



# **RANDOLPH TOWNSHIP COMPREHENSIVE PLAN**

**JUNE 2007**

# **Randolph Township Comprehensive Plan**

**June 2007**

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Maps and documents made available to the public by the Crawford County Planning Commission are not legally recorded maps nor surveys and are not intended to be used as such. The Planning Commission has attempted to compile accurate information, but because of various sources of information that go into creating this document, errors may exist.

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## **I. Introduction**

Randolph Township is located in the southeastern portion of Crawford County and comprises a total of 43 square miles (27,799 acres). It is about halfway between Meadville and Titusville. The main connector, Pennsylvania State Route 27, runs through the Township. **Map 1** shows the regional location of the area.

### **1.1 The Comprehensive Plan in Randolph Township**

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

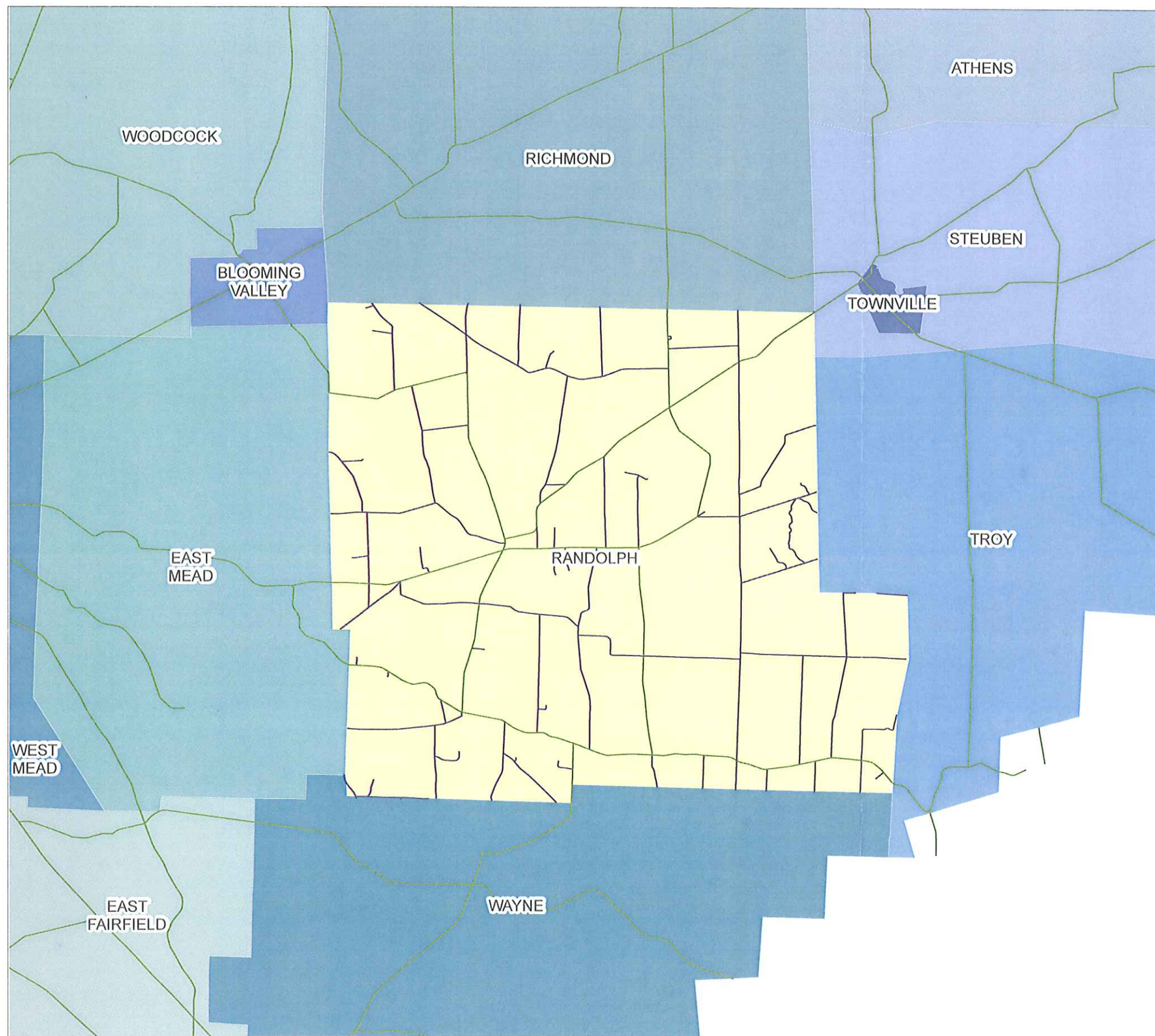
In order to achieve sound and effective policy recommendations, the various social, economic, cultural, historical and physical factors that impact land use are analyzed. An examination of local and regional demographics is useful in the identification of development and social patterns, and can provide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

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

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

### **1.2 Pennsylvania Municipalities Planning Code**

The Pennsylvania Municipalities Planning Code (MPC) empowers municipalities in Pennsylvania to, individually or jointly; prepare plans for future development and, by various legal and other measures, to implement those plans. Those municipalities choosing to plan for their future and take



# REGIONAL LOCATION RANDOLPH TOWNSHIP

0 0.5 1  
Miles



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Crawford County Planning Commission  
Meadville, Pennsylvania

August 2006

advantage of those benefits must meet the planning requirements of the MPC. Article III, Section 301 of the MPC requires that municipal comprehensive plans through the use of maps, charts, and text should include the following basic elements:

- |  |  |
|--|--|
| 1. Community Development Objectives              | 7. Short-Term and Long-Term Planning Implementation Strategies       |
| 2. A Plan for Land Use                           |  |
| 3. A Plan for Housing Needs                      | 8. A List of Contiguous Municipalities                               |
| 4. A Plan for Community Facilities and Utilities | 9. A Strategy for Retention of Natural and Historical Resources Plan |
| 5. A Plan for Transportation                     |  |
| 6. A Statement of Inter-Relationships            |  |

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

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

This plan contains two major sections. The first is composed of background information for plan making. This includes studies and analyses of housing, demographics, economic characteristics, land use, transportation, community facilities, and natural resources. The second section is the plan itself, which includes community development objectives, a future land use plan, community facilities and housing plan, and a transportation plan, and finally the strategies that will be used to implement the plan.

**1.3 History of Randolph Township**

Crawford County was formed in 1800 and named for Col. William Crawford who was burned at the stake by Delaware Indians in 1782. Randolph Township was formed in 1824 from parts of Mead, Rockdale, and Oil Creek Townships and named for early settler Robert Fitz Randolph. This interior township was changed to its present outline in 1829 and contains 27,799 square acres. The relative elevation is 1930 feet above sea level. The surface

is quite hilly and drained by Woodcock Creek flowing northerly and Sugar Creek flowing southerly. The eastern portion was the last to become settled. The soil produced good crops and was well adapted to grazing. During the 1800's, dairy farming, stock raising, and lumbering were the primary pursuits of its inhabitants.

When first visited by the settlers in 1787, areas around what is now Meadville were highly populated by Native Americans, mostly Seneca. Roving bands of nomadic Native American men, women and children were frequent visitors on their hunting and gathering trips though what is now Randolph Township.

Before any type of settlements appeared, the Holland Land Company acquired large tracts within the Township. Having lent money to our federal government during the Revolutionary War, this group of wealthy Hollanders accepted repayment in the form of land grants. It was through Harm Han Huidekoper of Meadville, agent for the Holland Land Company, that our early settlers arranged for purchases of land.

The very first early settlement in the Township was made in 1795 by brothers James and John Brawley. John remained only a short time, but James' clan is credited with the first marriage in the Township when he took Mary Glenn from Mead Township as his bride in 1800; the first white birth, his son William in 1802; and the first death when Mary died in 1805. James is also credited with the first frame house, first frame barn and first sawmill.

Early pioneer accounts abound with tales of near starvations, merciless winters, isolation, poverty, illness, Indian raids and attacks by wild animals. More than a dozen early settlers attempted to carve out an existence in this unbroken wilderness. Some succumbed to the hardships. Others gave up and relocated to what they hoped would be a more promising area and were never heard from again. But some, with fortitude and perseverance, tamed and civilized the land, became influential citizens, and populated the Township with descendants who still live here today.

Among the most influential of these early pioneers was Jacob Guy (1779-1850), a well-educated man from Whitehall, NY. Some early accounts say Jacob Guy owned as much as 10,000 acres (nearly half) of Randolph Township. He was a "Land Baron", constantly buying land and reselling it to incoming settlers. He was remembered as a keen bookkeeper, shrewd businessman, surveyor, Justice of the Peace, political activist, mill proprietor, and merchant. Jacob and Sussanna Guy's union brought forth nine children, and records show that the Guy offspring continued to influence the area. One became an Episcopal minister while other siblings became a hotel proprietor, a tavern owner, a sawmill operator, a schoolmistress and a farmer.

In 1815, Jacob Guy selected a prime creek bank location in the central-township on which he promptly cleared trees and built a temporary hut of basswood poles and hemlock. Situated between two steep hills, he carried out

his plan to dam the creek and build a water wheel powered sawmill between 1816-1817. The availability of lumber attracted more settlers to build homes and businesses. The locations became known as "Jacob Guy's Mill" which evolved to our familiar "Guys Mills". This founder's early foresight enabled his simple crossroads to mature to be come a hub of all Randolph Township.

Guys Mills is just one of the early crossroad villages in Randolph. Among them were Black Ash, Kane Stand, Brawley Stand, Mount Hope and Hickory Corners. The average rural village of this time was self-sufficient prior to the advent of the automobile. It would typically include a general store, post office, blacksmith's shop, church (usually Methodist or Baptist), one-room school and a few small service-related businesses.

Although Guys Mills never became a borough, it has always been the largest of the communities in Randolph Township, boasting a rich assortment of establishments within its village borders over the last 200 years. These include several general stores, various churches, several cemeteries, hotels and boarding houses, a car dealership, several grist and feed mills, cheese factories, doctors and a wide variety of other businesses. The village progressed into a community including a comprehensive school system, volunteer fire department, newspaper, telephone system, water system, electric generating plant, and the Guys Mills Post Office.

*The Randolph Township Planning Commission would like to recognize and thank Cheryl Ann Seber Weiderspahn, Guys Mills Historian for helping writing this Brief History of Randolph Township.*

***The Erie National Wildlife Refuge***

The US Fish and Wildlife Service established the Erie National Wildlife Refuge in 1959 in Randolph Township, consisting of two divisions. The Sugar Lake Division is located in Randolph Township just outside of Guys Mills and the Seneca Division is located near Cambridge Springs. The US Fish and Wildlife Service adopted the "Erie" name in regards to the primary Indian tribe who resided in this area.

The Erie National Wildlife Refuge, Sugar Lake Division, occupies about 5,206 acres of Randolph Township. All of this land was purchased in 1959 with the use of funding from the Migratory Bird Hunting and Conservation Stamps programs; otherwise known as Ducks Stamps.

