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William A. Hendrickson, Regional Supervisor,
Bureau of Planning, Dept. of Community Affairs

comprehensive plan

SUMMIT TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA

ABSTRACT

- (1) TITLE: Summit Township Comprehensive Plan
(2) AUTHOR: Beckman, Swenson & Associates
Wexford, Pennsylvania 15090
(3) SUBJECT: A survey and analysis of existing conditions and a development plan for the future.
(4) DATE: October 1970
(5) PLANNING AGENCY: Summit Township Planning Commission
Saegertown Area Planning Commission
Department of Community Affairs
Commonwealth of Pennsylvania
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Saegertown Area Planning Commission

Department of Community Affairs
Regional Office
Erie, Pennsylvania

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(9) THE ABSTRACT:

This report presents background information about a Township which is primarily agricultural but which also contains a resort area centered about Conneaut Lake. The report includes a Statement of Planning Objectives, a Plan for the Future Use of Land, a Plan for the Movement of People and Goods, and a Plan for the development of utilities and facilities. The Plan seeks to promote conditions favorable to the resort at Conneaut Lake and the continued growth of residential neighborhoods.

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RESOLUTION OF THE TOWNSHIP SUPERVISORS
OF THE TOWNSHIP OF SUMMIT, CRAWFORD COUNTY,
PENNSYLVANIA

WHEREAS, the Summit Township Planning Commission has been created and appointed to consider among other things long-range plans for the growth of the Township; and

WHEREAS, the Planning Commission has obtained and utilized the services of Feckman, Swenson & Associates, professional city planners, and studies, surveys, and analyses of probable growth trends, objectives, and needs have been completed; and

WHEREAS, plans and policies affecting the future of Summit Township have been formulated, adopted, and recommended by the Planning Commission; and

WHEREAS, the Summit Township Supervisors have held hearings with the Planning Commission on the Comprehensive Plan; and

WHEREAS, it is in the best interests of the community and its people, both individually and collectively, to establish a municipal policy for future growth; and

WHEREAS, it is the responsibility of the Township Supervisors to utilize foresight to assist and guide themselves and others in the affairs of the Township:

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP SUPERVISORS OF THE TOWNSHIP OF SUMMIT, COUNTY OF CRAWFORD, COMMONWEALTH OF PENNSYLVANIA:

THAT this document with all plans, maps, sketches, and text constitutes the Comprehensive Plan for the future development of Summit Township.

ADOPTED THIS 8 DAY OF SEPTEMBER A.D. 1970.

David L. Shelton
Chairman, Township Supervisors

ATTEST:

Marion Y. Pynce
Secretary

T H E E N V I R O N M E N T

Summit Township is a municipality of 16,870 acres in west central Crawford County. Harmonsburg, the central residential community in the Township is about eight miles west of the center of Meadville. The Township is rectangle with its boundaries following cardinal headings and is about 3,000 feet east-west by 22,000 feet north-south.

The northern end of Conneaut Lake, the largest natural lake in Pennsylvania, extends into the Township. Inlet Run which drains into the northern portion of the lake forms the largest drainage basin for the Township. A second small lake, Clearwater Lake, is within this drainage basin and it is located about one-half mile northwest of Harmonsburg.




The major drainage divide between the Great Lakes and the Mississippi River Basins crosses the center of the Township. Conneaut Lake rises in the northwestern corner of the Township and then drains northwardly past Chestnut Corners through Conneautville and enters Lake Erie at Conneaut, Ohio. This drainage basin drains the northwest quadrant of the Township.

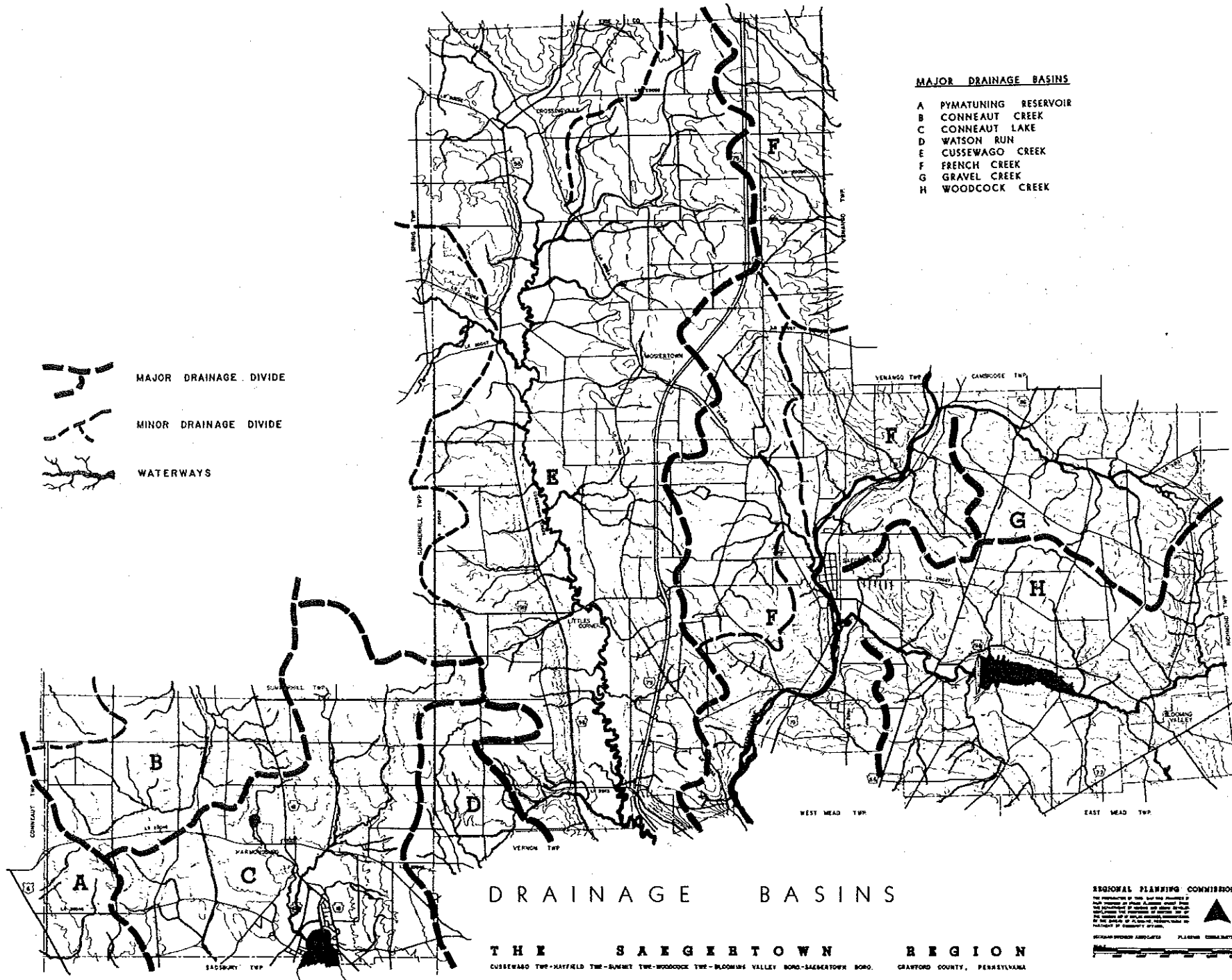
The southwest corner covering about one-tenth of the area of the Township drains into Pymatuning Reservoir. This large body of water is located only about a mile from the southwestern boundaries of the Township. A small portion along the eastern boundary of the Township is drained by Watson Run. This creek empties into the Conneaut Outlet southwest of Meadville and joins French Creek upstream from Cochranon.

The lowest point in the Township is 1015 feet above sea level and is located on Conneaut Creek where the Creek crosses the northern boundary of the Township. The land remains low along Conneaut Creek and following the Erie Extension Canal bed to the south end of the Township. In the marsh lands of that area, the height above sea level stands at 1080 feet.

MAJOR DRAINAGE BASINS

- A PYMATUNING RESERVOIR
- B CONNEAUT CREEK
- C CONNEAUT LAKE
- D WATSON RUN
- E CUSSEWAGO CREEK
- F FRENCH CREEK
- G GRAVEL CREEK
- H WOODCOCK CREEK

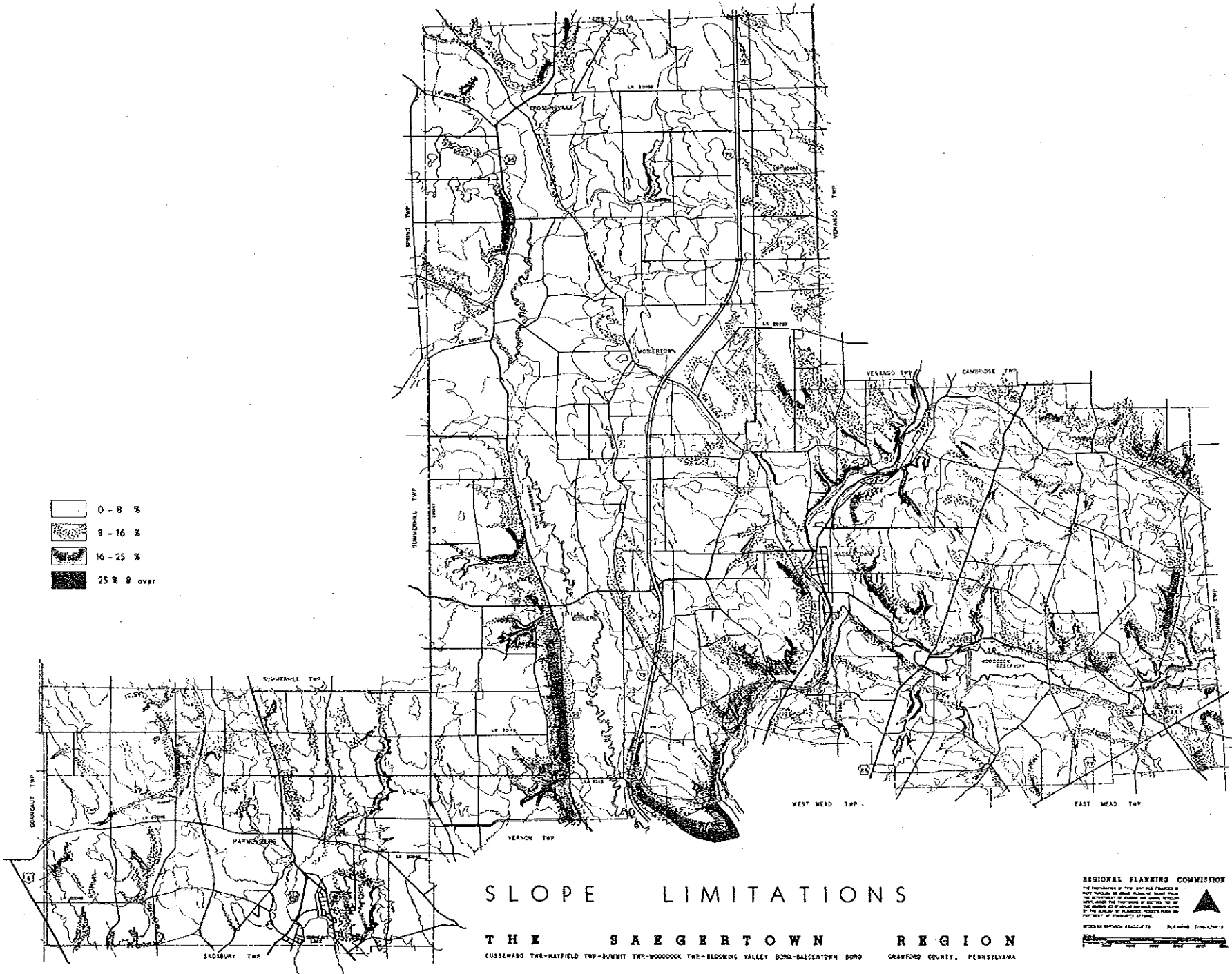
-  MAJOR DRAINAGE DIVIDE
-  MINOR DRAINAGE DIVIDE
-  WATERWAYS



DRAINAGE BASINS

THE SAEGETOWN REGION
 CUSSEWAGO TWP-HAYFIELD TWP-SUMMIT TWP-WOODCOCK TWP-BLOOMING VALLEY BORO-SAEGETOWN BORO. CRANFORD COUNTY, PENNSYLVANIA

