

# COMPREHENSIVE PLAN

CONNEAUTVILLE BOROUGH, CRAWFORD COUNTY, PENNSYLVANIA

OCTOBER 1976

## CONNEAUTVILLE BOROUGH PLANNING COMMISSION

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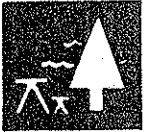
THOMAS BUCKLEY, MAYOR  
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PREPARED BY THE CONNEAUTVILLE BOROUGH PLANNING COMMISSION  
WITH TECHNICAL ASSISTANCE FROM THE STAFF OF THE CRAWFORD  
COUNTY PLANNING COMMISSION.

FRANK A. CIAROCHI, PROJECT PLANNER, CCPC STAFF

1998

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# CRAWFORD COUNTY PLANNING COMMISSION

COURTHOUSE, MEADVILLE, PENNSYLVANIA 16335

TELEPHONE (814) 336-1151 Ext. 61



# CPC

PLANNING DIRECTOR - EDWARD P. EDINGER

ASSOCIATE PLANNER - FRANK A. CIAROCHI

October 14, 1976

The Rev. Frederick H. Leasure, Chairman  
CONNEAUTVILLE BOROUGH PLANNING COMMISSION  
905 Washington Street  
Conneautville, Pennsylvania 16406

Dear Fred:

We are pleased to transmit to you the Comprehensive Plan for Conneautville Borough. Our staff has assembled data and information on existing conditions in Conneautville, and we have expressed your values and ideas concerning a desirable future for Conneautville, in this Comprehensive Plan report. We sincerely hope the Borough adopts this Plan, or a modified version if necessary, and utilizes the Plan to guide future growth and development in Conneautville.

The Conneautville Borough Planning Commission should adopt this Plan and forward it to Borough Council with a recommendation that Council hold the required public hearing and adopt this Plan, or a modified version, by resolution.

We are excited about the potential for development and growth in the Conneaut Valley Area. We commend you on your approach to guiding this new development through a Comprehensive Planning program and land use regulations. We believe that the implementation of this Plan will better prepare Conneautville for guiding the growth and development that is very likely to occur in conjunction with the proposed U.S. Steel plant in Conneaut, Ohio, and the installation of centralized sewage facilities in the Borough. We are also confident that your Commission will maintain this Plan, re-evaluating it as often as is prudent and necessary, based upon physical and cultural changes in the Community.

It has truly been a pleasure to work with your Commission in the preparation of this Plan. We look forward to your continued cooperation in the preparation of a proposed zoning ordinance for the Borough and in the coordination of your planning program with our County Planning Commission's activities.

Sincerely,

*Frank A. Ciarochi*

Frank A. Ciarochi  
Associate Planner

FAC/ljm

*[Faint, illegible handwriting]*

*[Faint, illegible handwriting]*



CONNEAUTVILLE BOROUGH PLANNING COMMISSION  
CONNEAUTVILLE BOROUGH  
CRAWFORD COUNTY, PENNSYLVANIA

October 14, 1976

Robert T. L. Graham, President  
Sterle Penfield  
Robert Hamilton  
Audley Stevens  
Gary Clark  
James Foulk  
Millie Collins

Borough Council  
Conneautville Borough

Council:

As the result of long hours of consideration and discussion it is our great pleasure to deliver to you for your consideration and adoption this Comprehensive Plan for our community. The actual planning of this area began many decades ago as the floor and surrounding ridges of this picturesque valley were settled by Indians; surveyors, farmers and others. Each came with dreams and desires for the area. It has been our task in the preceding months to be accountable to the implementation of these dreams as well as interjecting our own projections. We as a commission feel this document can serve as a procedural guide for the immediate future and as an adequate base for an ever continuing planning effort.

We are deeply indebted to the staff of the Crawford County Planning Commission and the resources provided to them by the County Commissioners. Their efforts in the planning experience as well as numerous supplemental projects have always been both comprehensive and responsible in relation to our local situation.

An expression of gratitude is also owing to you the council for your dollar and personal commitments to this effort. Through your guidance and questioning we have been challenged to be fully accountable to the total population of our Borough.

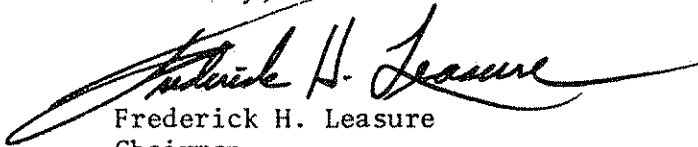
As planning can never be static or complete we recommend that this document's recommendations and information be made accessible to the people of the area for their comments and suggestions. The plan itself has evolved through a series of regularly scheduled open public meetings. We urge that you continue to encourage public discussion on all areas of consideration addressed in this plan.



Following the required public hearing and adequate discussion of the elements, we urge you to adopt this Comprehensive Plan, or a modified version as may evolve through public debate. As an ongoing commission charged with a continuing comprehensive look to the future, we fully intend to remain accountable to further planning and development of our Borough. The next task of the commission will be to develop land use controls to implement proposals and recommendations set forth in this comprehensive plan. Such controls will be primarily in the form of proposed zoning regulations.

It has been said, "If you fail to plan, you plan to fail!" We are sincerely excited about this commitment to success.

Sincerely,

A handwritten signature in cursive script, reading "Frederick H. Leasure". The signature is written in dark ink and is positioned above the printed name and title.

Frederick H. Leasure  
Chairman





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## PLAN SUMMARY

This Comprehensive Plan contains facts on previous and existing conditions in Conneautville and proposes a series of objectives, policies, plans and programs to guide future growth in the Borough. The Plan, as summarized below, was formulated by the Conneautville Borough Planning Commission with staff assistance from the Crawford County Planning Commission. Adoption of this document by Borough Council, will officially set this plan in motion as a positive influence on the future growth and development of Conneautville Borough.

The two most important elements of this Comprehensive Plan are the Land Use Plan and the Community Facilities and Services Plan. The Land Use Plan expresses the objectives for future land development in the Borough and the Facilities and Services Plan identifies projects and programs needed to strengthen the community and to accommodate new development. The implementation of both of these plan elements in combination would improve the community as well as assist Conneautville in attracting new growth and development.

Overall, the Land Use Plan promotes a desirable combination of land uses for existing and future development in the Borough. The Land Use Plan for Conneautville expresses the following key objectives:

- \* To promote the development of a "downtown" community focus by concentrating and encouraging commercial and public uses in a commercial core area.
- \* To accommodate existing industry and to provide adequate area for future industrial growth and expansion.
- \* To respect the natural character of the patterns of stream valleys that transect the Borough, discouraging development in hazardous areas such as steep slopes (25% or greater) and flood prone areas.
- \* To encourage the development of new residential neighborhoods in areas that are currently vacant and to promote compatible land uses in and adjacent to these residential areas.

The Comprehensive Plan for Conneautville recommends that the Borough implement the Land Use Plan by enacting and enforcing a Borough Zoning Ordinance that reflects the policies established in the Land Use Plan. It is also recommended that the Borough coordinate with the Crawford County Planning Commission in the administration of the Crawford County Subdivision Regulations to ensure that the policies of this plan are considered in Crawford County Planning Commission subdivision reviews and approvals for Conneautville.

Major recommendations made in the Community Facilities and Services Plan include:

- \* The employment of a Borough Manager to provide expertise in municipal management practices, grantsmanship and grant administration, zoning and other ordinance administration, and community facilities and services coordination. The manager would work under the direction of Borough Council and the Mayor and would be directly responsible to Council. No change of government is advocated in this recommendation.
- \* The construction of a municipal building to consolidate and centralize Borough functions and services.
- \* The continued development of the Lord Mason Memorial Park to provide im-

proved recreation facilities and services to all Borough residents.

- \* The employment of an assistant Borough Policeman to provide improved police protection within the Borough.
- \* The continued development and expansion of the Valley View Subdivision to provide the opportunity for new housing starts and to serve as an example of the quality of neighborhood development desired within the Borough.
- \* The initiation of a Housing Rehabilitation and Neighborhood Improvements Program to upgrade the quality of existing housing in Conneautville.
- \* The development of a promotional campaign to attract new commercial and light industrial development to Conneautville. This recommendation involves close coordination with the Crawford County Industrial Development Authority and the Meadville Area Industrial Commission. The Borough should initiate a project involving the establishment of an Industrial Park.
- \* The establishment of a capital improvements programming process in order to insure that necessary community improvements are accomplished economically and efficiently.

The combined effort to implement both the Land Use Plan and the Facilities and Services Plan would enable the Borough to improve its position as a good place to live which in turn will attract new development and boost the attractiveness of the Borough to both life-long residents and new arrivals.

# BACKGROUND FOR PLANNING

## INTRODUCTION

The primary functions of a planning program are to prepare a general plan for the future development of the community and to outline the proper actions to carry out the plan. This process involves the formulation of a series of goals and objectives to be used as a long range guide for the future growth and development of the community. These goals and objectives should be based upon ideas and values that residents have about their community. Surveys and analyses of existing conditions in the community also influence the goals and objectives formulated. A Comprehensive Plan is a public expression, including plan maps and textual explanations, of the community's goals and objectives for future growth and development. It includes a study of the community, how and when it was first settled, major factors influencing the past growth and development, identifying problems, describing and analyzing existing conditions and formulating a plan for the future of the community.

One of the key elements of a Comprehensive Plan is the Land Use Plan, which expresses goals and objectives to guide the physical development of land within the community. The Land Use Plan displays the desirable pattern for the use of all land within the community. All other elements of a Comprehensive Plan, i.e. transportation, community facilities, recreation, etc., must relate in some way to the land in the community and therefore, the Land Use Plan is a focal point for these other elements. It is important to understand that the Land Use Plan and the Comprehensive Plan do not regulate development. This plan never takes the form or appearance of an ordinance. Should the Borough decide to accept the recommendations in the Comprehensive Plan, it does so by resolution, resolving to adopt the plan as a guide for future municipal actions concerning development and growth in Conneautville.

The implementation of a Land Use Plan is a difficult task. Two of the most common methods of implementing a Land Use Plan are:

- (1) Establishing a Zoning Ordinance to regulate the use and density of privately-owned land; it also regulates the height and siting of buildings; a zoning ordinance may include nuisance regulations such as regulations concerning the on-site storage of junk and abandoned vehicles, the keeping of pets, etc.
- (2) Establishing a Subdivision Ordinance to regulate the formation of new parcels of real estate, including new streets and other public improvements.

The Comprehensive Plan serves as a basis for both of these land use controls. The Plan provides direction and meaning for the administration of these ordinances, by providing a policy guide for developmental decisions affecting the growth of the community.

## HISTORICAL PERSPECTIVE

Alexander Power surveyed the original plat in 1814 for what is today known as Conneautville Borough. The village that Power carved out of the Conneaut Creek Valley was at first known as Powerstown, but later was named Conneautville, based upon the Seneca

Indian name "KONNEYAUT" meaning "the snow place." The development of the village began in 1816 when William Douglas and Henry Christie erected log cabins on lots they purchased from Power. After the construction of these structures, lots were bought rapidly and a village was born. By 1828, nearly every tract of land was occupied by two or more families.

Early development that stimulated the village's growth is outlined below:

- 1815 Richard Dibble opened the first general store, selling goods and merchandise. Power took over this village function when Dibble left the area soon after starting his general store.
- Prior to 1818, the village had its first local physician in Dr. B. B. Wood who came from New York.
- 1819 Peter Benway opened a shoemaker shop.
- 1820 Joseph Pratt became the first town blacksmith.
- 1821 Francis McGuire started the first tannery.
- 1822 The first Post Office was established for the Conneaut Valley Area and Alexander Power was officially appointed Postmaster. He served in this position until 1824 when William Power, the second of 5 children by Alexander and Mary Power, assumed the duties of Postmaster.
- 1828 A frame School house was erected on the west corner of Water and Center Streets.

One of the most influential developments for the Conneaut Valley Area in the 1800's was the construction of Erie and Beaver Canal. In the 1820's people talked and dreamed about the canal. In 1838 construction began and in 1844 two boats, "Queen of the West" and the "R. S. Reed" made the first run on the canal. The construction of the canal provided a transportation facility that attracted growth and prosperity to the area. In 1844, Conneautville became the third largest area in Crawford County. About this time (1844) Conneautville was incorporated as a Borough by the action of the State Legislature.

The canal operation lasted until 1871, when storm damages halted operation. The Erie and Pittsburgh Railroad, which owned controlling interest in the Canal, doomed the waterway. The Pittsburgh and Lake Erie Railroad was under construction in the area just west of Conneautville in 1868. By 1888, the Pittsburgh Shenango and Lake Erie Railroad completed plans to construct a line on the towpath of the old canal route. Shortly after 1893, the name of the Railroad was changed to the Bessemer and Lake Erie Railroad, and as we know today, the Bessemer became a main transportation link for the exchange of iron ore and coal between Pittsburgh and the lake port at Conneaut, Ohio.

In 1899, Conneautville was first visited by the transportation of the future - the automobile. This first automobile passed through town at 25 miles per hour. Paved street construction began in 1907; today approximately 95% of the Borough's streets are paved.

Industrial and commercial development began with grain and lumber milling during the early development of the village. These industries still play an important role in the economy of Conneautville. In the early 1900's, Penn Furniture organized in Con-



neautville as a part of the R. F. Wilcox Lumber Company. Around this same time, Conneautville installed a centralized water system. In 1918, Burke Electric constructed a building and began operations. This building is now a part of the Ohio Rubber operations which opened its Conneautville branch in 1944. Ohio Rubber is the Borough's largest manufacturing plant. The third major manufacturing operation in Conneautville is the Snyder Chair Company on High Street. Another major employer in Conneautville today is the Conneautville Nursing Home.

The growth of Conneautville has been tied in a major way with its transportation opportunities. Hopefully, the combination of good highways, railroad access, centralized water and sewer systems and a good labor force can accommodate the needs of today's industrial developers and Conneautville can continue to attract new growth and prosperity.

### BASE MAPPING

A vital tool for the preparation of a Comprehensive Plan is a good base map, which illustrates the boundaries of municipal jurisdiction, streets, railroad lines and streams. The Base Map is utilized in a planning program to graphically display various analyses and ideas. The Base Map illustrated on Map 1 was developed primarily for this planning program. This Base Map serves as the "skeleton" of the community called Conneautville for which ideas and data are presented in this plan. The data illustrated on Map 1 includes alternate names of various streets within the Borough and a reference on the boundary line description developed in order to approximate the general location of the indefinite northern boundary line of the Borough.

### PHYSIOGRAPHIC FEATURES

#### TOPOGRAPHY

Conneautville Borough encompasses an area of approximately 735 acres located along the valley of Conneaut Creek. Development in the Borough has been concentrated mainly along the valley floor, where the topography is generally level. Elevations vary slightly, rising from 940 to 950 feet. The higher elevations in the Borough exist as plateaus and reach elevations up to 1050 feet. The plateaus have not experienced the density of development that has occurred on the valley floor. The topography of the Borough is shown on Map 2. Steep slope (25% slope or greater) and flood prone areas are also identified on this map.

#### WATER COURSES

Conneaut Creek bisects Conneautville and flows from south to north. Two tributaries of Conneaut Creek further divide the Borough and become significant natural barriers. Thatcher Run feeds Conneaut Creek from the east section of the Borough and branches along the north and south sides of Cussewago Road. Both branches of Thatcher Run flow through ravines which act as physical barriers between development areas. These ravines have steep slopes and outline areas subject to flooding. The western tributary of Conneaut Creek branches into two streams, Foster Run to the north and Meyler Run to the south. Flooding conditions along these tributaries is not of a serious

nature, however, they flow through sharp ravine slopes. A small unnamed tributary feeds Conneaut Creek from the east in the northernmost section of the Borough. Sections of this stream contain small areas of steep slopes. Flood problems along this stream are not severe.

### FLOODING CONDITIONS

In August, 1974, Conneautville was officially identified by the Federal Insurance Administration (FIA) as a flood prone community, and a flood hazard boundary map was prepared for the Borough. Accordingly, the Borough Council applied for the Flood Insurance Program in April of 1975 and was certified by FIA as a qualifying municipality the following month. The Flood Insurance Program provides the opportunity for local residents to purchase flood insurance at subsidized rates. In order to participate in this program, the local municipality must gradually adopt and enforce flood plain management regulations. Perhaps the most important element of the Flood Insurance Program is the identification of the Flood Prone Area. In April 1974, the Crawford County Planning Commission staff assisted Conneautville Borough Council in the preparation of a Flood Prone Area Appeal Map. The appeal was made on the basis of technical data provided by the U. S. Department of Agriculture - Soil Conservation Service, in their publication, Crawford County Interim Soil Survey Report. Information was also obtained from the U. S. Army Corps of Engineer's Report of Floods 24 July and 3 August 1967 Conneautville, Pa. The soil data is explained in another section of this plan. Generally, the flood prone soils are Philo (#305A1) and Holly (#306, #307A1).

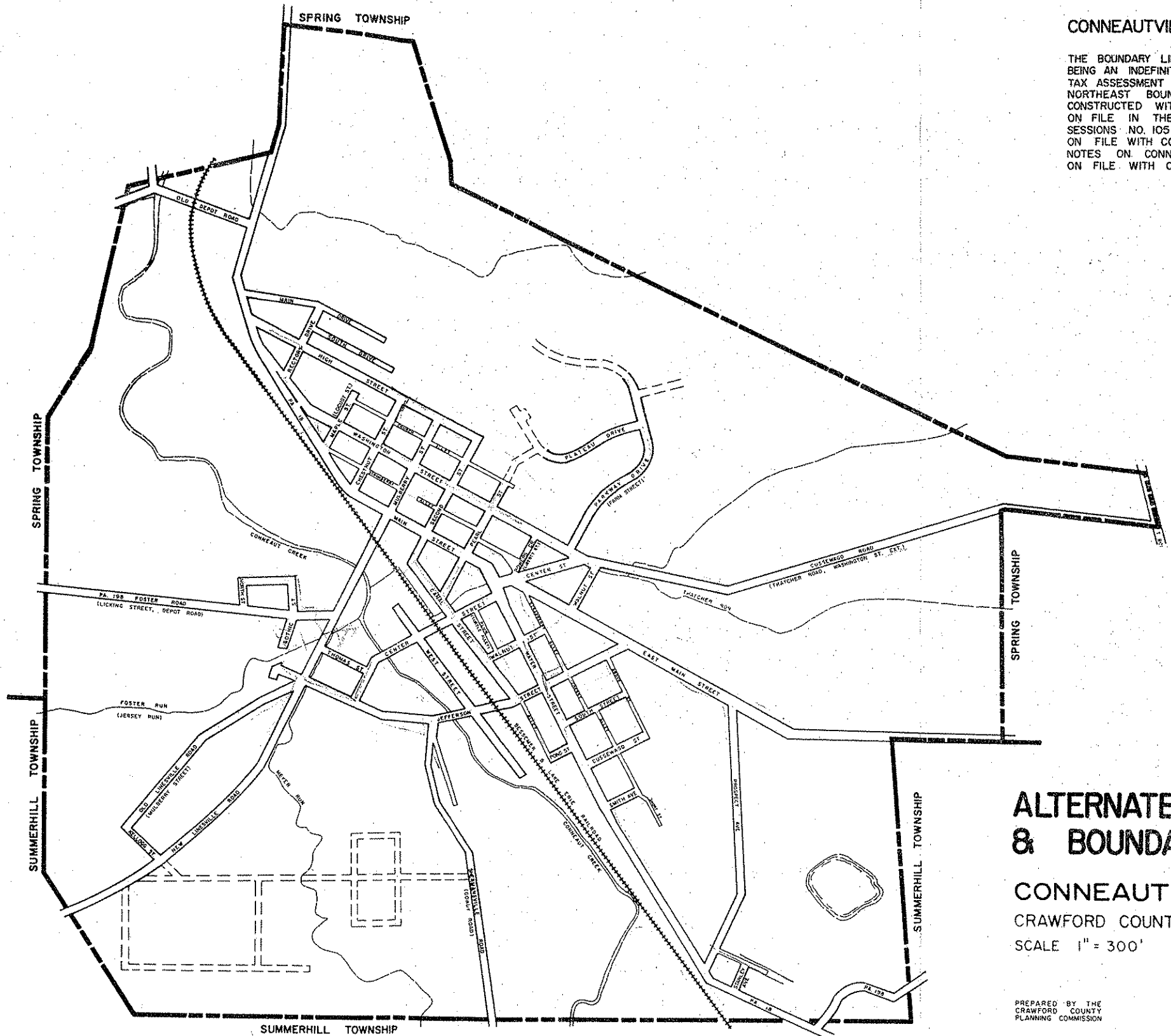
The Corps of Engineers data has been updated by the 1971 publication: Reconnaissance Report on Conneaut Creek. According to this Corps of Engineers report, Conneautville has experienced at least 6 severe floods. These severe floods occurred in June 1937, July 1941, June 1947, October 1954, July 1967 and August 1967. The Corps attributed the cause of the October 1954 and the August 1967 floods to highwater flows in Conneaut Creek. The other four floods were caused by high flows in Thatcher Run and probably on at least one occasion high water in Conneaut Creek. Adding to the high water problems, the Corps report reveals that the Conneaut Creek channel is badly shoaled, and the banks and shoals are covered with high, dense grass and bushes. Also 3 bridges which cross Conneaut Creek have constrictive openings. The channel size of Thatcher Run varies and none of the culverts the stream passes through are adequate, especially in the portion that passes under the business district between Water and Walnut Streets.

In its reports, the Corps investigated three alternative plans for improvement that would provide flood protection in Conneautville:

1. Construction of a dam and reservoir on the south branch of Thatcher Run and enlarge the culvert under Cussewago Road. The estimated cost of Plan 1 was \$606,000 and estimated annual operating costs were \$38,800. (All costs listed in this section were based on January 1971 price levels.)
2. Improve the most restrictive portions of the existing Thatcher Run culvert through the Borough. Included in this plan were channel improvements on both the north and south branches and the enlargement, removal or improvement of several structures. The estimated cost of Plan 2 was \$534,000 and estimated annual costs of \$30,900.
3. Divert both the north and south Branches of Thatcher Run around Conneaut-

**CONNEAUTVILLE BOUNDARY DEVELOPMENT**

THE BOUNDARY LINE OF THE BOROUGH OF CONNEAUTVILLE, BEING AN INDEFINITE LINE, WAS CONSTRUCTED BY USING THE TAX ASSESSMENT KEY MAP AS A BASE, EXCEPT FOR THE NORTHEAST BOUNDARY. THE NORTHEAST BOUNDARY WAS CONSTRUCTED WITH REFERENCE TO ORDINANCE NUMBER 67, ON FILE IN THE CRAWFORD COUNTY CLERK OF QUARTER SESSIONS NO. 105 NOV. TERM 1950, AND ORDINANCE NO. 69 ON FILE WITH CONNEAUTVILLE BOROUGH COUNCIL. OTHER NOTES ON CONNEAUTVILLE BOUNDARY DEVELOPMENT ARE ON FILE WITH CRAWFORD COUNTY PLANNING COMMISSION.



**ALTERNATE STREET NAMES  
& BOUNDARY LINE NOTE**

**CONNEAUTVILLE BOROUGH**  
CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 300'





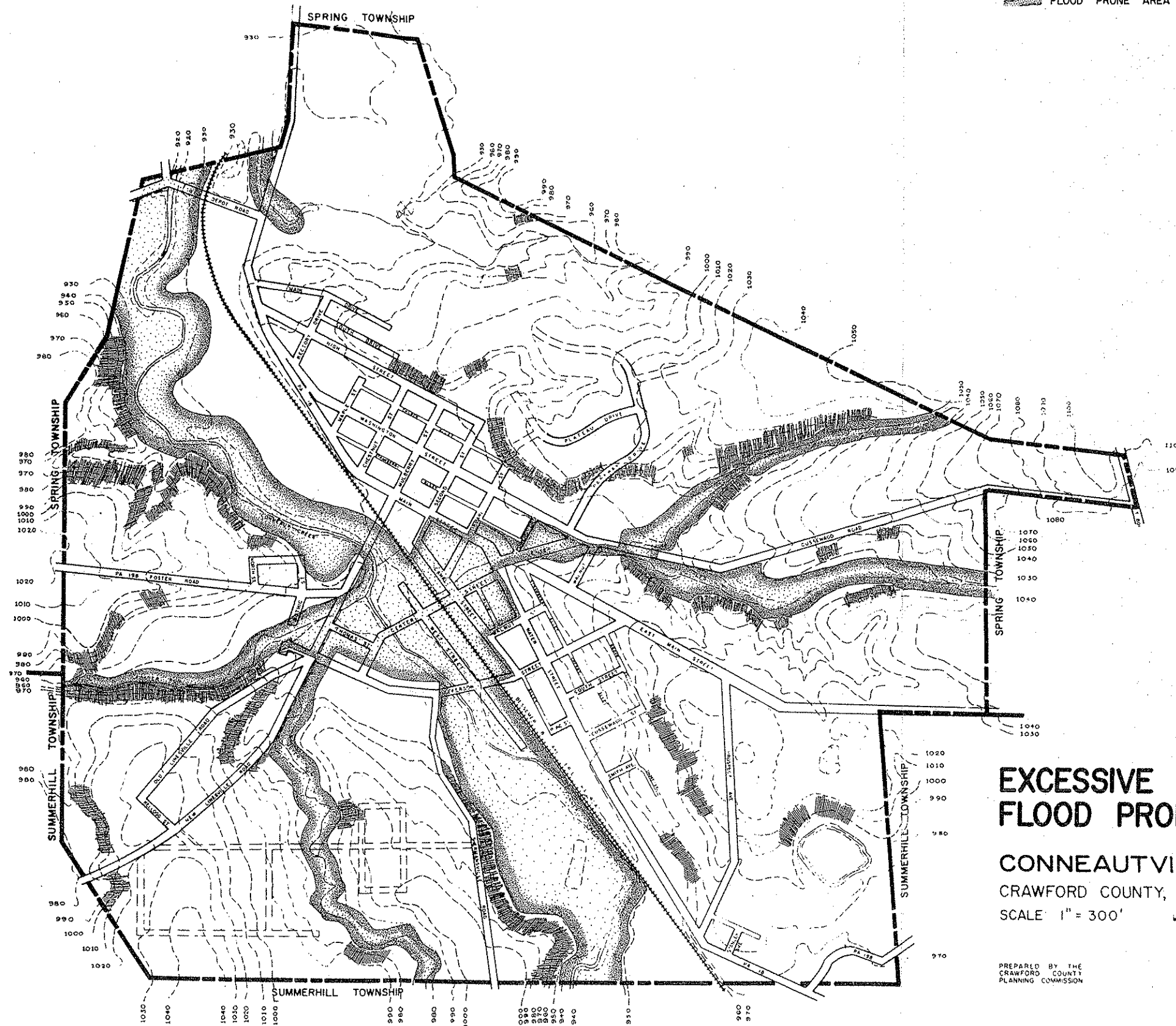
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# LEGEND

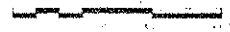
-  EXCESSIVE SLOPE 25% OR GREATER
-  FLOOD PRONE AREA



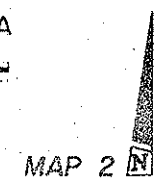
## EXCESSIVE SLOPES & FLOOD PRONE AREAS

CONNEAUTVILLE BOROUGH  
CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 300'



PREPARED BY THE  
CRAWFORD COUNTY  
PLANNING COMMISSION





ville, avoiding the existing restrictive culvert and channel. Estimated total cost \$1,104,000 and estimated annual charges of \$63,700.

Based upon a cost-benefit analysis, the Corps concluded that a justifiable plan for protection cannot be developed and recommended that permanent flood control work for Conneaut Creek at Conneautville should not be considered further at this time (1971). The Corps further recommended that the Borough be urged to adopt flood plain management regulations restricting future growth in the areas subject to possible inundation.

The delineation of flood prone areas on Map 2 was based upon the U. S. Army Corps information as well as soils information from the Soil Conservation Service.

### SOIL CONDITIONS

This element of background information provides a general analysis of the characteristics of the soils in Conneautville, including the suitability of soils for certain types of uses. Map 3, the General Soils Analysis Map, illustrates the various types and general location of soil classifications that have been identified within the Borough. The mapping of soils provides a valuable data source, as illustrated in the previous section on flooding conditions.

The general characteristics of the soil types in Conneautville are shown on Table 1. For example, the Braceville soils are moderately slow in terms of permeability and have a depth to seasonal high water table of 1½ to 2 feet. Table 1 also contains general indications of the suitability of a soil type for certain uses of the land. These indications are classified as follows:

"GOOD" indicates that the soil is definitely suitable for the particular use.

"FAIR" indicates that the soil may be suitable for the particular use but may require special considerations.

"POOR" indicates that the soil is not suitable for the particular use.

Using the Lord-Mason Memorial Park site as an example, the soils information provides the following analysis: The Sheffield Silt Loam Soils are somewhat poorly drained and have a seasonal high water table at or near the surface. These soils are not suitable for any of the uses listed on the table.

It should be pointed out that the "FAIR" category under suitability for on-lot sewage disposal refers to soils which may be suitable for alternate sewage disposal systems. The "GOOD" category is suitable for conventional septic tank systems.





TABLE 1  
GENERAL CHARACTERISTICS AND SUITABILITY OF SOILS

SOILS	MAPPING NUMBERS	PERMEABILITY	DEPTH TO SEASONAL HIGH WATER TABLE (IN FEET)	SUITABILITY FOR			
				TOPSOIL	ON-LOT SEWAGE DISPOSAL	DWELLINGS WITH BASEMENTS	LOCAL ROADS AND STREETS
BRACEVILLE	76B1	MODERATELY SLOW	1.5-2	FAIR	FAIR	POOR	FAIR
CAMBRIDGE	226D2 229D2 265C2 265D2 266C2 266D2 285D2	MODERATELY SLOW	1-2	FAIR	FAIR	FAIR	FAIR
CANADICE	243A1	VERY SLOW	0	POOR	POOR	POOR	POOR
CANFADEA	242A1	SLOW	1-1.5	FAIR	POOR	POOR	FAIR
CHEENANGO	277B2 277C2	VERY RAPID	5 +	POOR	GOOD	GOOD	GOOD
HAVEN	275A1 274A1	RAPID TO VERY RAPID	4 to 5 +	FAIR	GOOD	GOOD	GOOD
HOLLY	306A1 307A1	SLOW TO VERY SLOW	AT SURFACE	POOR	POOR	POOR	POOR
PHILO	305A1	MODERATELY SLOW	1.5-2 SUBJECT TO FLOODING	GOOD	GOOD	POOR	POOR
PLATEA	236B2 236C2	VERY SLOW	0.5-1.5	FAIR	POOR	POOR	FAIR
RED HOOK	74A1 74B1	SLOW	AT SURFACE	FAIR	POOR	POOR	FAIR
SCIO	275A1	MODERATELY SLOW	1.5-2	GOOD	FAIR	FAIR	FAIR
SHEFFIELD	236A1 237A1 237B2	VERY SLOW	0	POOR	POOR	POOR	POOR
VENANGO	229B2 229C2 285B2 285C2	SLOW	0.5-1.5	FAIR	POOR	POOR	FAIR
WYOMING	73C2	VERY RAPID	5 +	POOR	GOOD	FAIR	FAIR

POPULATION TRENDS

Conneautville Borough has experienced fluctuating trends in total population since its incorporation as a Borough in 1844. These trends have ranged from a 19% decrease (1880 to 1890) to a 22.5% increase (1850 to 1860). As shown on Table 2, the Borough experienced significant increases, 20% or greater, in total population in the 1850 - 1860, 1890 - 1900, and 1940 - 1950 decades. The greatest numerical increase occurred in 1950, when the Borough's total population increased by 212 people, a 22% increase. The 1950 population of 1177 also represents the peak population for the Borough. The total population of Conneautville has dwindled since 1950 to a 1970 total of 1,032. The overall change from 1850 to 1970 is an increase of 245 or 31.1%.

TABLE 2  
BOROUGH POPULATION TRENDS 1850 - 1970

YEAR	TOTAL POPULATION	DIFFERENCE FROM PREVIOUS DECADE	
		NUMERICAL	PER CENT
1850	787		
1860	964	+ 177	+ 22.5
1870	1,000	+ 36	+ 3.7
1880	941	- 59	- 5.9
1890	757	- 184	- 19.5
1900	920	+ 163	+ 21.5
1910	867	- 53	- 5.8
1920	969	+ 102	+ 11.8
1930	927	- 42	- 4.3
1940	965	+ 38	+ 4.1
1950	1,177	+ 212	+ 22.0
1960	1,100	- 77	- 6.5
1970	1,032	- 68	- 6.2

SOURCE: U.S. CENSUS

Table 3 provides a comparison of population trends (1940 to 1970) for Conneautville, the Conneaut Valley Area and Crawford County. During the 1940 - 1950 decade, Conneautville's growth, 22%, was significantly higher than other municipalities in the Northwestern area of the County, and more than doubled the County growth rate of 10.2%. However, during the following two decades 1950 - 1960 and 1960 - 1970, Conneautville reversed its standing among its neighboring municipalities with decreases in population of 6.5% and 6.2% respectively. The net changes over the 30 year period amounted to increases of 6.9% for Conneautville, 6.3% for the Conneaut Valley Area, and 13.5% for Crawford County.

TABLE 3  
COMPARISON OF POPULATION TRENDS  
CONNEAUT VALLEY AREA 1940 - 1970

MUNICIPALITY OR AREA	1940 POPULATION	1950 POPULATION	% CHANGE 40 - 50	1960 POPULATION	% CHANGE 50 - 60	1970 POPULATION	% CHANGE 60 - 70	NET % CHANGE 40 - 70
CONNEAUTVILLE	965	1,177	+ 22.0	1,100	- 6.5	1,032	- 6.2	+ 6.9
SPRINGBORO	570	611	+ 7.2	583	- 4.6	584	+ 0.2	+ 2.5
BEAVER TWP.	740	759	+ 2.6	800	+ 5.4	775	- 3.1	+ 4.7
CONNEAUT TWP.	1,208	1,235	+ 2.2	1,295	+ 4.9	1,321	+ 2.0	+ 9.3
SPRING TWP.	1,296	1,362	+ 5.1	1,325	- 2.7	1,287	- 2.9	- 0.7
SUMMERHILL TWP.	830	939	+ 13.1	910	- 3.1	963	+ 5.8	+ 16.0
CONNEAUT VALLEY AREA*	5,609	6,083	+ 8.5	6,013	- 1.2	5,963	- 0.8	+ 6.3
CRAWFORD COUNTY	71,644	78,948	+ 10.2	77,956	- 1.3	81,342	+ 4.3	+ 13.5

SOURCE: U.S. CENSUS

\* Conneaut Valley Area includes: Conneautville and Springboro Boroughs, and Beaver, Conneaut, Spring, and Summerhill Townships

Table 4 contains a breakdown of the 1970 population of Conneautville by age grouping and by sex.

TABLE 4

## 1970 POPULATION - DISTRIBUTION BY AGE AND SEX

AGE GROUP	MALE	FEMALE	TOTAL
0 - 5	46	55	101
5 - 14	114	102	216
15 - 24	81	81	162
25 - 34	48	53	101
35 - 44	50	56	106
45 - 54	57	61	118
55 - 64	45	53	98
65 +	47	83	130
TOTALS	488	544	1,032

SOURCE: U.S. CENSUS

This information can be shown graphically in the form of a bar graph called a "population pyramid." As the name pyramid suggests, the theory behind this graph assumes that a normal population distribution represented this way would form a pyramid shape, wide at the bottom and narrow at the top. Population pyramids for the years 1940 through 1970 are shown on Chart 5.

