

UNION TOWNSHIP

Comprehensive Plan 2010



Union Township Planning Commission
Board of Township Supervisors
Michael Forbes, Chairman
George Kebert
Donald Porter

Roxie Fucci, Secretary
Alan Shaddinger, Esq., CWSS, Solicitor
Ashley Porter, P.E., PCE, Township Engineer

Participants in the Formation of the Plan

Union Township Planning Commission

Andy Ernst, Chair
Barbara Burkett
Brian Bean
Michael Forbes
Matthew Higham
Walter Prest
John Wallach

County Planning Commission Staff

Jack Lynch, Director
Marissa Gerkey, Assistant Director
Robert Hopkins, Land Use Planner
Bill Gaertner, Planning Assistant
Arlene Rodriguez, Planning Assistant

Letter from Planning Commission

The Comprehensive Plan is the only public document that describes the community as a whole in terms of its complex and mutually supporting networks. The plan contains policy statements, developed by a community and adopted by its officials, which are used to support community decisions and anticipate future conditions.

The Union Township Comprehensive Plan has been prepared in accordance with the Pennsylvania Municipalities Planning Code. Although the plan is not a legally binding document, it is the official statement for future development in the community.

The Union Township Planning Commission would like to thank the residents of Union Township for their input via the survey and other sources, the Union Township Board of Supervisors, and the Crawford County Planning Commission for their support during this multi-year process.

Andy Ernst, Chairman
Union Township Planning Commission

Table of Contents

	<u>Page</u>
List of Maps	1
List of Figures	1
List of Tables	1
I. INTRODUCTION	
1.1 History	2
1.2 Purpose of 2010 Comprehensive Plan	8
II. BACKGROUND INFORMATION	
2.1 Natural Environment	9
2.2 The People	15
2.3 Existing Land Use	21
2.4 Housing Analysis	23
2.5 Transportation Analysis	27
2.6 Community Facilities & Services	30
2.7 Township Survey results	41
III. TOWNSHIP PLAN	
3.1 Community Development Objectives	45
3.2 Future Land Use Plan	46
3.3 Housing Needs Plan	49
3.4 Transportation Plan	52
3.5 Community Facilities / Recreation / Utilities Plan	53
3.6 Implementation Strategies	58

Resolution of Union Township, Crawford County, PA

List of Maps

	Located after page
Map 1- Regional Location.....	9.
Map 2- Agricultural Quality.....	10
Map 3- On-Lot Sewage Suitability.....	14
Map 4- Sand and Gravel.....	14
Map 5- Floodplains.....	15
Map 6- Wetlands.....	15
Map 7- Existing Land Cover.....	21
Map 8- Road Network.....	28
Map 9- Average Daily Traffic.....	29
Map 10- Recreation	34
Map 11- Future Land Use.....	48

List of Figures

	On Page
Figure 1 Map of Union Township in 1876.....	7
Figure 2 Sewage Suitability in Union Township.....	12
Figure 3 Union Township Historical Population 1870-2000.....	16
Figure 4 1990 Census Population, By Age Group.....	17
Figure 5 2000 Census Population by Age Group.....	17
Figure 6 Census Female Population Trends, By Age Group.....	18
Figure 7 Census Male Population Trends, By Age Group.....	19
Figure 8 Census Population Percentage Changes, By Age Group and Sex...	19
Figure 9 Population Projections by Three Methods.....	20
Figure 10 Needed Types of Housing from Community Survey.....	24
Figure 11 Overall Appearance of Housing from Community Survey.....	25
Figure 12 Building Permit Numbers, 1999-2009.....	26
Figure 13 Building Permit Activity.....	27

List of Tables

	On Page
Table 1 Existing Land Use Accounts.....	22
Table 2 Housing Units by Occupancy.....	25
Table 3 Housing Units by Age.....	26
Table 4 Road Classifications in Union Township.....	29

I. INTRODUCTION

1.1 History

Establishing a Municipality

In 1867 a petition was presented to the Crawford County Court of Quarters to establish a new township. The Court appointed H.B. Beatty, an artist, and Barrett Browning and Charles Drake, viewers, to report to the Court the appropriate boundaries for the establishment of the new township. The vote was taken on July 18, 1867 by the electors of Vernon Township and by the electors of Greenwood and Fairfield who lived within the new boundaries. There were 135 votes for and 74 votes against the new township. Union contains 7,939 acres, valued on the tax duplicate of 1882 at \$174,018. The population in 1870 was 622 and in 1880 it was 603. Union Township has never had a village or hamlet. Prior to the establishment of the Township there was a post office on Dutch Hill Road that was abolished. The inhabitants of Union Township rely on post office facilities in neighboring municipalities in the present as well.