REGIONAL PLANNING COMMISSION
 THE PREPARATION OF THIS PLAN WAS ASSISTED BY
 THE FEDERAL GOVERNMENT THROUGH THE
 REGIONAL PLANNING ACT OF 1968 AND THE
 REGIONAL PLANNING ACT OF 1972. THE
 REGIONAL PLANNING COMMISSION IS A
 PART OF THE FEDERAL GOVERNMENT
 THROUGH THE REGIONAL PLANNING ACT OF 1968.
 REGIONAL PLANNING COMMISSION
 PLANNING DIVISION



- 0 - 8 %
- 9 - 16 %
- 16 - 25 %
- 25 % & over

SLOPE LIMITATIONS

THE SAEGERTOWN REGION
 CUSSEWASO TWP - HAYFIELD TWP - SUMMIT TWP - WOODCOCK TWP - BLOOMING VALLEY BORO - SAEGERTOWN BORO
 CRAWFORD COUNTY, PENNSYLVANIA

REGIONAL PLANNING COMMISSION
 PLANNING ENGINEERS
 1968

From this central valley formed by the meeting of these two streams, the Township rises to both the east and west. The highest point is near the northeast corner where a height of 1410 feet above sea level occurs on the top of a knob. The high ground to the east of Route 18 is a fairly level ridge system interrupted by two north-south runs--Inlet Run and Pine Run. Steep slopes occur along the sides of Pine Run in the northeast corner of the Township although the total vertical drop of the steep parts is less than one hundred feet. In addition, some rolling ground and a few steep hillsides occur along Route 18 where the hills rise from Conneaut Creek.

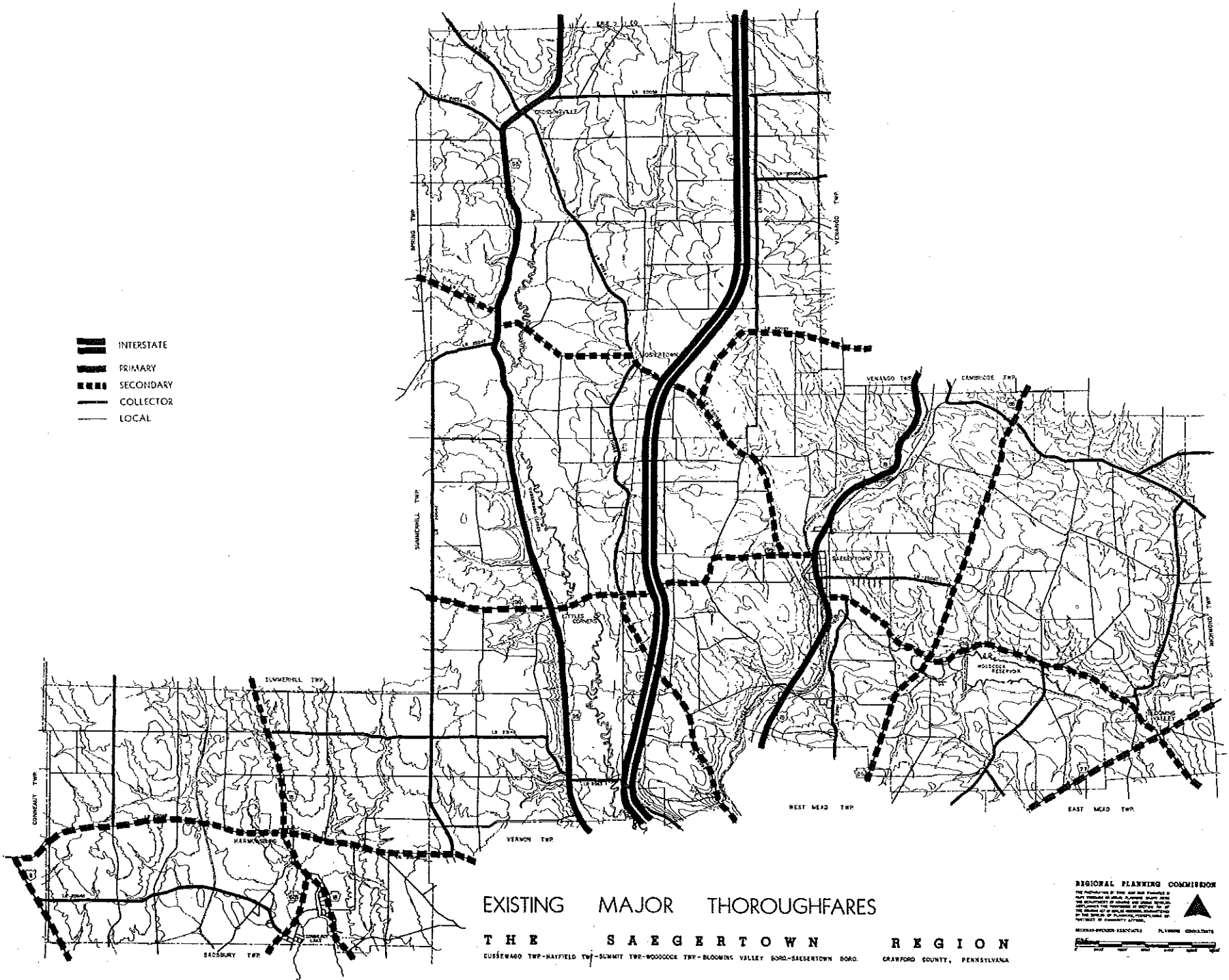
The western third of the Township is characterized as a moderately smooth or rolling ridgetop occupying the land between Pymatuning Reservoir and the Conneaut Creek Valley. The highest point in this western third is 1290 feet above sea level, located about a quarter of a mile south southwest of Chestnut Corners. Most of the land in this area lies between 1200 and 1250 feet above sea level. A few steep or rolling hills occur around drainage courses and along the hill south of Chestnut Corners..

Transportation Follows Topography

The two streams, Conneaut Creek and the Shenango River, provided a fairly level water route across the divide between the Great Lakes and the inland river system. In the era of canal building in the first half of the Nineteenth Century, the Erie Extension Canal utilized the favorable location of streams and dug a canal to extend the two waterways. Locks were installed along the system and it became one of several canal systems linking the two great inland waterways. The alignment of this canal across Summit Township follows the valley running north and south through the middle part of the Township. It parallels Route 18 and is located about a mile and a quarter west of Harmonsburg.

Railroads quickly replaced the canals because they were mechanical, faster, all-weather, and had greater geographic flexibility. The Erie Extension Canal lasted only a couple of decades and then was replaced by the Bessemer & Lake Erie Railroad since the level alignment of the watercourse was also favorable to the railroads. The Meadville Junction branches off from the main line just to the west of Conneaut Lake in the southern part of the Township.



-  INTERSTATE
-  PRIMARY
-  SECONDARY
-  COLLECTOR
-  LOCAL



REGIONAL PLANNING COMMISSION

The information on this map was prepared by the Commission on June 15, 1966. It is intended to provide a general overview of the existing road network in the region and is not intended to be used as a legal document. The Commission is not responsible for any errors or omissions on this map. It is the user's responsibility to verify the accuracy of the information shown on this map.

REGULAR-PERIODIC PUBLICATIONS PLANNING COMMISSIONS

Highways also followed this broad valley. Pennsylvania Route 18 follows the eastern hills above the valley and together with State Route 618 circles Conneaut Lake. U. S. Route 6 running east and west across the northern counties of Pennsylvania crosses the southwest corner of Summit Township on its leg between Linesville and Conneaut Lake. The principal east-west road traverses the center of the Township from Linesville through Onspaugh Corners and Fredericksburg into Meadville. The secondary and local roads in the Township follow a modified grid with some adjustment to accommodate to topography and to avoid marsh areas, and with some legs of the grid system missing. In general, the grid has east and west roads running about three-quarters of a mile apart in the northern half of the Township. The north-south grid roads are about a mile apart. In the area around Conneaut Lake and along the valley to the west of the Lake, the grid pattern is hardly noticeable.

THE RESIDENTIAL COMMUNITY

Summit Township is a growing residential community with a population of almost 1500 people. It was originally settled and developed as an agricultural area and reached its peak agricultural population in 1880 with 1058 people. The mechanization of agriculture during the latter part of the Nineteenth Century and the first part of the Twentieth Century depleted the agricultural population and in most decades from 1880 to 1920, the Township's population decreased. In 1900 the population reached a low point of 958 persons, but by 1920 growth around Conneaut Lake had raised the population to 986. Since 1920, the population has been increasing.

The Twenties brought the private family automobile and with it came freedom for urban population to move back into rural areas. For the first time, residential population which was not supported by local agriculture or industry could increase in rural areas.

Even though farm population continued to decrease, the population of Summit Township turned upward. By 1940 it was almost 1100 and by 1950 it stood at 1436. During the Fifties, it dropped again to 1360 but rose to 1447 as a preliminary count for 1970. In 1960, only 95 persons were counted as farm population out of the 1360 total. By 1960, 93 per cent of the resident population were employed by non-agricultural pursuits for their principal source of income. This percentage has continued to increase in the intervening decade.

Condition of Housing

The Nineteenth Century growth of agricultural population, the half-century of decreasing population, and the following half-century of suburban growth are reflected by housing conditions in Summit Township. The Township has a substantial number of older houses. Many reasonably new structures also exist within the Township, as well as a large number of seasonal cottages. The

seasonal cottages are located in the Conneaut Lake Area although much of the new construction in that area has been of a more permanent nature, and some of the vacation homes have been converted to year-round residences.