The bar graphs in Conneautville's case do not exactly form pyramids. A close look at this data can provide some valuable insights on the composition of the Borough's population. For example, in 1970, 9.8% of the Borough's population was in the pre-school age bracket, 29.4% were school age, 48.2% were in the working age, non dependent category and 12.5% were aged. Some general observations of these pyramids follow:

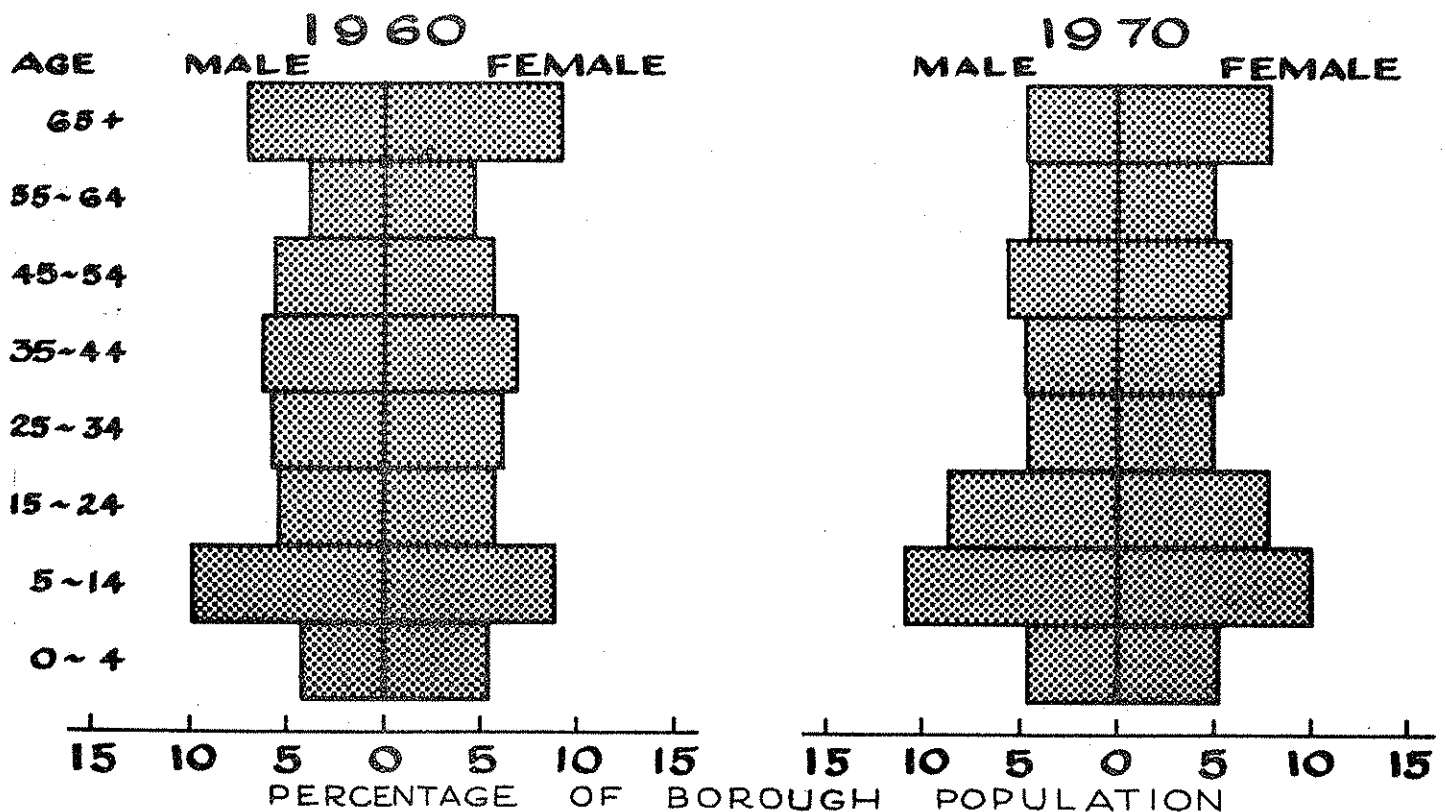
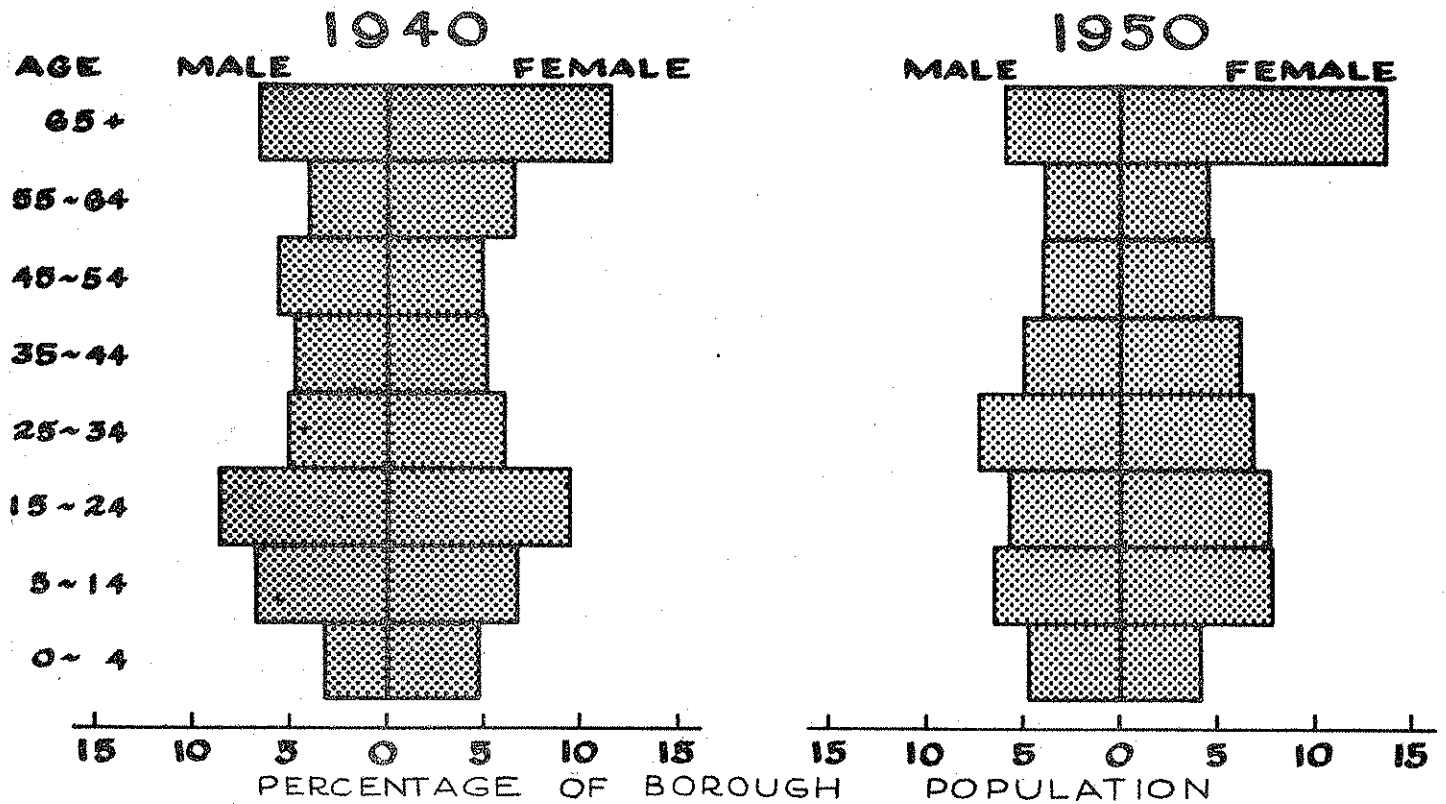
- In the age group 5-14, a 26.3% increase occurred from 1950 - 1970. This category is a part of the school age grouping.
- The age group 15-24 increased by 31.7% from 1960 to 1970. This category includes school age as well as young family groupings.
- The number of people 65 and older decreased by 43.5% from 1950 to 1970. The Methodist Nursing Home change over may have some bearing on this statistic.

#### POPULATION FORECASTS

There are many various methods that can be used to estimate future population. For the purposes of this study, the arithmetic extrapolation and the linear regression methods were calculated and compared with the proration of projections made in the County Comprehensive Plan (cohort survival method) and in the Northwest Crawford County Sewage Feasibility Study. A brief explanation of these methods follows:

1. Arithmetic Extrapolation: This method involves a calculation of a previous

# POPULATION PYRAMIDS CONNEAUTVILLE BOROUGH 1940~1970



SOURCE: U.S. CENSUS  
CHART 5

population trend and projecting this trend into future years. Two versions of the arithmetic extrapolation were computed for Conneautville:

- A. The 1960 - 1970 growth rate was projected to the year 2000. Since Conneautville's population decreased by 68 during the 60-70 decade, the growth rate was a -6.2%, and the projection reveals a declining population. The calculations provided the following projection:

1960	1970	1980	1990	2000
1,100	1,032	986	908	852

- B. An average growth rate from 1940 to 1970 was projected to the year 2000. The basic advantage of projecting the average growth rate from 1940 - 70 is the incorporation of the 1940 - 50 decade, a major growth period for Conneautville. The 22% growth rate of the 1940 - 50 decade more than offset the 6.5% and 6.2% decreases experienced in the following two decades, and the growth rate for the three decades averaged a 3.08% increase. The projection of this average growth rate provides a moderately increasing population trend in the future:

1940	1950	1960	1970	1980	1990	2000
965	1177	1100	1032	1064	1097	1131

2. Proration Of Projections Made In County Comprehensive Plan: This method is a simple calculation of Conneautville's share of the County's population in previous years and applying this proration to the County's projected populations. Again, two versions were considered:

- A. Prorate Conneautville's share of the total County population projections. From 1940 to 1970, Conneautville's population comprised an average of 1.38% of the County population. Applying this 1.38% to the County projection:

	1980	1990	2000
County's projected population	86,700	94,000	101,000
Conneautville (1.38%)	1,196	1,297	1,394

- B. The projections made in the County Plan included a proration of the County's projected population into sub areas of the County. From 1940 to 1970 Conneautville's population comprised 18% of the Conneautville sub area. Applying this 18% to the sub area projections:

	1980	1990	2000
Conneautville Sub Area Projected Population	6,240	6,670	6,970
Conneautville (18%)	1,123	1,200	1,254

3. Linear Regression: This method involves the development of a straight line that "best fits" previous population trends and then projecting this line straight into the future. This calculation provided the following projections:

	1940	1950	1960	1970	1980	1990	2000
Best fit line	1050	1062	1075	1087	1100	1122	1124
Actual Population	965	1177	1100	1032	NA	NA	NA

4. Proration of Projection Made in Sewage Feasibility Study: The Northwest Crawford County Sewage Feasibility Study projected Conneautville's population to reach 1,238 by the year 2010. Assuming an even distribution of this increase over the next 30 years, the following forecast represents a prorated version of this projection:

1970	1980	1990	2000
1032	1083	1134	1185

5. Midway Forecast: This method utilizes the average of the high and low projections. Assuming that the projection of the average growth rate (see 1.B above) is considered a realistic low projection and that the proration of the Conneautville Sub Area (see 2.B above) is considered the realistic high projection, the following mid way Forecast was calculated:

1980	1990	2000
1,093	1,148	1,192

#### SUMMARY OF FORECASTS

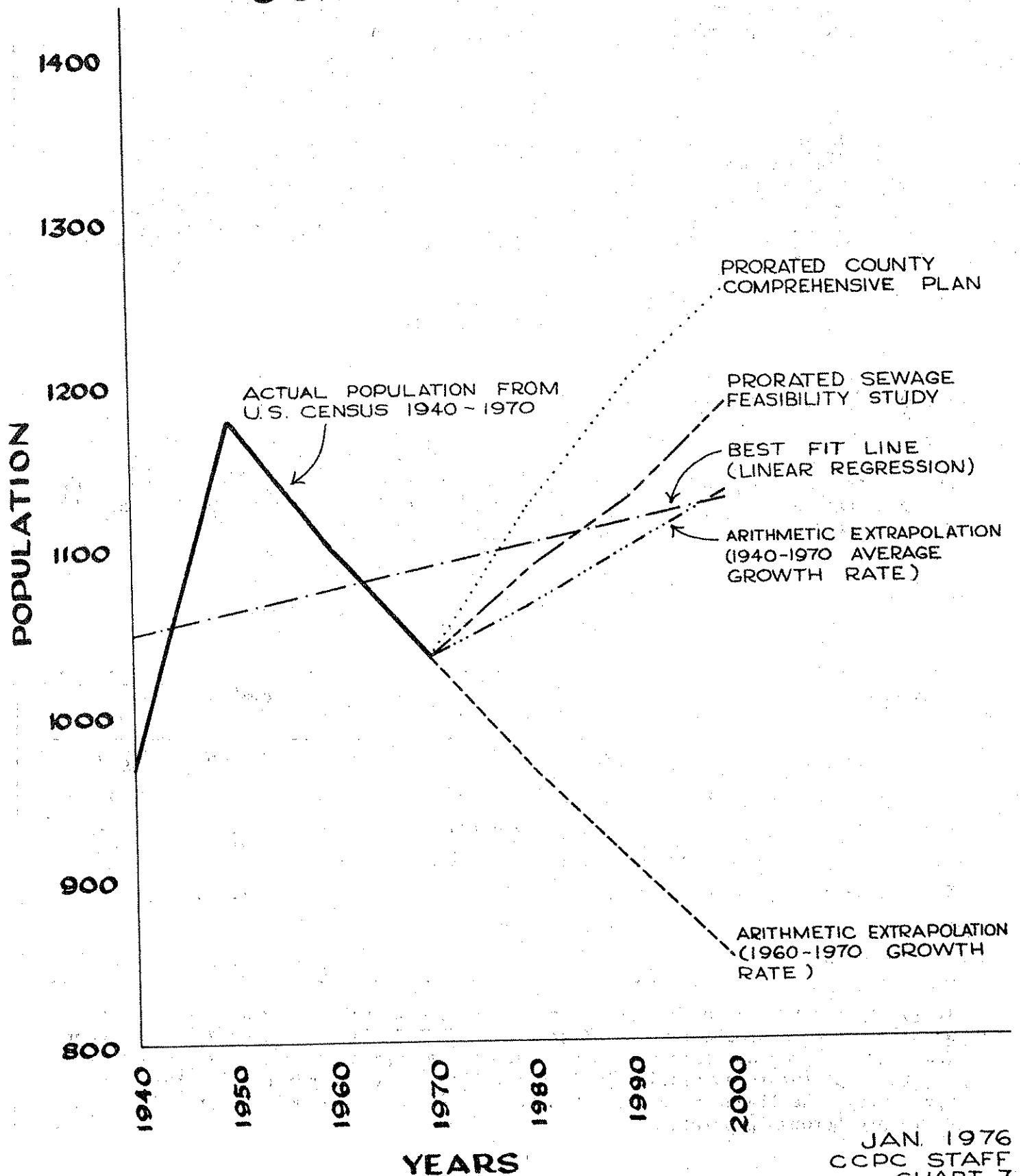
For comparison purposes, Table 6 and Chart 7 provide summaries of the above explained forecasts. The arithmetic extrapolation of the 60-70 growth rate is the only method that forecasts a decline in the future population of the Borough. The highest increase in Borough population are forecast by the proration of Conneautville's share of the total County's projected population.

TABLE 6  
SUMMARY OF FORECASTS

METHOD	FORECAST		
	1980	1990	2000
1.A. Arithmetic Extrapolation (60 - 70 rate)	968	908	852
1.B. Arithmetic Extrapolation (40 - 70 ave. rate)	1,064	1,097	1,131
2.A. Prorate from County projected population	1,196	1,297	1,394
2.B. Prorate from Sub Area projected population	1,123	1,200	1,254
3. Linear Regression (Best Fit Line)	1,100	1,112	1,124
4. Prorate from Sewage Feasibility Study	1,083	1,134	1,185
5. Mid Way	1,093	1,148	1,192

It is important to note that these forecasts do not include any assessments of anticipated or probable impacts of the U.S. Steel Facility, proposed for Conneaut, Ohio. Until such assessments can be made, these forecasts must serve as modest estimates of future population in Conneautville. For the purposes of this planning study, the linear regression has been selected as the most realistic forecast of future Borough population.

# CONNEAUTVILLE POPULATION PROJECTIONS SUMMARY GRAPH





## ECONOMIC ANALYSIS

This element of the Comprehensive Plan provides a review of the labor force of the Borough and a detailed analysis of employed residents by occupation groups, industrial classifications, incomes and poverty level comparisons. The primary data source for this analysis is the 1970 census, which was based on 1969 conditions.

### THE LABOR FORCE

The labor force of a community generally includes persons 14 years of age or older, classified as employed or unemployed, (less members of the Armed Forces for the Civilian Labor Force). Persons 14 years and older not included in the labor force are those who work less than 15 hours per week, this category generally includes students, housewives, retired persons, inmates, disabled and mentally ill persons, etc.

Using the data on Table 8, the total labor force for Conneautville was 389 (362 employed and 27 unemployed). 50.34% of persons 14 and older were employed and 3.75% were unemployed. This percentage does not represent the unemployment rate, but rather a percentage of all residents 14+ who were unemployed when the census was taken. The unemployment rate at that time was 6.94%. Perhaps a more current review would reveal less optimistic conditions. Unemployment in the Meadville Labor Market (Western Crawford County) increased from 3.5% in 1974 to 10.2% on October of 1975. As of March 1976, unemployment in the Meadville Market Area increased to 13.6%. However, the unemployment rate has tapered to an average of 10.6% for the three month period of June, July and August, 1976. Table 8 also provides data on women in the labor force. There were 110 females in the labor force, 105 of which were employed only 5 were unemployed (unemployment rate for females 4.54%). 202 females were listed in the "other" category and not included in the labor force.

TABLE 8  
BOROUGH RESIDENTS 14 YEARS AND OVER BY  
LABOR FORCE STATUS

	<u>IN SERVICE</u>	<u>EMPLOYED</u>	<u>UNEMPLOYED</u>	<u>INMATE</u>	<u>SCHOOL</u>	<u>OTHER</u>	<u>TOTAL</u>
MALE	0	257	22	0	37	43	359
FEMALE	0	105	5	0	48	202	360
TOTAL	0	362	27	0	85	245	719
% OF TOTAL	0	50.34%	3.75%	0	11.82%	34.07%	100%

SOURCE: U.S. Census - 1970

For comparison purposes, Table 9 provides the same data for Crawford County. Perhaps the most comparable item is the percentage of the totals by category. It is

interesting to note the similarity in these percentages, especially in the employed, school and other categories. The County unemployment rate was 3.63% at the time the census was taken. There were 10,625 employed females in the County and 483 unemployed females, 14 years and older.

TABLE 9  
CRAWFORD COUNTY 14 YEARS AND OLDER  
BY LABOR FORCE STATUS

	IN SERVICE	EMPLOYED	UNEMPLOYED	INMATE	SCHOOL	OTHER	TOTAL
MALE	20	20,183	636	320	3,360	6,946	28,735
FEMALE	00	10,625	483	528	3,659	16,042	31,337
TOTAL	20	30,808	1,119	848	7,289	19,988	60,072
% OF TOTAL	0.03%	51.28%	1.86%	1.41%	12.13%	33.27%	100.00%

SOURCE: U.S. Census - 1970

EMPLOYED PERSONS BY OCCUPATION

Table 10 provides an analysis of employed persons by occupation and by sex. As shown on the table, operatives comprise the largest group (28.72%) of total employed residents. The operatives grouping includes a wide variety of employed persons including: asbestos and insulation workers, assemblers, blasters and powdermen, bottling and canning operatives, surveying chainman, rodmen, and axmen, manufacturing checkers, examiners, and inspectors, dressmakers, furnacemen, garage workers and gas station attendants, laundry and dry cleaning operatives, meat cutters and butchers, welders, etc. Managers and administrators was the second largest group with 15.74% of employed residents. Transportation equipment operators represented the smallest group and no residents were employed as farmers or farm laborers.

Table 10 also provides a breakdown by sex. Females dominated the clerical classification, were a majority in the services category, and constituted approximately 30% of the operatives classification. Experienced unemployed persons 16 years and older are also identified. For example, there were 10 experienced unemployed non-farm laborers in the Borough.

TABLE 10  
EMPLOYED BOROUGH RESIDENTS (14 yrs.+) BY OCCUPATION AND BY SEX  
AND EXPERIENCED UNEMPLOYED PERSONS 16 YRS. AND OLDER

	SEX		TOTAL	% OF TOTAL	EXPER. UNEMPL.
	MALE	FEMALE			
PROF. & TECHNICAL	28	9	37	10.22%	0
MANAGERS & ADMINIS.	48	9	57	15.74%	(INCL. IN PROF.)
SALES	9	0	9	2.48%	0

TABLE 10 CONTINUED

	SEX		TOTAL	% OF TOTAL	EXPER. UNEMPL.
	MALE	FEMALE			
CLERICAL	0	29	29	8.01%	0
CRAFTSMEN-FOREMEN	46	3	49	13.53%	8
OPERATIVES	72	32	104	28.72%	0
TRANSP. EQUIP. OPERATORS	3	0	3	0.82%	(INCL. IN OPER.)
LABORERS (Except Farm)	45	8	53	14.64%	10
FARM LABORERS	0	0	0	0.00%	0
FARMERS & FARM MGRS.	0	0	0	0.00%	(INCL. IN FM. LAB.)
SERVICES (Except Pvt. Hsld.)	6	15	21	5.80%	0
PRIVATE HSHLD. WORKERS	0	0	0	0.00%	9
OCCUPATION NOT REPORTED	4	0	4	(ALLOCATED)	(N/A)
TOTAL EMPLOYED	257	105	362	100.00%	27

SOURCE: U.S. Census - 1970

Again for comparison purposes, Table 11 provides the same data for Crawford County. Operatives again was the largest occupation group with 21.29% of the total employed persons in the County. Craftsmen-foremen was the second highest category with 17.84%. The clerical category is dominated by female employees and the women employees are quite evident in the operatives and services occupations.

There were 1027 unemployed persons (16+) who had experience in some categories; 342 of these had experiences as operatives; 196 had experience as craftsmen-foremen and 187 as non-farm laborers.

TABLE 11  
EMPLOYED COUNTY RESIDENTS (14+) BY OCCUPATION AND BY SEX  
AND EXPERIENCED UNEMPLOYED PERSONS 16 YEARS AND OLDER

	SEX		TOTAL	% OF TOTAL	EXPER. UNEMPL.
	MALE	FEMALE			
PROF. & TECHNICAL	1949	1543	3492	11.33%	49
MANAGERS & ADMINIS.	1799	345	2144	6.95%	(INCL. IN PROF.)
SALES	990	792	1782	5.78%	59
CLERICAL	999	2922	3921	12.72%	58
CRAFTSMEN-FOREMEN	5230	267	5497	17.84%	196
OPERATIVES	4519	2041	6560	21.29%	342
TRANSP. EQUIP. OPERATORS	1049	71	1120	3.63%	(INCL. IN OPER.)

TABLE 11 CONTINUED

	SEX		TOTAL	% OF TOTAL	EXPER. UNEMPL.
	MALE	FEMALE			
LABORERS (Except Farm)	1374	140	1514	4.91%	187
FARM LABORERS	357	36	393	1.27%	17
FARMERS & FARM MGRS.	765	42	807	2.61%	(INCL. IN FM. LAB.)
SERVICES (Except Pvt. Hsld.)	1147	2007	3154	10.23%	101
PRIVATE HSHLD. WORKERS	5	419	424	1.37%	18
OCCUPATION NOT REPORTED	793	509	1302	(ALLOCATED)	(N/A)
TOTAL EMPLOYED	20183	10625	30808	100.00%	1027

SOURCE: U.S. Census - 1970

EMPLOYED PERSONS BY INDUSTRIAL CLASSIFICATION

A categorization of employed Borough residents, 14 years and older, by major industrial classification and by sex is provided in Table 12. As shown, manufacturing is the largest category with 68 employed in durable goods and 82 in non-durable goods, for a combined total of 150 employees or 41.4% of all employed residents. Wholesale and retail trade is the second largest category with 103 employees or 28.45% of all employed residents. Again, the data is broken down by sex.

TABLE 12

EMPLOYED BOROUGH RESIDENTS (14+) BY INDUSTRIAL CLASSIFICATION

	SEX		TOTAL	% OF TOTAL
	MALE	FEMALE		
AGRIC. & FORESTRY	0	0	0	0.00%
MINING	5	0	5	1.38%
CONSTRUCTION	21	0	21	5.80%
MANUFACTURING - DURABLE	53	15	68	18.78%
MANUFACTURING - NON-DURABLE	59	23	82	22.65%
TRANSPORTATION	12	0	12	3.31%
WHOLESALE & RETAIL TRADE	66	37	103	28.45%
F.I.R.E.	0	0	0	0.00%
BUSINESS & REPAIR SERVICE	0	0	0	0.00%
PERSONAL SERVICE	7	5	12	3.31%
ENTERTAINMENT & REC. SERV.	0	0	0	0.00%
PROFESSIONAL SERVICE	34	21	55	15.19%

TABLE 12 CONTINUED

	SEX		TOTAL	% OF TOTAL
	MALE	FEMALE		
PUBLIC SERVICE	0	4	4	1.10%
INDUSTRY NOT REPORTED	4	0	4	(ALLOCATED)
TOTAL EMPLOYED	257	105	362	100.00%

SOURCE: U.S. Census - 1970

Table 13 provides the same data for Crawford County. Again, the manufacturing category (durable and non-durable goods combined) is the largest category comprising 39.81% of all employed residents of the County. Manufacturing is the primary industrial activity in the County as it is one of Conneautville's strengths. Professional services is the second highest category in the County with 16.55% of all employed residents.

TABLE 13  
EMPLOYED COUNTY RESIDENTS (14+) BY INDUSTRIAL CLASSIFICATION

	SEX		TOTAL	% OF TOTAL
	MALE	FEMALE		
AGRIC. & FORESTRY	1202	94	1296	4.20%
MINING	64	0	64	0.20%
CONSTRUCTION	1584	67	1651	5.35%
MANUFACTURING - DURABLE	6808	2075	8883	28.83%
MANUFACTURING - NON-DURABLE	2329	1056	3385	10.98%
TRANSPORTATION	1936	223	2159	7.00%
WHOLESALE & RETAIL TRADE	2820	2120	4940	16.03%
F.I.R.E.	410	382	792	2.57%
BUSINESS & REPAIR SERVICE	344	82	426	1.38%
PERSONAL SERVICE	312	772	1084	3.51%
ENTERTAINMENT & REC. SERV.	127	79	206	0.66%
PROFESSIONAL SERVICE	1719	3381	5100	16.55%
PUBLIC SERVICE	528	294	822	2.66%
INDUSTRY NOT REPORTED	723	515	1238	(ALLOCATED)
TOTAL EMPLOYED	20183	10625	30808	100.00%

SOURCE: U.S. Census - 1970

## INCOME

A unit of comparison for income is mean income. It is calculated by dividing the aggregate income by the appropriate numbers of families or unrelated individuals. Table 14 compares the mean incomes of the Conneaut Valley municipalities with mean incomes in the County. As shown on Table 14, mean income in Conneautville is very close to mean income County-wide. Surprisingly, Beaver Township has the highest mean income in the Conneaut Valley area. Conneautville ranks 2nd in family mean income and 3rd in total mean income.

TABLE 14  
MEAN INCOME COMPARISON - CONNEAUT VALLEY AREA

MUNICIPALITY	MEAN INCOME		
	FAMILY	UNRELATED INDIVIDUAL	TOTAL
CONNEAUTVILLE	\$ 9,225	\$ 2,646	\$ 7,653
SPRINGBORO	7,570	2,588	6,913
BEAVER TWP.	9,724	6,798	9,412
CONNEAUT TWP.	8,380	2,105	7,715
SPRING TWP.	8,269	3,147	7,308
SUMMERHILL TWP.	8,333	2,796	6,972
CRAWFORD COUNTY	9,323	2,617	7,580

SOURCE: U. S. Census - 1970

Table 15 provides a breakdown of family and unrelated individuals income by income ranges. As shown on Table 15, 19.46% of income receivers in Conneautville earned less than \$2,000 in 1969, only 6 families earned more than \$25,000, and 104 families (30.76% of income receivers) earned between \$8,000 and \$12,000. Unrelated individuals were limited to incomes less than \$7,000 in 1969.

TABLE 15  
 FAMILY AND UNRELATED INDIVIDUALS BY INCOME RANGES (IN DOLLARS)  
 CONNEAUTVILLE BOROUGH

	HOUSEHOLD STATUS		TOTAL	% OF TOTAL
	FAMILY	UNREL. INDIV.		
Less than 2,000	17	49	66	19.46%
2,000 - 2,999	0	0	0	0.00%
3,000 - 3,999	23	6	29	8.55%
4,000 - 4,999	0	15	15	4.42%
5,000 - 5,999	21	0	21	6.19%
6,000 - 6,999	5	11	16	4.71%
7,000 - 7,999	39	0	39	11.50%
8,000 - 9,999	49	0	49	14.45%
10,000 - 11,999	55	0	55	16.22%
12,000 - 14,999	21	0	21	6.19%
15,000 - 24,999	22	0	22	6.48%
25,000 - 49,999	6	0	6	1.76%
50,000 AND OVER	0	0	0	0.00%
TOTAL	258	81	339	100.00%

SOURCE: U.S. Census - 1970

Table 16 provides an analysis of incomes received by persons 14 years and over (rather than families and unrelated individuals), by income category and by sex. Again, the largest grouping of income receivers is the lowest income category, 23.78% of persons 14 years and older receive no income at all. The next two largest groups of income receivers are in categories of income less than \$2,000 per year: 20.62% earn from \$1,000 to \$2,000; and 14.78% earn less than \$1,000. On the other end of the scale, only 10 persons (1.82% of residents 14 years or older) earned over \$15,000 and no individual in Conneautville earned more than \$25,000. Table 16 also provides per capita income; the overall income per capita was \$4,680.

TABLE 16  
 PERSONS 14+ BY INCOME CATEGORY AND BY SEX  
 CONNEAUTVILLE

	SEX		TOTAL	% OF TOTAL
	MALE	FEMALE		
NO INCOME	24	147	171	23.78%
Less than 1,000	17	64	81	14.78%
1,000 - 1,999	34	79	113	20.62%
2,000 - 2,999	42	5	47	8.57%
3,000 - 3,999	17	19	36	6.56%
4,000 - 4,999	16	21	37	6.75%
5,000 - 5,999	24	16	40	7.29%
6,000 - 6,999	32	5	37	6.75%
7,000 - 7,999	38	4	42	7.66%
8,000 - 9,999	62	0	62	11.31%
10,000 - 14,999	43	0	43	7.84%
15,000 - 24,999	10	0	10	1.82%
25,000 AND OVER	0	0	0	0.00%
TOTAL WITH INCOME	335	213	548	100.00%
PER CAPITAL INCOME	6,303	2,126	4,680	NA

SOURCE: U.S. Census - 1970

The 1970 Census also provides other data pertinent to income and employment. Some of this data is summarized below:

1. Families and unrelated individuals in Conneautville:
  - 51% earn wages or salaries (mean income of \$7,185)
  - 11% are self-employed (mean income of \$7,555)
  - 19% are on Social Security or Railroad Retirement (mean income of \$1,454)
  - 19% receive other income (mean income of \$1,630)
2. According to the 1970 Census, there were 236 families with incomes above the poverty level and 22 families (8.5% of all families) with incomes below the poverty level. The Chart used by the Bureau of the Census for determining poverty level is shown on Table 17.



TABLE 17  
POVERTY LEVEL DETERMINATION TABLE

SIZE OF FAMILY	TOTAL	NON-FARM			FARM		
		TOTAL	MALE HEAD	FEMALE HEAD	TOTAL	MALE HEAD	FEMALE HEAD
All Unrelated Individuals	\$1,834	1,840	1,923	1,792	1,569	1,607	1,512
Under 65 Years	1,888	1,893	1,974	1,826	1,641	1,678	1,552
65 Years and Over	1,749	1,757	1,773	1,751	1,498	1,508	1,487
All Families	3,388	3,410	3,451	3,032	2,954	2,985	2,757
2 Persons	2,364	2,383	2,394	2,320	2,012	2,017	1,931
Head Under 65 Years	2,441	2,458	2,473	2,373	2,003	2,100	1,984
Head 65 Years and Over	2,194	2,215	2,217	2,202	1,882	1,883	1,861
3 Persons	2,905	2,924	2,937	2,830	2,480	2,485	2,395
4 Persons	3,721	3,743	3,745	3,725	3,195	3,197	3,159
5 Persons	4,386	4,415	4,418	4,377	3,789	3,770	3,761
6 Persons	4,921	4,953	4,962	4,917	4,244	4,245	4,205
7 or More Persons	6,034	6,101	6,116	5,952	5,182	5,185	5,129

For a detailed "Poverty Definition," see the Bureau of Census publication "General Social and Economic Characteristics"

#### EMPLOYMENT INDICATORS

A general description of employment is provided in the following information on major employers in the Conneautville area. Also included is a listing of self-employed residents and resident employers.

The largest employer in the Conneautville area is the Ohio Rubber Plant, employing 286 people (55 Borough residents) in 1975. Since 1974 a gradual reduction in employment at this Plant has occurred. Ohio Rubber officials indicate that this is a temporary reduction in employment caused by the removal of the Hose Division from the Conneautville Plant. Once the Hose Division has moved out, there will be room to expand the tire manufacturing operation as well as the possibility of manufacturing new products at the Conneautville Plant. Ohio Rubber management projects at least a 15% increase over the 1975 employment level by 1978 at the Conneautville Plant.

The Conneautville Nursing Home is a 58 bed facility and employed a staff of 86 in 1975. The Home has revealed plans to expand to a 112 bed facility, including a new building located in Summerhill Township, adjacent to the Borough boundary along the north side of PA. 198 east. This expansion would double the staff currently employed by the Conneautville Nursing Home.

Other major employers in the Conneautville area include: the Conneaut School District, which employed 38 Conneautville residents in 1975; the Commonwealth of Pennsylvania employed 21 Borough residents in 1975; Penn Furniture and Snyder Chair, each employed 7 Borough residents in 1975, and both of these firms have indicated that future expansion considerations are possible and that such expansion would increase employment.

The following list contains other employers of Conneautville residents in the Conneautville area, including self-employed residents:

Adkins Candy	Dr. Danilo Guazon
Arendash Earth Moving Equipment	Gladys Beauty Shop
Askey Building Contracting	Hildreth Cleaners
Bilich's Tavern	Newman's Appliance
Bradley CB Radio Sales	J Market
Dr. Bristol - Dentist	Kardosh Ashland Oil Dealer
Butterfield Plumbing	Koehler Ford Sales
Campbell's Caps & Cabinets	Lawrence Insurance Agency
Campbell's Red & White Store	Master Feed & Grain
Chuck's Ashland Gas Station	Mehalko - Strout Realty Office
Clark's Barber Shop	Merrit Laundromat
Clear Channel Cable TV	National Fuel Gas Corp.
Cole's Lawn Mower Sales & Service	Newt's Tavern
Conneaut Valley Medical Assoc.	Penfield Janitorial Service
Conneautville Borough	Philson Lumber
Conneautville Cemetery Assoc.	Richmond's Barber Shop
Conneautville Courier	Samuel's Golden Dawn
Conneautville Farmer's Exchange	Shamrock Restaurant
Conneautville Garage Chevrolet Sales	Skat Gas Station
Conneautville Hardware	Sobieski's Car Wash
Shirley Dean Insurance Agency	The Station Break Ice Cream Bar
Farance Jeweler Shop	Steven's Pharmacy
Farmer's National Bank	Valley Builders & Supply
Faust Clinic (Chiropratic)	Valley Department Store
Fran's Beauty Shop	Warner's Bowling Alley
Gibson's Gunsmith	White Funeral Home
L. A. Glessman, Inc.	Williams Used Furniture
Robert Graham & Sons Pontiac Sales	Woodring Detective Agency

An optimistic view that increased employment will be forthcoming is evident in the plans for expansion of major employment centers in the Conneautville area. The recent announcement that U. S. Steel is proposing a steel manufacturing plant in Conneaut, Ohio, is welcomed news and substantiates the belief that employment conditions will improve significantly in the near future.

#### HOUSING CONDITIONS

The general condition and availability of housing in a community reflects to some extent the ability of the community to attract new residents. Increased employment through commercial and industrial expansion and development are vital aspects of community growth. However, good housing conditions and sound neighborhoods provide the attraction to encourage employees to reside in the community. This section provides information and analyses of the general condition and availability of housing in Conneautville.