The objective of the Erie National Wildlife Refuge is to provide waterfowl and other migratory birds with resting, feeding, nesting, and brooding habitats. The Refuge also provides a habitat to support other diverse wildlife species. Some of these habitats include beaver flooding, marshes, swamps, man-made impounds, creeks, wet meadows, grasslands and cooperative farming. Some of the man-made impounds can control the water level to encourage the growth of smartweeds and bulrushes which offer food for waterfowl. The grasslands in the Refuge provide nesting areas for waterfowl and other birds, plus it helps protect them from predators.

The cooperative farming is a program that allows local farmers to grow crops on refuge lands. In return for the usage of the refuge lands the farmers will leave a share of the crops to help supplement the food for wildlife. Before planting any crops farmers agree with the Refuge to plant certain crops like oats, grass, clover and corn. The Refuge also offers opportunities for wildlife-oriented public recreation and environmental education.

Some of the public recreation areas include outdoor facilities, bird observation areas, hiking trails, and observation blinds for viewing wildlife. All outdoor facilities at the refuge are open daily. The bird observation area located at the visitor center includes a seating area, binoculars, and bird identification materials to help bird watchers. The refuge has four hiking trails; each are in different habitats and some of the trails are used year round. The observation blinds are a great place to see and take pictures of wildlife at dusk and dawn. In season, hunting and fishing are also permitted on the refuge. The wildlife refuge visitor center offers environmental education for schools, civic and professional groups. These groups may reserve dates for slide show talks, movies, management tours and outdoor classrooms. More information about the refuge can be found on their website or by stopping by the refuge visitor center located  $\frac{3}{4}$  of mile east of Guys Mills.

Here is a list of facts found on the National Wildlife Refuge's website:

- Only Refuge in the nation protecting endangered Northern Riffleshell and Club Shell Mussels.
- French Creek, the most biologically diverse stream in Pennsylvania, flows through the Refuge where over 80 species of native fish are found.
- Designated an Important Bird Area by the National Audubon Society, the Refuge attracts 237 species of birds.
- Three distinct habitats, forests, fields and water's edge found within the refuge, support 47 species of mammals.
- A diversity of habitats provides homes for 37 amphibians and reptiles. Many species are overlooked because they are secretive or nocturnal.
- Numerous wildflowers can be seen throughout the Refuge during spring, summer, and fall along the Refuge trails.

*All the information about the Erie National Wildlife Refuge was taken from their website <http://erie.fws.gov/index.html>*

Randolph Township has a rich historical past and a gripping future. Randolph Township has the inimitable position to capitalize on the presence of the Erie National Wildlife Refuge. With other outdoor recreational orientated properties such as Mt. Hope Golf Course and Pennsylvania State Game Lands, the Township is continually attracting more and more visitors, residences, and businesses. The immense variety of outdoor activities is helping the Township gain recognition as the place to come have fun and get away from it all.

## **II. BACKGROUND INFORMATION**

### **2.1 Physical Characteristics**

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

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

#### **Regional Setting**

Randolph Township is located in the southeastern portion of Crawford County and comprises a total of 43 square miles (27,799 acres).

#### **The Topography**

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

#### **Agricultural Quality**

- Agricultural authorities have classified soil into eight categories relative to their capability for agricultural purposes. The limitations on the use of soil become progressively greater as its classification number increases. Following is a listing of the eight soil classes and an explanation of the limitations involved with each. This system of classification is taken from the Soil Survey of Crawford County, Pennsylvania, issued May 1979.
- Class I- Soils that have few limitations, which restrict their use.
- Class II- Soils that have some limitations, which reduce the choice of plants or require moderate conservation practices.
- Class III- Soils that have severe limitations, which reduce the choice of plants, require special conservation practices, or both.
- Class IV- Soils that have very severe limitations which restrict the choice of plants, require careful management, or both.
- Class V- Soils that have little or no erosion hazard but have other limitations, which are impractical to remove and limit their use largely to pasture, woodland, or wildlife food and cover.

- Class VI- Soils that have severe limitations which make them generally unsuited to cultivation and limit their use largely to pasture, woodland, or wildlife food and cover.
- Class VII- Soils that have very severe limitations, which make them unsuited to cultivation and restrict their use largely to grazing, woodland or wildlife.
- Class VIII- Soils and landforms that have limitations, that prevent their use for commercial plant production and that restrict their use to recreation, wildlife, water supply and aesthetic purposes.

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

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

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

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

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

#### **On-Lot Sewage Suitability**

Act 537, the Pennsylvania Sewage Facilities Act (1966), requires every municipality in the Commonwealth to adopt an "official plan" addressing its needs relative to wastewater disposal. The Crawford County Planning Commission developed a separate countywide comprehensive plan for water and sanitary sewers in 1970 with the aid of a consulting firm. This plan was subsequently adopted by all municipalities within the County as their "official plan." This plan deals primarily with those areas of the County having existing or proposed water and sewer systems, or with those areas where population concentrations are great enough to make on-lot disposal systems precarious. Randolph Township is not mentioned in this plan as an area with enough population to warrant the need for water or sanitary systems. Since this document was produced, the Guys Mills area has received a private water system to serve the community in the mid to late 1950's. The whole Township relies upon on-lot sewage systems for their sewage disposal.

The capability of soil to properly filter sewage effluent is perhaps the most critical element of land development in areas where centralized sewage treatment plants do not exist. Filtering capability is based on: (1) soil permeability, (2) depth of soil to bedrock or some other impervious layer, and (3) the slope of the land. **Map 3**, entitled On-Lot Sewage Suitability, establishes three categories of soil indicating their relative suitability for on-lot sewage

# AGRICULTURAL QUALITY

## RANDOLPH TOWNSHIP



September 2006

disposal systems. These categories are described as follows:

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

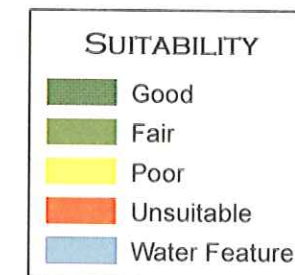
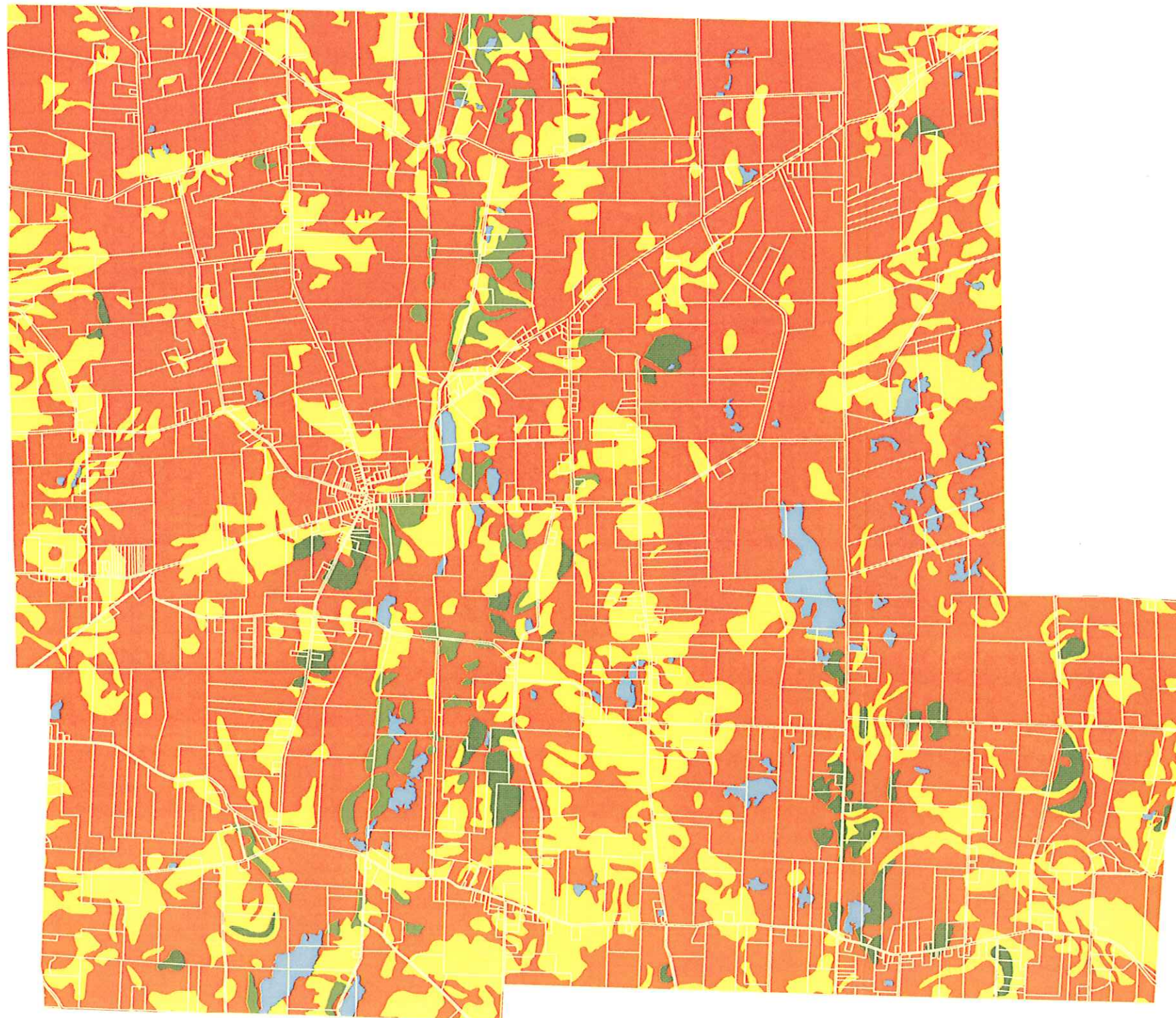
- Are not susceptible to flooding.
- Have minimum depth to an impervious layer of 6 feet.
- Have a depth of 4 feet or more to the seasonal high water table.
- Are termed well drained by the U. S. Soil Conservation Service.
- Have percolation rates of 6 to 60 minutes; this means it takes 6 to 60 minutes for water to drop 1 inch in a "saturated hole"; or, in reference to permeability, it means the soil has a range of between 10.0 and 1.0 (inches of water movement per hour).
- Have a slope no greater than 15%.
- Are not so stony as to make system installation impossible.

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

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

# ON-LOT SEWAGE SUITABILITY

## RANDOLPH TOWNSHIP



0 0.45 0.9  
Miles



January 2007

\* Only a representation. Individual parcel investigations may show different results

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

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

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

An examination of the On-Lot Sewage Suitability Map indicates that there are no substantial concentrations of soils having good suitability in the Township.