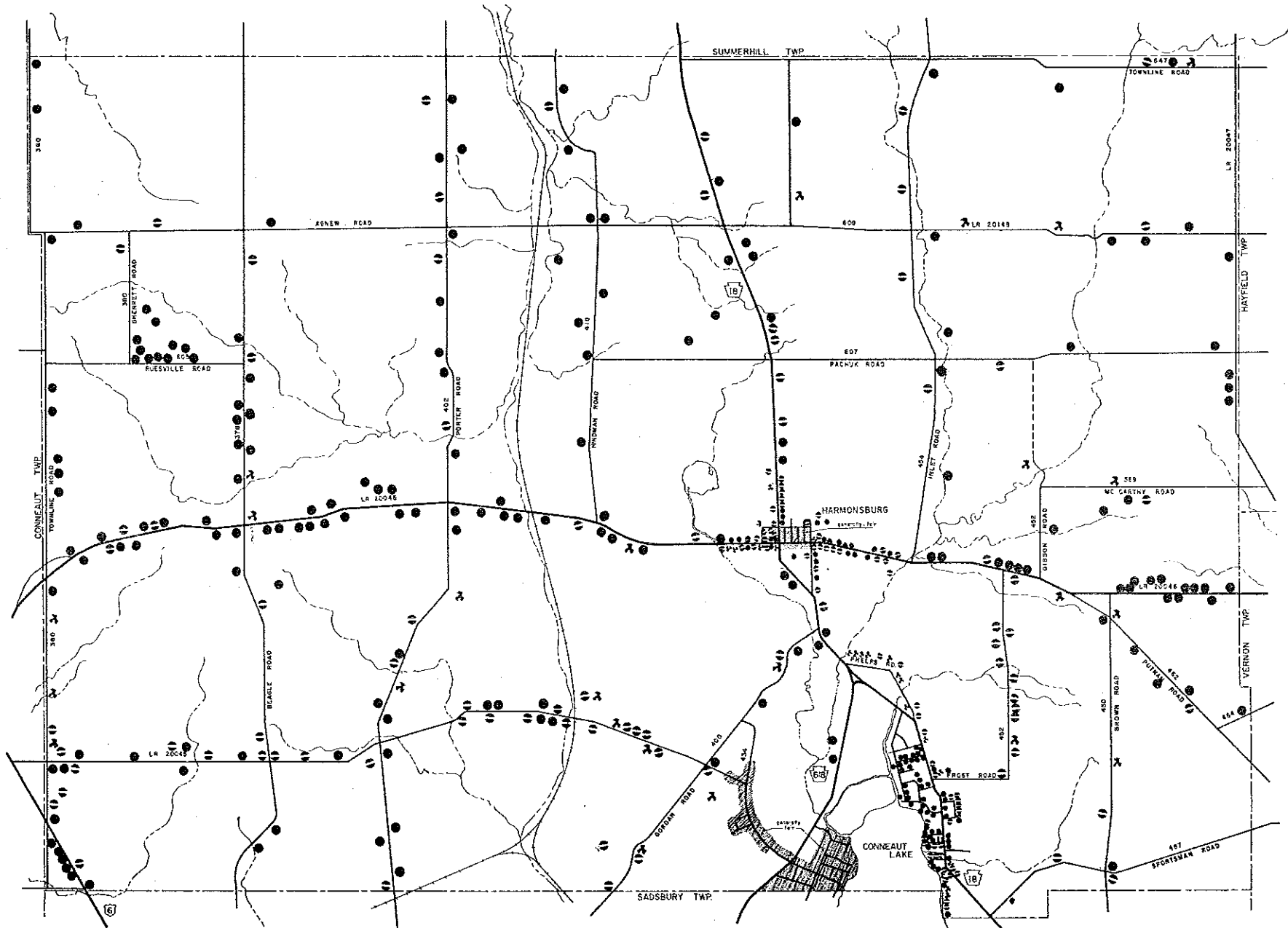
In 1960 the Census of Housing tabulated the condition of housing in three categories: "Sound", "Deteriorating", and "Dilapidated". The Census counted 703 residential structures, of these 388 were occupied and these included 16 trailers. The remaining 300 units included only five that were vacant and available for rent. Two hundred and ninety five were classified as seasonal, although this category also included the vacant structures which were not available for rent.

Of the 683 houses within the Township, in 1960, more than two-thirds of them had been built prior to 1939. Only 103 had been built during the 1940's and 153 during the 1950's.

The 1960 Census evaluated 497 of the houses to be in sound condition. One hundred and twenty nine were classified as "Deteriorating", and 77 as "Dilapidated".

The condition of structures in Summit Township was further evaluated by a field survey of housing conducted by Beckman, Swenson & Associates in the summer of 1969. This survey included only an exterior evaluation of the housing, and did not include measurements nor detailed interior inspections. The survey found that 443 houses were in sound condition, 144 were in fair condition, and 46 were in poor or very poor condition. The location of housing by condition of structures is shown on the adjacent map. Congested housing areas in the area around Conneaut Lake Park have been generalized as being in "Fair" condition as have those in the center of Harmonsburg.

The Census definition of "Deteriorating" and "Dilapidated" was approximately equal to the classification of "Poor and Very Poor" on the exterior survey of 1969. This survey indicates that the number of poor homes has decreased substantially during the last ten years due partly to the removal of some poor homes, but mostly to the rehabilitation of homes that had previously been in poor condition. Observation supports the thesis that much private rehabilitation has occurred in the Township.



- SOUND - new / good
- ⊖ DETERIORATING - fair
- ⌘ DILAPIDATED - poor / very poor

CONDITION OF STRUCTURES

SUMMIT TWP.
THE SAEGERTOWN
REGIONAL PLANNING COMMISSION

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1949 AS AMENDED, SUPPLEMENTED BY THE BUREAU OF PLANNING, PENNSYLVANIA DEPARTMENT OF COMMUNITY AFFAIRS

MECKLER-OVENSON ASSOCIATES - PLANNING CONSULTANTS

SCALE
 0 600 1200 1800 2400 3000 3600

In spite of this relative decrease in poor and very poor homes, there remains a substantial number of units judged to be in only fair condition. This large number of units reflects partly the aging of the bulk of the housing supply in the Township, and partly the poor construction of many of the summer cabins in the area. At a time when the standards for the construction of new dwellings have been rising steadily, these aging structures and homes of inadequate original construction represent a cause for concern with respect to the continued acceptability of housing in the Township.

Existing Land Use

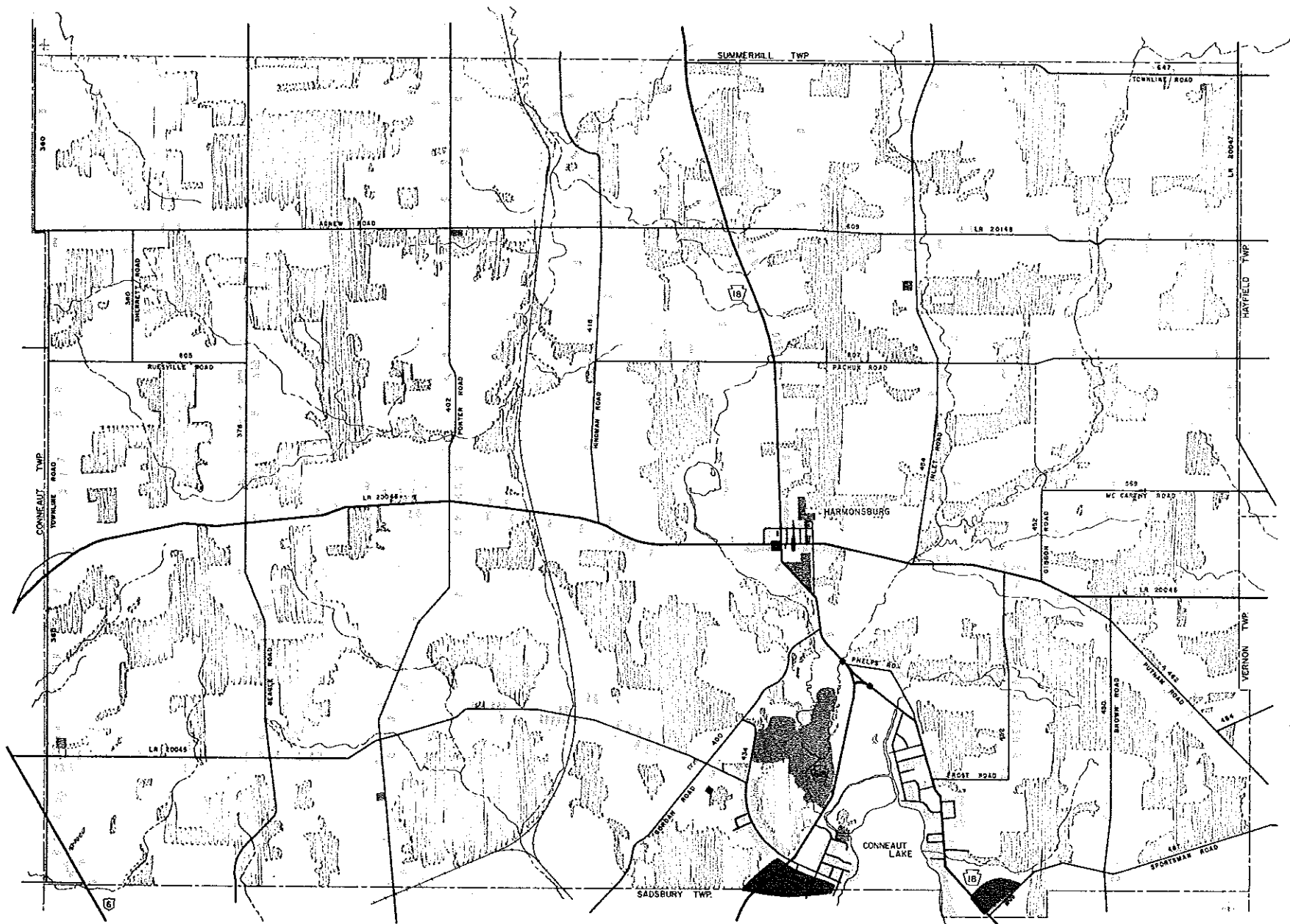
The pattern of existing land use and the extent of residential development is shown on the map "Existing Land Use". This map was prepared from data obtained from the field survey conducted in the summer of 1969. It classifies land uses according to major categories including: Residential, Commercial, Industrial, Public and Semi-Public, and Agricultural. In addition, the large wood stands are also shown on the map.






Three types of residential development are observable on the Existing Land Use Map. First, there is the residential development around Conneaut Lake; secondly, the residential community at Harmonsburg; and finally, the linear development of housing along Township roads.

At Conneaut Lake, extensive seasonal cottages exist on the lake frontage north of Conneaut Lake and along Township roads extending away from the lake. In addition, extensive residential growth has occurred on the east side of the lake along State Route 18 both adjacent to the lake and near the lake. Much of the newer development has been for permanent year-round housing.

Harmonsburg began as a trade center for the agricultural community in the Township in the middle of the last century. Because of its proximity to employment areas in the region and because of its close proximity to Conneaut Lake, the residential community has continued and some new growth has occurred in the area around Harmonsburg.

