

THE COMPREHENSIVE DEVELOPMENT PLAN

FOR CAMBRIDGE TOWNSHIP

CAMBRIDGE SPRINGS BOROUGH

VENANGO BOROUGH

Comprising THE CAMBRIDGE-VENANGO REGION

Crawford County, Pennsylvania

Prepared with: CAMBRIDGE-VENANGO REGIONAL PLANNING COMMISSION

By: BECKMAN, SWENSON & ASSOCIATES . . . PLANNERS
9800 McKnight Road, Pittsburgh, Penna. 15237

1967

CAMBRIDGE-VENANGO REGION

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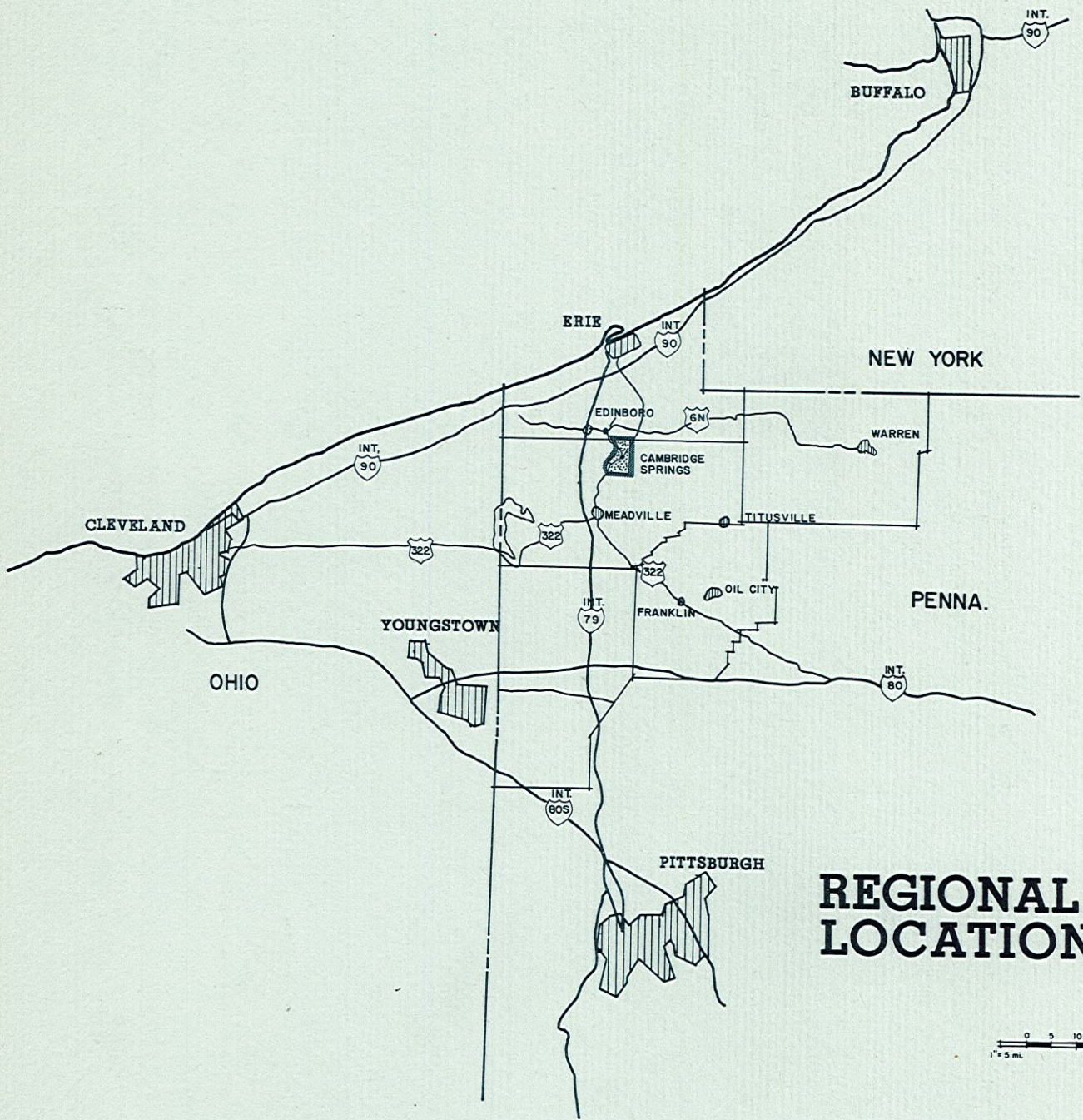
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INTRODUCTION

The Regional Plan anticipates development changes and sets forth programs for improvements which will be needed during the coming twenty-five year period. Its purpose is to provide a goal for residents, developers, and governmental agencies, and to give guidance to their day-to-day decisions so that their efforts and investments can result in an attractive and efficient regional growth.

This Regional Plan was jointly prepared by the Township of Cambridge, the Borough of Venango and the Borough of Cambridge Springs. This report covers the Regional Plan for the three municipalities. The first two phases of the planning program -- *Background Studies* of existing conditions and the *Comprehensive Development Plan* -- are inter-related and thus have been presented together in a single publication. Additional publications concerned with putting the Plan into action include a guide for budgeting capital improvements and a suggested zoning ordinance and subdivision ordinance for each municipality.

The Regional Planning Commission sincerely recommends that all residents acquaint themselves with the Plan since the knowledgeable support and understanding of the people in the community is essential to effective action. These plans will result in an improved environment and a more efficient community life, but only in proportion to the effectiveness of the leadership and support which the residents of the community afford to the program.



REGIONAL LOCATION

0 5 10 15
1" = 5 mi.

CHAPTER ONE

NATURAL FEATURES

Regional Setting

Cambridge Township, Venango Borough and Cambridge Springs Borough are situated in the north central part of Crawford County, Pennsylvania. The accompanying map shows the Region's location to be almost equidistant from the highly industrialized population centers of Cleveland, Buffalo and Pittsburgh. The Cambridge-Venango area is within easy commuting distance of the manufacturing centers of Erie and Meadville and is, therefore, inter-related with the local economies of both centers. The nearby higher education facilities of Edinboro State College, Alliance College and Allegheny College enhance the already outstanding school district.

With the completion of the north-south Interstate 79 and connections with Interstate 80 and 90, the region will have excellent access to more than half the nation's population and to sixty per cent of its industrial capabilities. The Cambridge-Venango Region will be conveniently served by interchanges at Edinboro and Saegertown.

About 35 per cent of the Region lies across or within the Conneautee and French Creek flood plains--the latter of which flows south to the Allegheny River. The remainder of the Region is situated on a rolling plateau that joins with the flood plains to create an area of exceptional natural beauty. Agriculture and open recreation are predominate uses in the flood plain. The location and size of the two creeks and their flood plains have had a strong influence on the physical development of the Township and Boroughs.

In 1967, the Cambridge-Venango Region lies between a prosperous era of resort activity and the bright prospects of new industry and tourist development; midway between farmland and suburban community; astride Interstate highways and their economic promise for the future.

Generalized Geology

The geologic structure of the Cambridge-Venango Region is basically of two types--the bedrock geology and the later, less complicated, glacial geology. The bedrock, immediately underlying the glacial till, was formed in three different period of time. The Cattaraugus Formation and the Oswego Formation belong to the older rock formations in the Devonian period. These grey shales, siltstones, and sandstones occupy

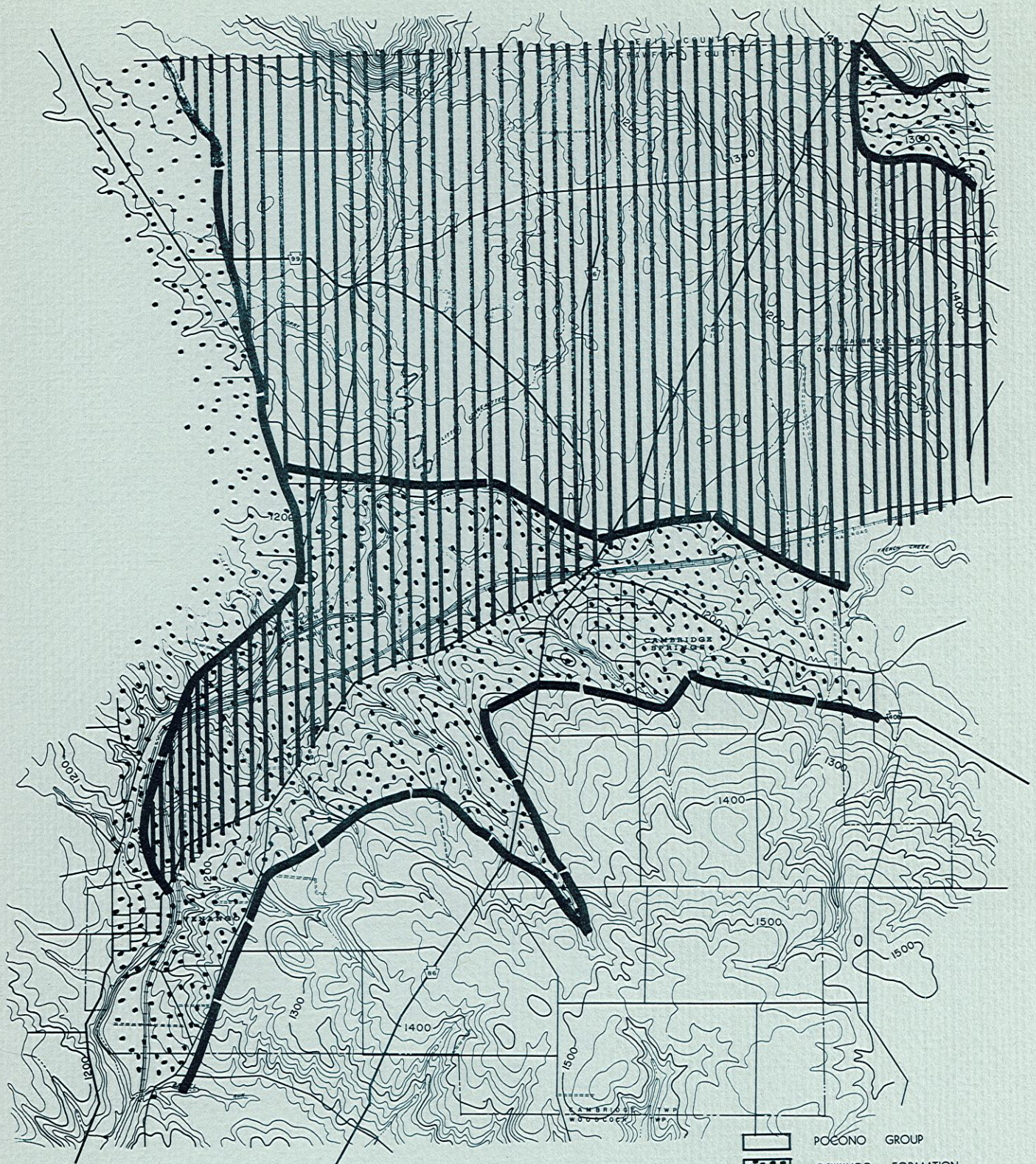
the northern half of the Region and extend south to include the slopes along Route 19 and LR 20060. These bedrock formations generally are not good aquifers or water holders. The youngest of the rock formations belongs to the Mississippian period. These are called the Pocono group and include sandstones, conglomerates, and shales. The characteristics of this formation is also not conducive to good ground-water supplies.




Aside from the bedrock geology, the nature of the glacial deposits is of much greater concern to planning. Generally these glacial deposits cover bedrock at depths of 10 to 20 feet, and in some of the stream valleys range to 300 feet deep. When the glacier stopped and melted, the unsorted mass of silt and clay, sand and cobbles covered the old surfaces. This material is known as till. As the glaciers melted, large amounts of meltwater were released from the front of the ice. This water carried silt, sand, gravel and stones which were deposited according to weight to form glacial outwash. Frequently knobs, terraces, and mounds occurred along the valley sides. These were composed of sand and gravels that were washed out of the glacier by the meltwater. These features were called "kames" and "kame terraces" and make up much of the flood plains and the terrace areas of the Region. Mt. Pleasant is a very good example of a glacial knob or mound. The flood plain composed of French Creek and the Conneauttee and Tory Run Creeks is mostly of a sandy silt. The valley sides and plateaus are mostly sandy gravels. The flood plains have a drainage problem, not from the fact that the soil does not drain, but because the water table is seasonal and mostly is right on top of the ground for six months of the year. The higher elevations do not have a drainage problem because the water moves on through the sand and gravels. The infiltration rate in some places is so high that there is danger of pollution of groundwater if sewage or other undesirable wastes are discharged into this material. The saturated flood plains with the high water table also are a health hazard if future development were permitted to discharge sewage into the groundwater.

By and large, no mineral deposits of any significance are found in any of these three formations.

Soils

The glacial deposits which overlie the bedrock formations are the parent source of the soil types found in the Cambridge-Venango Region. In addition to the geology, the slope of the land, the climate and the plant life over a long period of time have formed a variety of soil types. These soils have significantly influenced land uses in the past and must be considered in determining areas suitable for future development. The accompanying Soils Associations Map shows the Region



-  POCONO GROUP
-  OSWAYGO FORMATION
-  CATTARAUGUS FORMATION

GENERALIZED GEOLOGICAL MAP

THE CAMBRIDGE VENANGO REGION
 CAMBRIDGE SPRINGS BORO, CAMBRIDGE TWP, VENANGO BORO, CRAWFORD COUNTY, PENNSYLVANIA

CAMBRIDGE - VENANGO
 REGIONAL PLANNING COMMISSION

THE PREPARATION OF THIS PLAN WAS FINANCED
 IN PART THROUGH AN URBAN PLANNING GRANT
 FROM THE HUDSON RIVER STATE PARKS SERVICE
 UNDER THE PROVISIONS OF SECTION 701 OF THE
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 BY THE BUREAU OF COMMUNITY DEVELOPMENT,
 PENNSYLVANIA DEPARTMENT OF CONSERVATION
 BECKMAN SWENSON ASSOCIATES PLANNING CONSULTANTS

SCALE
 0 1000 2000 3000 4000 5000

divided into areas having similar types of soils. The map is necessarily generalized at this stage of planning and cannot be used as a substitute for detailed soil maps such as used in site and farm planning. Approximately 75 per cent of Cambridge Township is covered by detailed soil maps and should be used in matters requiring detailed soil interpretation.

Four soil associations are shown on the "Soil Associations Map". A brief description of the characteristics of each association follows.

Cambridge Venango Frenchtown

This association occupies the moderately sloping areas in the southern half of the Township. These soils occur in gravelly medium-textured glacial till with good natural runoff because of the slopes. Most soils have a brittle dense pan in the middle subsoil. The surface soils range from brown to gray in color and have medium fertility. Much of this area is suitable for general farm crops, but the areas of poorly drained soil need artificial drainage before they can be used. The dense hardpan in the middle subsoil is a limitation on underground sewage disposal systems.

Chenango Wooster

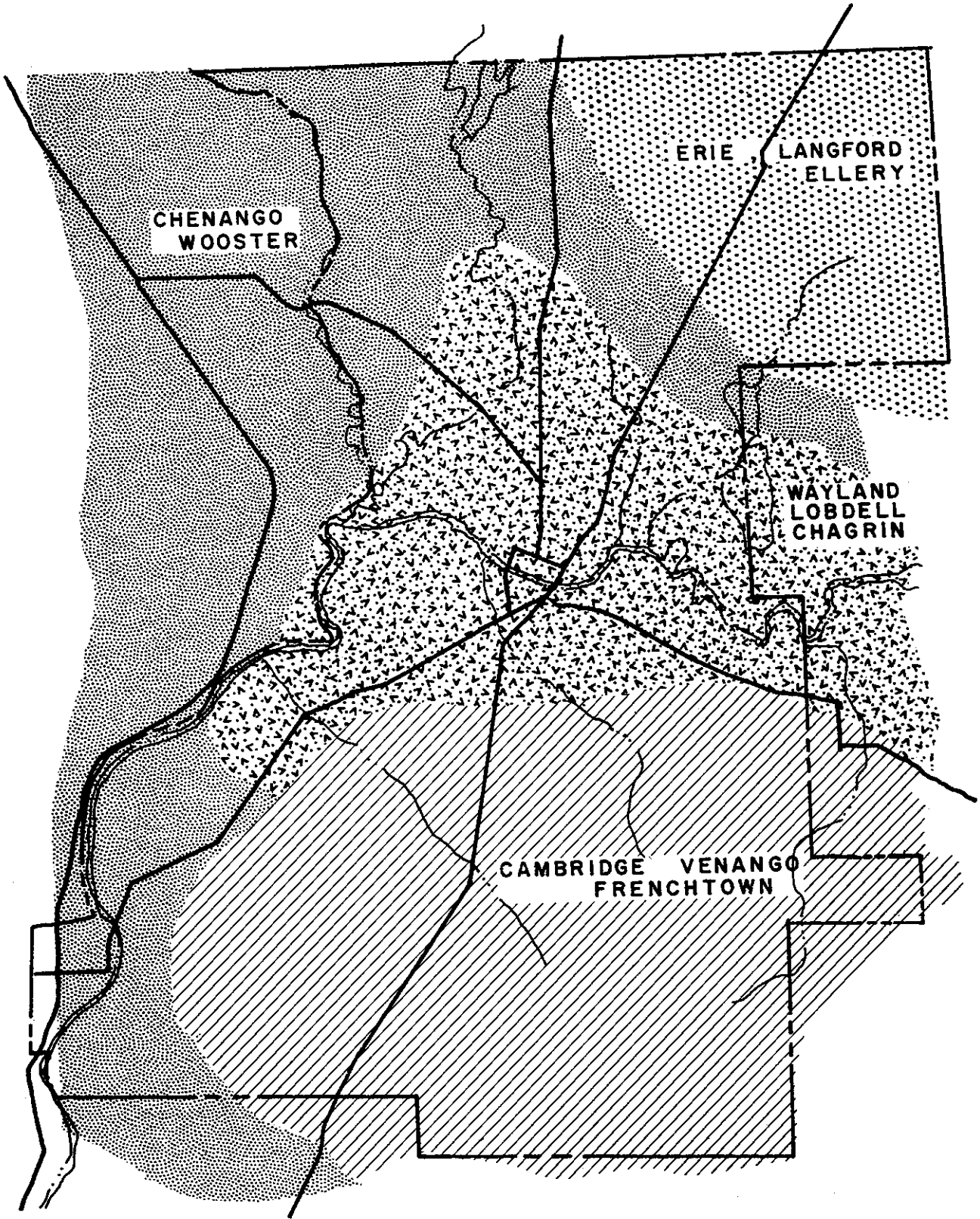
This association is the best drained soil group in the Region and occurs along the edge of the flood plain where there are deep deposits of gravelly glacial till and glacial outwash. These soils are generally deep, well drained and productive, with brown surface soils over yellowish-brown subsoils. This association is generally well suited to agriculture and to residential development, although locally there are areas where slopes are steep enough to interfere with easy cultivation or development. Generally, on-site disposal of sewage will work in these soils, but groundwater may be contaminated because of the very rapid flow through the gravel beds without filtration.

Wayland-Lobedell-Chagrin

These soils make up most of the flood plain of the streams within the Region. They are subject to overflow by the stream and in some areas receive disposition of recent alluvial materials. Drainage on the flood plains range from good to very poor depending on the depth to the water table. This is usually near the level of the adjacent stream. Flooding is more frequent and more poorly drained in lower areas and must be considered a serious hazard for housing on all the soil types.

Erie-Langford-Ellery

This association is found in the northeastern corner of the Township on moderate slopes and includes mostly somewhat poorly drained soils. These soils are developed from gravelly glacial till having usually a dark



CHENANGO
WOOSTER

ERIE LANGFORD
ELLERY

WAYLAND
LOBDELL
CHAGRIN

CAMBRIDGE VENANGO
FRENCHTOWN

CAMBRIDGE VENANGO
REGIONAL PLANNING COMMISSION

The preparation of this plan was financed in part through an Urban Planning Grant from the Housing and Urban Planning Council under the provisions of Section 301 of the Housing Act of 1949, as amended, administered by the United States Department of Housing and Urban Development.

SOILS ASSOCIATIONS

THE CAMBRIDGE VENANGO REGION
CAMBRIDGE SPRINGS BORO. CAMBRIDGE TWP. VENANGO BORO. CRAWFORD COUNTY, PENNSYLVANIA

grayish brown surface soil. Water soils occur in depressions and on the flats. The soils all have a platty, very firm layer in the subsoil which causes the groundwater to move laterally just above this layer. Seasonal water table is near the surface in most of the soil types in this group.

Topography

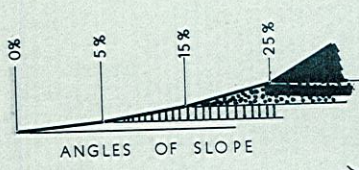
The topography of the Cambridge-Venango Region is a result of the Wisconsin Glacier and the subsequent filling-in of a fertile flood plain by erosion from higher ground. Most of the Region north of the Erie-Lackawanna Railroad is within this flood plain and, as a result, has slope characteristics from 0-5 per cent. In the northeast corner, the land begins to rise out of the flood plain and results in slopes from 5-15 per cent.

The southern half of the Township, below the Erie-Lackawanna Railroad, is in striking contrast. The rolling terrain here was created by the many small streams and runs flowing north into French Creek and has slopes in excess of 25 per cent, particularly along the stream valleys. French Creek cuts through the middle of the Region flowing from east to a northwesterly direction and then southwest to Venango Borough forming the western boundary of the Region, and creates a crescent in the southern half of the Region. Within this crescent is the rolling topography with steep slopes in excess of 25 per cent adjacent to the many runs. About half of the remaining land in this crescent is from 0-5 per cent; on the other half between 5-25 per cent.

Drainage Patterns and Flood Plains

The Cambridge-Venango Region is drained by the French Creek and its tributaries. The significant tributaries of French Creek within the Region are Little Conneauttee Creek, the Conneauttee Creek and Torry Run. The headwaters of both French Creek and these tributaries originate outside of the Region, in Erie County to the north and in New York State to the east. Several smaller runs drain the southern half of the Region flowing north, and all enter French Creek within the Region. Jackson Run and one other Run in particular have interrupted the regular pattern of streets and lots within the Borough of Cambridge Springs.

