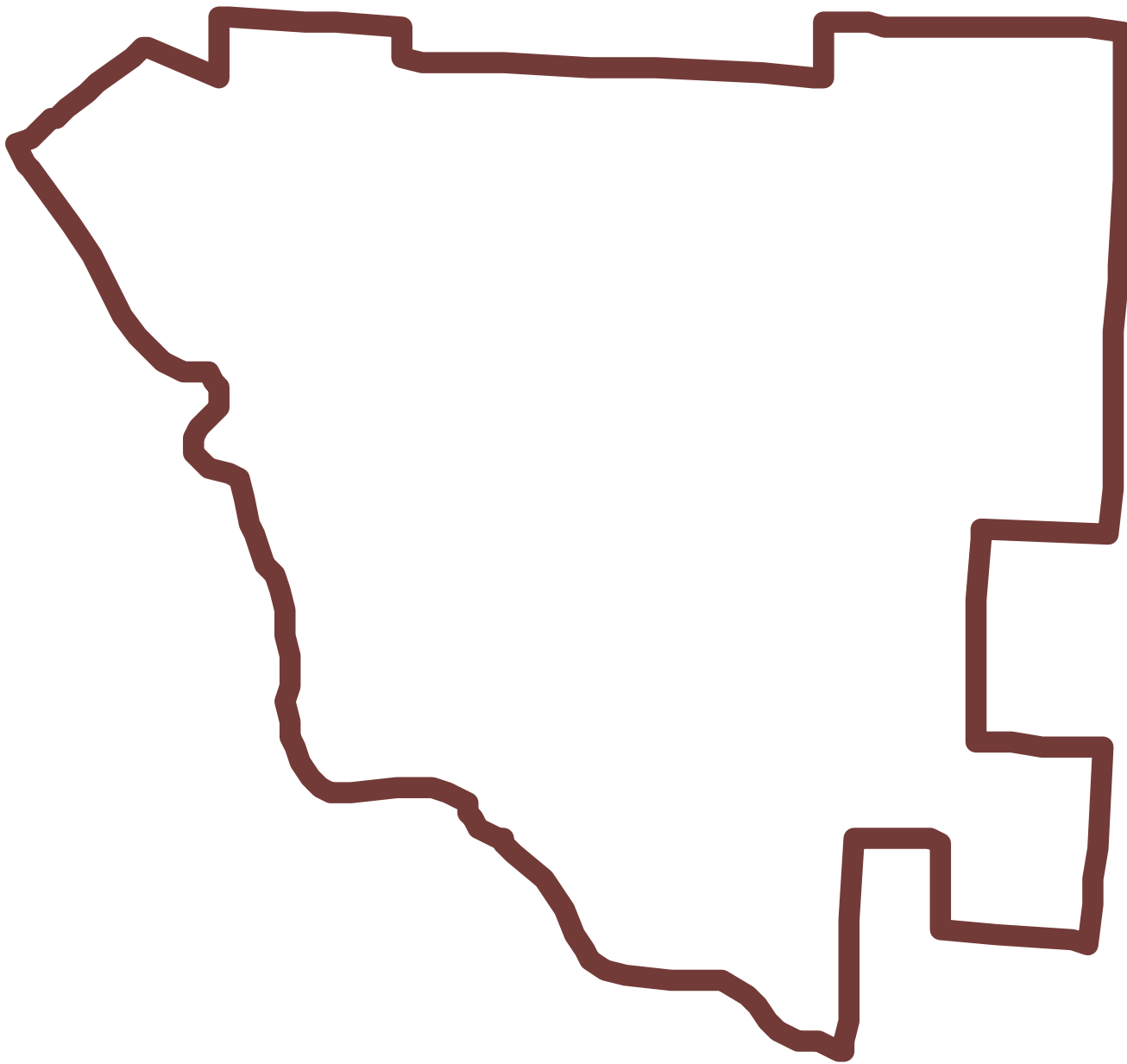
Based on Bureau of Labor and Statistics CPI data for cities within the Northeast Region classified as Size Class B/C containing populations between 50,000 and 1,500,000 (Crawford County ~ 100,000)

APPENDIX B: COMMUNITY SURVEY RESULTS



Wayne-East Fairfield Multi-Municipal Plan Community Survey 2015

In 2015, as part of an attempted multi-municipal plan with Wayne Township, East Fairfield residents were presented with a survey asking them to evaluate existing community services and conditions which included multiple opportunities for respondents to provide written feedback. 457 surveys were distributed via postal mail to residents either living within or holding a seasonal residence in East Fairfield Township. The Crawford County Planning Office received 108 completed surveys producing a 24% return rate. Based on this return rate, the results of the survey are expected to carry a scientifically significant level of accuracy acceptable for surveying activities conducted in the social sciences (95% level of confidence). This appendix provides both a summary and some analysis of the input gathered from survey respondents along with a complete listing of all comments received.



APPENDIX B: PART ONE

SURVEY COMMENTS ANALYSIS

KEY FINDINGS & ANALYSIS OF SURVEY COMMENTS

APPENDIX B: SURVEY COMMENTS ANALYSIS

Key Findings from Multiple Choice Questions:

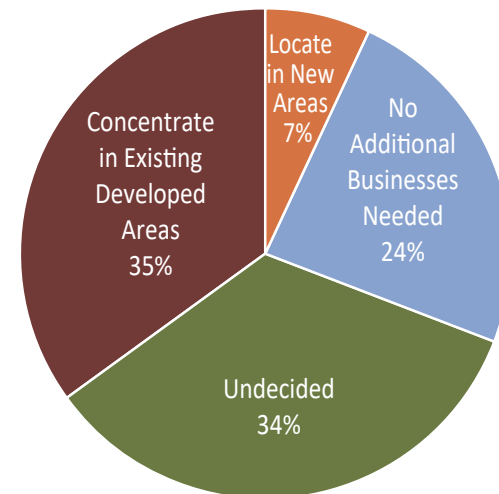
The Wayne-East Fairfield Multi-Municipal Plan Community Survey 2015 provided a series of multiple-choice questions. Some of these questions were intended to gather basic information about East Fairfield Township while other questions were targeted towards checking the accuracy of known or existing information (“ground truthing”) such as the American Community Survey along with other secondary data sources. Of this survey’s multiple choice questions, two questions in particular produced information applicable for the comprehensive planning process.

The first question aimed to identify which sources of information or outreach methods are most effective. Results to this question demonstrate that out of all respondents, 77% read the Meadville Tribune - the top source of information. Coming in second was “word of mouth” with just over a third of respondents (35%) considering this source as effective. Taking the third, fourth, fifth, and sixth positions were postal mail at 29%, the Area Shopper at 22%, radio at 19%, and the internet at 18%. The combination of all other information outlets and outreach methods given, including social media, the Erie Times, school districts, and others, accounted for 15%. Another option for those claiming “I don’t get involved” received approximately seven percent (7%) of all responses.

Another question asked respondents where future growth and development should occur? One caveat behind this question was that it asked respondents where they would like to see “business growth and development occur,” which could mean a number of things depending upon the predisposition of the respondent. For example, the siting of a commercial retail establishment may be considered quite a different undertaking than the location of a new fabrication shop specialized in agricultural products yet both fit into the description of “business growth and development.” However, despite this caveat, the information produced by the 95 survey participants responding to this question provides good insight into the township’s attitude towards new development. Just over one-third of respondents (35%) wished for development to con-

centrate in existing developed areas whereas nearly a quarter (24%) desired no additional businesses needed. Only 7% of survey respondents wanted development to locate in new areas. Possibly demonstrating a weaker consensus, the final one-third of respondents (34%) were undecided on this question. The graphic below contains a pie chart demonstrating the distribution of responses to this question.

If you would like to see business growth and development occur, where should these new businesses be provided?



95 Responses

APPENDIX B: SURVEY COMMENTS ANALYSIS

Comments Overview:

East Fairfield residents were presented the Wayne-East Fairfield Multi-Municipal Plan Community Survey 2015 which offered a series of multiple-choice questions as well as a few opportunities to provide written comments. Although not prefaced with formal questions, participants were given three opportunities to write-in their own remarks. The first opportunity was presented after participants ranked existing community facilities and services along a five-point Likert Scale. The second and third opportunities were presented after offering participants a chance to answer a series of questions concerning the economic development of their community. Although the survey was sent out to both residents of Wayne and East Fairfield townships as this effort was part of an attempted multi-municipal comprehensive plan, those responses delivered by East Fairfield residents were separated out to conduct the following analysis.

Within this appendix, the comments provided by survey participants have been broken down into individual thoughts and then classified into a variety of commonly reoccurring categories. Comments were then labeled based on whether they provided constructive criticism, neutral feedback, or praise. Given the nature and purpose of this survey, it is acceptable to recognize that most feedback would provide for constructive criticism as the survey presented a chance for participants to voice their concerns about the community. Within the following sections of this report, survey comments are summarized based on their category. The following summaries provide examples of those comments that were generally more representative of the overall feedback along with a list of potential improvements or ideas, presented by survey participants, with potential implications for comprehensive planning. The latter information provided by survey participants, in addition to the feedback provided by all comments, was reviewed and considered during the process of developing the East Fairfield Comprehensive Plan. Although comments were broken up by each independent thought, concept, or idea, in no event were any of the comments altered in any

manner such that their content was manipulated or distorted. The only revisions made to any of the comments provided by survey participants consisted of grammatical corrections to obvious spelling errors.

The 133 comments made by survey participants generally fell into a few categories. These categories are listed below in descending order of the number of comments received and discussed throughout the remainder of this appendix. The categories listed below, along with the labels discussed later on, were used to create an overall snapshot of our survey comment content analysis as shown in the chart titled, “Sunburst Chart of Survey Comment Content Analysis” on page 22.

- Transportation (47)
- Land Use and Development (21)
- Taxes, Regulation, and Finance (17)
- Law, Order, and Safety (12)
- Governance, Community, and Other (12)
- Livability and Services (9)
- Township Programming (8)
- Infrastructure (non-transportation) (7)

In addition to the broader categories listed above, each survey comment was tagged with a label used to capture the overall essence of the remark. This practice allowed us to better understand the overall flow of remarks within each of the broader categories. The tags or labels are listed below with a brief description of each.

- Administration / Regulations – governmental procedures and regulations/ordinances.
- Community Stability – community trends, social and demographic issues.
- Development Concern – issues arising from the placement, function, and use of improvements.
- Enforcement – ensuring laws and regulations are followed.
- Financial – monetary resources and financial management.
- Governance – relations between constituents and officials.

APPENDIX B: SURVEY COMMENTS ANALYSIS

- Improvements – investing in either new or repairing existing infrastructure.
- Inadequate – a community service falling short of community need.
- Infrastructure Development – new public or private improvements.
- Infrastructure Maintenance – maintaining existing improvements.
- Key Maintenance Issue – a specifically highlighted infrastructure issue.
- Land Use – land use patterns and the conflicts arising between adjacent uses.
- Livability / Safety – impacts overall well-being, sense of connection, and security.
- Management – how well limited resources are allocated.
- Miscellaneous – other comments.
- Planning – the use of regulations to shape communities and property level activities.
- Potentially Critical Improvement – a specifically highlighted infrastructure issue believed to produce significant consequences if left unresolved.
- Process – the survey method of comprehensive planning process.
- Township Programming – East-Fairfield sanctioned actions and activities.

Each of the above-mentioned tags are frequently used to create a snapshot of the feedback provided by survey participants throughout the summaries of comments falling into each broader category (see Analysis of Comments as follows).

Analysis of Comments:

Transportation –

Survey participants provided 47 comments related to transportation facilities, conditions, and infrastructure. Transportation, particularly the maintenance of existing roads and handling of winter conditions, was the most significant issue raised by survey participants as comments concerning this category constituted more than 35% of all written responses. Given the general nature of community surveying, it was not surprising that 41 of these comments offered constructive criticism with five comments being neutral and a single comment offering praise. The largest share of comments (19 in all) highlighted the inadequacies of either the existing road network or the ability of East Fairfield Township to properly maintain the roads – especially during winter months. The next largest share of comments was split between the ideas of road improvements and the Township’s management of the road ways – each of which produced seven comments. Outside of these top transportation concerns, other comments within this category covered livability and safety problems, key maintenance issues, potentially critical improvements, and infrastructure maintenance. Several representative comments are demonstrated as follows:



“In winter the roads are not plowed back far enough. Barely one car at a time can travel on most roads, have seen many close calls;”

“When the roads are plowed in the winter, they are only plowed wide enough for one car to travel;”

“Winter maintenance appears to be poor at best;”

“Maybe to improve snow plowing on township roads is for East

APPENDIX B: SURVEY COMMENTS ANALYSIS

Fairfield to contract with West Mead and Wayne who have heavier equipment and could help on days of heavier snow;”

“Reconstruct the intersection of Fryermuth Road and Tamarack Drive, poor sight distance. Remove the “S” curve on Fryermuth Road west of Tamarack Drive.”

From our analysis of the transportation related comments, several potential improvements and numerous suggestions were put forth by survey participants. These suggestions were considered during the process of developing East Fairfield’s Comprehensive Plan. Ideas presented by survey participants included:

- Black topping the only remaining (.5 mile) dirt road;
- Getting a better snow plow (larger/heavier duty equipment);
- Placing snow fence at key locations to prevent snow drift onto roadways;
- Clean ditches (Meadville and McCracken Road highlighted) and clear selected trees/shrubs;
- Resolve black top layers issue on Hudson Drive;
- Water runoff issue on McCracken Road at the hill on the north end;
- Drive way that floods out onto McCracken Road;
- Reconfigure Tamarack Road & Fryermuth Road intersection (“very dangerous”);
- Contract with West Mead and Wayne for snow plowing;
- Improve intersection of McCracken Road and Route 322;
- Repair new 6” gas line under Hudson Road;
- Make needed repairs to existing tar and chip dirt roads.

Land Use & Development –

A total of 21 comments relating to land use and development were provided by survey respondents. Land use and development related comments were the second most significant issue raised by respondents as comments concerning this category constituted nearly 16% of all



written responses. Comments were nearly split with 11 providing constructive criticism and ten offering relatively neutral remarks. Survey comments within this category were widely mixed with five remarks each relating to land use and administration/regulation, four focusing on development concerns, two addressing planning, and the rest consisting of single responses regarding improvements, infrastructure maintenance, key maintenance issues, livability/safety, and potentially critical improvements. Given this relatively open field of written comments, numerous representative remarks capturing the spirit of the responses are demonstrated as follows:



“Farmers using pesticides, poison & manure way too close to water wells and residences. Farmers need to abide by the laws and regulations;”

“This township is a rural one. Any ordinances adopted should be slanted towards keeping it that way. Farmers need protection from ridiculous ordinances that make residential owners happy;”

“Tamarack Lake needs (to be) repaired; this affects the property values which in turn will affect the local economy;”

“People can go to Meadville/Cochran to utilize businesses. This area is quiet and more secluded;”

“People live in these rural communities because they do not want the fast pace, high congestion, ultra-modern society. They want a simple life without many restrictions, or overburdened by regulations. Keep it simple;”

“The focus should be to support agriculture.”

From our analysis of the land use and development related comments, a few potential improvements and numerous suggestions were put

APPENDIX B: SURVEY COMMENTS ANALYSIS

forth by survey participants. These suggestions were considered during the process of developing East Fairfield's Comprehensive Plan. Ideas presented by survey participants included:

- Review and consider recreational improvements for both Tamarack Lake (fix dam problems as well) and French Creek.

Taxes, Regulation, & Finance –

A total of 17 comments relating to taxes, regulation, and finance were provided by survey respondents. Concerns regarding taxes, regulation, and finance were the third most significant issue raised by respondents as comments involving this category constituted nearly 13% of all written responses. Given the general nature of community surveying, it was not surprising that fifteen of these comments offered constructive criticism while one comment was neutral and another was positive. Survey comments within this category were mostly concerned with the desire for keeping taxes low. Comments concerning the need for regulations were split between those wanting new or amended ordinances and those wanting minimal regulation. The largest share of comments, seven in all, concerned financial matters while another five related to administration and regulations. The final three comments consisted of one each relating to management, infrastructure development, and community stability. Several representative comments are demonstrated as follows:

“Taxes are high now for senior citizens, if raised, you would lose families;”

“Taxes are high enough now!”

From our analysis of the taxes, regulation, and finance related comments, several potential improvements and numerous



suggestions were put forth by survey participants. These suggestions were considered during the process of developing East Fairfield's Comprehensive Plan. Ideas presented by survey participants included:

- Review and suggest amendments to existing East Fairfield Township Ordinances;
- Implement a junk ordinance;
- Locate and tax newly constructed buildings.