#### **Flood Prone Areas**

Another limiting factor on development is the susceptibility of land to flooding. Map 4 shows flood prone areas as identified from the soil survey conducted by the Soil Conservation Service. The following soils indicate flooding: Pope loam, Philo silt loam, Holly silt loam, Holly silty clay loam. In July 1975, Randolph Township qualified for the National Flood Insurance Program. This program was established to encourage municipalities to take a responsible role in controlling development in areas subject to flooding.

To qualify for this program, a municipality is required to accept a flood prone area map that delineates lands subject to flooding. The Federal Insurance Administration (FIA) prepares such maps. If the municipality feels the Federal map does not accurately reflect those areas within its boundaries that are subject to flooding the Federal program establishes an appeal procedure.

#### **Sand and Gravel Potential**

Sand and gravel are important resources to any relatively rural township. Knowledge of deposits may prove beneficial to the municipality. Map 5, entitled *Sand and Gravel Potential*, designates areas considered by the US Soil Conservation Service (DCNR) to have good sand and gravel potential.

# FLOODPLAINS

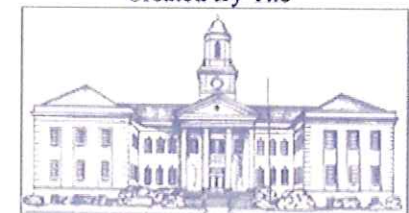
## RANDOLPH TOWNSHIP

/// Floodplains

0 0.5 1 Miles



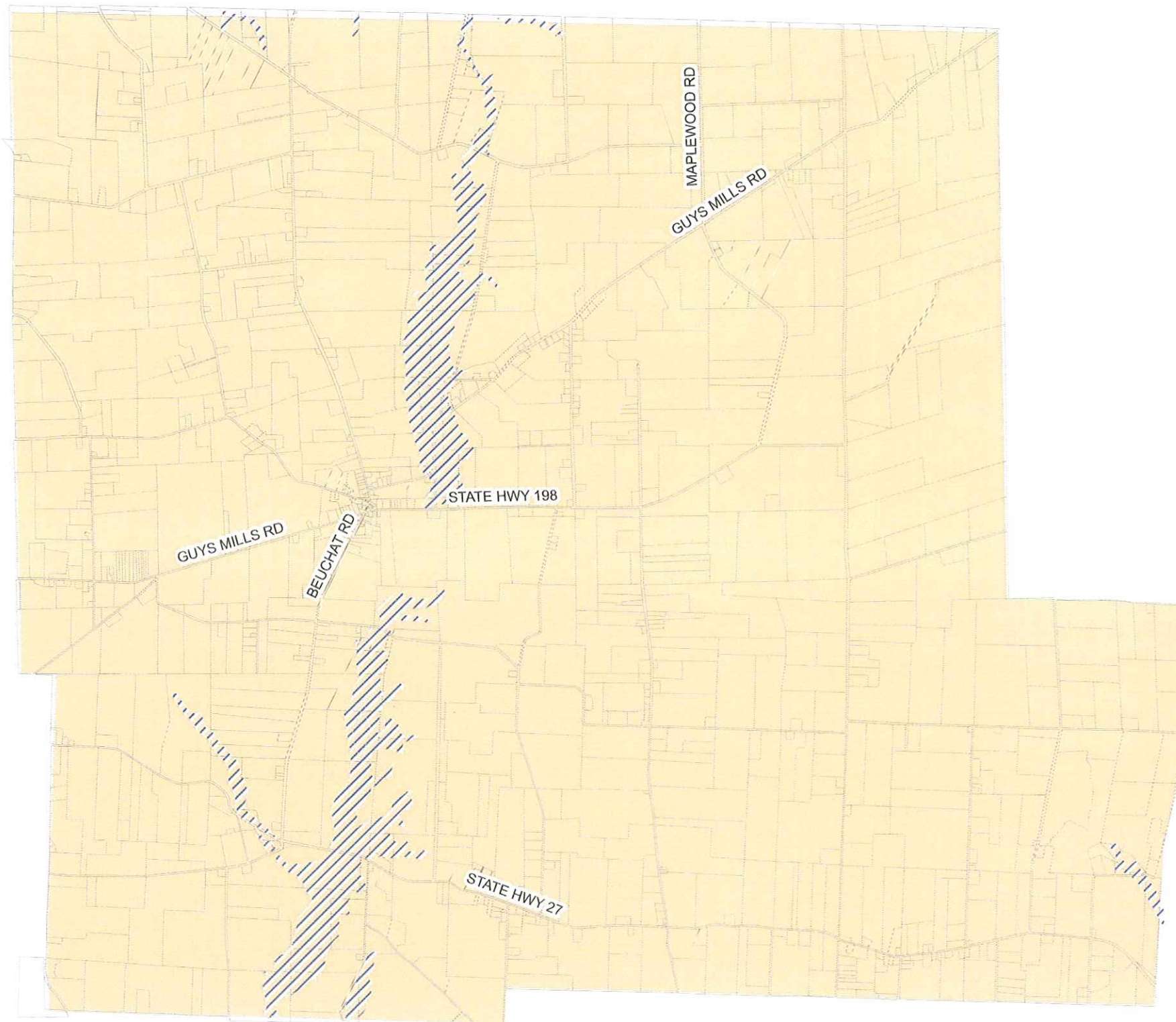
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Crawford County Planning Commission  
Meadville, Pennsylvania

August 2006

Map 4



# SAND AND GRAVEL POTENTIAL RANDOLPH TOWNSHIP



0 0.4 0.8  
Miles



January 2007

\* Only a representation. Individual parcel investigations may show different results

Map 5

While the suitability of the identified soils may vary widely, this map helps to pinpoint where future surface mining operations may occur.

### **Gas Wells**

Historically, Randolph Township has been a major contributor to the natural gas industry. Recent exploration has led to high numbers of wells drilled especially in the northwestern portion of the Township. The two main drilling companies at the moment are Atlas and Energy Resources of America.

Gas wells are very beneficial to the landowners for the free gas that is provided, as well as the royalties from what is produced. **Map 6** shows the location of commercial gas wells and their owners. As evidenced by the map, the northwestern portion of the Township is dominated by Atlas and Energy Resources of America, and the southeastern corner has smaller companies. There are no wells on any State or Federal lands.

## **2.2 Socio-Economic Analysis**

This section examines and updates the population characteristics that represented Randolph Township over the last 40 or so years. Population projections are provided to give Township officials an insight into the future and how this may have an impact on infrastructure, community facilities, and services.

Examining and understanding a community's population is an indispensable part in developing a Comprehensive Plan. Insight into the current demographic makeup of a township and projecting future trends is crucial to developing a successful Plan. Every issue that a Township faces is interconnected to its citizens; therefore, it is important to understand key characteristics of the population. This section provides a description of historical trends in population within Randolph, along with a comparison of future population estimates.

### **Population Trends**

Randolph Township has experienced steady population growth since the 1970's, shown in Figure 2. Before this time population peaked around the end of the 1800's and again in 1950. These could be attributed to the oil boom in South Eastern Crawford County at the end of the 1800's and then the heavy industrial era of Meadville in the middle of the 1900's. The circumstances of Randolph Township's geographical locale are fascinating due to the fact that it is located between Meadville and Titusville. Most likely, the Township was affected by both events.

Since 1960, Randolph Township has concurrently increased in population along with all other Crawford County Townships, while the populations in all of Crawford County's boroughs and cities have decreased. According to the 2000 Census, the population of Randolph Township is 1,838.

# GASWELLS

## RANDOLPH TOWNSHIP

### OPERATOR

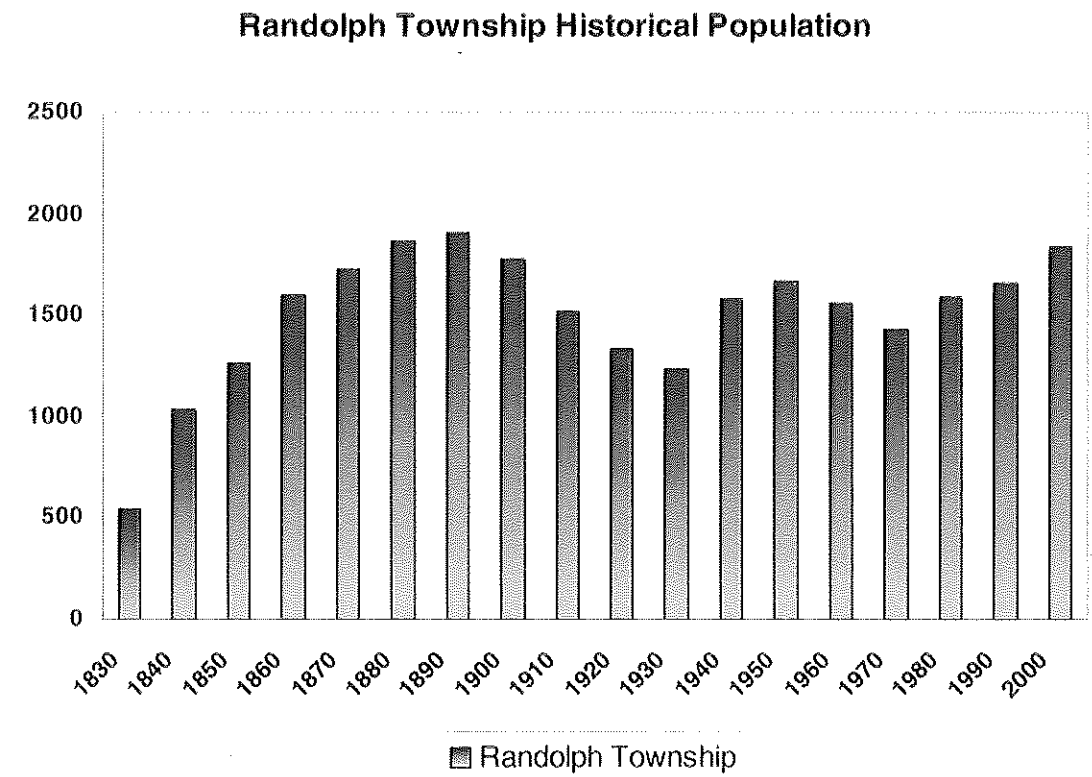
- Atlas
- Cabot Oil & Gas
- Energy Resources
- Great Lakes
- Mark Resources
- Partners Petroleum Inc c/o Emerald Resources
- Paul Bickel
- Quaker State Corp

0 0.5 1 Miles



January 2007

**Figure 1**

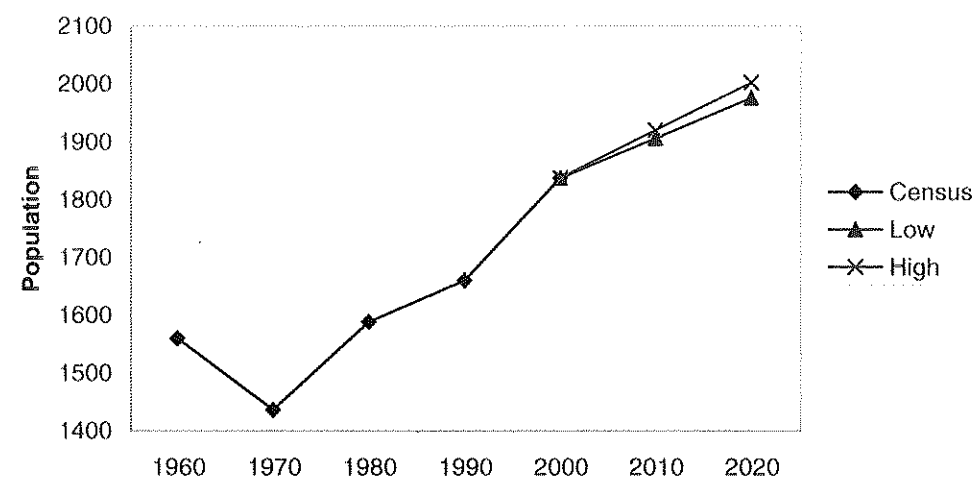


**Population Projections**

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

Three forecasting techniques have been used to provide a varying range of population projections. Future population size is expected to fall within these ranges. In all cases, the 2000 U.S. Census count is used as the base population for the Township. The Population Projections in Figure 7 summarize the results of these projections. These projections consider trends over the past 30-40 years to establish patterns and take into consideration cycles in new construction through the issuing of building permits.