Flood conditions in the Region exist north of the Erie-Lackawanna Railroad and also occur below the 1140 contour line along all the major tributaries and French Creek itself. The major drainage divide for the Region lies from east to west along the southern border of Cambridge Township. Runoff, south of this line, flows into Gravel Run and



- 0-5% SLOPE
- 5-15% SLOPE
- 15-25% SLOPE
- OVER 25% SLOPE

SLOPE MAP

THE CAMBRIDGE VENANGO REGION
 CAMBRIDGE SPRINGS BORO, CAMBRIDGE TWP, VENANGO BORO, CRAWFORD COUNTY, PENNSYLVANIA

CAMBRIDGE - VENANGO REGIONAL PLANNING COMMISSION

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BECHTOLD-SWENSON ASSOCIATES PLANNING CONSULTANTS

NORTH

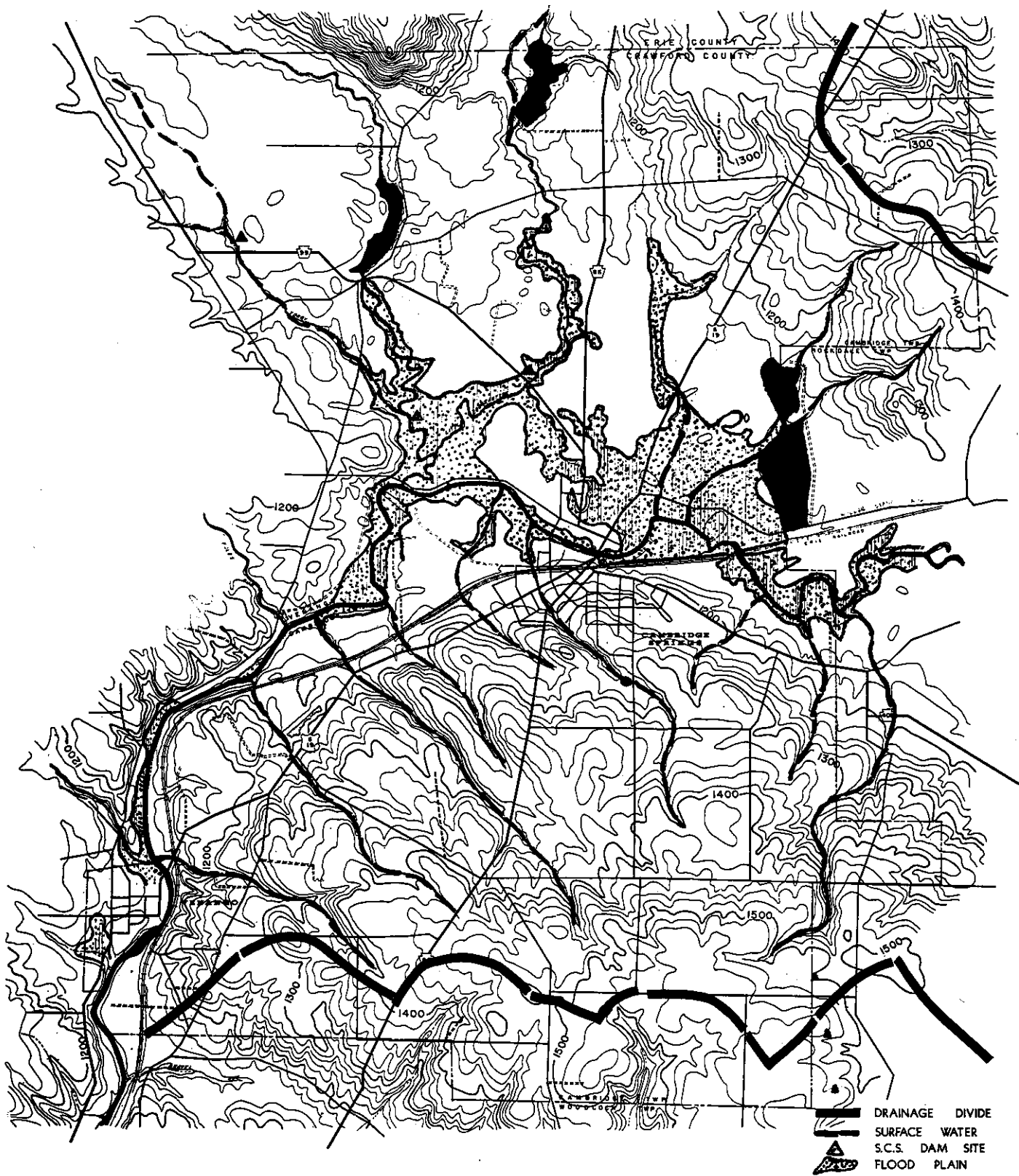
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Woodcock watersheds. In the northeast corner of the Township, there is a minor drainage divide with the water outside of this divide flowing into French Creek north of the Region.

Two significant water resource projects are proposed upstream on French Creek. These are the Union City Reservoir and the Muddy Creek Project. Both are U. S. Corps of Engineers' projects and should reduce by 75 per cent the areas subject to flooding within the Region. Construction has already begun on the Union City project. Three significant surface water features exist in the Township--the Drake's Mill Pond, Mitchell Lake, and the Land of Lakes development. All three of these are presently being used for water-oriented recreational activities.

The Soil Conservation Service has indicated three potential dam sites on the Conneauttee and the Torry Run tributaries which are indicated on the map by a triangle. The new water areas created by these dam sites would be for recreation rather than water supply or flood control. A larger dam located at Mitchell Lake would impound water for a distance of five to seven miles reaching into Erie County to the north. This particular lake is spring-fed while the Drakes Mill Lake and the Land of Lakes are supplied by surface streams.

The past use of the water resources and the potential for future water development indicates excellent opportunities for water-oriented recreational activities. The recent State-enacted "Clean Streams Law" has designated French Creek as a clean stream which will cause its quality to be regularly monitored and adherence to required purity standards. If it is properly coordinated and developed with the other water projects within the County, the Cambridge-Venango Region and Crawford County can become a center for fisherman, waterfowl hunters, boaters and swimmers.



-  DRAINAGE DIVIDE
-  SURFACE WATER
-  S.C.S. DAM SITE
-  FLOOD PLAIN

**CAMBRIDGE - VENANGO
REGIONAL PLANNING COMMISSION**

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DEPARTMENT OF REVENUE, THROUGH THE
CAMBRIDGE - VENANGO REGIONAL PLANNING COMMISSION.

DATE: 1964

DRAINAGE PATTERNS & FLOOD PLAINS

THE CAMBRIDGE VENANGO REGION
CAMBRIDGE SPRINGS BORO., CAMBRIDGE TWP., VENANGO BORO., CRAWFORD COUNTY, PENNSYLVANIA

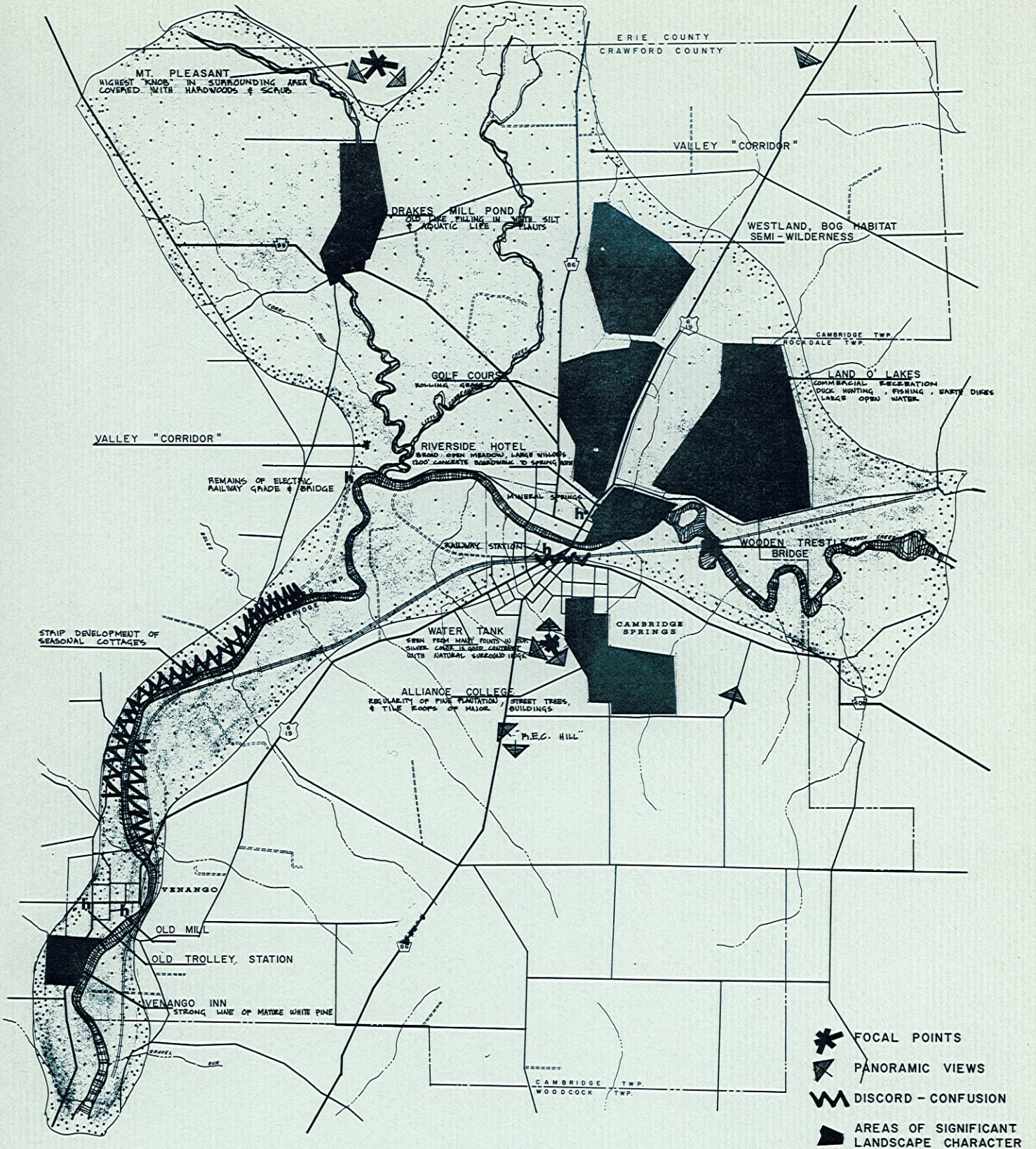
Scenic Assets

An "outsider's" appraisal of the scenic beauty of Cambridge-Venango Region is illustrated on the accompanying map. The Valley "corridor" is closely aligned with the Conneauttee and French Creek flood plains and contains the majority of outstanding scenery. Perhaps the single place that impresses visitors most is the broad open meadow, large trees and boardwalk adjacent to the Riverside Hotel. The golf course and the fishing lakes also add to the environmental quality that attracts visitors and new residents. The semi-wilderness between U.S. 19 and Pa. 86 and the Drake's Mill Pond are "wetland" type scenery spots worth identifying and developing for leisure time use.

Several high points of land--namely Mt. Pleasant, the R.E.C. Hill, and the water tank--are focal points seen from many locations within the region. These high points also afford panoramic views of the entire countryside.

The past works of man, identified by an "h" on the map, could serve as the beginning for a historical and waterfront park. The old, wooden trestle bridge on Miller Station Road is especially picturesque. The old mill race and dilapidated mill in Venango Borough could be reconstructed as a community park for both residents and visitors.

No area is without its undesirable features. Fortunately, the Cambridge-Venango area is limited to three. The strip development of seasonal cottages along French Creek are mostly outside the Township limits, but still affect the appearance of the valley corridor in that area. Steps must be taken to curtail this sort of development. The "discord area" along Pa. 86 consists of trailers and outbuilding attachments that eventually should be eliminated. The confusion at the railroad crossing in the business district of Cambridge Springs can be relieved along with other improvements downtown.



CAMBRIDGE - VENANGO REGIONAL PLANNING COMMISSION

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REGAN SWENSON - ASSOCIATES PLANNING CONSULTANTS





NORTH

0 1000 2000 3000 4000 5000

VISUAL STUDY

THE CAMBRIDGE VENANGO REGION

CAMBRIDGE SPRINGS BORO., CAMBRIDGE TWP., VENANGO BORO., CRAWFORD COUNTY, PENNSYLVANIA

-  FOCAL POINTS
-  PANORAMIC VIEWS
-  DISCORD - CONFUSION
-  AREAS OF SIGNIFICANT LANDSCAPE CHARACTER
-  HISTORICAL STRUCTURES

CHAPTER TWO

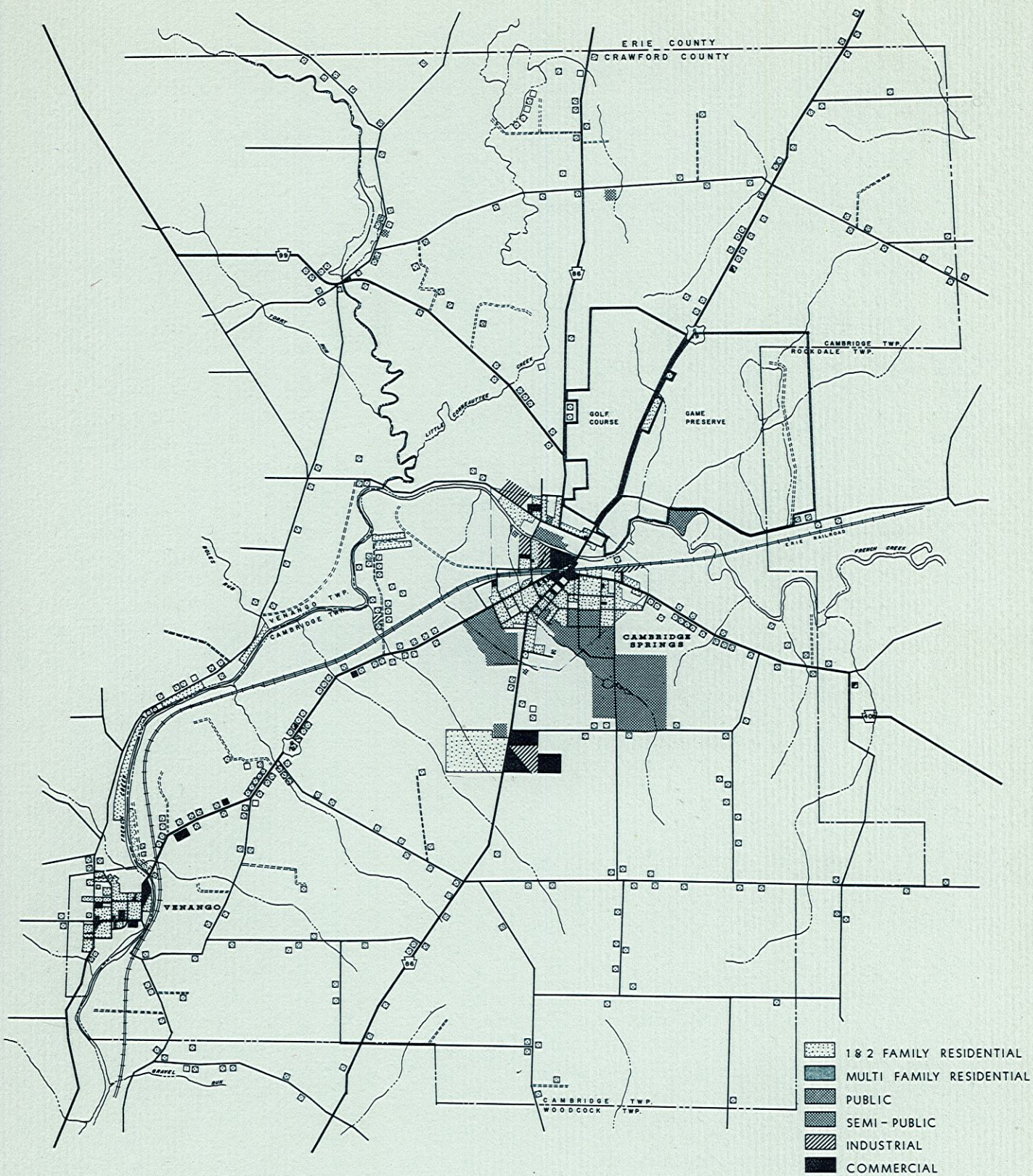
CURRENT LAND USE IN THE CAMBRIDGE-VENANGO REGION

Cambridge Township

The residential development within the Township is spotty and follows the road pattern very closely. The largest concentration of residential houses is along Route 19, north and south of Cambridge Springs. The other significant development of housing, although just outside the Township border along French Creek and in Venango Township, is the creekside cottage developments leading north from Venango. These structures while adequate for seasonal use, are potentially substandard housing as more and more people reach retirement age and begin to turn these buildings into year-round residences. Another condition similar to this is in the flat area just west of Cambridge Springs Borough and north of the Erie-Lackawanna Railroad. A smaller cluster of houses is located around what was formerly known as Drakes Mill. While there are some year-round uses, several of these residential areas are seasonal cottages oriented to the lake. Much of the new housing in the region is being built outside Cambridge Springs Borough. One of these, the Brent Drive allotment, has been annexed by the Borough. A second, directly across Route 86 from the Rural Electric Corporation, will be a new subdivision of approximately 50 or 60 lots.

The condition of residential structures generally is better to the north of the river. Farmsteads south of Cambridge Springs Borough and east of Venango are not as well maintained, and there are a greater number of trailers in this area. This may reflect the existence of better farmland in the north half of the Township as compared to poorer soils in the southern half.

Some of the best agricultural land in the Township is in the vicinity of Mitchell Lake straddling Route 86, and east of Route 19 in the northeast corner of the Township. Another good farm exists between Drakes Mill Lake and Mitchell Lake. Much of the land, however, in the entire Region, particularly in the flood plain, is unfarmed and is what is considered idle land beginning to become overgrown with hawthorne and weed grass. As more and more of the use of the land in the Township passes from agricultural to non-agricultural use, two recreational land uses are significant--one area having 800 acres in Cambridge Township and Rockford Township just east of Route 19 and north of the Miller Station Road. These acres are used as a private hunting preserve for fishing and waterfowl hunting. The second area is adjacent to the first and consists of a golf course, the Riverside Inn, and large areas of open, meadow land. The sheer size of these recreational land uses, both situated within the flood plain, create the dominant landscape character of the Township.



EXISTING LAND USE

THE CAMBRIDGE VENANGO REGION
 CAMBRIDGE SPRINGS BORO, CAMBRIDGE TWP, VENANGO BORO, CRAWFORD COUNTY, PENNSYLVANIA

CAMBRIDGE - VENANGO REGIONAL PLANNING COMMISSION

THE PREPARATION OF THIS PLAN WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE FEDERAL GOVERNMENT. THE COMMISSION HAS THE HONOR OF RECEIVING THE SERVICES OF SECTION TWO OF THE URBAN ACT OF 1954, AS AMENDED, ADMINISTERED BY THE BUREAU OF COMMUNITY DEVELOPMENT, PENNSYLVANIA DEPARTMENT OF COMMERCE. REGIONAL DESIGN - ASSOCIATED PLANNING CONSULTANTS

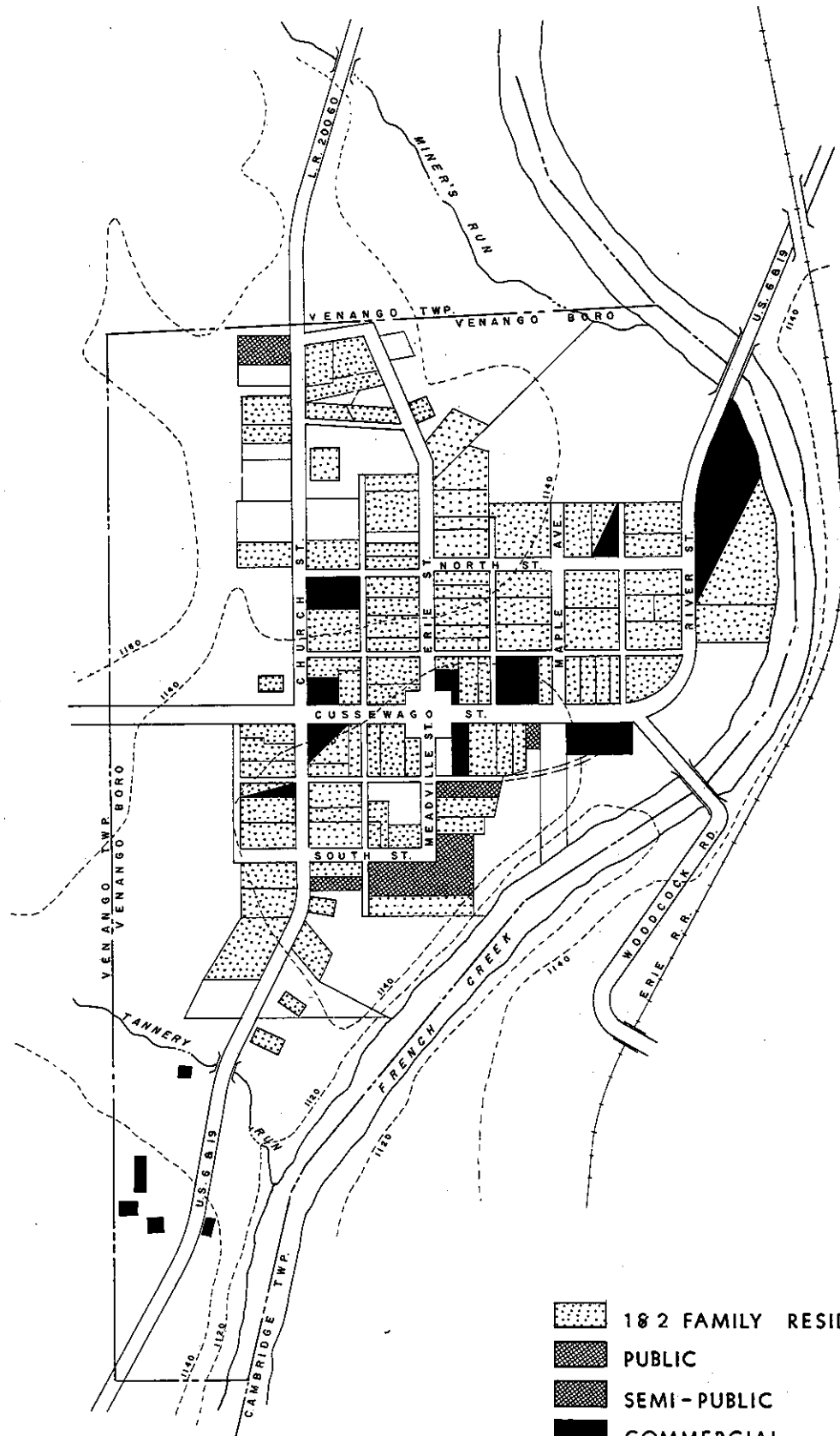






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The other major land use in the Township is Alliance College, spreading from its center within the southern edge of Cambridge Springs Borough out along Jackson Run to include much wooded land, beaver ponds, and evergreen plantations that were planted by the early Presidents of Alliance College. The Rural Electric Cooperative occupies a very high spot south of the Cambridge Springs Borough, and has approximately 40 acres on the east side of Route 86.