Pioneers

Known settlements in Union Township date back to the eighteenth century. John Huling, one of the first and foremost pioneers came before 1795 and established a homestead on the banks of French Creek near the Southeast corner of the Township. In 1886 this property was owned by William H. Harring. In present-day the area is directly south of the [insert name] campgrounds. John Huling had established his farm there prior to the suspension of Native American conflict and had built a fort for surrounding settlers to take refuge in at night. In June 1795 a tragedy occurred on this farm when two young men employed by John Huling, James Findaly and Barney McCormick, were killed and scalped in an attack by local Native Americans. John Huling died on his farm in 1810 and his wife, Agnes, survived until 1814. She was buried in the Conneaut Cemetery in Fairfield Township. They had three sons: Marcus, James and Ceal Huling.

Holland tracts were founded along French Creek and contracts for their settlement were made to the following persons: Tunis Elson (1799), George Wentzel (1799), Peter Elson (1799), John McDill (1799), William Armstong (1799), Thomas Van Horn (1810).

Other pioneers include: Robert Wilson (1797), David Mumford (prior to 1797), James Birchfield, Mrs. Nelly Beatty, James and Samuel Davis, John and William Davis, John and William Henry, Samuel Kincaid, Andrew Mahaffey, John McFadden, Leonard Smock, Theodore Scowden, Robert Stitt and James Smith.

James and Samuel Davis were pioneer brothers. James Davis cleared a farm in the western part of Union Township and died there in 1819. Samuel Davis settled on Wilson Run, named after Robert Wilson, in the north part of the Township, and remained there until his death. Samuel Davis was one of the very few pioneers who owned slaves in the history of Crawford County.

James Smith established the first saw-mill in the Township in addition to being an early Justice and owning a blacksmith shop.

Settling the Municipality

In 1832 a German settlement was established in the Township. By the end of the nineteenth century approximately two-thirds of the Township was owned and occupied by these settlers and their descendents. These settlers purchased any and all land that was available for sale in these years. Almost of the settlers were from Palatinate, Batavia and continued immigrating into the 1870's. Eventually the colony exceeded the limits of the Township and subsequent colonies were established in Sugar Lake, Wayne Township and in Missouri to support the growing generations.

Churches and Congregations

The majority of this German colony aligned themselves with the Zion German Reformed Church, which was organized as a congregation in 1836. The first members included: John Kebort, Francis and Frederick Stein, Andrew Kahler, William Hubers, Peter Steir, Peter Weber and John Weaver. Reverend Philip Zeiser organized the church and remained the pastor for eighteen years. Reverend Zeiser resided in New Hamburg, Mercer County, and held services also during this period at Watson's Run, Saegertown, and Moiserstown. Reverend D. B. Ernst of Saegertown was the next pastor for a short time. Reverend L.D. Leberman was the subsequent pastor who remained with the congregation until 1864 when he took a four year break. Reverend David Klopp was with the church for one year followed by Reverend F. Wall who was there for three years. Reverend Leberman preached to the congregation until the church burnt down in 1899. The church was first built as a log structure and then was rebuilt as a frame building in 1876 at a cost of \$500. This structure had a seating capacity of 300 and a congregation of 160 persons. The location of the church was within the boundaries of the present-day St. John's Cemetary on Mercer Pike. The property was officially deeded over to the "Reformed Church of Union Township" on October 2nd, 1875 with Adam Beery and his wife Elizabeth as grantors. On November 14, 1899 this frame building burnt down. The building and its contents were a total loss. In the summer of 1900 a new building was constructed on the east side of Mercer Pike instead of the west side. The building cost was \$15,000 with many donations of materials and labor.

The first Methodist class in Crawford County was formed in Union at the house of Mr. Mumford, he being the first class-leader. Meetings continued to be held there for thirty years. The pioneer church was erected on the State road in 1837. It was of logs, and was converted to a frame building by William Stett in 1854. The first pastors of Mount Pleasant Church, M.E., were John Leech and H. Kinsley. Their society organized in 1826, with twelve members.

Rev. W. S. Hartzell was the pastor from 1903 to 1905. Rev. Charles Bushong was the pastor from 1906 to 1913. Rev. W. H. Kerschner was the pastor from 1914 and was the pastor when the congregation celebrated its centennial anniversary. In June of 1924 the Church was hit with another disaster. A cyclone hit many parts of Union Township and did extensive damage to the church and too many parishioners

homes. The Church was repaired at a cost of \$7,000. The Church was rededicated in June of 1925 by a former pastor, Rev. A. M. Shaffer, to an audience of approximately 800 people.