The 1970 Census reported a total of 356 housing units in Conneautville Borough, 331 occupied units and 25 vacant units. The Census data also reveals that 329 units (or 92.4% of all units) were constructed prior to 1940, leaving only 27 units built

since 1940. In fact, only 5 owner occupied and 3 renter occupied units were constructed from 1960 to 1970 and only 24 units were built from 1940 - 1965. However, the trend for new housing starts in Conneautville has changed somewhat since the 1970 Census. The new housing starts along Cussewago Road and in the Valley View Development have affected this trend. The values of owner occupied housing units reported in the 1970 Census reflect to some extent the lack of new housing starts and the age of housing units in the Borough. The mean value for owner occupied units was \$10,524 in 1970. Approximately 37.5% of owner occupied units were valued at less than \$7,500, and only 12 units were valued over \$20,000. A comparison of mean market value of owner occupied units shows Crawford County at \$14,780, Spring Township at \$8,719, and Springboro at \$7,845. The median rent for tenants in Conneautville was \$65/month in 1970, and only 3 units were renting over \$100/month.

Other 1970 Census housing data is summarized below:

- There were 11 mobile homes in the Borough in 1970, 5 of which were owner occupied and 6 were renter occupied.
- 77.7% of all units had basements and 15 units had "other" types of foundations.
- The overall median number of persons per unit was 2.53, 3.04 in owner occupied units and 1.36 in renter occupied units.
- Of the 25 vacant units 15 were single family units, 10 were multiple family units.
- Total housing units in Conneautville (356) comprises approximately 1.14% of the County's total housing stock, including seasonal units, or 1.3% of the County's total year round units.
- For owner occupied units in Conneautville, the average household size is 3.04 persons and the average number of rooms per unit is 6.56.

#### SURVEY OF HOUSING CONDITIONS

A field survey of housing conditions was conducted in June 1976, to provide a general indication of the quality of housing in the Borough. The survey was based upon an individual evaluation of the exterior condition of all structures. The survey results should be considered only as a general indication of overall housing conditions. Evaluations were subjective in nature and the guidelines used to evaluate individual units were not totally applicable in all situations, as explained below. Without interior inspections by building specialists it is not possible to develop an accurate survey of housing conditions.

Table 18 provides an outline example of the guidelines used to evaluate housing conditions in Conneautville. As shown on Table 18, three structural elements were reviewed in the evaluation process of each unit: the foundation, exterior walls including doors and windows, and the roof. Structures were classified into three categories: (1) Sound (GOOD); (2) Deteriorating (FAIR); and (3) Delapidated (POOR).

TABLE 18  
EVALUATION GUIDELINES FOR HOUSING CONDITIONS

STRUCTURAL ELEMENT	E X A M P L E S		
	SOUND (GOOD)	DETERIORATING (FAIR)	DILAPIDATED (POOR)
FOUNDATION	SOLID, SUPPORTS ALL PARTS OF BLDG.	CRACKED MASONRY JOINTS	SEVERE FRACTURES OR CRUMBLING MASONRY
EXTERIOR WALLS WINDOWS & DOORS	SOLID SURFACE NO LEANING	CRACKED MASONRY, LOOSE SIDING, SLIGHT LEAN, WARPED WOOD, CHIPPED OR PEEL- ING PAINT	DEFINITE LEAN OR BUCKLE, FRACTURED OR CRUMBLING MASON- RY, ROTTEN OR WARP- ED WOOD, MISSING SIDING, HOLES
ROOF	STABLE SURFACE NO SAGGING	MISSING OR WORN SHINGLES OR TILES, SLIGHT SAGGING	DEFINITE SAG, HOLES NO SHINGLES OR TILES

SOURCE: CCPC Staff

The function of these guidelines is to provide a measuring device indicating the degree of soundness or deficiency of all housing units. If any of the structural elements was rated "dilapidated", the entire structure was considered "dilapidated." One exception to the rule was built into the evaluation process, involving a "dilapidated" rating for a roof. Since roof replacement is not an impossible task and since economic considerations of roof replacement versus demolition were not a part of this evaluation, roofs rated as dilapidated were classified under the deteriorating category.

Dilapidated housing should be interpreted to include the absolute worst dwellings, where demolition is apparently the only logical solution. Deteriorating housing includes a wide range of housing deficiencies and such housing could move, in time, in two directions depending upon future maintenance efforts. For example, many units cannot remain in the deteriorating category in the future unless major maintenance repairs are made, such as roof replacement. Other units may be placed in the sound category by minor maintenance repairs, such as replacing warped or missing siding and painting the structure. The "sound" category is intended to identify housing conditions needing very minor maintenance.

#### GENERAL OBSERVATIONS

Housing conditions in general are in the "deteriorating" category. This is a positive and hopeful finding. It means that through modest public effort and great private effort housing conditions can be improved. Only 2 housing units were rated dilapidated, 224 units were rated sound and 142 units were rated deteriorating. Deteriorating structures for the most part are concentrated in the older sections

or the "valley floor" area of the Borough. A specific concentration is noted in the general vicinity of West Street. The major observation taken from this data is the identification of the need for a housing rehabilitation program in both concentrated and scattered areas of the Borough. Housing needs are addressed in detail in a subsequent section of this Plan.

#### HOUSING CONDITIONS IN THE CONNEAUT VALLEY AREA

Table 19 provides an analysis of basic data on housing conditions for the Conneaut Valley Area. The source of this data is a combination of 1970 Census material and field surveys conducted in the preparation of the Crawford County Comprehensive Plan. It should be noted that the guidelines used in the County-wide survey were different from the guidelines used in the Borough survey.

TABLE 19  
AVAILABILITY AND CONDITION OF HOUSING 1970

	LOCAL MUNICIPALITIES							
	BEAVER TWP.	CONNEAUT TWP.	CONNEAUT- VILLE	SPRING TWP.	SPRING- BORO	SUMMER- HILL TWP.	CONNEAUT VALLEY AREA	CRAWFORD COUNTY
<b>HOUSING SUPPLY</b>								
Total # of Units	232	517	361	414	182	294	2,000	31,110
Yr. Round Units	232	443	361	407	181	291	1,915	27,834
Seasonal Units	0	74	0	7	1	3	85	3,276
<b>YEAR ROUND VACANT UNITS</b>								
Total	33	81	22	35	2	28	201	2,390
For Rent	2	1	1	0	0	3	7	515
For Sale	4	9	9	4	0	2	28	218
Other	27	71	12	31	2	23	166	1,657
% Vacant	14.2	18.3	6.1	8.6	1.1	9.6	10.5	8.6
% Available	3.87	2.26	2.77	.98	0	1.72	1.83	2.63
<b>CONDITION OF HOUSING</b>								
<b>Deteriorating</b>								
%	66.8	53.5	27.6	47.0	22.0	41.0	44.0	25.2
Approx. #	155	237	100	191	40	119	842	7,014
<b>Dilapidated</b>								
%	22.0	27.9	8.9	11.8	11.5	19.1	17.3	10.9
Approx. #	51	124	32	48	21	56	332	3,033

SOURCE: THIS DATA EXTRACTED FROM CRAWFORD COUNTY COMPREHENSIVE PLAN AND IS BASED ON 1970 CENSUS AND A FIELD SURVEY OF HOUSING CONDITIONS IN THE COUNTY.

As shown on Table 19, almost 9% of all housing units in Conneautville were considered to be "dilapidated" in the county-wide survey. Approximately 100 units or 27.6% of the total units were rated "deteriorating." 6.1% of all units were vacant and only 2.77% were available for sale or rent.

In comparison with surrounding municipalities, Conneautville has the lowest percentage of dilapidated housing, 2nd lowest number of dilapidated units. Deteriorating housing comparisons within the Conneaut Valley Area show that 27.6% of Conneautville's housing units were rated deteriorating. It is also interesting to note the similarity in these percentages between Conneautville and the County.

#### THE MOBILE HOME IN CONNEAUTVILLE

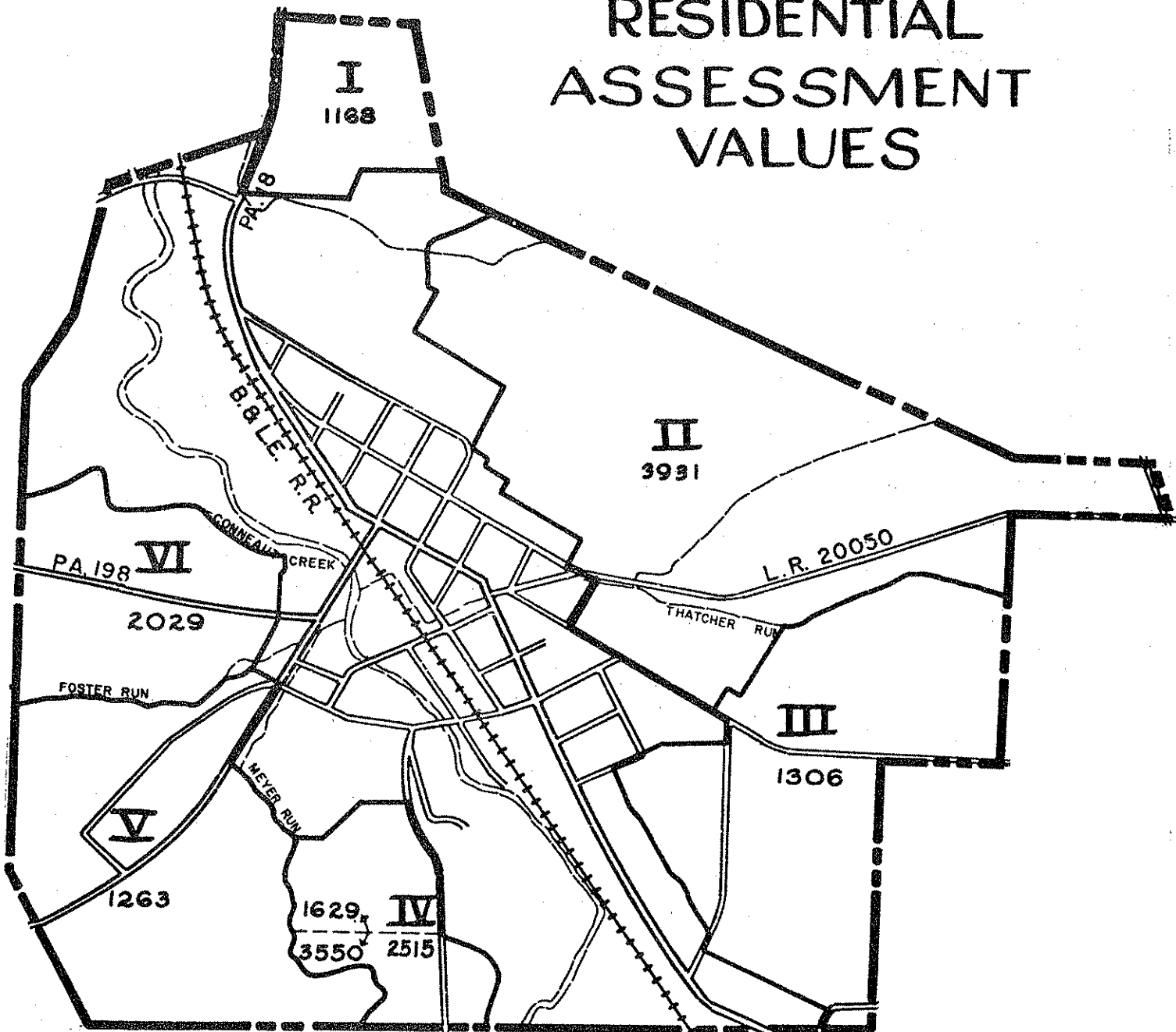
According to the 1970 Census, there were 11 mobile homes in Conneautville Borough. Today there are approximately 20. It can and should be assumed that the installation of centralized sewage facilities will probably stimulate increased interest in placing mobile homes as well as other types of housing units in Conneautville. This section is provided to identify how the mobile home relates to housing and development in Conneautville.

The mobile home has created a near revolution in housing. Inflationary trends in construction, labor and materials have forced low and moderate income families to seek either older housing units or mobile homes. The mobile home has become attractive to young families as well as senior citizens because of the low cost. Most communities in our State were not prepared to regulate the mobile home and to make sure the mobile home blended in with its environs in a desirable manner. Unfortunately, Conneautville was one of those communities that were not ready for the transition to mobile home development.

Mobile home development in communities without regulations has in many cases created problems that should be considered in any planning program. Some of the major problems of unregulated mobile home development are discussed below:

- Real value of the mobile home does not appreciate at the same rate as conventional housing values, and in many cases, this value actually depreciates over time, much like the value of automobiles. According to one study entitled Mobile Homes - A Pennsylvania Industry in Review, prepared by Portfolio Associates, Inc., for the Pennsylvania Department of Community Affairs, "mobile home financing has been modeled after automobile financing rather than like mortgages for conventional housing." The distinction between financing arrangements for mobile homes and conventional housing appears to be based upon a dual standard of future value projection.
- A related problem to the property value problem is the tax base difference. As the mobile home ages, the depreciation of the unit is eventually reflected in a lower assessed valuation of the unit, resulting in lower taxes returned from mobile home development over the years. On the other hand, the conventional unit increases in value, assessed valuation increases over the years and higher taxes are returned from these units. To compound the problem, both units have access to all community facilities and services supported by the taxes returned, while one unit continues to increase in tax burden and the other unit's burden decreases. A survey of existing assessments for buildings only was conducted in Conneautville. The results reveal that the average mobile home assessment was \$1054, compared to the conventional unit average assessment of \$2,064. Map 4 shows the average assessment for all residential buildings within selected neighborhoods in Conneautville.

# CONNEAUTVILLE RESIDENTIAL ASSESSMENT VALUES



NOTE THE ASSESSMENTS SHOWN ARE AVERAGE RESIDENTIAL STRUCTURE ASSESSMENTS FOR THE PARTICULAR NEIGHBORHOOD AREAS IDENTIFIED. THESE AVERAGE ASSESSMENTS REFLECT BUILDING ASSESSMENTS ONLY AND DO NOT INCLUDE ASSESSMENTS OF LAND. THE CRAWFORD COUNTY ASSESSMENT RATIO IS 30% OF TRUE MARKET VALUE. REFER TO THE FISCAL ANALYSIS SECTION OF THIS REPORT FOR A TAX COMPUTATION EXAMPLE BASED UPON ASSESSED VALUE.

## LEGEND

— AREA BOUNDARY LINE

FIGURES REPRESENT AVERAGE ASSESSMENT FOR BUILDINGS

SOURCE: CRAWFORD COUNTY ASSESSMENT RECORDS

SCALE 1"=1000'

CCPC STAFF



MAP 4

- Dual standards of construction also result in the awkward placement of mobile homes within communities that do not have land use and building regulations. In many cases mobile homes have been placed on loosely stacked concrete blocks formed into piers or jacks. Some communities have successfully regulated the placement of mobile homes to eliminate the dual standard of construction. These communities require permanent frost free foundations (including slabs or piers), anchoring and skirting of the mobile home. Standards of this type can promote better siting of mobile homes, and create a more stable and conventional environment around the unit. It is possible to make the mobile home an extremely attractive housing unit. However, the typical attraction of the mobile home has been an economic rather than an aesthetic one.

In conclusion, the location and placement of the mobile home should be regulated in order to (1) protect property values and the integrity of established and developing conventional housing neighborhoods, (2) promote the re-establishment of increasing property value trends, new housing starts and rehabilitation and renovation activities in older neighborhoods of conventional housing, (3) provide suitable sites in alternative locations for mobile home placement, and (4) promote better siting and placement of mobile homes. These considerations should be addressed in the formulation of the land use plan and proposed zoning ordinance.

#### COMMUNITY FACILITIES AND SERVICES

Community facilities and services are part of modern civilized living. They are shared by all the residents of the community. These services - water system, sewage disposal system, parks, fire protection, etc., are generally provided at the community level as a matter of convenience and economy. For example, it would cost each resident less to build one big public swimming pool than it would cost each resident to build his own small private pool. An analysis of existing facilities and services is designed to determine the adequacy of existing facilities and services and to identify community needs for facilities and services. Conneautville provides a broad base of facilities and services to its residents. The narrative below provides an explanation of these community programs and activities.

#### CENTRALIZED WATER SUPPLY SYSTEM

The Borough owns and operates a municipal water supply system that provides service to some 360 customers. The source of supply for this system includes 2 wells rated at 250 gallons per minute (gpm). Water storage is provided by a 473,000 gallon standpipe tank located on the east side of Prospect Street. The distribution system ranges from 4" to 6" mains and dates back to 1889. Recent improvements to the water supply system include the installation of the well, chlorinator and pumping equipment on West Street and an 8" transmission line that connects the two wells and the storage tank. The Community Facilities map shows the general layout of the Borough Water System. Current daily water consumption ranges from 80,000 to 100,000 gallons. An emergency interconnection is made with the Ohio Rubber Plant, which maintains a separate source and supply of water for its industrial water needs. Drinking water at the Ohio Rubber Plant is provided by the Borough Water System. The current schedule for the water service is shown on Table 20.



From all indications, water supply is ample for present consumption. However, future industrial and other high-volume users of water may be required to provide their own individual supply. Future residential and small volume water consumption activities can be accommodated. Problems, such as siltation and low pressure should be monitored and remedied when conditions require such action.

TABLE 20  
 CONNEAUTVILLE BOROUGH WATER SYSTEM RATE SCHEDULE

	<u>GALLONS</u>	<u>GROSS</u>	<u>NET</u>
Up to	5,000	7.35	7.00
	6,000	8.00	7.65
	7,000	8.70	8.30
	8,000	9.35	8.95
	9,000	10.05	9.60
	10,000	10.75	10.25
	11,000	11.40	10.90
	12,000	12.10	11.55
	13,000	12.50	12.20
	14,000	13.45	12.85
	15,000	14.15	13.50
	16,000	14.55	13.90
	17,000	15.00	14.30
	18,000	15.40	14.70
	19,000	15.85	15.10
	20,000	16.25	15.50
	21,000	16.65	15.90
	22,000	17.10	16.30
	23,000	17.50	16.70
	24,000	17.95	17.10
	25,000	18.35	17.60

25,000 - 50,000  
 30¢ per/1000 gal.  
 over 50,000  
 25¢ per/1000 gal.

Whenever one meter serves more than one residence, a minimum charge of \$7.00 shall be levied for each residence served and if the number of gallons used is more than the minimum of 5,000 gallons for each residence, the prevailing rates shall apply to the excess. A penalty of 5% shall be added to bills not paid in 30 days.

## SEWAGE DISPOSAL

Existing sewage disposal is accomplished by individual on-lot disposal facilities. However, a centralized community-wide sewage collection and treatment facility is currently under construction. This project is being carried out in conjunction with Springboro Borough and Spring Township, under the coordination and administration of the Northwest Crawford County Sewer Authority. Financing was made possible through the following sources:

U. S. ENVIRONMENTAL PROTECTION AGENCY	\$ 2,414,320
FEDERAL APPALACHIA REGIONAL COMMISSION GRANT (ARC-214)	\$ 149,705
TOTAL GRANTS	<hr/> \$ 2,564,025

Initial local contribution (This is to be financed by Farmers Home Administration who will provide a loan guarantee permitting a lower interest rate to the Authority; it will be repaid through a \$400 tap in fee per equivalent dwelling unit.)

	\$ 244,000
--	------------

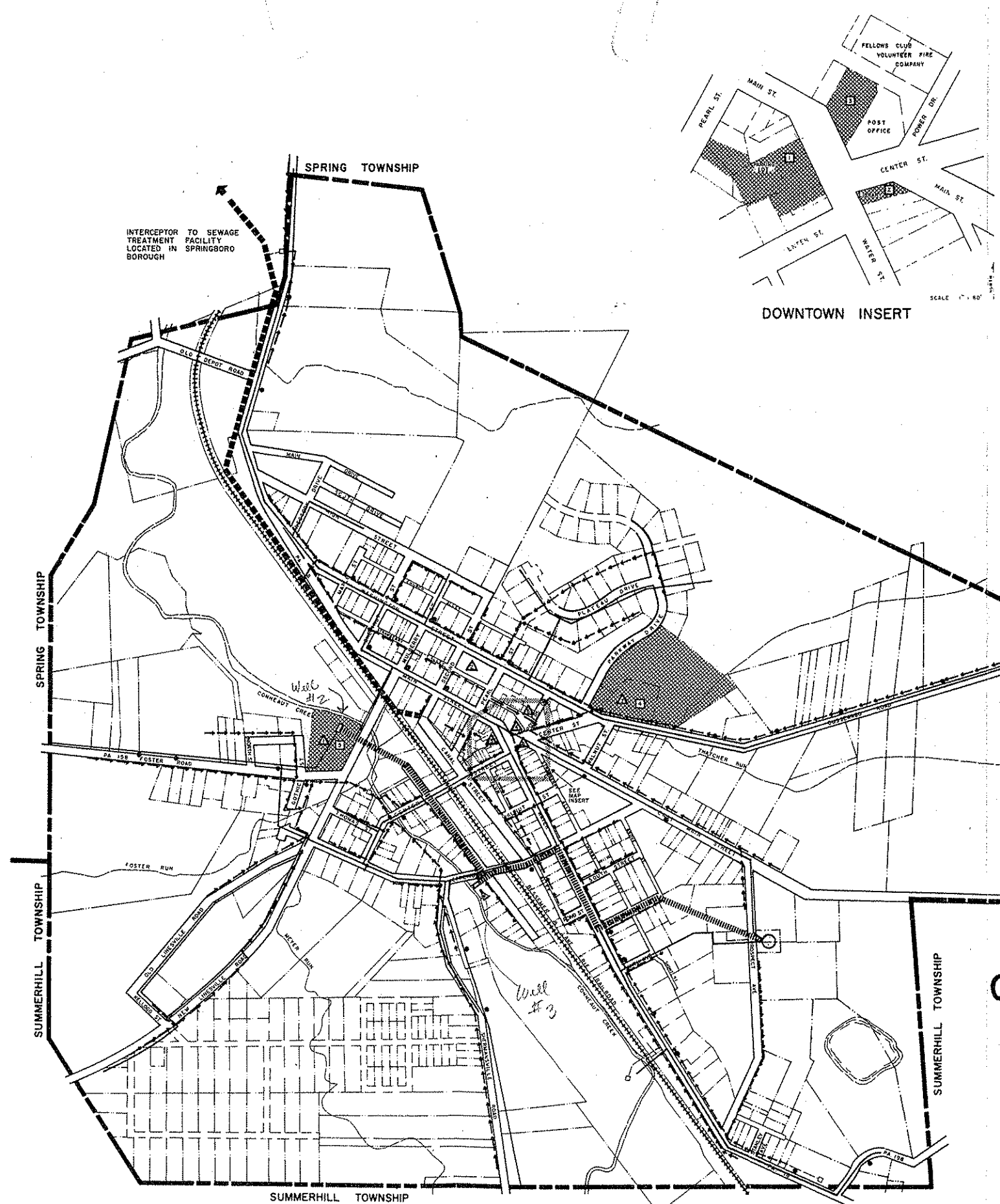
To be financed by long term loan	\$ 670,000
----------------------------------	------------

## OTHER UTILITIES

- Electricity is provided in Conneautville by the Pennsylvania Electric Company (Penelec). Services are presently adequate and future development in the Conneautville area can be accommodated with electrical power from Penelec.
- Gas is provided in Conneautville by the National Fuel Gas Corporation. Present service and supply is adequate and future development in the Conneautville area can be accommodated if the present moratorium on new gas customer service is lifted.
- Telephone services are provided by Mid-Penn Telephone Corporation. Present services are adequate and plans for improved service are in progress. Future development in the Borough can be accommodated with telephone service.
- Cable TV, the Clear Channel Cable TV Corporation of Kittanning, Pennsylvania, provides cable TV services to subscribers in the Conneautville area. Future development can be serviced by this firm.

## SOLID WASTE COLLECTION AND DISPOSAL

The collection of solid waste is accommodated through an agreement between Borough Council and the Robert Henry Refuse Collection firm of Linesville. This firm provides collection of 2 bags once a week, and transport to disposal at the McGuffintown landfill just north of Meadville. The charge for this service is approximately \$4.00 per month per residential unit. The Borough collected residential charges and paid \$11,037.95 for this service in 1974. Disposal method and site will probably change when a County Solid Waste Authority Solid Waste Disposal Facility is placed in operation.



INTERCEPTOR TO SEWAGE TREATMENT FACILITY LOCATED IN SPRINGBORO BOROUGH

DOWNTOWN INSERT

**LEGEND**

- WATER LINES
- 8" WATER LINE
- WATER WELL - PUMP
- STAND PIPE WATER STORAGE TANK
- WATER HYDRANT
- SEWAGE COLLECTION LINE
- 12" SEWAGE INTERCEPTOR LINE
- SEWAGE FORCED MAIN
- SEWAGE PUMPING STATION
- △ MAINTENANCE BUILDING
- △ MEDICAL CENTER
- △ PARKING LOT
- △ POST OFFICE
- △ LIBRARY
- △ FIRE HALL
- △ LORD - MASON MEMORIAL PARK

**PROPOSED FACILITIES**

- PROPOSED MUNICIPAL BUILDING
- PROPOSED LIBRARY SITE IMPROVEMENT
- PROPOSED PARKING LOT
- PROPOSED LORD - MASON MEMORIAL PARK IMPROVEMENTS
- PROPOSED MAINTENANCE BUILDING AND SITE PLAN

NOTE: REFER TO DOWNTOWN PUBLIC IMPROVEMENTS PLAN, SITE PLAN FOR PROPOSED MAINTENANCE BUILDING, GENERAL SITE PLAN LORD-MASON MEMORIAL PARK, AND SUGGESTED STREET PATTERNS & SEWER EXTENSIONS.

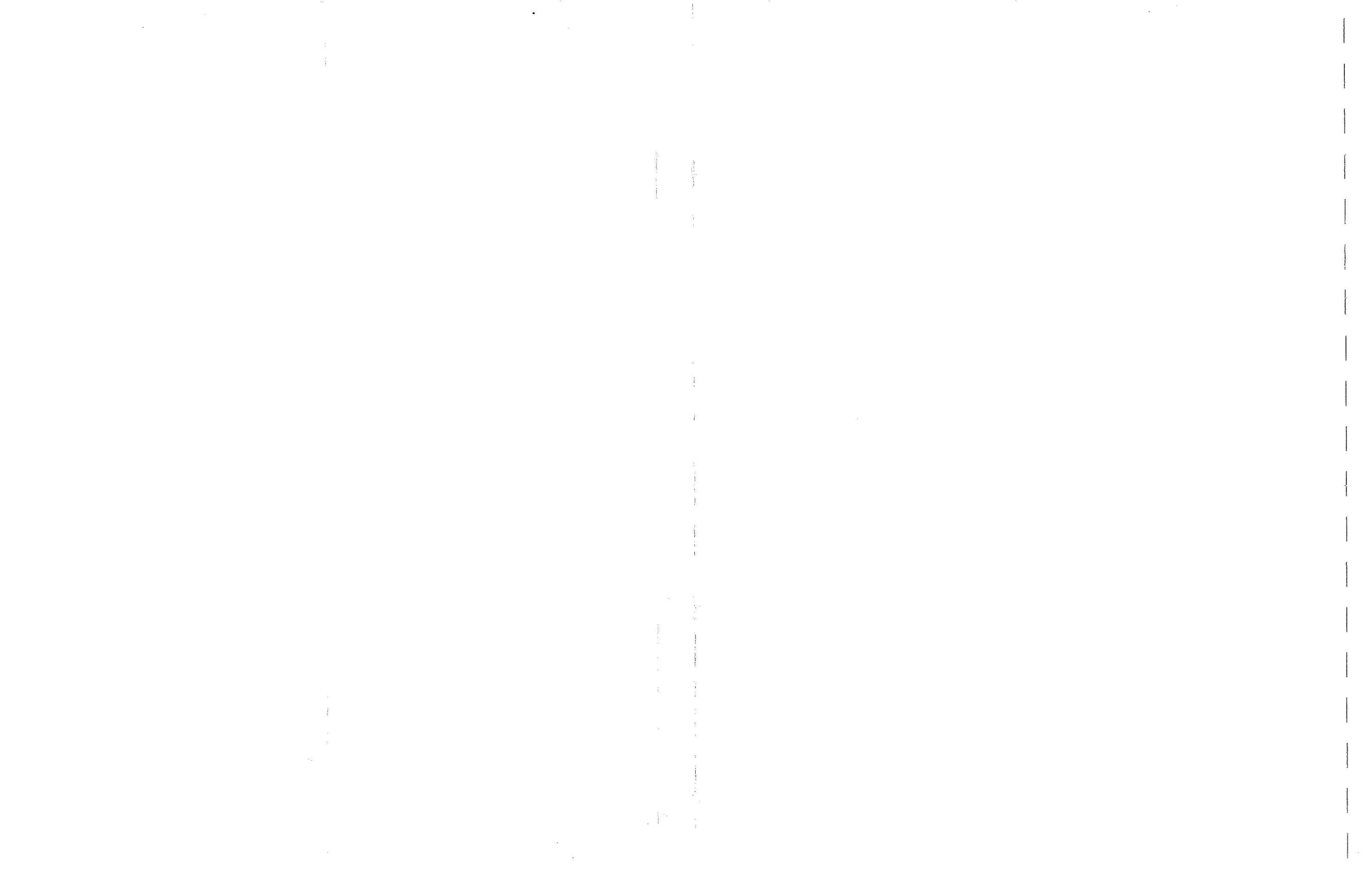
**COMMUNITY FACILITIES & SERVICES**  
(EXISTING & PROPOSED)

**CONNEAUTVILLE BOROUGH**  
CRAWFORD COUNTY, PENNSYLVANIA  
SCALE 1" = 300'



PREPARED BY THE  
CRAWFORD COUNTY  
PLANNING COMMISSION

MAP 5



## PUBLIC SCHOOLS

Included in the Conneaut School District, Conneautville is served by the Conneaut Valley Elementary and High school facilities located along Route 18 just north of the Borough. These facilities provide the basic educational programs as well as special education, mental retardation, learning disability and reading services. According to the School District's long range plans, these facilities will meet future needs. Any future need for increased larger facilities would be accommodated with additions to these existing facilities. However, the School District is currently updating their long range plan. Existing facilities are analysed as follows:

	<u>Grades</u>	<u>Classrooms</u>	<u>Current Enrollment</u>	<u>Site Acreage</u>	<u>Condition and Age</u>
Elementary	K-6	23	700	10	1961 good
High School	7-12	14	560	27	1953 good

### Additional facilities:

- Elementary School: Standard playground, multi-purpose room, basketball, library
- High School: Gynasium separate from cafeteria, football field, library, shop facility

Needs: More classroom space in both facilities.

High school needs a larger library space and could use an additional shop facility.

Indoor recreation facilities are in constant use, and additional facilities should be considered.

## POLICE PROTECTION

The Borough employs a full time police officer, who maintains his office at his residence and is available 24 hours a day. Support manpower is provided by an auxiliary force of 11 volunteers, under the fire-police cooperation program with the Fellows Club Volunteer Fire Department. The police chief utilizes his personal vehicle, as a patrol car, and equipment includes a siren, public address system, flashing lights and two-way radio. The chief maintains two-way radio communications with the county sheriff's office. Backup assistance is also available from the Pennsylvania State Police. In 1974, the Borough allocated a \$12,472.73 budget for police protection. The need for a police office (space need) is evident as the Borough pays rent for the use of the chief's residence as an office. A manpower need is also identified in terms of at least one additional policeman to provide backup assistance as needed and to maintain police protection 24 hours per day.

## FIRE PROTECTION

The Conneautville Fellows Club Volunteer Fire Department currently maintains an active member list of 30 volunteer firemen and provides fire protection services to the Conneautville area. The Department constructed a new fire hall in 1975, located directly behind the post office. The following fire protection equipment

is provided:

- 1 Pumper Truck (1,000 gal.) with a 300 gallon storage compartment
- 1 Grass Fire Vehicle, equipped with 4 wheel drive and a 300 gallon water storage compartment
- 1 Equipment Van (air packs, first aid, oxygen, etc.)
- 1 Combination Tanker/Pumper with a 1,000 gallon water storage compartment and a 750 gallon per minute (gpm) pump

The Department also has available special equipment, such as portable 350 gpm pump, a smoke ejector, and an emergency power unit (110 or 220 volt).

Conneautville Borough provides some financial support for this service. In 1974, the Borough provided \$3,385.38, \$2,135.38 in contributions and \$1,250 towards the purchase of property. The Borough set aside 2 mills for fire protection in 1975 and in 1976, 3 mills will be allocated for this service. Present service and equipment appears to be adequate. Periodic evaluations of fire hydrant conditions should be considered in an effort to maximize protection within the Borough.

#### AMBULANCE SERVICE

Ambulance service in the Conneautville Area is currently provided by the Fellows Club Volunteer Fire Department in conjunction with the Meadville Area Ambulance Service. In September 1976, the Meadville Area Ambulance Service provided an ambulance for local emergency use to the Fellows Club Volunteer Fire Department, who operates this service through trained volunteers. Non-emergency service is provided directly by the Meadville Ambulance Service. Emergency backup assistance can be provided by Albion Volunteer Ambulance Service and/or Meadville Area Ambulance Service.

#### THE CONNEAUT VALLEY MEDICAL CENTER

As shown on the Community Facilities Map, the Conneaut Valley Medical Center is located on Washington Street. This facility can accommodate 2 full time physicians and was constructed in 1963, through the assistance of the Sears Foundation and local individual stock purchases. The facility is in excellent condition; however, services have not been provided since the departure of Dr. Homa in April of 1976. The Board of Directors for the Clinic is currently seeking the services of a physician(s) to practice in Conneautville and lease the Clinic facility. The Board is also coordinating its effort with the Community Health Services of Crawford County. It is anticipated that a physician will be in residence in the Center by January, 1977.

#### LIBRARY SERVICES

As shown on the Facilities Map, the Stone Memorial Library is located in the center of Conneautville Borough, along the east side of Water Street at the intersection with Main Street. The service area for this facility includes Beaver and Spring Townships as well as the Borough, and the service population is estimated to be 2063. Operation of the library began in 1904 and is governed by a 7 member Library Board. The library is financially supported by a Trust Fund, State aid, Borough aid

and local fund raising activities. In 1973, the budget totaled \$2,149.00 which included the addition of 240 books and the facility served 895 adult and 234 children card holders. Currently, 3,295 adult books and 1,285 children books are housed in the 70 year old + structure owned by the Library Board. Staff for the library is limited to one librarian and hours of operation (12½ hrs./wk.) are as follows: Tuesday and Thursday 2:00 to 5:30 p.m., Friday 6:30 to 8:30 p.m., and Saturday 9:00 a.m. to 1:00 p.m. This library participates in the Erie District Library System. A space need is identified, as the physical condition of this facility is not good. The structure should be inspected by someone qualified to evaluate the condition of this building.

#### LORD-MASON MEMORIAL PARK

Located in the central portion of the Borough, the Lord-Mason Memorial Park is a tremendous asset to the community. Existing facilities at this park include a little league baseball field, two tennis courts, two picnic shelters, eight picnic tables, charcoal grills, a drinking fountain and a large open space area. The baseball facility is supplemented with a backstop, bleachers, screened dugouts, and outfield fencing. The tennis courts are fenced and supplemented with lights for night use. The blacktop surface of the tennis courts includes exterior curbing to accommodate winter ice skating. Some facilities have been provided through civic projects of the Conneaut Valley Junior Women's Club. The recent addition of picnic facilities was provided by a Pennsylvania Department of Community Affairs grant in conjunction with the Mercer County Consortium Service, Inc., who provided the labor to install facilities. The Conneautville Planning Commission is seeking funds from all sources to further develop facilities at this Park. Map 11 illustrates a generalized site plan for the future development of this facility.

#### CONNEAUT VALLEY RECREATION ASSOCIATION PARK

Located along the east side of Conneaut Creek, just south of Conneautville, this Park provides a variety of recreation facilities for the residents of the Conneaut Valley Area. Facilities provided in this Park include: 1 basketball court; 2 permanent pavilions with 4 picnic tables installed in each pavilion; 2 swing sets; 2 slides; 6 teeter totters; 1 monkey bar set; 1 spinning wheel; 1 softball field and 2 horseshoe pits. The facility also includes a beach-wading pool area in Conneaut Creek with a diving board and 2 slides. However, swimming is permitted only when water quality permits. PennDER has monitored Conneaut Creek and found occasional high bacteria counts. The facility is owned and operated by the Conneaut Valley Recreation Association and has received financial support from the United Fund. Conneaut School District provides playground supervision services, and the Conneaut Valley Recreation Association provides bussing services. This is a well kept facility but problems are evident: (1) Water quality must be monitored on a daily basis during swimming season; (2) Very poor access exists into the Park with railroad tracks and a stream crossing posing problems.