Law, Order, & Safety –

A total of 12 comments relating to law, order, and safety were provided by survey respondents representing approximately 9% of all written feedback. Given the general nature of community surveying, it was not surprising that all of these comments offered constructive criticism. Survey comments within this category were mostly concerned with the desire for enhanced community safety services to focus on such issues as speeding, prowling, and response to emergencies. The largest share of comments, five in all, concerned the idea of enhancing the management of community safety services and mostly focused on the desire for East Fairfield to have its own local police coverage. The second largest share of comments within this category concerned the enforcement of the existing laws – mainly regarding speeding. Other responses within this category related to requested improvements, current inadequacies, and livability or safety issues. Several representative comments are demonstrated as follows:

“Stricter enforcement of reasonable speed limits;”

“Need a coop agreement with W.Mead/Cochranton Borough to patrol township and respond to calls, State Police coverage/response is inadequate;”



APPENDIX B: SURVEY COMMENTS ANALYSIS

“Police presence and availability, everything from traffic violations to trespassing and prowlers, would like to see the township secure ongoing police coverage and patrols at least on some basis.”

From our analysis of the law, order, and safety related comments, several potential improvements and numerous suggestions were put forth by survey participants. These suggestions were considered during the process of developing East Fairfield’s Comprehensive Plan. Ideas presented by survey participants included:

- Pursue a cooperative agreement between West Mead and/or Cochranon Borough to secure police patrol services;
- Install speed limit signs.

Governance, Community, & Other –

A total of 12 comments relating to governance, community and other concerns were provided by survey respondents representing approximately 9% of all written feedback.

Given the general nature of community surveying, it was not surprising that the majority (eight) of these comments offered constructive criticism while two were neutral and the final two offered praise. Survey comments within this category were mostly concerned with the responsiveness of government, the execution of the comprehensive planning process, and the overall well-being of the community. The largest share of comments, seven in all, concerned the application of the Township’s governance when dealing with citizens. These comments ranged from expressing that the supervisors do not listen to the concerns of residents to the idea that a new management model could potentially be more efficient. Seven comments from survey participants were related to governance, another three concerned the comprehensive planning process, one



dealt with community stability, and a final remark was a warm hearted miscellaneous statement shared below. A representative comment is demonstrated as follows:

“Need to address the spoken needs of the citizens better.”

And the warm send-off:

“Beauty does NOT make a place desirable to live in. It is the character of the people.”

From our analysis of the governance, community and other concerns related comments, several potential improvements and numerous suggestions were put forth by survey participants. These suggestions were considered during the process of developing East Fairfield’s Comprehensive Plan. Ideas presented by survey participants included:

- Encourage transparency procedures in governance.

Livability & Services –

A total of nine (9) comments relating to livability and services were provided by survey respondents representing approximately 7% of all written feedback. Given the general nature of community surveying, it was not surprising that most, seven in all, of these comments offered constructive criticism with the balance giving praise. Survey comments within this category were mostly concerned with the desire for the enhanced distribution of utility services including electricity, gas, and internet. Of the nine written comments received within this category, seven concerned livability and safety while another addressed administration and regulation and the final remark concerning an inadequacy. Several representative comments are demonstrated as follows:

“East Fairfield has many recreation facilities – local ponds



APPENDIX B: SURVEY COMMENTS ANALYSIS

for swimming and fishing, areas for hunting, open space for snowmobiles and motor cycles, low traffic to allow walking, running and bicycles on the roads;”

“There has never been any gas service, would love to have it;”

“The quality of electric service along Creveling Road is very sporadic, if a storm develops we can count on a power outage!”

From our analysis of the livability and services related comments, several potential improvements and numerous suggestions were put forth by survey participants. These suggestions were considered during the process of developing East Fairfield’s Comprehensive Plan. Ideas presented by survey participants included:

- Review of the distribution of gas, electric, and internet services;
- Review of senior/elderly housing options and transportation services.

Township Programming –

A total of eight (8) comments relating to township programming were provided by survey respondents representing approximately 6% of all written feedback. Unlike the responses received within other categories of this survey, half of the comments (four in all) offered praise for East Fairfield Township, while two were neutral and the final two offered constructive criticism. East Fairfield residents appear to strongly support the Township’s Clean Up Day and some expressed desires for the events expansion. Even those comments which offered constructive criticism were presented in a manner favorable to the expansion of Clean Up Day. One unique comment, focused on the desire for the Township to provide gas and oil energy education support for property owners. Several representative comments are demonstrated as follows:



“Clean up day, thanks, much appreciated;”

“Glad for spring clean up day, great way to get rid of unwanted items.”

From our analysis of the township programming related comments, several potential improvements and numerous suggestions were put forth by survey participants. These suggestions were considered during the process of developing East Fairfield’s Comprehensive Plan. Ideas presented by survey participants included:

- Gas and oil energy education for property owners;
- Lessen restrictions (expand options) for Clean Up Day;
- Conduct spring Clean Up Twice per year (Spring and Fall);
- Provide more than one dumpster and more than one day for Clean Up Day;
- Place a standing dumpster at the Township Building for recycling plastic and metals.

Infrastructure (non-transportation) –

A total of seven (7) comments relating to non-transportation infrastructure were provided by survey respondents representing approximately 5% of all written feedback. Given the general nature of community surveying, it was not surprising that all of these comments offered constructive criticism. Survey comments within this category were mostly concerned with the desire to tackle key maintenance issues and to seek moderation in the development of infrastructure. The largest share of comments, five in all, concerned the idea of avoiding the development of unnecessary facilities. However, one comment mentioned the desire for the East Fairfield Township building to be outfitted with a kitchen. Additionally, two comments within this category concerned key maintenance issues usually present on private



APPENDIX B: SURVEY COMMENTS ANALYSIS

property – namely the upkeep of gas well castings and septic systems. Several representative comments are demonstrated as follows:

“East Fairfield Twp Bldg needs a kitchen!”

“If people want more facilities they can move to a boro(ugh) or town;”

“We don’t want water or sewage treatment plants in our township at all, we do not need extra taxes for these facilities;”

“Septic systems on older properties are getting really bad.”

From our analysis of the non-transportation infrastructure related comments, several potential improvements and numerous suggestions were put forth by survey participants. These suggestions were considered during the process of developing East Fairfield’s Comprehensive Plan. Ideas presented by survey participants included:

- Outfitting the East Fairfield Township Building with a kitchen.
- Gathering information to plan for a DEP required water or sewage system.
- Repair gas well castings and septic systems.

Open-Ended Survey Comments:

This section provides a full listing of all comments made by survey respondents. Comments were broken down into separate thoughts/ ideas for the purposes of our analysis. **These are original comments provided by survey participants - no comments have been altered or changed in any manner to influence their content. In some cases, minor corrections to spelling mistakes were made.**

Comments related to Transportation –

- Black top the only .5 mile dirt road in the township.
- Get BIGGER plow so they can push snow off of roads, so they are not the dangerous “one” lane snowy roads.
- Keep mowing program going for safety sightness at intersections.
- Pettis and Kantz Roads need improved.
- Put snow fence in the ditches in some areas to plow the roads wider, on Kantz Rd, at least 4 – 5 vehicles stuck in the ditch every winter.
- Shaffer Road is still dirt, when cars go by in the summer we get a lot of dust and ruts.
- Winter time: our snowy roads are not plowed well enough! I think we need a bigger heavier plow so our roads can be 2 lanes instead of 1 lane and the snow pushed back so mail carriers can get to mailboxes.
- Better snow plowing.
- Do some ditching and clear trees.
- In winter the roads are not plowed back far enough. Barely one car at a time can travel on most roads, have seen many close calls.
- Live on the only dirt road (.5 mi.) that the township has and it is ALWAYS in poor condition. Township does not have proper equipment to maintain it correctly.

APPENDIX B: SURVEY COMMENTS ANALYSIS

- My complaint is Kantz Road, winter maintenance, they plow the road but they don't plow it back far enough and the equipment must not be heavy enough because they cannot get down to the pavement. This causes build up and poor driving conditions. I have thought of building a home on this road but have to put it off because I do not want to deal with this road in the winter.
- Plowing & salting of secondary roads needs much improvement. There were days this winter that our road was not maintained at all or maybe had one pass taken down it.
- Road maintenance, bridge repair/replace on Shreck and perhaps other back roads could be improved.
- Roads are OK, ditches could use some work.
- Since I have lived here the ditches have never been cleaned so the water runs down the road!
- Snowplowing on Kantz Road, needs improved.
- The berms of the road were never plowed off so by the middle of January it become a one lane road, no attention was paid to the steep hill at the end of the road.
- This past winter Kantz Road was unacceptable.
- This was a difficult winter but the plowing could have been a little better.
- When the roads are plowed in the winter, they are only plowed wide enough for one car to travel.
- Winter maintenance appears to be poor at best.
- Winter maintenance could be improved.
- Winter maintenance on McCracken Road is lacking.
- Winter maintenance on roads needs increased!
- Winter road maintenance is HORRIBLE! Roads not plowed enough and not enough salt/sand put down, very hazardous in winter.
- Fixing existing roads when needed is my only item that I feel needs to be improved.
- Roads need to be kept up better.
- Township roads are maintained and given equal if not better protection than secondary roads.
- Hudson Drive has layers, upon layers, upon layers of blacktop. Why wasn't old deteriorated blacktop removed before new was laid? If this method continues I will need to build a ramp from my driveway up to the road. This has caused all type of water/rain water run-off issues.
- More attention on the ditches, they need cleaned on Meadville Road and McCracken Road and the ice needs to be taken care of better in winter. There is a driveway that floods out into McCracken Road and needs to be fixed before there is an accident.
- Water running down road & hill at north end of McCracken Road, at times this includes stones, sticks, etc. and ends up on the road.
- Road damage from farming /drilling equipment is getting worse. Recreational equipment running on roads is really dangerous, 4 wheelers, snowmobiles.
- Tamarack Road & Fryermuth Road intersection is very dangerous.
- The children need to be to school by 8 and we own a 4 wheel drive vehicle, as a taxpayer of the township we are very disappointed at the lack of attention the roads received in the morning allowing us to take the kids to school on time or get to our jobs on time without fearing for our safety.
- Too many 4 wheelers & unlicensed vehicles speeding up & down Pettis Rd. Logging trucks and 18 wheelers travel too fast on Pettis Road
- It appears that road maintenance is a high priority. We believe winter maintenance and year round conditions are poor because of untimely response (decision of roadmaster?) and inadequate equipment, upgrade equipment or contract out.

APPENDIX B: SURVEY COMMENTS ANALYSIS

- Keep two guys in the plow truck at all times.
- Maybe to improve snow plowing on township road is for East Fairfield to contract with West Mead and Wayne who have heavier equipment and could help on days of heavier snow.
- We need a road crew that will get out early enough making sure all township roads are safe, we don't need two men in the same truck and pay both. Need new people! It can be done because years ago the roads were plowed several times a day and taken care of.
- WE NEED NEW ROAD CREW! Don't they know that the sticks and debris that they plow goes into the ditches and clogs them?
- Winter road maintenance needs great improvement, roads are not cleared till late morning, long after people need to travel safely to work and may not be plowed again at all that day. When they do plow it is a poor job. They use the plow on bare dry roads to remove debris and sticks, this makes no sense to use a plow on bare dry roads, and it isn't good for the plow.
- Would like to see Wayne Township maintain our roads.
- Improvement at McCracken Road and Rt. 322 need to be done, this is a very dangerous intersection.
- New 6" gas line put under Hudson Road is now a big dip !
- Reconstruct the intersection of Fryermuth Road and Tamarack Drive, poor sight distance. Remove the "S" curve on Fryermuth Road west of Tamarack Drive.
- Tar and chip dirt roads. Make needed repairs to existing tar and chip roads (preventive maintenance) as not to lose the integrity of the roads.

Land Use & Development –

- Better enforcement of existing codes, how to accomplish this?
Our best ordinance is the one that prohibits outside storage of



- stuff. Overall East Fairfield is a pleasant place to drive through.
- Farmers should not be allowed to keep “abandoned” cars and trucks on their land – sometimes their yards look like junk yards. These unused vehicles should be removed and not left for years !
 - Farmers using pesticides, poison & manure way too close to water wells and residences. Farmers need to abide by the laws and regulations.
 - Farmers: DO NOT plant crops so they block the view of the stop signs, very hazardous!
 - Need more enforcement of zoning codes. “Friends” are giving friends a break and not enforcing the codes, this is not right.
 - Fix Tamarack Lake, add bait shop.
 - Tamarack Lake needs repaired; this affects the property values which in turn will affect the local economy.
 - Trailer court on Schreck Road needs to be reviewed. Overall appearance is well below average and it is affecting neighboring property values, sewage run off is a concern.
 - We believe sufficient funds are available if supervisors would be willing to spend it and have the attitude to maintain things; fear is that a recreational facility would not be maintained.
 - French Creek and its banks could be a focal point for development (tourism) and recreation. Improve and maintain access for hiking and canoeing.
 - Take care of Tamarack Lake
 - Zoning or ordinances, ie: household items being left outside of residents' homes for months/water runoff and older septic systems not being maintained.
 - East Fairfield should remain farmland.
 - Farm land/open space is disappearing.
 - People can go to Meadville/Cochran to utilize businesses. This area is quiet and more secluded.

APPENDIX B: SURVEY COMMENTS ANALYSIS

- Take beer distributor out of East Fairfield Twp.
- This township is a rural one. Any ordinances adopted should be slanted towards keeping it that way. Farmers need protection from ridiculous ordinances that make residential owners happy.
- People live in these rural communities because they do not want the fast pace, high congestion, ultra modern society. They want a simple life without many restrictions, or overburdened by regulations. Keep it simple.
- No zoning would be great!
- The focus should be to support agriculture.
- Water runoff is a problem for me and my neighbors, we have a big field behind our property with a big hill, when it rains water floods my back yard. Would like this issue to be controlled and managed.

Taxes, Regulation, & Finance –

- If a building or property is abandoned and the bank isn't owed money, sell the property and let the township use the money to maintain basic services.
- If the laws on the books, or lack of laws won't help issues then amendments needs to be considered and acted on. When we and fellow neighbors needed help and voiced our concerns to township supervisors we were brushed off and the problem was not addressed at all.
- Junk ordinance is needed, a ban on burning junk likes tires or building material should be made.
- Need ordinances/zoning laws , if not already, covering gas well drilling and so called renewable energy.
- What about weight limits?
- Taxes are high now for senior citizens, if raised, you would lose families.
- \$\$\$ to keep road service at a passable acceptable state during

winter months

- I pay enough to the township in my local taxes from work, it is a small township, they should not need more that what everybody pays them in local taxes.
- Keep taxes low.
- No new taxes
- Tax new buildings. Greed, lying of the residents, build more churches.
- Taxes are high enough now!
- This township has never had a township tax for as long as I have lived here. The supervisors are doing something right, please keep it that way!
- DO NOT RAISE TAXES TO FUND THE NEW BUILDING, COURTHOUSE.
- Not happy with tax collector.
- No zoning, please leave as is.
- People who don't live in township trying to run township and install rules & regulations that shouldn't happen..... leave us alone!

Law, Order, & Safety –

- Lippert Road is used by very heavy trucks and semi trucks, and some traffic is going way over the 45 mph speed limit.
- Stricter enforcement of reasonable speed limits.
- Would like to see more State Police on Franklin Pike for traffic control.
- Enforce speed limits on Pettis Road.
- Install speed limit signs.
- Fire Dept. & Ambulance service not as good as it used to be.

APPENDIX B: SURVEY COMMENTS ANALYSIS

- Need a coop agreement with W.Mead/Cochranton Borough to patrol township and respond to calls, State Police coverage/response is inadequate.
- Often there are too many 1st responders at a scene of a problem.
- Police presence and availability, everything from traffic violations to trespassing and prowlers, would like to see the township secure ongoing police coverage and patrols at least on some basis.
- Pursue an agreement with W. Mead and Cochranton Police Dept to provide patrols and respond to calls rather than relying on State Police.
- State Police is ok but it would be better if we contracted with West Mead/Cochranton Borough to patrol even if only on weekends.
- Speeding is a problem.

Governance, Community, & Other –

- Demographics: aging population, lack of economic development for young families, lack of support for agricultural development.
- Attended a supervisors meeting once, it was held in the office area with the door shut, no agenda, no solicitor present, believe this has been changed to allow for transparency. Feel that the agenda and minutes have a hard copy posted on the township building door as election results are.
- Investigate change of form of government to have a township manager, probably already done with the hire of a township secretary who is not a supervisor.
- Need to address the spoken needs of the citizens better.
- Recruit younger people who have the best interests of all township residents to serve as supervisors, and who will actually do their jobs, like attending meetings.
- Regarding township meetings, where do you find out when they

occur?

- Supervisors need to listen to residents.
- Thanks To the Township for What They Do.
- Beauty does NOT make a place desirable to live in. It is the character of the people.
- East Fairfield Township is a nice place to live. I see buy the type of questions you ask, you will mess it up!
- Have been a life long student of pre-history. Took part in many archeology surveys in Crawford County over the years, would help with the historical part of this.
- The cover letter refers to “Multi-Municipal Comprehensive Plan”. We feel a final plan ties us as residents of E. Fairfield to some joint goal/projects/etc with Wayne. We prefer any “Multi-Municipal Comprehensive Plan” to be with W. Mead, not Wayne or Cochranton.