Residential development along the road frontage has accounted for most of the permanent home construction in Summit Township during the last decade. Farm



-  residential
-  commercial
-  public/semi-public
-  woodlands
-  agricultural

EXISTING LAND USE

SUMMIT TWP
THE SAEGERTOWN
REGIONAL PLANNING COMMISSION

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1949 AS AMENDED, MONETARIED BY THE BUREAU OF PLANNING, PENNSYLVANIA DEPARTMENT OF COMMUNITY AFFAIRS

BECKMAN-SWENSON-ASSOCIATES - PLANNING CONSULTANTS

SCALE
 0 400 800 1200 1600 2000

dwellings were of course dispersed along the Township roads, but this most recent pattern of development reflects the simple expedience of subdividing farmers' land along available road frontage.

The continuation of this pattern of developing only existing road frontage has many undesirable aspects. Environmentally, the pattern is based on the isolation of each family from every other family. The lack of any spirit or sense of community may accompany rapid growth following this pattern. The community facilities are strung out by isolated houses, and their installation is made more difficult and much more expensive. Almost all facilities, whether they be water lines, school buses, telephone lines, police patrol, garbage collection or whatever, become more costly when the distance between buildings is increased. Moreover, there are inherent dangers in building on country roads where traffic controls are minimal. It is not uncommon for motorists to drive at forty to fifty miles per hour along these roads in front of private residences and in proximity to playing areas of small children so that a substantial hazard to residents results.

Facilities and Services to Residents

There is an elementary school and the community library located in Harmonsburg, together with a fire station and a Township garage. There are golf courses and extensive resort activities located at Conneaut Lake. The boating access is located in Summit Township on Conneaut Lake.

There are two separate sewer and water systems within the Township: one a joint municipal authority serving residents all around Conneaut Lake; and the second is a private system operated by Conneaut Lake Park to service the park area and the adjacent area of seasonal cabins. The Conneaut Lake Joint Municipal Authority has been in operation since 1966 and serves the development in Summit Township in the eastern part of Conneaut Lake around Route 18.

Future Outlook for Housing

The continued growth of the residential population of Summit Township is anticipated by the Regional Development Plan. The Plan anticipates that improved highway access into the region will result in new employment opportunities and

extended commuting patterns which should result in increased residential population. Two major centers for population growth in the region are delineated --one centering around Saegertown and the other around the Conneaut Lake-Harmonsburg area.

The Saegertown Region with its six municipalities expects a total population of 15,000 to 20,000 people by the end of the century. If the population can be directed into the areas where economical extension of utilities and services will resort, a fair proportion of this population would be located in Summit Township. It is anticipated that the population will double by 1990 and may reach as high as 4,000 by the end of the century. Not including the seasonal housing, this could entail the construction of as many as 1,000 dwelling units in Summit Township.

THE WORKING COMMUNITY

The economy of Summit Township and of the entire surrounding region is changing. For most of this century, the economy has been agriculturally based and has been in a chronic decline. The decline has been characterized by fewer jobs in agriculture in each succeeding decade even though the total value of agricultural product has increased. The reduction in the number of farmers has had an effect on the resident population.

The decline of agriculture in Summit Township has been offset somewhat by the growth of Conneaut Lake as a summer resort area. The location of the resort area, including the amusement park on the west edge of Conneaut Lake along the southern boundary of the Township, has added employment opportunities and has resulted increasingly in new residential population for the Township. Even this growth, however, did not offset the out migration of the younger generation from the Township's farms.

The first decades of the agricultural revolution were marked by the migration of unemployed members of the farm families to cities where employment opportunities existed. In more recent decades, the change has been marked by a dispersion of employment centers into rural areas, with the spreading of the urban population throughout previously agricultural areas. The trend is changing the character of rural areas, especially those where transportation routes converge in the Saegertown Region.

The long economic decline in the Saegertown Region is being reversed by the introduction of new manufacturing facilities and by the addition of new employment opportunities closer to rural areas. The effect has had two interesting characteristics: 1) many farmers have abandoned farming as their primary source of income because of the presence of high-paying industrial jobs nearby; and 2) the commuting pattern has separated residential and working areas.

The majority of employed persons residing in Summit Township work outside the Township. In 1960, the employed labor force resident in Summit Township

amounted to 452 persons. About 15 per cent of these worked outside the Township. Forty per cent of them were employed in manufacturing and no manufacturing employment center is located in the Township. Agriculture accounted for only six per cent of the total employment and ranked fifth as a source of employment for Township residents.

The most important source of employment was manufacturing which employed 172 persons. Behind it came trade and with more than 13 per cent of the total; professional services accounted for 11 per cent; communications and public utilities accounted for 11 per cent; personal services for 5 per cent; and farming for 6 per cent. Mining and construction accounted for less than 5 per cent.

The median family income for Summit Township stands below that for the County and the State. For 1959, the median family income stood at \$4,900 and this was more than \$200 less than the median income for Crawford County and more than \$800 less than the average for all of Pennsylvania. While the median family incomes have increased substantially since 1959, the relative position of Summit Township probably still lags behind Crawford County and Pennsylvania.

The extent of commercial development is limited at the present time in the Township. The heaviest commercial establishment is constituted by the Conneaut Lake Park and the other resort activities adjacent to Conneaut Lake. Limited commercial activity is located in Harmonsburg.

OBJECTIVES

Environmental Objectives

All subsequent development and use of land shall be conducted so as to prevent excessive erosion of land through control of grading and removal of trees from wooded areas, removal of topsoil, growth and life.

Woodlands and brush areas should be maintained in their natural state.

All development should be carefully evaluated for any detrimental effect on the purity of water or air. Pollutants should not be permitted in connection with any development, and sewage treatment facilities should be adequate to assure clean water.

The wetlands of the Township should be classified as a conservation area and should not be considered for any development.

Housing Objectives

Efforts to encourage the development of a housing industry to provide additional housing units for moderate and low income families within the Region, should be supported.

A variety of housing types should be encouraged within the Township and the surrounding Region.

Efforts to rehabilitate and improve maintenance of existing housing should be encouraged.

Building codes and other safety codes should be adopted and enforced by the Township or County in order to insure a sound quality of housing during the coming years.

Housing should be encouraged to cluster in areas around the lake and Harmonsburg to allow more economical provision of community facilities.

Agricultural Objectives

The intrusion of non-farm residences in agricultural areas should be discouraged.

Highly productive agricultural land should be preserved for continued agricultural uses.

Transportation Objectives

The dispersed pattern of development anticipated in Summit Township is oriented to vehicular traffic and all future development should be planned to accommodate the use of the automobile.

Through-traffic, high-speed traffic and industrial traffic should be limited to assigned major thoroughfares through the Township.

All future development should provide adequate off-street parking facilities and off-street loading facilities so that Township residents need not carry the burden of paving additional on-street spaces.

Community Facilities and Utilities Objectives

Park and recreation facilities should be expanded in advance of the needs of the growth of the population.

School facilities should be provided for in advance of population growth.

Sanitary sewers should be provided in conjunction with any clustering of housing, and in any location where a collective water system is installed.

Economic Development Objectives include: The maintenance of agricultural activities within the Township.

The concentration of residential activities in the clusters where community facilities can be provided with the greatest economy; and,

Regional cooperation in the expansion of job opportunities through new industrial facilities.

THE REGIONAL DEVELOPMENT PLAN

The Regional Development Plan has been prepared by the Regional Planning Commission to serve as an overall guide for the Saegertown Area and to provide the basis for the development of individual municipal plans for each of the four Townships in two Boroughs. The Regional Development Plan is necessarily general in nature and identifies the kinds of highways and other facilities which will be required to serve the Region in the future, and it indicates the general policies on land development from a regional standpoint. The recommendations are incorporated in the adjacent map "The Regional Development Plan".

The goals of the Regional Planning Program are broadly stated and they are all generally aimed at the protection of the health, and safety of the now and future residents of the region and in improving their general welfare in the broadest sense.

The goals include the expansion of economic activity in the Area so that the low and moderate income families can increase their earnings; the expansion of the housing supply and the improvement of existing housing conditions; the provision of adequate facilities to accommodate the population including public utilities, parks and recreation and highway facilities and the protection of the environment through the control of pollutants, the adoption of specific conservation policies and the avoidance of developing unsafe or hazardous ground; and, the phasing of improvements so that future development can be carried on within the limited financial resources of local government.

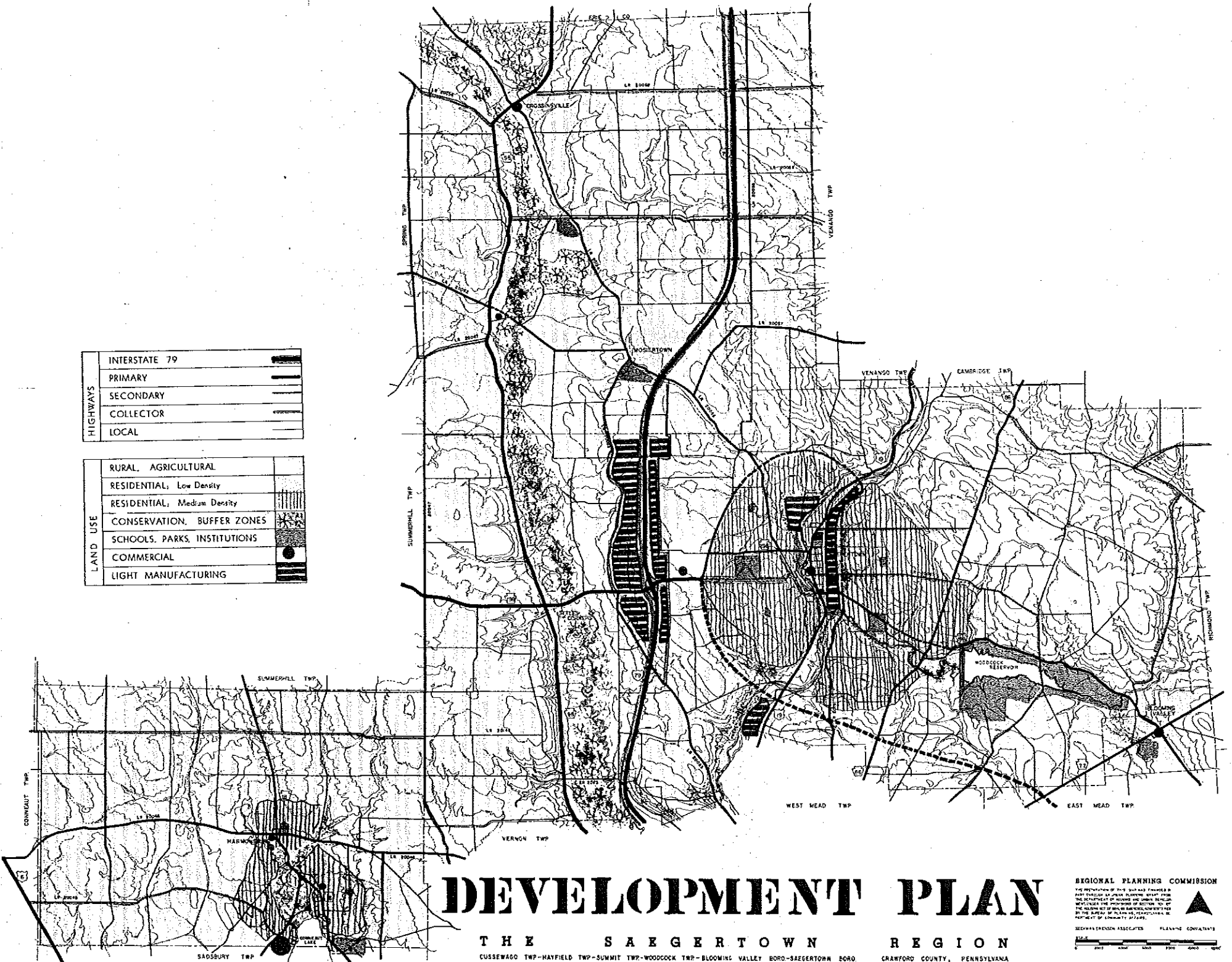
These above goals should not be taken as promises of things to come, but instead as commonly agreed upon end products of the accumulated building activities of all levels of government and of the private developers and individual families who will change the present development of the Region. All these isolated activities will combine to build the communities which will exist within the Region by the end of the Century. These individual activities are too often un-related, and it is the avowed purpose of the Regional Planning Commission to pool these individual activities in the patterns which work