#### CHURCHES IN CONNEAUTVILLE

The churches in Conneautville are involved in a wide range of community services, through their efforts to guide the spiritual life of the community. There are four churches in the Borough: the Conneaut Valley Methodist Church, the Baptist Church, the Church of Christ and St. Peter's Catholic Church.

## HIGHWAYS

A network of highways that provides for the safe, convenient and efficient vehicular access and movement of peoples goods and services within and around a community is a major asset to development within the community. This section takes a look at the network of streets serving the Conneautville Area.

A review of regional highway facilities is necessary to provide an evaluation of access to and from Conneautville. Map 6, the Regional Highway Classification Map, provides the functional classification and average daily traffic volumes of highways in the Conneaut Valley Area. The Functional Highway Classification System is utilized by PennDOT in compliance with Federal DOT regulations. This Classification System is based upon the theory that some roads are more important than others because of their higher traffic volumes and the connection they make to activity centers. The Functional Classification System uses the following hierarchy of road classifications:

Principal Arterials - Connect urban areas of 25,000 to 50,000, or over, population and interconnect such urban areas throughout the State and between states. Interstate highways are part of this category.

Minor Arterials - Connect urban areas generating heavy traffic loads, and provide intercounty and intrastate service.

Major Collectors - Generally are of intracounty rather than statewide importance. Provide service to a county seat or larger areas of settlement and areas of traffic generation not directly served by the higher systems.

Minor Collectors - Collect traffic from local roads and feed it to the higher road systems. Should be spaced so that all developed areas are within a reasonable distance of a collector road.

Locals - Serve primarily to provide access to adjacent land. Includes all roads classified no higher than minor collectors.

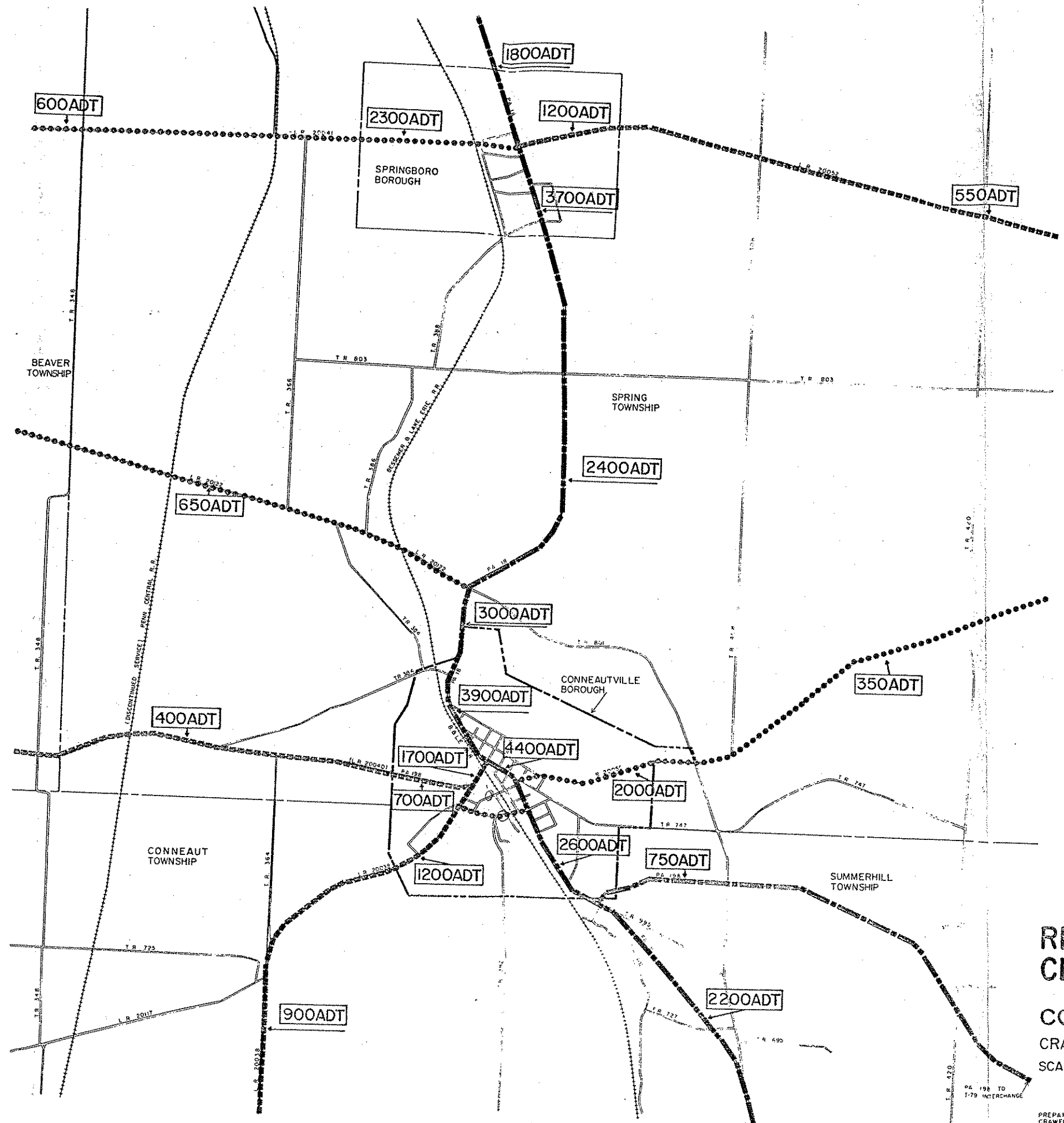
It should be noted that minor collectors and local roads are not eligible for Federal DOT funds.

As shown on Map 6, PA. Routes 18 and 198 east are the only Minor Arterials shown in the Conneautville area. PA. 18 has been designated a minor arterial and PA. 198 has been designated a major collector by PennDOT. The Crawford County Planning Commission advocates a minor arterial designation for PA. 198. No principal arterials are shown. I-79, a Principal Arterial, is located approximately 10 miles east of Conneautville, with a grade separated interchange with PA. 198. Average Daily Traffic (ADT) on PA. Route 18 ranges from 1800 to 4400 in the Conneautville Area. In the Borough of Conneautville, the overall average ADT for PA. 18 is 3475. The ADT for PA. Route 198 east of Conneautville is 750.

Major Collector Routes in the Conneautville area identified on the Regional Classification Map include:

- L.R. 20038 (New Linesville Road) which connects Conneautville with Linesville (via L.R. 20043). ADT along this route ranges from 900 to 1200.
- L.R. 20040 (PA. 198 west, Foster Road) from Conneautville west to the Ohio line. ADT along L.R. 20040 ranges from 400 to 700.

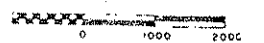




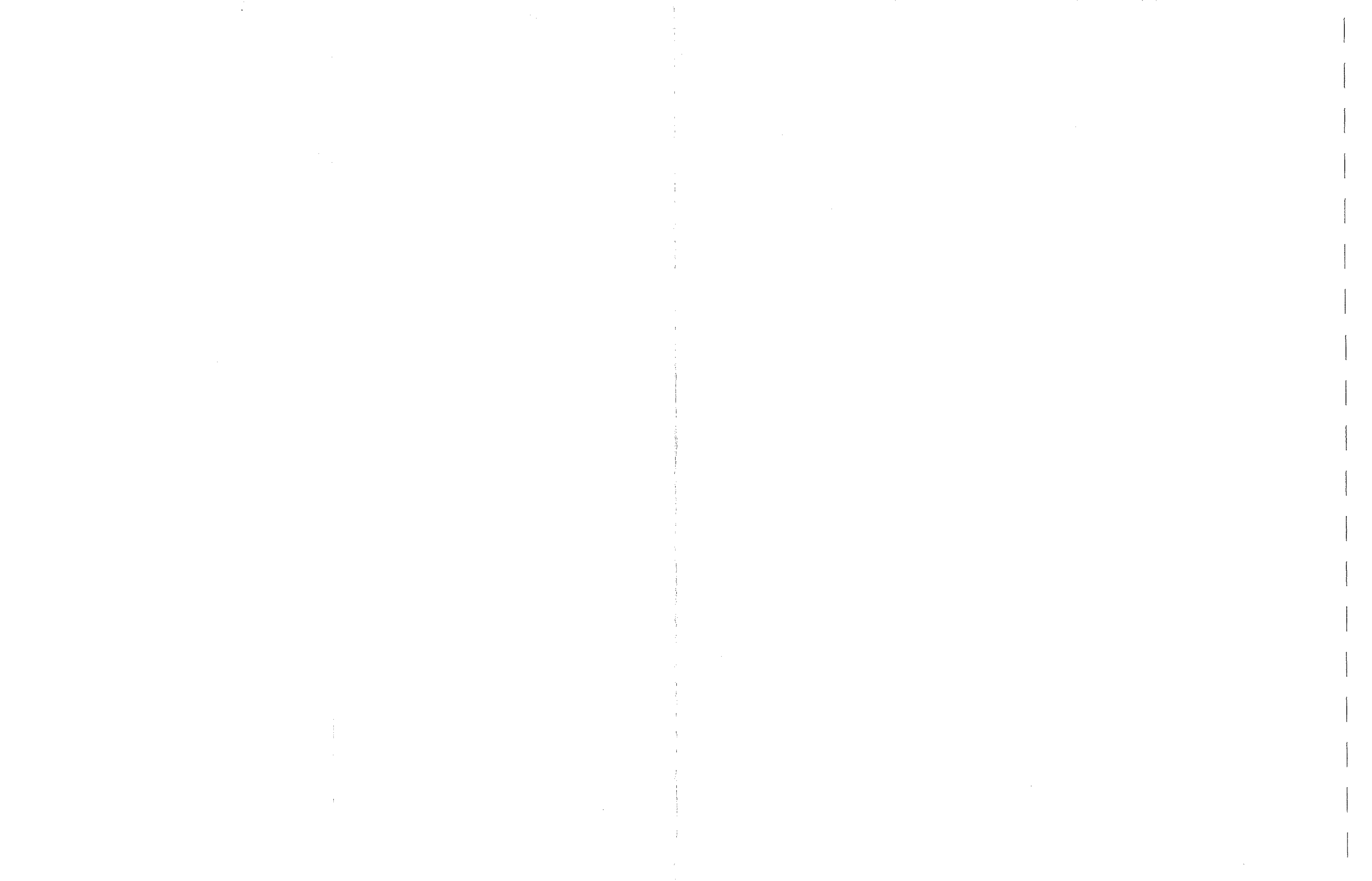
**LEGEND**

- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- 750ADT NUMERICAL INDICATION OF 1973 ADT
- ADT MEANS AVERAGE DAILY TRAFFIC

**REGIONAL HIGHWAY CLASSIFICATIONS**  
**CONNEAUTVILLE BOROUGH**  
 CRAWFORD COUNTY, PENNSYLVANIA  
 SCALE 1"=1000'



PREPARED BY THE  
 CRAWFORD COUNTY  
 PLANNING COMMISSION



- L.R. 20052 from Springboro east to PA. 98. ADT along this route ranges from 550 to 1200.

Minor Collectors serving the Conneautville Area are:

- L.R. 20050, Cussewago Road, which extends easterly from Conneautville to connect with L.R. 20051 at Thatcher's Corners in Spring Township. ADT along this route ranges from 350 to 2000.
- L.R. 20041, which connects Springboro with the village of Beaver Center. ADT along this route ranges from 600 to 2300.
- L.R. 20122, which connects Beaver Center with PA. Route 18 just north of Conneautville. The 1973 ADT for this route was 650.

The above mentioned roads form the regional network of highways for vehicular circulation in and out of the Conneautville Area. Internal circulation of traffic within Conneautville Borough is reviewed on Map 7, the Borough Highway Classification Map. Using the Functional Classification System, PA. Routes 18 and 198 are the Minor Arterials serving the Borough. Major collectors in the Borough are PA. 198 west (Foster Road) and the New Linesville Road. These classifications are the same as the Regional Classifications. However, minor collectors within the Borough have been expanded to amplify the internal circulation network in Conneautville. As shown on Map 7, Cussewago Road, Washington, Main and Jefferson Streets are identified as minor collectors. It should be noted that placing these streets in the minor collector classification does not increase any possibilities for increased funding, as minor collectors are not eligible for Federal DOT funds. Also identified on Map 7 are future minor collectors - Shermansville Road, Prospect Avenue, a proposed loop road in the Electric Heights area and Parkway Drive, a suggested extension that would provide a second access to Valley View from Spring Township Road 801. These highways are proposed as future minor collectors on the basis of projected development as shown on the Land Use Plan. Suggested street patterns for undeveloped land are shown on the Suggested Street Pattern and Utility Extensions Map.

Average Daily Traffic volumes, as shown on the Regional Highway Classification Map reveal one congestion area, which centers on the intersection of Mulberry (PA. 198 west) and Main (PA. 18). As shown, the 1973 ADT for PA. 18 was 4400 south of this intersection and 3900 north, while PA. 198 had a ADT of 1700. The Golden Dawn Grocery Store has created a traffic generating attraction at this intersection and some traffic control device for this intersection should be investigated and evaluated.

One highway alignment problem is identified along PA. 198 east, as it approaches the intersection with PA. 18. The realignment of this highway, perhaps to the north side of Conneautville Nursing Home facility should be investigated and evaluated.

Table 21, provides data on the physical aspects of the Borough's street system. It is interesting to note that the average surface width of Borough maintained streets is approximately 16 feet and the average right-of-way width is approximately 47 feet. As shown on Table 21, the Borough maintains 5.84 miles of roads, (3.89 miles of bituminous surface, 1.34 miles of hard surface, and 0.61 miles of improved surface). These figures do not include Cherry, Church and Strawberry Alleys and North Street. The Borough maintenance on Main Street begins at Center Street and

follows Main Street in a southerly direction to the Borough Line. As explained in the note at the bottom of the Table, the Borough is responsible for  $\frac{1}{2}$  of the 0.14 miles of unimproved Main Street, where the Borough - Spring Township Boundary follows the centerline of this street in the southeastern portion of the Borough.

TABLE 21  
BOROUGH HIGHWAY DATA

STREET NAME	WIDTH (FEET)		TYPE OF SURFACE & LENGTH IN MILES			TOTAL LENGTH IN MILES
	SURFACE	ROW	BITUMINOUS	HARD	UNIMPROVED	
WASHINGTON ST.	18	50	0.47	-	-	0.47
HIGH ST.	14-16	50	0.05	0.28	-	0.33
SOUTH DR.	12	30	-	0.12	-	0.12
RECTORY DR.	14	40	0.04	0.06	-	0.10
MAPLE ST.	14	45	0.02	0.05	-	0.07
CHESTNUT ST.	16	50	0.11	-	-	0.11
MULBERRY ST.	16	50	0.12	-	-	0.12
SECOND ST.	16	50	0.15	-	-	0.15
PEARL ST.	14-18	50	0.13	-	-	0.13
POWERS DR.	18	40	0.06	-	-	0.06
PARKWAY DR.	16	50	0.11	0.21	-	0.32
PLATEAU DR.	16	50	0.16	0.02	-	0.18
MAIN ST.	14-16	50	0.35	0.15	0.07*	0.57
STANLEY AVE.	16	50	-	0.04	-	0.04
POND ST.	16	50	-	0.03	-	0.03
PROSPECT AVE.	14	50	0.20	-	0.13	0.33
SMITH ST.	14	40	-	0.04	0.01	0.05
CUSSEWAGO ST.	14-16	40	0.05	0.04	-	0.09
SOUTH ST.	12-16	40	0.08	0.04	-	0.12
JEFFERSON ST.	16	50	0.44	0.04	-	0.48
WALNUT ST.	16-18	50	0.09	0.06	-	0.15
CANAL ST.	18	55	0.21	-	-	0.21
WEST ST.	18	50	0.22	0.01	-	0.23
CENTER ST.	16	50	0.24	-	-	0.24
SHERMANSVILLE RD.	18	50	0.38	-	-	0.38
SHERMANSVILLE BRANCH	16	40	0.06	-	-	0.06
THOMAS ST.	16	40	0.06	-	-	0.06
GROVE ST.	14	40	-	-	0.11	0.11
GOTHIC ST.	16	50	-	0.05	-	0.05
OLD LINESVILLE RD.	14	50	-	-	0.29	0.29
KELLOGG ST.	14	40	-	0.08	-	0.08
OLD DEPOT RD.	16-18	50	0.09	0.02	-	0.11
TOTALS	-	-	3.89	1.34	0.61	5.84

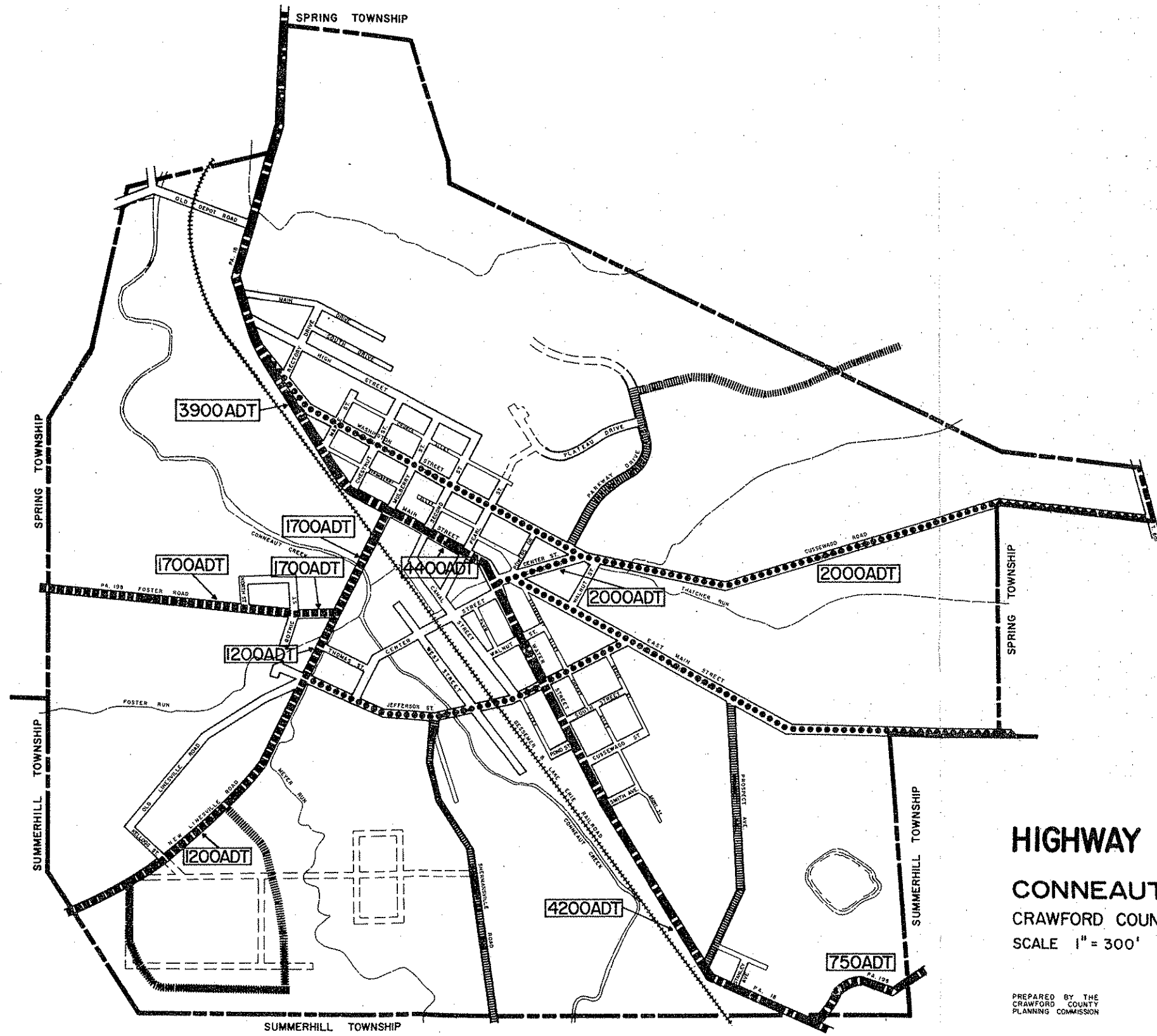
\*  $\frac{1}{2}$  of MAIN ST. on Eastern Boundary (actually 0.14 mi.) - other  $\frac{1}{2}$  maintained by Spring Twp.

SOURCE: PennDOT

NOTE: The Borough also maintains unimproved/unpaved streets including: Cherry, Church and Strawberry Alleys and North Street.

L E G E N D

- ▬▬▬▬▬▬ MINOR ARTERIAL
- ▬▬▬▬▬▬ MAJOR COLLECTOR
- MINOR COLLECTOR
- ▬▬▬▬▬▬ PROJECTED MINOR COLLECTORS (BASED ON LAND USE PLAN)
- 750 ADT NUMERICAL INDICATION OF 1973 ADT
- ADT MEANS AVERAGE DAILY TRAFFIC

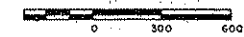


HIGHWAY CLASSIFICATIONS

CONNEAUTVILLE BOROUGH

CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 300'



PREPARED BY THE  
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PLANNING COMMISSION

MAP 7



State maintained highways within Conneautville Borough are also a part of the internal circulation system. The State roads in Conneautville are not included in the Borough Highway Analysis. A summary analysis of State roads is provided below. This information was provided by PennDOT:

- PA. Route 18 is 1.36 miles long within the Borough and has a paved surface that varies from 24 to 35 feet within a right-of-way of 54 to 83 feet in width.
- PA. Route 198 east and west (Foster Road L.R. 20040) has a paved surface of 16 feet in width, a right-of-way width of 50 feet and is 0.36 miles long within the Borough limits.
- L.R. 20038 (Linesville Road) is 0.66 miles long within the Borough limits and has a right-of-way width of 50 feet and a surface width from 16 to 20 feet.
- L.R. 20050 (Cussewago Road) has a surface width of 16 to 18 feet, on a 50 feet right-of-way and is 0.65 miles in length within the Borough.

#### PROGRAMMED HIGHWAY IMPROVEMENTS

Highway improvements on State maintained roads are categorized by the type of improvement and are financed by these improvement categories. Projects involving new construction, major reconstruction, relocation or redesign are generally handled through the 12 Year Highway Improvement Program. Resurfacing and some widening projects are handled through the PennDOT Maintenance Program.

The 12 Year Highway Improvements Program is administered locally by the PennDOT District One Office in Franklin, Pa. This program involves all major highway construction projects and smaller projects involving engineering expertise. The current 12 year program for Crawford County includes the following projects in the Conneautville Area:

- A. Projects within the 12 year funding capabilities:
  - 1. A bridge replacement project on PA. Route 18 just south of Conneautville Borough. This bridge spans a tributary of Conneaut Creek and the total estimated cost for this improvement is \$210,000.
  - 2. A bridge replacement project on PA. Route 18, just north of the intersection with L.R. 20142, approximately 1 mile north of Springboro. This bridge spans a tributary of Conneaut Creek and the estimated cost of this project is \$101,000.
- B. Projects on the program but not within the funding range of this 12 year program:
  - 1. Bridge replacement on L.R. 20122 just east of the intersection with L.R. 20039, south of Beaver Center.
  - 2. Bridge replacement on L.R. 20142, east of the intersection with L.R. 20123 (the Stone Run Bridge).
- C. Projects suggested for the program but not accepted by PennDOT:

1. Realignment of Campground Curve on PA. Route 18, just north of Conneautville. This project involves approximately 0.4 miles of PA. 18 and suggests the reorganization of the intersections of PA. 18 with L.R. 20122 and Township Road 801. This project was suggested by the Crawford County Planning Commission as a safety improvement project.

It should be mentioned that PennDOT calls upon the County Planning Commission to suggest and evaluate projects for the 12 Year Highway Program. Close coordination with the Transportation Advisory Committee of the Crawford County Planning Commission is the method for the Borough to advance highway improvements in the Conneautville Area. It should also be noted that this Program has been severely cutback due to the fiscal problems currently facing PennDOT. These cutbacks have prolonged the hope of completing needed highway improvements in the County.

The PennDOT Maintenance Program includes resurfacing, widening and general maintenance projects and is administered by the PennDOT Crawford County Maintenance Office, located in Meadville. The County Superintendent is primarily responsible for priority decisions on these improvements and the current maintenance program includes the following improvements in the Conneautville Area:

1. Widen and resurface PA. Route 18 from Conneautville south to Township Road 689 in Summerhill Township. This project was suggested by the Crawford County Planning Commission in January, 1974.
2. Provide a new base and resurface L.R. 20122 from McFayden's Corners to L.R. 20039 in Beaver Township.
3. Widen and resurface L.R. 20038 (Linesville Road) from Conneautville west.

#### FISCAL ANALYSIS

This section of the Comprehensive Plan provides an analysis of the financial condition of Conneautville Borough, including a review of previous trends in receipts, expenditures, assessed valuation and tax millage rates. The function of this section is to determine the financial capability of the Borough to maintain existing programs and services. The Fiscal Analysis section will serve as a basis for the preparation of a Six Year Capital Improvements Program. The data provided in this section is taken from Annual Audit & Financial Reports 1970 - 1974 for Conneautville Borough.

Table 22 provides a summary of receipts for the period 1970 through 1974. As shown on Table 22, total receipts have increased from \$50,106.90 in 1970 to \$119,030.77 in 1974, a 137.5% increase over the 5 year period, or an average annual increase of 27.5%.

Receipts are generally separated into two categories, Revenue Receipts (which increase net assets without increasing debt liabilities, such as the receipt of taxes, grants or fines) and Non Revenue Receipts (which do not alter the net value, such as receipts from the sale of property, equipment or securities). As Shown on Table 22, revenue receipts have averaged 95% of total receipts over the 5 year period, while non revenue receipts averaged only 5% of total receipts.

#### TRENDS - SELECTED REVENUE RECEIPTS:

REAL ESTATE TAX COLLECTION averaged 24% of total receipts over the 5 year period.



TABLE 22  
SUMMARY OF RECEIPTS 1970 THRU 1974  
CONNEAUTVILLE BOROUGH

SOURCE OF RECEIPTS	1970	% OF TOTAL	1971	% OF TOTAL	1972	% OF TOTAL	1973	% OF TOTAL	1974	% OF TOTAL	OVERALL AVERAGE % OF TOTAL
<b>REVENUE RECEIPTS:</b>											
REAL ESTATE TAX	13,865.90	27.7	18,212.76	27.1	19,884.51	24.9	20,312.93	22.0	20,953.21	17.6	24.0
PER CAPITA & WAGE TAX	13,120.53	26.2	19,952.60	29.7	15,779.10	19.7	7,890.60	8.5	23,300.17	19.6	21.0
GRANTS	2,546.00	5.1	2,546.00	3.8	2,444.00	3.1	31,138.33	33.6	26,079.79	21.9	14.0
LICENSES & PERMITS	303.15	0.6	310.00	0.5	407.00	0.5	303.00	0.3	162.00	0.1	0.5
INTEREST & RENT	183.66	0.4	78.15	0.1	34.82	0.05	57.85	0.1	1,221.77	1.0	0.3
FINES	31.00	0.1	184.00	0.3	93.00	0.1	608.01	0.7	3,631.00	3.1	1.0
HIGHWAY SERVICES	5,871.96	11.7	747.76	1.1	2,066.59	2.55	625.27	0.7	233.00	0.2	3.0
WATER SERVICES	11,767.74	23.5	12,550.43	18.7	13,670.87	17.1	13,869.30	15.0	13,649.29	11.5	17.8
SOLID WASTE SERVICE	0	-	0	-	7,951.18	9.9	8,910.60	9.6	11,037.95	9.3	4.0
RECREATION	0	-	0	-	1,582.00	2.0	0	-	0	-	0.4
SPECIAL ASSESSMENT	683.08	1.3	267.51	0.4	0	-	488.87	0.5	2,863.49	2.4	1.0
OTHER	1,066.63	2.1	5,524.87	8.2	13,474.20	16.9	7,968.64	8.6	3,985.55	3.3	8.0
TOTAL REVENUE RECEIPTS	49,439.65	98.7	60,374.08	89.9	77,387.27	96.8	92,173.40	99.6	107,117.22	90.0	95.0
NON REVENUE RECEIPTS	667.25	1.3	6,788.26	10.0	2,570.00	3.2	389.16	0.4	11,913.55	10.0	5.0
TOTAL RECEIPTS	50,106.90	-	67,162.34	-	79,957.27	-	92,562.56	-	119,030.77	-	-
BEGINNING BALANCE	9,467.33	-	6,741.00	-	16,855.93	-	18,219.94	-	7,383.49	-	-
TOTAL RECEIPTS & BALANCE	59,574.23	-	73,903.34	-	96,813.20	-	110,782.50	-	126,414.26	-	-

SOURCE: Annual Audit and Financial Reports  
Conneautville 1970 through 1974  
CCPC Summarization.

While receipts in this category have steadily increased over the 5 year period, this category has declined as a % of total receipts over the same period. The decrease in this category as a % of total receipts is explained by increases in other receipts, specifically grants (with Revenue Sharing beginning in 1972), solid waste (after 1972), other revenue receipts and the 1971 and 1974 non revenue receipts. The increase in Real Estate Tax Receipts can be explained in a review of trends in the total assessed valuation of the Borough, and millage rates over the 5 year period.

As shown on Table 23, the total assessed valuation of the Borough increased from \$825,750 in 1970 to \$992,000 in 1974, a 20% increase over the 5 year period. The millage rate also increased from 18 to 21 mills in 1971 and remained at 21 mills

through 1975. These increases are reflected in the increasing trends of the 100% tax yield (see the right hand column). The 100% tax yield represents the application of the millage rate of the total assessed valuation. Using 1970 as an example, 18 mills (1 mill = 1/10 of 1 cent)  $0.018 \times \$825,750$  (TOTAL ASSESSED VALUATION IN 1970) = \$14,863.50 (100% TAX YIELD). This computation does not reflect rebates given for early tax payments, penalties charged for delinquent tax payments, nor taxes collected from previous years - as a result, these figures are not directly comparable with the real estate tax receipts shown on Table 22.

TABLE 23  
TRENDS IN ASSESSED VALUATION AND MILLAGE RATES  
CONNEAUTVILLE BOROUGH

YEAR	ASSESSED VALUATION*	MILLAGE RATE	100% TAX YIELD
1970	\$ 825,750	18	14,863.50
1971	872,250	21	18,317.25
1972	885,000	21	18,585.00
1973	970,850	21	20,387.85
1974	992,000	21	20,832.00
1975	1,012,000	21	21,252.00
1976	1,027,200	24	24,652.00

\* TOTAL ASSESSED VALUATION OF CONNEAUTVILLE, BASED UPON 30% OF TRUE VALUE

SOURCE: Borough Tax Collector Reports

Table 23 also provides trends for 1975 and 1976. The millage rate in 1976 increased to 24 mills and assessed valuation continued to increase (3.5% over the two year period). The average increase in assessed valuation was 4.2% annually from 1970 through 1976.

Current state law limits the real estate tax millage rate for Boroughs to 30 mills, 6 mills over Conneautville's current millage rate. Increasing the millage rate to 30 mills would increase 100% tax yield figure for 1976 by \$6,163.20.

#### PER CAPITA AND WAGE TAX COLLECTION

This category reflects the revenue generated from the collection of the \$5.00 per capita tax applied to residents 18 years and older, the 0.5% wage tax applied to all residents, and the 1% wage tax applied to non residents working within the Borough when not claimed by other taxing districts. As shown on Table 22, the receipts for this category fluctuate from \$7,890.60 in 1973 to \$23,300.17 in 1974 and averaged 19.9% of total receipts over the 5 year period. The fluctuation in this category is caused by a number of factors, such as:

- non resident wage taxes can be claimed by other taxing districts. When collected by the Borough, these receipts are held in a reserve account in the event that other districts claim such funds.

- in 1973, school and borough auditors made changes in the wage tax distribution procedures between the Borough and the school district.
- 1972-1973, a change in per capita tax collection, lowering the age from 21 to 18.
- changes in wages and employment constantly cause changes in this category.

## GRANTS

This category includes receipts of grants from the County, State and Federal Governments. The most significant change involves revenue sharing funds causing the major increases in grants in 1973 and 1974. Liquid fuels funds, included in this category, averaged approximately \$2,480 per year. Revenue sharing grants received totaled \$27,903 in 1973 and \$15,720 in 1974.

## LICENSES, PERMITS, INTERESTS, RENTS AND FINES

These categories are self explanatory and combined they comprise an annual average of approximately 1.8% of total receipts over the 5 year period. Receipt trends in these categories remained relatively constant, with exceptions in 1974 of higher receipts than normal in interests, rents and fines.

## DEPARTMENTAL EARNINGS

Departmental earnings do not appear as a single category in the summary of receipts, but rather as individual categories of highway, water, solid waste and recreation services. Departmental earnings include payments by an individual or agency made in return for specific services performed by any municipal official or employee. As a total, departmental earnings have averaged 25.2% of total receipts over the 5 year period.

### Highway Services

This category represents receipts from assessments for paving, curbing and grading services performed by the Borough. Highway services receipts have ranged from \$233 in 1974 to \$5,871.96 in 1970 and have averaged 3% of total receipts over the 5 year period. As explained above, liquid fuels funds are included in the grants category and not in the highway services category.

### Water Services

This category includes receipts from the Borough's water system customer use fees. Water service receipts averaged 17.8% of total receipts over the 5 year period. The amount of water service receipts remains relatively constant over the 5 year period: however, the % of total receipts decline gradually over the same period.

### Solid Waste

In 1972, Conneautville Borough began a municipal garbage collection and disposal contract and also began collecting fees for this service to pay the contractor. Receipts for solid waste service averaged 9.6% over the three year period 1972 through 1974.

## Recreation

In 1972, the Conneaut Valley Junior Women's Club donated funds for the installation of fencing around the tennis courts at Lord Mason Memorial Park. The Borough received \$1,582 and paid the same amount for the installation of this fence.

## SPECIAL ASSESSMENTS & LIENS

This category includes special assessments and liens associated with the collection of funds to pay for construction of a sewer system or other benefits. In 1970 and 1971 these assessments were made under the general funds, in 1973 and 1974 under the water fund. Over the 5 year period, this category averaged 1% of total receipts annually.

## OTHER REVENUE RECEIPTS

This category includes a range of revenue receipts, including refunds, phone toll payments, escrow accounts, penalties collected on water and garbage fees, etc. In 1972, the highest year in receipts under this category, most of the receipts were listed under a justice department funds and included funds from the state treasurer, justice violations and the first revenue sharing funds. As shown, this category averaged 8% of total receipts over the 5 year period.

## TRENDS IN EXPENDITURES

Very similar to the trends in total receipts, total expenditures have increased markedly over the 1970 through 1974 period. Total expenditures increased from \$52,833.23 in 1970 to \$116,387.34 in 1974, a 120.3% increase over 5 years or a 30.1% average annual increase.

As shown on Table 24, expenditures are separated into 2 groupings, Governmental and Non Governmental. Governmental expenditures cover the actual cost of performing governmental services, including costs of operation and maintenance, capital improvements or purchases and interest on funds borrowed for such purposes. Non Governmental expenditures are not related to the basic operation of Borough government, such as the purchase of certificates, payment of principal on debts. As shown on Table 24, governmental expenditures averaged 91.7% of total expenditures over the 5 year period, while non governmental expenditures averaged 8.3%. The following narrative provides an analysis of governmental expenditures:

## ADMINISTRATION

This category includes salaries and wages, materials and supplies, telephone, postage and other general expenses incurred in the administration of Borough governmental activities. As shown on Table 24, administration averaged 3.2% of annual total expenditures, over the 5 year period.

## TAX COLLECTION

The expense involved in collecting taxes (commissions, salaries, materials and supplies, etc.) is reflected in this category. As shown on the summary of expenditures, tax collection averaged 2.5% of annual total expenditures over the 1970-1974 period.