Figure 2



**Low Range Projection** establishes constant numerical change within the population and projects the change into the future. It is based on an average gain of 69.25 persons each decade, as experienced between 1960 and 2000. An increase of **138.5** persons over the next 20 years is projected. This technique results in a moderate projection.

**High Range Projection** determines a rate of change figure, which occurs each decade. The rate of change between 1960 and 2000 was selected as the most realistic representation of population change within the Township. The average rate of increase per decade was calculated at 4.5 percent. An increase of **165** persons over the next 20 years is projected using this method. This technique provides the highest projection.

These projections should be taken lightly. There are many factors that can affect population change and they are not all addressed in the preceding estimates. While looking at past trends and applying them to the future is an effective technique, it does not take into the consideration of possible introduction of a sewer system into Randolph Township. Events such as these can greatly effect the future population of the Township, as did the oil and industrial booms in the earlier life of Crawford County.

Table 1

Projection Technique	2000	2005	2010	2015	2020	Net Population Increase
Low	1,838	1873	1908	1942	1977	139
High	1,838	1879	1920	1961	2003	165

### Employment Characteristics

According to the 2000 Census, 1385 people lived in Randolph Township, of which 921 are included in the workforce. The number of people employed in the workforce is 92% or 847 individuals. This leaves an unemployment rate of 8%; fairly higher than the state average of 4.2%.

The following table highlights what industries the workforce is employed. Results were taken from the Community Survey completed in 2004 as well as from the US Census. A total of 718 surveys were mailed out and 262 were returned. This survey will be discussed in a further section.

The 262 households that returned surveys made up a total of 627 individuals between the surveys. The following table shows the industries that the 241 employed individuals in the township are employed in:

<b>Table 2</b>  Industry	Township Survey		Census	
	Survey Responses	Percentage of Survey Responses	Randolph Township	Crawford County
Agriculture, forestry, fishing	3	1.2%	2.6%	3.5%
Construction	21	8.7%	11.1%	6.0%
Manufacturing	47	19.5%	28.8%	26.3%
Wholesale Trade	5	2.1%	2.7%	2.2%
Retail Trade	7	3.0%	9.0%	11.1%
Transportation and warehousing, and utilities	9	3.7%	2.6%	4.3%
Information	0	0.0%	0.2%	1.5%
Finance, insurance, real estate and rental	9	3.7%	1.3%	2.9%
Professional, scientific, management, administrative, and waste management	56	23.2%	4.1%	4.5%
Educational, health and social services	44	18.3%	19.8%	21.1%
Arts, entertainment, recreation, accommodation and food services	6	2.5%	5.3%	7.2%
Other services (except public admin.)	25	10.4%	6.5%	5.4%
Public administration	9	3.7%	5.9%	4.0%

These results show that the Township is close to the State-wide averages in terms of employment. Retail trade is lower in the Township than in the rest of the state, but this is most likely due to the rural nature of the Township, and the lack of a large number of retail facilities. Professional and management are the biggest industries according to the survey, but this does not match up with the Census data of only 4%.

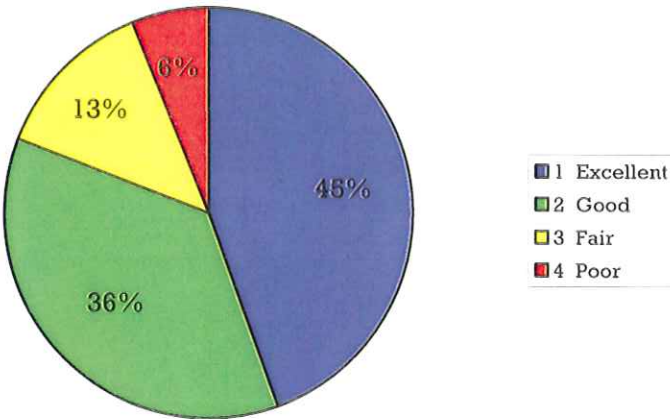
2.3 Housing Characteristics

Housing is a significant issue to local governments. Not only does a sound housing stock make the community more attractive for various job-creating developments, it is fundamental to the health, safety, and welfare of the Township's residents. Housing conditions also directly affect the Township's tax base. According to the 2000 Census, Randolph Township contained 720 total housing units. This number represents a very small increase from the 1990 Census when 667 units were reported in the Township and the 1980 Census count where there were 615 reported housing units.

Housing Condition

The staff of the Crawford County Planning Commission (CCPC) conducted a windshield survey of housing conditions in the Township in the fall of 2005. Due to staffing changes at the CCPC, the western section of the Township was re-surveyed in the fall of 2006. This must be taken into consideration when comparing the eastern and western portions of the Township. The survey area consisted of the entire Township. The following rating system was applied to the houses of Randolph Township and the percentage of each found in the Township can be seen in the following figure:

Figure 3 Housing Condition Results



In the entire Township, it was determined that 81% of the houses were classified as either excellent or good. Because of the scattered nature of housing in the Township, the dynamics of substandard

housing in rural areas are generally different than in urban areas. It is more difficult to determine concentrations of housing condition problems. The results of this survey are shown on Map 7.

When asked what type of housing is most needed in the township, 18.8% said elderly housing. However, when asked about the appearance of housing in the township 68% feel it is about average while 16% feel it is poor, when compared to only 6% ranking poor on the housing survey. Often, appearance can be influenced by the presence of "junk" or other items one might find unsightly.

## **2.4 Existing Land Use**

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

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

To determine how the land in Randolph Township is used, a land use inventory was conducted in 2004. To supplement the field data, Crawford County tax maps, tax assessment files, and aerial photography were consulted. From the information collected a map of existing land use in the Township was prepared, along with a table showing the statistical results of the inventory, by land use category. (See **Map 7**)

The land use categories used are as follows:

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

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

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

**Conservation Lands.** Significantly large areas of land owned and managed by the Commonwealth of Pennsylvania.

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

**Industrial.** Goods producing activities including those involving gravel and mineral extraction.

# HOUSING CONDITION

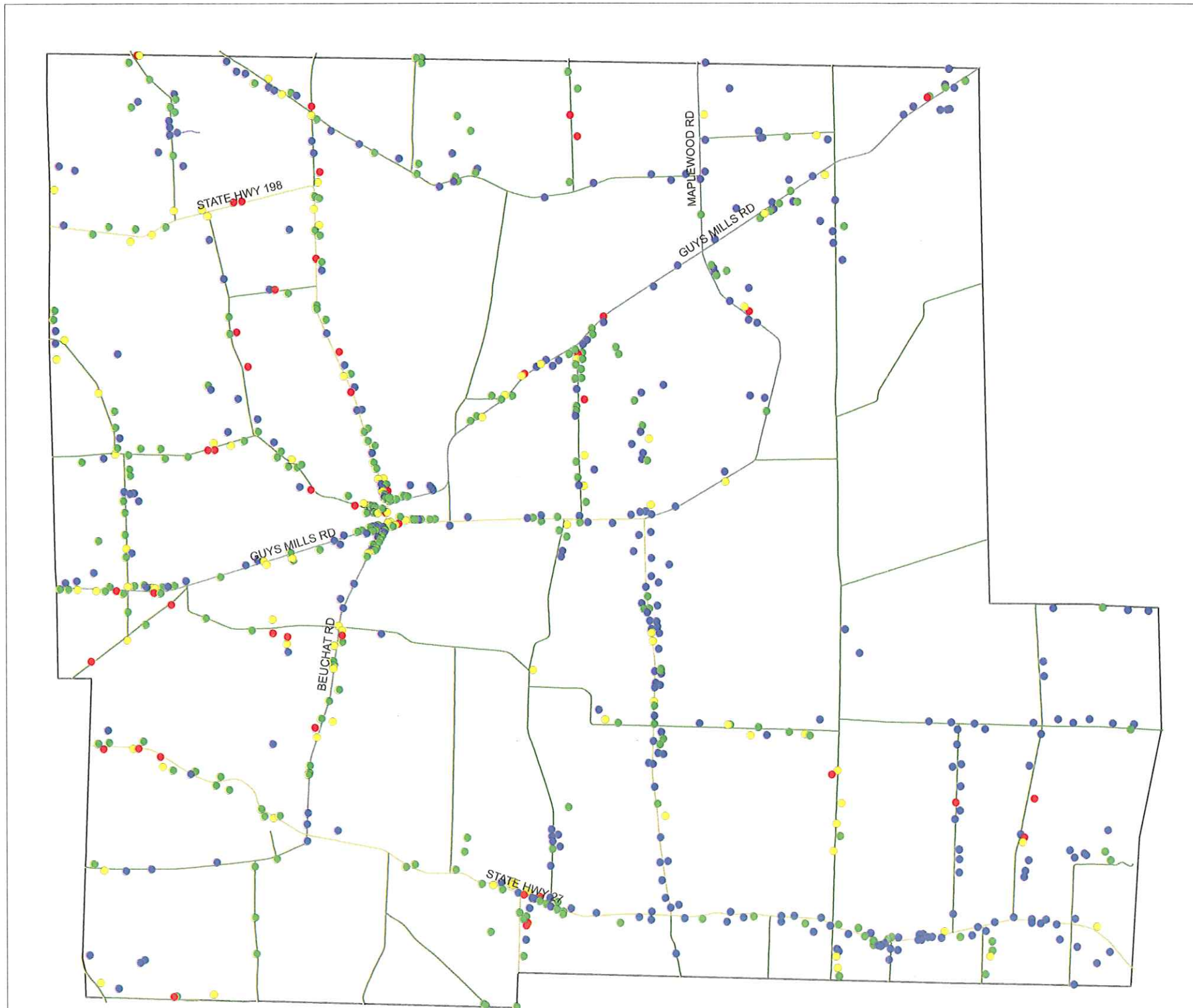
## RANDOLPH TOWNSHIP



0 0.3 0.6  
Miles



November 2006



Residential. Housing which accommodates a single-family or multi-family unit. The housing unit may be either of conventional construction, a mobile home or a modular home. The land use map distinguished between single-family housing, and mobile homes, but NOT modular housing.