Venango Borough

The land use for the Borough of Venango is predominantly residential with supporting commercial establishments--two motels and local services such as two grocery stores, a post office, library, three gas stations and two churches. Most of the residential lots are at least a half-acre and have both septic tank and well on each of the lots. The gas stations and the motels are particularly oriented to the traveling public along U. S. Routes 6 and 19. The old elementary school on the corner of South Street and Meadville Street has been purchased and improved by the Volunteer Fire Company. About half of the land in the Borough located on the periphery is undeveloped and vacant. A total of six trailers are located in the Borough. The Venango Inn, on the southern boundary of the Borough, is a low density complex of several buildings and a motel. This property has a very mature and dense row of pines which creates a striking entry into Venango. An old mill of some historical significance exists behind the old school and old post office right along the river bank.



-  1 & 2 FAMILY RESIDENTIAL
-  PUBLIC
-  SEMI-PUBLIC
-  COMMERCIAL

**CAMBRIDGE - VENANGO
REGIONAL PLANNING COMMISSION**

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BECKMAN-SWENSON - ASSOCIATES PLANNING CONSULTANTS

NORTH

SCALE
0' 200' 400' 600' 800' 1000'

EXISTING LAND USE

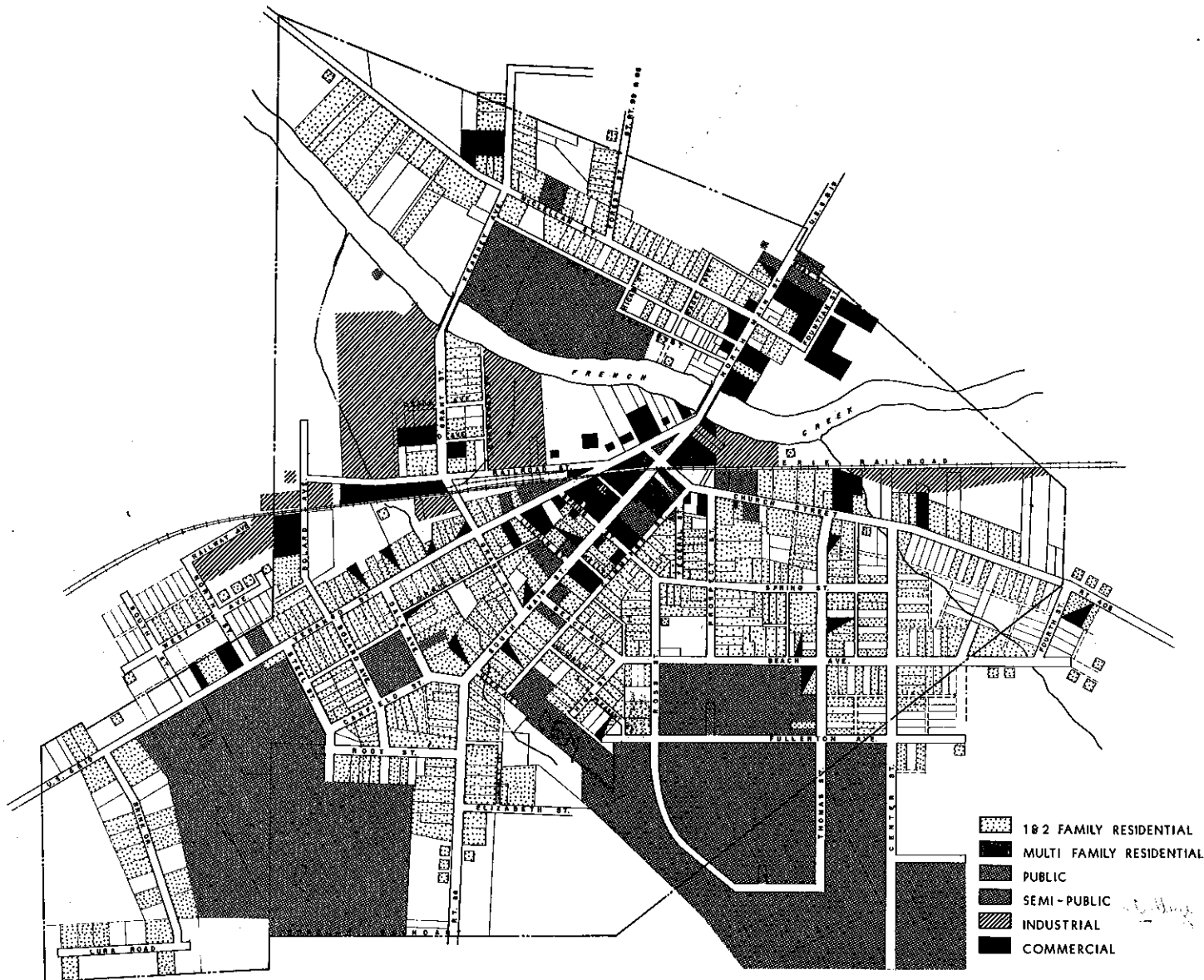
BOROUGH OF VENANGO

Cambridge Springs Borough

The street and lot pattern within Cambridge Springs Borough is irregular because of the major bridge crossing French Creek at Main Street. Route 19, or Venango Street, merges with South Main Street south of the Creek and has created a triangular street pattern. The Erie-Lackawanna Railroad cuts through the central business district and divides both the Borough and the Township into north or south halves.

The intersection of McClelland Street and Main Street is the center of activity north of the creek. The old and historic Riverside Inn is the dominant commercial use. Four gas stations are so located that they can take maximum advantage of the automobile traffic coming in and out of Cambridge Springs. Along McClelland Street are two very large old resort hotels--one is vacant, the other is being used as a fraternity house. White Engineering is in the process of relocating a new plant on the north side of McClelland Street just within the Borough limits. South between Snow Street and the river is Borough-owned land, presently being used for Little League ballfields and also a settler bed system for the town's water supply. The area between French Creek and the railroad is predominantly commercial and industrial land. Here is located the new Lord's Manufacturing Company, the Carnation Milk Plant, a new concrete block plant, a feed plant, a feed mill, the one bank in town, and the newer installations of a car-wash and a Golden Dawn Supermarket. Lords Manufacturing has acquired sufficient land to double or triple its expansion. The area behind the new Golden Dawn Supermarket, formerly school property, still has potential for more commercial development. Recently an osteopathic clinic has been added to this area. On the east side of Main Street, between the Railroad and the creek, there is some commercial use and one foam plastics industrial plant. Behind this plant is a fenced-in, open storage area that was once an amusement park. Expansion of this industrial into the abandoned College Gym on Church Street is now certain.

The predominantly residential sections of Cambridge Springs Borough south of the Railroad are very pleasant, tree-lined, and somewhat regular. Most all of these homes are well-maintained. Exceptions to that rule occur along Church Street. The area around Center Avenue and Beech Avenue is mostly new housing and more open in character. Four of the town's churches are located within a block of each other centered around South Main Street between Beech and Lincoln. San Rosarios, a semi-public nursing home and hospital, occupies an entire block off Bollard and Canfield Streets. The Cambridge Springs Area School District has doubled its land area and now forms a large land reservoir southeast of the center of the Borough. Except for the development along Route 86, the land held by the School District would combine with the land owned by Alliance College to create a very significant semi-public, open land use, which would have to



CAMBRIDGE - VERMONT
REGIONAL PLANNING COMMISSION

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REGARDING THE PLAN - ASSOCIATED PLANNING CONSULTANTS

EXISTING LAND USE

THE BOROUGH OF CAMBRIDGE SPRINGS

be leap-frogged or circumvented by any public water or sewer systems. The College and the school represent two cultural community assets that should become more a part of the image, or the form, of Cambridge Borough. The connection, particularly between the central business district of Cambridge Springs and the College, is especially weak. The College and the nearby water storage tanks occupy the highest ground that is now Cambridge Springs Borough.

The business district of Cambridge Springs, located along North Main Street south of the Railroad, is confusing and depressing. The one exception to this is the rather good condition of the Alliance College Student Union, located right in the heart of the business district. Some improvements have been made and more are in the process, notably the General Telephone Company building and several shops on the north corner of Wall Street and South Main Street. The residential houses, also doubling as commercial uses, which dot the community are mostly barber shops, beauty shops, a printer, greenhouse, TV radio and repair, and insurance agencies. These do not constitute a particularly bad appearance at the present time.

The small triangular park belonging to the Borough at the junction of Venango and South Main Streets, just before crossing the bridge, is chaotic with signs and interrupted by parking. However, it does have grass and trees and could be cleaned up and made a much more attractive entry, or focal point, for the town.

South Main Street in the central business district is quite wide and some attention to the building facades--improvements to unify them and some landscape treatment--should be undertaken. The intersection of Cummings Street and Church Street presents a very poor appearance with its predominance of vacant commercial buildings. The triangular-shaped Borough Hall is out of the way and has as its front yard the back end of the commercial buildings along Main Street.

There is little vacant land remaining within the Borough itself; however, there is opportunity for some of the older dilapidated structures to be torn down, and some of the lots consolidated into newer, more attractive housing. In the area around Center and Beech Avenues, there are five or six trailers which gives that neighborhood a rather curious temporary appearance. The City dump is well-concealed behind residential plots along the north side of Church Street and is south of and bordering the railroad right of way. This is located in the easternmost extreme of the Borough. The expansion of Alliance College will require more housing, both for married students and for rooming facilities for unmarried students. At present, the College is using not only their Student Union in the center of the business district, but also the Riverside Inn during off-season periods for housing. Scheduled for completion in 1968 are a men's dormitory and a Student Union-Food Service Building to be located on the campus.

CHAPTER THREE

PEOPLE, JOBS AND PROSPECTS

Population Trends

In 1960, there were 1,144 families residing within the boundaries of the Cambridge-Venango region with the total population of 3,323 persons. A comparison with the 1950 Census indicates that this was a drop of 200 persons in total population and that the 1960 Census showed an increase of only 21 per cent over the previous quarter century. Indeed, the population for the Region in 1900 was 2,456 persons and has not increased substantially so far during the 20th Century; nor has the population for Crawford County changed significantly during this period. In 1900, it stood at 63,600 and declined through 1920 to 60,600 and has increased very slowly since. By 1950, it stood at almost 79,000 but by 1960, it had dropped again to just under 78,000.

This stability of population occurred during the same period that the nation as a whole has been concerned about its population explosion. Since 1900, the population of the United States has increased from under 80,000,000 to 200,000,000 and the population of Pennsylvania has increased from about 6,000,000 to 11,000,000. In view of these two conflicting population trends, what is the future of the Cambridge-Venango Region? Will the population during the coming quarter century remain fairly static as in the past, or will it soar to unexpected heights and result in unparalleled congestion and overcrowding? Either of these extremes is possible and no trustworthy source can predict with absolute certainty exactly which path the future population will follow. But the science of probabilities, aided by observation and evaluation of recent trends, can result in projections of population which will be of use in formulating municipal policy regarding future development. It will be important to remember that these are projections and not predictions.

The projection of trends assumes that a middle course will be followed by every aspect of the population and the economy during the near future. It is most improbable that all facets of the population and the economy would remain steady and predictable. But hopefully, the actual experience of the future will not in the aggregate vary from the projections which will be made in this section.

The population explosion which is being experienced by the United States is a result of an increase in the number of births over the number of deaths during any measured period. This increase is termed the "natural increase" and has been occurring in the Cambridge-Venango Region and in Crawford County, as well as in the nation as a whole. During the 1950's for example, Crawford County had a total of 17,356 births with only 9,062 deaths, which resulted in a natural increase of 8,294 persons. This would

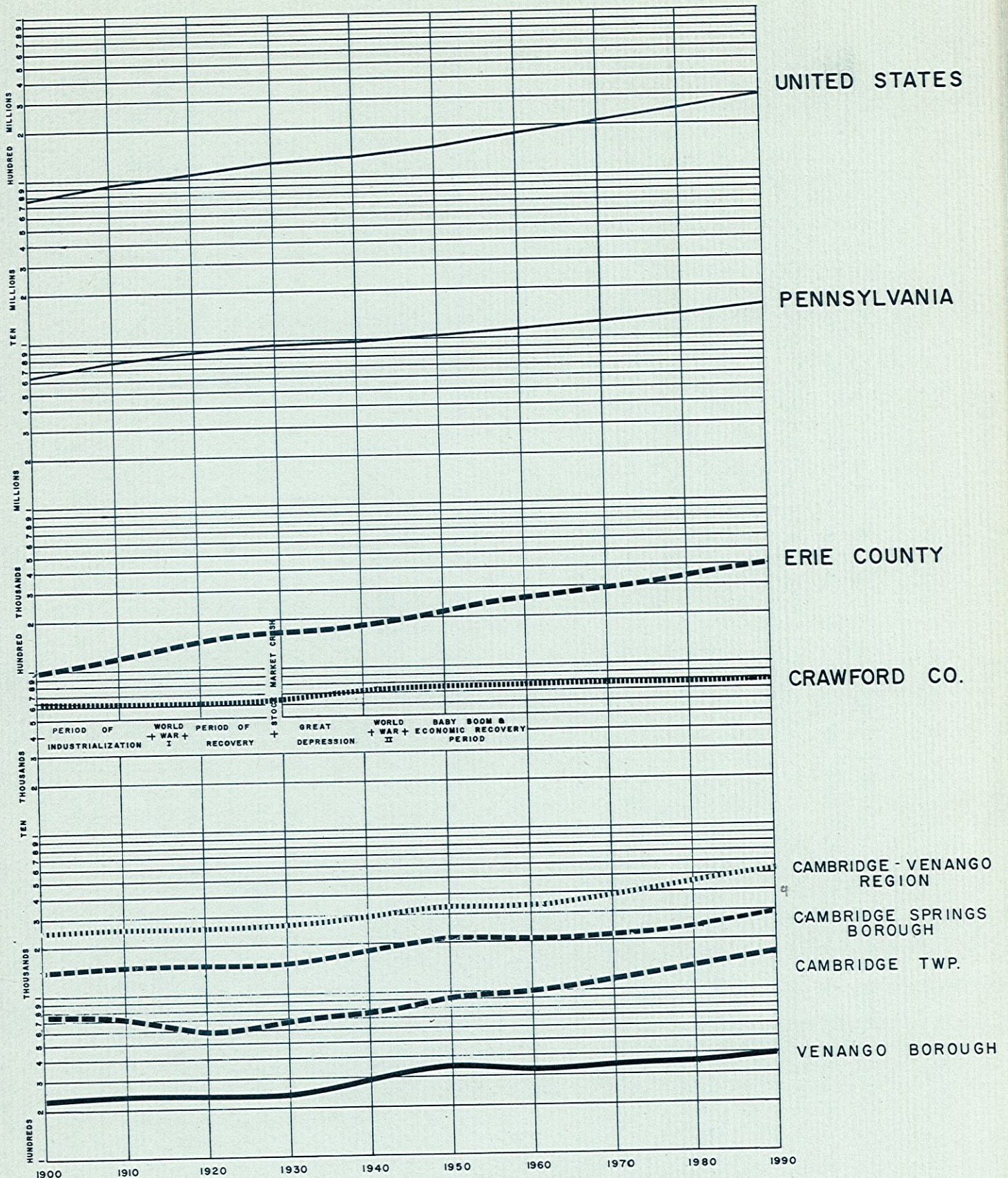
amount to a 10 1/2 per cent increase over the 1950 population of Crawford County. In the Cambridge-Venango region, this natural increase was even higher than Crawford County. Students of population use a "fertility ratio" to measure the number of children in any area in relation to those in any other area. The fertility ratio shows the number of children under five years old for every 1,000 women aged 15 to 49 years. This ratio is somewhat more accurate in measuring the number of children than the birth rates since birth rates are measured against total population, and do not reflect the relative size of the population of women in their child-bearing years. In the Cambridge-Venango region, the fertility ratio in 1960 was 517; whereas, it was only 446 for Crawford County and 443 for Pennsylvania.

While natural increase of population contributes to the total population of the United States, it does not necessarily result in an increased population within any given municipality. In Crawford County, for example, the total population decreased during the 1950's even though the natural increase would have resulted in a 10 1/2 per cent increase. The decrease in Crawford County was due to a migration of population out of the County. During the 1950's, this net out-migration totaled 9,286 for Crawford County. Migration is in general terms related to the ability of the local economy to provide incomes and jobs to residents. When the economy produces a surplus number of jobs, workers are attracted to the area and in-migration swells the population. When the economy, on the other hand, produces too few jobs workers are forced to leave the area to seek employment elsewhere. The inescapable conclusion, from the migration yet experienced for the past several decades in the Cambridge-Venango region and in Crawford County, is that the local economies have not kept pace with the potential population growth of their own residents.

The major growth era for Crawford County was during the middle of the 19th Century. Population increased from 16,000 in 1830 to 68,000 in 1880. This growth in population was most closely related to the growth of agriculture in the County, and the fairly stable population during the 20th Century reflects adjustments from an agricultural economy to a manufacturing economy.

In Cambridge Springs, the period of growth was in the 1880's and 1890's and would be related chiefly to the development of the mineral springs resort area. With the decline of this industry, the community has shifted economic reliance to trade and services and, with increasing success in recent years, to manufacturing.

The prospects for growth in the Cambridge-Venango region during the coming quarter century are somewhat brighter than they have been in the past quarter century. Three observations of economic trends will support this optimism: 1) Recent efforts at bringing industry into the area have been successful and new employment from these industries will contribute to growth in the area. Furthermore, the completion of the Interstate Highways



POPULATION GROWTH RATES

through the region will provide an improved transportation network for future industries coming into this area. There is every reason to believe that sustained local effort in bringing industry into the area will be successful.

2) Alliance College is expanding substantially and is a major source of employment and income for the region. Student enrollment during the 1960's will increase by 400 per cent, from approximately 200 to 800. This increase will result in an estimated addition of at least 40 additional jobs and will furthermore, increase the market for retail sales and personal service income.

3) The heavy losses of agricultural employment around the region will not continue since little full time agricultural employment remains. Six out of seven of the farm operators in the area obtain additional employment from work other than on their farm. This added labor market has absorbed new jobs created in the area, but this latent source of employment is becoming much smaller in size so that new economic opportunities are likely to have a much greater effect on population increases. Furthermore, the decline of agriculture has brought back an industry which was once vital to the area--recreation. Many of the marginal farms which are no longer occupied by agricultural uses have been acquired as week-end retreats by persons in the major metropolitan areas of the region. Some of these are commercially oriented and have been producing income for the region in increasing quantities. The availability of recreational resources and of resort activities can be expected to produce employment and income for the region and, further, to enhance the desirability of the area as a place of residence.

Finally, some population increases can be expected that are not directly related to local economic conditions. Since the Cambridge-Venango region is in an area of great natural beauty and provides a pleasant environment for its residents, it can be expected that an increasing number of families will be attracted to the area, even though they may be employed outside the region. The prospective growth of Erie will probably have some effect on population within the Cambridge-Venango region since observation indicates that even today people are willing to commute even greater distances in order to satisfy their personal ambitions of finding a good place to live.

Population projections of the State Planning Board for Erie and Crawford County are plotted on the accompanying chart "Population Growth Rates." The projections do not anticipate any growth for Crawford County through 1980. Erie County, by contrast, is expected to increase from 250,000 to approximately 350,000 by 1980. A simple straight-line projection indicates that its population could reach 400,000 by 1990. The growth projection is related more to the Meadville manufacturing area than to Crawford County as a whole. It assumes an increase of approximately 65 per cent over 1960 growth. This would result in a total population of 5,480 for the region, most of which will be centered around Cambridge Springs and in Cambridge Township. The estimates for population by decade are shown on the foregoing table.

Economic Profile

The purpose of this study is to measure and define the sources of income and employment for the Cambridge-Venango Region. This source of data will be used during the planning program to evaluate trends in the local economy and to examine their implications. The implications of this study may, in turn, point toward the foundation of policies by the Planning Commission which may affect future economic trends and add to the vitality of the community.

The study is based upon existing data published by various agencies which give a statistical measurement of employment, income, trade, industry, and other indices. A major reliance in this study is placed upon the detailed U. S. Census information of 1960, the Censuses of Retail Trade, Wholesale Trade, Industry, and Services by the Federal Bureau of Census and upon many State publications, particularly those from the Department of Internal Affairs.

The statistics indicate that the Cambridge-Venango Region is a manufacturing economy supplemented by agriculture, the resort industry, and Alliance College. In addition, Cambridge Springs serves as a center for retail trade and services.

The Cambridge-Venango Region is a fragment of the national economy and, in turn, of the economies of sub-regions of the national economy. The economy is affected by the heavy manufacturing centers of Erie, Pennsylvania; Pittsburgh, Pennsylvania; and Cleveland, Ohio. These, in turn, constitute the center of the world's greatest manufacturing region which extends from the Atlantic seaboard to the midwest and includes the major industrial complexes of Boston, New York, Philadelphia, Baltimore, Richmond, Norfolk, Buffalo, Detroit, Chicago, Milwaukee, St. Louis, Cincinnati, Indianapolis, and literally dozens of other large manufacturing cities within this region. Geographically centered within this region, the Cambridge-Venango Region can draw extensively from other manufacturing facilities, can market other manufacturers' products, and can ship to major retail markets of the United States. In addition, with the development of the St. Lawrence Seaway, worldwide markets will be opening in years to come to the Cambridge-Venango Region.

The first section of this report will concentrate upon the employment and income of the residents of the three communities which comprise the Cambridge-Venango Region. It is necessary to distinguish in economic analysis between residents and employment opportunities. With today's great mobility, no employee is limited to working strictly within the municipality in which he resides. The statistics, for example, will indicate that while 330 residents of the Cambridge-Venango Region are employed in manufacturing, only 201 manufacturing jobs exist within the three municipalities. Furthermore, it is likely that some of those working within the region come in from outside the immediate region. Thus, a large amount of the employment for residents of the region is located outside the immediate region.

Table 1 indicates the total employment by industry groups for residents of the region. There were, in the Spring of 1960, 1,033 persons employed who resided within the region. The larger number of these were employed in manufacturing (32%); with the next higher numbers coming in professional and related services (17%); wholesale and retail trade (12%); agriculture, transportation, communication and public utilities; personal services; construction; and business services and public administration. As could be expected the greater number of workers in manufacturing and wholesale and retail trade were from Cambridge Springs and Venango, while the greater number of those working in agriculture were from Cambridge Township.

Table 2 presents an estimate of personal income by similar industry groups for residents of the region. In addition to the wage earnings from the industry groups listed above, this table also includes income from property such as dividends and interest, transfer payments, and proprietor's income from farm and non-farm enterprises.

The distribution of income follows closely the distribution of employment. Of the estimated personal income for the region, 28.4 per cent, or more than 1 3/4 million dollars, came from wages paid by manufacturing. Personal income from wholesale and retail trade is shown as considerably less than the proportionate number of employees since proprietor's income is separated on this table from wages and salaries paid. In addition, property income which is a substantial 18 per cent of the total, would not appear on the first total as an industry group. Altogether, estimated personal income for the region in 1963 totaled over 6 million dollars.