TABLE 24  
SUMMARY OF EXPENDITURES 1970 THRU 1974  
CONNEAUTVILLE BOROUGH

PURPOSE OF EXPENDITURES	1970	% OF TOTAL	1971	% OF TOTAL	1972	% OF TOTAL	1973	% OF TOTAL	1974	% OF TOTAL	OVERALL AVERAGE % OF TOTAL
<u>GOVERNMENTAL:</u>											
ADMINISTRATION	1,990.70	3.8	1,469.81	2.6	2,484.56	3.2	4,278.21	4.1	2,818.09	2.4	3.2
TAX COLLECTION	1,495.63	2.8	1,891.79	3.3	1,762.86	2.2	1,758.42	1.7	2,770.91	2.4	2.5
MUNICIPAL BLDGS.	451.47	0.8	482.03	0.8	161.40	0.2	156.87	0.1	536.40	0.5	0.5
POLICE PROTECTION	4,717.50	8.9	5,130.91	9.0	5,154.60	6.6	6,047.26	5.9	12,472.73	10.7	8.2
FIRE PROTECTION	2,529.76	4.8	1,803.91	3.2	2,110.45	2.7	1,952.63	1.9	3,385.38	2.9	3.1
BLDG. REG./ PLANNING	0	-	0	-	2,536.35	3.2	0	-	3,682.00	3.2	1.3
HEALTH & SANITATION	20.00	0.04	4,758.42	8.3	7,951.18	10.1	34,902.60	33.8	17,532.25	15.0	13.4
STREET LIGHTS	4,236.87	8.02	5,445.78	9.5	5,793.78	7.4	6,187.55	6.0	6,936.77	6.0	7.4
HIGHWAYS	20,832.38	39.43	16,629.03	29.2	12,709.03	16.2	21,712.28	21.0	18,636.55	16.0	24.4
LIBRARY	100.00	0.2	100.00	0.2	200.00	0.2	210.00	0.2	200.00	0.2	0.2
PARKS & RECREATION	297.50	0.6	240.00	0.4	1,867.00	2.4	611.94	0.6	405.00	0.3	0.9
WATER SERVICES	11,154.01	21.11	12,760.22	22.4	10,526.33	13.4	10,743.42	10.4	40,436.83	34.7	20.4
INTEREST	481.35	0.9	509.25	0.9	726.67	0.9	672.69	0.6	534.20	0.5	0.8
MISC.	773.56	1.5	496.76	0.9	12,927.05	16.4	6,165.15	6.0	2,881.68	2.5	5.4
TOTAL GOVERNMENTAL EXP.	49,080.73	92.9	51,717.91	90.7	66,911.26	85.1	95,399.01	92.3	113,228.79	97.3	91.7
NON GOVERNMENTAL EXP.	3,752.50	7.1	5,329.50	9.3	11,682.00	14.9	8,000.00	7.7	3,158.55	2.7	8.3
TOTAL EXP.	52,833.23	-	57,047.41	-	78,593.26	-	103,399.01	-	116,387.34	-	-
ENDING BALANCE	6,741.00	-	16,855.93	-	18,219.94	-	7,383.49	-	10,026.92	-	-
TOTAL EXP. & BALANCE	59,574.23	-	73,903.34	-	96,813.20	-	110,782.50	-	126,414.26	-	-

SOURCE: Annual Audit and Financial Reports  
Conneautville 1970 Through 1974  
CCPC Summarization

#### MUNICIPAL BUILDINGS AND/OR OFFICES

This category includes expenses for maintenance and repairs of municipal buildings and offices. An overall annual average of 0.5% of total expenditures is reflected for this category on Table 24.

#### POLICE PROTECTION

Included under this category are expenses incurred for materials and supplies, wages, communication, etc., for police protection purposes. As shown on Table 24, this category averaged 8.2% of annual total expenditures over the 5 year period.

However, the 1974 expenditures for this category are more than double the expenditures for any of the previous four years, and involved 10.7% of 1974 total expenditures.

#### FIRE PROTECTION

This category represents general expenses and contributions to volunteer fire companies to finance a fire protection program. As shown on Table 24, fire protection expenses averaged 3.1% of annual total expenditures over the 1970-1974 period.

#### BUILDING REGULATION

The demolition of the theater house on Main Street in 1972 and the old school at the Lord Mason Memorial Park Site in 1974 comprise the only expenditures for this category. These activities amounted to 3.2% of total expenditures in each of these years.

#### HEALTH AND SANITATION

This category includes expenditures for solid waste collection and disposal, sewage collection and disposal, and general public health services. This category has fluctuated wildly over the 1970-1974 period, from \$20.00 in 1970 to \$34,902.60 in 1973. Major differences causing increases in 1972, 1973 and 1974 include the solid waste collection service expenditures in these 3 years and water system improvements: water drilling, construction of a pumping house and acquisition of land for this well and pump house. This category averaged 13.4% of annual total expenditures over the 5 year period.

#### STREET LIGHTS

As shown on Table 24, this expenditure category averaged 7.4% of annual total expenditures for the 1970-1974 period.

#### HIGHWAYS

This category includes funds spent for highway maintenance, repairs and improvements. As shown on Table 24, this category has averaged 24.4% of annual total expenditures over the 5 year period and had been a major expenditure category in each of the 5 years.

#### LIBRARY

Conneautville has supported the service of the Stone Memorial Library throughout the 1970-1974 period. In 1972 the Borough began to double its financial aid and the annual donation to libraries averaged 0.2% of total expenditures over the 5 year period.

#### PARKS AND RECREATION

This category represents expenditures incurred in the operation and maintenance of the Lord Mason Memorial Park Facility, including improvements such as the fence around the tennis courts in 1972 (\$1582 - donated by Conneaut Valley Junior Women's Club). As shown on Table 24, recreation averaged 0.9% of total annual expenditures

over the 5 year period.

#### WATER SERVICES

This category isolates expenditures for operation, maintenance and improvements associated with the Borough water supply and distribution system. Table 24 reveals that water services averaged 20.4% of total expenditures annually over the 5 year period. In 1974, the expenditures in this category were higher than normal because of water system improvements - new wells and pumping house and transmission line connecting the two wells to the storage tank. It should also be noted that \$8,575 involved in these improvements is included under health and sanitation.

#### INTEREST

Any interest paid on debts incurred for governmental purposes is reflected in this category. As shown, an average of 0.8% of total expenditures has been accounted to this category annually over the 5 year period.

#### MISCELLANEOUS GOVERNMENTAL EXPENDITURES

This category represents governmental expenditures that do not fit into ongoing categories as listed above. Examples include insurance premium payments, purchases of certificates or securities for special funds, and purchases of equipment. This category averaged 5.4% of total annual expenditures over the 5 year period.

#### AN OVERVIEW OF RECEIPTS AND EXPENDITURES

Perhaps the best way to graphically present an overview of trends in Receipts and Expenditures is the "pie chart." The "pie charts" provide a basis for comparison between categories, how large one slice is compared to others. Pie charts also provide a comparison of one category to the total. The pie charts provided in Chart 25 are based upon the 5 year period overall averages of % of total receipts and expenditures, as shown on Tables 22 and 24.

The financial structure of the Borough, as reflected in the summaries of receipts and expenditures, is generally in a stable situation. One suggestion evolves from this review, concerning expenditures for water system improvements. A new well, pump house and 8" transmission line was financed in part by Revenue Sharing Funds and by Borough funds. While revenue sharing funds made these improvements possible, other outside State and Federal funds are available for these types of activities. The Pa. Department of Commerce, Appalachian Regional Commission, Grants/Loans, and Farmers Home Administration-Loans are a few sources for water system funds. Any major improvement projects should be investigated in terms of potential State and Federal funds available for such activities.

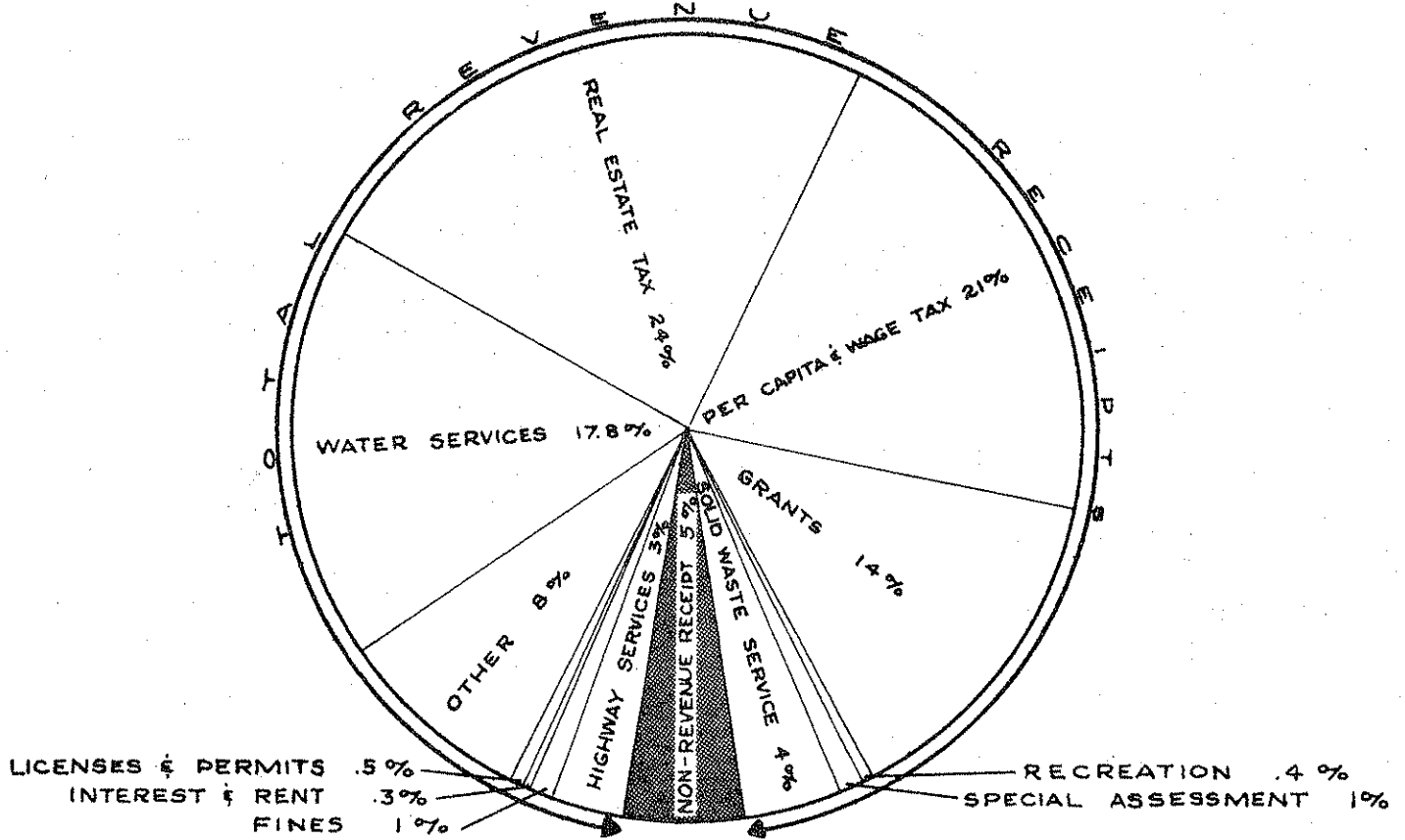
#### DEBT AND SAVINGS

In 1965, Conneautville Borough Council authorized (by Ordinance 103) a bonded debt of \$35,000, to finance the water storage standpipe facility located on Propsect Avenue. The bonded debt was issued in the form of coupon bonds, paying 3½% interest per annum and the debt retirement schedule was established: three \$1,000

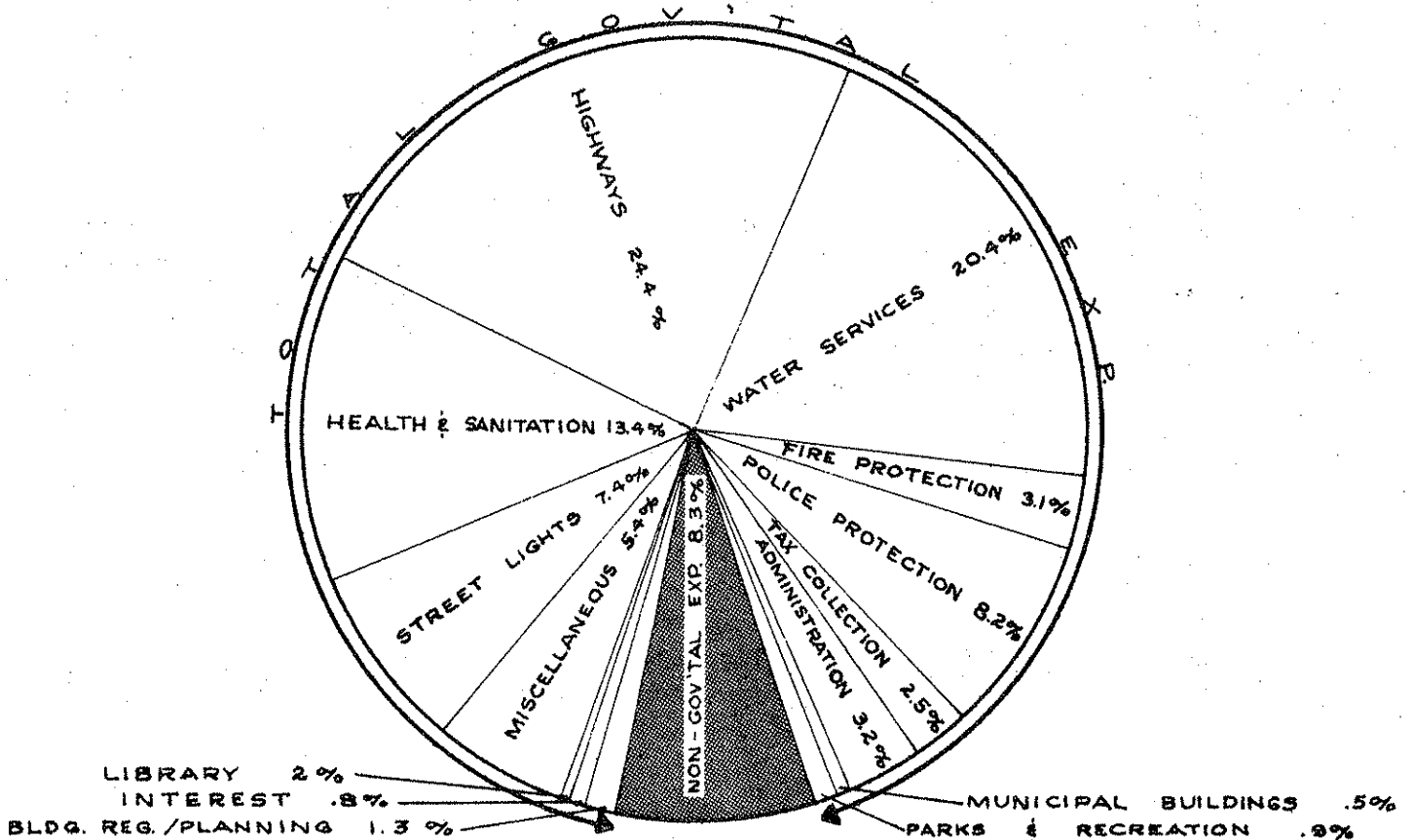
# FISCAL SUMMARY 1970-1974

## CONNEAUTVILLE BOROUGH

### RECEIPTS



### EXPENDITURES





principal payments per year from 1967 through 1976 and two \$1,000 principal payments in 1977. This debt will be retired as scheduled in 1977.

In 1967, the Borough financed a water well drilling and cleaning project by incurring an \$11,000 debt through the Farmers National Bank. The 1970 through 1974 Annual Audit & Financial Reports for Conneautville indicate that this debt was reduced to \$5,000 by 1970 and \$3,000 was still outstanding at the end of 1974.

The Audit Reports do reveal a general trend of debt reduction and savings increase over the 5 year period. This trend is revealed through the following list of indicators:

- 1970 The Borough paid \$481.35 out of the general fund to cover interest on a temporary loan, and \$752.50 interest and \$3,000 bond retirement out of the sinking fund. A \$5,000 debt was outstanding in the water fund account to Farmers National Bank.
- 1971 The Borough paid \$434.25 interest and \$1,682 principal out of the general fund for a temporary loan, \$75 interest out of the water fund, and \$297.50 interest and \$3,350 bond retirement out of the sinking fund. A \$5,000 debt was still outstanding to Farmers National Bank.
- 1972 \$184.17 interest and \$3,682 principal was paid out of the general fund for temporary loans. Sinking fund expenditures of \$542.50 interest and \$3,000 bond retirement were recorded. The Borough purchased a \$5,000 savings certificate out of the general fund and a \$6,000 savings certificate was purchased with revenue sharing funds. The water fund debt to Farmers National was reduced to \$3,000.
- 1973 The Borough received \$250 in interest on savings certificates, paid \$85.19 in interest on bonded debt or notes from the general funds, paid \$150 interest on debt from the water fund, paid \$437.50 in interest and \$3,000 principal on bonded debts from the sinking fund. The Borough also purchased a \$5,000 savings certificate. The \$3,000 water fund debt to Farmers National Bank was still outstanding at the end of 1973.
- 1974 The Borough received \$125 interest on savings certificates, received \$1500 from the sale of savings certificate and paid \$14.20 interest and \$158.55 principal on bonded debts or notes out of the general fund. \$3,500 was received from the sale of certificates and \$187.50 paid in interest on bonded debts or notes under the water fund. The sinking fund paid out \$33.50 in interest and \$3,000 in principal on bonded debts or notes. The highway aid fund purchased a \$4,000 savings certificate and received \$110 interest on savings. By the end of 1974, the highway aid fund held \$3,000 in savings and the \$3,000 water fund debt with Farmers National Bank was still outstanding.

#### DEBT LIMITATION

The maximum debt that a local municipality may incur by council action (without the approval of the electorate) is regulated by the State through Pennsylvania Act of 185, the Local Government Unit Debt Act. According to Act 185, Boroughs may incur debt up to 250% of the arithmetic average of total revenues for the three fiscal years preceeding the year of debt. Act 185 permits debt beyond this limit if council obtains referendum approval of such debt. Using 1975 as an example, the debt limitation for Conneautville was approximately \$230,565, based upon the average

total revenues for 1972 through 1974. According to the 1974 Annual Audit & Financial Report, the Borough's debt totaled \$11,000, of which at least \$8,000 is scheduled by Ordinance 103 to be retired by 1977.

It is obvious from the above analysis that Conneautville can finance recommended projects and programs by increasing debt. However, the Capital Improvements Program will review the recommended programs and alternative methods of financing these recommendations. Some of these programs will require financial arrangements involving increased Borough debt, and according to the debt limitations, it has been determined that Conneautville has the ability to increase its indebtedness. The Capital Improvements Program will provide more information as specific proposals as well as identify proposals which may involve increased indebtedness.

#### OVERALL TAX BURDEN

An important consideration in the review of local municipal financial statistics is the existing tax structure and how it affects the local tax paying resident. As indicated previously, the Borough tax levy in 1975 was 21 mills on real estate, a \$5.00 per capita tax applied to 18 year olds and older, and a 0.5% wage tax on residents. By comparison, the 1975 total tax burden, including school district and county taxes, is as follows:

	<u>REAL ESTATE TAX</u>	<u>PER CAPITA TAX</u>	<u>WAGE TAX</u>
Borough	21 mills	\$ 5.00	0.5%
School District	64 mills	15.00	0.5%
County	11 mills	5.00	0
TOTALS	96 mills	\$ 25.00	1.0%

In 1976 the Borough and County real estate levies were increased. Conneautville increased its millage to 24 mills and the County millage increased to 13 mills. The total 1976 real estate levy is 101 mills.

How does this tax structure affect the average Conneautville taxpaying resident? As an example, let's compute the average 1976 tax burden by using a hypothetical family of 4 (2 adults and 2 children under 18 years old), earning the mean income of \$9,225 (1970 census) and living in an average (mean value for owner occupied units 1970 census) \$10,524 home, assessed at 30% or \$3157 = assessed valuation.

#### Borough Taxes:

real estate (24 mills x \$3157 assessed valuation)	
.024 x \$3157 =	\$ 75.77
per capita \$5 x 2 adults =	10.00
wage tax .005 x \$9,225 =	46.13
Total Borough Taxes	<u>\$ 131.90</u>

School District Taxes:

real estate (64 mills x \$3157 assessed valuation)	
.064 x \$3157 =	\$ 202.05
per capita \$15 x 2 adults =	30.00
wage tax .005 x \$9225 =	\$ 46.12
Total School Taxes	<u>\$ 278.17</u>

County Taxes:

real estate (13 mills x \$3157 assessed valuation)	
.013 x \$3157 =	\$ 41.04
per capita tax \$5 x 2 adults =	10.00
Total County Taxes	<u>\$ 51.04</u>

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TOTAL "AVERAGE" 1976 LOCAL TAX BURDEN \$ 461.11

EXISTING LAND USE

A current inventory of existing land use is an essential tool in formulating a land use plan and in developing land use controls to implement the plan. Through the process of analyzing the overall pattern of existing land use it is possible to identify areas where efficient and logical development has occurred as well as locating areas where undesirable combinations of incompatible uses have developed. The formulation of the land use plan involves the application of sound planning principles and the consideration of present land uses. The land use plan represents the community's goal with respect to future patterns of development and should be implemented by the Borough's governmental policies, by various types of ordinances (zoning, for example), and by the actions of private individuals and groups.

A field survey of existing land use was conducted to provide the basis for a land use analysis. The result of this survey, an existing land use map, graphically represents existing patterns of development in Conneautville. The land uses recorded in the survey were categorized into 8 activities. The following section describes each category of activity and provides an analysis of existing land use patterns in Conneautville.

Single Family Residential:

This category identifies land that is used in conjunction with structures designed and constructed for residential living quarters for one family. It should be noted that this category includes mobile homes and modular units that are intended for single family use. This category comprises almost 20% of the total land in the Borough. The land use map reveals a trend of single family development locating along existing streets rather than in new subdivisions where additional street construction and other improvements would be required. The Valley View subdivision represents the only housing development in progress which is adding new residential neighborhoods with streets and other necessary community improvements to Conneautville. It is logical to ex-

pect frontage on existing street systems to be used to its maximum extent. However, continued development along existing streets will provide less opportunity for residential neighborhoods to evolve.

#### Multiple Family Residential:

This category of land use refers to residential development designed, constructed and/or renovated to accommodate two or more families per unit. As shown on the land use map, the multiple family units are generally located in or near the downtown core area of the Borough.

#### General Commercial:

The use of land for the purpose of conducting general retail trade is classified under the general commercial category. General commercial uses are scattered throughout the developed areas of the Borough, but generally stretching along PA. #18. The scattered pattern of commercial activity has not provided a strong downtown commercial focus. The public uses located at the intersection of Center Street and PA. #18 provide some sense of a "downtown."

#### Service Commercial:

This category includes service types of commercial activity such as barber shops, professional offices, etc. As the map reveals, there are only a few such uses within the Borough and generally these uses are mixed with a residential use of the same structure. Example of this include the watchmaker on Foster Road, a barber shop on South Street, a real estate office on Chestnut Street, and the appliance repair on Center Street.

#### Industrial:

The use of land for manufacturing activity is classified as industrial. The industrial activities identified on the map are Ohio Rubber, Synder Chair Company and Penn Furniture. The Bessemer & Lake Erie Railroad, although a transportation facility, relates to industrial uses and can be classified as an industrial use itself.











#### Public Uses:

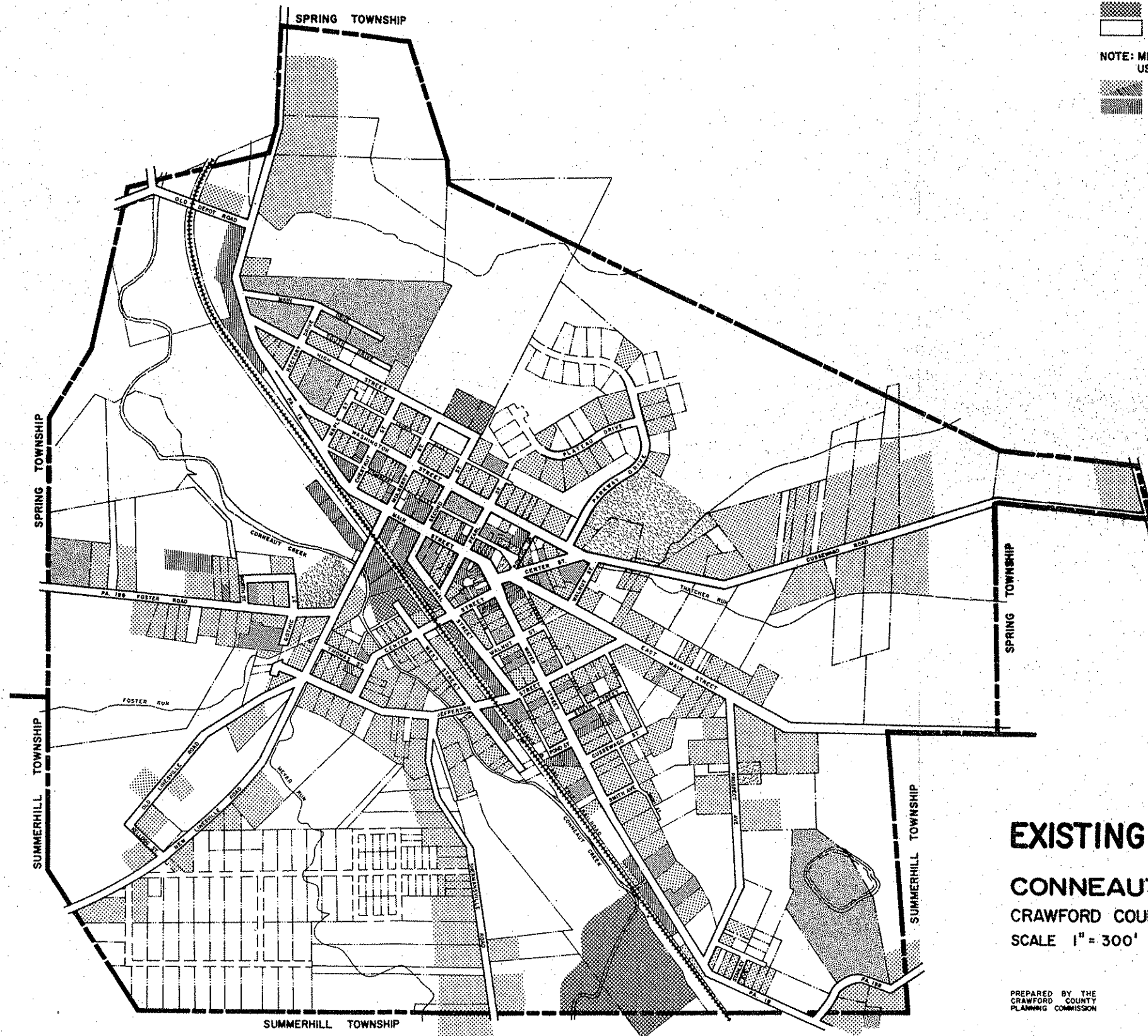
This category identifies land set aside for public use such as recreation, government, fire and police protection, library service, etc. The public uses identified on the map include the Lord Mason Memorial Park, the Stone Memorial Library, U.S. Post Office, Fellows Club Fire Hall, Conneaut Valley Medical Center and the Borough water pumping stations and storage tank.

#### Semi-Public Uses:

The use of land for public related purposes, generally through a semi public organization is shown in this category. The Conneautville Nursing Home, cemeteries on PA. #18 north and Foster Road, churches and utilities are identified on the map under the semi public uses.

**L E G E N D**

-  SINGLE FAMILY RESIDENTIAL
  -  MULTIPLE FAMILY RESIDENTIAL
  -  GENERAL COMMERCIAL
  -  SERVICE COMMERCIAL
  -  PUBLIC
  -  SEMI-PUBLIC
  -  INDUSTRIAL
  -  VACANT (AGRICULTURAL / WOODLAND)
- NOTE: MIXED RESIDENTIAL / COMMERCIAL USES OCCUR AS:
-  S.F. RES. / SER. COMM.
  -  M.F. RES. / GEN. COMM.

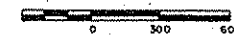


**EXISTING LAND USE MAP**

**CONNEAUTVILLE BOROUGH**

CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 300'



PREPARED BY THE  
CRAWFORD COUNTY  
PLANNING COMMISSION

MAP 8 



### Vacant Land:

This category covers land that is not currently in any particular use such as open or wooded land, or, in some cases, in an agricultural use as cornfield or pasture. In general, the patterns of vacant land have been formed in the voids or left over land between the main roads as they converge on the "downtown" area. Residential development, quite naturally, has positioned itself along the frontage of these roads.

### LAND USE ANALYSIS

Table 26 shows the amount of land utilized in each of the land use categories. Perhaps most startling finding from this table is that approximately 60% of the Borough is "vacant land." Almost 50% of the developed land in the Borough is currently in residential usage. Streets consume almost 70 acres, or 23% of the developed land; however, these figures include "paper" streets which comprise almost 12 acres.

TABLE 26  
EXISTING LAND USE ANALYSIS

USE	ACREAGE	PERCENT OF DEVELOPED AREA	% OF TOTAL AREA OF BOROUGH
RESIDENTIAL	144	48.8	19.5
COMMERCIAL	14	4.7	1.9
INDUSTRIAL	16	5.4	2.2
RAILROAD	12	4.1	1.6
STREETS	69	23.4	9.4
PARKS	8	2.8	1.1
OTHER PUBLIC/SEMI PUBLIC	32	10.8	4.4
TOTAL DEVELOPED AREA	295	100.0	40.1
VACANT AREA	440	-	59.9
TOTAL AREA	735	-	100.0

SOURCE: CCPC Field Survey and Calculation

An interesting comparison can be made by comparing the figures in Table 26 with a "typical urban area" as identified by Harland Bartholomew in Land Uses in American Cities 1953-1955. Bartholomew developed average land use areas in typical American cities. Table 27 compares Conneautville with the typical non metropolitan urban area. The major differences occur only in lands devoted to residential use and land consumed by streets. Perhaps the subtraction of "paper" streets in Conneautville would make this comparison more accurate.

TABLE 27  
LAND USE COMPARISON

USE	% OF TOTAL DEVELOPED AREA	
	TYPICAL URBAN AREA*	CONNEAUTVILLE <sup>+</sup>
RESIDENTIAL	40	49
COMMERCIAL	5	5
INDUSTRIAL	5	5
RAILROAD	5	4
STREETS	30	23
PARKS	5	3
PUBLIC/SEMI PUBLIC	10	11

\* USE OF URBAN LAND (TYPICAL URBAN AREA USES/AREAS AS IDENTIFIED BY HARLAND BARTHOLOMEW - LAND USES IN AMERICAN CITIES 1953-1955)

+ CCPC FIELD SURVEY AND CALCULATIONS

Table 28 provides a comparison of lot sizes in the residential uses in Conneautville. This comparison applies only to the 223 lots which were used for single family units. Lots which contained mix uses and/or lots which are portions of larger tracts were not included in this comparison. The overall average lot size was 15,826 square feet or approximately .36 acre. The current installation of centralized sanitary sewage facilities will likely encourage smaller lot sizes.

TABLE 28  
TYPICAL LOT SIZES

AREA CATEGORY	NO. OF LOTS	AVERAGE AREA
Under 5,000 sq. ft.	9	3,598 sq. ft.
5,000 to 10,000 sq. ft.	83	7,413 sq. ft.
10,000 to 20,000 sq. ft.	72	14,676 sq. ft.
20,000 to 43,560 sq. ft.	51	26,919 sq. ft.
1 to 2 ACRES	8	56,506 sq. ft.
OVERALL	223	15,826 sq. ft. (.36 ACRE)

SOURCE: CCPC Calculations, Based Upon Crawford County Tax Records

Based upon the population forecasts made in this plan, a calculation can be made to determine the amount of (residential) land that would be required to accommodate the growth projected in these forecasts. This calculation is shown on Table 29 and



is explained below:

In 1970, the census reported an average of 3.08 persons per household. For the purposes of this study, a round figure of 3 persons per household is used. The typical lot size in the Borough is approximately 14,781 square feet. The calculation involves dividing the persons per household into the increase projected over the 70 census to determine the number of "typical" households or dwelling units needed, then multiplying the needed dwelling units by the typical lot size to determine the needed acreage.

TABLE 29  
CONVERSION OF POPULATION FORECASTS TO ACRES  
REQUIRED TO ACCOMMODATE RESIDENTIAL GROWTH

1. Persons per household in 1970 = 3.08, say 3.
2. Typical lot size, say 14,781 square feet.
3. Calculation
  - (a)  $(\text{increase over 1970}) \div (\text{persons per household}) = \# \text{ of dwelling units}$
  - (b)  $(\text{dwelling units}) \times (\text{typical lot size}) = \text{acres}$
4. Conversion
  - Low Projection (Arithmetic Extrapolation based on 40-70 growth)

1980 =	$32 \div 3 = 10.6$	DU's	$\times 14,781 =$	3.6	acres
1990 =	$65 \div 3 = 21.6$	DU's	$\times 14,781 =$	7.35	acres
2000 =	$99 \div 3 = 33$	DU's	$\times 14,781 =$	11.2	acres
  - Medium Projection (Prorate of Sewage Feas. Study Projection)

1980 =	$51 \div 3 = 17$	DU's	$\times 14,781 =$	5.8	acres
1990 =	$102 \div 3 = 34$	DU's	$\times 14,781 =$	11.6	acres
2000 =	$153 \div 3 = 51$	DU's	$\times 14,781 =$	17.3	acres
  - High Projection (Prorate of Co. Comp. Plan Projection)

1980 =	$91 \div 3 = 30.3$	DU's	$\times 14,781 =$	10.3	acres
1990 =	$168 \div 3 = 56$	DU's	$\times 14,781 =$	19	acres
2000 =	$222 \div 3 = 74$	DU's	$\times 14,781 =$	25.1	acres
5. Total vacant land in Conneautville 1975 calculation by CCPC staff - 439.8 acres.

This calculation was made for low, medium and high projections made in the population section of this report. Item #4 on Table 29 actually shows these calculations. The needed acreage, according to the population forecasts, ranges from 3.6 acres to 25.1 acres and the mean is 14.3 acres. The total vacant land in Conneautville in 1975 was 439.8 acres. Obviously, there is more than ample vacant land to accommodate the projected growth based upon past population trends. If all vacant land in the Borough was developed in residential use, Conneautville could accommodate

an additional 3,960 people. This calculation applies 3 units per acre and 3 persons per household to the 439.8 vacant acres.

#### REGIONAL CONTEXT

Conneautville Borough is located in the Northwestern section of Crawford County and is surrounded by Beaver, Conneaut, Spring and Summerhill Townships. Springboro Borough is located approximately 3 miles north of Conneautville. These local municipalities constitute Conneautville's regional setting.

The review of land use policies of other local municipalities within the regional setting is an important step toward coordinating land use practices. However, Conneautville is the first local municipality within the Northwestern Crawford County Region to prepare a Comprehensive Plan and formulate land use policies. Springboro Borough is the only other local municipality within the region to create a planning commission, which occurred in 1966. It is suggested that the Planning Commissions of Conneautville and Springboro establish lines of communication and coordinate their planning efforts, as well as to encourage other local planning efforts in the Northwestern Crawford County region.

The Crawford County Comprehensive Plan projects residential and commercial activities in the Northwestern County area to be concentrated in the Boroughs of Conneautville and Springboro. An industrial activity also projected between the Boroughs along PA. Route 18 in Spring Township. The remainder of the northwestern area of the County is shown in rural-agricultural and public conservation types of uses. The generalized projection of concentrated residential and commercial activity is reflected in the Land Use Plan for Conneautville. The concept promoted in the County Land Use Plan is based upon centers of development rather than ribbons of development along every existing highway. The Comprehensive Plan for Conneautville Borough has been formulated very much in line with this concept.