together to constitute an entire community. The Planning Commission aims for the "synergistic affect" whereby the end product, the whole, is greater than the sum of the individual parts.

The Regional Planning Commission hopes to progress toward these goals by establishing rational land development policies. For example, a policy which would concentrate development pressures at logical points would result in aggregation of housing markets and would lead to economics in providing supporting facilities as well as in the construction of homes themselves. The pressures in the Saegertown Area can fortunately be focused in one area since the major concentration of population, the main location of new industry, the two main investments by the Federal Government in local improvements and the programmed state improvements in the Region all lie along an access from the Hayfield Interchange of Interstate 79 through Saegertown to the Woodcock Reservoir. This access is supplemented by major new schools, sewage facilities, major new recreation facilities which are programmed near Woodcock, and the construction of Pennsylvania Route 27, more or less along this access. With this concentration most of the developmental problems of the area can be concentrated so that solutions to one problem will solve other solutions as well. In addition, major growth around older established areas as at Conneaut Lake and Harmonsburg can be expected to grow. Further rural residential growth is expected with expansion of Blooming Valley and other residential communities. The concentration of industrial growth near the Interstate with further expansion in present growth corridors along French Creek are also anticipated.

HIGHWAYS	INTERSTATE 79	
	PRIMARY	
	SECONDARY	
	COLLECTOR	
	LOCAL	

LAND USE	RURAL, AGRICULTURAL	
	RESIDENTIAL, Low Density	
	RESIDENTIAL, Medium Density	
	CONSERVATION, BUFFER ZONES	
	SCHOOLS, PARKS, INSTITUTIONS	
	COMMERCIAL	
LIGHT MANUFACTURING		



DEVELOPMENT PLAN

THE SAEGERTOWN REGION
 CUSSAWAGO TWP-HAYFIELD TWP-SUMMIT TWP-WOODCOCK TWP-BLOOMING VALLEY BORO-SAEGERTOWN BORO
 CRANFORD COUNTY, PENNSYLVANIA

REGIONAL PLANNING COMMISSION

THE DEVELOPMENT OF THIS PLAN WAS PROVIDED BY THE PLANNING AND ZONING DEPARTMENT OF THE BUREAU OF PLANNING, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

SEYMOUR ASSOCIATES PLANNING CONSULTANTS



THE LAND USE PLAN

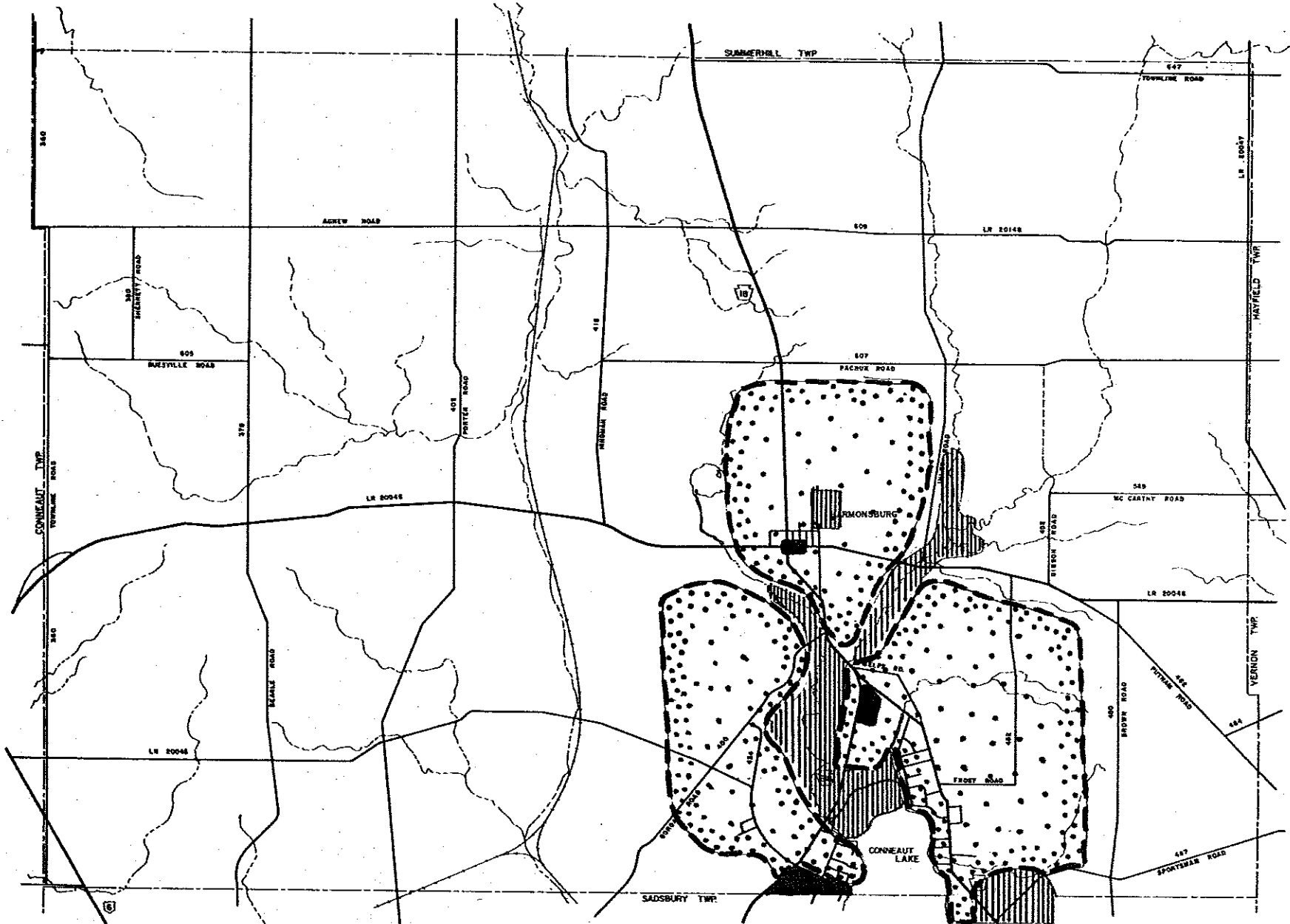
The Land Use Plan anticipates the expansion of residential areas in the Conneaut Lake-Harmonsburg area. In addition, the expansion of commercial areas in this vicinity is anticipated. No industrial growth is anticipated within the Township although ample provision for industrial growth around the Hayfield Interchange and along French Creek has been made. This growth, together with expanding industrial employment activities in Greenwood Township, should allow for the expansion of residential opportunities in Summit Township.

Future Residential Land


The extent of future intensive residential development is shown on the "Future Land Use Plan Map". A medium-density residential area served by community facilities, including sewer and water, are anticipated to expand eastward from Route 18 around Frost Road, to continue northward from around Harmonsburg to encompass an area of about three-quarters of a mile radius, and to continue westward beyond Gordan Road west of Conneaut Lake and Route 618.


This area has been marked as the center of major residential growth in Summit Township due to a favorable combination of topography, availability of community facilities, access to existing transportation facilities, and the presence of past development activities in the center of this area. The area is well-served by secondary thoroughfares so that access to employment opportunities in the region are at hand. In addition, access to the recreational areas in and around Conneaut Lake to planned community facilities for Summit Township are excellent. It is anticipated that the medium-density residential area can be expanded on a basis that permits the incremental expansion of water and sewer facilities to serve this area. By building upon what already exists on a reasonably programmed basis, the development in the Township can result in a "new town" in the west central portion of Crawford County.

If the residents of Summit Township can act cooperatively and compel all



 AGRICULTURE & RURAL RESIDENTIAL

 PUBLIC & OPEN SPACE

 MEDIUM DENSITY RESIDENTIAL

 COMMERCIAL CENTER

SUMMIT TWP
 THE SAGBERTOWN REGIONAL PLANNING COMMISSION

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH THE REVENUE PLANNING GRANT FROM THE REVENUE OF HOUSING AND HOME REPAIRMENT, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1949, AS AMENDED, AUTHORIZED BY THE BOARD OF PLANNING, PENNSYLVANIA IN PARTNERSHIP OF SUMMITTY AFFAIRS.



BEDDAR-SWENSON ASSOCIATES - PLANNING CONSULTANTS
 SCALE
 0 100 200 300 400 500 600

LAND USE PLAN

developers to contribute to this "entire community" rather than to piecemeal development of small parcels, this section of the Township could become one of the more favored residential areas in northwestern Pennsylvania. Success depends upon the ability and the sensitivity of the developers and a respect for the environmental qualities in the communities which they will help to develop, cooperation of local officials, and willingness to accept constructive change on the part of the residents of the Township.

Today new communities may spring up in a manner which is almost totally unstructured. A small subdivision becomes a large sub-division, and this--in turn--a neighborhood. Finally, these become together an entire community. Each, however, is treated as a small subdivision rather than as a part of a greater whole. Such piecemeal subdividing has one flaw--the overall development of the entire community being built cannot be seen because of the hodgepodge development which is presented and reviewed. It must be remembered that the subdivision of large tracts of rural agricultural land entails a greater product than marketable sites for homes. The larger product is the entire neighborhood which requires park and recreation facilities, utilities, community facilities, and hopefully, those unique qualities of design which make it a special and more desirable place for the residents.