The distribution of income by families is shown on Table 3 and is based upon U. S. Census statistics expanded from a 25 per cent sampling of 1959 Federal income tax returns. The median income is highest in Venango where it is in the \$5000 to \$6000 category and is lowest in Cambridge Township where it is computed at \$3,776. This compares poorly with the median income figures from the same source given for the State, which was \$5,700. Higher incomes throughout the State were located within the major metropolitan areas of Pittsburgh and Philadelphia and the more rural outlying areas consistently have lower incomes.

Of particular importance on Table 3 are the number of families shown with incomes of less than \$3,000. Three thousand dollars has been accepted by the Federal government as the measure of impoverished families. Families earning less than \$3,000 are considered eligible for anti-poverty and economic development programs. Two hundred and seventeen of the families within the region, or 28 per cent, were in this category according to the 1960 Census returns. This figure indicates a measure of under-employment, as well as unemployment, and indicates that a more fully productive local economy is a fundamental objective of the Cambridge-Venango Region.

Table 4 illustrates employment by occupation groups for residents of the three communities and is based upon data from the 1960 Census. This Table is normally contrasted with Table 1 to illustrate the general level of employment. For example, an engineer working for a small manufacturer would be listed under "manufacturing" on Table 1, but would appear under "professional, technical and kindred workers" on Table 4. Similarly, a receptionist for a doctor would be listed under "professional services" on Table 1, and "clerical and kindred" on Table 4. For the Cambridge-Venango Region the level of occupation compares very favorably with Crawford County. The high number of professional, technical and kindred workers is due in large part to the presence of the college within the region. Since most of the population within the region is urban, the number of farmers and farm managers is proportionately more than in Crawford County.

Industry Within the Cambridge-Venango Region

The principal industries within the region are Foam Plastics, White Engineering, Lord's Manufacturing, Carnation Milk, and a concrete block manufacturer. Manufacturing has just moved into the area from Erie so that industrial opportunities within the region are now greater than shown by the above statistical analysis. It is expected that these opportunities will continue to expand.

The relative growth of industrial activity within Crawford County is shown on Table 5. The Table takes information from the 1958 and 1963 U. S. Census of Manufacturers and from the 1965 Bureau of Internal Affairs County Industry Report. Since they come from different sources the figures may not be completely compatible. They show, for example, that the number of manufacturing establishments rose from 132 in 1958 to 158 in 1963, but dropped to 148 in 1965. The number of employees, however, has increased even if the number of plants has not. The 1963 employment of 8,201 persons was increased to 9,805 by 1965. Similarly, the payroll climbed from \$42,000,000 to \$56,000,000 and value added by manufacturing climbed from \$76,000,000 to \$106,000,000. Capital expenditures also rose sharply from approximately \$4,000,000 to over \$11,000,000.

Table 6 gives a summary of employment statistics for manufacturing industries by type of industry for the region. This is also based upon the County Industry Report of 1965 published by the Pennsylvania Department of Internal Affairs. The Table shows that ten manufacturing plants were located within the region with a total employment of 201. None of these were within Venango; three in Cambridge Township; and seven within Cambridge Springs. Cambridge Springs industries provided the great bulk of the employment with 194 jobs. Forty-eight of these jobs, or one quarter, were for female employees.

Table 7 shows the financial statistics for these industries. The ten manufacturing establishments paid a total of \$863,000 in wages and salaries in 1965, or about 50 per cent of the total income shown for manufacturing

for region employees on Table 2. Capital expenditures amounted to \$81,000 in value added by manufacturing to over \$3,000,000.

Trends in Wholesale Trade

Wholesale trade activities in the region is not a significant part of the economy since most of the business establishments in the area can be served from Meadville where it appears that approximately one-half of the county wholesaling activities take place. Because the area is within the Meadville sphere of influence these figures are particularly relevant. It appears that the Meadville area has been very active in wholesale trade between 1958 and 1963, where increases in establishments, sales, payroll and employees are more than double similar increases for the County. Meadville's particular strength appears to be with merchant wholesalers, whereas all other operating types are a very minor part of the wholesaling activities.

Trends in Retail Trade

Increases in sales and payroll in Crawford County have gone up approximately 15 to 17 per cent whereas the number of establishments and the number of paid employees has declined. While the 1963 figures are all that have been shown here, they do indicate that the retail trade activities in Meadville account for almost one half of the activity in the entire County. The dominance isn't quite so strong as it is for the wholesaling activities, however. By way of comparison, the wholesale and retail trade employees in the Cambridge-Venango Region account for 122 out of 3,000 employees in the entire County. This work force in turn accounts for approximately 10 per cent of the employment in the region and, quite naturally, most of them will be found in Cambridge Springs.

In general terms, Table 10, which shows retail trade by type of business, indicates increases in sales and decreases in establishments in Crawford County. The principal exceptions to this are that there are now more eating and drinking establishments, and the apparel and furniture stores both dropped in sales in 1963. The most spectacular sales gains were made among automotive dealers between the two years. The decline of the number of establishments of lumber and hardware stores and food stores contrast with moderate increases in sales for these establishments.

While the regional share of the county retail trade is relatively small at the present time, the completion of the freeway and continued expansion of the College will generate increases in the region's share of the County's totals.

Trends in Selected Services

This area of commercial activity has shown the least vitality in Crawford County in the five year period. It is safe to assume that gains in sales and payroll have not kept up with inflationary pressures and constant dollars would show an actual decline in these categories. The very sizable 20 per cent of the employees left the area during the period. Losses of establishments included seven hotels, twenty-one auto repair garages and several miscellaneous repair services. Principal gains in sales are attributed to business services and amusements.

The selected service activities in the Cambridge-Venango Region is not a significant part of the total economy. If information were available, it would likely show that the sales and establishments are off records for earlier years. The key to this activity in the future lies with the industrial base in an area not entirely limited to this region. Unlike wholesale trade, the selected services are not confined to major urban concentrations, and it would seem that this is one area where the region can make substantial advances as the total economy grows.

TABLE 1

1960 EMPLOYMENT BY INDUSTRY GROUPS

	Cambridge Twp.		Cambridge Spr.		Venango		C.V. Region		Crawford County	
	No.	% of Emp.	No.	% of Emp.	No.	% of Emp.	No.	% of Emp.	No.	% of Emp.
Employed	284	100	649	100	100	100	1,033	100	27,141	100
Agriculture	69	24.3	16	2.6	-	-	85	8.3	2,131	7.8
Forestry & Fisheries	-	-	-	-	-	-	-	-	20	0.0
Mining	-	-	-	-	-	-	-	-	32	0.1
Construction	16	5.6	32	4.9	4	4.0	52	5.0	1,348	5.6
Manufacturing	80	28.2	206	31.7	44	44.0	330	31.9	9,864	36.3
Transportation, Communication & Utilities	8	2.8	52	8.0	16	16.0	76	7.4	2,046	7.5
Wholesale & Retail Trade	20	7.0	94	14.5	8	8.0	122	11.8	4,157	15.3
Business & Repair Svcs.	3	1.1	16	2.6	4	4.0	23	2.2	929	3.4
Personal Svcs.	8	2.8	52	8.0	4	4.0	64	6.2	1,274	4.6
Entertainment & Recreation	-	-	-	-	-	-	-	-	185	0.6
Professional & Related	27	9.5	133	20.4	16	16.0	176	17.0	3,549	13.0
Public Admini- stration	4	1.4	12	1.8	4	4.0	20	1.9	695	2.5
Industries not Reported	49	17.3	36	5.5	-	-	85	8.3	912	3.3

Source: U.S. Census of Population

TABLE 2

ESTIMATES OF PERSONAL INCOME (1963)

CAMBRIDGE-VENANGO REGION

(From Personal Income Estimates for Cities, Boroughs, & Townships in Penna., 1963;
Dept. of Internal Affairs, Commonwealth of Pennsylvania)
(In Thousands of Dollars)

	Cambridge Township	Cambridge Springs	Venango	Cambridge-Venango Region	% of Gross Total
Farms	36	15	-	51	0.8
Mining	-	-	-	-	-
Construction	30	60	7	97	1.5
Manufacturing	432	1,112	238	1,782	28.4
Wholesale & Retail Trade	70	328	28	426	6.8
Finance, Insurance & Real Estate	10	49	4	63	1.0
Transportation, Communications & Utilities	42	273	84	399	6.4
Services	95	502	60	657	10.5
Government	51	152	51	254	4.0
Other Industries	4	3	-	7	0.0
Other Labor Income	38	124	23	185	2.9
Proprietor's Income: Farm	155	-	-	155	2.5
Proprietor's Income: Non-Farm	52	203	26	281	4.5
Property Income (rents, dividends)	266	738	136	1,140	18.1
Transfer Payments	231	489	76	796	12.6
(-) Personal Contri- butions for Social Insurance	(29)	(92)	(17)	(138)	
TOTAL	1,483	3,956	716	6,155	100

TABLE 3
FAMILY INCOME 1959

	Cambridge Township	Cambridge Springs	Venango	Cambridge-Venango Region
All Families	221	449	85	755
Under 1,000	23	20	8	51
1,000 to 1,999	16	50	5	71
2,000 to 2,999	49	38	8	95
3,000 to 3,999	29	69	12	110
4,000 to 4,999	28	86	-	114
5,000 to 5,999	24	62	16	102
6,000 to 6,999	8	39	20	67
7,000 to 7,999	8	24	8	40
8,000 to 8,999	4	16	4	24
9,000 to 9,999	12	13	-	25
10,000 to 14,999	16	24	4	44
15,000 to 24,999	-	8	-	8
25,000 & over	4	-	-	4
Median Income	3,776	4,552		

Source: U.S. Census of Population

TABLE 4

1960 EMPLOYMENT BY OCCUPATION GROUPS

Occupation	Cambridge Twp.		Cambridge Spr.		Venango		C.V. Region		Crawford Cty.	
	No.	% of Emp.	No.	% of Emp.	No.	% of Emp.	No.	% of Emp.	No.	% of Emp.
Total Employed	284	100	649	100	100	100	1033	100	27,141	100
Professional, Technical & Kindred	24	9.4	72	11.1	12	12.0	108	10.4	2,824	10.4
Farmers & Farm Managers	40	14.0	0	-	0	-	40	3.9	1,348	5.0
Managers, Officials & Proprietors	8	2.7	31	4.8	4	4.0	43	4.1	1,985	7.3
Clerical & Kindred	20	7.0	74	11.4	20	20.0	114	11.0	2,845	10.5
Sales Workers	8	2.7	40	6.2	8	8.0	56	5.4	1,782	6.6
Craftsmen, Fore- men & Kindred	47	16.5	110	16.9	12	12.0	169	16.4	4,385	16.2
Operatives & Kindred	32	11.2	128	19.8	36	36.0	196	18.9	5,887	21.7
Private House- hold Workers	0	-	12	1.8	0	-	12	1.1	481	1.7
Service Workers	19	6.6	93	14.4	0	-	112	10.8	2,177	8.0
Farm Laborers & Foremen	29	10.1	12	1.8	0	-	41	3.9	690	2.5
Laborers except Farm	12	4.2	45	6.9	8	8.0	65	6.2	1,646	6.1
Occupations not Reported	45	15.8	32	4.9	0	-	77	7.4	1,091	4.0

Source: U.S. Census of Population

TABLE 5
GENERAL INDUSTRIAL STATISTICS
CRAWFORD COUNTY

	1954	1958	1963	1965
Establishments				
Total		132	158	148
With 20 or more employees		40	50	-
Employees				
Number	9,452	8,483	8,201	9,805
Payroll (1,000)		38,352	42,608	56,194
Production Workers		6,120	6,126	
Value Added by Manufacture (1,000)	66,867	71,385	76,009	106,710
Capital Expenditures (1,000)		3,069	3,914	11,192

1954-1963 Source: U.S. Census of Manufactures

1965 Source: County Industry Report Department of Internal Affairs, Pennsylvania

TABLE 6

EMPLOYMENT STATISTICS FOR MANUFACTURING INDUSTRIES BY TYPE OF BUSINESS - 1965

Location & Kind of Industry	No. of Est.	Total Employment	Production Workers		Other	
			Male	Female	Male	Female
Cambridge Springs (Total)	7	194	126	27	20	21
Food & Kindred Products (26)	2	60	43	4	6	7
Printing, Publishing (27)	1	24	8	4	4	8
Rubber & Plastics (30)	1	35	11	17	4	3
Stone, Clay & Glass (32)	1	16	15	-	-	1
Fabricated Metal Products (34)	1	41	35	2	3	1
Machinery (35)	1	18	14	-	3	1
Cambridge Township (Total)	3	7	6	1	-	-
Food & Kindred Products (20)	1	-	-	-	-	-
Lumber & Wood Products (24)	1	2	2	-	-	-
Stone, Clay & Glass (32)	1	5	4	1	-	-
Venango (None)	-	-	-	-	-	-
Cambridge-Venango Region (Total)	10	201	132	28	20	21

Source: 1965 County Industry Report, Dept. of Internal Affairs, Commonwealth of Pennsylvania, July 1966

TABLE 7
 FINANCIAL STATISTICS FOR MANUFACTURING INDUSTRIES (1965)
 CAMBRIDGE-VENANGO REGION
 (money figures in thousands of dollars)

	No. Establishments	Wages & Salaries	Capital Expenditures	Value of Production	Misc. Receipts	Net Resale of Other Products	Value of Production & Related Activities	Value Added by Manufacturing
Cambridge Springs	7	838	67	6878	28	4	6909	3012
Cambridge Township	3	25	14	70	19	-	89	57
Cambridge-Venango Region	10	863	81	6848	47	4	6998	3069

Source: 1965 County Industry Report, Dept. of Internal Affairs,
 Commonwealth of Pennsylvania, July 1966

TABLE 8

RETAIL TRADE 1958 and 1963

CRAWFORD COUNTY

Establishments 1958	931
Establishments 1963	874
% Change 1958-1963	-6.1
Sales 1958 (1,000)	82,705
Sales 1963 (1,000)	97,041
% Change 1958-1963	17.3
Payroll 1958 (1,000)	8,072
Payroll 1963 (1,000)	9,307
% Change 1958-1963	15.2
*Paid Employees 1958	3,230
Paid Employees 1963	3,089
% Change 1958-1963	-4.4

*Work week ended nearest November 15

Source: U.S. Census of Business

TABLE 9
 RETAIL TRADE BY TYPE OF BUSINESS
 ESTABLISHMENTS AND SALES
 CRAWFORD COUNTY

Kind of Business	1958		1963	
	Est.	Sales	Est.	Sales
Lumber, Hardware, Farm Equip.	85	7487	61	9525
General Merchandise	39	7137	22	8482
Food Stores	157	21,142	141	24,244
Automotive Dealers	57	13,998	63	20,985
Gasoline Service Stations	125	6,467	113	6,837
Apparel, Accessory	64	4,389	58	3,556
Furniture, Home Furnishings	64	4,012	53	3,314
Eating, Drinking	169	4,990	193	5,927
Drug Stores	21	2,235	21	3,093
Other Retail	115	8,058	116	8,196
Non Store Retailers				

Source: U.S. Census of Business

TABLE 10
 WHOLESALE TRADE 1958 and 1963
 CRAWFORD COUNTY

Establishments 1958	74
Establishments 1963	82
% Change 1958-1963	10.8
Sales 1958 (1,000)	43,725
Sales 1963 (1,000)	55,591
% Change 1958-1963	27.4
Payroll 1958 (1,000)	1,974
Payroll 1963 (1,000)	2,396
% Change 1958-1963	15.6
*Paid Employees 1958	470
Paid Employees 1963	514
% Change 1958-1963	9.4

*Work week ended nearest November 15

Source: U.S. Census of Business

TABLE 11
 SELECTED SERVICES 1958 and 1963
 CRAWFORD COUNTY

Establishments 1958	469
Establishments 1963	471
% Change 1958-1963	0.4
Sales 1958 (1,000)	8,725
Sales 1963 (1,000)	8,845
% Change 1958-1963	1.4
Payroll 1958 (1,000)	1,753
Payroll 1963 (1,000)	1,834
% Change 1958-1963	4.6
Paid Employees 1958	758
Paid Employees 1963	604
% Change 1958-1963	-20.3

Source: U.S. Census of Business

CHAPTER FOUR

COMPREHENSIVE DEVELOPMENT PLAN FOR THE CAMBRIDGE-VENANGO REGION

The Comprehensive Development Plan for the Cambridge-Venango Region is a guide for the future growth and orderly development of the land and its resources. It was conceived as a totality with particular concern given to the inter-relationships of different land uses and the road access between them. In developing the Plan, we have considered the present use of the land and the location of the various facilities, and projected for the next twenty-five years a new pattern of industrial, commercial, residential and conservation lands. The feasibility and efficiency of providing public utilities to these new land use areas, as well as describing an improved roadway system, were further considerations contributing to the recommended future plan.

Community Goals and Objectives

As a result of the analysis discussed in previous sections of this report, the Planning Commission has derived a set of objectives to guide the process of planning for the future. The Comprehensive Plan, which follows, is based upon these objectives.

Planning Objectives

1. *To establish planning as an arm of local government which will coordinate, review, and advise on public and private development and will encourage high standards in the building of the community.*
2. *To provide for the harmonious arrangement of land uses for future development.*
3. *To encourage advanced designs for neighborhoods with adequate public facilities and open spaces.*
4. *To establish plans to rehabilitate or eliminate sub-standard housing.*
5. *To determine in advance the need for future schools, public buildings, parks and other facilities so that they may be provided in the most convenient location with a minimum expenditure of public funds.*
6. *To encourage the adoption of controls that will protect residential investment and municipal structures, and that will ensure a stable and attractive residential environment.*

7. To encourage and promote the establishment of stable, diversified, high value added industries throughout the region, in addition to supporting and assisting other organizations concerned with industrial development.
8. To alleviate highway congestion and to provide rights of way that will allow economical installation of additional roads in the future.
9. To guide commercial development so as to minimize adverse influences on adjacent roads or land values.
10. To preserve the beauty of the land through sound conservation practices concerning signs, steep slopes, parking, and recreational, agricultural, and mining activities.

Economic Objectives

1. To encourage the adoption of controls that will protect residential investments and municipal structures, and that will ensure an attractive, stable residential environment.
2. To encourage the adoption of controls that will reserve lands within the Region for integrated industrial parks, manufacturing facilities, research laboratories or other industrial uses.
3. To encourage the adoption of sound conservation practices concerning recreational, agricultural and mining activities.

PLAN DESCRIPTION

A brief look at the Regional Comprehensive Plan will show in its entirety the broad, open flood plains of the French Creek and Conneauttee Creek as the most dominant feature of the Plan. Continued agriculture and the careful development of outdoor recreation facilities within the flood plain will ensure for the future an open space setting that is so characteristic of the Region today. The future residential growth is directed to the hilly, sloping land south of Cambridge Springs Borough. This location provides excellent views across the flood plain and permits the most efficient construction of public utilities. A large reservation of industrial land is located just west of Cambridge Springs Borough between the railroad and a large bend in French Creek. Located in this area, the industrial acreage is surrounded by excellent buffers and served by an industrial access road surrounded by excellent buffers and separated from the residential and business district traffic. The School District and Alliance College occupy large parcels of attractive, mostly open land in the developing residential neighborhoods. The business district of Cambridge Springs

ERIE COUNTY
CRAWFORD COUNTY

TO I-79

CAMBRIDGE TWP.
ROCKDALE TWP.

NEW BRIDGE

EXISTING ALIGNMENT

CAMBRIDGE
SPRINGS

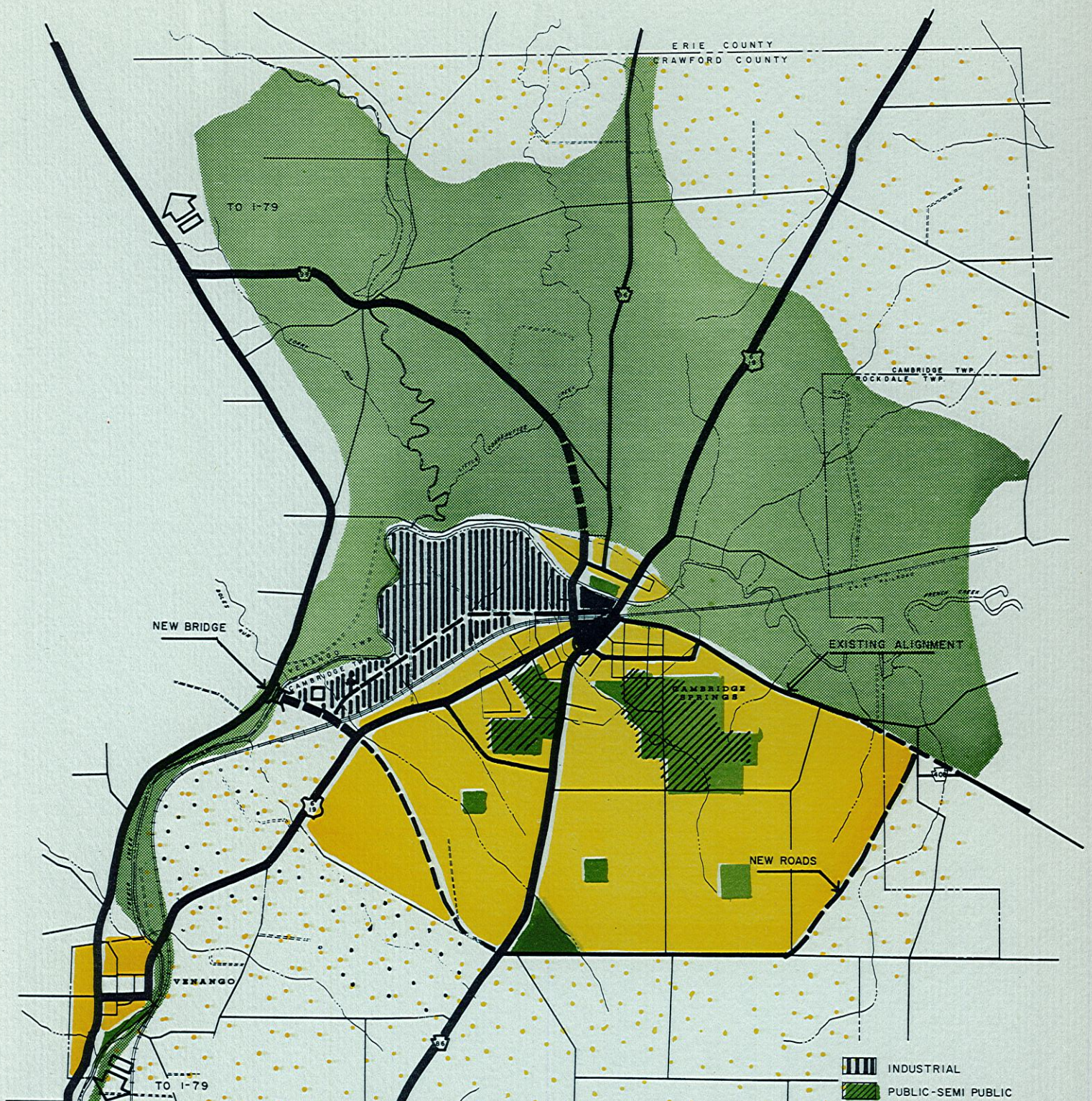
NEW ROADS

VENANGO

TO I-79

INDUSTRIAL

PUBLIC-SEMI PUBLIC



is the center of the Region. It is ideally located between the industrial and residential land of the Borough and on the edge of the broad French Creek flood plain. Major improvements to traffic, parking, and retail space will be needed to revive this district as the thriving commercial center of the Region.