Livability & Services –

- This is a rural township. If you live here you are not expecting a bunch of services. One, road maintenance, two, easier consumer friendly system of being to build and remodel. It is a nightmare to try and build anything in this township.
- Would like to have reliable electric service, current service is very poor.
- Already attending Cochranton YMCA 3 – 4 times per week, only a 3 mile drive.
- East Fairfield has many recreation facilities – local ponds for swimming and fishing, areas for hunting, open space for snowmobiles and motor cycles, low traffic to allow walking, running and bicycles on the roads.
- Get internet cable to all residences.

APPENDIX B: SURVEY COMMENTS ANALYSIS

- I wish they would bring gas down Stainbrook Road.
- Need elderly housing and transportation
- The quality of electric service along Creveling Road is very sporadic, if a storm develops we can count on a power outage!
- There has never been any gas service, would love to have it.

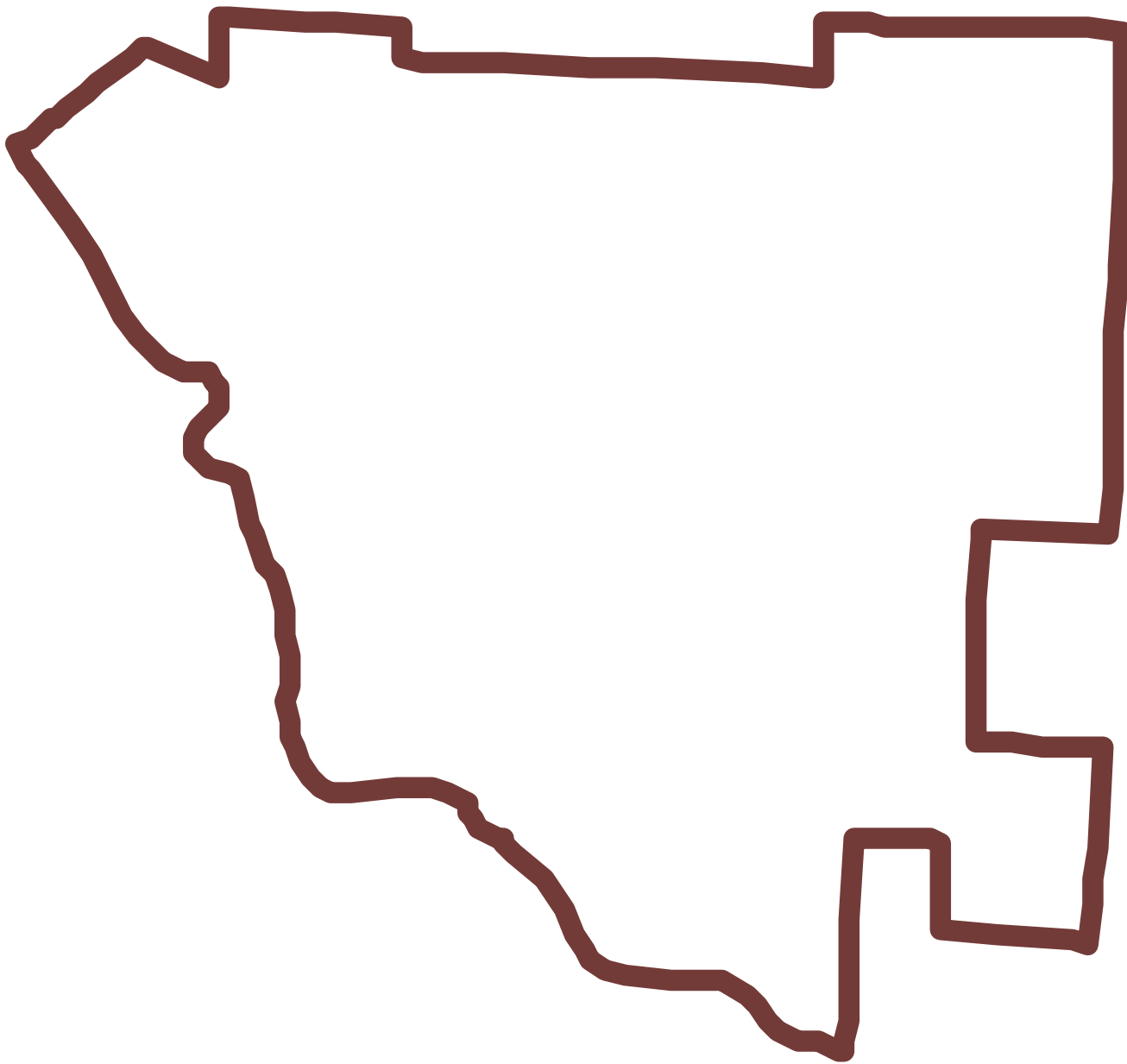
Township Programming –

- Clean up day, thanks, much appreciated.
- Gas & oil energy education support for owners.
- Glad for spring clean up day, great way to get rid of unwanted items.
- Lessen restrictions on Clean Up Day.
- Spring clean up should be twice a year; once in spring and once in fall.
- The township spring clean up day is one of the most valuable services the township provides. This service allowed me to clean up a large farm dump that was on the land when it was purchased.
- Township clean up day dumpster is always full and a big crowd. You need more than one dumpster and more than one day. You need a dumpster at township building for recycling plastic and metal cans.
- Very glad you offer township clean-up day.

Infrastructure (non-transportation) –

- East Fairfield Twp Bldg needs a kitchen!
- If people want more facilities they can move to a boro or town.
- Need to begin gathering information and planning for municipal water and sewage. Might as well be prepared before DEP crams it down our throats.

- Services are a delightful plus. If services supplied by government, costs will be 3X more than should be.
- We don't want water or sewage treatment plants in our township at all, we do not need extra taxes for these facilities.
- Gas well casings used to protect potable ground water, will be gone in a few decades (rusted away). Who will fix this problem before the water is tainted.
- Septic systems on older properties are getting really bad.



APPENDIX B: PART TWO

RESULTS FROM MULTIPLE-CHOICE QUESTIONS

SURVEY INSTRUMENT & RESULTS BY QUESTION

APPENDIX B: RESULTS FROM MULTIPLE-CHOICE QUESTIONS

Wayne-East Fairfield Multi-Municipal Plan Survey Instrument:

WAYNE-EAST FAIRFIELD MULTI-MUNICIPAL PLAN COMMUNITY SURVEY 2015

Instructions: This survey should be filled out by ONE ADULT in your household. However, please feel free to consult with other family members. To complete the survey please circle and write your responses. Place this survey in the mail or deliver to the Planning Commission located in the County Courthouse- 3rd Floor.

Please state what Township you live in: _____

How long have you resided in your Township? _____

Community Facilities / Services

On a scale of 1 to 5, with 1 being very dissatisfied and 5 being very satisfied, please circle your level of satisfaction concerning the community services in your Township. Feel free to make additional comments at the end of this survey.

	Very Dissatisfied.....				Very Satisfied
	1	2	3	4	5
Condition of township roads	1	2	3	4	5
Gas and electric quality and service	1	2	3	4	5
Fire department service	1	2	3	4	5
Ambulance service	1	2	3	4	5
State Police response	1	2	3	4	5
Overall satisfaction	1	2	3	4	5

Comments:

Would you be willing to pay increased taxes for implementing or supplementing the following services?

	Please circle your answer		
	Yes	No	No Opinion
Road Maintenance	Yes	No	No Opinion
Township Building	Yes	No	No Opinion
Street Reconstruction	Yes	No	No Opinion
Removal of Abandoned Buildings	Yes	No	No Opinion
Administration of Housing Code	Yes	No	No Opinion
Recreational Facilities	Yes	No	No Opinion

Would you utilize a recreational facility? Yes or No

How many meetings held by County or Township elected or appointed officials have you attended in the past 12 months? (circle one)

1. 0 3. 4-6 5. 10-12
2. 1-3 4. 7-9

Would you or a member of your household be willing to serve the Township as:

- | | | |
|---------------------------------|-----|----|
| 1. A Township Supervisor | Yes | No |
| 2. A Planning Commission Member | Yes | No |
| 3. Auditor | Yes | No |
| 4. Tax Collector | Yes | No |
| 5. Other _____ | Yes | No |

EAST FAIRFIELD RESIDENTS ONLY (ANSWER BELOW)

- | | | |
|---|-----|----|
| 6. East Fairfield Zoning Hearing Board Member | Yes | No |
|---|-----|----|

What sources of information are most effective for keeping you informed of public decisions, meetings, and community participation opportunities? (circle one or more)

- | | |
|-------------------------|---|
| 1. Meadville Tribune | 6. Internet |
| 2. Erie Times | 7. Word of Mouth |
| 3. Mail Flyers | 8. Area Shopper |
| 4. Public School System | 9. Social Media (Facebook, Twitter, LinkedIn) |
| 5. Radio | 10. I don't get involved |
| | 11. Other _____ |

Housing

Do you own or rent your residence?

1. Own 2. Rent

Do you consider your household a:

- | | |
|------------------------|-----------------------|
| 1. Permanent residence | 2. Seasonal residence |
| 3. Temporary residence | 4. Own land- no house |

How do you feel about the overall appearance of housing in your Township?

1. Excellent
2. Good
3. Fair
4. Poor

What type of housing is most needed in your Township? Please circle **all** that apply.

- | | |
|-------------------------|-----------------------------|
| 1. Rental units | 5. Senior / Elderly housing |
| 2. Public housing | 6. Higher income housing |
| 3. Manufactured housing | 7. None |
| 4. Single Family | |

APPENDIX B: RESULTS FROM MULTIPLE-CHOICE QUESTIONS

Survey Instrument (continued):

WAYNE TOWNSHIP RESIDENTS ONLY (ANSWER BELOW)

Would you support the Township and be willing to adopt a Zoning Ordinance?

1. Yes 2. No

If no, why not: _____

WAYNE TOWNSHIP RESIDENTS ONLY (ANSWER BELOW)

Would you support the Township and be willing to adopt a Subdivision and Land Development Ordinance?

1. Yes 2. No

If no, why not: _____

Economic Development

If you would like to see **business growth and development** occur, where should these new businesses be provided? (*circle one*)

- | | |
|--|------------------------|
| 1. Concentrate in existing developed areas | 3. Locate in new areas |
| 2. No additional businesses needed | 4. Undecided |

Which of the following does the Township need or need to improve? *Please circle all that apply.*

- | | |
|---------------------------|-----------------------------|
| 1. Economic development | 6. Post office |
| 2. Recreation development | 7. New medical facilities |
| 3. Tourist development | 8. Cable television service |
| 4. Police department | 9. Other _____ |
| 5. Trail system | 10. None of the above |

What type of job opportunities and/or businesses would you like to see in your Township? (*Please circle all that apply.*)

- | | | |
|-----------------------|--------------------|----------------------|
| 1. Retail | 8. Restaurants | 15. Bar/tavern/club |
| 2. Barber/beauty shop | 9. Video rental | 16. Laundry service |
| 3. Finance | 10. Medical/health | 17. Appliance repair |
| 4. General industry | 11. Clerical | 18. Beer distributor |
| 5. Car sales | 12. Light industry | 19. Logging/lumber |
| 6. Auto repair | 13. Pharmacy | 20. Farmers Market |
| 7. Grocery store | 14. Hardware store | 21. Other _____ |

Are you in favor of a more stringent property code to control deteriorating properties?

1. Yes 2. No

What is your view of your Township as a place to live? Do you consider it:

1. Very satisfactory
2. Satisfactory
3. Unsatisfactory
4. Very unsatisfactory

Do you think farmland in your Township that adjoins public roads should:

1. Remain as productive farmland
2. Be developed as sites for new housing
3. Be developed as sites for new businesses
4. No opinion

Have you made use of Township Spring Clean-up Day?

1. Yes 2. No

Additional Comments:

Please list the items that you feel are pertinent issues facing your Township in the next 5 to 10 years and any ideas for improvement that you may have:



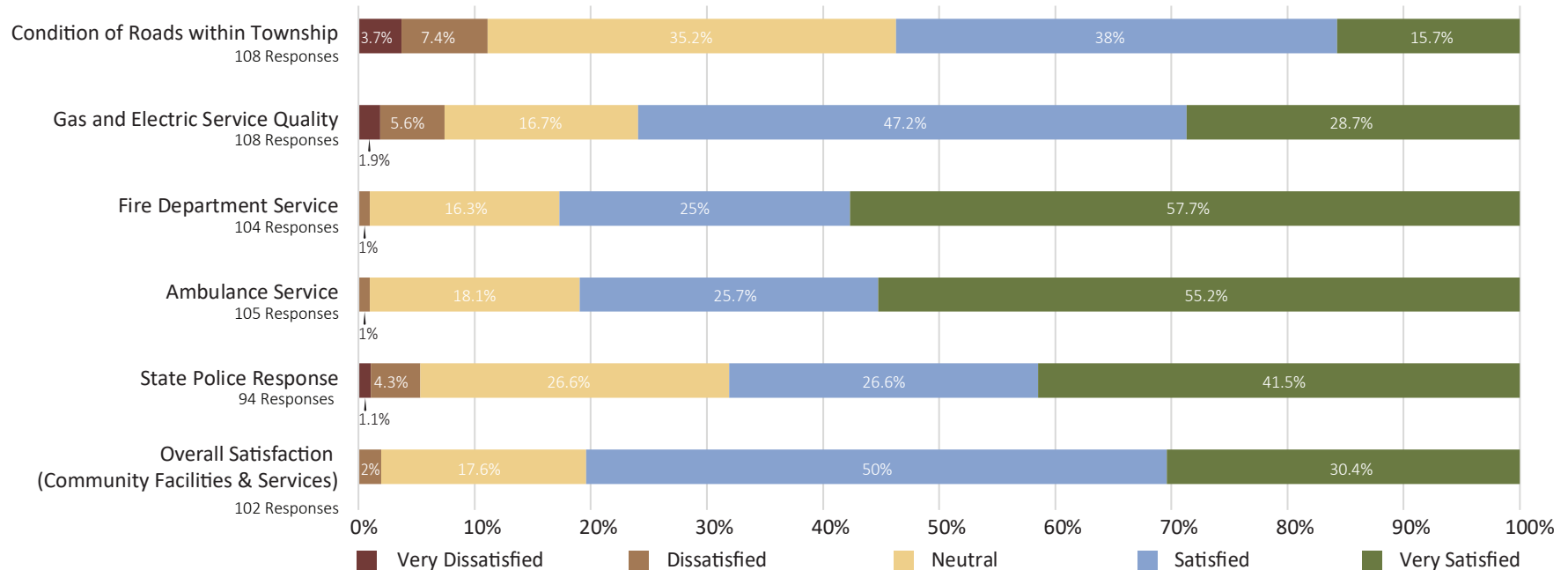
APPENDIX B: RESULTS FROM MULTIPLE-CHOICE QUESTIONS

Community Facilities / Services –

Survey participants were asked to provide feedback on a series of six questions about community facilities and services by circling one number on a Likert Scale ranging from 1 (Very Dissatisfied) to 5 (Very Satisfied). Nearly all participants rated the selected community facilities and services with the exception of the question concerning State Police response in which only 94 people provided feedback. A caveat to the design of this question is that it may be difficult for the respondent to provide feedback concerning services such as fire and police response or ambulance service when it is fairly likely that any given individual may never have had a direct experience with any of these services. Additionally, the design of the rankings prompts within this portion of the survey did not provide the opportunity for individuals to indicate

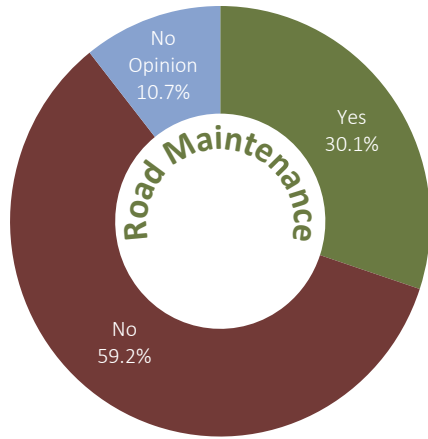
if they simply had no opinion - which could provide a logical option for those not sure how to best rank any given community facility or service. The series of pie charts represented on the next page demonstrates how survey respondents provided feedback to six questions asking whether they would be willing to pay more taxes to either implement or supplement each service. A caveat with the structure of these questions is that often this type of prompt encourages respondents to underestimate the sentiment of the whole population. That is to say, without presentation an exact idea of the extra level of service provided most people are less willing to agree to paying higher taxes to support the service. Despite not providing for a suitable baseline, the results provided by survey respondents are shown herein. Based on these results, it appears that East Fairfield residents are opposed to new taxes - although roads performed best.