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

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

## **2.5 Township Survey Results**

### **Public Input**

One of the most important considerations when formulating a comprehensive plan is public input. In the process of studying community development issues, one of the most effective tools in getting to the root of resident concerns is to obtain their opinions through a survey. Due to the fact that surveys are received through the mail, filled out in the privacy of a home, and then returned anonymously to the Crawford County Planning Commission, we can be reasonably sure of the integrity of the replies to the Crawford County Planning Commission.

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

### **Community Survey**

The Randolph Township Community Survey was mailed and administered by the Planning Commission during the summer 2004. The questions contained in the survey were designed to help the Planning Commission gather information about public sentiment on a variety of issues affecting the future of Randolph Township. The questions asked for basic demographic, community facility, housing, and economic information as well as any additional comments about any issues residents would like to express their concern over.

The Community Survey was mailed to all per capita and property taxed owners in the Township. The recipients were asked to complete the attached survey and return it in the postage paid envelope within 2 weeks and were

assured that all survey responses were confidential and would be used for no other purpose. All surveys were sent directly for tabulation to the Crawford County Planning Commission, and the complete results are available either at the Township Municipal Building, or in the Crawford County Planning Commission Office.

**Results of the Survey**

The response to this survey was considered to be very good, especially when compared to other similar endeavors in other County Townships. The surveys were collected throughout June and July of 2004 and, altogether, some 262 or 37% of the surveys were returned with information. A total of 718 surveys were mailed to the official addresses based on the County Assessment Office records.

As previously mentioned, the complete results and comments are available at the Township and County offices. A brief summary of the results follows:

**Demographics**

- The average age as indicated by those responding to the Randolph Township Community Survey is 42 years.
- More than 45% of respondents have owned property in the Township over 25 years.
- Over 90% of respondents consider their household in the Township to be permanent.
- The majority of Township residents commute between 6-15 miles to work.
- Employment location is split roughly in half, with about 50% working in Meadville and the remaining 50% working in various other locations.
- The Average household income reported is \$44,024. Approximately 39% of respondents did not answer this question.

**Community Facilities**

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

**Housing**

- 98% of survey respondents own their home.
- The majority of Township residents, 43%, pay between \$200-\$500 per month for housing.

# EXISTING LAND USE

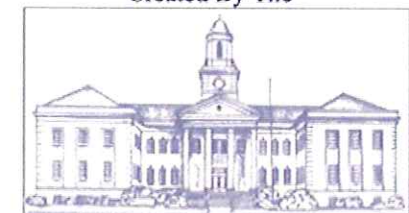
## RANDOLPH TOWNSHIP



0 0.4 0.8  
Miles



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Meadville, Pennsylvania

November 2006

- 83% of residents live in a single-family, frame built house.
- The majority of Township residents feel the appearance and price of housing is *average*.
- Very small numbers of residents felt that manufactured or public housing is needed in the Township (around 5%), while slightly more people felt that elderly housing, apartments and high income housing are desired.

### ***Economics***

- The majority of Township residents (77%) go to Meadville for their services (groceries, banking, medical, entertainment, etc.)
- 76% of respondents would like to see more business and job opportunities within the Township, with *restaurant* being the most desired type of business.
- *Economic*, *Cable TV*, and *Medical* are the top 3 services that residents feel need improvement.
- Of those that had an opinion, slightly over half (52%), felt that the Township should **not** provide additional resources (time, effort, money) to attract more businesses and job opportunities.
- When examining future population, roughly 45% felt that the Township population should remain the same and the same amount felt an increase would be good, with the remainder stating that the Township population should become smaller over the next 25 years.
- More than half of respondents felt that growth and development should occur throughout the Township, rather than concentrated in any specific area.
- 37% of residents were in favor of some type of land use management (subdivision or zoning ordinances), while 51% were in favor of more stringent property codes to control deteriorating properties.
- Altogether, 92% of residents were either satisfied or very satisfied with Randolph Township as a place to live.

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

It is apparent that the existing population appreciates the rural setting in which they reside. The residents do wish there were more amenities

available, but these people do not think that the Township should spend money or resources to attract any of these things.

**2.6 Transportation Characteristics**

The road network makes up the development for any municipality; in short, road locations have shaped the Township. Three major state highways serve Randolph Township: PA Rt. 27, PA Rt. 198 and PA Rt. 173. Several minor state roads plus Township roads cover the remainder of the Township.

There are 86.40 miles of roads in Randolph Township. The breakdown of ownership of these roads is as follows:

State owned and maintained (PennDOT)	35.00 miles
Township owned and maintained	51.40 miles

**Classification of Roads**

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

The Federal Functional Classification System defines a “hierarchy” for roads. The Pennsylvania Department of Transportation (Penn DOT) accepts the federal system as the classification system to use in describing and categorizing roads. This plan, as a result, follows the nomenclature in the Federal Functional System. The road classification in this system is as follows:

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

Minor Arterial: A road that serves interstate and inter-county travel, and where trips are normally of long duration. In Randolph Township PA Route 27 is the only road in this category.

Major Collector: A road serving inter-county travel that connects development centers within a county. PA Route 198, PA Route 173, S.R. 2032 and S.R. 2015 are in this category.

Minor Collector: A road that collects traffic from the local road system and funnels it to the major collector and minor arterial systems. State Route 1018 is the only road in this category.

The four categories described above include roads that have reasonable continuity. All other roads are Township Routes. The information can be seen graphically in **Map 9**.

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

The classification system previously described, although developed by the federal government mainly to provide an ordering for state maintained roads, has been articulated and organized in this report to include Township maintained roads. It can be said that the Township has three types of roads based on ownership: state roads, Township maintained roads and private roads. All state and Township roads have number designations. There are three digits in the Township numbers, and four digits in the state numbers. Where a state road has a route designation, this designation is reflected in the four-digit number, for example 0198 is the number for U.S. Route 198. All Township roads have names that are reflected in the accompanying maps.

Private roads are a different matter. These roads do not have numbers; most of them have names. In many instances the families on private roads desire a private road. Where the Board of Township Supervisors has not taken official action to accept a road into its network, such a road is a private road and must be maintained by abutting property owners.

**Average Daily Traffic Counts (ADT)**

Average daily traffic (ADT) is a term used to express the number of vehicles that use roads. As the term implies it measures the number of vehicles that use a particular portion of road in a 24-hour period averaged over the time span of one year. The Pennsylvania Department of Transportation conducts counts at selected points on certain roads. **Map 10** indicates the ADT counts available for Randolph Township. The counts are based on data from PennDOT's Internet Traffic Monitoring System (July 2, 2004) and include data collected from 2000 through 2003. In examining the traffic counts one should keep in mind that a two lane highway in a rural area has a carrying capacity of approximately 7,500 average daily trips; this refers to reasonably well maintained road with a minimum travel way of 20 or 21 feet.

**Problem Intersections (See Map 10)**

- 1) Castile Road and PA Route 198: This is an awkwardly designed intersection.

- 2) Guys Mills Road and Maplewood Road: This intersection is blind at the northeast corner.
- 3) McFadden Road and PA Route 198: This intersection is slightly angular.
- 4) Turkey Track Road and Maplewood Road: This is an awkwardly designed intersection with an adjacent narrow bridge.
- 5) McFadden Road north of the intersection with Shaffer Road: This portion of road contains a steep ditch on the south side.
- 6) Beuchat Road/E. Oil Creek Road and PA Route 27: This is an angular intersection.
- 7) PA Route 27 between Boland Road and Beuchat Road/E. Oil Creek Road: This stretch of road is prone to flooding.
- 8) PA Route 27 and PA Route 173: This is a congested intersection of a minor arterial and a major collector highway.
- 9) PA Route 27 and Carpenter Road: This intersection has poor visibility.

#### **Public Transportation**

Currently Randolph Township has no daily scheduled public transportation service. Crawford Area Transit Authority (CATA) runs through Guys Mills on Thursdays, but no other days of the week. The only other service available to the residents is the shared ride service offered by the Crawford Area Transit Authority (CATA). This service is a door-to-door service reserved for disabled individuals and senior citizens, and is available throughout Crawford County, and on limited days to Erie and the Cranberry Mall in Venango Township. Users of this service are required to make a reservation for this service at least 24 hours in advance.

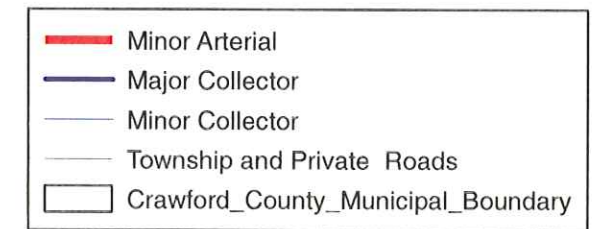
#### **Township Road Policy**

Randolph Township focuses on the maintenance of the road base and surfaces for the purpose of residential traffic and to serve the following: trash collection, school bus traffic, snowplow operations, and fire and ambulance service. The Township does have a weight limit ordinance in place.