The traffic pattern will shift as a result of the new Interstate 79 west of the region, with Route 99 to the north and U. S. Route 19 to the south providing the major accesses to interchanges at Edinboro and Saegertown. Route 19 north and Route 86 south will continue to provide access to nearby points outside the planning area. A new collector loop road is proposed beginning east of the Township at Route 408 and continuing westward to a new bridge crossing French Creek midway between the existing bridges within the Boroughs of Cambridge Springs and Venango. Railroad Street will be extended as an industrial access road connecting with the new bridge. The remainder of the Region is expected to continue as low density development of agriculture, rural residential, or vacant land. In the distant future, these areas will also develop more intensely, predominately as residential acreage.

CHAPTER FIVE

FUTURE LAND USE

Industrial Land Use

A large reservation of land is set aside for industrial uses. It is among the best in the northeastern section of the State. The area is comparable in size to the corporate limits of Cambridge Springs Borough. The land is level, conveniently served by rail and truck transportation, and adjacent to an excellent water supply. Current flooding problems will be virtually eliminated with the completion of the Corps of Engineers flood control dams upstream. The low spots can gradually be filled in to provide ample room for long-term expansion needs. While most of the new industrial land is located within the Township, expansion of the Lord's Manufacturing Corporation, the Foam Plastics Company, and the Pennsylvania Tool and Gage will increase the industrial base of Cambridge Springs Borough. The replacement of residential property along Grant Street with warehousing and small industrial sites will provide additional space for long-range expansion.

Commercial Land Use

Commercial land use within the Region is centered naturally in the business district of Cambridge Springs. Special attention is given to this district in a separate section of the Plan, but some observations in regard to the overall land use relationships are pertinent here. Additional commercial establishments are spotted along the major highways, particularly along Route 19 between Venango and Cambridge Springs. These businesses are mostly auto-oriented and presently are not numerous enough to create serious traffic conditions. Aside from the several grocery stores in Venango Borough, the commercial uses are oriented to the traveling public using U. S. Route 19 between Meadville and Erie. To discourage strip commercial development along the arterial roads within the Region, the Comprehensive Plan places the future commercial growth within the existing Cambridge Springs business district. The present problems of limited parking spaces, poor traffic circulation, the railroad crossings, etc. can be greatly improved and produce a successful commercial district capable of serving the entire Region. The business district, centered upon Main Street and the Main Street bridge, is fairly compact but has been chopped into many sharp angles by the Erie-Lackawanna Railroad and the intersections of Main Street, Venango Street, and Railroad Street. The compact businesses along South Main Street could be renovated to provide new and attractive fronts, but the main promise for expansion lies between Railroad Street and French Creek.

The area behind the new Golden Dawn supermarket and the new osteopathic clinic should be consolidated into a modern "shopping center type" development. With concentrated areas behind the bank and next to the Carnation Milk Plant, a single pedestrian crossing would connect this plaza with the more compact businesses along South Main Street and the many vacant storefronts located on the fringe of the business area at Church Street and Spring Street. Gradually the residential uses within the Grant Street and Cummings Street perimeter will give way to additional commercial buildings and offstreet parking lots.

Commercial development on the north side of French Creek consists mostly of gas stations and motels and will remain separated from the main business district because of its location and type of use. A concerted public and private effort to revitalize the commercial heart of Cambridge Springs is essential to the orderly growth of the entire Region.

Residential Land Use

Most of the anticipated residential growth in the Cambridge-Venango Region will occur within the Township south of Cambridge Springs Borough. Hopefully, this growth will develop as residential neighborhoods rather than house by individual house.

With the necessity for improved and more efficient public sewer and water utilities, and the increased traffic volumes on existing roads, the old pattern of locating houses along any available right of way does not meet today's standards. The noise and hazards created by a busy highway detract from the atmosphere of a healthful and pleasant place to live and raise children. Two types of residential areas based on the density (or number of dwelling units per acre) are shown on the Township Plan. The first density area of one to four units per acre coincides with the public utility service area and the loop connector road crossing from Route 19 to State Route 408. The existing road pattern and topography is particularly well-suited to the development of streets and building lots on a neighborhood basis. By acquisition or dedication, level playfields should be incorporated into each neighborhood as an open space center. On especially hilly land, the cluster concept of grouping homes closer together on the level, buildable areas while retaining the steep, unbuildable areas in open space will yield more and better building sites. The overall density of this type of neighborhood would still be one to four units per acre.

The second type of residential area is designated south of the loop road in the remainder of the Township and north of the flood plain to the County line. Building lots in this density range would not have public sewer or water and is therefore set at a minimum size of one acre. According to State law, septic tank systems on less than one acre must prove the soil's ability to absorb the effluent. It is in these areas that seasonal cottages and week-end farms would best be located. Since Venango Borough does not have either sewer or water, any future homes or trailers must occupy at least an acre building site.

All of the residential areas within Cambridge Springs Borough are within the one to four units per acre density. Further residential development within the Borough is a matter of filling in what vacant lots remain, and designating certain areas for multiple-family dwellings. One area is particularly well-suited to multiple-family residential. It is located just north of French Creek between the water plant and Main Street, and bounded on the north by McClelland Street. This area presently contains most of the substandard housing in Cambridge Springs and could comfortably be developed at a density of approximately 15 units per acre. Apartments are well suited in this location because of its nearness to the business district and also a community playfield. Further residential development within the French Creek flood plain should be discouraged, owing to the danger of septic system pollution of the high water table. Continued location of houses along the roads running through the flood plain would all but eliminate the open space setting of the future Region.

Agriculture and Recreation Land Use

The flood plain of the French Creek and Conneauttee Creek lying within the Cambridge Venango Region is defined on the Concept Plan as well as on the Township Comprehensive Development Plan. All of the land so designated may not actually flood now, but even the few high places were formed by deposits of past floods. The farms that have been established on fertile, productive soil have a good possibility of remaining economically competitive. Continuous modernization of equipment and farming practices will be necessary if the existing farms are to contribute their part to the local economy. The active farms, golf course and lake recreation occurring in the flood plain are important open space uses, and should set the pattern for future use of this area. Productive and economic use of the flood plain need not be stifled, but special attention must be given to the amount and quality of development if the essential open space character is to remain. The Cambridge-Venango Region has a widespread reputation as "a nice place to live." As more people from the metropolitan areas seek second homes in this region and surrounding vacant farms are occupied, the preservation of the flood plain as visual open space will be obvious.

Several alternatives to land use in the flood plain would achieve both goals of economic gain and preservation of the natural character. The first proposal suggests an association of landowners cooperating to develop and manage camping areas, more idle land developed for hunting and fishing, farm vacations, and riding trails. Financial and technical help is available from the Soil Conservation Service and State Game Commission for the planting of tree farms and wildlife crops. Seasonal cottages could be grouped in clusters using the terrain and existing woodlands for screening. Such building should be carefully planned as a unit and adhere to the health standards and subdivision regulations of the Township. Youth camps, sportsmen's clubs, golf clubs and family recreation associations are other semi-public and private uses compatible with the open space concept.

CHAPTER SIX

MAJOR THOROUGHFARE PLAN

The thoroughfare system is the major structural element of the community. Beside its obvious function of providing a means for moving people and goods in and out of the community, the system also gives form by establishing boundaries and shapes of various land uses. Because of its permanence, and the expense of construction and maintenance, great care must be given to the design and location of the system.

The completion of Interstate 90 three miles west of the Region, with interchanges at Saegertown and Edinboro, will bring about significant changes to the highways in the Region. A comparative look at the following Average Daily Traffic Flow Map and the Major Thoroughfare Plan will best illustrate these changes. The heavy north-south volume of through-traffic on U. S. Route 19--presently 3,600 cars per day--should shift to the Interstate. U. S. 19 south of Cambridge Springs and State Route 99 north of Cambridge Springs will be primary connecting roads from the Region to the Interstate interchanges. They each carry approximately 1900 cars per day at the present time. U. S. 19 north of Cambridge Springs and State Route 86 south of Cambridge Springs will continue as important access roads within Cambridge Township and to nearby points between Erie and Meadville. The traffic volumes on these roads could average 3600 cars per day. State Route 86 north of the Borough and Route 408 east from Cambridge Springs will continue to serve as important secondary collector roads increasing to a possible daily traffic volume of 1000 cars.

Considering the accesses to the new Interstate highway and the anticipated residential and industrial growth located to the west and south of Cambridge Springs Borough, a new bridge across French Creek is proposed midway between Venango and Cambridge Springs. Trucks serving the industrial district would use the new bridge, the extension of Railroad Street, and the Grant Street bridge without interfering with residential neighborhoods or business district traffic. For safety and economy, the bridge and connecting road joins Legislative Route 20060 and Route 19 at a point where they are closest together and on the outside of two curves.

A new secondary collector loop would extend westerly from Route 408 partly along existing Township roads, continuing across Route 86 and U. S. 19 and directly connecting with the new bridge. In addition to locating a road where it will serve the most people, the secondary loop also provides a strong definition between the two types of residential densities.

Greater use of the Grant Street bridge will relieve much of the traffic congestion in the business district caused by motorists converging on the Main Street Bridge. Two improvements shown on the Major Thoroughfare Plan emphasize the use of the Grant Street Bridge as a second important crossing. The first is an extension of Kearny Avenue to provide a more direct connection with Route 99 north. The second improvement is a more direct alignment of Grant Street and Beech Avenue at the Main Street intersection. With the improvements just described, Beech Avenue creates a secondary inner loop skirting the business district and provides better auto access to Alliance College. A straightening of the highway jog in State Route 408 just east of the Township line should be undertaken when traffic volumes increase to warrant the expense.

The Arterial and Collector Systems

As greater use is made of the streets and roads within the Region, they will be more specialized according to their type of use, and the standards of design to facilitate each use should be established. The following is a discussion of the uses and standards for the major thoroughfares throughout the Cambridge-Venango Region.

The major arterial highway pertinent to the Region is, of course, Interstate 79. In addition to this limited-access, four-lane road, U. S. Routes 6 and 19 and State Route 86 and 99 also serve as arterial highways. Their prime purpose is to move large volumes of traffic as swiftly as possible. Uncontrolled commercial and residential development along these roads will only impair their efficiency and safety. All the arterial roads shown are the responsibility of the State Highway Department which has its own high standards of construction. Therefore, cross sections of these roads are not shown.

The function of collector streets is to carry high volumes of traffic between the main arterial roads into and through neighborhoods, but not at such speeds and in such volumes as to create hazards to local property or pedestrian traffic. Roads of this category within the Region include State Routes 408 east of Cambridge Springs, Route 86 north, and the new proposed loop road around the southern residential areas, and the industrial extension of Railroad Street. Existing roads designated as secondary collectors should be a minimum of two lanes with no on-street parking. The recommended right of way for new collector roads is 60 feet and the paving width 22 feet without on-street parking, and 38 feet with on-street parking. The relationship of the arterial and the collector roads to the proposed improvements for the Cambridge Springs business district will be discussed in a separate section of this report.



**CAMBRIDGE - VENANGO
REGIONAL PLANNING COMMISSION**

NORTH

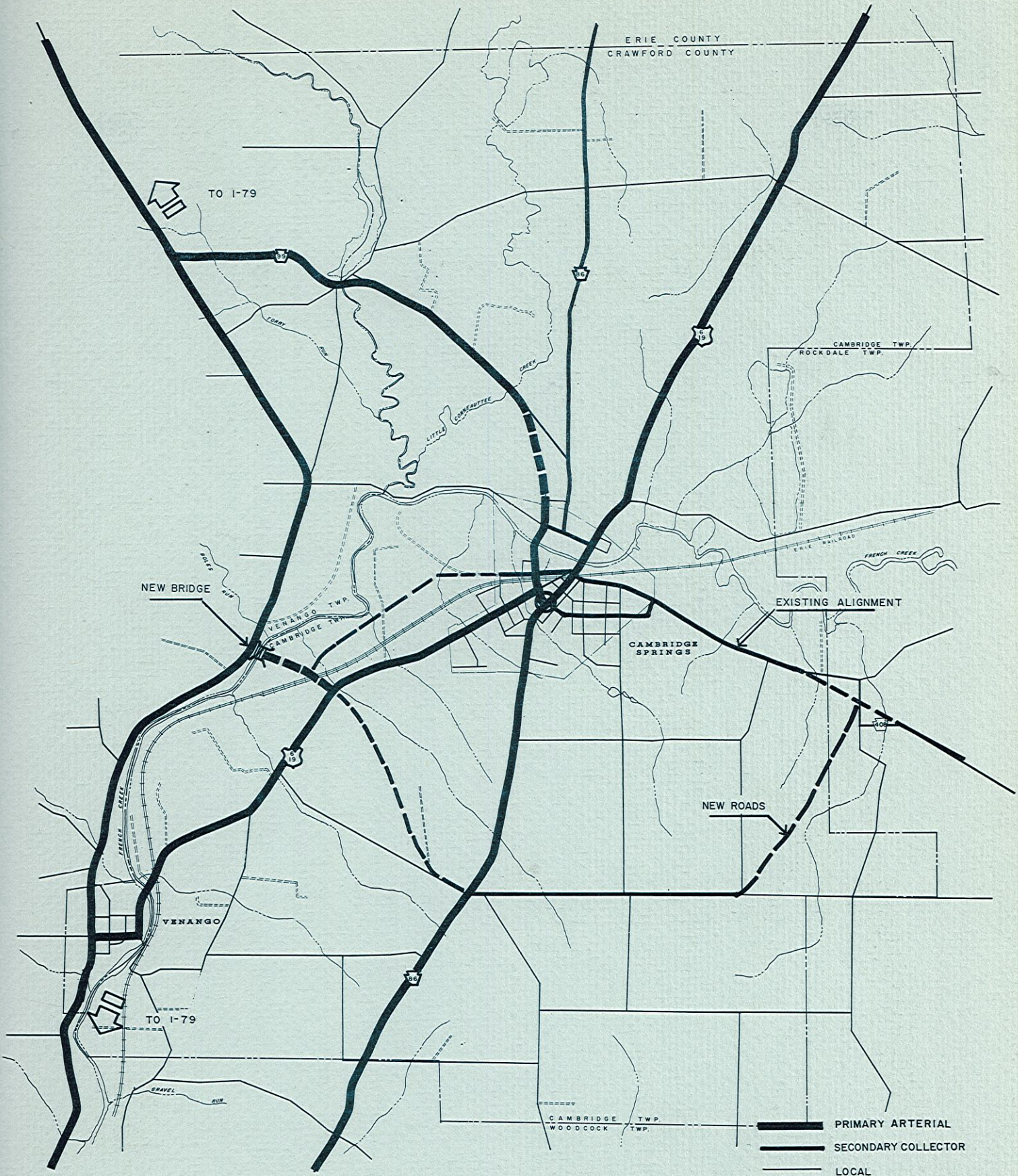
THE PREPARATION OF THIS PLAN WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND URBAN DEVELOPMENT ADMINISTRATION UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED, COMPLETED BY THE BUREAU OF COMMUNITY DEVELOPMENT, PENNSYLVANIA DEPARTMENT OF COMMERCE

BECKMAN SWENSON ASSOCIATES PLANNING CONSULTANTS

0 1000 2000 3000 4000 5000

AVERAGE DAILY TRAFFIC FLOW

THE CAMBRIDGE VENANGO REGIONAL PLANNING COMMISSION
CAMBRIDGE SPRINGS BORO, CAMBRIDGE TWP, VENANGO BORO, CRAWFORD COUNTY, PENNSYLVANIA





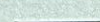

CAMBRIDGE - VENANGO
REGIONAL PLANNING COMMISSION

THE PREPARATION OF THIS PLAN WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1949, AS AMENDED, ADMINISTERED BY THE BUREAU OF COMMUNITY DEVELOPMENT, PENNSYLVANIA DEPARTMENT OF COMMERCE. BECCAMAN SWENSON ASSOCIATES PLANNING CONSULTANTS

SCALE
0 2000 4000 6000 8000

MAJOR THOROUGHFARE PLAN

THE CAMBRIDGE VENANGO REGION
CAMBRIDGE SPRINGS BORO. CAMBRIDGE TWP. VENANGO BORO. CRAWFORD COUNTY, PENNSYLVANIA

-  PRIMARY ARTERIAL
-  SECONDARY COLLECTOR
-  LOCAL
-  INTERSECTION IMPROVEMENTS

Local Streets

Local streets are meant to provide circulation for vehicles and pedestrians solely within the residential neighborhoods. The designation of certain arterial and collector roads as part of the Thoroughfare Plan will permit many streets within Cambridge Springs and Venango to return to that exclusive neighborhood role. The responsibility for the construction of new local streets properly belongs to the developer of the land, and community officials must adopt and enforce measures to ensure that public funds are not used to offset poor original construction. In the design and layout of local streets, through-traffic can be discouraged. Intersections of more than two streets should be avoided. "T" intersections should be at least 125 feet apart and dead-end streets with wide turnarounds are permitted and encouraged. The minimum right of way for local streets should be at least fifty feet with a parking width not less than twenty-eight feet. Location of local streets should run with the topography of the land to avoid street grades in excess of 12 per cent. Adequate turning radiuses and site distances are important safety considerations to be included. The curve radius for street centerlines should not be less than 200 feet, and the curve radius at intersections not less than 15 feet.

The street becomes a permanent element of the community and landscape and an integral part of the neighborhood environment. They should be viewed as such and, whenever possible, be altered slightly to provide a pleasing environment and still meet the above standards.

Parking

The storage of automobiles along a paved street is both dangerous and expensive. It is dangerous because small children can run from between parked cars, and drivers invariably get out of their vehicles on the left hand side. It is expensive because street maintenance and snow removal is interfered with and because paving standards for streets are much higher than those for offstreet parking areas. In residential areas, the parking requirement is easily accommodated by providing a carport or driveway. The parking requirements for stores, schools, churches etc. vary with the size and purpose of the building. This fact must be considered and incorporated into the site construction of new facilities. The optimum parking requirements for new buildings will be outlined by type and use of structure in the zoning ordinance.

The central business district plan indicates a number of parking lots that would each serve several stores. Although this proposed off-street parking adds an additional 500 spaces, some on-street parking of a short term nature or for pickup and delivery should be permitted.

CHAPTER SEVEN

SCHOOLS AND COMMUNITY FACILITIES PLAN

The Schools and Community Facilities Plan shows both the existing facilities and the proposed facilities.

Schools

All of the elementary and secondary school facilities of the Cambridge Springs Area School District are located in one place, fronting along Venango Avenue near the western edge of town. Recent land acquisitions indicate a continuing policy of a centrally located school facility.

Recent additions to the Junior-Senior High School and the elementary school at Cussawago can accommodate a total enrollment of 1,876 students. With a 1965-1966 enrollment of 1,520 and an average increase of 40 students per year, the present space would be adequate to 1975. By 1990 an additional 20 classrooms, plus special purpose facilities, will be needed to educate the projected student enrollment. Enrollment figures for 1965-1966 are included on the accompanying tables. Preliminary site studies indicate that new classrooms, parking and play areas could be developed on the enlarged site with careful site planning and landscaping improvements.

Parks

Cambridge Springs Borough's interest in establishing a community park on part of the new acquisition would contribute to the outdoor facilities available to the school. Multi-use of parking areas, access roads and playfields would be less costly to provide and is a sound basis for cooperation. Proposed activities, as shown on the Sketch Plan, include picnicking, ice skating, sledding, ballfields, and nature walks.

The intersection of Route 86 with the newly proposed loop road is an ideal location for a future Township Park. This triangular piece of land could also include a new fire station which would be equi-distant from the existing fire stations in Cambridge Springs and Venango Boroughs. This location will have excellent access to all the new residential neighborhoods. The future neighborhood playfields shown on the Community Facilities Map should be incorporated into any future subdivision activity, and established through the dedication of land from the developers.

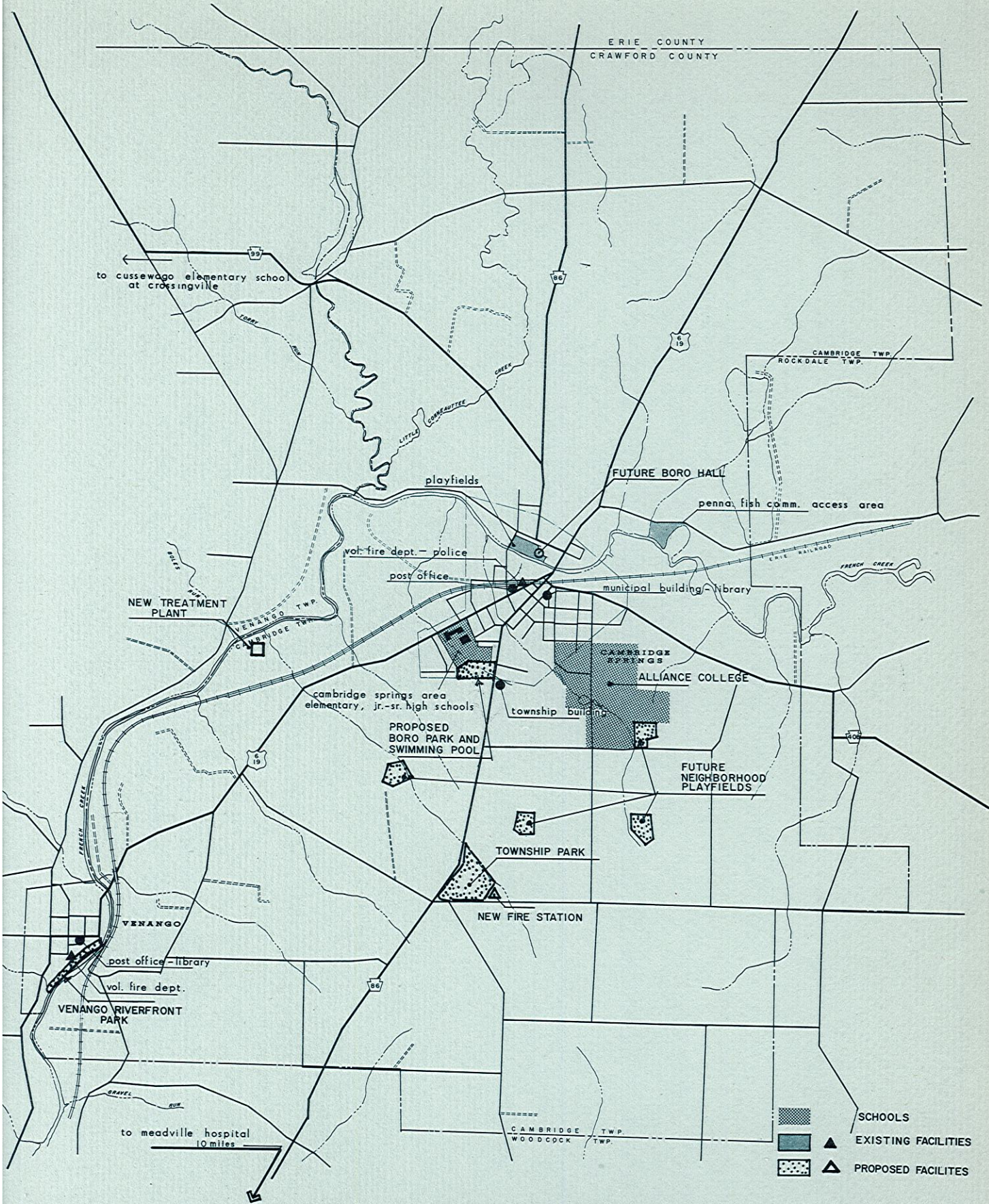
Venango Borough has an excellent opportunity to establish a riverfront park along French Creek within the Borough limits. The old millrace and creek bank have sufficient historical value for development as a tourist attraction, as well as providing recreation space for the Borough residents. A new treatment plant near the new bridge crossing French Creek will be discussed in the Public Utilities Plan, Chapter Eight.