Community Facilities / Services

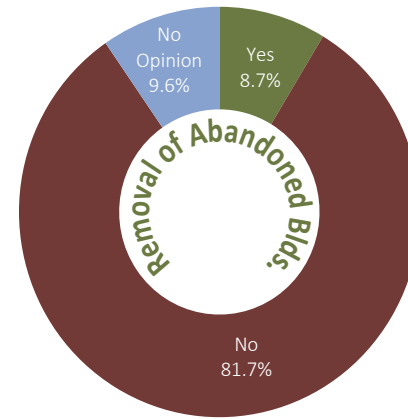


APPENDIX B: RESULTS FROM MULTIPLE-CHOICE QUESTIONS

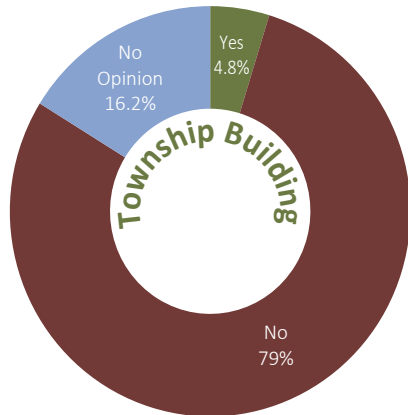
Would you be willing to pay increased taxes for implementing or supplementing the following services?



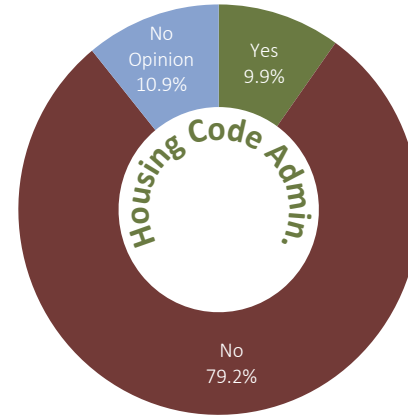
103 Responses



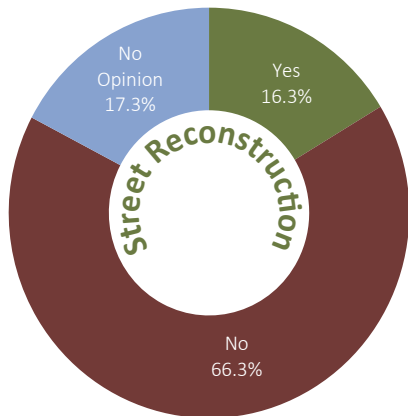
104 Responses



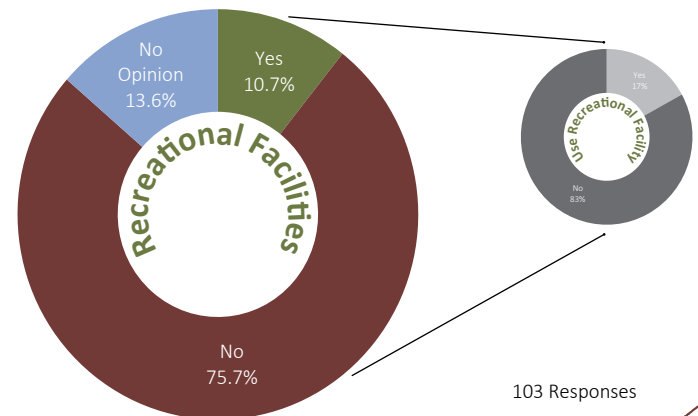
105 Responses



101 Responses



104 Responses



103 Responses

APPENDIX B: RESULTS FROM MULTIPLE-CHOICE QUESTIONS

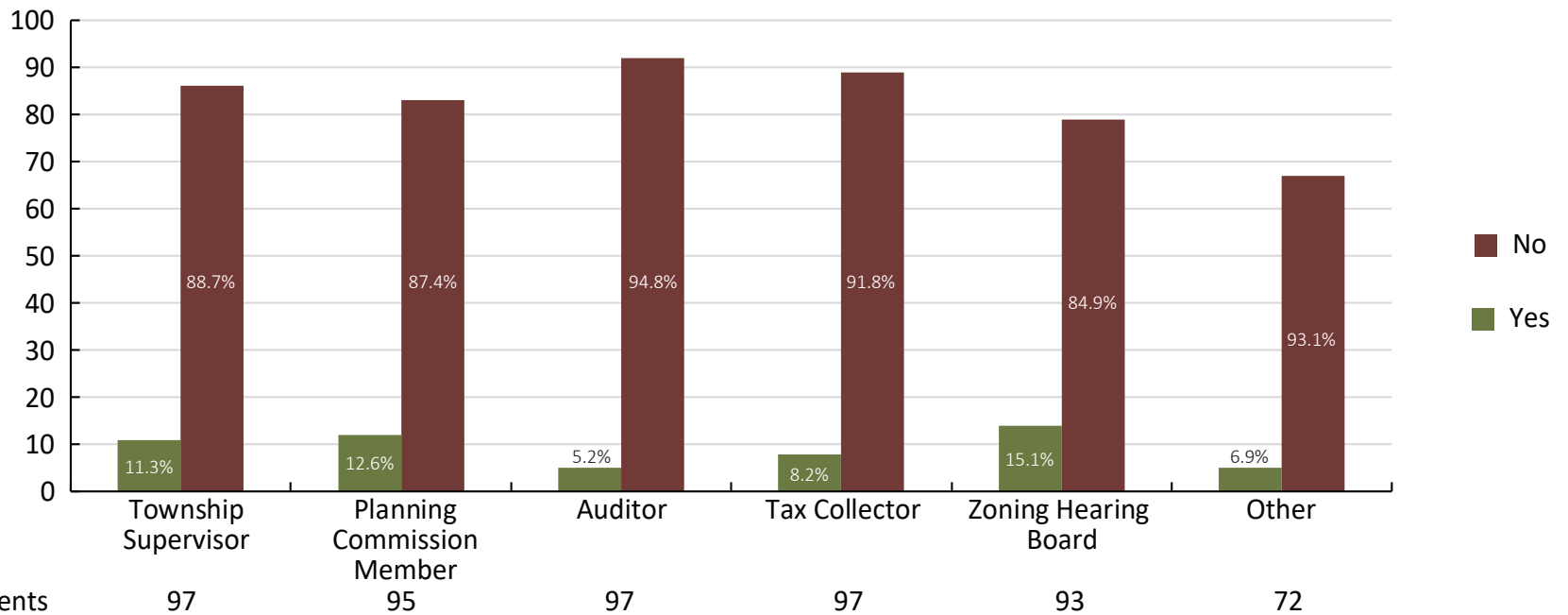
Public Service / Communications –

When survey participants were asked about municipal meeting attendance, 83% or 90 respondents stated they have attended between one and three meetings over the last 12 months. Roughly 12% or 13 respondents attended between four and six meetings and only a single respondent attended between seven and nine meetings. The bar chart below represents the results to a question asked about serving the Township in an official capacity. A caveat of this question is that the “Other” category doesn’t yield enough information to help the respondent make a decision. Additionally, a third option such as “not sure” could have been helpful as many participants who may have fallen into this category likely selected “No” instead.

In general, those owning property are more likely to be involved in public and civil service activities than individuals who are renters. In the case of the East Fairfield Survey, all but a single respondent indicated that they were property owners. Additionally, 102 indicated that they are permanent residents with the balance selecting that East Fairfield was either their “seasonal residence,” “temporary residence,” or that they “own land - no house.”

The bar chart on the next page demonstrates how survey respondents answered the question, “What sources of information are most effective for keeping you informed of public decisions, meetings, and community participation opportunities?” Respondents were asked to circle one or more options in response to this question. Within East Fairfield, the Meadville Tribune (77%) is the most common information source in which to receive work of community events and meetings.

Would you or a member of your household be willing to serve the Township as:



APPENDIX B: RESULTS FROM MULTIPLE-CHOICE QUESTIONS

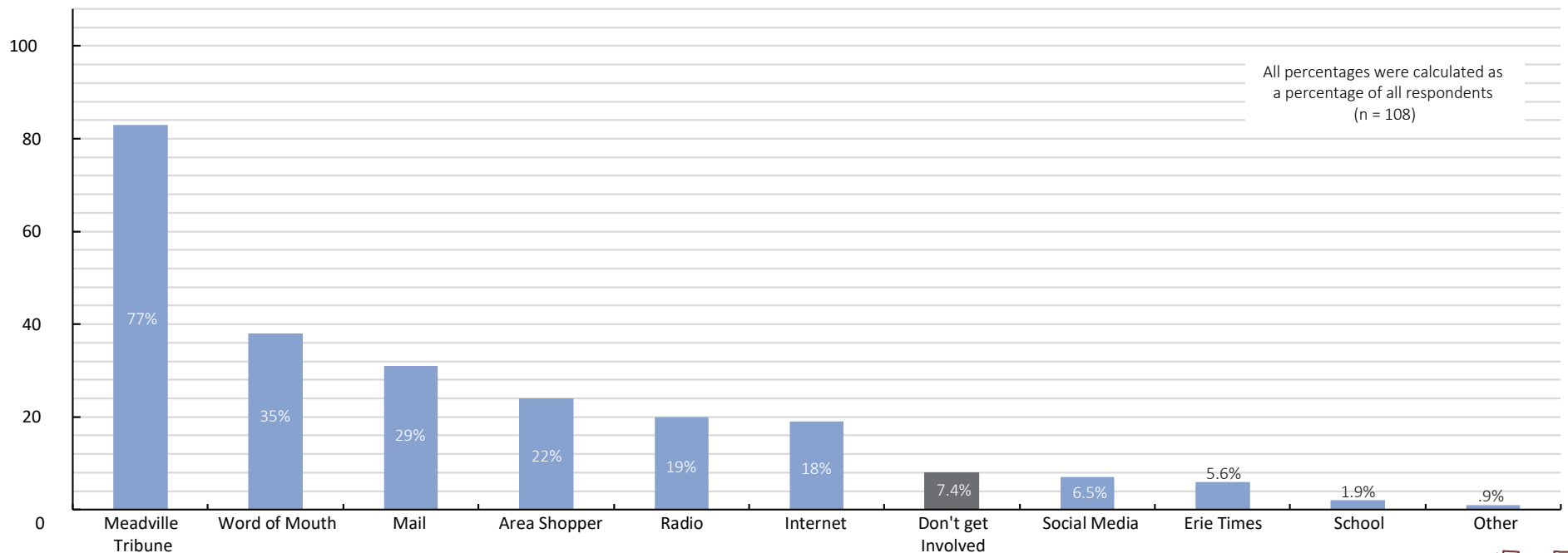
Word of Mouth (35%) was selected by just over a third of respondents and mail was chosen by 29% of survey participants. Another good source of information, the Area Shopper, was selected by 22% of respondents while both radio and internet came in at 19% and 18% respectively. Interestingly, social media was selected by fewer than 7% of participants indicating that East Fairfield residents typically don't receive information on local events from this source. This may stand in contrast to information and outreach sources used within more urbanized areas where social media might have a stronger presence. The option, "Don't get involved," is highlighted in grey indicating that this selection differs in its content from the rest of the options provided.

Housing / Quality of Life –

The series of graphics on the next page demonstrate how East Fairfield residents responded to a variety of questions concerning the current state of housing conditions and the overall quality of life within the township. Questions concerning housing conditions were particularly important as they produce information for the Crawford County Housing Study which was being completed around the time of this Plan.

Within East Fairfield, survey participants largely view the overall appearance of housing as "good" (72%) with an additional 14% indicating that the housing stock's appearance was "excellent." In fact, only 14% selected that the appearance of East Fairfield's housing stock was "fair" with no respondent indicating that the housing stock appears to look "poor." This is a very optimistic result and demonstrates that

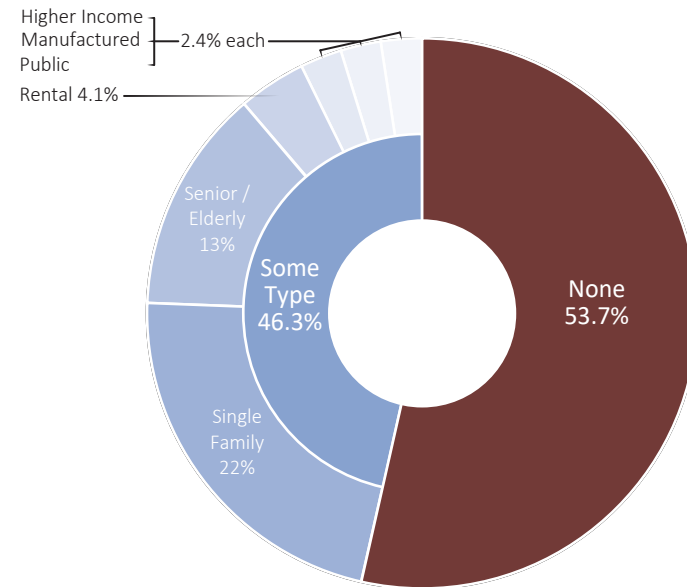
Most Effective Form of Communication



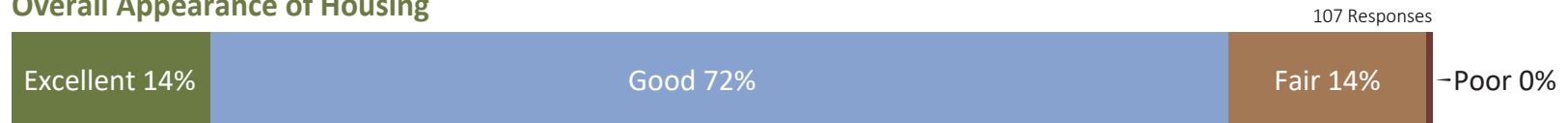
APPENDIX B: RESULTS FROM MULTIPLE-CHOICE QUESTIONS

the township's housing stock is potentially in good condition which may in turn add to the area's rural nature and charm. This finding may lead into an explanation for why survey respondents provided feedback to a question asking whether they would be in favor of a more stringent property code. As shown below, a slight majority of fifty-two percent (52.2%) were against that idea. However, this question faces the caveat of leading within how the question was phrased. The question, "Are you in favor of a more stringent property code to control deteriorating properties?" by using the words "more stringent" indicates a direction or increase in regulatory conditions which may not reflect the circumstances necessary to revise property codes in order to address deteriorating properties. Potentially, the word "revised" rather than "more stringent" might have delivered a more suitable question ultimately providing for more representative results.

What type of housing is the most needed in your Township?



Overall Appearance of Housing



In Favor of More Stringent Property Codes



View of East Fairfield as a Place to Live



APPENDIX B: RESULTS FROM MULTIPLE-CHOICE QUESTIONS

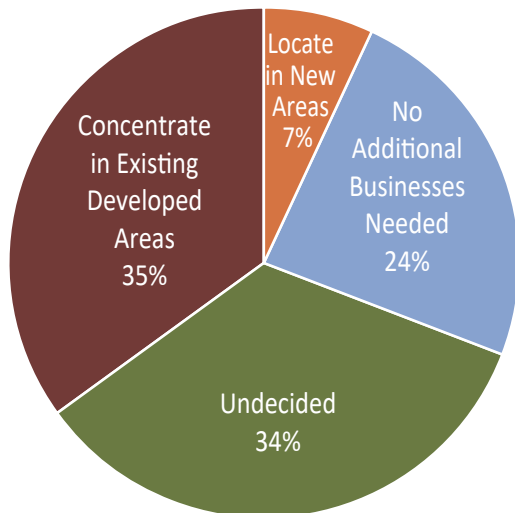
In terms of what type of housing survey participants felt was most needed within East Fairfield, a bulk of respondents choose “none.” Of those selecting “some type” most indicated that more single family housing was needed within another considerable share choosing “senior / elderly” housing. All other forms of housing such as rental units, public, manufactured, and higher income dwellings were selected by only a few participants.

Providing for yet another optimistic note, survey participants overwhelmingly viewed East Fairfield as either a “very satisfactory” or “satisfactory” place to live with only 2% of respondents indicating that living within East Fairfield was either “very unsatisfactory” or “unsatisfactory.” Another favorable response was that nearly 80% of respondents used the Township’s Clean Up Day and indicated that this service was well received.

Land Use / Development –

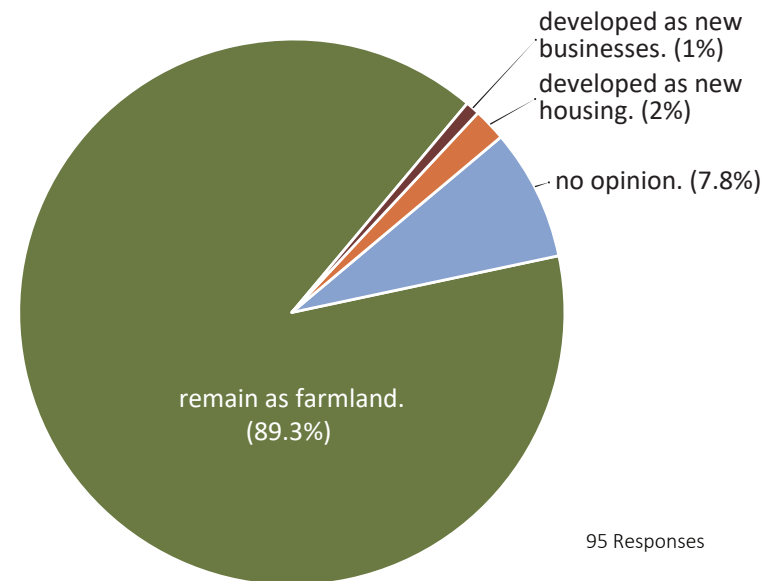
When asked about where new development should occur, survey participants indicated that there should either be “no additional businesses needed” or that it should “concentrate in existing developed areas” as the combination of these options was the choice of 59% of respondents - with around a third of participants (34%) unsure. Only 7% wished for development to “locate in new areas” which is consistent with results to the question on the township’s farmlands (below) where nearly 90% of respondents wish for it to remain agricultural. Overall, it appears that East Fairfield residents recognize their township as a rural place and wish for that nature and character to remain within its future land use.