To permit and encourage the best possible new neighborhoods, the Township must recognize and accept the need for flexibility in the design of subdivisions. The provisions for such flexibility should be incorporated in the Zoning and Subdivision Regulations and should permit the developer the opportunity of transferring density from one area of his tract to another; and of locating houses and roads in order to achieve a best end result. The total community, rather than the development of individual lots, should be the major consideration in review of such plans. In order to obtain such leeway, the developer must provide a sound overall plan which is consistent with the area in which he is planning development and which provides adequate and usable open space.

Conservation Land

Some marsh and wetland areas are located in the Township around the Meadville Junction, and in a small area around the northern part of Conneaut Lake. These areas are not suitable for development since the high water table provides an

unfirm foundation for structures and does not permit the provision of a satisfactory on-lot sewage facility. These areas have not been used for crops in the past. Even though they are of little direct economic benefit, they are a valuable asset to the residents of the Township and to the entire area. Together with the extensive wetlands along the Conneaut Outlet, along the Cussewago Creek and in the vicinity of the eastern shoreline of the Pymatuning Lake, these constitute a valuable eco-system which enhances the total environment.

They provide a good cover for game and for waterfowl and permit wild growth. Together with large stands of trees in the Township, they provide a balance for other urban development and permit a large area for photosynthesis. Photosynthesis is a process conducted by plants and certain micro-organisms which produces carbohydrates and free oxygen from carbon dioxide and water. The cycles of oxygen production and carbon dioxide consumption are obviously vital to our ecology.

These areas are, therefore, designated as conservation areas and should be protected from any development which will result in unsafe or unhealthful conditions. All development which may occur in the Township in the future should respect the natural environment of the areas and should not unnecessarily remove trees or alter the drainage patterns. Grading should be cautiously done to protect topsoil, humus, and to avoid undue erosion and silting.

Township officials should take these conservation objectives as fundamental criteria to judge the acceptability of any future development in the Township. Any proposed development which violates these conservation policies should not be permitted. In addition, conservation standards for all development should include controls to ensure that no future building or operation in the Township will cause air pollution, water pollution, or any other noxious effect which could damage neighboring properties.

Future Commercial Development

Expansion of commercial facilities is expected in the center of Harmonsburg where the beginnings of a neighborhood shopping facility have been started. In addition, the normal expansion of resort and recreational facilities around Conneaut Lake should be permitted within the limitations of traffic safety, environmental standards, and reasonableness with respect to neighboring non-commercial uses.

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THE MAJOR THOROUGHFARE PLAN

The Major Thoroughfare Plan for Summit Township is based upon a differentiated system of highways separating truck traffic, through traffic, local traffic, and pedestrian movements. Such separation of function through a differentiated highway system will provide a favorable compromise between economy in the construction of highways and maximum safety to residents and users of the highways.

The differentiated highway system includes Interstate 79 as the primary traffic carrier through the region; and U. S. Route 6 as primary regional roads providing east-west access to the north-south Interstate, and a system of secondary thoroughfares providing connection of other centers of development to this primary and Interstate System. This secondary system would be supported by a system of collector roads and local streets to assure full access to all properties in the Township.

The secondary road systems within Summit Township include a north-south axis and an east-west thoroughfare. The north-south axis is constituted by Route 18 running through Harmonsburg and north and south through the entire Township. It is supplemented by Route 618 to provide a circular route around Conneaut Lake.

The east-west axis is provided by LR 20046 running east and west across the Township and cutting through the center of Harmonsburg. Near this would be the main residential traffic connector between the Harmonsburg growth area and Summit Township and Meadville. Supplemental access by way of Route 18 to Route 6 to the Meadville Interchange on Interstate 79 will round out the primary traffic needs of the expanding portions of the Township.

Two major east-west collector streets are designated by the Major Thoroughfare Plan: Agnew Road running parallel to the northern boundary and a mile to the south; and LR 20048 running through to Conneaut Lake Park westward to Route 6 and Linesville and running more or less parallel to the southern boundary and about a mile north of it.

Beagle Road, about a mile inside the western boundary, is designated as a collector road through the west central portion of the Township, and Brown Road and Town Line Road on the Hayfield Township boundary (LR 20047) are also designated as collector roads.

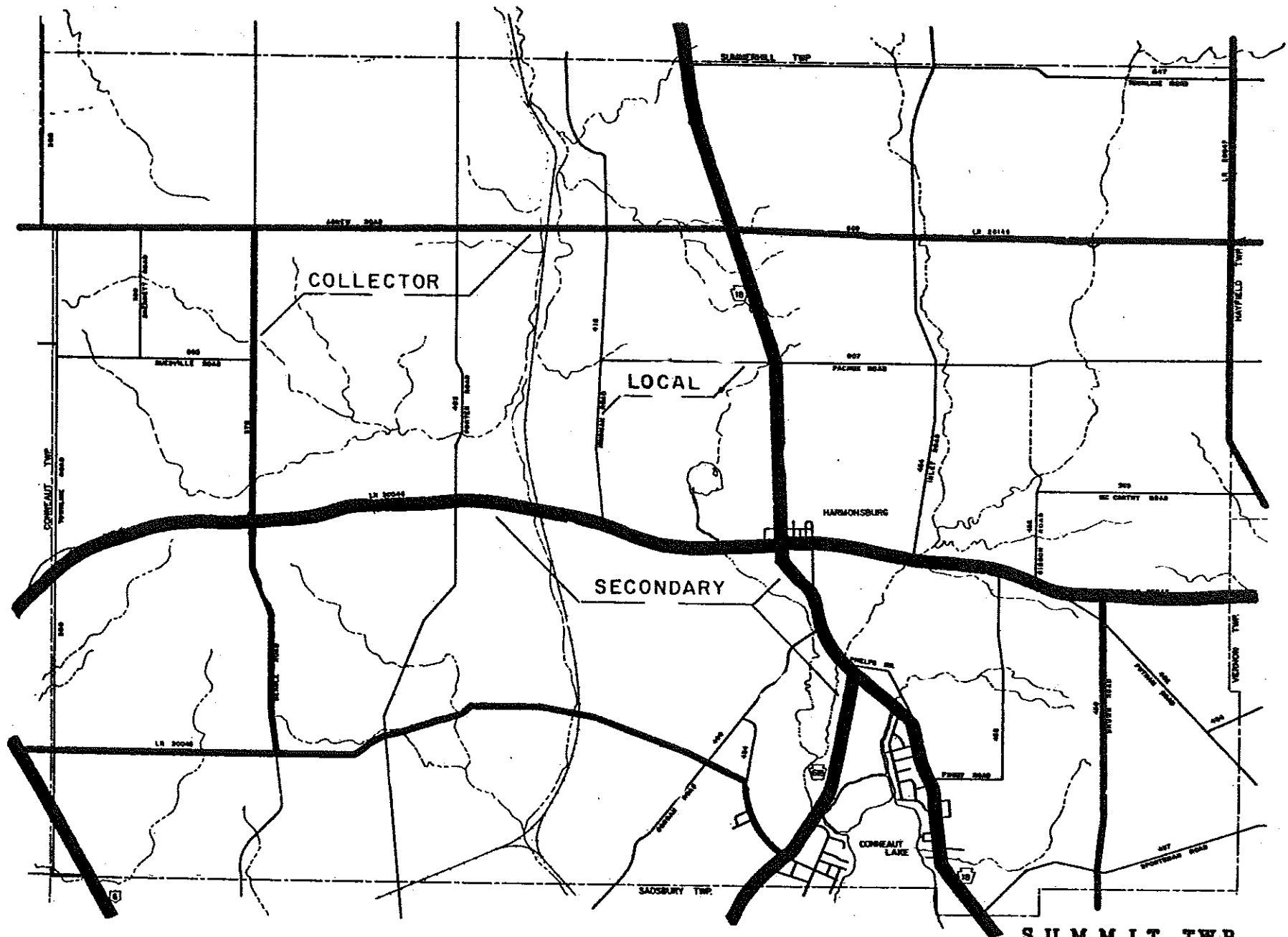
This major thoroughfare system provides a network which would place major roads less than a mile and one-half from any parcel of ground in the Township. Through this system, most of the properties would be in close proximity to a collector road which would assure the reasonable access throughout the Township. With this designated system, the Township can program its maintenance and improvement of roads and highways so that these principal roads are maintained in a sound condition.

Moreover, development of land whether for residential or commercial purposes should be evaluated according to access to this thoroughfare system.

The Plan proposes that Summit Township will maintain its primary road systems as designated on the Major Thoroughfare Plan. Any development that may generate a large quantity of traffic or heavy truck traffic would have to provide access to this network. Those not designated would be considered as local roads with their primary purpose to provide access to abutting property. On these local roads, the through-traffic should be discouraged and all local traffic should maintain a safe and moderate speed.

Newly recommended rights-of-way for these roads are shown on the plate "Recommended Street Standards". These standards indicate that primary regional highways and secondary highways should have at least 11 foot lanes to safely accommodate truck traffic. While berms are indicated on these cross sections, they should not be considered as parking facilities except for peak or overflow parking conditions. All development hereafter occurring in the Township should provide sufficient space off the street to handle its own parking load. On-street parking is excessively costly to install and maintain, difficult to use and dangerous. No on-street parking should be anticipated in the Township.

Other transportation facilities are located conveniently to serve the residents of the Township and are not anticipated to be provided within the Township. Air transportation is located nearby at the Meadville Airport. The Port of Erie Airport and the Cleveland Airport provide excellent passenger



MAJOR THOROUGHFARE PLAN

**SUMMIT TWP
THE SAOGETOWN
REGIONAL PLANNING COMMISSION**

THE PREPARATION OF THIS PLAN WAS ASSISTED BY THE FEDERAL AND STATE GOVERNMENTS UNDER THE AUTHORITY OF FEDERAL AND STATE LEGISLATION, THROUGH THE PROVISION OF TECHNICAL AND FINANCIAL AID OF VARIOUS AGENCIES. THE USE OF THE NAME OF SAOGETOWN, REPRESENTATION OF THE PEOPLE OF SAOGETOWN OFFICE.