Public Buildings

The Municipal Building and Library in Cambridge Springs Borough is shown at its present location behind the business district on Cummings and Federal Streets. A future Borough Hall site has been indicated at a location across French Creek near the present water treatment plant. As the Cambridge-Venango Region develops, additional municipal services will be required. When a new Borough Hall is needed, this proposed site should be favorably considered. By placing the new Borough Hall north of French Creek, shoppers from the business district are invited to cross the creek via a footbridge and once again be made aware of the natural beauty that exists along its banks. An alternate site at the intersection of Venango Avenue and Grant Street would place the new Borough Building adjacent to the existing post office and fire station. Present use of the College lecture hall, the high school auditorium, and the Electric Cooperative building adequately fill the need for assembly halls.

Alliance College

The growth and expansion of Alliance College is truly dependent upon the cooperative action of Cambridge Township and Cambridge Springs Borough. The shortage of faculty housing and adequate public sewerage and water utilities are particularly critical if the College is to expand on schedule. The College administration has set forth sound plans for growth in the next ten years. The current enrollment of 550 students should expand to 1,000 by that time. New facilities to accommodate this expansion should include a men's and women's resident halls, a new dining hall and student union building, a new field house and athletic field. Classroom space has been almost doubled with the recent completion of the new Science Hall. The continued expansion of Alliance College will both stimulate and necessitate major improvements to the business district of Cambridge Springs. Faculty housing can best be developed as new residential areas adjacent to the campus.



SCHOOLS & COMMUNITY FACILITIES

THE CAMBRIDGE VENANGO REGION
CAMBRIDGE SPRINGS BORO. CAMBRIDGE TWP. VENANGO BORO. CRAWFORD COUNTY, PENNSYLVANIA

RIDGE - VENANGO
AL PLANNING COMMISSION

THE PREPARATION OF THIS PLAN WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1949, AS AMENDED, MONITORED BY THE BUREAU OF COMMUNITY DEVELOPMENT, PENNSYLVANIA DEPARTMENT OF COMMERCE

ENDSON ASSOCIATES PLANNING CONSULTANTS

AVERAGE ANNUAL SCHOOL ENROLLMENT (ADM.) BY SCHOOL FACILITY

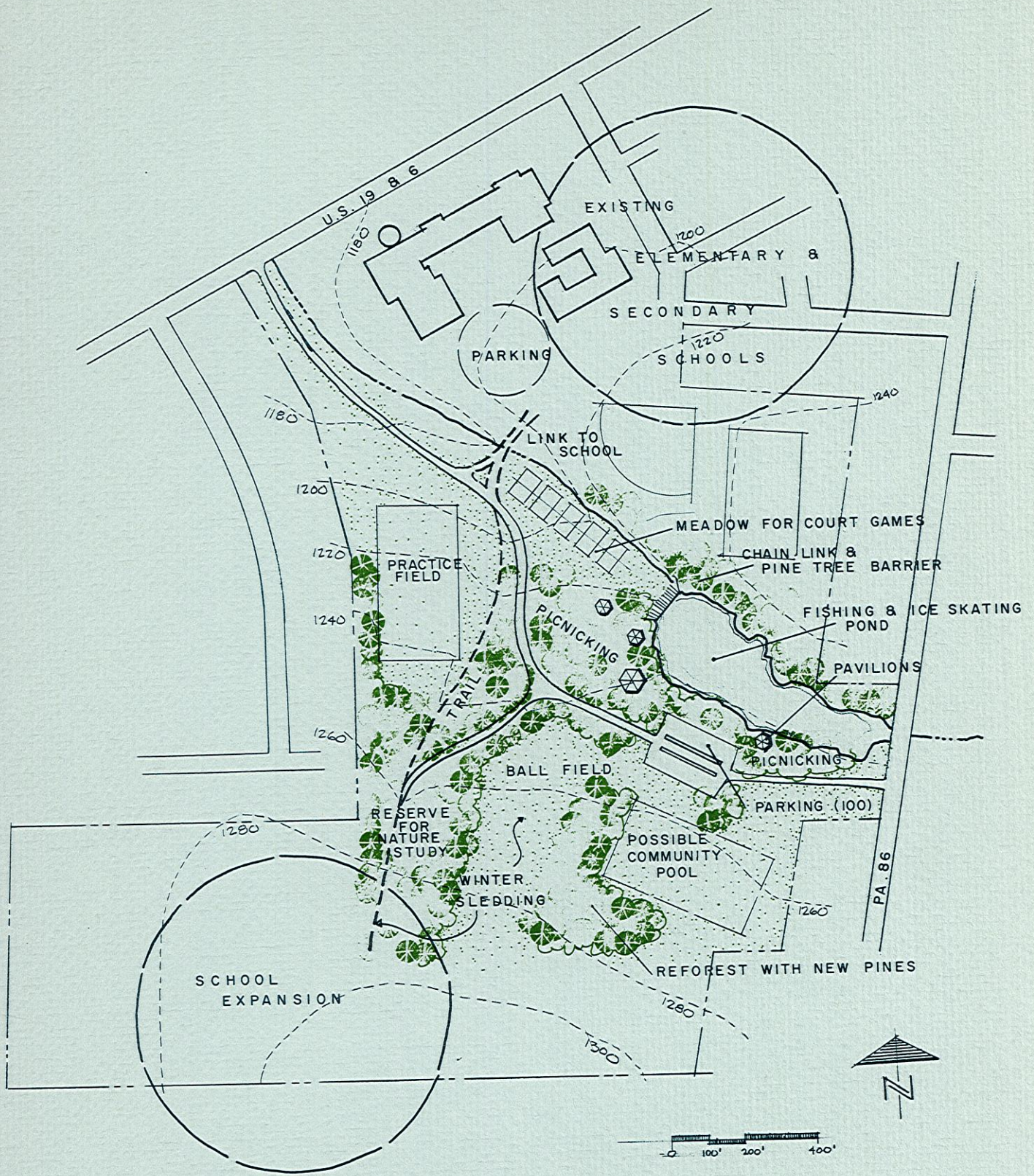
CAMBRIDGE SPRINGS AREA SCHOOLS

Name of School	56-57	57-58	58-59	59-60	61-62	62-63	63-64	64-65	65-66
Camb. Springs Jr.-Sr. H.S.	546	560	554	554	605	625	657	653	670
Camb.Springs Elementary	394	412	466	451	565	563	610	626	686
Cussewago Twp.Elementary	128	150	150	145	149	158	164	170	164
Rockdale Township	126	128	123	124	(C L O S E D - - - - -)				
Venango Borough	45	46	(C L O S E D - - - - -)						

CAMBRIDGE SPRINGS AREA SCHOOL DISTRICT

ENROLLMENT 1965-1966

	Spec.	K	----- G R A D E S -----											Total
			1	2	3	4	5	6	7	8	9	10	11	
Cambridge-Springs Junior-Senior High Sch.								137	124	132	121	120	126	670
Cambridge-Springs Elementary School	18	72	109	102	95	95	107	76						686
Cussewago Twp. Elementary			31	29	27	28	26	23						164
Total	18	72	140	131	122	123	133	99	137	124	132	121	120	1,520



COMMUNITY PARK PLAN

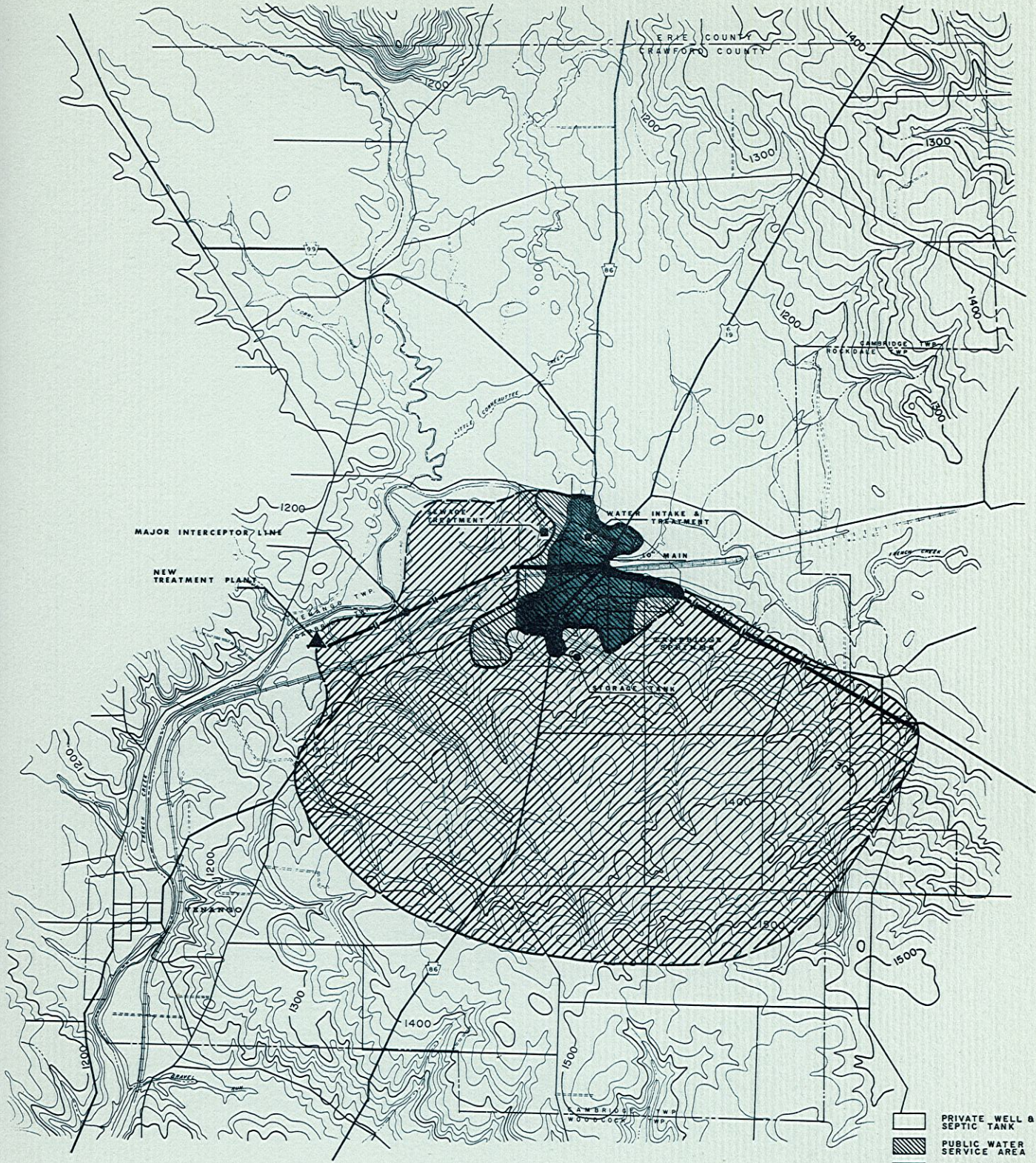
CHAPTER EIGHT

PUBLIC UTILITIES PLAN

Similar to highways, the public decisions affecting the location and improvement of sewer and water utilities can direct new growth in the areas best suited for intensive development. Such policies can foster positive and orderly expansion without permitting over-development of land intended for other uses such as the conservation flood plain.

Sewerage Facilities

The present sewage treatment plant and distribution system is working at maximum capacity. The service area extends only to the Borough limits at this time, and any future expansions to the high school, the college, or any new industry could not be handled by the present facilities. In all of Cambridge Township and the Borough of Venango, septic tank systems are used--many on soil types and water tables unfit for their use. A new State sanitary law effective in 1967 will restrict all development to a minimum of one acre unless served by public sewer and water or proof of suitable percolation is made. A greatly expanded service area capable of accommodating the desired and anticipated growth for the next twenty-five years, is shown on the Water and Sewerage Facilities Plan. The location of the new treatment plant and the major interceptor line could effectively serve the entire area including the future college and industrial expansion and the medium density residential neighborhoods. Location of the new treatment plant any farther upstream from the location indicated would greatly reduce the size of the service area shown. The service area represents approximately 3900 acres. The topography of the service area is particularly well-suited to a gravity system of many small collector lines terminating in a major interceptor trunk line following the toe of the slope. The interceptor line could be extended as needed at a minimum grade of 2 per cent through the industrial district along Railroad Street, crossing the railroad at Church Street and continuing east along Route 408. Service lines to individual houses would be constructed as an integral part of any future subdivisions. No facilities for storm drainage outside the Borough limits of Cambridge Springs exist; therefore, the extension of storm sewer lines into these areas would necessarily be a part of new street construction. It is recommended that these storm sewers be constructed separately from the sanitary lines so that an unnecessarily large treatment plant is not needed. Further engineering studies would determine the exact design of the sanitary system and what method of financing and administration would be appropriate. Public investment for a sanitary or storm sewer system for Venango Borough is not feasible. Any new residential construction in this area will have to be on minimum one-acre lot to comply with the new State requirements.



-  PRIVATE WELL & SEPTIC TANK
-  PUBLIC WATER SERVICE AREA
-  PUBLIC SEWER SERVICE AREA
-  1990 SEWER & WATER SERVICE AREA

CAMBRIDGE - VENANGO
REGIONAL PLANNING COMMISSION

THE PREPARATION OF THIS PLAN WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1949, AS AMENDED, ADMINISTERED BY THE BUREAU OF COMMUNITY DEVELOPMENT, PENNSYLVANIA DEPARTMENT OF CONSERVATION.
BECKMAN-SWENSON ASSOCIATES PLANNING CONSULTANTS

SCALE
0 1000 2000 3000 4000 5000

WATER & SEWERAGE FACILITIES

THE CAMBRIDGE VENANGO REGION
CAMBRIDGE SPRINGS BORO. CAMBRIDGE TWP. VENANGO BORO. CRAWFORD COUNTY, PENNSYLVANIA

Water Facilities

The Cambridge Springs water supply system is currently producing more than 500,000 gallons per day. Additions have been made from time to time to accommodate any new growth that has occurred within the Borough. A recent engineering study indicates that by increasing their intake from French Creek and enlarging their pumping and filter facilities, the Borough water system could efficiently supply water to the entire service area shown on the Plan. A new storage tank would eventually be needed to serve development on the higher elevations of the service area. Like the sanitary sewers, the cost of constructing water distribution lines throughout the service area is determined by the number of units permitted on a given acre.

Expansion of the water system to serve industrial needs should take into consideration the type of industry and whether treated water or merely cooling water is required. Industries requiring mainly a water supply for cooling should be encouraged to develop their own intakes from French Creek or drill their own wells. A single community system for water supply would realize economies and revenues for the Borough of Cambridge Springs and eliminate the needless proliferation of many storage tanks. Ample water pressure for fire protection purposes is not the least of our considerations and might suggest the need for an additional storage tank at a higher elevation.

COMPREHENSIVE DEVELOPMENT PLANS FOR:

CAMBRIDGE TOWNSHIP

VENANGO BOROUGH

CAMBRIDGE SPRINGS BOROUGH

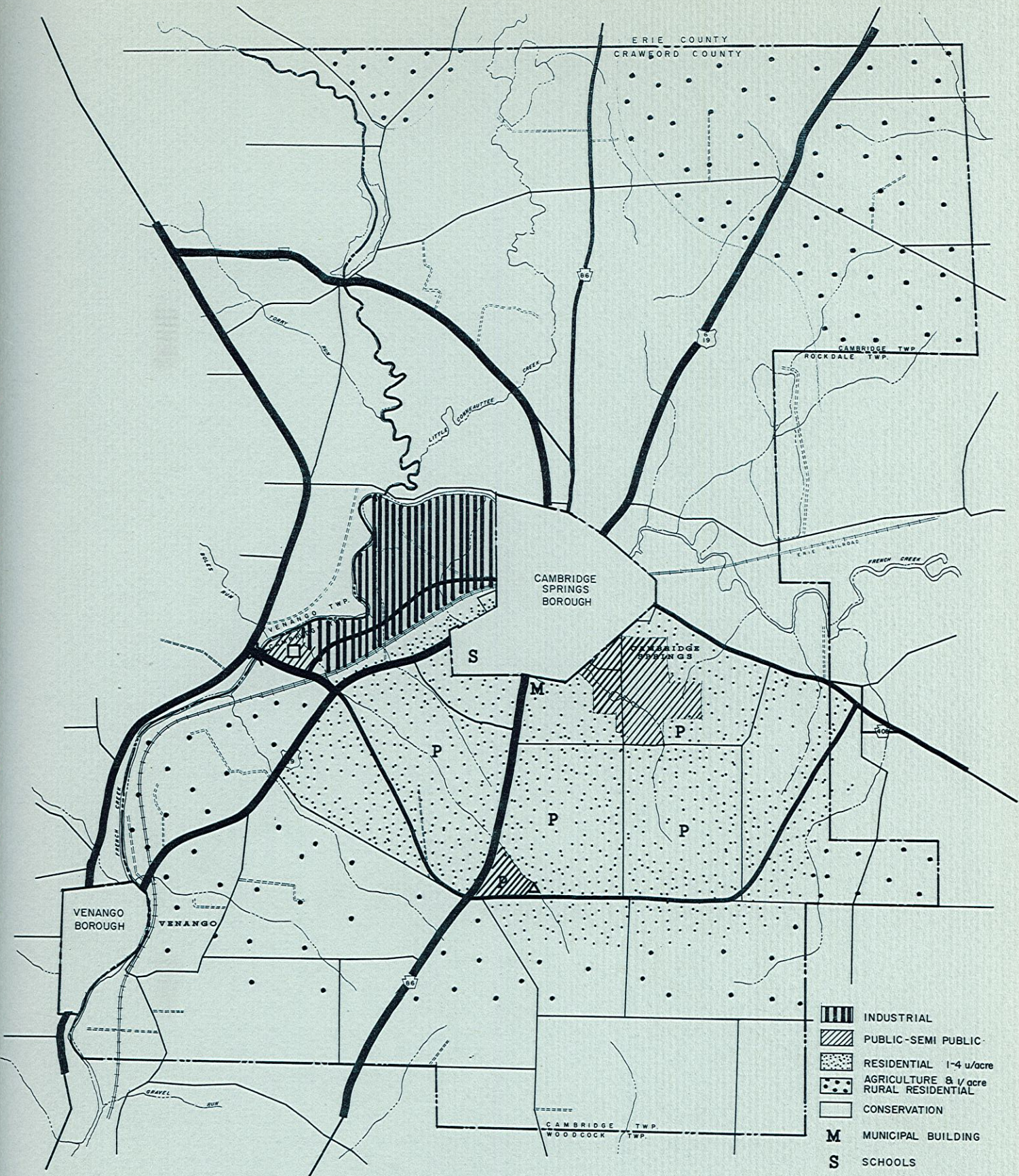
COMPREHENSIVE DEVELOPMENT PLAN FOR CAMBRIDGE TOWNSHIP






A comparison of the Existing Land Use Map for the Region and the Comprehensive Development Plan for Cambridge Township indicates that the major changes anticipated for the future will occur in Cambridge Township. More than the other two municipalities within the Region, Cambridge Township has both the greatest opportunity and responsibility to achieve orderly residential and industrial growth while still retaining the scenic assets of the Region. The change from a predominantly agricultural community to one of light manufacturing and service trades, as well as the increased mobility of its people, will cause the most significant changes in Cambridge Township.

The Township has the space to grow--they have the room for brand new neighborhoods centered around open playfields instead of just houses; they have the room for a cohesively planned industrial districts rather than strip industrial and commercial along its improved highways; and they have ample land to preserve the flood plain. In the years ahead, Cambridge Springs Borough will continue to be the center of activity within the Township. The size and facilities of the Borough, as well as the pattern of State roads converging upon it, substantiate this belief. It is because of this fact that Cambridge Township has the prospect to grow more rapidly than the surrounding Townships of Venango, Rockdale, or Woodcock. While the Township develops mostly industrial and residential land uses, the Borough will be concentrating on a revitalized commercial area and improvement of public utilities for the Region. Coordination and a combined effort by both communities is essential if the future growth is to be attractive as well as efficient.

The new bridge across French Creek and the related loop road through the southern half of the Township connecting with State Route 408 is a key element of the Township Plan. This collector road and crossing at French Creek permit an east-west movement across the Township and access from the Township without having to use the bridges in Venango or Cambridge Springs Boroughs. The industrial road connecting the new bridge with Railroad Street within Cambridge Springs and the more direct alignment of State Route 99 virtually separate all industrial truck traffic from the residential and business districts.

Most of the community assets important to the Region such as the Central School District and Alliance College are common to both the Borough and the Township. Development of a park and a fire station and a Township building at the intersection of the loop road and Route 86 would provide an excellent "front door" approach and centralize public facilities for the developing areas of the Township. The new sewage treatment plant located in the southern end of the industrial district will create a service area capable of handling a more compact and efficient residential development through the year 1990. The protection and the quality of development within the flood plain is solely the responsibility of the Township. The Borough as well as the Township has a stake in the future of this area and the advent of the seasonal cottage development should adhere to the same standards that apply to year-round residents.