# THE PLAN

COMMUNITY DEVELOPMENT OBJECTIVES

LAND USE PLAN

ALTERNATIVE PLANS REJECTED

COMMUNITY FACILITIES & SERVICES PLAN

HOUSING STRATEGY

SUMMARY OF RECOMMENDED PROGRAMS & PROJECTS

CAPITAL IMPROVEMENTS PROGRAM

1000

1000

1000



## THE PLAN

The previous sections of this report have all focused on existing conditions of the community development related elements of Conneautville Borough. This section of the report provides a series of suggested and recommended future actions to improve the community. Specifically, this section contains an expression of policies and objectives for future development, a plan for future land use, a series of recommendations concerning facilities and services provided for the community, a strategy to improve housing conditions and a program of recommended capital improvements.

### COMMUNITY DEVELOPMENT OBJECTIVES

This section of the Plan provides a complete listing of problems that have been identified in the analysis of existing conditions, objectives that were formulated in response to these problems, and policies that are designed to achieve the objectives. The policies and objectives expressed in this section are the basis for the Comprehensive Plan. These policies and objectives should serve as the foundation of future public decisions concerning the future growth and development of Conneautville.

**PROBLEM:** Conneautville does not have a Borough Municipal Building and space needs for community functions have been identified.

**OBJECTIVE:** To promote a community decision to construct a municipal building and to encourage the coordination between various community functions to accommodate all space needs defined in an efficient and functional manner.

**POLICY:** To assist Borough government in the planning and site selections for a Borough office building and a maintenance building.

**PROBLEM:** The Borough boundary line is an indefinite line in some locations. Incomplete and in some cases inaccurate land records have been recorded for property within the Borough. Some paper subdivisions have been recorded and the improvements required to develop these subdivisions have not been made.

**OBJECTIVES:** To promote the proper procedures for subdivision planning and development as specified in ACT 247.

To urge the Borough to have the indefinite boundary line surveyed and recorded.

To promote accurate and clear land records.

**POLICIES:** To support the enforcement of the Crawford County Subdivision Regulations in Conneautville Borough, by requiring compliance with the County Regulations in the Borough Zoning Ordinance.

To eventually develop, enact and administer, with County Planning Commission staff assistance, a Borough Subdivision Ordinance.

PROBLEM: Some streets in the Borough are not paved, need to be widened and/or graded, graveled, etc. Some areas of the Borough have sidewalks and/or curbs, shade trees, street lights and storm sewers, while other areas do not.

OBJECTIVE: To encourage the Borough to adopt and implement policies for street, sidewalk, shade tree, storm sewer and street light facilities including standards for construction, maintenance and replacement.

POLICIES: To assist the Borough in the formulation of policies for streets, shade trees, street lights, sidewalks, curbs and storm sewers, including suggested standards for construction, maintenance and replacement.

To develop priorities for the construction of these facilities and seek ways to show the Borough how they can be financed.

PROBLEM: Certain bridges serving the Borough have not been maintained properly and are in need of repair.

OBJECTIVE: To promote a coordinated effort between PennDOT, the Borough and the County to repair and maintain bridges that serve the Borough.

POLICY: To prioritize bridge improvements and work with State and County officials in the funding priority process.

PROBLEM: Flood prone areas have been identified and past flood damage has occurred along the Thatcher Run and Conneaut Creek waterways.

OBJECTIVES: To minimize future flood damage by regulating development in flood prone areas.

To promote an evaluation of flooding conditions to determine the extent of areas subject to flooding and what means can be taken to alleviate these flooding conditions.

POLICIES: To incorporate special regulations for construction in flood prone areas into the Borough Zoning Ordinance that would minimize flood damages.

To seek the assistance of the Federal Insurance Administration, the Army Corps of Engineers and the Crawford Conservation District in continuing the study of alternative ways to control flooding conditions in the Borough.

PROBLEM: Housing conditions in the Borough are generally poor and problem areas containing concentrations of dilapidated and deteriorating housing conditions can be identified.

OBJECTIVES: To promote the initiation of housing improvement activities that focus on the elimination of dilapidated housing and the upgrading and rehabilitation of deteriorating units.

To promote the regulation of new development and housing construction to prevent future housing problems.

**POLICIES:** To develop and implement a housing rehabilitation program and eventually initiate a code enforcement program, through coordination with the Federal Department Of Housing and Urban Development and obtaining Community Development Block Grant (CDBG) funds.

The Borough should also coordinate this effort with County Officials and convince the County that assistance is needed for local CDBG programs.

**PROBLEM:** Centralized sewage facilities will soon become a reality in the Borough. These facilities will provide a stimulus for future development and the Borough lacks the appropriate land use controls to regulate development.

**OBJECTIVES:** To provide for the planning and regulation of future development, public and private, including residential, commercial, industrial and institutional, so that the uses of land, including the location and bulk of buildings, are arranged orderly, conveniently for the residents, economically in harmony with each other and with their natural and man-made surroundings.

To guide development into patterns where all uses requiring sewage facilities can be conveniently accommodated.

**POLICY:** To develop and enact Zoning Regulations to implement the Land Use Plan and to constantly monitor the Borough's zoning regulations and enforcement.

**PROBLEM:** The Borough has developed in a manner that has not created or promoted a community focus.

**OBJECTIVE:** To encourage and direct future commercial and public service uses to a centralized location within the Borough and to discourage the indiscriminant strip of commercial uses along Main and Water Streets (PA. Route 18) and scattered public facilities and services.

**POLICY:** To enact a zoning ordinance that focuses commercial and public uses in the existing commercial core and to take on an active review role relative to the site plans for new development in the Borough's core area.

**PROBLEM:** The Borough has not been able to attract new Industrial and Commercial development at a rate comparable to accommodate the local labor force.

**OBJECTIVE:** To encourage the promotion of the Borough's capability of accommodating new development, highlighting the centralized sewage facilities and the labor force available.

**POLICIES:** To establish an Industrial Development and Promotion Group and to initiate an effort to coordinate with the activities of the Meadville Area Industrial Commission and the Crawford County Industrial Development Authority, to better promote the Conneautville area.

To initiate an industrial park development in the Borough.

**PROBLEM:** Housing conditions in the Borough are generally poor, availability of units is not sufficient and new housing starts have not assisted in improving the availability and condition of housing.

**OBJECTIVE:** To promote new housing starts in the Borough of all types of units, including apartments, town house rentals and conventional single family, detached units, in areas where these activities are compatible land uses.

**POLICIES:** To promote the continuation of the Valley View Development as an example of the quality subdivision activity desired in Conneautville.

To encourage large tract property owners and prospective developers to follow the Valley View example and provide the opportunities for new housing starts to take place.

To work for the replatting of obsolete subdivisions.

To enact the proper land use controls to ensure compatible locations and quality siting and design of residential activities, and to coordinate these activities with the extension of utilities, facilities and services to these new development areas.

To promote a neighborhood fix-up campaign through the media and through special projects.

**PROBLEM:** Police protection in the Borough is provided on a 24 hour (emergency) basis by a one man force. The need for an additional policeman is identified in the Community Facilities section of this Plan.

**OBJECTIVE:** To promote more effective police protection with a two man force, allowing for additional patrolling, backup assistance in emergency situations and adequate protection when arrests are made and transportation to the County Jail is in progress.

**POLICIES:** To request the employment of an additional policeman to assist in Police Protection activities.

To seek financial assistance from various State and Federal programs to provide updated equipment and facilities for better police protection and where possible to provide funds for salaries.



**PROBLEM:** The Borough lacks the advise of expertise in areas of grantsmanship, knowledge of available funds, how to obtain these funds and how to administer grants, municipal administration, day to day functioning of the Borough, intermunicipal cooperation and ordinance administration.

**OBJECTIVE:** To make this expertise available to Council and to provide services on a day to day basis for the Borough and its residents.

**POLICY:** To request the employment of a Borough Manager, qualified in areas such as municipal administration, ordinance administration, and grantsmanship.

**PROBLEM:** The lack of protection for historical and culturally significant sites within the Borough, may lead to the destruction of these sites.

**OBJECTIVE:** To encourage the identification and documentation of these sites and to endeavor to protect these sites.

**POLICY:** To coordinate with the Crawford County Planning Commission Significant Sites Advisory Committee through the Borough Planning Commission to place sites on the County Register of Significant Sites and to investigate protective measures for such sites.

**PROBLEM:** The indiscriminant location, inadequate siting and generally low value assessment of certain residential structures, primarily mobile homes, may cause property value problems to adjacent units.

**OBJECTIVES:** To encourage additional housing of all types and income ranges and to provide alternative locations for all types of units.  
To encourage construction and siting practices which enhance property values.

**POLICIES:** To encourage landscaping practices which are aesthetically pleasing.  
To adopt and enforce land use control measures (zoning ordinance) which provide suitable alternative locations for all types and value ranges of residential units, including mobile homes.

To adopt and enforce zoning regulations that require sound construction and siting practices for all residential structures in the Borough.

**PROBLEM:** Health and safety hazards are created by abandoned and inoperable vehicles, discarded appliances and other debris. The general appearance of these discarded materials has a detrimental effect on the attractiveness of the Borough.

**OBJECTIVES:** To protect the health, safety and welfare of residents of the Borough by controlling the disposal of abandoned vehicles, appliances and other debris.

To provide for the collection and proper disposal of discarded solid waste and to eliminate the detrimental effect on the attractiveness of the Borough.

**POLICIES:** To adopt and enforce regulations (zoning ordinance) governing the storage and sale of abandoned vehicles and junk and to coordinate with State laws promoting the public health to eliminate this solid waste from the landscape of Conneautville.

To participate in an approved solid waste collection and disposal program.

The following list of general community development objectives are based upon sound planning principles and were not necessarily formulated because of specific problems identified. These objectives should provide a basis for public decision making concerning future development in Conneautville.

To protect and promote the public health, safety, morals, and the general welfare of the present and future residents of Conneautville Borough.

To respect, preserve and protect to the fullest extent possible the Borough's natural amenities such as streams, stream valleys, woodlands and steep slope areas.

To promote a logical road pattern for safe, convenient and efficient vehicular transportation within and through the Borough and to insure that all future development provides adequate off-street parking and turnaround space.

To allow citizens maximum opportunities to develop their land in a consistent manner with the general objectives identified in this plan, including the ability of the public to provide the necessary facilities and services to all new development.

To promote additional housing units for all income levels including low and moderate income families and to encourage a variety of housing types in the Borough including single family detached and attached houses and walk up apartments.









To guide developers in achievement of the highest and best use of land and to insure that new development has aesthetic appeal.

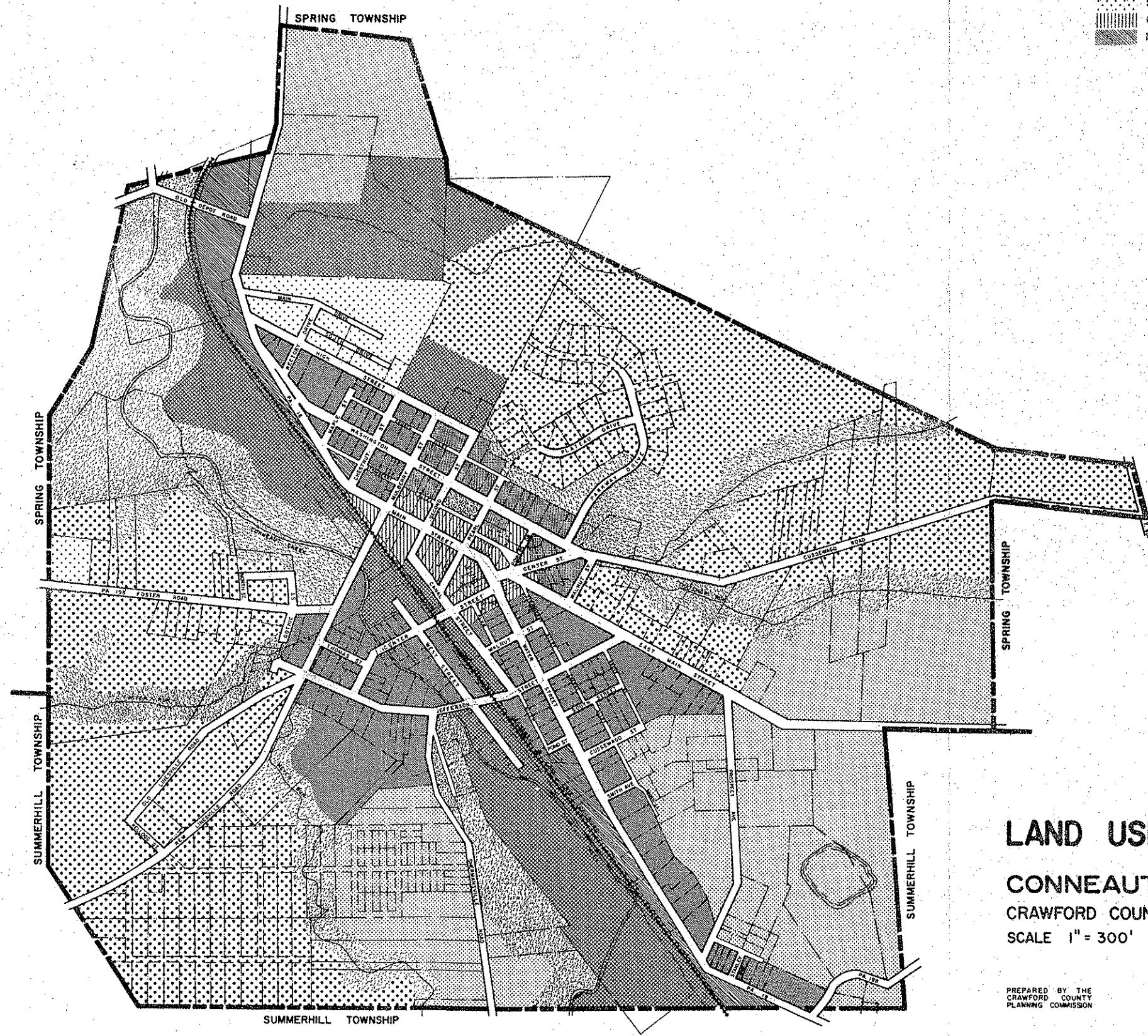
To provide sufficient land for future residential, commercial, industrial and public development in order that the Borough can realize its share of the development potential of Crawford County.

#### THE LAND USE PLAN

As a general guide for future development, the Land Use Plan is designed to promote compatible land use patterns and discourage the misuse of land. Land is one of man's most valuable non-renewable resources and man should feel responsible to develop land in an efficient and environmentally sound manner. The land use planning process is the most logical approach to fulfilling our responsibility of wisely

L E G E N D

-  HIGH DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  INDUSTRIAL
-  PUBLIC (OPEN SPACE, CONSERVATION, RECREATION)
-  SEMI-PUBLIC
-  GENERAL COMMERCIAL
-  HIGHWAY COMMERCIAL

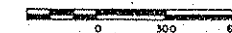


LAND USE PLAN

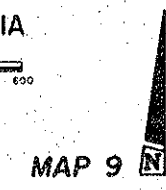
CONNEAUTVILLE BOROUGH

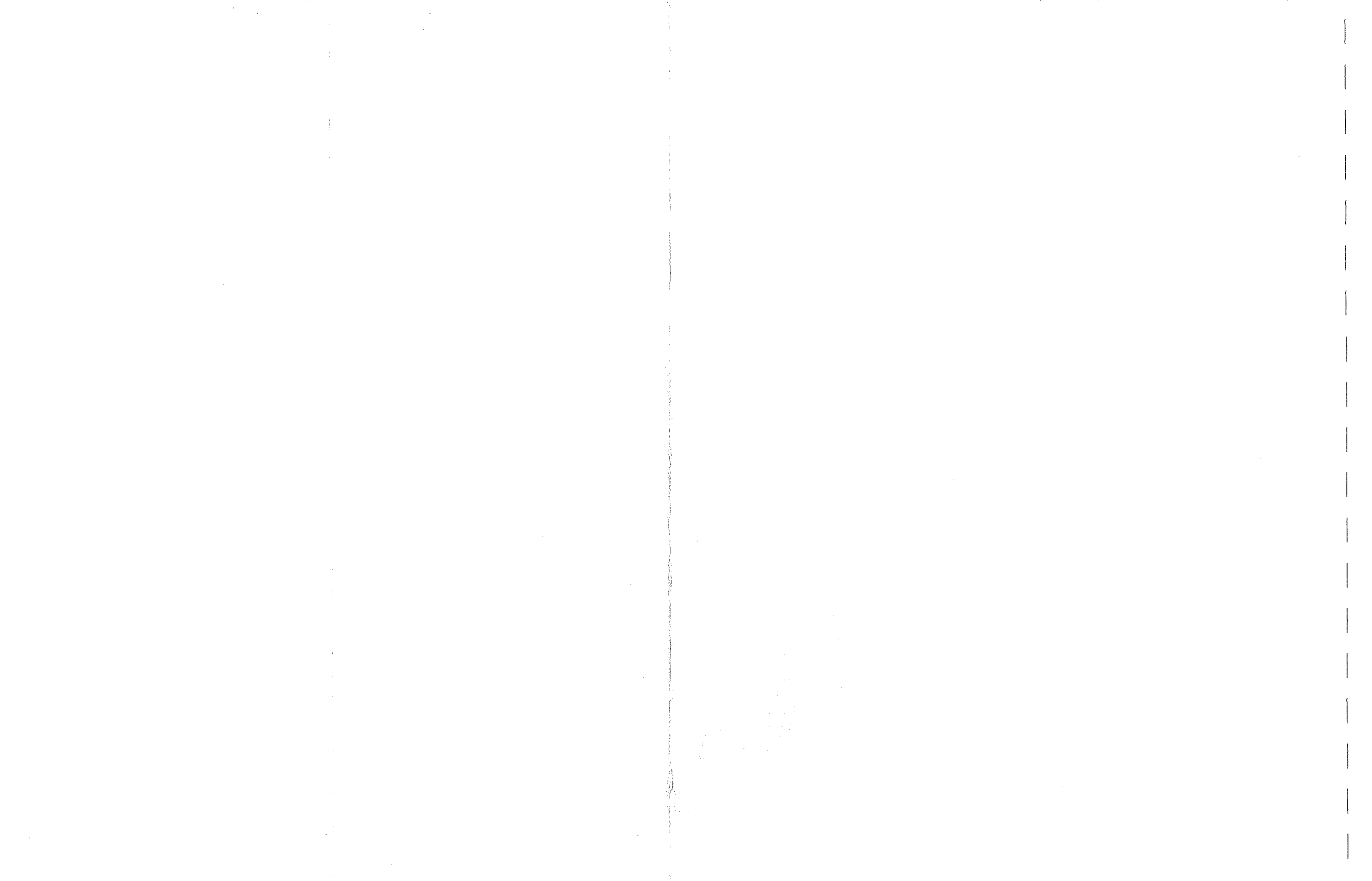
CRAWFORD COUNTY, PENNSYLVANIA

SCALE 1" = 300'



PREPARED BY THE  
CRAWFORD COUNTY  
PLANNING COMMISSION





using this resource.

The Land Use Plan for Conneautville is designed to accomplish the Community Development Objectives detailed in the previous section of this report. Specifically, the Land Use Plan focuses in on the following objectives:

1. To promote the development of a "downtown" community focus by concentrating and encouraging commercial and public uses in a commercial core area.
2. To accommodate existing industry and to provide adequate area for future industrial growth and expansion.
3. To respect the natural character of the patterns of stream valleys that meet and transect the Borough and to prevent development in hazardous areas such as steep slopes (25% or greater) and flood prone lands.
4. To encourage the development of new residential neighborhoods in areas that are currently vacant and to promote compatible uses around these residential areas.

The Land Use Plan for Conneautville represents a desirable combination of land use patterns for existing and future development in the Borough. As shown on the Plan, eight categories of land use have been projected:

- High Density Residential activities radiate from the center of the Borough and generally include areas that are already densely developed. The high density category is intended to accommodate all types of multi-family units and certain types of single family units. The density contemplated ranges from 6,000 to 8,000 square feet per lot. Existing residential development in these areas averages approximately 7,600 square feet per lot. The installation of centralized sewage facilities will make higher densities easier to accommodate.
- Medium Density Residential activities are projected for the Prospect-East Main Street area, Shermansville Road area and along the east side of PA. 18 near the northern boundary line of the Borough. These areas are intended to accommodate residential activities of a medium density nature, a density range of 8,000 to 12,000 square feet per lot. The residential activities anticipated should include a mix of multi-family and single family units, in small lot subdivisions, mobile home parks, town house duplexes, etc. Mobile homes on individual lots would also be accommodated in this land use category.
- Low Density Residential development is anticipated in the Thatcher Run-Valley View general area and the Foster Road and Linesville Road areas. These areas are designated to accommodate single family residential development on lots ranging from 12,000 to 15,000 square feet. These areas represent existing neighborhoods on conventional single family units where the integrity of the neighborhood should be preserved. These areas also contain sufficient suitable vacant land that would allow for the logical extension of the low density residential neighborhood setting.
- General Commercial activities are encouraged to locate in a more concen-

trated setting along PA. 18, as shown on the Plan. The area delineated spans Water and Main St. from the Farmer's National Bank on the south to the Golden Dawn on the north. The concentration of general commercial activities in combination with public and semi public uses in this area would facilitate the realization of a "downtown" community focus. The concentration of these activities will also provide the stimulus for support facilities such as off-street parking facilities, and better sidewalks, which encourage more pedestrian oriented activities. Because of the existing residential development that has mixed in with the commercial activities, residential uses should not be excluded from this area in the future and high density residential activities should be encouraged in this area. However, the main function of this area should be to promote a concentrated commercial development area.

- Highway oriented commercial activities would be accommodated along the west side of PA. 18, both north and south of the general commercial area. Future highway commercial activities should be compatible with the existing residential and commercial development in and adjacent to these areas.
- The existing industrial development is accommodated by the Industrial Use category. The Plan also promotes the protection of certain vacant land in the Borough for future industrial development and expansion, i.e. along the Bessemer and Lake Erie Railroad line and along the east side of PA. 18 just north of Conneautville Cemetery. Possible flooding conditions in the industrial areas north of Ohio Rubber to Jefferson Street and the Penn Furniture - Valley Builders area along Canal Street should be considered in the planning for development of these areas. The remainder of the proposed industrial activity areas have not been identified as flood prone areas.
- Public open space, conservation and recreation areas are delineated for flood prone and steep slope areas as well as recreation sites. These areas generally follow stream valleys and should be protected from development. These areas should also be integrated with public recreation uses. The semi public uses identified in the Plan are cemeteries. These uses are expected to continue without expansion of the areas presently used.

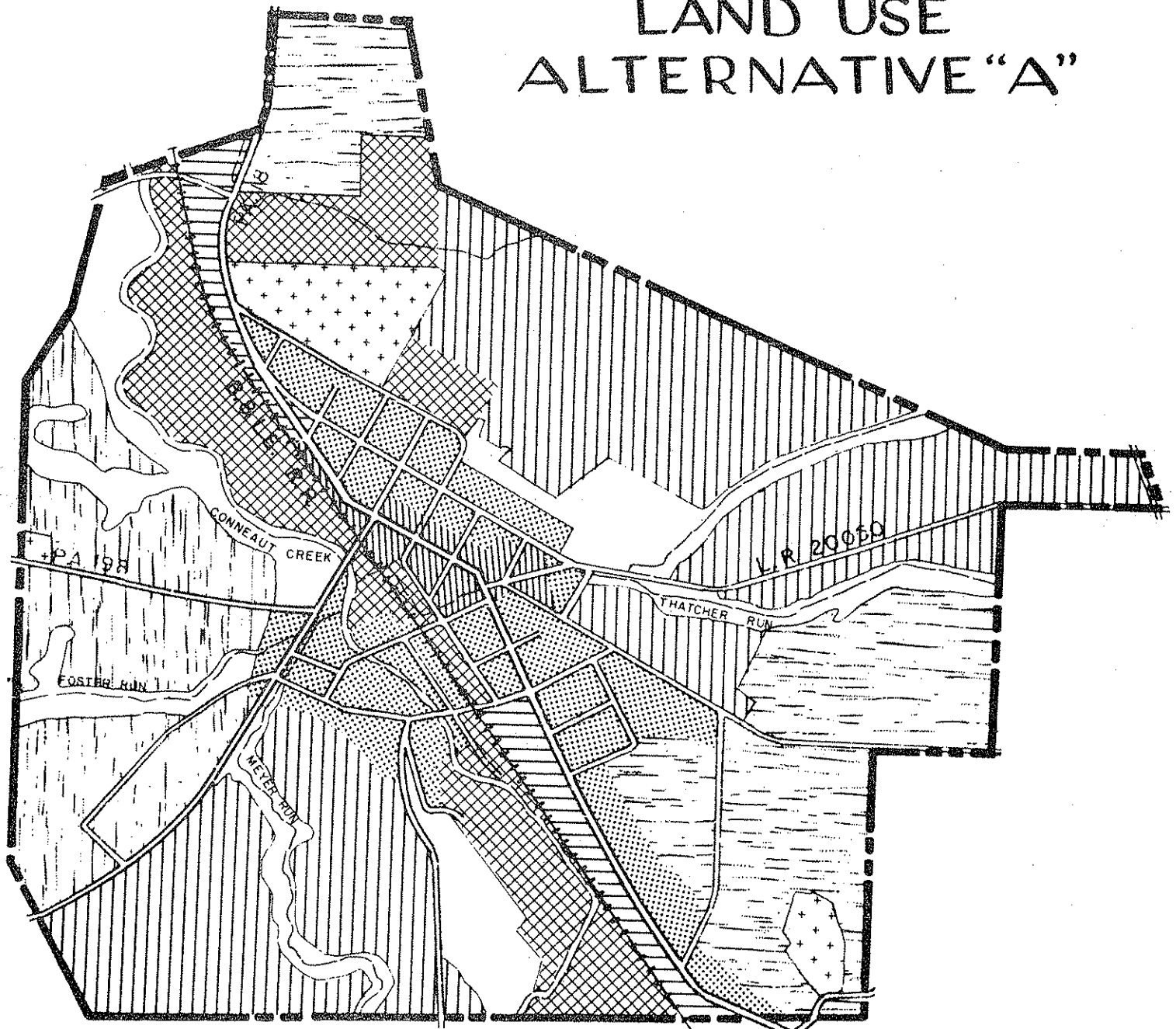
#### ALTERNATIVE LAND USE PLANS REJECTED

Three alternative land use sketch plans were prepared under this program. The two maps presented here represent the two alternatives which were rejected by the Conneautville Planning Commission. The Plan selected as the most desirable land use sketch plan, a variation of Alternative "B", was explained in the previous section.


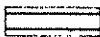


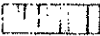

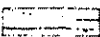

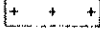
Alternative "A" suggested 2 low density residential categories to permit an integration of multi family units on large tracts in one category (along Foster and Linesville Roads) and the other low density residential would be strictly a single family residential activity area. This alternative also identified industrial use in the flood prone area along Conneaut Creek north of Mullberry Street. See Map 10.

Alternative "C" contemplated a very strict concentration of commercial activity to a small core area and increased the size of the highway commercial area to include the Golden Dawn and adjacent area. This alternative did not include the proposed

# CONNEAUTVILLE LAND USE ALTERNATIVE "A"



## LEGEND

	HIGH DENSITY RESIDENTIAL		HIGHWAY COMMERCIAL
	LOW DENSITY RESIDENTIAL		INDUSTRIAL
	LOW-MEDIUM DENSITY RESIDENTIAL		PUBLIC OPEN SPACE
	MEDIUM DENSITY RESIDENTIAL		CONSERVATION & RECREATION
	GENERAL COMMERCIAL		SEMI - PUBLIC

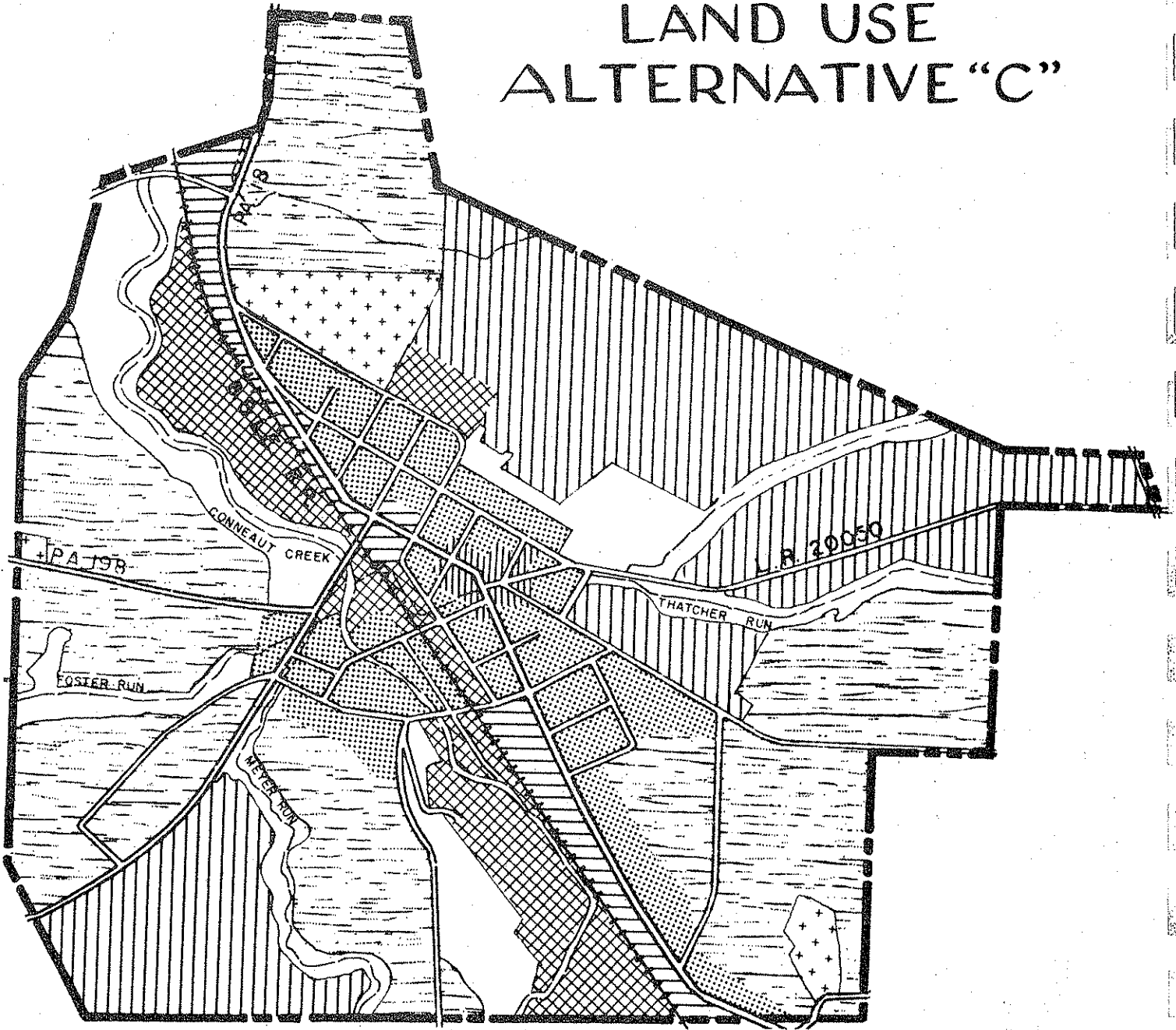
SCALE 1" = 1000'

CCPC STAFF


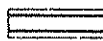


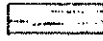
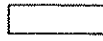

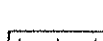
MAP 10



# CONNEAUTVILLE LAND USE ALTERNATIVE "C"



## LEGEND

- |   |  |
|---|--|
|  HIGH DENSITY RESIDENTIAL   |  HIGHWAY COMMERCIAL                             |
|  LOW DENSITY RESIDENTIAL    |  INDUSTRIAL                                     |
|  MEDIUM DENSITY RESIDENTIAL |  PUBLIC OPEN SPACE<br>CONSERVATION & RECREATION |
|  GENERAL COMMERCIAL         |  SEMI - PUBLIC                                  |

SCALE 1" = 1000'

CCPC STAFF

MAP II





industrial activity along the east side of PA. 18 in the northern boundary area of the Borough, and as shown, the medium density residential activity was expanded to include the Foster Road around the northern side of Linesville Road areas. See Map 11.

The Land Use Plan detailed in the previous section was selected by the Borough Planning Commission as a more desirable combination of land use patterns than Alternatives "A" and "C".

### COMMUNITY FACILITIES AND SERVICES PLAN

The purpose of a Facilities and Services Plan is to develop a strategy for providing basic community facilities and services to accommodate existing as well as future development. The analysis of existing facilities and services in Conneautville identified needed community improvements as well as new programs and projects that should be considered. This Plan element contains recommendations to solve problems and suggests new programs to provide a complete range of facilities and services for the community called Conneautville. To illustrate the recommendations of this Plan element, various maps and graphics are provided: Map 5 displays both existing and proposed community facilities, Map 13 shows suggested street patterns and sewer extensions for undeveloped areas projected for future development, and Maps 12, 14, 15 and 16 provide graphic illustrations of recommended programs and activities.

### RECREATION

Map 12 provides a general site plan for the future development of Lord Mason Memorial Park. The gradual implementation of this plan will provide a well rounded community recreation facility. As noted on the plan, specifications need to be developed for the construction of some facilities and the Borough should retain the services of an engineer, architect or landscape architect to develop these specifications and to insure the proper siting and construction of these facilities. The plan contains both short and long range recommendations for the development of this park. The installation of a tot lot, basketball court, and various playground facilities are examples of short range recommendations. The proposed community recreation building is a long range recommendation. However, priorities for the development of Lord Mason Memorial Park have not been suggested. The Borough Planning Commission is responsible to coordinate with interested agencies, organizations and groups in the Conneaut Valley area and to establish priorities for implementing this site plan. The Commission should also investigate funding possibilities, through State and Federal programs, to implement this plan.

Associated with the implementation of the site plan for Lord Mason Memorial Park, the Borough should promote the integration of public open space areas, as identified on the Land Use Plan, with public recreation facilities. The Ohio Rubber Ballfield is another good example of the suggested integration of public open space and recreation facilities. The possibilities of expanding the recreational opportunities of the Ohio Rubber Ballfield should be explored by the Borough. It may be possible to lease the site for a nominal charge and place nonpermanent recreational facilities at this location. This arrangement could provide an interim public recreation use until industrial development is feasible at this site.

The Borough should also initiate an effort to provide a year round recreation program of services. This effort should be coordinated with the Conneaut Valley Recreation Association and the School District. The major focus of this program should be geared toward school age children, however, activities should be programmed for all age groups.

#### WATER SUPPLY SYSTEM

The Borough should retain an engineering consultant to perform an overall evaluation of the Borough's water system. This suggested evaluation should focus on: (1) the initial distribution system, which dates back to the 1890's, (2) water pressure throughout the system and (3) water siltation elimination. The results of such an evaluation should include recommended improvements to solve these problems and an overall evaluation of water system capabilities for expanded service to future development areas. In conjunction with this study of the Borough's water system, a determination of the feasibility of extending sanitary sewer lines into future development areas should also be made. Financial assistance should be investigated for this engineering evaluation study prior to implementation of this suggestion.