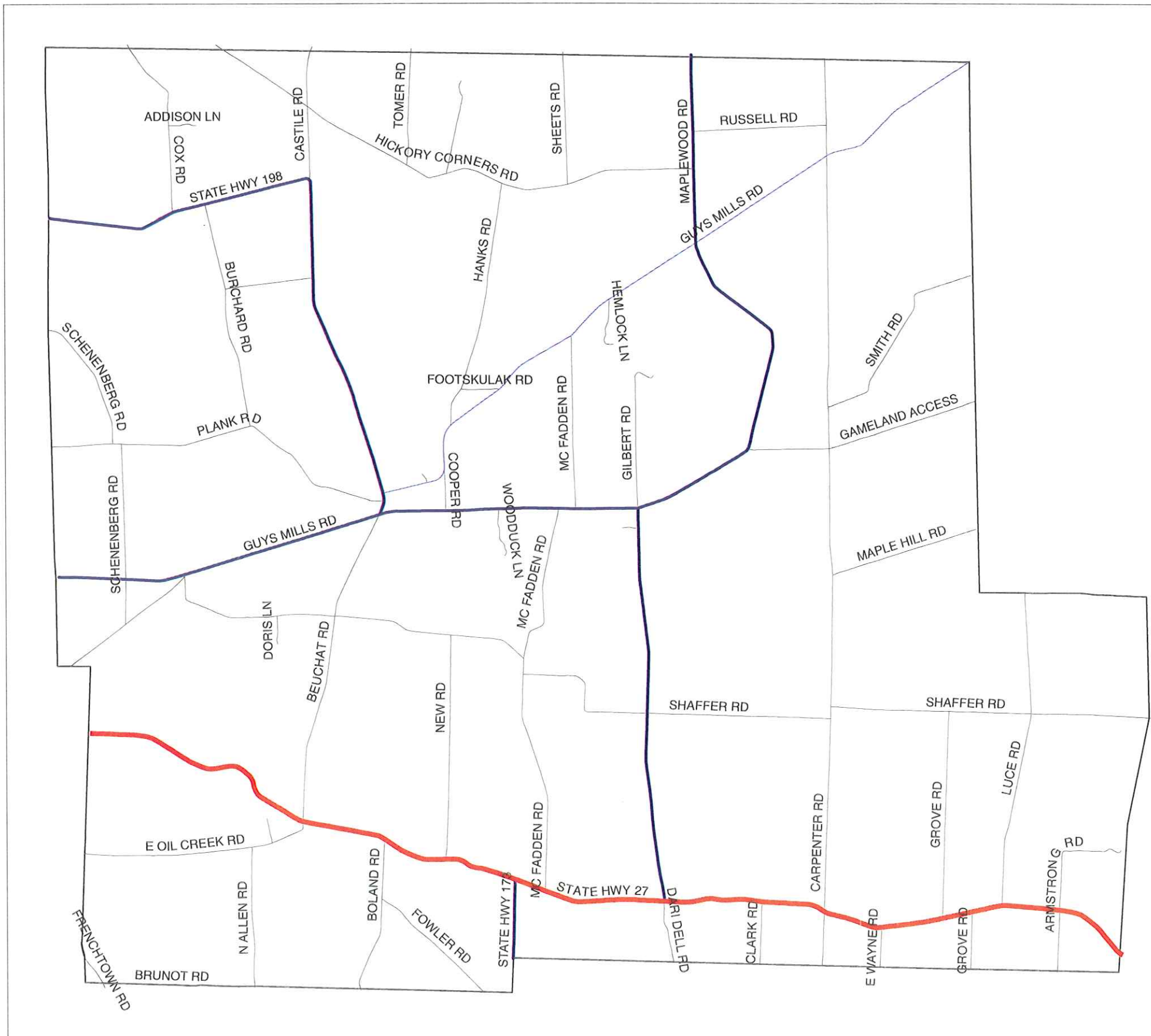
The Township recognizes that a permanent asphalt road surface is the most desired but budget restrictions allow only a small portion of the Township's road network to be improved and maintained. Application of seasonal road surface treatment (MC-70 or dust oil) provides for the control of dust and erosion at a cost that the Township can afford for the approximately 35 miles of dirt and gravel roads. This application of road oil is an acceptable preparation for a more permanent surface when budget conditions allow. In fact, 75% of the entire 2007 Randolph Township budget is earmarked for road maintenance.

# FEDERAL ROAD CLASSIFICATIONS

## RANDOLPH TOWNSHIP

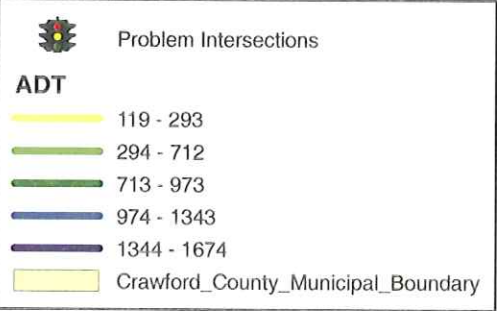
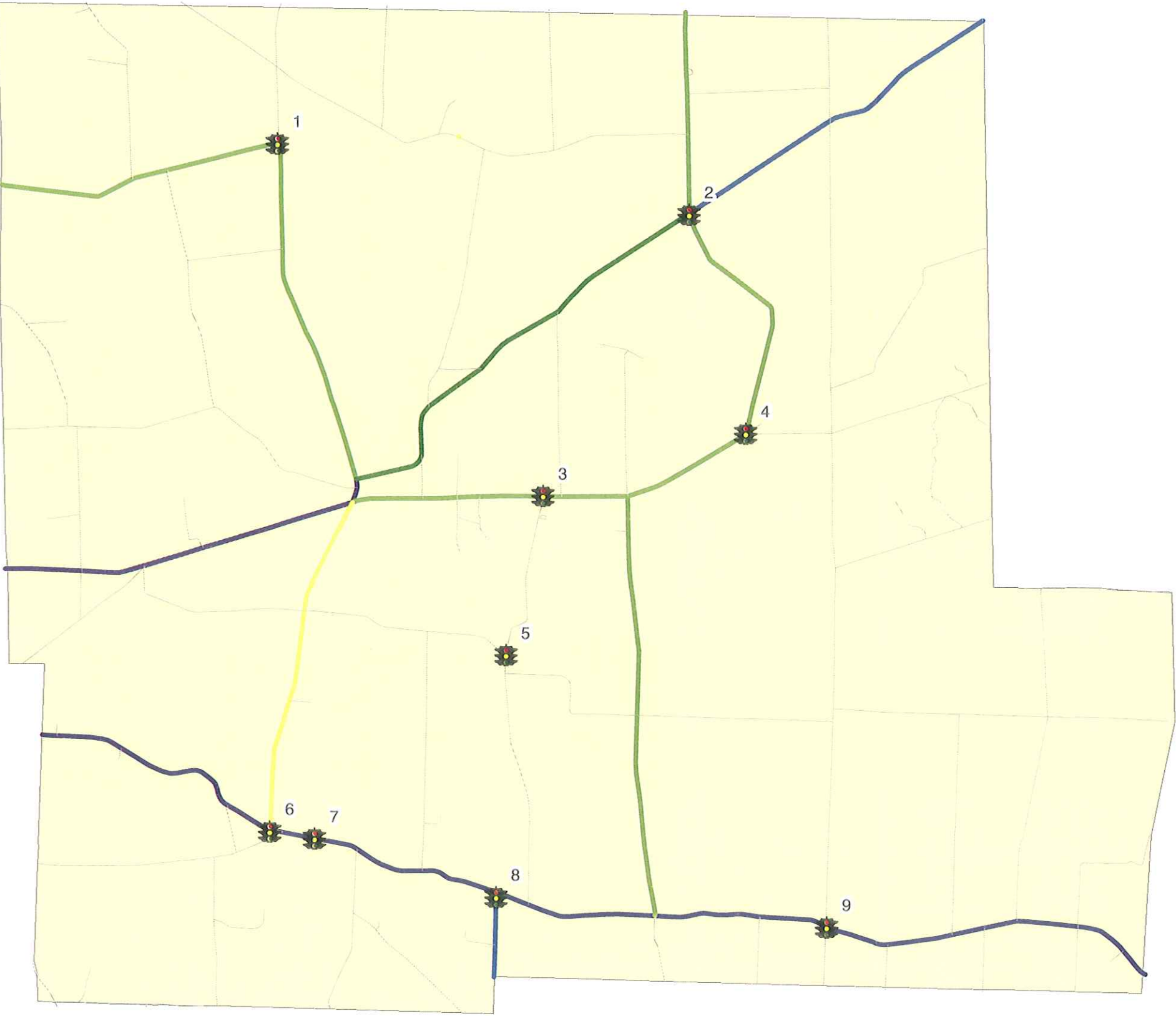


November 2006



# ADT'S AND PROBLEM INTERSECTIONS

## RANDOLPH TOWNSHIP



January 2007

## **2.7 Community Facilities**

This section of the plan provides the Township an overview to collect and summarize information on the facilities and service systems fulfilling “community” needs in the residents’ lives. The following paragraphs provide this information.

### **Schools**

Children in Randolph Township can attend public school at the PENNCREST school district, where there are four elementary schools and three high schools. They attend the Maplewood elementary (located in Townville) and senior high schools. Current enrollment for the whole system at the start of the 2006/07 school year is 1,396 students, with 734 at the senior high school and 662 at the elementary school. In addition to the public school system available in the Township, there is the Faith Builders school and an Amish school. Faith Builders has students from grades one through twelve and offers a few college courses as well. For the start of the 2006/07 school year there are a total of 103 students. The school is affiliated with the Mennonite church.

### **Recreation**

The recreation complex next to the municipal building is a very extensive area managed by the Randolph Recreational Committee. There are four ball fields, a shredded bark track, playground equipment, covered picnic area, and other amenities.

Mount Hope Golf Course is another recreational opportunity in the Township. Black Ash Sportsmen’s Club is very active in the area.

The Evangelical Free Church in Guys Mills holds a recreation night at the church every Friday night for area teenagers.

### **Library**

The Township has no library but the residents may use, free of charge, any one of the libraries in the Crawford County Federated Library System, the nearest of which would be the Cochran Area Public Library. This library is open for restricted hours every day except Sunday. They have a collection of 18,900 books, a collection of DVDs and videos, and two newspapers are delivered daily. There are four computers connected to the internet for the public to make use. Events at the library include story hour every Thursday and a summer reading program. Many Randolph Township Residents also use the Meadville Public Library.

The Board of County Commissioners has created a County Library Board and provides funding to the county’s participating libraries through this Board. County residents can use the services of any library participating in the Federated System free of charge.

The Meadville Public Library is open 65 hours a week and has approximately 86,000 adult and children's holdings. Users may also borrow films on VHS and DVD, video projectors, book on CD and cassette, children's toys, puzzles, magazines and prints. There are computers available for public use. These computers provide Internet access and are joined by the library's wireless access for laptops. The Meadville Library is the headquarters for the Crawford County Federated Library system and is also a member of the Erie District Library System through which it receives interlibrary loan services.

#### **Emergency Services**

The ambulance services serving Randolph Township include stations in Townville, Cochranon, and Meadville. Randolph does not have its own ambulance service, but the Randolph Township Fire Department is a proud organization. Located in Guys Mills, the Randolph VFD has almost 60 volunteers. These volunteers make use and take care of three trucks and one QRS vehicle.

#### **Police Protection**

At the present time, protection is provided by the Meadville Barracks of the Pennsylvania State Police.

#### **Municipal Building**

The municipal building is separate from the fire department and it is located next to Faithbuilders on Guys Mills Road. This is a new structure that houses the township equipment and some offices. The Township road master and two employees use a fleet of two big trucks, a payloader, a road grader, a backhoe, a mower, a ditcher and a pickup.

#### **Utilities**

A number of different companies serve Randolph Township's needs for utilities. Northwest REC and Penelec provide electricity to the Township. Local phone service is provided by Windstream (formerly Alltel). Windstream and Armstrong provide highspeed DSL internet to some areas of the Township. Armstrong provides cable service to the Township.