If you would like to see business growth and development occur, where should these new businesses be provided?



95 Responses

Township Farmland should be...



95 Responses

APPENDIX C: PUBLIC INVOLVEMENT



APPENDIX C: PART ONE PUBLIC INVOLVEMENT

PUBLIC MEETING SERIES 2018

PUBLIC MEETING SERIES 2018

Reboot Meeting (Meeting One):

A “Reboot Meeting” was held on April 30th, 2018 to restart public involvement activities for East Fairfield’s Comprehensive Plan. This meeting was the first of four community meetings hosted by East Fairfield Township. The first meeting focused around producing a community vision for the township. In this case, a community vision consists of a vision statement and a series of community development objectives outlining the manner in which residents want their township to develop into the future. The community development objectives provide the foundation for this comprehensive plan and the proposed interventions contained herein. To assist with drafting a community vision statement and development objectives, a visual preference survey was used to obtain public input.

Visual Preference Survey:

The visual preference survey asked meeting participants to rate a series of twenty images showcasing various types of landscapes that could be a part of East Fairfield’s development character in the future. Participants rated images on a negative ten (-10) to positive ten (10) Likert Scale that provided a zero option (neutral score). Images included a variety of different landscapes ranging from roadway configurations to housing structures and developments to natural areas. Participants rated each image along the Likert Scale based on a request to “Please consider the contents of each image in terms of being a part of the type of community you want for East Fairfield’s future.” Outside this frame, no additional prompt was given.

The table on the right shows the average score that meeting participants gave each image. The table also provides the standard deviation for how participants rated each image. The standard deviation is a measure of the average spread or dispersion of scores around the average (mean) score for that particular image. For example, Image 1 received an average score of 3.5 and a standard deviation of 7.0. The average score of 3.5 shows that meeting

participants generally viewed the image favorably as a place that could be a part of East Fairfield’s future. However, the standard deviation of 7.0 demonstrates that while participants generally viewed the image favorably others held a different opinion. In this case, the distribution of responses around the mean score of 3.5 varied widely with the values ranging from -3.5 to 9.5 lying within a single standard deviation of the recorded average. Stated differently, the average distance (difference of each score to the average) to the mean score of 3.5 was 7.0.

Visual Preference Survey Results

Image	Average Score	Standard Deviation
1	3.5	7.0
2	-3.0	4.8
3	-2.8	5.9
4	7.3	2.4
5	8.2	2.6
6	8.0	2.0
7	-3.3	5.4
8	8.6	1.2
9	1.3	4.8
10	-1.8	6.1
11	7.0	5.6
12	0.0	5.8
13	8.3	1.9
14	0.7	6.2
15	7.5	3.0
16	7.1	3.4
17	6.3	3.9
18	2.0	4.7
19	7.5	2.1
20	-4.3	6.3

PUBLIC MEETING SERIES 2018

Top Visual Preference Survey Images:

The table on the right shows the images that produced the highest average score. Results showed a clear divide, as those images presented in the table at right produced a higher score than the rest of the images presented to meeting participants. Image 8 had the highest average score and a low standard deviation, meaning that participants generally agreed that they liked the image. This image presents a dirt road, which some participants mistook for a driveway. Either way, it presents a nice rural scene with several big trees along the sides of the roadway. The following list describes the contents for each image placing within the top results:

- Image 8 - Rural dirt road with large intermittent trees;
- Image 13 - Agricultural field (corn field);
- Image 5 - Rural, country home with fields, farm, yards, and trees;
- Image 6 - Rural road, tree-lined and in forest area with walking path;
- Image 15 - Watercourse (creek) surrounded by trees;
- Image 19 - Park with walking / biking trails;
- Image 4 - Tree-lined country road (orchard type - branches over road);
- Image 16 - Rural road with only one mailbox (house);
- Image 11 - Open field with forest in background; and
- Image 17 - Park with covered picnic area, trees, and maintained grass.

All of the highest scored images presented a similar themes: open space, agriculture, nature, peace and quiet, country living, rural, and outdoor recreation. Images with the top seven average scores all had a standard deviation at or below 3, which indicates consensus. For images rated 8th, 9th, and 10th overall, standard deviations were above 3, showing that consensus was not as strong. All three of these images presented features that some participants were concerned about, such as street lights, maintained public space, and unkept open fields.

No image demonstrating an urban feature, commercial business,

Top Visual Preference Survey Results

Image	Average Score	Standard Deviation
8	8.6	1.2
13	8.3	1.9
5	8.2	2.6
6	8.0	2.0
15	7.5	3.0
19	7.5	2.1
4	7.3	2.4
16	7.1	3.4
11	7.0	5.6
17	6.3	3.9

housing development, or more developed area was rated within the top scoring images. This finding produces strong evidence that meeting participants preferred to maintain the rural and specifically agricultural character of East Fairfield. Additional sentiments focused on creating a peaceful environment to support family life within the township. The following meeting notes were reported for images producing a top average score:

Image 8 - Someone thought the dirt road was a driveway. Didn't see anybody living there, so, the dirt road is fine so long as it's kept up. Doesn't bother nobody;

Image 13 - #11 just looked vacant, this one has got lived-in-ness. It's maintained. That's why we like it better;

Image 5 - Open land, few people, that's what's nice;

Image 6 - Rural, less traveled, quiet. Was the walking trail positive? Yes. Did you notice it before? ...;

Image 15 - None taken;

Image 19 - None taken;

Image 4 - It's country. Implied peace and quiet;

PUBLIC MEETING SERIES 2018

Image 16 - None taken;

Image 11 - Peaceful. (+) But, it doesn't show farmland (-). No windmills (+); and

Image 17 - "We've got a park in Cochranon, so why bother?" "Every Township should have its own nice park." "We don't have a big enough Township to support a park like that" "Nobody's going to use it." "I'd rather have something close and our own rather than only have Cochranon's." "But we also had a picnic pavilion once by the Township building that nobody used." "But that's not the same thing as a big park with places to walk around and such."

Several consistent themes emerge from the notes taken on responses to each image. These themes generally mimic the concepts presented in the list describing each image and include the active use of land, open space, low density, peace and quiet, outdoor recreation, and country-side living. These themes presented an important starting point for the creation of community development objectives.

Most Contentious Visual Preference Survey Images:

Several images produced relatively high standard deviations, which is an indicator of weak or no consensus. The images producing a relatively high standard deviation paired with an average score close to 0 are presented in the table at right. For example, Image 14 produced an average score of 0.7 with a standard deviation of 6.2. Keeping in mind that the standard deviation represents a measure of the average spread, the results for Image 14 show that participants were fairly divided on how they viewed the image, with a wide spread of scores landing both well above and well below 0. The following list describes the contents of each image ranking within the most contentious results:

Image 14 - Suburban street lined with trees (has curbs - no sidewalks);

Image 10 - Suburban street with painted turning and bike lanes, sidewalks, and other more urban features;

Image 12 - Typical suburban subdivision development with streets,



Most Contentious Visual Preference Survey Results

Image	Average Score	Standard Deviation
14	0.7	6.2
10	-1.8	6.1
12	0.0	5.8
9	1.3	4.8
18	2.0	4.7

stormsewers, parking strips, sidewalks, and somewhat closely packed homes;

Image 9 - New suburban style home built next to another one; and

Image 18 - Image of a roadside diner.

When exploring the most contentious images, several common themes emerge. First, most of these images appear to represent a level of urban density greater than the extent of development currently present within East Fairfield. Second, most images showcase infrastructural facilities that are beyond what is present within the township and perhaps represent significant changes in character or cost that concerned meeting participants. Finally, many of these images showed developments that were viewed by many participants as simply outside the realm of what East Fairfield could support. This last theme was counter-programmed at the meeting as participants were encouraged to think about what could take place in the future.

The meeting notes present the chance to explore why participants provided such a wide range of ratings for these images. Stated more directly, there may have been elements within each image that respondents liked but such elements might have been overshadowed by other aspects of each image. The following meeting notes were reported for the most contentious images:

Image 14 - Lots of Trees (+), houses not close together (+). "This doesn't matter around here, nobody with a farm is gonna sell their land. Ain't gonna be no housing developments like that;"

PUBLIC MEETING SERIES 2018

Image 10 - Don't think sidewalks are necessary here (-). Looks like it implies heavy traffic (-). But it has a bicycle lane (+). "I know some people would like to get out and safely bike" (+);

Image 12 - Don't like the density, or the sidewalks. The type of housing looks okay, but its too concentrated. "I think it would be nice to have a sidewalk, but instead we gotta walk out on Franklin Pike. Dangerous!";

Image 9 - Like it. Nice; and

Image 18 - "We're already got that on 322" (talking about CK's Footlongs and Soft Serve.) "It doesn't fit in with the rural idea or style."

It is clear from the meeting comments provided for these images that participants liked many of the natural features and outdoor recreation amenities provided in some of the images. However, their approval of such aspects was limited by the presence of other factors that were viewed unfavorably. The factors viewed positively included trees, spacing of homes (low density), bike lanes, walking trails, and good size or quality housing. Overall, it appears that participants liked the preservation of natural features, the addition of low-impact or low-maintenance recreation facilities, and the development of good quality housing. Factors that meeting participants viewed unfavorably included high impact and more costly infrastructure facilities such as concrete sidewalks, painted travel lanes on roadways, and developments demonstrating a level of density or having a character seen as not fitting into the township's current land use form.

When comparing the results of the most contentious images to the results for the images producing the highest average scores, similar themes for how the community wishes to develop are both reaffirmed and expanded. The potential desire for quality new housing can be added to ideas that include the active use of land, open space, low density, peace and quiet, outdoor recreation, and country-side living. The combination of these themes presents an overall image or vision for the future of East Fairfield derived from the input received from meeting participants. This potential vision can be further distilled into a series of more specific community development objectives.

Because the focus of comprehensive planning is based around what type of community residents within a particular place would like to have in the future, images that performed poorly are not going to be reviewed in great detail other than to recognize that such images presented features that participants did not view favorably. Instead, we simply note that meeting participants felt that East Fairfield already has a suitable level of existing retail businesses (restaurants) and that places like Main Street Cochranon (Cochranon Borough) can serve the community's commercial needs into the foreseeable future. These most poorly performing (low average score) images are as follows:

Image 1 - Residential street showcasing a rural-residential level of density and including suburban amenities like street lights;

Image 2 - Mobile home park;

Image 3 - Co-housing / senior-housing community with single family homes packed densely and sharing common yards;

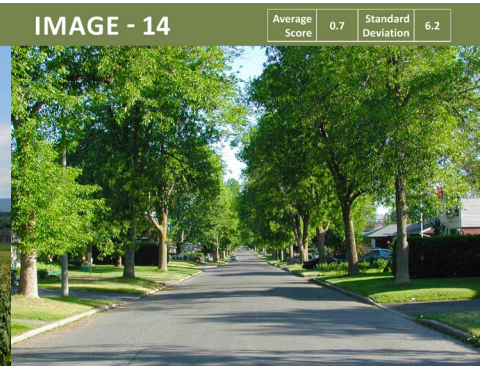
Image 7 - Main street style commercial district (lower density); and

Image 20 - Progressive style of development with sidewalks and trees buffering bio-swaales presented in front of parking prior to reaching a multi-tenant building.

PUBLIC MEETING SERIES 2018



PUBLIC MEETING SERIES 2018



PUBLIC MEETING SERIES 2018

First Strategies Meeting (Meeting Two):

The second community meeting built upon the visioning activity presented during the reboot meeting and provided a draft vision statement and set of community development objectives for participants to validate. The vision statement validation activity, presented at right, broke our draft vision statement down into ten smaller statements and gave meeting participants the opportunity to vote for the statements they most strongly supported. The red dots presented on the graphic represent the distribution of votes cast at the public meeting. After meeting attendees participated in the vision statement validation activity, the draft vision statement presented below was formed.

Draft Vision Statement from Second Meeting:

“In the year 2040, the rural character of East Fairfield is defined by landscapes flush with natural foliage accompanying vast fields cultivated by local farmers. The township provides a preferred living environment where a diversity of skilled workers seeking a rural lifestyle share a community with local farmers. New homes of quality construction complement long-standing spreads with well-maintained structures serving both residential and agricultural purposes. Throughout the township, acres of open space separate residential homes in a manner that preserves the peace and quiet of countryside living while a robust main street district in Cochranon provides for additional business amenities. The combination of factors that contribute to East Fairfield’s peaceful and desirable living environment have also translated to the stability of township governance as solid public revenues are leveraged with the efforts of local community partners to maximize resources.”



Vision Statement Validation Activity

EAST FAIRFIELD IN 2040: The statements below were drafted from the results of our last community meeting and household survey. Each represents a vision concept of what could be a part of East Fairfield Township in the year 2040.	INSTRUCTIONS: Please place a dot next to each statement that you support as being a part of East Fairfield’s future (East Fairfield in 2040). Only place one (1) dot next to the statements that you feel strongly about.
Vision Statements:	Place Your Dots Here:
1. A cohesive community whose identity is rooted in its rural agricultural heritage.	
2. Landscapes flush with natural foliage and vast fields cultivated by local farmers define East Fairfield’s character.	● ● ● ●
3. A diversity of skilled workers seeking a rural lifestyle share a community with local farmers.	● ● ●
4. Existing roadside businesses and the local diner serve residents as well as visitors traveling through.	
5. East Fairfield residents visit either Meadville’s or Cochranon’s main street districts for business services and entertainment.	● ● ● ●
6. New homes of quality construction complement long-standing spreads with well-maintained structures serving both residential and agricultural purposes.	● ● ● ●
7. Acres of open space separate residential homes in a manner that preserves the peace and quiet of countryside living.	● ● ● ●
8. A series of walking paths and bike trails connect community members to one another and the resources of their natural environment.	
9. Walking paths connect citizens to a centrally located community open space providing for local recreation and occasional events.	
10. Township revenues are leveraged with the efforts of local community partners to maximize resources.	● ● ● ●

PUBLIC MEETING SERIES 2018

Community Development Objectives:

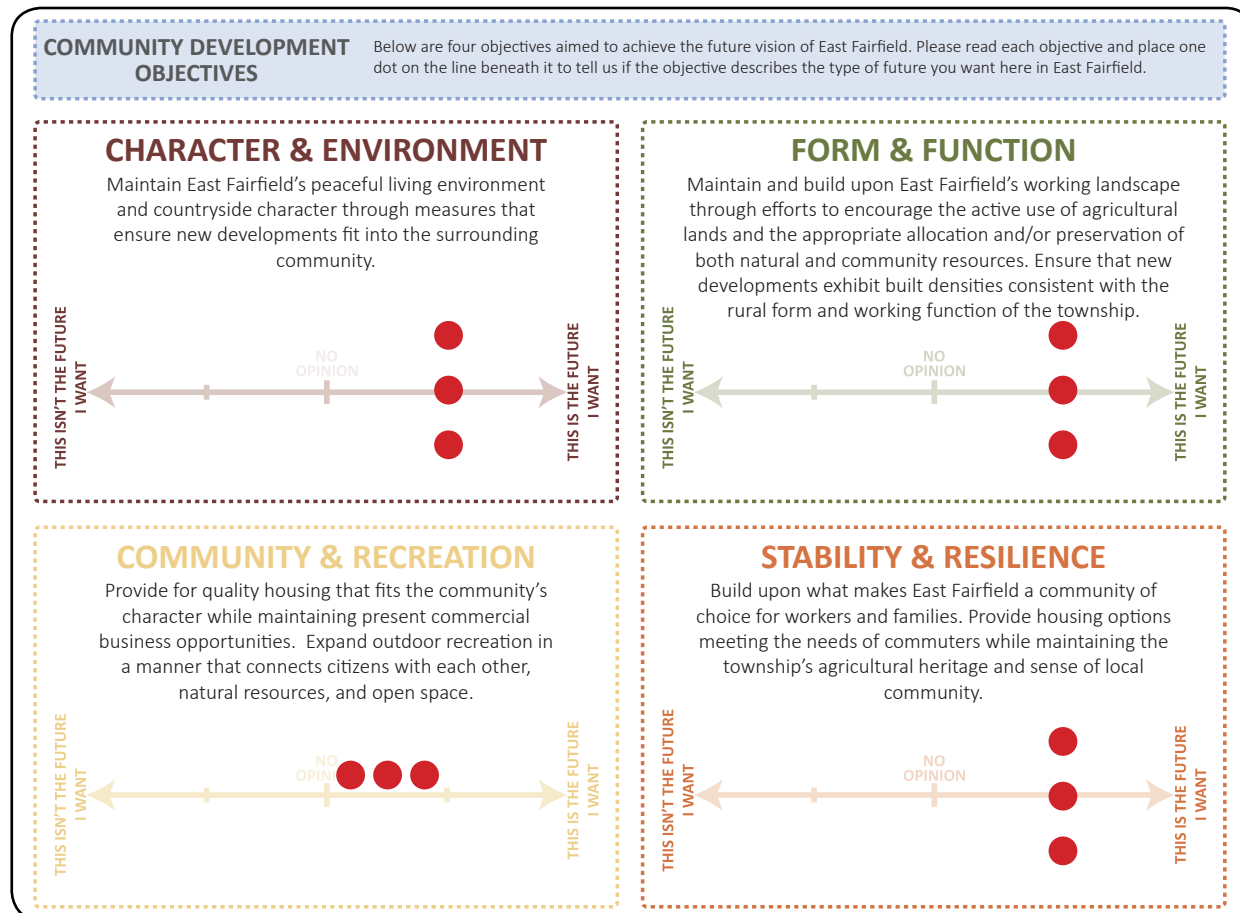
The second community meeting also provided participants with the opportunity to give feedback on a set of proposed community development objectives. These proposed community development objectives are shown in the graphic below which was presented at the public meeting. This poster allowed participants to rate each community development objective along a scale reaching from “this isn’t the future I want” to “this is the future I want.” The scale was presented as a continuum but also provides a few tick marks giving the impression of a Likert Scale. The red dots presented on the

graphic shown here represent the distribution of votes cast at the public meeting. After the voting concluded, the proposed community development objectives were adjusted for display at the next (third) community meeting.