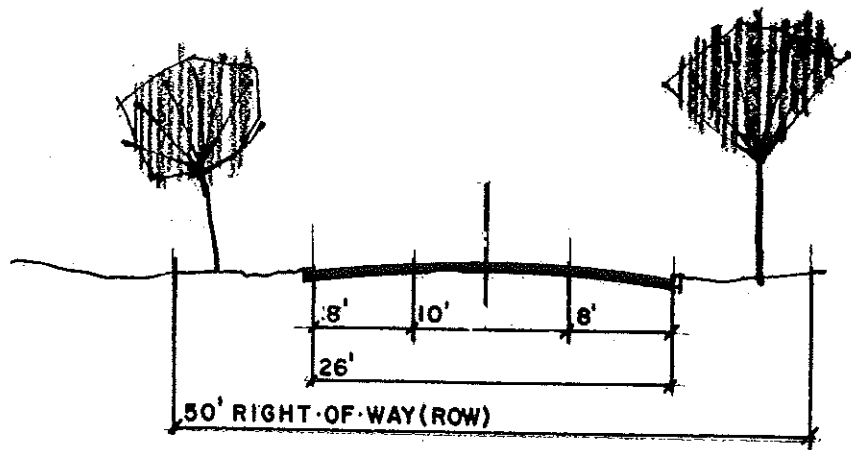
LEGEND
 - PLANNED THOROUGHFARE

SCALE

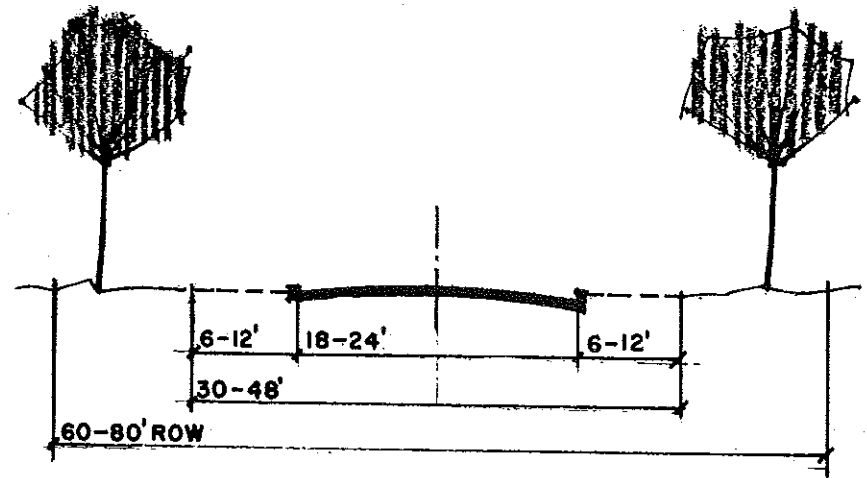


connections for commercial aviation. No governmental air facilities are anticipated in Summit Township.

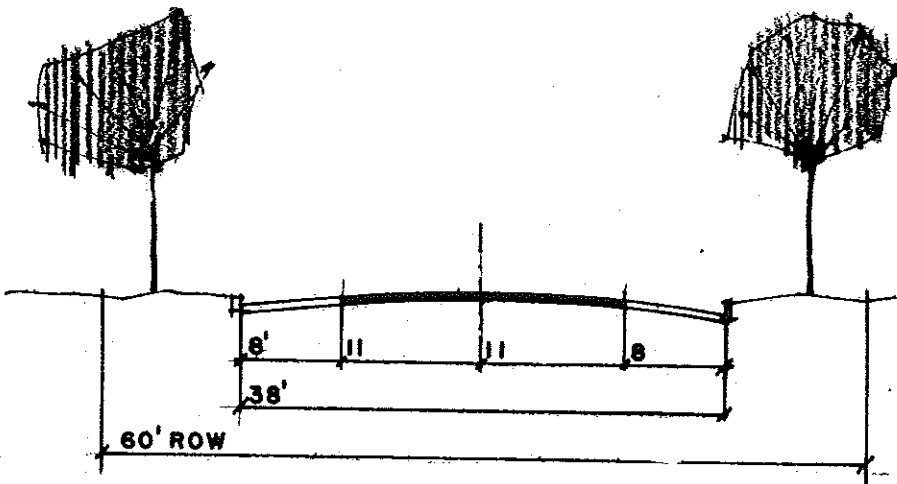
Railroads now located in the Township are not expected to be expanded in the future. The rail lines following the Conneaut Creek area do not support any anticipated use of land proposed by the Comprehensive Plan.



local street



secondary arterial



collector street

RECOMMENDED STREET STANDARDS

THE COMMUNITY FACILITIES AND UTILITIES PLAN

An objective of the Comprehensive Plan is to provide a basis for expanding or building new community facilities to serve the population of the community. The adequacy of schools, parks, utilities, and community facilities are vital to the health, safety, and welfare of the population.

Schools

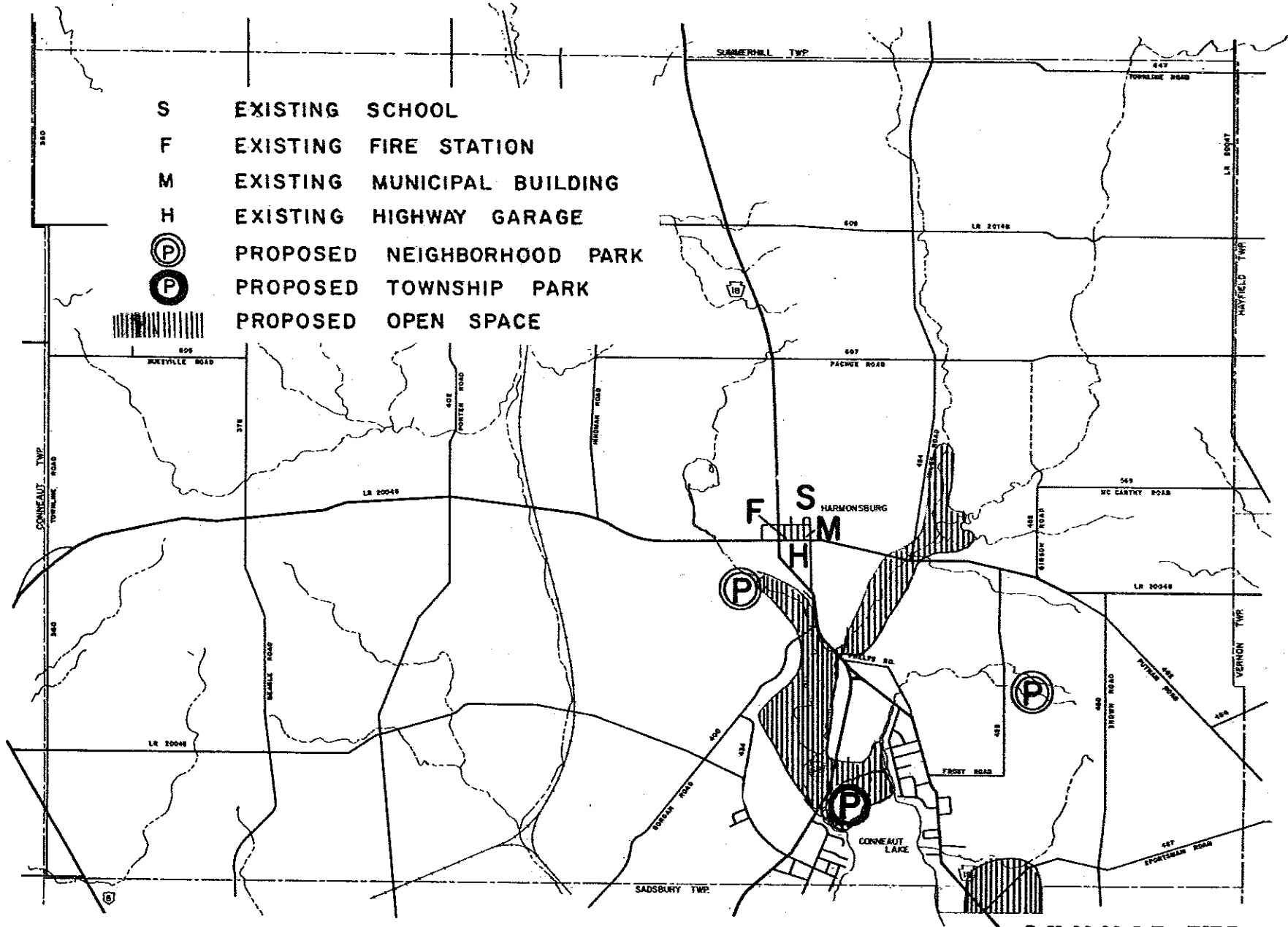
Summit Township is a part of the Linesville-Conneaut-Summit Joint School District. The School District operates four schools. The Summit Township Elementary School is a seven classroom building located in Harmonsburg. It was originally constructed in 1946 in the northeast corner of the Village of Harmonsburg. It has a limited site and its rooms are too small to meet contemporary requirements.

Two elementary schools are located outside the Township. The Graham Elementary School is located in Conneaut Township and is in poor condition. It was originally constructed in 1938 and is programmed to be replaced.

The Alice Schafer Elementary School containing seven classrooms is in good condition. It was originally constructed at the end of World War II and an addition was made in 1967. It is located in Linesville about one mile east of the Township and shares a large site with the Junior-Senior High School.

The High School in Linesville contains 11 classrooms and 9 additional instruction rooms. It accommodates 428 students from grades seven through twelve. It combines an auditorium-gymnasium, and a library and cafeteria are also provided. The school was built in 1953 and expanded in 1966.

The Community Facilities Plan for Summit Township anticipates the elementary school in Harmonsburg will be continued. It recommends that the site be expanded to accommodate any needed improvements or expansions to the school building, and that the expansion occur on the same location as the present school.



- S EXISTING SCHOOL
- F EXISTING FIRE STATION
- M EXISTING MUNICIPAL BUILDING
- H EXISTING HIGHWAY GARAGE
- (P) PROPOSED NEIGHBORHOOD PARK
- (P) PROPOSED TOWNSHIP PARK
- (P) PROPOSED OPEN SPACE

SUMMIT TWP
THE SARGERTOWN
REGIONAL PLANNING COMMISSION

THE PREPARATION OF THIS MAP WAS FINANCED BY STATE MONITORING AND DESIGN FEES RECEIVED FROM THE DEPARTMENT OF REVENUE AND ADMINISTRATION, PENNSYLVANIA, UNDER THE PROVISIONS OF SECTION 504 OF THE GENERAL ACT OF 1956, AS AMENDED, AUTHORITY OF THE BOARD OF PLANNING, PENNSYLVANIA IN PURSUANCE OF RESOLUTION OF COUNTY APPROVAL.

ROCKMAN-SHEARSON ASSOCIATES - PLANNING CONSULTANTS

Scale:
 0 100 200 300 400 500 600

COMMUNITY FACILITIES PLAN

The Plan also assumes that the High School facilities at Linesville will be expanded as required to meet the needs of the Joint School District. No secondary school facilities are anticipated in Summit Township.

Summit Township is favorably placed with respect to small colleges within commuting distance of its residents. Allegheny College at Meadville is close at hand. In addition, residents could easily commute to Edinboro State College just across the County line to the north, to Alliance College in Cambridge Springs, or to Thiel in Greenville.

Park and Recreation Facilities

Summit Township is a resort area and lies adjacent to major vacationing areas. Conneaut Lake is a principal resort attraction in northwestern Pennsylvania. In addition, excellent hunting and fishing facilities abound throughout the region. Pymatuning Lake is nearby as are Lake Erie, the Shenango Reservoir, French Creek, and other water recreation areas. Golf facilities are nearby and skiing is an expanding winter sport activity. The whole area is attracting an increasing number of vacationers each year.

Conneaut Lake Park is located in Summit Township with its many amusements. Golf and riding facilities as well as many other entertainment activities are located in or near the Township. The State maintains a fishing access at the north end of Conneaut Lake. Open fields and woods in the area round off the present recreation facilities for residents.