The Guys Mills area has its own water service that relies on the slope of the area and it serves 30 or so people in the area. This is overseen by the Guys Mills Water Authority, which charges the residents for their services.

### **III. TOWNSHIP PLAN**

#### **3.1 Community Development Objectives**

##### **Introduction**

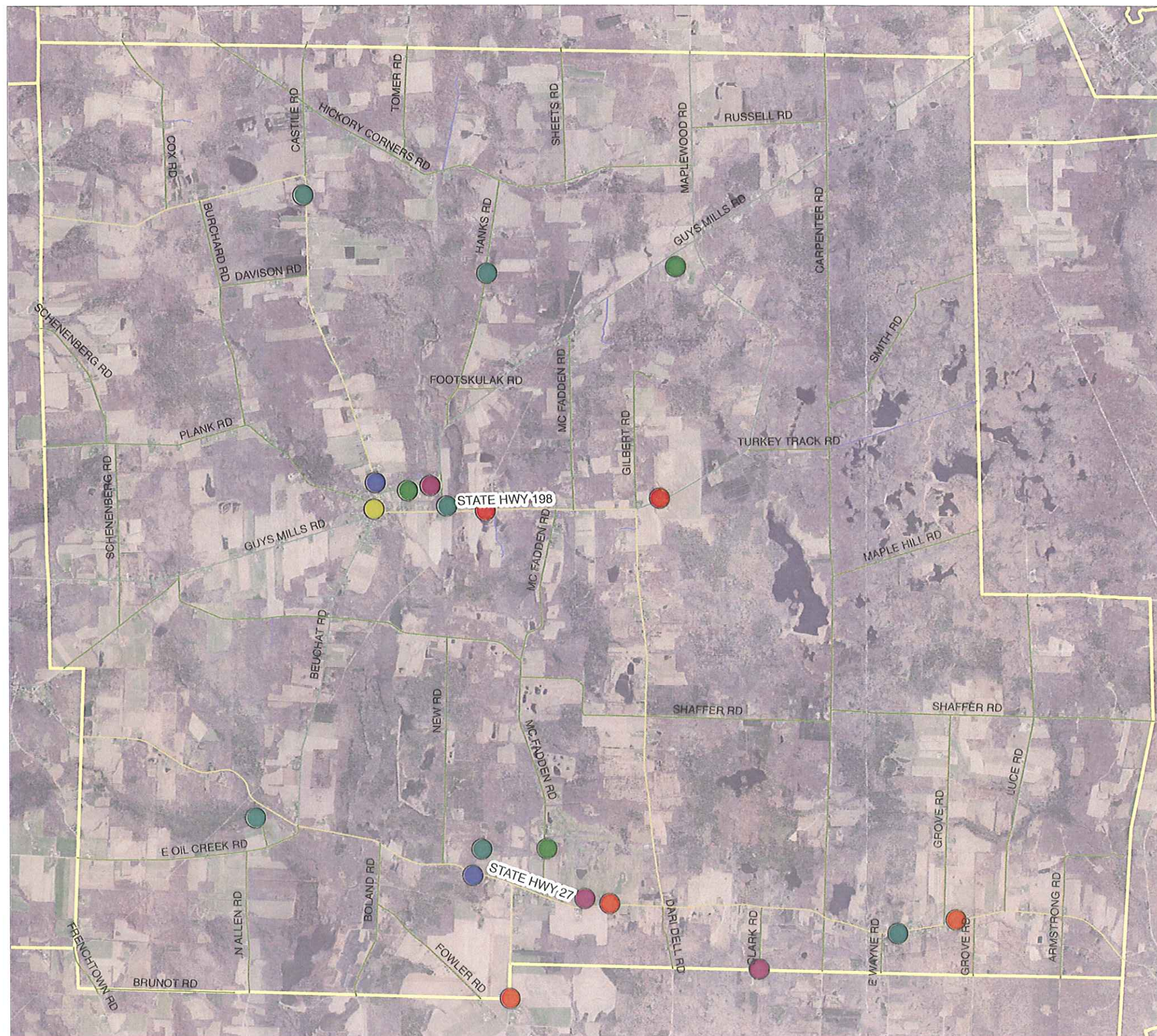
The goal of the Randolph Township Comprehensive Plan is to chart the course for sound development in the Township. The delineation of the Comprehensive Plan has taken into consideration all of the information received, surveyed, and analyzed in the preceding *Background Information* sections of this report. Together with this data and the following community development objectives, this plan was prepared to best serve the Township now and in the future. The Comprehensive Plan is the blueprint for reasonable and controlled development. The Plan must rely on the public officials to give it life and meaning, although it should not be viewed as purely a public document.

##### **General Goals**

- To preserve the quiet, rural and agrarian nature of this Township.
- To preserve, to the fullest extent possible, the Township's natural amenities i.e. streams and stream valleys, springs, wetland ponding areas and woodlands.
- To encourage small and medium scale residential developments, such as subdivisions and mobile home parks, to locate in proximity to Guys Mills, the commercial and institutional heart of the Township.
- To consider and plan for the needs of a citizenry that is advancing in age.
- To consider implementing zoning to protect the quality of life of the Township's citizens.
- To increase tourism and recreation by promoting the uniqueness of the Erie National Wildlife Refuge.
- To attract residential development while holding densities low in areas of the Township, which are accessed by gravel roads on steep gradients.
- To improve the appearance and cleanliness of Randolph Township.
- To promote volunteerism as both a way of letting citizens feel uplifted about their community and improving conditions in the Township without the expenditure of Township finances.
- To preserve visual aesthetics when incorporating wireless communications towers into the Township.

# COMMUNITY FACILITIES

## RANDOLPH TOWNSHIP



Community Facilities	
	Cemetery
	Church
	Dry Hydrant
	Fire Department
	Recreation
	School



October 2006

### 3.2 Future Land Use Plan

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

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

**Goal 1** - The encouragement of agricultural activities, which are a main focus of the rural lifestyle, shall be emphasized wherever possible. Residential activities shall be considered as compatible with this goal.

Objective: While considering the environment presented in an agricultural area, utmost attention will be paid to the development of land for the purpose of crop, livestock and produce farming. This focus is deemed necessary to preserve the rural community at large. Along with this focus, all consideration will be given to propositions presented, which promote activities, which correspond to such an environment. Participation in local and statewide programs for such promotion will be encouraged.

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

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

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

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

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

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

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

Following is a brief explanation of the land use categories shown on **Map 12.**

- Conservation – The areas shown under this designation are part of the Erie National Wildlife Refuge and the Pennsylvania State Game Lands. These areas should be free from any development.
- Rural Residential – Residential areas that are more concentrated than housing in agricultural areas. Community farming including public and semipublic uses should also be encouraged to locate in these areas.
- Village Development – These areas include dense residential areas plus small commercial uses located in the Guys Mills, Mt. Hope, and Black Ash areas.
- Agriculture – These areas include agricultural uses such as fields and forested lands. Large lot and smaller lot agricultural uses are present in these areas. Most of these areas should be using on-site sewage systems and wells.

### **3.3 Transportation Plan**

#### **Introduction**

Randolph Township is served by three major state highways: PA Rt. 27, PA Route 198 and PA Route 173. These routes have the highest Average Daily Traffic totals. The balance of the Township is quite rural in character and gravel roads are part of that character. For this reason, this plan avoids a paving schedule in favor of maintaining the Township's existing gravel roads to the Township's best ability given budget realities.

*Objective 1:* To accept the Federal Functional Classification System as a proper way to classify highways with respect to their roles in the overall

highway network for the Township. If the Township should adopt a Subdivision and Land Development Ordinance, this System would affect the amount of right-of-way each road category should have.

Most people recognize that the local highway system is part of a larger overall network which ties into the national network of highways and byways. Moreover, most people intuitively understand that individual roads in this network serve different purposes. The network concept is predicated upon the principle that, given the different purposes roads serve, there appears over time a "hierarchy" of needs across this network. In Pennsylvania, PennDOT accepts the federal highway system for describing and categorizing its roads. It would serve Randolph Township well to adopt this classification system since, by definition, the Township contains Minor Arterials, Major and Minor Collectors, Collectors and Local Access Roads.

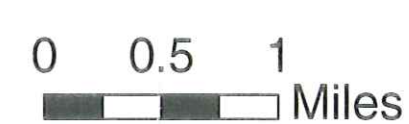
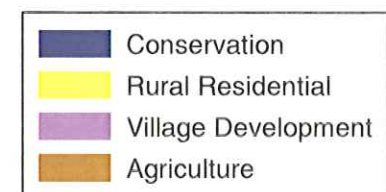
*Objective 2:* To maintain all Township roads in gravel surfacing unless, finances permitting, the density of development exceeds an average of one use for each 400 feet of road frontage. From a standpoint of adopting a strategy revolving around budgetary issues, the Township should consider adopting a formal schedule for grading road profiles and ditches predicated upon their ADT's and incidence of heavy truck traffic.

*Objective 3:* To effectuate safety improvement and needed major repair or replacement (realignment) projects in the road network with a priority given to those intersections identified in the Transportation Analysis portion of this Comprehensive Plan as "Problem Intersections." The following is a list of transportation project priorities:

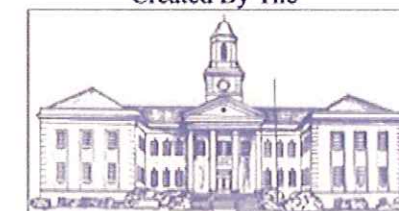
- **Project 1:** Castile Road and PA Route 198: The geometry of this intersection should be altered. An intermediate measure would be to install "loud" signage at each approach to this intersection. This project should be placed on PennDOT's Twelve Year Program.
- **Project 2:** Guys Mills Road and Maplewood Road: The geometry of this Intersection should be altered. The northeast corner of the intersection should be cleared of brush to improve visibility. This project should be placed on PennDOT's Twelve Year Program.
- **Project 3:** McFadden Road and PA Route 198: This slightly angular intersection should either be realigned or, as an intermediate step, have "loud" signage installed at the approaches. This project should be placed on PennDOT's Twelve Year Program.
- **Project 4:** Turkey Track Road and Maplewood Road: The Township or its Engineer should perform a feasibility study to determine what it would take to realign the curve and replace or widen the narrow bridge.

# FUTURE LAND USE

## RANDOLPH TOWNSHIP



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Meadville, Pennsylvania

February 2007

- **Project 5:** McFadden Road north of the intersection with Shaffer Road: The steep ditch should be partially filled and lined with riprap to reduce the dangers of vehicular traffic overturning or getting stuck.
- **Project 6:** Beuchat Road/E. Oil Creek Road and PA Route 27: The geometry of this intersection should be altered. An intermediate measure would be to install "loud" signage at each approach to this intersection. This project should be placed on PennDOT's Twelve Year Program.
- **Project 7:** PA Route 27 between Boland Road and Beuchat Road /E. Oil Creek Road: An engineering study should be performed to determine the cause of the flooding and to determine a lasting solution.
- **Project 8:** PA Route 27 and PA Route 173: A center turning lane on Rt. 27 would facilitate traffic heading south on Rt. 173. This project should be placed on PennDOT's Twelve Year Program.
- **Project 9:** PA Route 27 and Carpenter Road: A regrading of this intersection would improve visibility. This project should be placed on PennDOT's Twelve Year Program.