Informational Posters:

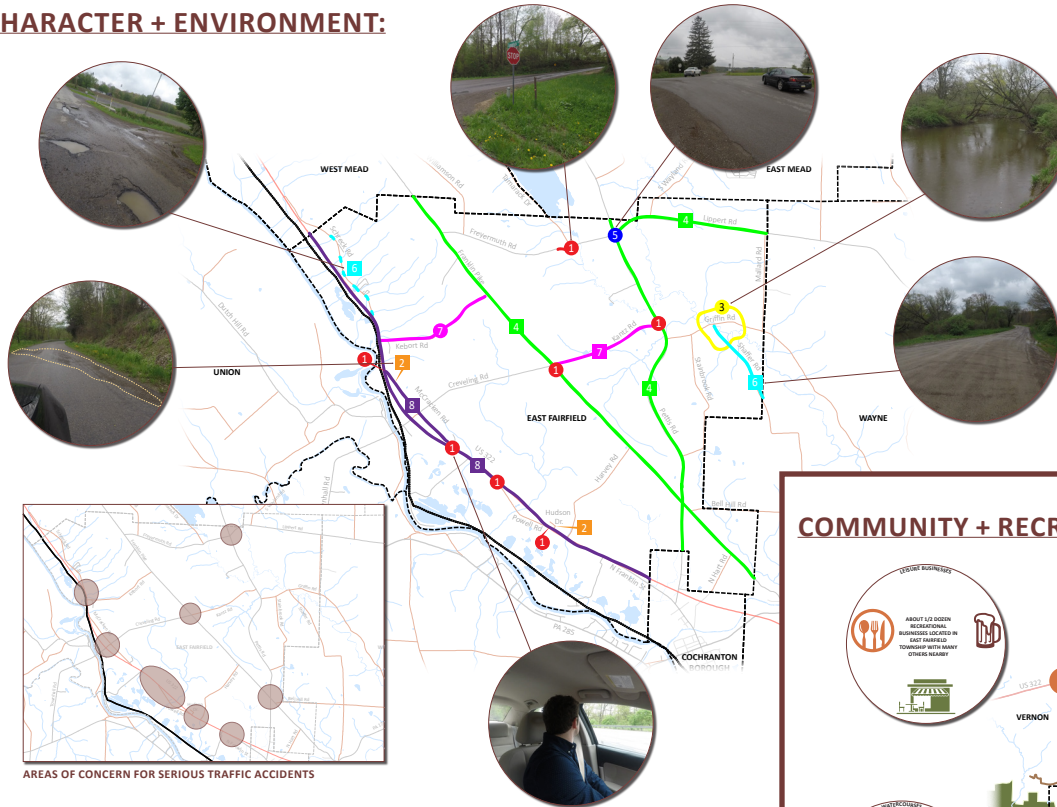
Meeting participants also reviewed a series of informational posters related to the overall topics presented by the community development objectives. These four posters are demonstrated on the next spread and were helpful for generating discussion concerning proposed actions for the East Fairfield Comprehensive Plan.

Community Development Objectives Validation Activity



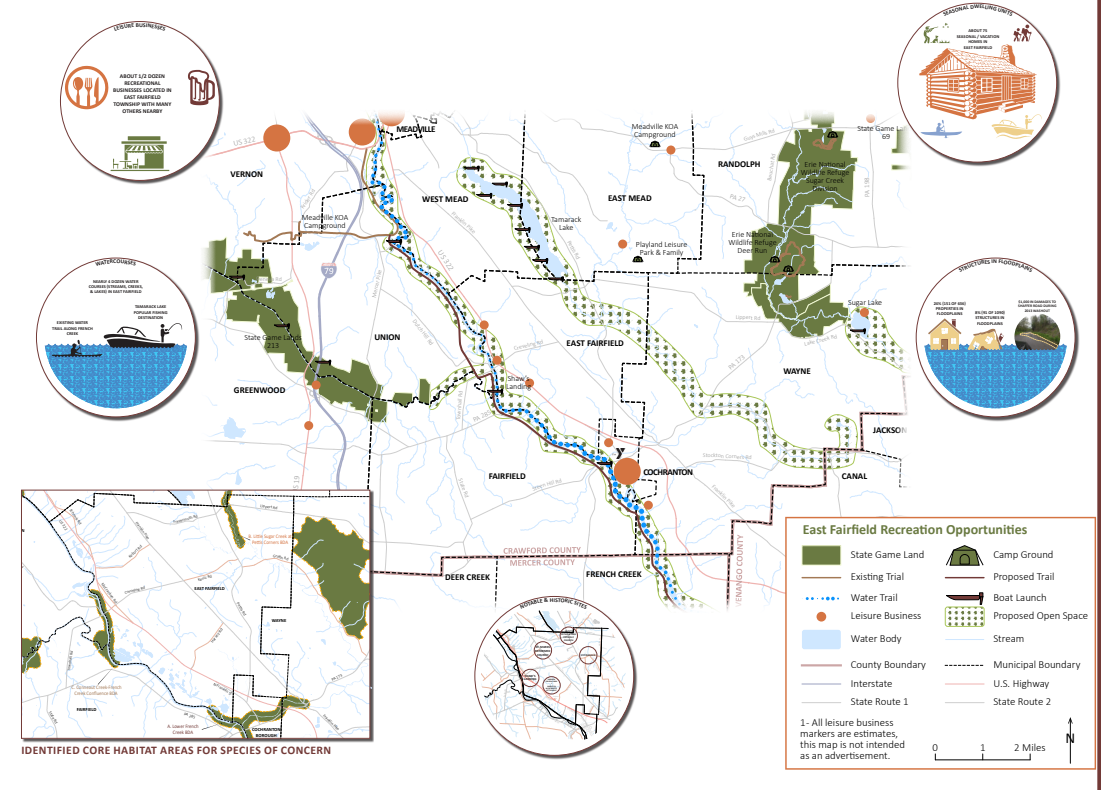
PUBLIC MEETING SERIES 2018

CHARACTER + ENVIRONMENT:



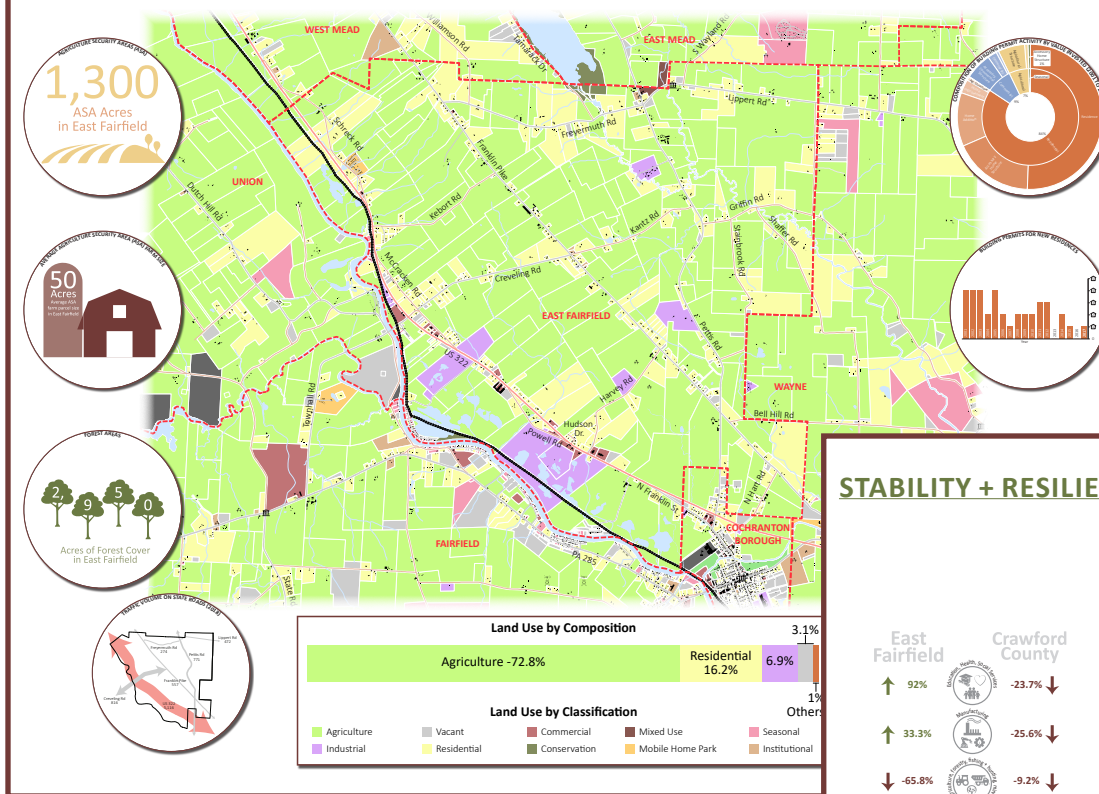
AREAS OF CONCERN FOR SERIOUS TRAFFIC ACCIDENTS

COMMUNITY + RECREATION:

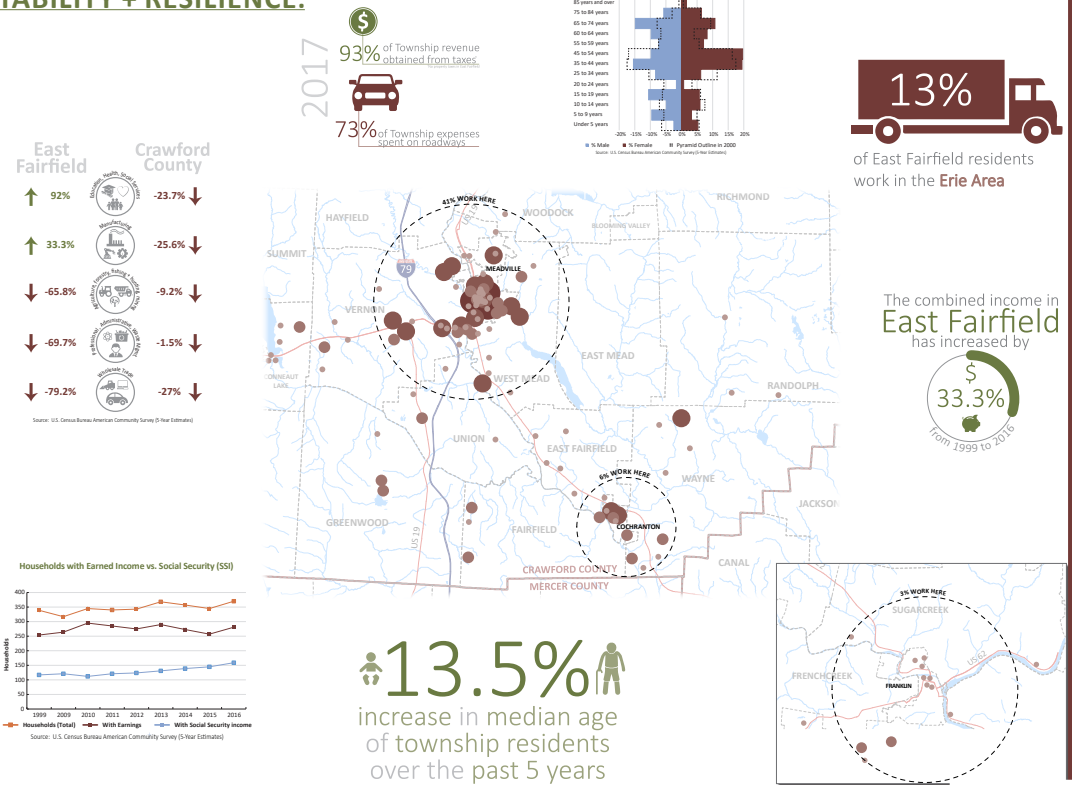


PUBLIC MEETING SERIES 2018

FORM + FUNCTION:



STABILITY + RESILIENCE:



PUBLIC MEETING SERIES 2018

Second Strategies Meeting (Meeting Three):

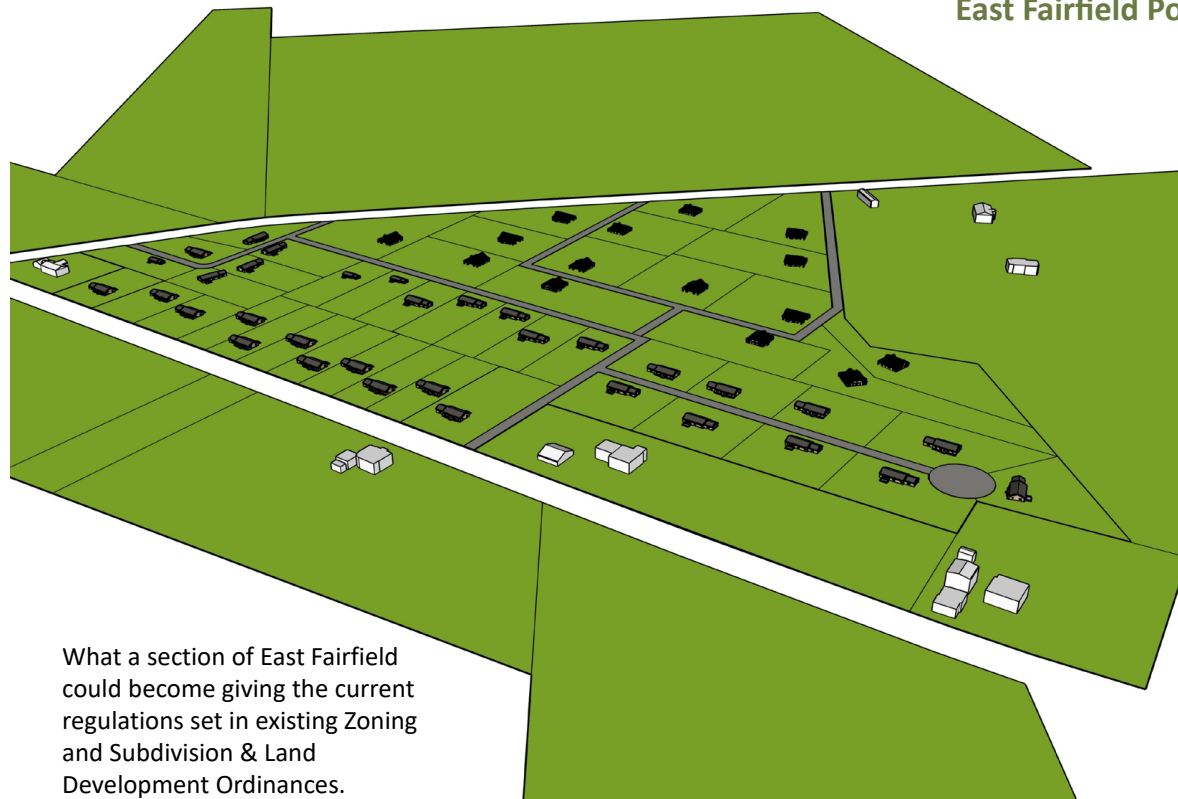
The third community meeting was conducted in a “town hall” style format where participants faced a projector screen and provided feedback on a number of proposed actions. The main focus of this meeting was to determine which proposed action items made sense for the community and should go on to be researched in greater detail for presentation at the final community meeting. No formal handouts were given to meeting participants and all feedback was gathered in the form of group discussion.

Because some of the ideas presented represented either new concepts

or relatively abstract ideas, significant explanations and diagrams were presented to promote clarity and understanding. Before diving into the presentation on the proposed actions, meeting participants were shown two forecasting models for situations that might play out within East Fairfield Township.