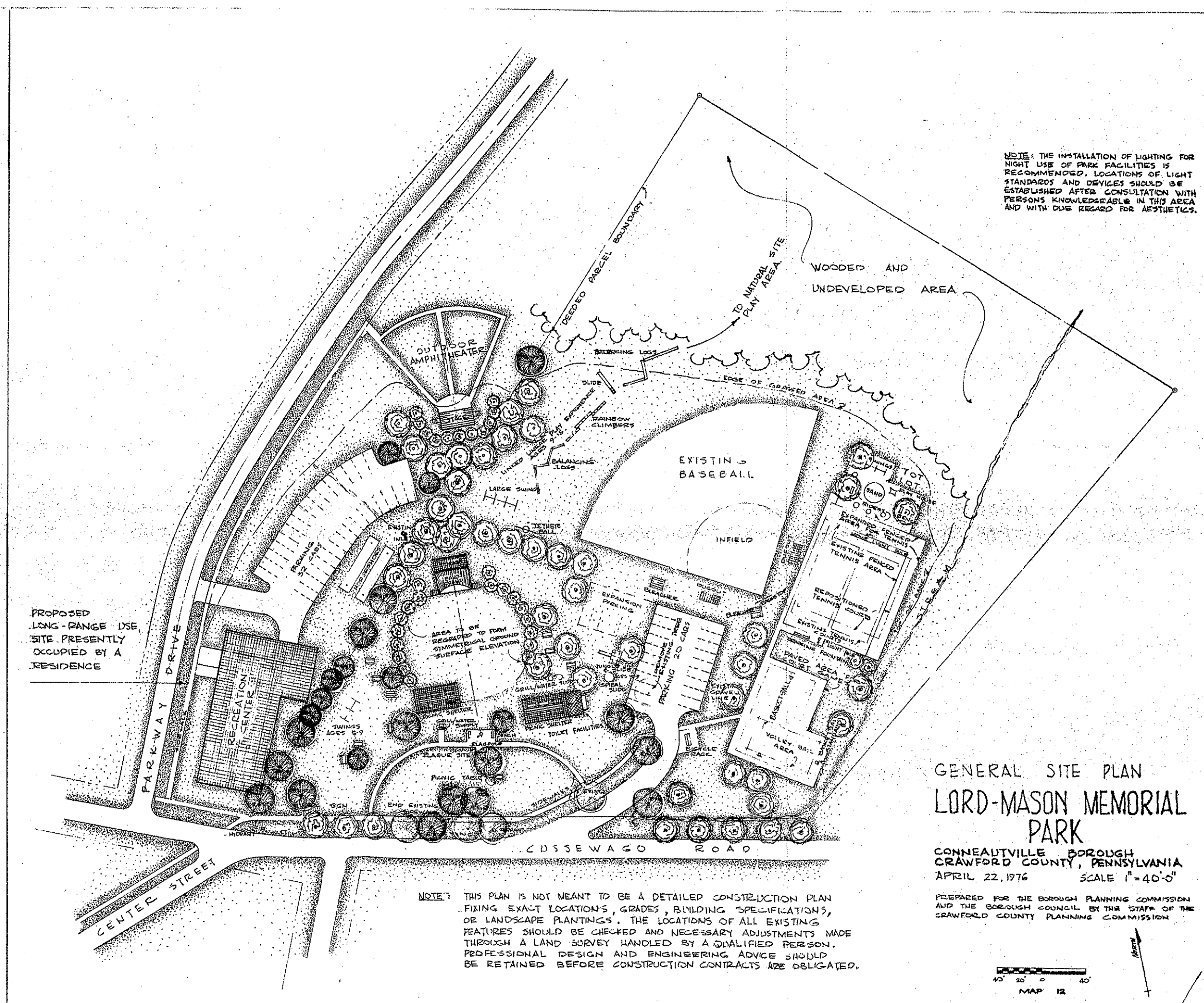
#### STORM SEWERS

In conjunction with the proposed replacement and enlargement of the Thatcher Run storm sewer along Center Street, the Borough should initiate the development of a storm sewer system to serve all developed areas within Conneautville. The Crawford Conservation District is assisting the Borough in obtaining federal funds through the Resource Conservation and Development program to replace the Center Street storm sewer from Washington Street to Water Street. The only other storm sewer in the Borough is located along Water and Main Streets (PA. Route 18). The development of a storm sewer system can be accomplished gradually and should include curbs and gutters, sidewalks, shade trees and street lights as a neighborhood improvements program. The availability of state and federal funding for these activities should be investigated prior to implementation. The Federal Community Development Program appears to be the logical approach to funding these activities in conjunction with a housing program.

#### HIGHWAYS

Based upon the analysis of existing highways serving the Conneautville Area, the Borough should actively pursue the implementation of the following highway related projects:

1. PA. Route 198 from Conneautville east to Littles Corners. Widen and resurface this section, comparable to the PA. 86 to Littles Corners section. This need involves a maintenance project and should be brought to the attention of the PennDOT Maintenance Superintendent in Meadville.
2. PA. Route 198 from Conneautville west to the Ohio line. Widen and resurface this section in conjunction with item 1 above. This route provides an east-west transportation network with I-79 and Meadville on the east and the proposed U.S. Steel plant in Conneaut, Ohio on the west. Again, this need involves a maintenance project and should be brought to the attention of the PennDOT Maintenance Superintendent in Meadville.



NOTE: THE INSTALLATION OF LIGHTING FOR NIGHT USE OF PARK FACILITIES IS RECOMMENDED. LOCATIONS OF LIGHT STANDARDS AND DEVICES SHOULD BE ESTABLISHED AFTER CONSULTATION WITH PERSONS KNOWLEDGEABLE IN THIS AREA AND WITH DUE REGARD FOR AESTHETICS.

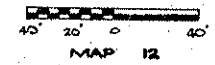
PROPOSED LONG-RANGE USE. SITE PRESENTLY OCCUPIED BY A RESIDENCE

### GENERAL SITE PLAN LORD-MASON MEMORIAL PARK

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CRAWFORD COUNTY, PENNSYLVANIA  
APRIL 22, 1976 SCALE 1"=40'-0"

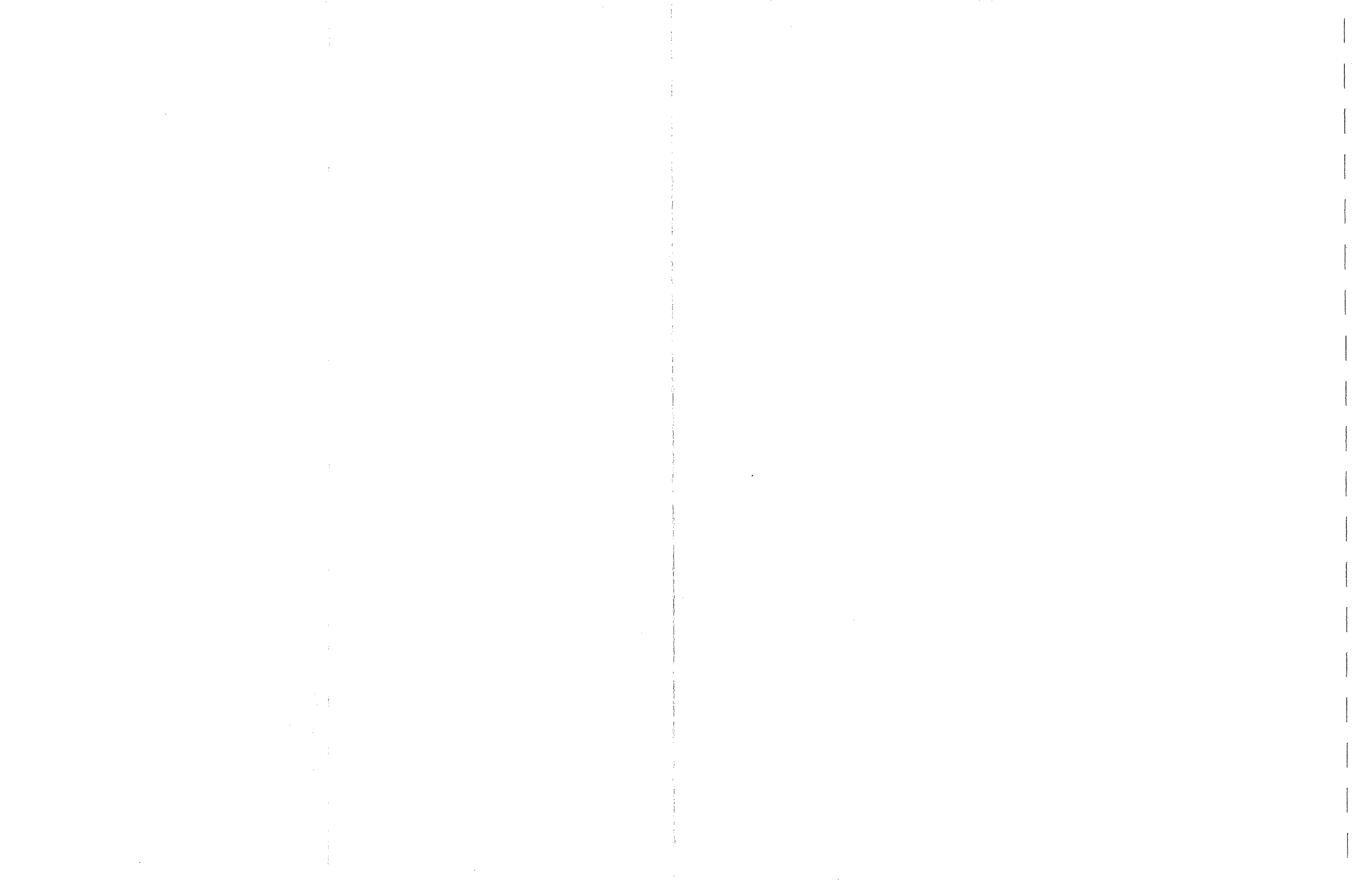
PREPARED FOR THE BOROUGH PLANNING COMMISSION AND THE BOROUGH COUNCIL BY THE STAFF OF THE CRAWFORD COUNTY PLANNING COMMISSION

NOTE: THIS PLAN IS NOT MEANT TO BE A DETAILED CONSTRUCTION PLAN. FIXING EXACT LOCATIONS, GRADES, BUILDING SPECIFICATIONS, OR LANDSCAPE PLANTINGS. THE LOCATIONS OF ALL EXISTING FEATURES SHOULD BE CHECKED AND NECESSARY ADJUSTMENTS MADE THROUGH A LAND SURVEY HANDLED BY A QUALIFIED PERSON. PROFESSIONAL DESIGN AND ENGINEERING ADVICE SHOULD BE RETAINED BEFORE CONSTRUCTION CONTRACTS ARE OBLIGATED.



MAP 12

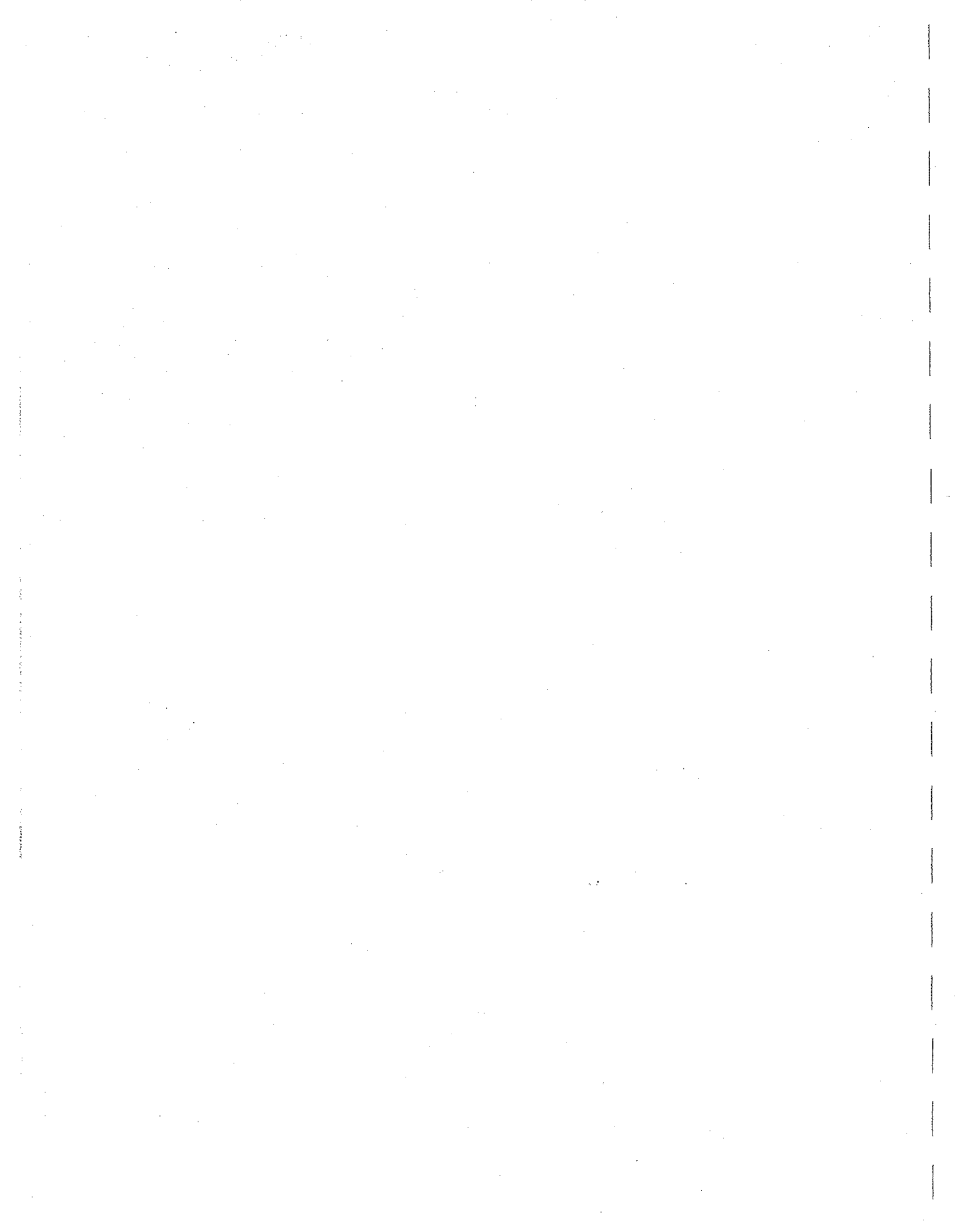




3. The elimination of the "S" curve on PA. 198 just east of the intersection with PA. Route 18. This need involves a realignment of highway and perhaps a reorganization of the intersection. This need clearly involves engineering expertise and should be presented, for consideration on future 12 year highway improvement programs, to the County Planning Commission and the PennDOT District One Office in Franklin, Pa.
4. Two bridges, which are currently Borough maintenance responsibility, have been identified for major repair or replacement. Both bridges span the Meyler-Foster Run Tributary of Conneaut Creek, one on Thomas Street and one on Jefferson Street. These bridge projects should be discussed with the County Commissioners and the PennDOT District One Office for possible inclusion in the Off System Program, a special highway/bridge improvement funding program for projects that are not eligible under other PennDOT funding programs, or for special liquid fuels funds.
5. The Crawford County Planning Commission has suggested the realignment of Campground Curve on PA. 18 just north of Conneautville as a Safety Improvement Project for the 12 Year Highway Improvements Program. The Borough should support this proposed project and encourage PennDOT to include this project in a future 12 Year Highway Improvement Program.

#### COMMUNITY FACILITIES TO SERVE FUTURE DEVELOPMENT AREAS

As illustrated on Map 13, the suggested Street Patterns and Sewer Extension map, the extension of certain community facilities will be necessary to service future development areas, as projected in the Land Use Plan. This map is provided to show the relationship of potential future development with existing facilities as well as topographic conditions and to illustrate that it is possible to develop areas projected for such development in the Land Use Plan. It should be understood that the suggested street patterns and sewer extensions shown are not the result of engineering evaluations and do not represent the only patterns or designs possible for these areas. Prior to construction of any street or sewer extension, an engineering evaluation and design will be necessary. The extension of the Borough Water System to serve future development areas is not shown on this map. However, this Plan recommends an evaluation of the water system to include the logical extension of water service to future development areas. This graphic provides an illustration of the recommendation to extend the Valley View Development to the north. An additional entrance road is shown, a suggested connection with Township Road 801 in Spring Township. A connection road could eventually serve as a collector road and also provide for additional expansion of the Valley View development into the Township at some future date. It is suggested that in the engineering work to layout an extension of Valley View that a connector road to Township Road 801 be investigated. Suggested lot patterns have also been included in this graphic to display the relationship of lot patterns with streets, provide an indication of potential densities, and to assist in illustrating suggested sewer line extensions. It should be pointed out that the existing layout for the Electric Heights Subdivision was not incorporated in this illustration. Based upon the Land Use Plan, which advocates a public open space area along Meyler Run, the Electric Heights layout is suggested for redesign. The Land Use Plan also promotes a higher density in this area than the existing layout accommodates, and this is reinforced by the provision of centralized sewers in the Borough.



The improvements shown do not represent Borough responsibilities for development. These improvements should be installed by the developer. In the case of Valley View, if the Borough continues to be the developer, it shall be the Borough's responsibility to install such improvements, the cost of which should be appropriately included in the price of the individual lots. The proposed industrial park shown on the east side of PA. 18 north of the cemetery could be developed by the Borough. Should this consideration be desirable, the Borough should investigate the possibility of obtaining State and Federal financial assistance for installing these improvements (i.e. the Appalachian Regional Commission; Pa. Industrial Development Authority; the Economic Development Administration-U.S. Dept. of Commerce). The Borough should coordinate this effort with the Crawford County Industrial Development Authority and the Meadville Area Industrial Commission. The development of an industrial park would be a very progressive effort to promote industrial development in Conneautville.

#### BOROUGH MANAGER

Under the existing Council-Mayor form of government, the Borough should employ a Borough Manager to handle the day to day operation of Borough government, provide expertise in areas of public works, municipal management, grantsmanship, grant administration and ordinance administration. The Manager could provide these services under direction from Council and the Mayor. In order to implement this recommendation, Council must adopt an ordinance to create the position of Borough Manager and to identify the powers and duties of the position. The Borough Code provides guidelines for this action in sections 46141 through 46143.

#### MUNICIPAL BUILDING

The construction of a municipal building is recommended to accommodate Borough offices, a meeting room, police headquarters, and potentially other community functions such as a community center. An off-street municipal parking facility is proposed in conjunction with the municipal building to facilitate the development of a community focus. This section also explains a recommendation to construct a Borough maintenance building.

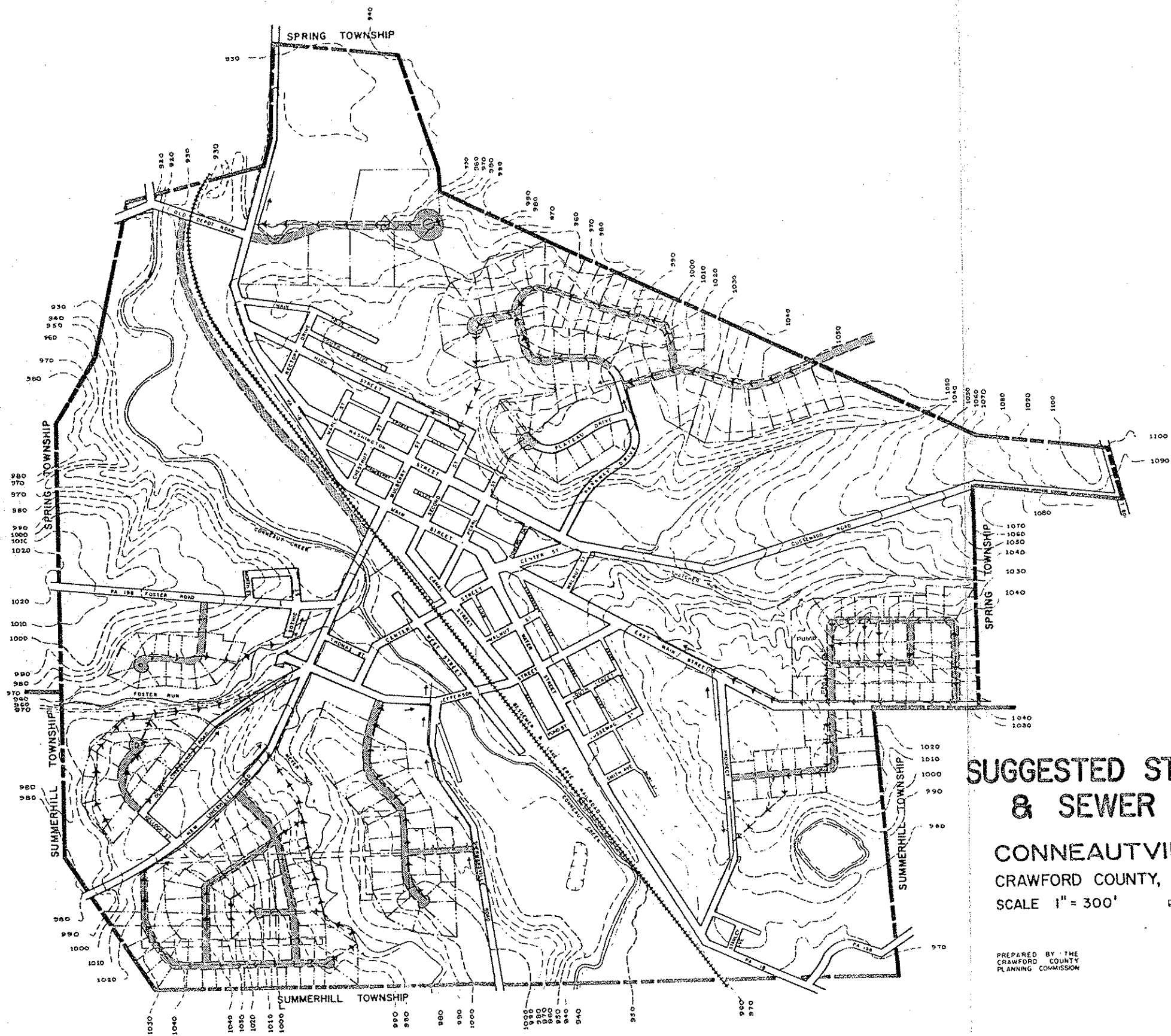
#### SITE ANALYSIS FOR PROPOSED MUNICIPAL BUILDING

This section is provided to assist the Borough in the selection of a suitable site for the location of the proposed municipal building and to suggest certain site amenities that should accompany this building. Based upon the objective of the Land Use Plan to promote a "community focus" within the commercial core of the Borough, the choice of suitable alternative sites for a municipal building was limited to the general commercial area. There are many advantages to this commercial core area: (1) proximity to existing commercial and other public uses, (2) availability of on-street parking, (3) easy pedestrian access, and (4) a "central place" location. As shown on Map 14, three alternative sites in the commercial core were considered for the location of the proposed municipal building:

1. the vacant lot immediately adjacent to and north of the Post Office, along the east side of PA. 18;
2. the vacant unimproved parking lot, along the west side of PA. 18, just

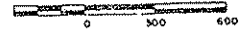






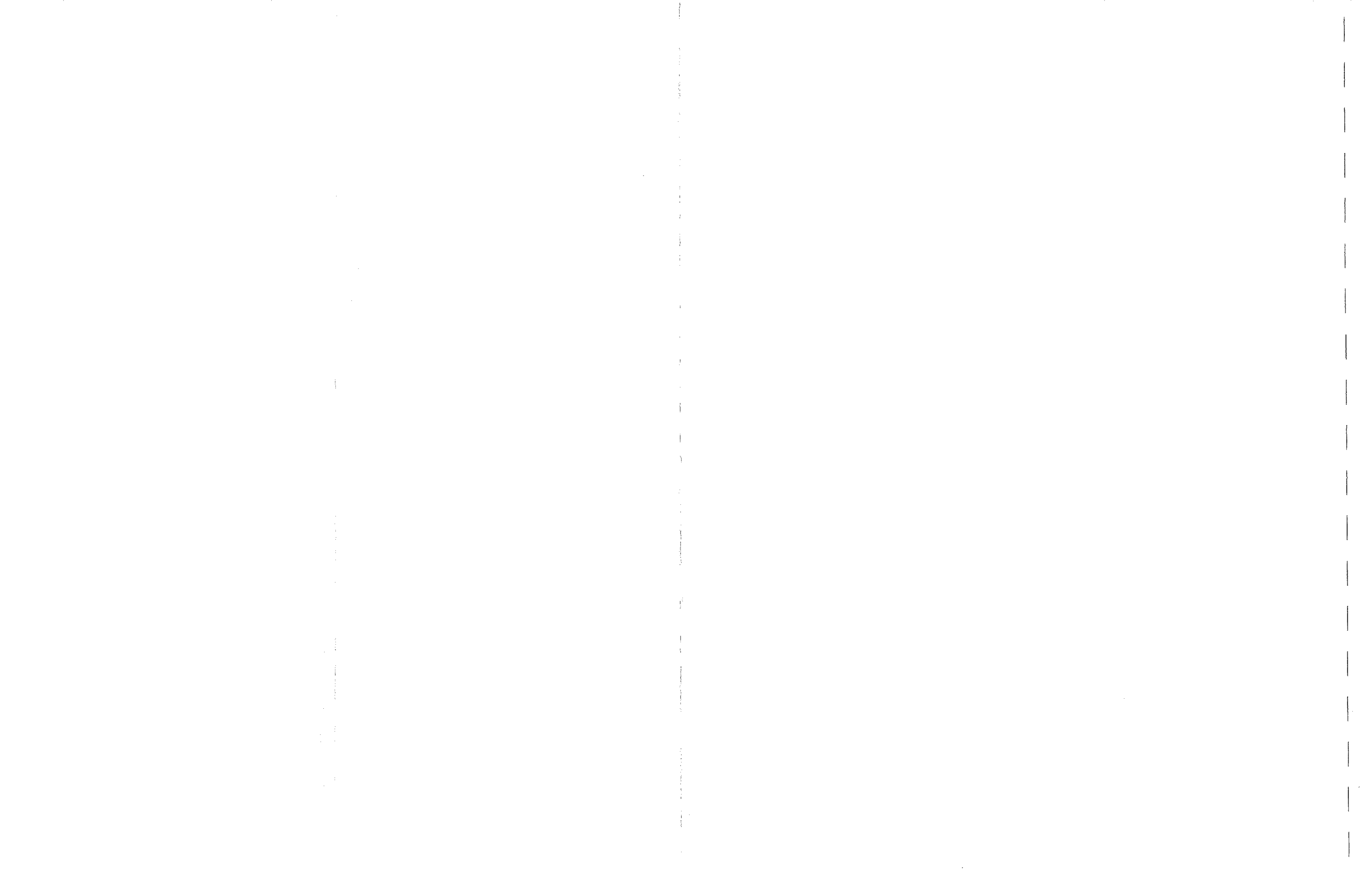
**SUGGESTED STREET PATTERNS  
& SEWER EXTENSIONS**

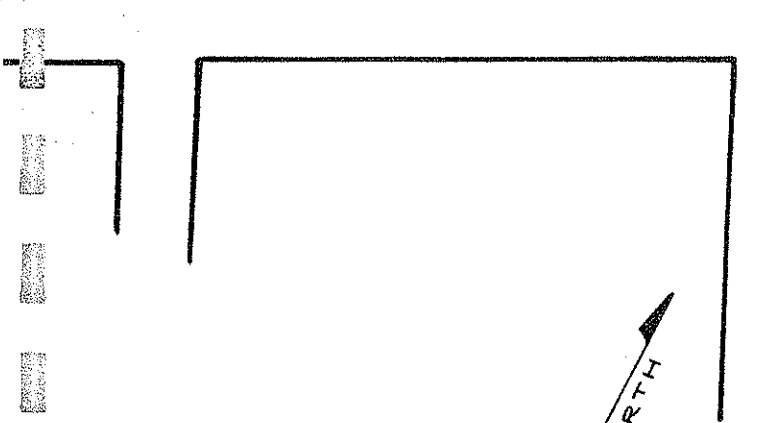
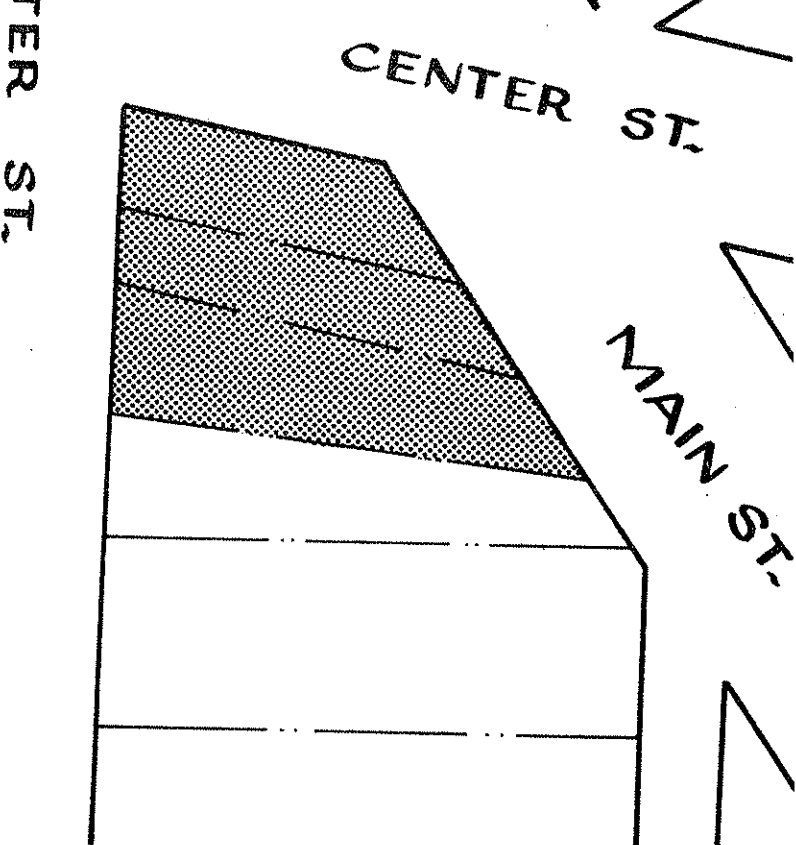
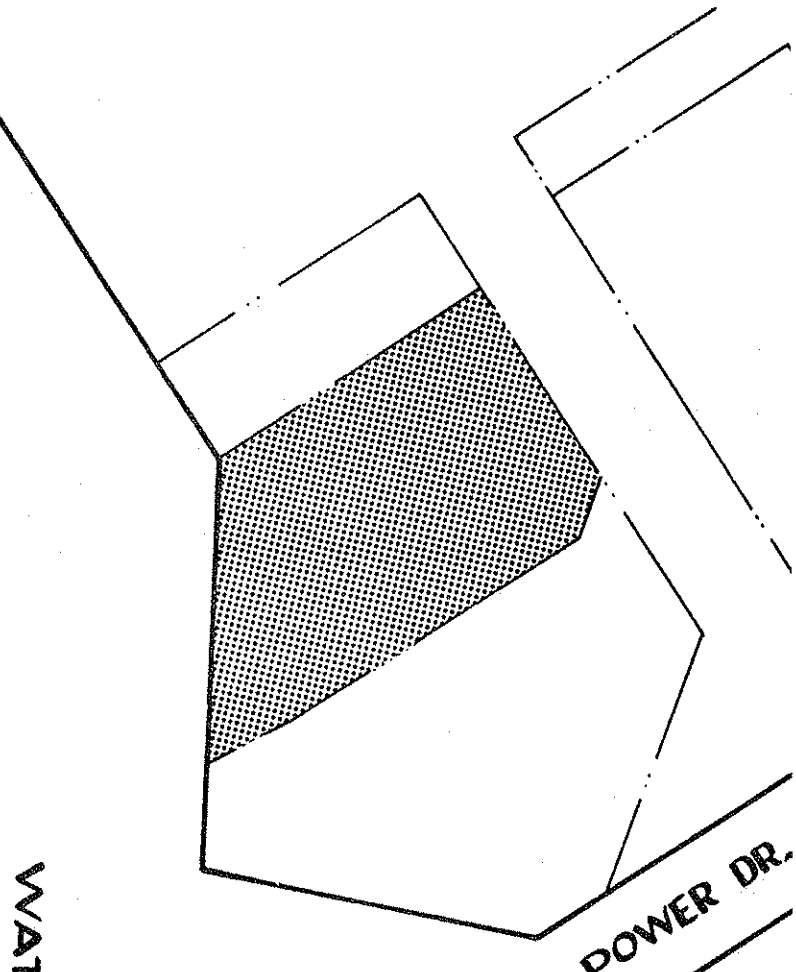
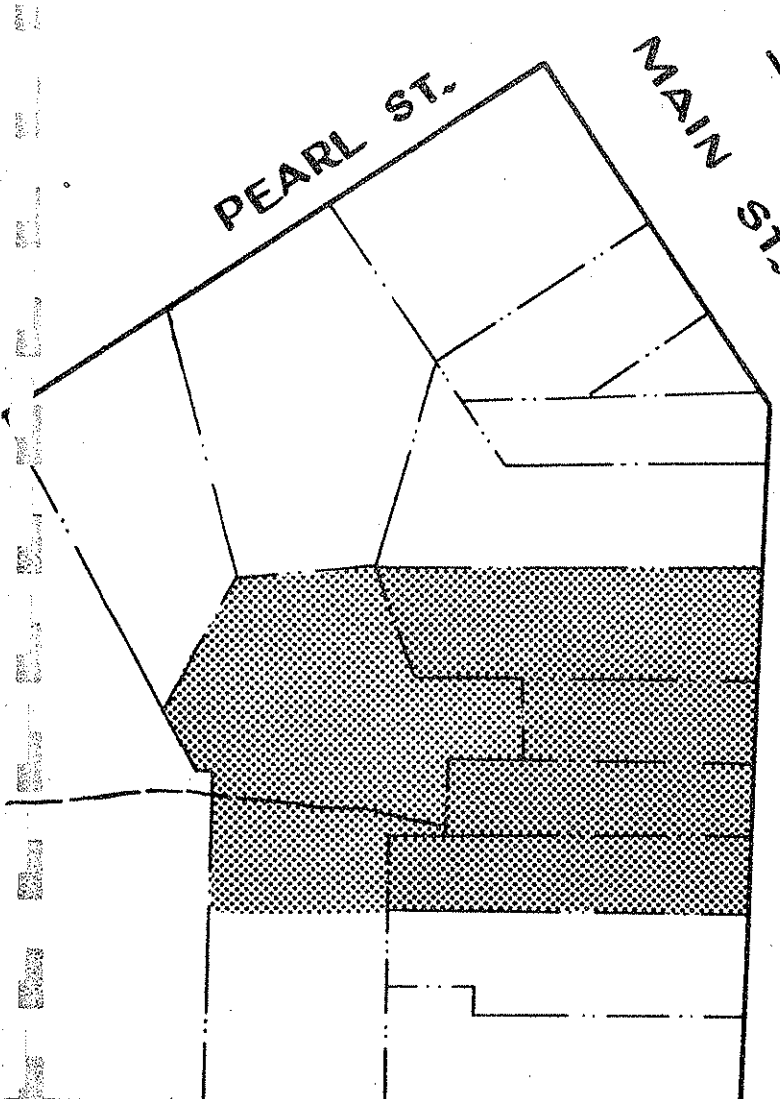
**CONNEAUTVILLE BOROUGH**  
 CRAWFORD COUNTY, PENNSYLVANIA  
 SCALE 1" = 300'



PREPARED BY THE  
 CRAWFORD COUNTY  
 PLANNING COMMISSION

MAP 13 **N**





SCALE 1"=50'  
CCPC STAFF

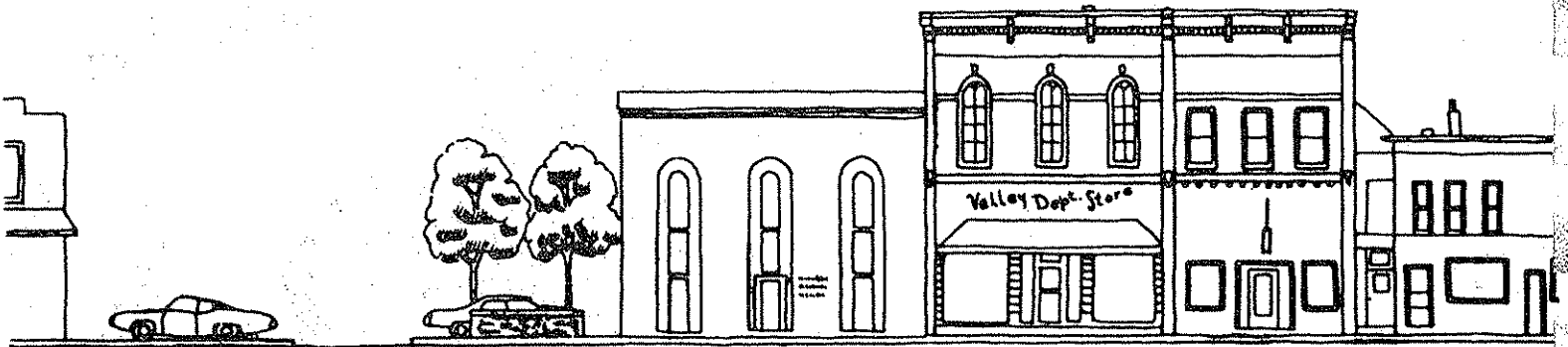
ALTERNATIVE SITES FOR MUNICIPAL BUILDING

south of and adjacent to the Valley Department Store; and

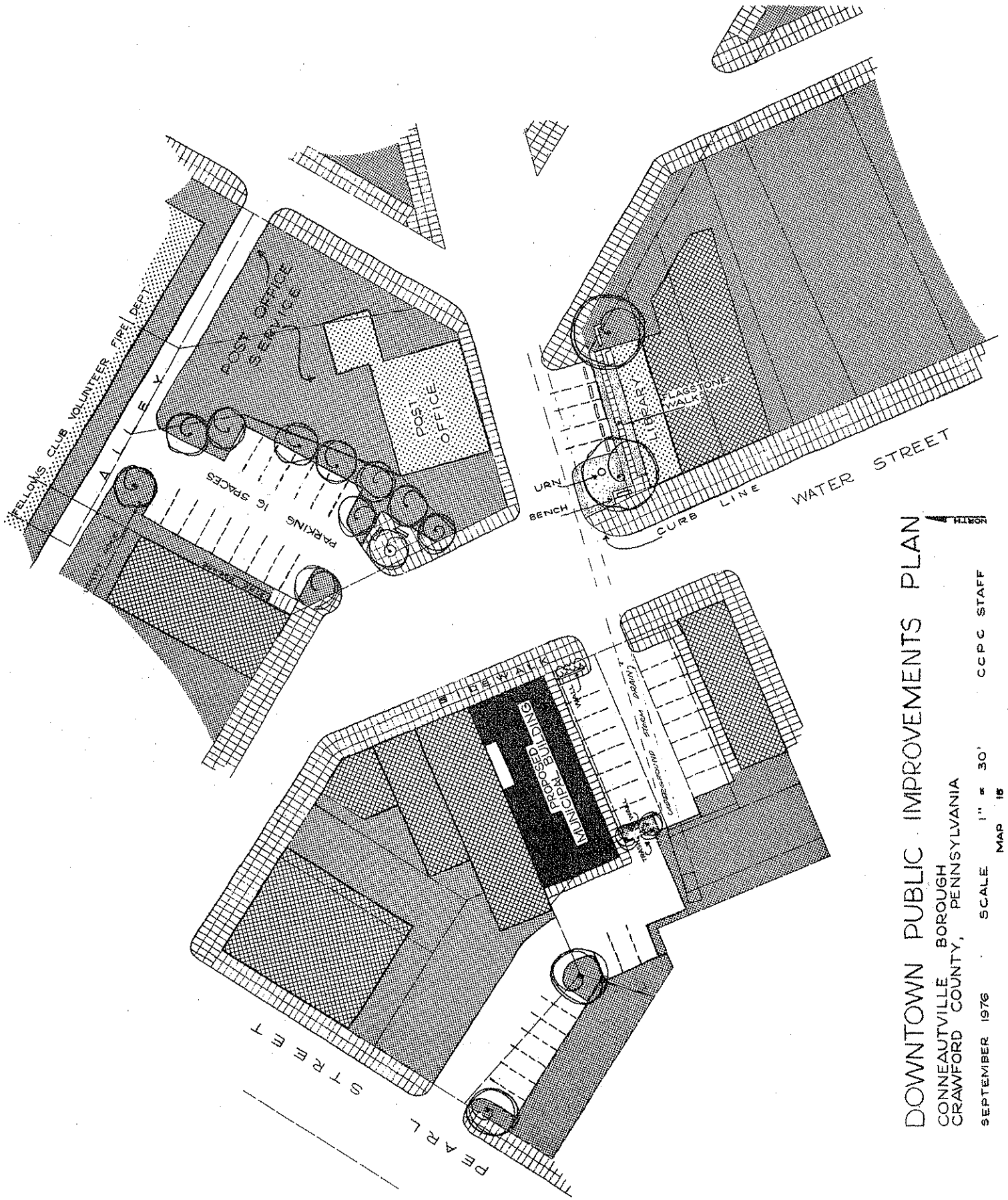
3. the Library/Procter Tire Structure, along the east side of PA. 18, at the Center Street intersection. This site was considered as an existing structure capable of rehabilitation and renovation, as opposed to demolition and new construction.