-  INDUSTRIAL
-  PUBLIC-SEMI PUBLIC
-  RESIDENTIAL 1-4 u/acre
-  AGRICULTURE & RURAL RESIDENTIAL
-  CONSERVATION
- M** MUNICIPAL BUILDING
- S** SCHOOLS
- P** PARKS
- △** FIRE STATION
- TREATMENT PLANT

**CAMBRIDGE - VENANGO
REGIONAL PLANNING COMMISSION**

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BEAMAN-SWENSON ASSOCIATES PLANNING CONSULTANTS

NORTH

SCALE
0 1000 2000 3000 4000 5000

**THE COMPREHENSIVE DEVELOPMENT PLAN
CAMBRIDGE TOWNSHIP**

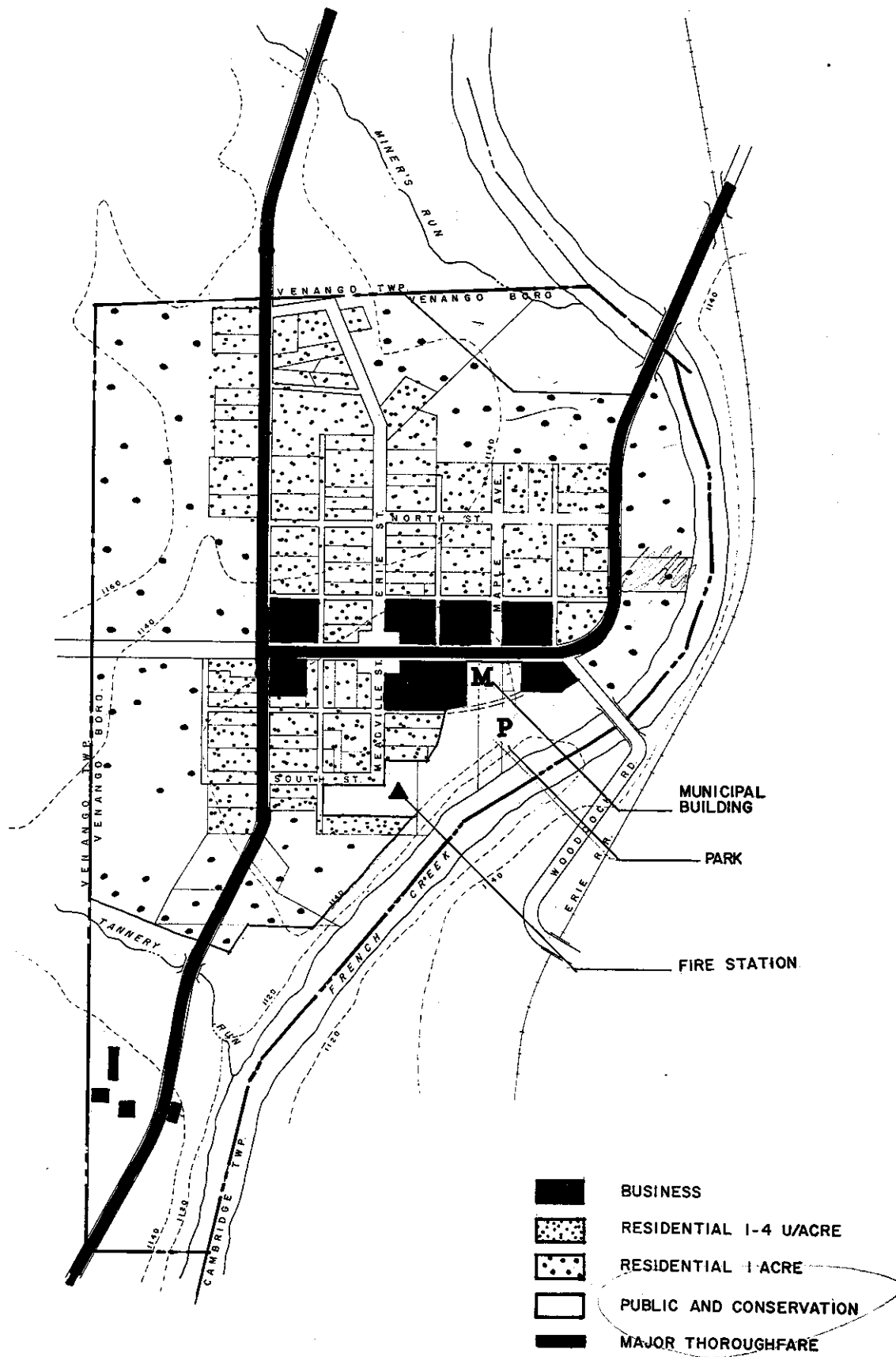
COMPREHENSIVE DEVELOPMENT PLAN FOR VENANGO BOROUGH

The future growth within the Borough limits of Venango is limited by the private well and septic tank systems presently in use. The extension of public sewers and water facilities to Venango Borough from other parts of the Region is not economically feasible and probably will never be a reality. According to State requirements, residential lots with wells and septic tanks must have a minimum of one acre. Considering this, Venango Borough could expand its residential neighborhoods by approximately 28 new one-acre lots. The Comprehensive Plan shows additional commercial frontage along Cussewago Street to provide services to the surrounding agricultural community. Commercial frontage along Church Street going north and U. S. Route 19 south should be discouraged since heavy traffic is anticipated along this route leading to the new bridge. When the new bridge is built, Route 19 between Cambridge Springs and Venango will become more of a secondary collector road used by the residents within the Region, rather than access to and from the Cambridge area.

The Volunteer Fire Station company and the post office and library within Venango Borough are important community features, serving not only the Borough of Venango but residents of Venango Township, Cambridge Township and Woodcock Township. Efforts should be made to expand the library and provide better facilities for the post office. The greatest prospect for community improvement in Venango Borough is the creation of a waterfront park along French Creek from the Woodcock Road Bridge to the southern limits of the Borough. Removal of the old mill and reconstruction of the old mill race could be accomplished with State and Federal assistance for recreation purposes. This beautiful location along the creek could provide picnicking, a community playground, and even a canoe landing for recreational use of the creek.

COMPREHENSIVE DEVELOPMENT PLAN FOR THE BOROUGH OF CAMBRIDGE SPRINGS

The future main hope for expansion of the Borough of Cambridge Springs lies in the development and revitalization of its central business district. Some opportunities for residential development within the Borough still remain, however. Short of annexation, these opportunities consist of filling in the few remaining vacant lots and a gradual increasing of densities adjacent to the business district by constructing multiple-family units. The existing radial pattern of streets converging on the two bridges within the Borough has resulted in an attractive arrangement of local neighborhoods. The public or semi-public land represented by the College, the school district, the nursing home, and the community



- BUSINESS
- RESIDENTIAL 1-4 U/ACRE
- RESIDENTIAL 1 ACRE
- PUBLIC AND CONSERVATION
- MAJOR THOROUGHFARE

**CAMBRIDGE - VENANGO
REGIONAL PLANNING COMMISSION**

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BECKMAN-SWENSON - ASSOCIATES PLANNING CONSULTANTS

SCALE
0' 200' 400' 600' 800' 1000'

**THE COMPREHENSIVE
DEVELOPMENT PLAN
BOROUGH OF VENANGO**

playfield north of French Creek add a variety of uses and a quality appearance to the predominant residential character of the town. Should the highway and utility elements of the Comprehensive Plan be adopted, additional development -- either residential, commercial or industrial -- should be discouraged north of French Creek. The ease and efficiency of providing road access and utilities to development on the land reserve south of the Borough support these recommendations.

The small block of residential properties along Grant Street should be gradually eliminated to permit a continuous industrial district beginning with the Carnation Milk Plant and extending beyond the Borough line into the Township. The Lords Manufacturing Corporation has acquired enough land for their own expansion needs and comprise all the remaining industrial land designated within the Borough.

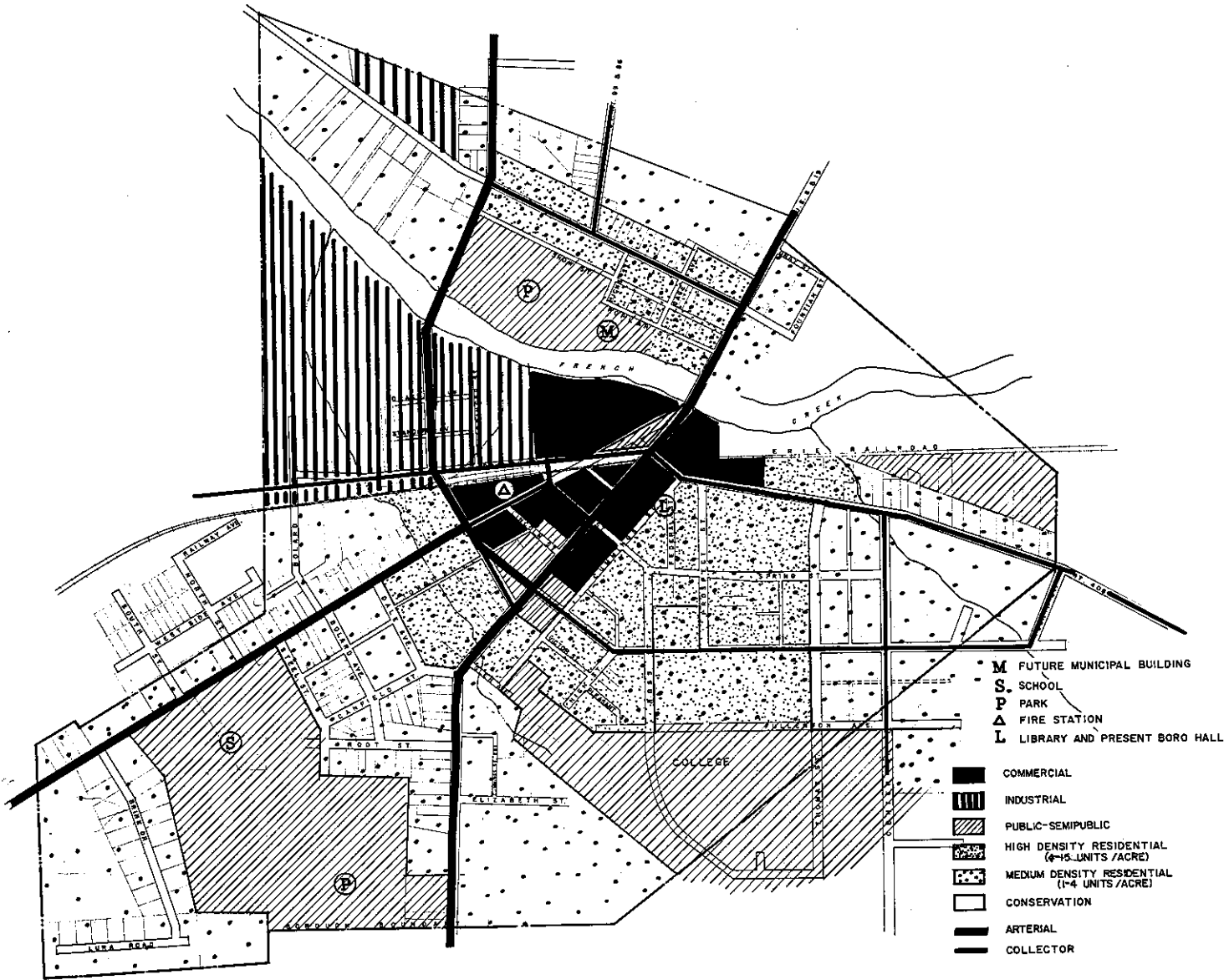
The Riverside Inn with its golf course and property extending to the Mineral Spring house are particularly good assets to the "image" of the Borough. Other commercial establishments north of the river that thrive on the traveling public may find it necessary to shift to more heavily traveled routes.

The Comprehensive Development Plan for the Borough shows more clearly the inner secondary loop created by the Grant Street Bridge, improvements of Grant Street and S. Main Street intersection, and the emphasis on Beech Avenue connecting with Church Street just east of the Borough. The designation of this route as a secondary loop not only defines the southern edge of the business district, but provides a more direct approach and a northern definition to Alliance College. The arrangement of triangular shaped blocks caused by Venango Avenue, South Main Street, and the Railroad can be greatly improved as is shown on the Business District Plan. McClelland and Forest Streets will provide important collector routes to the north, while Center Street will provide major collector access to the new neighborhoods south of the Borough.

Proposed plans for a community park as part of the school district acquisition located at the southern edge of the Borough would provide a much needed outdoor recreation and winter sports facility for young and old alike. Eventual construction of a new municipal hall and library is anticipated. A location adjacent to the existing fire station and post office or in the vicinity of the water treatment plant would relate these essential services close to the central business district.

Central Business District Plan

The business district of Cambridge Springs is a reflection of its former importance as a resort area accessible mainly by railroad. The several vacant stores around the intersection of Church Street and Cummings Street and along Spring Street is evidence of its former vitality and size. The need for more parking space, better retail space, and improved



CAMBRIDGE - VERMONGO REGIONAL PLANNING COMMISSION
 The development of this planning commission is a direct result of the planning commission which the members of the commission are of the opinion that it is in the public interest to have a regional planning commission in the region of Vermont, New York, and Massachusetts.
 REGIONAL PLANNING ASSOCIATES PLANNING CONSULTANTS
 1944

COMPREHENSIVE DEVELOPMENT PLAN

THE BOROUGH OF CAMBRIDGE SPRINGS

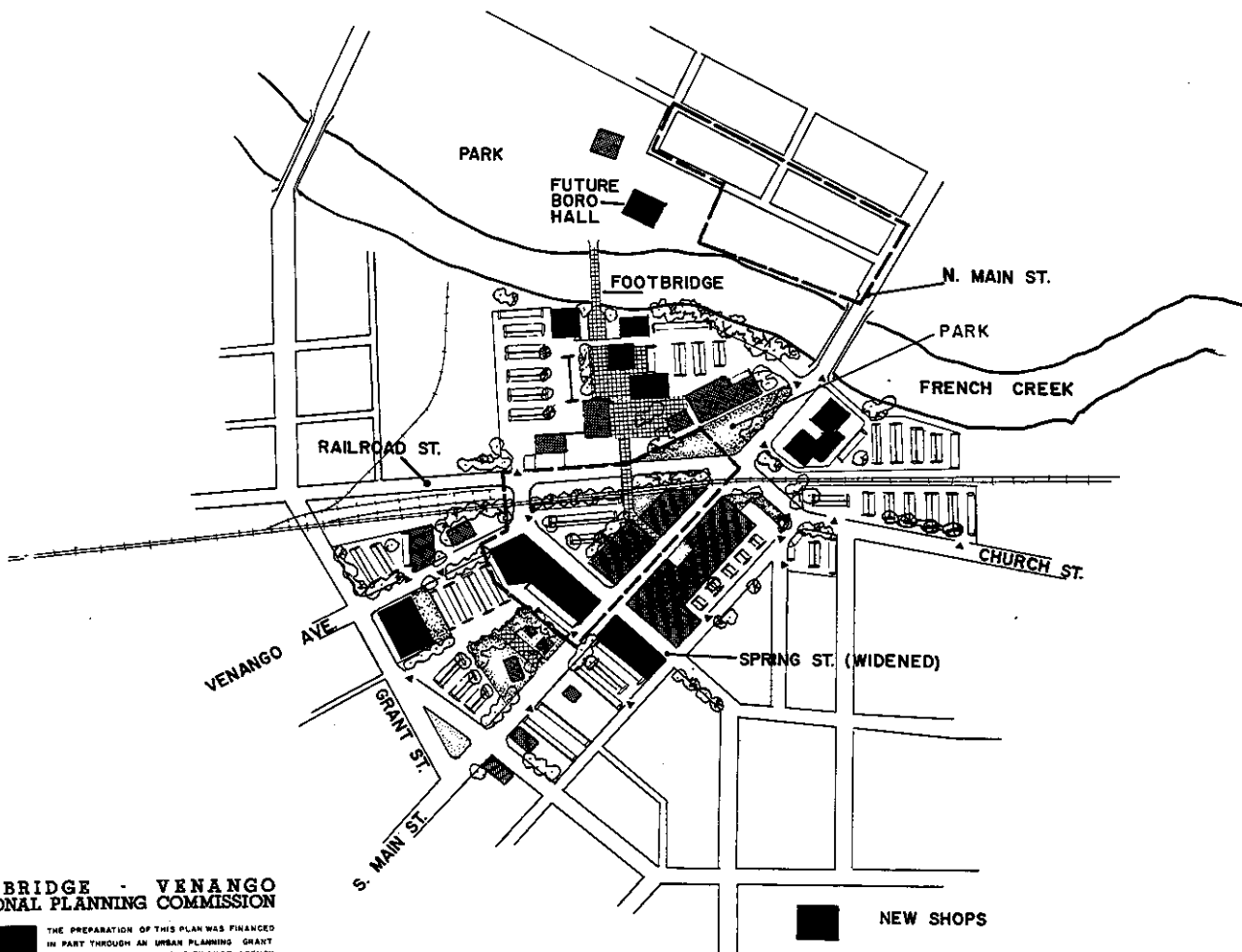
traffic circulation are typical of most business districts today. The central location of this business district is still valid and the problems created by the railroad can be lessened. It is essential for the overall development of the entire Region that the merchants and town officials of Cambridge Springs begin a program of improvement. To realize the goal of a busy and prosperous downtown will require both vision and action of the private business leaders and the elected officials. The use of urban renewal is an important tool to provide more parking and improved circulation.

The plans for the central business district can be categorized according to circulation, parking and land use. The Plan shows Grant Street, S. Main Street and McClelland Street as a business loop utilizing both bridges. This will more evenly distribute rather than concentrate traffic on one street. Railroad Street should be straightened and extended through to join with S. Main Street. Venango Avenue would terminate in a parking lot central to both the old and the new shopping blocks. Spring Street will be widened and replace Venango Avenue as the railroad crossing between Grant and Main. Spring Street also terminates in a large parking lot behind the existing carwash adjacent to a collection of plaza-type shops. The straightening of Railroad Street will also effectively enlarge the small community park near the Main Street Bridge.

The Business District Sketch Plan illustrates approximately 550 new parking spaces are possible. Off-street parking is directly related to traffic circulation and has been located to intercept most shopping traffic to eliminate unnecessary maneuvers along the business streets of S. Main, Spring, and Railroad. Many of the proposed lots are presently occupied by vacant buildings. Careful arrangement of the parking areas is necessary to avoid large openings in the continuity of storefronts. Turning movements between S. Main Street and Church Street can be made without the need for crossing the railroad twice.

The post office and existing fire station and the possible site for a new Borough Hall provide a good anchor of civic use for the southern border of the business district. The cluster of four churches near the intersection of Main, Grant, and Lincoln Streets provides a good entrance to the business district from the south approach. New parking areas needed by new shopping space along Spring Street could also be used without conflict by the various churches. The wood frame structures on Spring Street should be replaced with new retail space similar in character to the intensive, closely lined storefronts along South Main. The car-oriented garages and gas stations along Venango Avenue could be relocated in the industrial district along Grant Street and the vacated area used for a landscaped parking lot.

Wall Street should be repaved and landscaped to provide a strong pedestrian link over the railroad, tying the existing shops on Main Street with the new shopping plaza type stores between the new supermarket and French Creek. Extension of the pedestrian walk across French Creek to connect with the existing park and proposed Borough Hall relates very well to the overall concept for the business district plan.




**CAMBRIDGE - VENANGO
REGIONAL PLANNING COMMISSION**

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BECKMAN-SWENSON ASSOCIATES PLANNING CONSULTANTS



-  NEW SHOPS
-  EXISTING AND REMODELLED SHOPS
-  FUTURE REDEVELOPMENT AREAS
-  NEW PARKING FACILITIES (APPROX. 550)

B U S I N E S S D I S T R I C T P L A N
THE B O R O U G H O F C A M B R I D G E S P R I N G S

Zoning

CRAWFORD
COUNTY
PLANNING
COMMISSION
Court House
Meadville, Pa.

BOROUGH OF CAMBRIDGE SPRINGS

CRAWFORD COUNTY, PENNSYLVANIA

ORDINANCE NO. 515

ADOPTED APRIL 8, 1968

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CRAWFORD
COUNTY
PLANNING
COMMISSION
Court House
Meadville, Pa.

~~PROPOSED~~ ZONING ORDINANCE
BOROUGH OF CAMBRIDGE SPRINGS
CRAWFORD COUNTY, PENNSYLVANIA

AN ORDINANCE regulating the location and the use of structures and land for residences, business, industry and other purposes; regulating the location and height of structures, size of yards and other open spaces, automobile parking and the density of population; providing a method of administration by establishing a Board of Adjustment and prescribing duties and powers of officials; and prescribing penalties for violations.

BE IT HEREBY ORDAINED by the Council of the Borough of Cambridge Springs, County of Crawford, Commonwealth of Pennsylvania.

ARTICLE 1 - BASIC PROVISIONS

101 TITLE: The official title of this Ordinance is: "Borough of Cambridge Springs Zoning Ordinance".

102 EFFECTIVE DATE: This Ordinance shall take effect June 1, 1968.

103 DEFINED WORDS: Words used in a special sense in this Ordinance are defined in ARTICLE 7.

104 COMPLIANCE: No structure shall be located, erected, constructed, reconstructed, moved, altered, converted, or enlarged; nor shall any structure or land be used or be designed to be used, except in full compliance with all the provisions of this Ordinance and after the lawful issuance of all permits and certificates required by this Ordinance.

105 SEVERABILITY: If any provision of this Ordinance or the application of any provision to particular circumstances is held invalid, the remainder of the Ordinance or the application of such provision to other circumstances shall not be affected.

ARTICLE 2 - DISTRICT REGULATIONS

201 ZONING MAP: A map entitled "Borough of Cambridge Springs Zoning Map" is hereby adopted as part of this Ordinance. The Zoning Map shall be kept on file available for examination at the office of the Borough Secretary.

202 ZONING DISTRICTS: The Borough is divided into the districts stated in this Ordinance as shown by the district boundaries on the Zoning Map. The Districts are:

- "R-1" Residential
- "R-2" Suburban Residential
- "B-1" Business
- "M-1" Manufacturing

203 DISTRICT BOUNDARIES: District boundaries shown within the lines of roads, streams, and transportation rights of way shall be deemed to follow the centerlines. The vacation of roads shall not affect the location of such district boundaries. When the Zoning Officer cannot definitely determine the location of a district boundary by such centerlines, by the scale or dimensions stated on the Zoning Map, or by the fact that it clearly coincides with a property line, he shall refuse action, and the Board of Adjustment, upon appeal, shall interpret the location of the district boundary with reference to the scale of the Zoning Map and the purposes set forth in all relevant provisions of this Ordinance.

204 PERMITTED USES: The permitted uses and special exceptions for each district are shown on Table 1. Uses given in the following categories shall be according to the common meaning of the term or according to definitions given in ARTICLE 7. Uses not specifically listed or defined to be included in the categories under this Article shall not be permitted.