The first forecasting model demonstrated the potential level of development that could occur within a portion of East Fairfield under the current zoning and subdivision & land development regulations. This model tackles a portion of the township containing mostly residential zoning and also forecast what could happen to an agricultural zoning district, as seen by the lots shown further back

East Fairfield Potential Build Out Model



What a section of East Fairfield could become giving the current regulations set in existing Zoning and Subdivision & Land Development Ordinances.

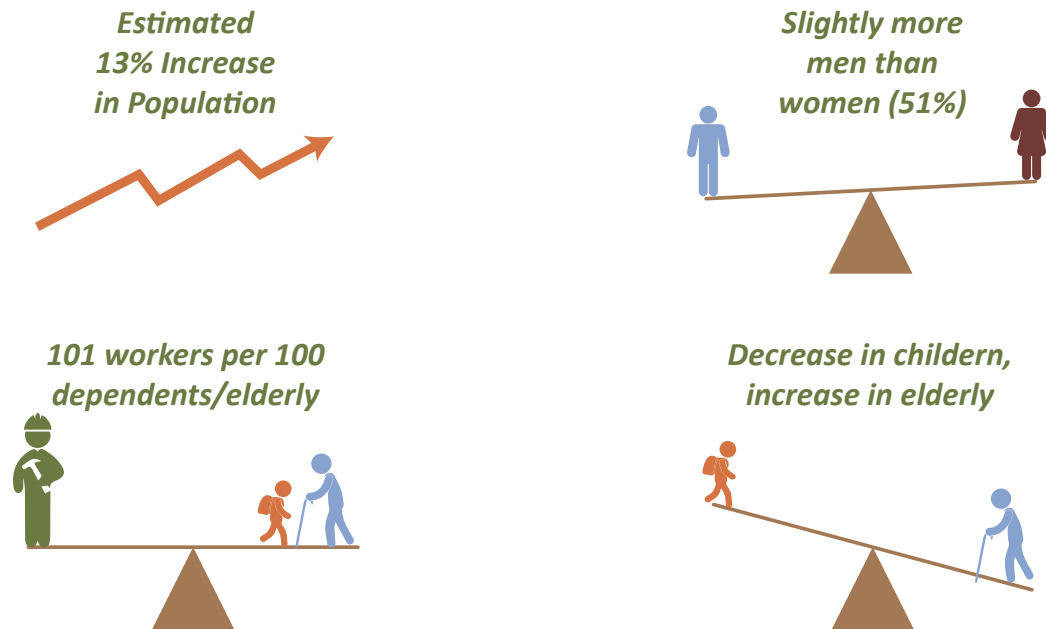
PUBLIC MEETING SERIES 2018

in the rendering. The main purpose of the build out model was to demonstrate what a developer could do to a section of land within East Fairfield under the current regulations. It is unlikely, under current economic circumstances, that a developer would produce plans similar to the build out model. However, the combination of individual land owners making smaller scale decisions during a local housing market upturn could also ultimately produce a development form with a similar impact.

The second forecasting model was a “cohort-survival” population forecast aimed to produce both overall population and demographic figures for East Fairfield for the year 2040. This model attempts to

factor immigration, life-expectancy, and birth rates (natural increase) into account in order to make long-term projections. What is particularly interesting about this projection model is that, it produces demographic insights in addition to population information. In this case, East Fairfield’s population by 2040 is expected to increase by 13% with an even ratio of men to women while simultaneously losing children and seeing growth in its elderly population. The combination of these projected demographic changes would leave East Fairfield’s dependency ratio approaching one-to-one. A community’s dependency ratio is the proportion of the population both below age 15 and above age 65 taken over working age individuals ages 15-to-65.

COHORT-SURVIVAL POPULATION MODEL OF EAST FAIRFIELD (2040 POPULATION FORECAST)



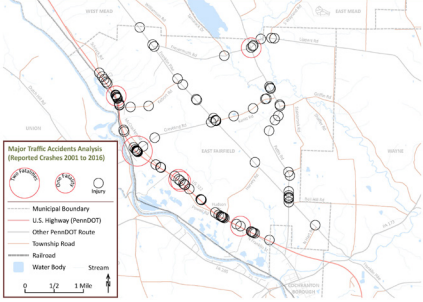
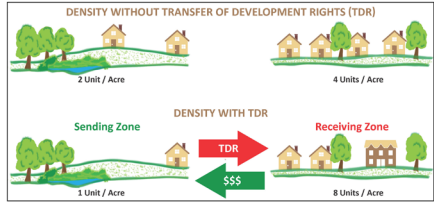
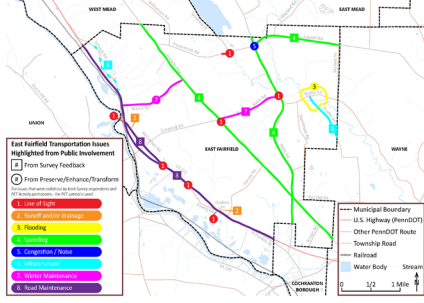
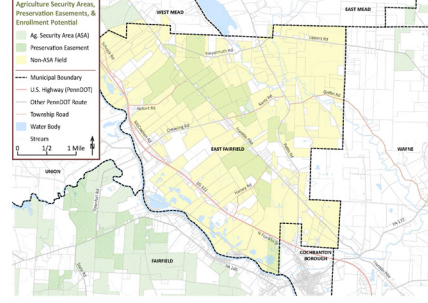
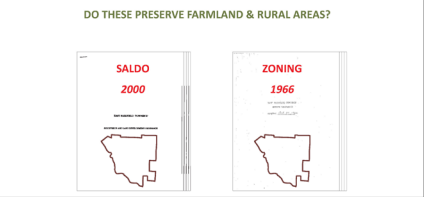
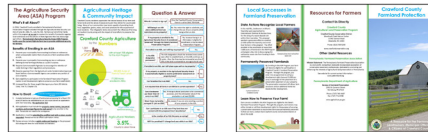
East Fairfield Population Forecast for 2040

Census data for population by age bracket and immigration trends along with Center of Control data for birth and death rates were used to forecast East Fairfield’s Population in 2040.

PUBLIC MEETING SERIES 2018

Proposed Actions Presentation:

The series of images displayed as follows show the slides that were presented at the third public meeting. Red strikethroughs indicate proposed actions that were rejected by participants at this meeting.

	<h3 style="text-align: center;">ROADWAY SAFETY</h3> 	<h3 style="text-align: center;">NEW DEVELOPMENT</h3> <ul style="list-style-type: none"> Coordinate with the Crawford County Planning Office and other necessary entities regarding new development (pre-application conference). 	<h3 style="text-align: center;">FARMLAND PRESERVATION</h3> <ul style="list-style-type: none"> Explore Crawford County Housing Study recommendations concerning a Transfer of Development Rights Program. 
<h3 style="text-align: center;">ROADWAY INFRASTRUCTURE</h3> 	<h3 style="text-align: center;">ROADWAY SAFETY</h3> <ul style="list-style-type: none"> Improve roadway safety if necessary. <ul style="list-style-type: none"> Install speed limit signs. Review traffic accident issues on Short Creveling Road. 	<h3 style="text-align: center;">FARMLAND PRESERVATION</h3> 	<h3 style="text-align: center;">FARMLAND PRESERVATION</h3> <ul style="list-style-type: none"> Zoning & Subdivision Ordinance Review. 
<h3 style="text-align: center;">ROADWAY INFRASTRUCTURE</h3> <ul style="list-style-type: none"> Improve/maintain roadway conditions. <ul style="list-style-type: none"> Shaffer Road - Investigate paving. McCracken Road - resolve driveway and washout issues, improve intersections with U.S. Route 322. Tamarack Road & Fryermuth Road intersection - currently considered dangerous. Hudson Drive - resolve black top layers issue. Meadville & McCracken Roads - clean ditches + clear select trees/shrubs. Schreck Road - pavement condition/drainage. 	<h3 style="text-align: center;">FINANCIAL MANAGEMENT</h3> <ul style="list-style-type: none"> Efforts to avoid additional taxes or increases. <ul style="list-style-type: none"> Publish an annual report card regarding township financial trends. Conduct cost-benefit analysis for new capital maintenance projects (reviews both short and long-term implications). Maintain equipment & infrastructure database concerning repairs & the replacement of equipment (prevent unwanted future surprises). Encourage transparency procedures in local governance. 	<h3 style="text-align: center;">FARMLAND PRESERVATION</h3> <ul style="list-style-type: none"> Encourage enrollment in the township's Agriculture Security Area. 	<h3 style="text-align: center;">FARMLAND PRESERVATION</h3> <ul style="list-style-type: none"> Work with Conservation District to inform landowners/farmers about available agricultural assistance programs. Crawford County Agricultural Land Preservation Board. National Pollutant Discharge Elimination System (NPDES) permits, nutrient management plans, handling stormwater issues, design services for agricultural management practices, and more. Liaison to state and federal farming assistance programs and services.

PUBLIC MEETING SERIES 2018

<h3 style="text-align: center;">FARMLAND PRESERVATION</h3> <ul style="list-style-type: none"> Consider an Area-Base Allocation (Sliding Scale) Subdivision Ordinance. 	<h3 style="text-align: center;">HOUSING</h3> <ul style="list-style-type: none"> Explore incentives or programs produced from the Crawford County Housing Study. 
<h3 style="text-align: center;">FARMLAND PRESERVATION</h3> <ul style="list-style-type: none"> Investigate opportunities to expand viability for agricultural properties (without altering community character). 	<h3 style="text-align: center;">BUSINESS OPPORTUNITIES</h3> <ul style="list-style-type: none"> Zoning and Subdivision Ordinance Review? Do regulations ensure adequate business opportunities? Inventory available/existing commercial lots or spaces? Coordinate with the Economic Progress Alliance for commercial business support.
<h3 style="text-align: center;">HOUSING</h3> <ul style="list-style-type: none"> Zoning & Subdivision Ordinance Review. 	<h3 style="text-align: center;">RURAL CHARACTER</h3> <ul style="list-style-type: none"> Consider a form-based approach to zoning. 

<h3 style="text-align: center;">RURAL CHARACTER</h3> <ul style="list-style-type: none"> Investigate design <u>guidelines</u> for new development. <p style="text-align: center;">EXAMPLE OF SIGNAGE THAT BETTER FITS INTO THE COMMUNITY</p> 	<h3 style="text-align: center;">WINTER MAINTENANCE</h3> <ul style="list-style-type: none"> Explore options for managing winter maintenance materials/supplies. Invest in a better (more effective) snow plow. Snow management through shoulder design + fencing and/or determine where snow can be plowed.
<h3 style="text-align: center;">RURAL CHARACTER</h3> <ul style="list-style-type: none"> Investigate design <u>guidelines</u> for new development. <p style="text-align: center;">EXAMPLE OF RENOVATION THAT BUILDS UPON HISTORIC CHARACTER</p> 	<h3 style="text-align: center;">TOWNSHIP PROGRAMMING</h3> <ul style="list-style-type: none"> Expand upon Clean Up Day by adding additional days. Reduce restrictions for Clean Up Day (expand options). Place a standing dumpster at the Township Building for recycling plastic and metals.
<h3 style="text-align: center;">RURAL CHARACTER</h3> <ul style="list-style-type: none"> Zoning & Subdivision Ordinance review. Do these ordinances preserve East Fairfield's rural character? 	<h3 style="text-align: center;">TOWNSHIP ORDINANCES</h3> <ul style="list-style-type: none"> Review existing Township ordinances and amend/remove as necessary. Implement a junk ordinance.

PUBLIC MEETING SERIES 2018

Proposed Action Plan Meeting (Meeting Four):

The fourth and final community meeting was conducted in a town hall format which allowed participants to ask questions and voice concerns as a group. The purpose of this meeting was to review the proposed action that made it through the third community meeting and rank them, as individuals, as either being a low or high priority for East Fairfield Township. Each strategy was presented with the same level of detail and diagrams or renderings were only used in situations where the proposed action required demonstration to achieve clarity. Each proposed action called out the name of the project, provided a brief description, highlighted the lead and supporting partners, estimated the total cost, and offered a few potential funding sources. At the bottom of the slide for each proposed action, a timeline was presented to demonstrate a reasonable schedule upon which the item could be implemented if desired by the community. At the top of each proposed action slide, a category for that proposed action was presented to help meeting participants follow the presentation.

The slides of the proposed actions presented at the final meeting are shown as follows:

1 - ROADWAY INFRASTRUCTURE			
Project	Shaffer Road - Investigate paving.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Shaffer Road is the only remaining dirt road within East Fairfield. Maintained by the township, Shaffer Road currently serves a few residences and connects to Griffin Road near Little Sugar Creek. Recent improvements including grading and surfacing were made to the cart-way. A cost-benefit analysis should be conducted to determine if future paving is necessary.	Township / Conservation District + PennDOT	\$300,000 / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.	

2 - ROADWAY INFRASTRUCTURE			
Project	McCracken Road - resolve driveway and washout issues.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Several locations along McCracken Road exhibit washout issues either from the surrounding topography or adjoining driveways. Possible solutions may include the addition of stormwater management facilities, ditching, infrastructure upgrades, among other options.	Township / Conservation District + PennDOT	\$130,000 - \$135,000 / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.	

3 - ROADWAY INFRASTRUCTURE			
Project	Hudson Drive - resolve black top layers issue.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
A short residential road serving a cluster of homes off U.S. Route 322, Hudson Drive, was reported to have drainage and grading issues caused by the repeated laying of asphalt. Survey input reports that this issue has impacted adjoining driveways and adjacent lawns.	Township / Conservation District + PennDOT	\$45,000 - \$50,000 / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.	

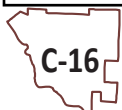
4 - ROADWAY INFRASTRUCTURE			
Project	U.S. Route 322 & McCracken Road - clean ditches + clear select trees/shrubs.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Survey respondents have indicated that multiple locations along U.S. Route 322 & McCracken Road experience some combination of clogged ditches and/or trees/shrubs blocking important vehicular lines of sight. Action calls for the identification of such problem areas along with forming a workplan to fix each issue.	Township / PennDOT	\$10,000 - \$15,000 / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.	

5 - ROADWAY INFRASTRUCTURE			
Project	Schreck Road - pavement condition/drainage + replacement of three culverts.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Cart-way conditions along certain sections of Schreck Road are poor with asphalt layers coming loose or completely destroyed. Survey participants have indicated that drainage issues exist along Schreck Road and a current infrastructure assessment has recognized three culverts in need of replacement.	Township / PennDOT + Crawford County	\$575,000 - \$600,000 / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.	

1 - ROADWAY SAFETY			
Project	Install speed limit signs (encourage better posting on state roads).		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Survey respondents and public feedback have indicated that speed limits may not be adequately posted along state routes passing through East Fairfield. Action calls for this issue to be investigated and to coordinate with PennDOT over potential new signage.	Township / PennDOT + Crawford County	Administrative + Cost TBD / PennDOT Connects, Liquid Fuels, etc.	

2 - ROADWAY SAFETY			
Project	Review traffic accident issues on Short Creveling Road.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Public involvement has indicated that Short Creveling Road (between U.S. Route 322 and McCracken Road) has experienced a significant increase in traffic over recent years. This potential increase paired with difficult topography and intersection alignment may contribute to vehicle crashes. Action calls for safety issues to be studied.	Township / PennDOT + Crawford County	\$50,000 - \$75,000 (1 of 4) in Study / PennDOT Connects, Liquid Fuels, etc.	

3 - ROADWAY SAFETY			
Project	Tamarack & Fryermuth Road intersection - currently considered dangerous (line of sight issue).		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Public involvement has indicated line of sight issues exist for vehicles using the intersection of Tamarack and Fryermuth Roads. Improvements have been made to reduce line of sight issues at this intersection however, the consensus is that more can be done to improve safety. Action calls for appropriate grading or reconfiguration.	Township / PennDOT + Crawford County + Conservation District	\$50,000 - \$75,000 (2 of 4) in Study / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.	