*Objective 4:* Restrict the future proliferation of private roads through the use of a Subdivision and Land Development Ordinance. This practice is not in the best interests of the Township or its citizens to have an inordinate amount of private roads as part of its road network. For obvious reasons, private roads present difficulties to the Township and, since they lack the profiles and Right of Way of Township roads, represent something of a safety hazard in terms of turning movements on and off private roads.

If the Township were to adopt a Subdivision and Land Development Ordinance, then there would be a built-in mechanism that would restrict the utility of private roads. Moreover, a Subdivision and Land Development Ordinance would standardize the profile and cross section of any road that were to be dedicated over to the Township for public use.

### **3.4 Housing Plan / Community Facilities**

*Objective:* To attract residential development (method: Sewage Solutions and information).

Randolph Township is a rural township: it has never been customary for many public services to be provided to its citizenry. The responsibilities of the Township Supervisors in rural townships has been chiefly in the area of road maintenance.

One major issue that affects the Township's involvement is perking and approving on lot in ground sewage systems. The approval and perking of in-ground septic systems is virtually nonexistent in Randolph Township due to

the soil make up throughout the Township. The Township has an ordinance to allow the use of holding tanks for sewage disposal and to regulate holding tank use and to provide remedies and penalties for violations. Please refer to Ordinance for further information. Other alternatives must be used like sand mounds and on lot sewage treatment plants that Northwest Rural Electric Cooperative (REC) sells.

The village of Guys Mills within the next 20 years is likely to be required to build a sewage treatment plant for its residents. Many somewhat larger neighboring communities have been required by the PA Department of Environmental Protection to comply with their regulations so as to eliminate pollution from in-ground septic systems. Funding sources for public improvements such as PennVEST and Community Development Block Grants (CDBG) would require the Township to enact a mandatory tap-in ordinance requiring all residences and businesses to tap into the sewage system. The Township should start working on this problem in the near future; before the DEP requires action. It is recommended that a sewage board be formed to start looking into this issue.

Randolph Township has traditionally not enacted building codes; however, in 2004 the Commonwealth of Pennsylvania adopted the BOCA codes and the Randolph Township Supervisors followed suit by adopting the BOCA codes. Any new construction in the Township is to fall under the BOCA codes and be enforced by a code enforcement officer. The Randolph Township Secretary can be contacted to find out who is the current code enforcement officer.

To help Randolph Township inform its current and future residents, the local business community should develop a pamphlet on Building, Housing and Sewage Codes information. This pamphlet would contain general information on BOCA codes, Sewage Regulations, who to contact for inspections and who to contact for more information on these and related codes. This information hopefully would help stimulate growth in the Township. One way to help defray the cost of publishing this information would be to ask local businesses to advertise on the pamphlet. Grant money could also be sought.

The Township works with the Fire Department on a system of wet and dry hydrants as an effective way of controlling fires in rural areas. **Map 11** shows the location of existing dry hydrants and proposed locations of new hydrants.

Randolph Township should promote the maintenance of its housing stock by regularly pursuing funding through the HOME Program and the Competitive CDBG Program to target housing rehabilitation for Low and Moderate Income persons in the Township. The Randolph Township Planning Commission and the Township Supervisors should jointly develop and send a letter to the Crawford County Planning Office expressing interest in the

HOME Program. Maximum grant amounts have traditionally been set at \$250,000. This could fund 20 to 25 individual houses. Given the Township need for housing rehabilitation, the Supervisors should prioritize very low-income persons to take part in this program. The Randolph Planning Commission and the Supervisors will have to keep checking with the Crawford County Planning Commission due to the fact the Home Program has lapsed and is most likely to be reorganized in the near future.

### **3.5 Implementation Strategies**

It is hoped that the information organized and printed in this plan will be useful to many persons and organizations. More importantly, it is hoped that the courses of action set forth will guide both private and public sector actions in the years ahead. The Randolph Township Comprehensive plan is a study, which designates a recommended course for future development for this municipality. It should be viewed primarily as a framework for action, a flexible guide rather than a rigid document. It consists of a series of general concepts and specific recommendations in the fields of land use, housing, transportation, and community facilities. This implementation strategy section of the Plan will take those concepts and recommendations and establish short and long-range implementation goals.

In the first section of this document, a variety of background studies described the natural, and man-made resources of the Township. Many of these resources are locally unique and irreplaceable, and each resource requires appropriate management based on sound land use planning. The task of the comprehensive plan is to integrate the individual resource planning needs into larger plans, which address land use, housing, transportation and community facilities in the township. These major plans must be practical, feasible, economical, and legally sound and must translate into specific actions and regulations to guide and manage growth and development activities in the Township.

#### **Crawford County Comprehensive Plan**

The Pennsylvania Municipalities Planning Code requires local comprehensive plans to be "generally consistent" with the County Comprehensive Plan, although not in strict adherence. The 2000 Crawford County Comprehensive Plan's Future Land Use Map shows recommended uses for Randolph as well as other municipalities. (Note that the County Plan is only a guide, not a legal document).

According to the County Future Land Use Map, Randolph is designated as "agriculture/rural" in a large amount of the Township. The areas on the western edge along Route 27 are designated as "village", and the remaining areas of State Lands and the Erie National Wildlife Refuge are designated as "conservation/recreation." The Future Land Use Map for Randolph Township (**Map 12**) also designates a large amount of Township land as "Agriculture", the State Lands and the Erie National Wildlife Refuge are designated as

"Conservation", and areas along Route 27 and the Guys Mills area are designated as Rural Residential and Village Development.

**Randolph Township Comprehensive Plan**

The Randolph Township Board of Supervisors should formally adopt the 2007 Randolph Township Comprehensive Plan. The adoption process must follow the requirements of the Pennsylvania Municipalities Planning Code (Act 247 of 1968 as amended). The adoption process includes proper advertisement, public hearings by the Township Planning Commission and Supervisors, and the submittal for review and comment by surrounding governments. (East Mead Township, Troy Township, Wayne Township, Steuben Township, Blooming Valley Borough, Richmond Township, Crawford County, and PENNCREST School District).

**Zoning Ordinance**

No single document is more important than a municipal zoning ordinance to assist in implementing many of the recommendations delineated in this Comprehensive Plan. During the adoption of this plan, the Randolph Township Planning Commission should begin the work of creating a draft-zoning ordinance to present to the Randolph Township Board of Supervisors. The Crawford County Planning Commission staff is available to assist in the creation of this document. Upon finalization of the draft ordinance, the Randolph Township Board of Supervisors must formally adopt their zoning ordinance. The adoption process must be in compliance with the Pennsylvania Municipalities Planning Code (Act #247) and follow the same procedures as the adoption of the Comprehensive Plan.

**Subdivision and Land Development Ordinance**

The Township does not have a Subdivision and Land Development Ordinance. This Ordinance could be used to forward the objectives of the land use plan and the transportation plan by insuring more orderly residential development, better planned commercial establishments and new roads that are designed adequately. During the adoption of this plan, the Randolph Township Planning Commission should begin the work of drafting a subdivision and land development ordinance once they finish work on the Zoning Ordinance. Upon finalization of the draft ordinance, the Randolph Township Board of Supervisors must formally adopt their revised Subdivision and Land Development Ordinance. The adoption process must be in compliance with the Pennsylvania Municipalities Planning Code (Act #247) and follow the same procedures as the adoption of the Comprehensive Plan.

A Subdivision and Land Development Ordinance will work in conjunction with the new Zoning Ordinance, to ensure that land development is accomplished in the most environmentally appropriate way.

**Act 537 Sewage Facilities Plan**

This action will help to accomplish the fulfillment of the State mandate.

## Funding Strategies

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

**Community Development Block Grant (CDBG):** Crawford County receives an entitlement of CDBG funds each year. This translates to roughly \$350,000 to be spent countywide on various projects. This program also has a competitive component. This competitive program is generally used for bridge and road projects or for larger projects that serve an urgent or compelling need, such as water line replacement or extensions.

- **What Qualifies:** To qualify for this program, a potential project must meet one of three National Objectives – 51% of those served by the project must be of Low or Moderate Income, the project must relieve slum and blight, or the project must serve an urgent need.
- **Potential Projects:** Water and Sewer Systems, roadway/bridge repair and expansion.
- **Who to Contact:** Crawford County Planning Commission (814) 333-7341, or Crawford County Development Corporation (814) 337-8200.

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

**Who to Contact:** PA Department of Community and Economic Development (717) 787-7120 or your local State Representative or State Senator.

Randolph Township  
Crawford County  
Pennsylvania

Resolution No. 3-2007

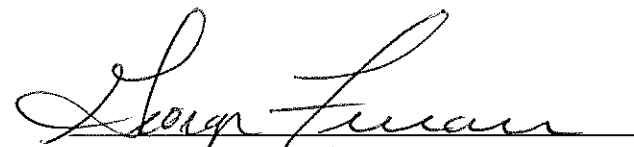
RESOLUTION TO ADOPT COMPREHENSIVE PLAN

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

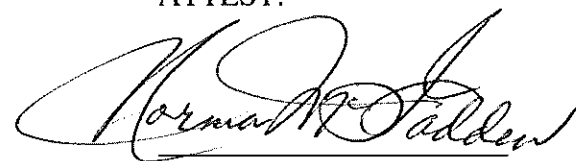
1. The Randolph Township Comprehensive Plan dated \_\_\_\_\_, 2007 is hereby adopted in accordance with the applicable provisions of the Pennsylvania Municipalities Planning Code as and for the Comprehensive Plan for Randolph Township.
2. The 2007 Randolph Township Comprehensive Plan hereby adopted shall be effective immediately and shall remain in effect until amended or repealed by further Resolution of the Township Supervisors in accordance with applicable law.

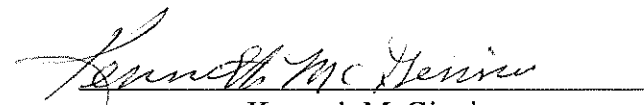
Resolved this 8/14/07 by the Board of Supervisors of Randolph Township.

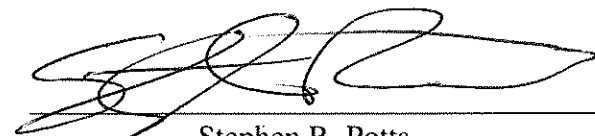
Randolph Township Board of Supervisors

  
George Ferrari, Chairman

ATTEST:

  
Norma McFadden, Secretary

  
Kenneth McGinnis

  
Stephen R. Potts