TABLE 1

	<u>R-1 Residential</u>	<u>R-2 Residential</u>
PERMITTED USES	Single Dwelling Schools & Parks Churches Accessory Uses Essential Services	Single Dwelling Duplexes Schools & Parks Churches Accessory Uses Essential Services Apartments Dormitories Fraternity Houses
SPECIAL EXCEPTIONS (SECTION 504)	Fire Stations Municipal Bldgs. Public Utility Bldgs. Hospitals Planned Unit Development	Fire Stations Municipal Buildings Public Utility Bldgs. Hospitals Planned Unit Development
Minimum Lot Area (square feet)	7,200	5,000
Minimum Lot Area Per Family (square feet)	7,200	2,000
Minimum Depth of Front Yard (feet)	25	20
Minimum Width of Each Side Yard (feet)	12	10
Minimum Width of Lot	60	50

TABLE 1 (continued)

	<u>B-1 Business</u>	<u>M-1 Manufacturing</u>
PERMITTED USES	Stores & Shops Cafes Offices Theatres & Amusements Gas Stations Auto Sales & Repair Public Parking Public Buildings Accessory Uses Essential Services	Agriculture Animal Husbandry Research Laboratories Warehouses Truck Terminals Light Manufacturing Supply Yards Public Buildings Accessory Uses Essential Services
SPECIAL EXCEPTIONS (SECTION 504)	Warehouses Multiple Dwellings Research Laboratories Shopping Centers	Manufacturing Industrial Parks
Minimum Lot Area (square feet)	5,000	40,000
Minimum Lot Area Per Family (square feet)	2,000	--0--
Minimum Depth of Front Yard (feet)	--0--	50
Minimum Width of Each Side Yard (feet)	--0--	20
Minimum Width of Lot	40	120

205 LOT AND YARD REQUIREMENTS: The minimum lot area, minimum width of lot, minimum depth of front yard, and minimum width of each yard for each district shall be as shown on Table 1.

205.1 Lots which abut on more than one street shall provide the required front yards along every street.

205.2 All structures, whether attached to the principal structure or not, and whether open or enclosed, including porches, carports, balconies, or platforms above normal grade level, shall not project into any minimum front or side yard.

205.3 Any lot of record existing at the effective date of this Ordinance and then held in separate ownership different from the ownership of adjoining lots may be used for the erection of a single family dwelling even though its area and width are less than the minimum requirements of this Ordinance. Such lot of record may be used in conformance with the use regulations of the district in which it is located only with the approval of the Board.

205.4 Non-residential structures or uses shall not be located or conducted closer to any lot line of any other lot in any "R" District than the distance specified in the following schedule:

Minimum Side or Rear Yard Abutting any Lot in any "R" District	Use
20 feet	Offstreet parking spaces and access drives for non-residential uses
40 feet	Churches, schools and public or semi-public structures
70 feet	Recreation facilities, entertainment facilities, motels, trailer parks and all business uses

206 HEIGHT REGULATIONS: No structure shall exceed 45 feet in height above average ground level unless approved by the Board of Adjustment. The Board may authorize a variance to the height regulations in any district if:

206.1 All front, side, and rear yard depths are increased one foot for each additional foot of height; or

206.2 The structure is any of the following and does not constitute a hazard to an established airport; television and radio towers, church spires, belfries, monuments, tanks, water and fire towers, stage towers and scenery lofts, cooling towers, ornamental towers and spires, chimneys, elevator bulkheads, smokestacks, conveyors, and flagpoles.

207 RESIDENTIAL FLOOR AREA REQUIREMENTS: The floor area per dwelling unit for any single dwelling or duplex hereafter erected shall not be less than 750 square feet.

ARTICLE 3 - GENERAL REGULATIONS

301 NON-CONFORMING USES: The following provisions shall apply to all non-conforming uses:

301.1 A non-conforming use may be continued but may not be extended, expanded, or changed unless to a conforming use, except as permitted by the Board of Adjustment in accordance with the provisions of this Ordinance.

301.2 Any non-conforming structure damaged by fire, flood, explosion, or other casualty may be reconstructed and used as before if such reconstruction is performed within 12 months of such casualty, and if the restored structure has no greater coverage and contains no greater cubic content than before such casualty.

301.3 In the event that any non-conforming use, conducted in a structure or otherwise, ceases, for whatever reason, for a period of one year, or is abandoned for any period, such non-conforming use shall not be resumed.

302 OFFSTREET PARKING: Offstreet parking spaces shall be provided in accordance with the specifications in this section in any district whenever any new use is established or existing use is enlarged except in the central retail area which is bounded by Venango Avenue, Church Street, Cummings Street and Spring Street.

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
Residential	2 per dwelling unit
Church and School	1 per 6 seats in principal assembly room
Private Club or Lodge	1 per 4 members
Theatre	1 per 4 seats
Hospitals & Rest Homes	1 per 3 beds and 1 for each 2 employees on the maximum working shift
Professional offices, business services, wholesale houses, and medical clinics	1 for every 250 sq. ft. of floor space

USEPARKING SPACES REQUIRED

Retail businesses, eating and drinking places, and personal service establishments	1 for every 100 sq. ft. of floor space
Bowling Alleys	5 for each alley
Funeral Homes	1 for every 100 sq. ft. of floor space
Recreational assembly places; e.g. dance halls, night clubs	1 for every 75 sq. ft. of floor space
Industrial	1 for each employee on the maximum working shift

303 PLANNED UNIT RESIDENTIAL, BUSINESS AND INDUSTRIAL PROJECTS: Planned unit residential, business and industrial projects may be permitted if the planned unit project meets the requirements of this section. After the unit plan is approved, all development, construction, and use shall be in accordance with that plan unless a new planned unit project plan is submitted to and approved by the Board of Adjustment as required by this Ordinance. Any development contrary to the approved unit plan shall constitute a violation of this Ordinance.

303.1 The area of the land to be developed shall not be less than five acres.

303.2 Properties adjacent to the unit plan shall not be adversely affected.

303.3 The average density of dwelling units per acre shall not be higher than that permitted in the district in which the plan is located.

303.4 The use of the land shall not differ from the uses permitted in the district in which the plan is located.

303.5 The unit plan shall be consistent with the purpose of this Ordinance.

303.6 The unit plan shall be reviewed, and recommendations made, by the Borough Planning Commission and the Borough Council to determine if the proposed project is consistent with the Borough Comprehensive Plan and in the best welfare of the Borough.

304 TEMPORARY STRUCTURES: Temporary structures and trailers used in conjunction with construction work shall be permitted only during the period that the construction work is in progress. Permits for temporary structures shall be issued for a six-month period. Residing in basement or foundation structures before the completion of the total structure shall not be permitted.

305 SIGNS: No sign, billboard, or exterior graphic display shall be permitted in any district except as herein provided.

305.1 In any district a sign not exceeding one square foot in surface size is permitted which announces the name, address, or professional activity of the occupant of the premises on which said sign is located.

305.2 A bulletin board not exceeding twenty-four square feet is permitted in connection with any church, school or similar public structure.

305.3 A temporary real estate or construction sign of reasonable size is permitted on the property being sold, leased or developed. Such sign shall be removed promptly when it has fulfilled its function.

305.4 Business signs shall be permitted in connection with any legal business or industry when located on the same premises, and if they meet the following requirements.

305.4(a) Signs shall not contain information or advertising for any product not sold on the premises.

305.4(b) Signs shall not have a combined aggregate surface size greater than five square feet for each foot of width of the principal structure on the premises.

305.4(c) Signs shall not project over public rights of way.

305.4(d) Signs and structures shall not be illuminated in any manner which causes undue distraction, confusion or hazard to vehicular traffic.

305.5 Directional signs of a reasonable size shall be permitted in connection with any legal business, institution, or industry provided they contain no information other than instructions for convenience of vehicular traffic in reaching such business, institution or industry.

ARTICLE 4 - ADMINISTRATION AND ENFORCEMENT

401 ZONING OFFICER: The Zoning Officer, who shall be appointed by the Borough Council, shall:

401.1 Administer and enforce the provisions of this Ordinance.

401.2 Issue Zoning Certificates and Building Permits.

401.3 Maintain a permanent file of all Zoning Certificates and applications as public records.

402 ZONING CERTIFICATES

402.1 A Zoning Certificate shall be obtained before any person may:

402.1(a) Occupy or use any vacant land except for agricultural purposes; or

402.1(b) Occupy or use any structure hereafter constructed, reconstructed, moved, altered or enlarged; or

402.1(c) Change the use of a structure or land to a different use; or

402.1(d) Change a non-conforming use.

402.2 Application for a Zoning Certificate shall be accompanied by a plot plan showing clearly and completely the location, dimensions and nature of all structures involved and such other information as the Zoning Officer may require for administration of this Ordinance, together with a filing fee in accordance with a schedule affixed from time to time by resolution of the Borough.

403 VIOLATIONS AND PENALTIES: It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any structure or land in violation of any regulation in or any provisions of this Ordinance. Any person who violates any provision of this Ordinance shall, pursuant to proceedings before a Justice of the Peace or Mayor of the Borough, be subjected to a fine not exceeding One Hundred Dollars (\$100) for each offense, or, in default of payment thereof, to imprisonment for a period not exceeding thirty (30) days. Each day the violation continues shall constitute a separate offense.

404 METHOD OF APPEAL: Any person or Borough official aggrieved or affected by any provision of this Ordinance or by any decision of the Zoning Officer may appeal to the Board of Adjustment within a reasonable time, as provided by rules of the Board, by filing a notice of appeal specifying the grounds thereof.

**CRAWFORD
COUNTY
PLANNING
COMMISSION**
Court House
Meadville, Pa.

ARTICLE 5 - BOARD OF ADJUSTMENT

501 GENERAL: In accordance with law, the Borough Council shall appoint and organize a Board of Adjustment, which Board may adopt rules to govern its procedure. The Board shall hold meetings, keep minutes and, pursuant to notice, shall conduct hearings, compel the attendance of witnesses, take testimony under oath, and render decisions in writing within forty-five (45) days after hearing or continued hearing, all as required by law. A fee shall be charged in accordance with a schedule annually affixed by resolution for any appeal or proceeding filed with the Board.

502 APPEALS: The Board shall have the power to hear and decide appeals from any order, requirement, decision, grant or refusal made by the Zoning Officer in the administration of this Ordinance.

502.1 Zoning Appeals may be taken to the County Court of Crawford County by any party before the Board, any owner or tenant of land directly involved, any officer, resident, taxpayer or by any person aggrieved by a decision of the Board.

503 VARIANCES: The Board, upon appeal, shall have the power to authorize variances from the requirements of this Ordinance, and to attach such conditions to the variance as it deems necessary to assure compliance with the purpose of this Ordinance. A variance may be permitted if all the following requirements are met:

503.1 Literal enforcement of the Ordinance would result in an unnecessary hardship with respect to the property; and

503.2 Such unnecessary hardship results because of unique characteristics of the property; and

503.3 The variance observes the spirit of this Ordinance, produces substantial justice, and is not contrary to the public interest.

504 SPECIAL EXCEPTIONS: The Board shall have the power to authorize special exceptions if the following requirements are met:

504.1 The special exception shall be in accordance with the standards specified for such class of special exceptions in Article 3.

504.2 The special exception shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and shall comply with the performance standards of Section 505.

504.3 The special exception shall be sited, oriented and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.

504.4 The special exception shall produce a total visual impression and environment which is consistent with the environment of the neighborhood.

504.5 The special exception shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.

504.6 The special exception shall preserve the purpose of this Ordinance.

505 PERFORMANCE STANDARDS: All special exceptions shall comply with the requirements of this section. In order to determine whether a proposed use will conform to the requirements of this Ordinance, the Board may also obtain a qualified consultant to testify, whose cost for services shall be borne by the applicant.

505.1 Fire Protection: Fire prevention and fighting equipment acceptable to the Board of Fire Underwriters shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.

505.2 Electrical Disturbance: No activity shall cause electrical disturbance adversely affecting radio or other equipment in the vicinity.

505.3 Noise: Noise which is determined to be objectionable because of volume, frequency, or beat shall be muffled or otherwise controlled, except fire sirens and related apparatus used solely for public purposes shall be exempt from this requirement.

505.4 Smoke: The maximum amount of smoke emission permissible shall be determined by use of the Standard Ringleman chart issued by the U. S. Bureau of Mines. No smoke of a shade darker than No. 2 will be allowed. Exception to this may occur when starting fires or there is a breakdown of equipment.

505.5 Vibrations: Vibrations detectable without instruments on neighboring property in any district shall be prohibited.

505.6 Odors: In any district, no malodorous gas or matter shall be permitted which is discernible on any adjoining lot or property.

505.7 Air Pollution: No pollution of air by flyash, dust, vapors, or other substance shall be permitted which is harmful to health, animals, vegetation or other property.

505.8 Glare: Lighting devices which produce objectionable direct or reflected glare on adjoining properties or thoroughfares shall not be permitted.

505.9 Erosion: No erosion by wind or water shall be permitted which will carry objectionable substances onto neighboring properties.

505.10 Water Pollution: Water pollution shall be subject to the standards established by the State Sanitary Water Board.

506 NON-CONFORMING USES: The Board shall have the power to authorize changes of lawful non-conforming uses as follows:

506.1 A non-conforming use which occupies a portion of a structure or premises may be extended within such structure or premises as they existed when the prohibitory provision took effect, but not in violation of the area and yard requirements of the district in which such structures or premises are located. No change of a non-conforming use shall entail structural alterations or any additions other than those required by law for the purpose of safety and health.

506.2 The Board may impose such conditions as it deems necessary for the protection of adjacent property and the public interest.

ARTICLE 6 - AMENDMENTS

601 GENERAL: The Council may introduce and consider amendments to this Ordinance and to the Zoning Map, as proposed by Council, by the Planning Commission or by a petition of a person residing or owning property within the Borough.

602 PETITIONS: Petitions for amendment shall be filed with the Planning Commission, and the petitioner, upon such filing, shall, whether or not the proposed amendment is enacted, pay all costs and expenses connected with the petition including the drafting, advertising and recording of the Ordinance and shall deposit with the Borough Secretary at the time the petition is presented, not less than \$50 on account of said costs and expenses.

The Planning Commission shall review the proposed amendment and report its findings and recommendations in writing to the Council and to the petitioner. The proposed amendment shall be introduced before the Council only if a Councilman elects to do so. If an amendment proposed by petition is not introduced, the advertising deposit shall be refunded to the petitioner; otherwise, such deposit shall be paid to the Borough.

603 REFERRAL: Any proposed amendment introduced by a Councilman without written findings and recommendations from the Planning Commission shall be referred to the Planning Commission for review by it prior to public hearing by the Borough. The Planning Commission shall report its findings and recommendations in writing to the Council within such reasonable time prior to the public hearing as the Council may specify in the referring action.

604 ACTION: Before acting upon a proposed amendment, the Council shall hold a public hearing thereon. The date and notice of such public hearing, containing a brief summary of the proposed amendment and a reference to the place where copies of the same may be examined, shall be published in a general newspaper at least fifteen (15) days but not more than three (3) weeks prior to the date of hearing. The Council shall take final action upon said Ordinance within a period of forty-five (45) days after public hearing.

ARTICLE 7 - DEFINITIONS

701 GENERAL: Certain words used in this Ordinance are defined below. Words used in the present tense shall include the future. The singular number shall include the plural, and the plural the singular. The word "shall" is mandatory and not permissive.

701.1 Accessory Use: A use customarily incidental and subordinate to the principal use and located on the same lot as the principal use.

701.2 Area: Area of a lot or site shall be calculated from dimensions derived by horizontal projection of the site.

701.3 Basement: A story having more than 50 per cent of its clear height below finished grade.

701.4 Board: The Board of Adjustment established by this Ordinance.

701.5 Clinic: Any establishment where human patients are examined and treated by doctors or dentists but not hospitalized overnight.

701.6 Country Club: A facility operated for the athletic and recreational activities of its members which includes installations for golf, swimming or tennis.

701.7 Dwelling: Any structure designed or used as the living quarters for one or more families.

701.8 Essential Services: The erection, construction, alteration or maintenance by public utilities or municipal or other governmental agencies of underground or overhead gas, electrical, steam or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduit cables, fire alarm boxes, police call boxes, traffic signals, hydrants, street signs, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including structures.

701.9 Family: One or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, club, fraternity, or hotel.

701.10 Light Manufacturing: The processing and fabrication of certain materials and products where no process involved will produce noise, vibration, air pollution, fire hazard, or noxious emission which will disturb or endanger neighboring properties. Light manufacturing includes the production of the following goods: home appliances, electrical instruments; office machines; precision instruments; electronic devices; timepieces; jewelry; optical goods; musical instruments; novelties; wood products; printed material; lithographic plates; type composition; machine tools; dies and gauges; ceramics; apparel; lightweight non-ferrous metal castings; film processing; light sheet metal products; plastic goods; pharmaceutical goods and food products, but not animal slaughtering, curing, nor rendering of fats.

701.11 Lot: A parcel of land occupied or capable of being occupied by one or more structures.

701.12 Lot of Record: Any lot which individually or as a part of a subdivision, has been recorded in the office of Recorder of Deeds of the County.

701.13 Lot, Minimum Area of: The horizontally projected area of a lot computed exclusive of any portion of the right of way of any public thoroughfare.

701.14 Lot, Width of: The mean width measured at right angles to its depth.

701.15 Manufacturing: The processing and fabrication of any article, substance or commodity.

701.16 Non-Conforming Structures: A structure designed, converted, or adapted for a use prior to the adoption of provisions prohibiting such use in such location.

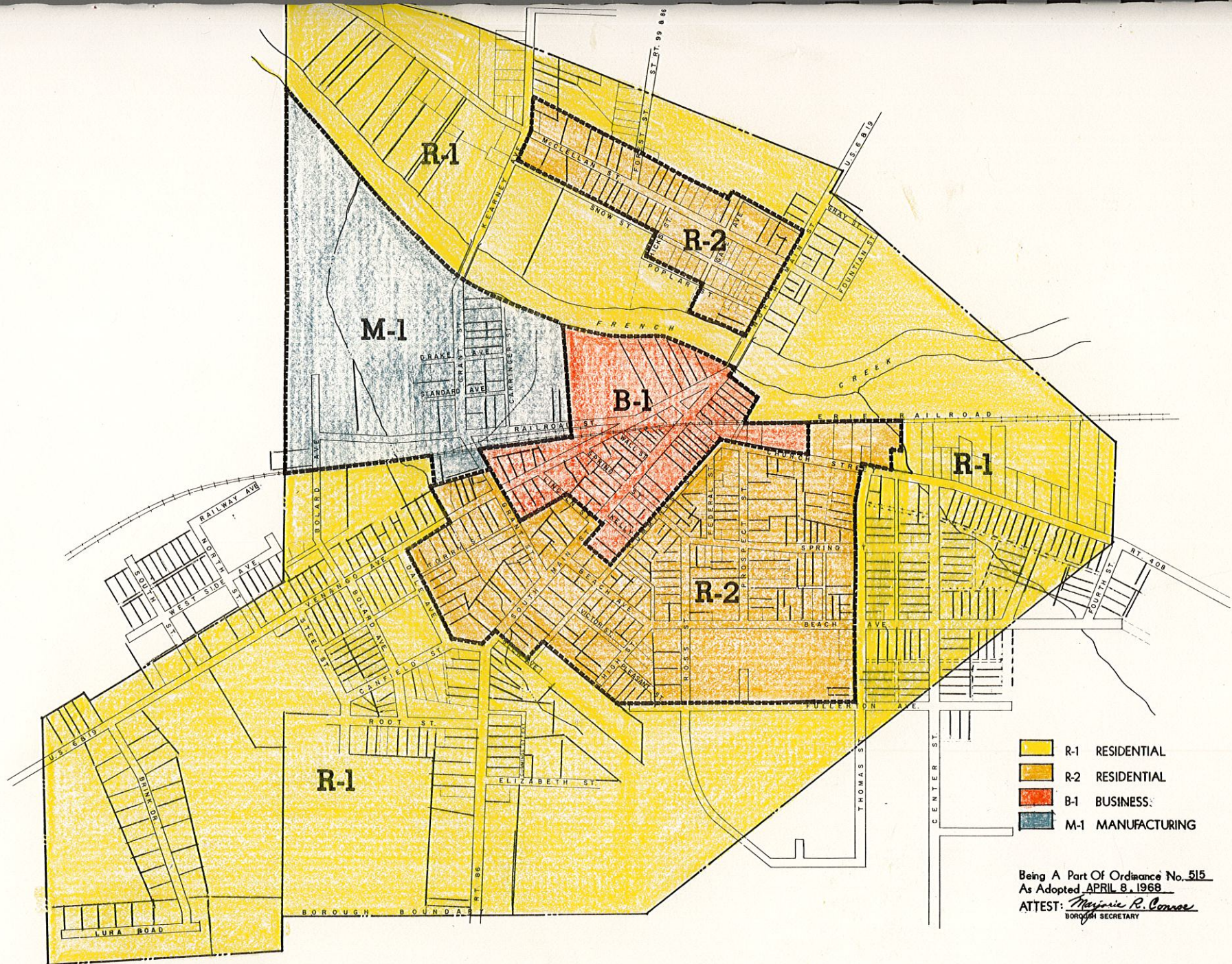
701.17 Non-Conforming Use: Any use or arrangement of land or structures legally existing at the time of enactment of this Ordinance or any of its amendments, which does not conform to the provisions of this Ordinance.

701.18 Schools and Parks: Any educational or recreational facility owned by a public or non-profit agency, including parochial schools but not dancing schools or studios.

701.19 Single Dwelling: A dwelling occupied by one and only one family.

701.20 Structure: Anything constructed or erected, the use of which requires a fixed location on the ground or an attachment to something having a fixed location on the ground, including, in addition to buildings, billboards, carports, porches, and other building features but not including sidewalks, drives and patios.

701.21 Supply Yards: A commercial establishment storing or offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods. Supply yards do not include the wrecking, salvaging, dismantling or storage of automobiles and similar vehicles.



- R-1 RESIDENTIAL
- R-2 RESIDENTIAL
- B-1 BUSINESS
- M-1 MANUFACTURING

Being A Part Of Ordinance No. 515
 As Adopted APRIL 8, 1968
 ATTEST: *Maxine R. Conner*
 BOROUGH SECRETARY

**CAMBRIDGE - VENANGO
 REGIONAL PLANNING COMMISSION**

THE PREPARATION OF THIS PLAN WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1949, AS AMENDED, ADMINISTERED BY THE BUREAU OF COMMUNITY DEVELOPMENT, PENNSYLVANIA DEPARTMENT OF COMMERCE

BECKMAN SWENSON - ASSOCIATES PLANNING CONSULTANTS

SCALE
 0 200 400 600 800 1000

ZONING MAP

THE BOROUGH OF CAMBRIDGE SPRINGS