All three sites are located along the main highway, in the center of commercial and public activity area of the Borough. All three sites are well oriented to other public buildings, i.e. Post Office, Fellows Club Fire Hall, the Stone Memorial Library. Any one of these sites would assist in the effort to create and promote a downtown "community focus."

However, it was felt that the vacant parcel adjacent to the Valley Department Store was the best site for the location of the proposed municipal building. An obvious advantage of this site over the other sites is that the Borough currently owns this land. The current use of this site is an unimproved Borough Parking Lot. The location of a municipal building on this site would provide a logical completion to the demolition project, in which the Borough acquired the property and demolished the old theater structure. The current appearance of this site is unattractive as portions of the interior wall of the theater were left open to sight on the common wall with the Valley Department Store. As illustrated on the sketch, the placement of the proposed municipal building and parking area on this site should complete the two story structural "filling in" of this block and conceal the scars of demolition on the south wall of the Valley Department Store building. As illustrated



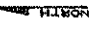
on Map 15, the Downtown Public Improvements Plan provides a general site plan for the location of the proposed municipal building and for site improvements associated with this building. The suggested site improvements include: (1) the construction of sidewalk on 3 sides of the proposed building, (2) an off-street parking facility to be developed in conjunction with the adjacent tavern (located on the corner of Water and Center Streets), and (3) acquisition of property with frontage on Pearl Street, (which currently contains a collapsed metal building, in the process of being demolished and removed), for improvement as a secondary access to the rear of the proposed building in order to handle service needs and some employee parking. The proposed parking facility adjacent to the municipal building also provides for an easy accommodation of the Center Street storm sewer which traverses underground through this site.



**DOWNTOWN PUBLIC IMPROVEMENTS PLAN**

CONNEAUTVILLE BOROUGH  
 CRAWFORD COUNTY, PENNSYLVANIA

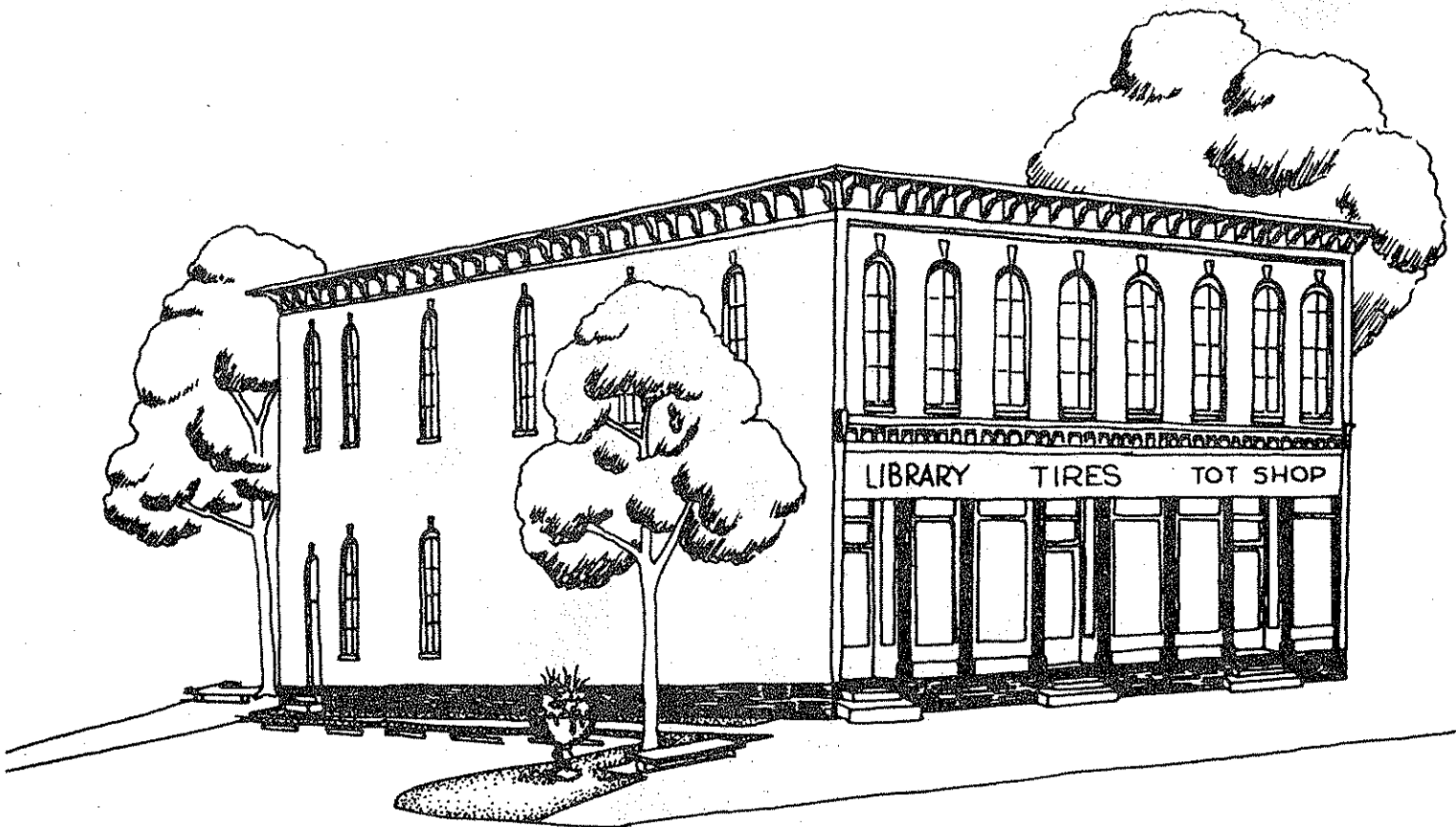
SEPTEMBER 1976 SCALE 1" = 30' CCPC STAFF  
 MAP 15

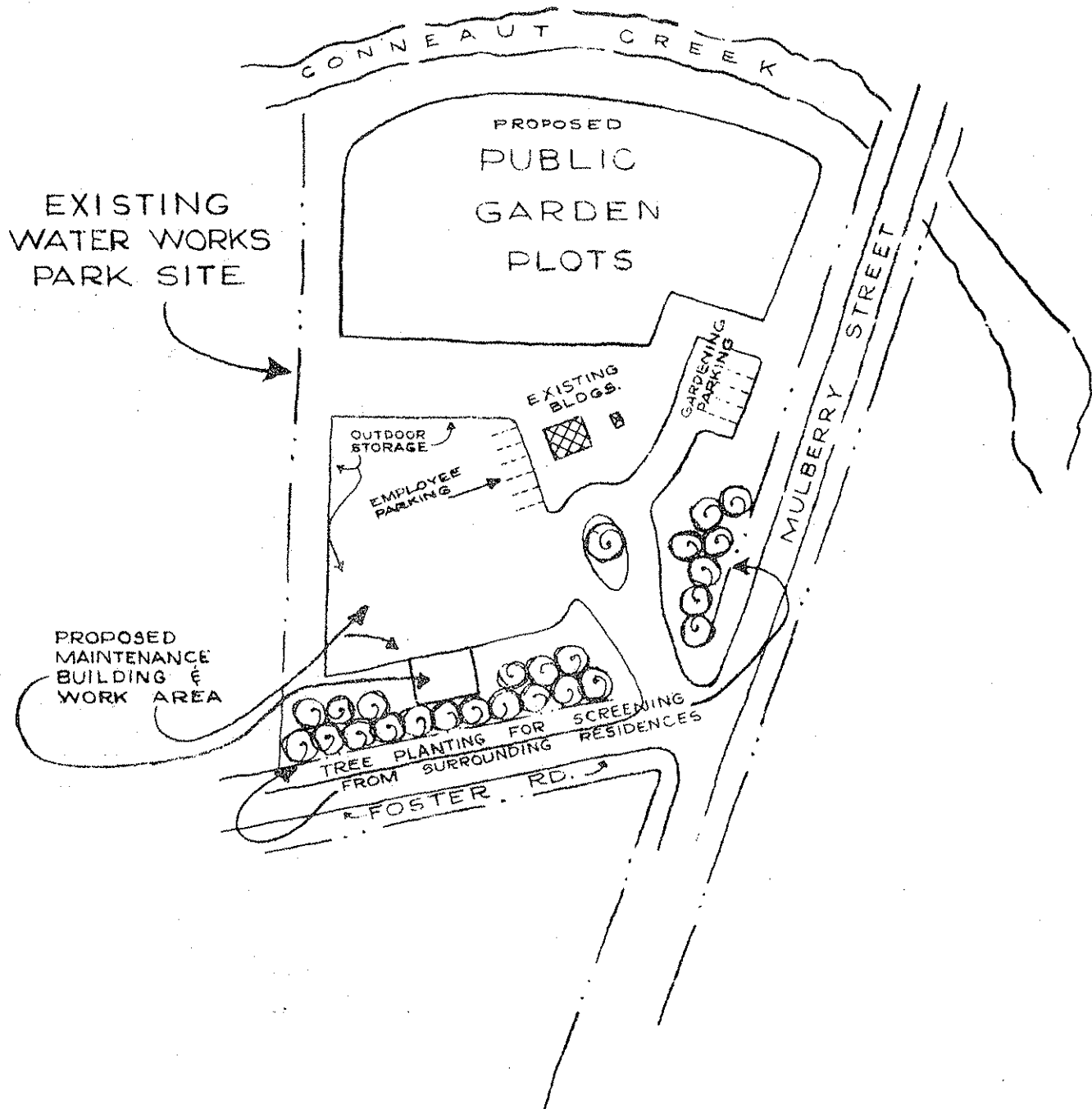


In association with the location of the municipal building on this site, the public improvements plan suggests that the site adjacent to the Post Office be acquired and developed as a public, off-street parking lot. The public improvements plan also illustrates the suggested improvement of approximately 16 parking spaces in an attractive, landscaped setting, including sidewalk, curbing and benches. This facility, in combination with the proposed municipal building, would help to promote a community focus and provide parking spaces for the public facilities located in the center of the Borough.

The public improvements plan also illustrates suggested site improvements for the Stone Memorial Library, along Center Street. The Plan advocates that the late 19th Century style of architecture, characterized by this building, remain as a part of the community. The rehabilitation of this building would no doubt be costly and involve special structural support work and the replacement of portions of walls. However, the plan recommends that the rehabilitation of this building should be promoted. The suggested site improvements include the installation of a flagstone sidewalk, approximately 5 "pull in" parking spaces, the use of shade trees and a bench feature. The sketch of the Library is provided to illustrate the suggested site and building improvements.

The Downtown Public Improvements Plan provides a composite sketch of suggested public improvements that would help strengthen the "community focus" and bolster the shopping area of the Borough. Associated with these public improvements, Map 16 provides a general site plan for locating a proposed municipal maintenance facility on the Water Works Park site, at the intersection of Mulberry Street and





SITE PLAN FOR  
 PROPOSED MAINTENANCE BUILDING

CONNEAUTVILLE BOROUGH  
 CRAWFORD COUNTY, PA.

SCALE 1" = 100'

SEPTEMBER 1976

CCPC STAFF

MAP 16

Foster Road. The site plan provides a general location for the proposed maintenance building and a work area, for the storage and maintenance of Borough equipment. The plan also suggests outdoor storage and employee parking areas, and proposes that the Borough designate an area of this site for public garden plots. As illustrated on Map 16, it would be advisable to provide screening from surrounding residential uses by planting trees and other landscape materials.

### HOUSING STRATEGY

Under normal circumstances, housing related problems are generally left in the hands of the private sector for remedy. However, the background information on existing housing conditions contained in this report clearly identifies the need for public involvement in housing programs in the Borough. The need for public involvement in housing programs is not unique to Conneautville. Many communities across the nation have identified similar housing problems, and the Federal Government has been involved in housing programs for many years.

The purpose for this section is to address the identified housing problems by suggesting a strategy of programs which would work toward alleviating poor housing conditions and promoting new housing starts in Conneautville. As identified in the analysis of housing conditions there three main areas of housing problems:

1. A survey of housing conditions in the County indicated that approximately 9% of the Borough's housing is "dilapidated." This amounts to approximately 32 units that are considered substandard and beyond rehabilitation. Based upon aesthetics as well as the public health and safety, this blight should be eliminated.
2. The same survey of County housing conditions rated 27.6% of the Borough's housing "deteriorating." The 100 units in this category range from houses requiring major maintenance, such as the roof replacement, to housing requiring only minor maintenance, i.e. painting. Units in this category will become dilapidated structures in Conneautville in the near future.

The Housing Analysis section of this report contains the results of a survey conducted as part of this planning effort by CCPC staff. The results reveal only a few dilapidated structures and numerous deteriorating structures. One consideration of the CCPC staff survey should be noted - many structures had sagging roofs, which normally would have indicated a dilapidated rating. However, assuming that it is not impossible or impracticable to replace the roof and upgrade the rating, these structures were considered to be rehabilitatable and therefore rated as deteriorating. This consideration reinforces the support for a housing rehabilitation program in Conneautville.

3. According to the 1970 census, new housing construction in Conneautville has produced only 27 units since 1940. This means that in 1970, 92.4% of all housing in the Borough was constructed prior to 1940. While the Valley View and Cussewago Road developments are changing these trends, the Borough should encourage the continuation of this new housing effort and promote better housing conditions in general.



Assuming that all residents of the Borough are currently housed, the population forecast (using the linear regression method) reflects the need for at least 11 new units by the year 1980, 21 units by 1990 and 33 units by the year 2000. These needs include housing needs of the elderly and the poor. The strategy proposed here focuses on the availability of sound housing as the key to a successful solution to Conneautville's housing problems. By increasing new housing starts, the availability of existing units should be increased; and by eliminating blighted units, the quality of residential areas is improved. It is assumed also that increasing the supply of new housing will ease the elderly and poor housing problems through the "filtering down" process; sound older housing should become available to these less affluent groups.

#### STRATEGY PROGRAMS

1. DEMOLITION/REDEVELOPMENT: Perhaps the only effective method of dealing with dilapidated structures is a demolition and redevelopment program. There are two approaches to this type of a program that could be considered:
  - (a) The Borough has, in the past, utilized a condemnation and demolition ordinance to clear spotted blight on the basis of public health, safety and welfare. The process involved in this activity included condemnation proceedings by the Borough and demolition at the expense of the private owner. Once demolished, the property lies vacant or housing can be rebuilt at the expense and option of the private owner. The public has no voice in this decision, other than zoning ordinance considerations regulating land use options for the site. In the event that the private owner ignores assessments for demolition activities, a lien(s) can be placed against his property. This approach to eliminating blight does have positive effects on the appearance of neighborhoods. However, the program is limited in scope to spotted blight that definitely poses health and safety problems. This program does not insure, nor provide any controls or standards for, redevelopment i.e. the construction of new housing; and in few instances is it possible to eliminate deteriorating conditions directly adjacent to the dilapidated structures. Still it is recommended that this activity should continue and be expanded to focus upon spotted blight within the Borough.
  - (b) A "traditional" Redevelopment Program could serve the same purposes and insure rebuilding on cleared sites. Such a program would operate on a more concentrated basis. It would be in reality what has been known as an urban renewal activity. The major differences between the Borough's condemnation/demolition activity and a redevelopment program are acquisition of property and publically controlled redevelopment. In order to acquire blighted properties with the intention of demolition and sell the land to private interests or sponsor public redevelopment it is necessary to create a Redevelopment Authority. Perhaps the major advantage in a redevelopment program is the ability to rebuild a complete section of a neighborhood, as opposed to the spot clearance. Also the public control over the redevelopment activity can provide a "pre-planned" result. Unfortunately Pennsylvania laws do not grant the power to create such authorities to Boroughs or Townships. Only Cities and Counties are empowered to conduct these activities through redevelopment authorities. Crawford County has not created a redevelopment authority. Accordingly, Conneautville can not avail itself

to this program. If this type of action is deemed desirable in Conneautville, the Borough should initiate action encouraging the County to create a redevelopment authority with the capability to serve its Boroughs and Townships in this manner.

2. REHABILITATION AND/OR CODE ENFORCEMENT: One of the most effective methods of improving deteriorating housing conditions is to adopt and enforce minimum standards for housing combined with a housing rehabilitation assistance program. The strategy envisioned here suggests that the Borough Planning Commission spearhead an investigation of building and housing code provisions that are applicable to Conneautville and through community input from all interest groups formulate a Code Enforcement Plan for the Borough. The Commission's evaluation should also include exploration of the possibilities of obtaining Community Development funds from the Department of Housing & Urban Development (HUD). The potential funds could provide the "seed money" to mount a low interest, long term loan program for housing rehabilitation, based upon code enforcement recommendations on individual units. The combination of code enforcement with housing rehabilitation assistance provides a method of identifying deficiencies and assisting "needy" owners in financing the required improvements.

Perhaps a more desirable approach to this problem is available in an option to initiate a rehabilitation program, providing the availability of low interest long term loans, coupled by minimum housing standards that would apply only to the applicant's structure - meeting these minimum standards would be required in order to obtain these loans. This option provides rehabilitation incentive and only applies minimum standards to participating structures. This option appears more desirable than a community wide code enforcement program coupled with housing rehabilitation. An alternative to CDBG funding is available through the Farmers Home Administration, which offers low interest loans to low income and elderly home owners for health hazard housing improvements.

Another approach to alleviating deteriorating housing problems is a "Community Paint Up, Fix Up and Clean Up Campaign." Such a program would rely heavily on the individual property owners' initiative and financial capability to participate. This approach does not place government in a vigorous role, forcing home owners into action. Rather, this program casts government in the role of a "cheerleader", projecting a positive community attitude, requesting citizens to voluntarily rehabilitate their dwellings. The Community Campaign is appealing to many because of the lack of forcefulness. However, the success of such campaigns would have to be measured by the response of the citizens in their voluntary efforts to rehabilitate their homes.

3. PROMOTE NEW HOUSING STARTS: Conneautville has already begun to implement a policy of promoting new housing starts in the Borough's Valley View Development. This policy has been realized also in the Cussewago Road area where new residential development has taken place. The Borough should extend the Valley View Development north to the Borough Boundary, providing additional lots suitable for residential development in a neighborhood setting. The Land Use Plan endorses this policy by projecting suitable areas, now vacant, for residential activity on a neighborhood basis. The installation of centralized sewage facilities is another strong step in this direction.

Perhaps one of the most important factors in the effort to promote new housing

in Conneautville will be the relationships established between the Borough Planning Commission and prospective developers. In its review of proposals, the Planning Commission is responsible to ascertain that the proposed development is consistent with this Plan. The Commission is also responsible to encourage all types of housing, for all income levels. Equally important, the Commission should promote the development of neighborhoods rather than the "stripping" of residential lots along existing roads. The Planning Commission can play a key role in implementing a Policy to promote new housing starts in the Borough.

The Housing Strategy outlined above is extremely flexible. It can be implemented in whole or in parts and can be staged at different times, or in combination simultaneously. The most important consideration to be made in implementing the strategy is to increase the availability of sound housing, improve the quality of existing housing and to improve the quality of residential areas in Conneautville.

#### RECOMMENDED PROJECTS AND PROGRAMS

The following list is a composite summary of the projects and programs that are recommended for Borough action in this plan. These recommendations are based on municipal needs identified in the planning process and are considered to be necessary to meet social and physical development related objectives as established by the Borough Planning Commission. This listing is not arranged in any priority ranking.

1. Construction of a Municipal Building(s) to accommodate space needs identified in the Community Facilities element of this Plan.
2. Initiate housing programs designed to stimulate housing rehabilitation and redevelopment activities.
3. Continue and expand the Valley View development and promote new housing starts in other areas that will develop as neighborhoods.
4. Initiate a commercial and industrial promotion campaign to attract new economic and employment activities in Conneautville.
5. Initiate an ongoing bridge maintenance and repair program in conjunction with state and county highway programs.
6. Develop a year round recreation program for the residents of the Borough, with an emphasis on youth recreation activities.
7. Retain an engineering consultant to conduct an overall evaluation of the Borough water system.
8. Develop and administer a consistent policy on streets, curbs, sidewalks, shade trees, street lights, and storm sewers.
9. Seek the assistance of state and federal agencies to conduct a detailed investigation of flooding conditions on Conneaut Creek and Thatcher Run.

10. Construct an off-street municipal parking facility in the Commercial Core Area of the Borough.
11. Implement the general site plan for Lord Mason Memorial Park.
12. Employ the services of a Borough Manager to provide expertise in grantsmanship, grant administration, municipal administration and ordinance implementation.
13. Adopt the Land Use Plan and implement this Plan by regulating development in the Borough through the establishment and enforcement of a zoning ordinance.

#### CAPITAL IMPROVEMENTS PROGRAM

One of the most effective tools in planning implementation is the Capital Improvements Program (CIP). The function of the CIP process is to periodically review recommended programs and projects, establish a priority rating for each proposal, evaluate the financial capability to implement each proposal, including outside financial assistance available from the State and Federal levels, and finally to prepare a proposed schedule of improvements. Using the CIP in this Plan as a model, the Borough should establish an ongoing CIP process, whereby the Borough Planning Commission, working with the Borough Council, prepares an annual reevaluation of the CIP for Council's consideration in budget preparation. It should be clearly understood that Borough Council maintains exclusive control over all expenditures and that the Planning Commission merely advises Council on capital improvements needs and recommends projects and/or programs for budget consideration. Should the Borough employ a Borough Manager, the Manager should prepare the CIP for Planning Commission review and comment and Council approval. This process would provide an annual evaluation of needed programs and projects including the setting of priorities. Perhaps a more important value in this process is the opportunity for Borough Council to obtain the views of a representative body of its citizens relative to Borough services and facilities.

The basis for CIP preparation is the identification of needed programs and projects. This information is provided in the previous section (Summary Of Recommended Programs and Projects) of this report. Thirteen separate recommendations are identified in this section. However, some of these proposals do not involve capital outlay and others can be combined into one proposal. For example, the recommendation to employ a Borough Manager is a service oriented proposal that does not involve capital expenditure. The possibility to combine projects can be illustrated by including storm sewer, curb and sidewalk construction in a housing rehabilitation program which involves neighborhood improvement activities. As indicated on the proposed Capital Improvements Program Schedule, Table 30, both housing rehabilitation and neighborhood improvement activities are eligible for Community Development Block Grants (CDBG) funds. It should also be pointed out that the CIP process should be progressive in its attempt to accomplish needed improvements; however, the process should be realistic and not attempt to accomplish all identified needs in the short range. The CIP identifies the long range as well as short range goals for implementation, and generally projects a 6 year schedule to accomplish high priority programs and projects. In many cases, the availability of State and Federal monies for certain projects mandates higher priorities for those projects. The need to re-

evaluate the CIP annually is based upon the fact that most Federal and State Funding Programs frequently change and that community needs also change. The CIP should be updated with these changes.

Projecting the six year schedule requires that certain assumptions be made. For example, will Revenue Sharing Funds continue to be provided throughout the six year period? If so, at the same rate as 1975? For the purposes of preparing a CIP for Conneautville, it is assumed that the Revenue Sharing Program will continue through 1982, providing approximately the same assistance (roughly \$15,700 per year) to Conneautville. Another key assumption is that the Borough will employ a Borough Manager. This assumption affects the CIP in terms of "grantsmanship", and grant administration. A Borough Manager, if retained, could investigate alternative financial arrangements for specific proposals, and stay abreast of new State and Federal programs. The Borough Manager should play a key role in the implementation of this plan, especially the Housing Strategy, CIP and zoning administration.

The Capital Improvements Program for Conneautville is expressed in the following priority listing of short and long range projects and in the corresponding proposed six year improvements schedule on Table 30. The listing below is arranged in a suggested priority ranking. It should be noted that the cost estimates provided in this report are not based upon a detailed analysis of specific plans. These figures represent only "ball park estimates."

1. Construction of a Municipal Building and Site Improvements: This project involves substantial capital expenditures and should be implemented only on condition that Federal and/or State funding will cover at least 70% of the total cost. As shown on Table 30, this project is listed for implementation in 1977. A 100% construction grant, from the Public Works Act Program administered by the Economic Development Administration, is suggested as the most appropriate method of financing this project. The Public Works program provides 100% grants for construction, but will not cover architectural fees. It is suggested that the Borough incur a short term debt to finance the architectural fees, which are calculated at approximately \$12,000.
2. Extend the Valley View Subdivision Development: This project involves engineering work as well as improvement costs in street paving, water and sewer extensions, storm sewer installation, etc. It should be noted that the Borough has the option to continue to develop this residential neighborhood, or it could sell the property to a private developer. This project is given a very high priority based upon the recommendation to promote new housing starts in the Borough. Assuming that the Borough continues to be the developer of Valley View, Table 30 reveals that an engineer or surveyor should be retained in 1977 to prepare a preliminary plat layout of the entire tract and a final plat for an initial development area. The estimated cost for this work is approximately \$6,000. During 1978, both engineering and development improvements are anticipated expenditures and the project should continue through 1982, as indicated. The suggested method of financing this proposal is through a short term loan, to be repaid by lot sale revenues over the years. It should be expected that lot sales from the initial section of development would generate sufficient funds for later improvement and engineering costs, and that eventually lot sales would generate "profit" funds that could be used for other Borough projects (as indicated in the Lord Mason Memorial Park proposal).

3. Lord Mason Memorial Park Site Improvements: As shown on the general site plan, the Lord Mason Memorial Park site improvements include the addition of various facilities. Table 30 reflects a constant effort to achieve the site plan, including initial costs for architectural, landscape architectural and/or engineering work in detailed siting and specifications for construction of certain facilities (i.e. Bandstand). It is hopeful that by 1979, sufficient revenues would be generated from the sale of lots in Valley View to allocate some substantial support to the development of the Lord Mason Memorial Park. Table 30 also notes that funds may be available from the Bureau of Outdoor Recreation (BOR), on a 50% matching basis. The schedule of major improvements for the Lord Mason Memorial Park should be coordinated with Planning Commission priorities and coincide with either the revenues received from the Valley View Development or with funding approvals from outside sources.
4. Water System Evaluation: This project involves an engineering study to investigate the capabilities of the Borough Water System and to determine needed improvements. The study should also provide a preliminary evaluation of water and sewer extensions for future development areas. As shown on Table 30, the engineering study should be initiated in 1978 and the estimated cost is approximately \$8,000. The cost of improvements should be determined in the engineering study and the improvements should be made during 1979. Financial assistance for water system improvements is potentially available from the Pennsylvania Department of Commerce, the Appalachian Regional Commission, the Economic Development Administration and the Farmer's Home Administration. The implementation of this project should be scheduled according to the approval of financial assistance that would cover at least 50% of the cost of the improvements proposed.
5. Construct a Municipal Maintenance and Equipment Storage Building: This proposal involves a capital expenditure of approximately \$24,000 in building construction and site improvements at the Water Works Park Site. As shown on Table 30, it is anticipated that implementation of this proposal will begin during 1978. It is suggested that Revenue Sharing Funds be used to finance this project to the extent possible and that long term debt be incurred to finance the remainder of the expenses. The possibilities of outside funding should be investigated prior to construction, to determine if any State or Federal programs would provide funds for this type of project.
6. Bridge Maintenance and/or Replacement: This proposal involves the two Borough bridges spanning Foster and Meyler Runs on Thomas and Jefferson Streets. Table 30 schedules these improvements in 1978 and 1979 and indicates that the PennDOT off-systems program may be the most logical source of financial assistance to complete these improvements. In the event that this financial assistance is not available, the Borough should request special liquid fuels funds from the County to implement this proposal. This project should be scheduled according to approval of financial assistance. Some engineering evaluation is needed to determine the extent of improvements required to bring these bridges up to safety standards.
7. Housing Rehabilitation and Neighborhood Improvement Program: This proposed program suggests a Housing Rehabilitation Program utilizing CDBG funds to

provide the seed money for low interest long term loans. The use of that program requires a code of standards that would be applied to applicants for housing rehabilitation loans and to all new construction. Included with the housing rehabilitation activities, certain neighborhood improvement activities, providing sidewalks, curbs, gutters and storm sewers, could be carried out. This proposal relies heavily on the Borough Manager to obtain funds and administer the program, and the schedule for this proposal should correspond with approval of CDBG funds. It is anticipated that these activities would begin in 1979 and continue through the remainder of the 6 year schedule. The Borough should also investigate the possibility of promoting housing rehabilitation on a voluntary basis through the Farmer's Home Administration housing improvements programs.

8. Acquisition and Development of a Municipal Parking Lot: This proposal involves the acquisition of land and the development of a municipal off-street parking facility within the general commercial core of the Borough. As shown on Table 30, this project is scheduled for implementation during 1980 and the estimated expenditure is approximately 25,500 (including acquisition). The use of Revenue Sharing funds is suggested to the extent possible and the remaining expense to be financed by long term debt.
9. Thatcher Run Storm Sewer: This proposal is based upon the U.S. Department of Agriculture, Soil Conservation Service recommendation to replace the Center Street storm sewer and realign this storm sewer to conduct a more direct flow of Thatcher Run into Conneaut Creek. As shown on Table 30, it is estimated that this project will cost approximately \$150,000. This project is scheduled for implementation in 1980. The Borough will be responsible to acquire easements for the new alignment. These acquisition costs can be financed through Revenue Sharing or loans and the costs will depend upon the easements required.
10. Industrial Park Acquisition and Site Improvements: In conjunction with the effort to promote industrial development in Conneautville, this proposal suggests that the Borough initiate a program to provide developed sites for industrial development. Close coordination with the County Industrial Development Authority and the Meadville Area Industrial Commission would provide technical assistance, promotional activities as well as a vehicle for economic development assistance through Federal grants for industrial development. Table 30 includes this activity in the latter stages of the 6 year schedule and costs are to be determined at a future date. The development proposed would include access roads, provision of water and sewer line extensions, etc. The proposed U.S. Steel Plant near Conneaut, Ohio could be a vital motivating factor in locating prospective light industrial activities in Conneautville. An industrial park development would be most desirable in attracting these activities, as well as stimulating the local economy.

TABLE 30  
CAPITAL IMPROVEMENTS PROGRAM SCHEDULE  
1977 THROUGH 1982

PROPOSED PROJECT	1977	1978	1979	1980	1981	1982	METHODS OF FINANCING
MUN. BLDG. & SITE IMPROVEMENTS	112,000						Public Works Act - 100% construction-Grant, Borough short term debt for architect fees
VALLEY VIEW EXT. ENGINEERING IMPROVEMENTS	6,000	1,500 20,000	1,500 20,000	1,500 20,000	1,500 25,000	1,500 25,000	Short term debt to finance initial engr. & imprvmts. Rev. from sale of lots to pay debt & to finance later imprvmts.
LORD MASON MEM. PARK SITE IMPRVMTS.	500	500	5,000	5,000	5,000	5,000	50% Grant BOR/DCA Rev. from Valley View lot sales
WATER SYSTEM EVAL. ENGR. IMPRVMTS.		8,000	TBD*				ARC, FHA, Pa. Dept. of Commerce, EDA
MUN. MAINT. BLDG. & SITE IMPRVMTS.		24,000					Revenue Sharing, Long term debt
BRIDGE MAINT. &/OR REPLACEMENT		50,000	40,000				PennDOT off-system imprvmts. program + long term debt (liquid fuels could be applied)
MUN. PARKING LOT (ACQ.) & SITE IMPRVMTS.				25,000			Revenue Sharing & long term debt
HOUSING REHAB. & NEIGHBORHOOD IMPRVMT. PRGM.			30,000	30,000	40,000	40,000	HUD CDBG Grant
THATCHER RUN STORM SEWER				150,000			U.S. Dept. of Ag. grant through RC&D
INDUS. PARK ACQUISITION & SITE IMPRVMTS.					TBD*	TBD*	ARC, PIDA (CCIDA vehicle)

\* TBD - To Be Determined

NOTE: The costs estimated on this table are not based upon the actual design of each individual improvement. These estimates are provided to give "ball park" estimates of the improvements recommended.

SOURCE: CCPC evaluations and suggested priorities

#### CONCLUDING STATEMENT

The preceding Capital Improvements Program can be used as a model program to develop a future CIP process. The importance of annual reevaluations cannot be overstated. One of the most effective ways to implement the Comprehensive Plan is through an active CIP process. The employment of a Borough Manager would provide tremendous assistance in the CIP process as well as other matters concerning government services in Conneautville.