The Township, however, cannot afford to be complacent in respect to the future recreation needs of its residents. Indeed, the Township itself owns no recreational facilities and major resort facilities in the area are not keyed to the neighborhood recreational uses which the residents of the Township require. As the open fields become unavailable through development or other restrictions, the Township residents may be left with inadequate playfields and areas for recreation. The Community Facilities Plan, therefore, recommends early acquisition of property in appropriate locations to assure future recreational areas for the residents of the Township.

Three parks are set forth on the Community Facilities Plan. A central Township Park is called for along the north end of Conneaut Lake. The public open space provided by such a park would ensure public access to the lake for the residents of the Township who do not have frontage on the lake. In addition, playfields located in this area will be central to much of the future population in the Township since this is central to the major growth area. An area of approximately fifteen acres should be acquired in this vicinity.

Smaller neighborhood parks are called for in conjunction with the development of the growing residential areas. One is called for in the Harmonsburg area and is shown as being located to the southwest of the Village. A second neighborhood park is called for between Frost Road and Brown Road to serve the residents on the east side of the lake. This site is also located in an area that is anticipated for growth so that the early acquisition of this site is recommended.

According to national standards, the Township should now own park facilities totaling 14 acres. This is exclusive of land owned and maintained by any private, State or school facility. It does not then include the resort activities provided at Conneaut Lake Park, nor the fishing access site maintained by the State, nor any of the State Game Lands or school facilities located in the area. With the growth of the Township expected during the planning period, the required park area will increase to about 35 acres by the end of the century. Thus, ten acres at each site should be considered as a minimum and additional space should be acquired for hiking and bicycle trails through the area.

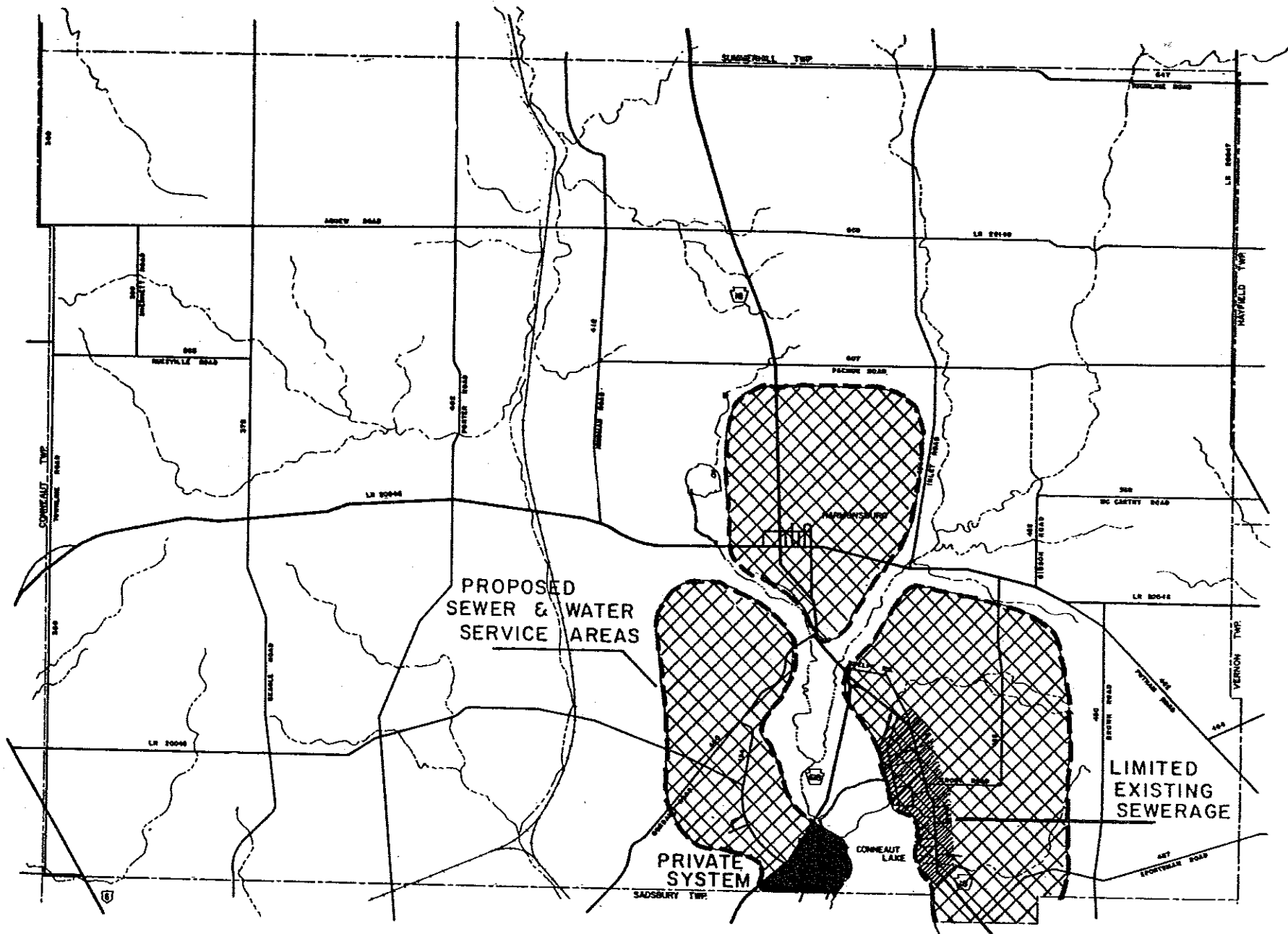
Other Facilities

The fire station and municipal building located in Harmonsburg are well-located to meet the future requirements of the Township. They are central geographically to the population and are located at the center of the highway network so that rapid access to all parts of the Township could be attained. The municipal building should be expanded to provide meeting rooms as well as its garage facilities. Except for this addition, the community facilities are generally adequate.

Utilities

The areas for future service by municipal utilities are outlined on the "Municipal Utilities Plan". The service areas for both sewer and water surround the Conneaut Lake Area and extend through Harmonsburg to the north. It is the same area as that anticipated for higher intensity of land development in Summit Township in the future.

It is anticipated that the sewerage facilities which recently were completed to serve the development around Conneaut Lake can be expanded. With a joint municipality authority, this would be able to extend facilities on an incremental basis consistent with growth pressures into the areas outlying.



MUNICIPAL UTILITIES PLAN

SUMMIT TWP
THE SAGSBURY TWP
REGIONAL PLANNING COMMISSION

The preparation of this plan was financed in part by a grant from the State of Ohio. The preparation of this plan was financed in part by a grant from the State of Ohio. The preparation of this plan was financed in part by a grant from the State of Ohio.

ENGINEERS-ARCHITECTS - PLANNING CONSULTANTS

THE COMPREHENSIVE PLAN

The Comprehensive Plan is shown on a summary map form and includes the recommendations made previously in this report. Specifically, the Comprehensive Plan includes plans for the future use of land within the Township; a Plan for the Movement of People and Goods within the Township; a Plan for Community Facilities and Utilities; a Statement of Objectives located earlier in this report with respect to the future development of the Township; and a Statement of Regional relationships incorporated in the Saegertown Area Regional Planning Program.

This Plan has been set forth to serve as an overall evaluation of the community together with a policy statement reflecting the community-wide interest in the future development of the Township. It is intended to serve as a guide not only to Township Officials, but also to other governmental agencies and to private individuals and developers seeking to develop land or to expand their developments within the Township. The Plan is set forward so that every individual will be aware of the overall Township goals and can best coordinate his particular development to meet the overall Plan.

To assist in the implementation of the program, a Zoning Ordinance has been prepared reflecting these plans and objectives. The Zoning Ordinance sets forth the districts of the Township and establishes the uses permissible in each district. In addition, conditional uses are permitted under specific circumstances, upon the review and approval of the proposed use by the Planning Commission and the Township Board of Supervisors. The size of yards, height of buildings, density of population, off-street parking requirements, setback and side yard requirements are all set forth in the Zoning Ordinance. The Ordinance will be enforced by a Zoning Officer, and every individual proposing to build a new building or to establish a new use within the Township, will be required to obtain a Zoning Certificate prior to occupying the building or establishing the use.



HIGHWAYS	PRIMARY	
	SECONDARY	
	COLLECTOR	
	LOCAL	

LAND USE	RURAL, AGRICULTURAL	
	RESIDENTIAL, Medium Density	
	CONSERVATION, BUFFER ZONES	
	COMMERCIAL	

SCHOOL	s
PARK	p
MUNICIPAL BUILDING	m
FIRE STATION	f
HIGHWAY GARAGE	h

SUMMIT TWP.
THE SARGERTOWN
REGIONAL PLANNING COMMISSION

THE PREPARATION OF THIS MAP HAS BEEN MADE IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE PROVISIONS OF SECTION 904 OF THE REGIONAL ACT OF 1948 AS AMENDED AUTHORIZED BY THE BUREAU OF PLANNING, PENNSYLVANIA DEPARTMENT OF COMMUNITY AFFAIRS.

HEIDMAN-SWENSON ASSOCIATES - PLANNING CONSULTANTS



COMPREHENSIVE PLAN

A Land Development and Subdivision Ordinance has been prepared for adoption by the Supervisors as a part of this Planning Program. The Subdivision Ordinance sets forth the standards and procedures for subdividing any parcel of ground in the lots for building purposes. The Subdivision Ordinance sets forth the type of improvements which are required, and the method of construction and minimum standards for construction for streets and other improvements in connection with any subdivision. These provisions are intended to provide an orderly development of land and for the sound installation of public streets and other improvements as necessary to insure adequate service to those families who will subsequently make their homes in the subdivisions.

Additional recommendations with respect to capital improvements programming and capital needs for the Township have been made in separate reports to the Planning Commission and these will be revised by the Planning Commission from time to time as dictated by changing needs in the Township.

Changes in the Plan itself may occur from time to time as dictated by changing forces and requirements in the Township. Where such changes appear to be necessary, a proposed amendment to the Plan can be made by the Board of Supervisors if they have first held a public hearing as required by law with respect to the change.



HIGHWAYS	PRIMARY	
	SECONDARY	
	COLLECTOR	
	LOCAL	

LAND USE	RURAL, AGRICULTURAL	
	RESIDENTIAL, Medium Density	
	CONSERVATION, BUFFER ZONES	
	COMMERCIAL	

SCHOOL	
PARK	
MUNICIPAL BUILDING	
FIRE STATION	
HIGHWAY GARAGE	

SUMMIT TWP
THE SARGERTOWN
REGIONAL PLANNING COMMISSION

THE PREPARATION OF THIS MAP WAS FINANCED BY
 THE DEPARTMENT OF HIGHWAYS AND BRIDGE CONSTRUCTION
 UNDER THE PROVISIONS OF SECTION 204 OF
 THE PENNSYLVANIA ACT OF APRIL 22, 1952, ADMINISTERED
 BY THE BUREAU OF PLANNING, PENNSYLVANIA DEPARTMENT
 OF TRANSPORTATION



BELOWE-SWENSEN-ASSOCIATES - PLANNING CONSULTANTS



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