PUBLIC MEETING SERIES 2018

4 - ROADWAY SAFETY			
Project	Kantz Road intersections with Franklin Pike and Pettis Road - line of sight issues.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Public involvement identified line of sight issues on both ends of Kantz Road in East Fairfield. Action calls for both intersections to be studied and appropriate remedies to be pursued.	Township / PennDOT + Crawford County	\$50,000 - \$75,000 (8 of 41 in Study / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.)	
ADOPTION 2020 2025 2030 2035 2040			
2 - FINANCIAL MANAGEMENT			
Project	Conduct cost-benefit analysis for new capital maintenance projects (reviews both short and long-term implications).		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
When evaluating new capital projects, a cost-benefit spreadsheet is recommended to determine the long-term impact of new projects on both township finances and community needs.	Township / Crawford County (information only)	Administrative / Township	
ADOPTION 2020 2025 2030 2035 2040			
5 - ROADWAY SAFETY			
Project	McCracken & Powell Roads - Improve intersections with U.S. Route 322 to fix line of sight issues.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Public involvement identified line of sight issues on both ends of McCracken Road where it intersects with U.S. Route 322 in East Fairfield. Action calls for both intersections to be studied and appropriate remedies to be pursued.	Township / PennDOT + Crawford County	\$50,000 - \$75,000 (4 of 41 in Study / PennDOT Connects, CCCD Low Volume Road Program, Liquid Fuels, County Act 13, etc.)	
ADOPTION 2020 2025 2030 2035 2040			
3 - FINANCIAL MANAGEMENT			
Project	Maintain equipment & infrastructure database concerning repairs & the replacement of equipment (prevent unwanted future surprises).		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Develop a spreadsheet containing all durable infrastructure and equipment owned or maintained by the township. Include a log repairs and purchase dates to determine the "useful life" of township assets and apply this information in future cost-benefit analysis.	Township	Administrative / Township	
ADOPTION 2020 2025 2030 2035 2040			
1 - FINANCIAL MANAGEMENT			
Project	Publish an annual report card regarding township financial trends.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
To best avoid either additional taxes or increases in current taxes, action calls for the publishing of an annual report to share information on township financial trends with East Fairfield officials and residents. The simple report combines census data with financial reports from prior years.	Township / Crawford County (information only)	\$200-\$300/year / Township	
ADOPTION 2020 2025 2030 2035 2040			
4 - FINANCIAL MANAGEMENT			
Project	Encourage transparency procedures in local governance.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Conduct a review of the township's current administrative and governmental procedures. Ensure transparency regulations are being met and identify new possibilities such as the posting of review procedures at the Community Building. Potentially create a website for sharing information.	Township	\$100/year + Administrative / Township	
ADOPTION 2020 2025 2030 2035 2040			

1 - NEW DEVELOPMENT			
Project	Coordinate with the Crawford County Planning Office and other necessary entities regarding new development (pre-application conference).		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
When a major subdivision or land development is planned by a property owner and/or developer, the township is encouraged to coordinate a pre-application conference with the Crawford County Planning Office and Conservation District to ensure that any entitlements and/or development issues can be sorted out before becoming larger problems.	Township	Administrative / Township	
ADOPTION 2020 2025 2030 2035 2040			
2 - FARMLAND PRESERVATION			
Project	Explore Crawford County Housing Study recommendations concerning a Transfer of Development Rights Program.		
1 - FARMLAND PRESERVATION			
Project	Encourage enrollment in the township's Agriculture Security Area (ASA).		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Encourage individual property owners to enroll in the ASA Program by providing County promotional brochures at the Community Building.	Township / Crawford County + Conservation District	Administrative + Advertising Costs / Township / Crawford County + Conservation District	
ADOPTION 2020 2025 2030 2035 2040			
3 - FARMLAND PRESERVATION			
Project	Zoning & Subdivision and Land Development Ordinance Review.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Conduct a review of your township's zoning and subdivision & land development ordinances to ensure that they appropriately protect active farmlands.	Township / Crawford County + Private Consultant	\$50,000 - \$70,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant	
ADOPTION 2020 2025 2030 2035 2040			
2 - FARMLAND PRESERVATION			
Project	Explore Crawford County Housing Study recommendations concerning a Transfer of Development Rights Program.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Consider tying into the opportunity to implement a Transfer of Development Rights program (sending zone) within East Fairfield based upon the guidance and recommendations of the Crawford County Housing Study.	Township / Crawford County	Administrative / Township	
ADOPTION 2020 2025 2030 2035 2040			
4 - FARMLAND PRESERVATION			
Project	Work with Conservation District to inform landowners/farmers about available agricultural assistance programs.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Provide information on agricultural assistance from the Conservation District at the Community Building. Develop and maintain a working relationship with Conservation District staff.	Township / Conservation District	Administrative / Township	
ADOPTION 2020 2025 2030 2035 2040			

PUBLIC MEETING SERIES 2018

5 - FARMLAND PRESERVATION

Project Consider an Area-Base Allocation (Sliding Scale) Subdivision & Land Development Ordinance.

Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding
An area-based allocation system within a subdivision and land development ordinance regulates the number of parcels that can be created (subdivided) from an existing lot based on the total area of the existing lot. Larger existing lots can subdivide more times than smaller existing lots. This method has been found effective for preserving farmland.	Township / Crawford County + Private Consultant	\$30,000- \$50,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant

ADOPTION 2020 2025 2030 2035 2040

1 - HOUSING

Project Zoning & Subdivision and Land Development Ordinance Review.

Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding
Conduct a review of your township's zoning and subdivision & land development ordinances to ensure that they appropriately provide for new housing opportunities.	Township / Crawford County + Private Consultant	\$50,000- \$70,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant

ADOPTION 2020 2025 2030 2035 2040

2 - BUSINESS OPPORTUNITIES

Project Inventory available/existing commercial lots or spaces?

Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding
Develop a list of existing commercial spaces and undeveloped commercially zoned lots to support both the township's zoning and/or subdivision & land development ordinance update as well as to encourage future business opportunities by coordinating with the Economic Progress Alliance.	Township / Crawford County + Private Consultant + Economic Progress Alliance	Administrative / Township

ADOPTION 2020 2025 2030 2035 2040

1 - RURAL CHARACTER

Project Consider a form-based approach to zoning.

ZONING BASED MORE ON THE **CONTEXT** OF THE COMMUNITY THAN **USE** OF THE PROPERTY

ADOPTION 2020 2025 2030 2035 2040

5 - FARMLAND PRESERVATION

Project Consider an Area-Base Allocation (Sliding Scale) Subdivision & Land Development Ordinance.

TYPICAL SUBDIVISION
- 5 ACRE MINIMUM

40 ACRES TOTAL

SLIDING SCALE SUBDIVISION
- 2 ACRE MAXIMUM

40 ACRES TOTAL

Agricultural Zone District	
Size of Parcel (Acres)	Number of Lots Permitted
Less than 10	None
10 to 25	2
25 to 50	4
50 to 75	6
75 to 100	8
Over 100	8 + 2 per every 25 additional acres

ADOPTION 2020 2025 2030 2035 2040

2 - HOUSING

Project Explore incentives or programs produced from the Crawford County Housing Study.

Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding
Upon completion of the Crawford County Housing Study, work with the County Planning Office to explore the implementation of housing strategies aimed towards rural townships such as East Fairfield.	Township / Crawford County	Administrative / Township

ADOPTION 2020 2025 2030 2035 2040

3 - BUSINESS OPPORTUNITIES

Project Coordinate with the Economic Progress Alliance for commercial business support.

Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding
Provide information produced by the Economic Progress Alliance for either existing or potential business owners at the Community Building.	Township / Economic Progress Alliance	Administrative / Township

ADOPTION 2020 2025 2030 2035 2040

2 - RURAL CHARACTER

Project Investigate design guidelines for new development.

Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding
Design guidelines are not regulations. However, design guidelines encourage developers to consider the desired aesthetics of the community when renovating buildings or developing new structures.	Township / Crawford County + Private Consultant	\$15,000- \$20,000 / DCED MAP Grant, other DCED Financial Grant, PHMC Grant, DCNR, etc.

ADOPTION 2020 2025 2030 2035 2040

6 - FARMLAND PRESERVATION

Project Investigate opportunities to expand viability for agricultural properties (without altering community character).

Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding
Action must coincide with updates to zoning and subdivision & land development ordinances to ensure regulations are consistent with the expansion of rural enterprises on agricultural properties. Action includes exploring new angles for business activity to occur on farm properties without altering the character and function of the community.	Township / Crawford County + Private Consultant + Conservation District + Economic Progress Alliance	\$50,000- \$70,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant

ADOPTION 2020 2025 2030 2035 2040

1 - BUSINESS OPPORTUNITIES

Project Zoning & Subdivision and Land Development Ordinance Review.

Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding
Conduct a review of your township's zoning and subdivision & land development ordinances to ensure that they appropriately provide for new business opportunities.	Township / Crawford County + Private Consultant	\$50,000- \$70,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant

ADOPTION 2020 2025 2030 2035 2040

1 - RURAL CHARACTER

Project Consider a form-based approach to zoning.

Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding
A form-based approach to zoning focuses less on regulating the type of land use developed upon a given parcel and instead on the dimensions of the proposed development as they relate to the surroundings. Form-based codes focus on building setbacks, height, and massing within different zoning districts to encourage compatibility.	Township / Crawford County + Private Consultant	\$30,000- \$50,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant

ADOPTION 2020 2025 2030 2035 2040

2 - RURAL CHARACTER

Project Investigate design guidelines for new development.

EXAMPLE OF SIGNAGE THAT BETTER FITS INTO THE COMMUNITY

ADOPTION 2020 2025 2030 2035 2040

PUBLIC MEETING SERIES 2018

3 - RURAL CHARACTER			
Project	Zoning & Subdivision and Land Development Ordinance Review.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Conduct a review of your township's zoning and subdivision & land development ordinances to ensure that they appropriately preserve East Fairfield's rural character.	Township / Crawford County + Private Consultant	\$50,000- \$70,000 based on scope / DCED MAP Grant + DCED Early Intervention Program (EIP) Grant	
ADOPTION 2020 2025 2030 2035 2040			
3 - WINTER MAINTENANCE			
Project	Snow management through shoulder design, green infrastructure, & fencing and/or determine where snow can be plowed.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Manage winter snow plowing by determining appropriate areas for the application of snow fencing or green infrastructure (bushes/trees/shrubs) and/or identifying suitable places where snow can be plowed to avoid accumulation at inconvenience locations.	Township	\$2,300 per 100 ft. + Labor / Township, PennDOT Connects, Liquid Fuels, etc.	
ADOPTION 2020 2025 2030 2035 2040			
1 - WINTER MAINTENANCE			
Project	Explore options for managing winter maintenance materials/supplies.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Establish a resilient winter maintenance system whereby East Fairfield is not dependent on the resources of other townships in order to maintain its own infrastructure.	Township / Crawford County + Conservation District + Funder	Approx. \$250,000 / Township, USDA Loan, etc.	
ADOPTION 2020 2025 2030 2035 2040			
1 - LOCAL PROGRAMS & REGS.			
Project	Expand upon Clean Up Day by adding additional days.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Consider expanding the current Clean Up Day effort for residents by adding another day.	Township	\$1,200/year / Township	
ADOPTION 2020 2025 2030 2035 2040			
2 - WINTER MAINTENANCE			
Project	Invest in a better (more effective) snow plow.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Conduct a cost-benefit analysis to determine whether investing in a more effective (heavier duty) snow plow is necessary.	Township / Crawford County	Approx. \$100,000 based on scope / Township, PennDOT Connects, etc.	
ADOPTION 2020 2025 2030 2035 2040			
2 - LOCAL PROGRAMS & REGS.			
Project	Review existing Township ordinances and amend/remove as necessary.		
Description	Lead Entity / Potential Partners	Estimated Cost / Potential Funding	
Conduct a review of existing township ordinances beyond the zoning and subdivision & land development ordinances to determine if revisions or amendments are necessary.	Township / Crawford County + Private Consultant	Approx. \$200/hour / Administrative, Township, DCED MAP Grant, other DCED Financial Grant	
ADOPTION 2020 2025 2030 2035 2040			

PUBLIC MEETING SERIES 2018

First and Second Tier Proposed Actions:

The slides presented on the last few pages were ranked individually by meeting participants in order to group them into high (first-tier) and low (second-tier) priorities. Meeting participants did this during the presentation by following along on a sheet that presented each proposed action and provided the opportunity to rank each as either a high or low priority.

Upon conclusion of the meeting, each of the individual ranking sheets for proposed actions were tallied up to record the total number of selections for “higher priority” and “lower priority,” as well as the omissions for each item. Once this information was compiled, a calculation was performed to determine what percentage of respondents deemed a particular proposed action as a higher priority. This calculation is presented in the table below.

Item	Higher Priority	Lower Priority	Total Responses	Percent (%) Higher Priority
Proposed Action 1	10	6	16	$10 / 16 = .625$ or 62.5%
Proposed Action 2	6	10	16	$6 / 16 = .375$ or 37.5%
Proposed Action 3	3	12	15	$3 / 15 = .2$ or 20%

How Proposed Actions Were Ranked:

Based on the results collected from the meeting, the formula presented in the final column within the table on the left was applied to determine what percentage of respondents viewed each proposed action as a “higher priority.” The proposed actions presented at the final community meeting demonstrated a wide variance in how participants ranked them. Some proposed actions performed very poorly. Proposed actions ranked as a higher priority by less than 25% of respondents were dropped from inclusion within this comprehensive plan. Lower priority or second-tier proposed actions consisted of those items in which at least 25% but less than 50% of meeting participants ranked as a higher priority. These items are included as proposed actions within this Plan but are outlined as second-tier actions which East Fairfield should only consider pursuing once higher priority items have been addressed. Finally, those proposed actions which more than 50% of meeting participants ranked as a high priority were selected for inclusion within this Plan as first-tier actions. The table below demonstrates how the three proposed actions presented in the table on the left (“Proposed Action 1, 2, and 3”) would be processed for inclusion within this Plan.

The table presented on the page at right showcases how all proposed actions performed at the final community meeting.

Item	Percent (%) Higher Priority	Ranking for this Plan
Proposed Action 1	62.5%	First-Tier Proposed Action
Proposed Action 2	37.5%	Second-Tier Proposed Action
Proposed Action 3	20%	Dropped

PUBLIC MEETING SERIES 2018

Category	Proposed Action	Higher Priority	Lower Priority	Total Responses	Higher Priority (%)	Rank
ROADWAY INFRASTRUCTURE	Shaffer Road - Investigate paving.	2	14	16	13%	Dropped
	McCracken Road - resolve driveway and washout issues.	12	5	17	71%	First-Tier
	Hudson Drive - resolve black top layers issue.	2	14	16	13%	Dropped
	U.S. Route 322 & McCracken Road - clean ditches + clear select trees/shrubs.	10	6	16	63%	First-Tier
	Schreck Road - pavement condition/drainage + replacement of three culverts.	9	7	16	56%	First-Tier
ROADWAY SAFETY	Install speed limit signs (encourage better posting on state roads).	5	11	16	31%	Second-Tier
	Review traffic accident issues on Short Creveling Road.	6	10	16	38%	Second-Tier
	Tamarack & Fryermuth Road intersection - currently considered dangerous (line of sight issue).	9	9	18	50%	First-Tier
	Kantz Road intersections with Franklin Pike and Pettis Road - line of sight issues.	7	10	17	41%	Second-Tier
	McCracken & Powell Roads - Improve intersections with U.S. Route 322 to fix line of sight issues.	8	9	17	47%	Second-Tier
FINANCIAL MANAGEMENT	Publish an annual report card regarding township financial trends.	6	9	15	40%	Second-Tier
	Conduct cost-benefit analysis for new capital maintenance projects (short/long-term implications).	4	11	15	27%	Second-Tier
	Maintain equipment & infrastructure database concerning repairs & the replacement of equipment.	9	6	15	60%	First-Tier
	Encourage transparency procedures in local governance.	7	8	15	47%	Second-Tier
NEW DEVELOPMENT	Coordinate with the Crawford County Planning Office regarding new development.	9	7	16	56%	First-Tier
FARMLAND PRESERVATION	Encourage enrollment in the township's Agriculture Security Area (ASA).	9	7	16	56%	First-Tier
	Explore Housing Study recommendations concerning a Transfer of Development Rights Program.	1	14	15	7%	Dropped
	Zoning & Subdivision and Land Development Ordinance Review.	9	6	15	60%	First-Tier
	Work with Conservation District to inform farmers about agricultural assistance programs.	7	8	15	47%	Second-Tier
	Consider an Area-Base Allocation (Sliding Scale) Subdivision & Land Development Ordinance.	6	8	14	43%	Second-Tier
	Investigate opportunities to expand viability for agricultural properties (character sensitive).	5	9	14	36%	Second-Tier
HOUSING	Zoning & Subdivision and Land Development Ordinance Review.	6	9	15	40%	Second-Tier
	Explore incentives or programs produced from the Crawford County Housing Study.	2	13	15	13%	Dropped
BUSINESS OPPORTUNITIES	Zoning & Subdivision and Land Development Ordinance Review.	4	11	15	27%	Second-Tier
	Inventory available/existing commercial lots or spaces?	5	9	14	36%	Second-Tier
	Coordinate with the Economic Progress Alliance for commercial business support.	4	10	14	29%	Second-Tier
RURAL CHARACTER	Consider a form-based approach to zoning.	3	11	14	21%	Dropped
	Investigate design guidelines for new development.	4	10	14	29%	Second-Tier
	Zoning & Subdivision and Land Development Ordinance Review.	7	8	15	47%	Second-Tier
WINTER MAINTENANCE	Explore options for managing winter maintenance materials/supplies.	8	7	15	53%	First-Tier
	Invest in a better (more effective) snow plow.	4	10	14	29%	Second-Tier
	Snow management through shoulder design, green infrastructure, & fencing and/or determine where snow can be plowed.	4	10	14	29%	Second-Tier
LOCAL PROGRAMS & REGULATIONS	Expand upon Clean Up Day by adding additional days.	3	11	14	21%	Dropped
	Review existing Township ordinances and amend/remove as necessary.	11	4	15	73%	First-Tier