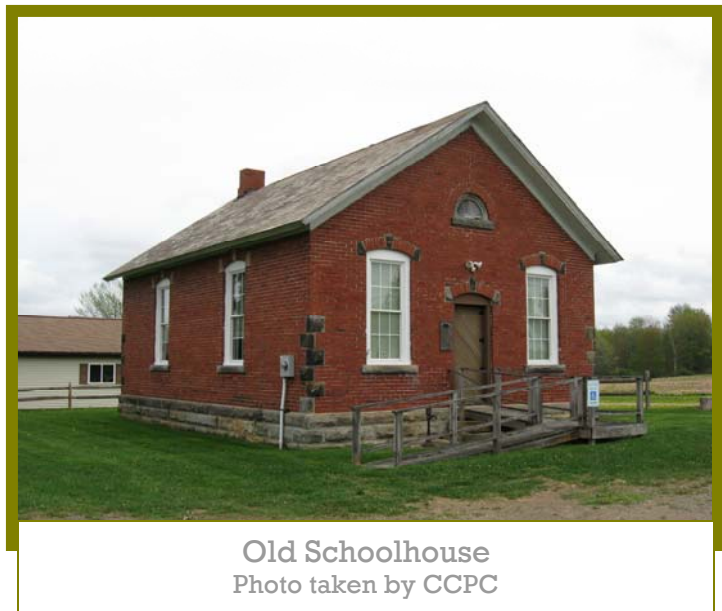
St. John's Church was established and constructed in 1894. The property of the township was deeded to "St. John's Reformed Church and Congregation" on April 5th, 1894 with John Phillips and his wife Martha as grantors.

The first Methodist class in Crawford County was formed in Union at the house of Mr. Mumford, he being the first class-leader. Meetings continued to be held there for thirty years. The pioneer church was erected on the State road in 1837. It was of logs, and was converted to a frame building by William Stett in 1854. The first pastors of Mount Pleasant Church, M.E., were John Leech and H. Kinsley. Their society organized in 1826, with twelve members by Reverend John Leach and Reverend H. Kinsley of Mercer Circuit. Until 1858 when a permanent meeting place was built members congregated in private homes and schoolhouses. The church costs \$1,000 to construct. Originally, three families organized the Methodist class in 1800; the family of David Mumford, Andrew McFadden and John Leach of Mercer County. The families met at the home of David Mumford until the larger established congregation formed in 1826. The marriage of John Williams to David Mumford's daughter, Margaret Mumford, in 1802 is one of the earliest recorded marriages in the Township's history. The couple was married in 1802. As of 1886, this Methodist congregation was defunct. There is now Mumford Chapel United Methodist Church on State Highway 285 in Fairfield Township.

Schoolhouses

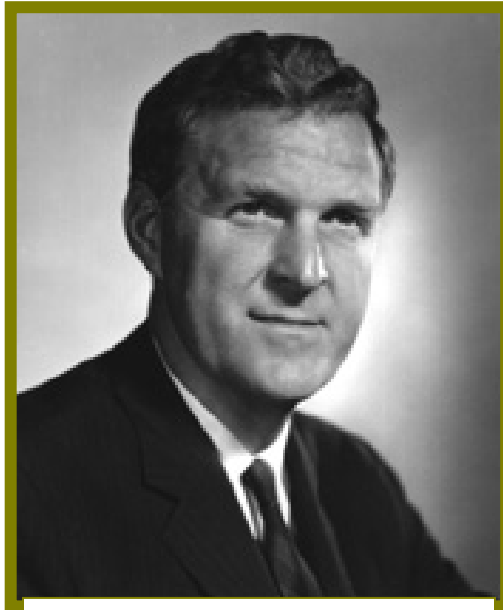
Center school was grades 1-8, and kids came from as far as across Rt. 19. They were transported by a Mr. Harvey Free in a covered wagon. The school had one teacher and everyone was in the same class. Students walked all the way to Jr./Sr. High school in Meadville every day by way of Rt.322, or the RR tracks, when Wilson Chutes was flooded. Trace School, Rung school, Berry School, Kebort School and a "little" school called The Shaffer School were the total schools in Union Township. Most of the schools were built around 1912. Mina Belle

Miller Shafer was a schoolteacher at the Shafer school around 1890. She was a descendent from one of the first settlers in the area south of Conneaut Lake and the mother of the Honorable Raymond Philip Shafer.



Governor Raymond Philip Shafer

Raymond Philip Shafer was born in New Castle, PA and later moved with his family to Meadville, PA due to his father's new position as a pastor of the First Christian Church. During his childhood, Shafer became an Eagle Scout and as an adult was presented the Distinguished Eagle Scout Award by the Boy Scouts of America. Upon finishing high school in Meadville, Shafer attended Allegheny College, where he was a member of Phi Kappa Psi Fraternity and later Yale Law School. In 1942, Shafer entered the United States Navy as a naval intelligence officer and later served on Patrol Torpedo (PT) Boats. He would later participate in over 80 combat missions during World War II on PT Boats as commanding officer of PT-359 and later he served as executive officer of Squadron 27. Shafer earned a Bronze Star and the Purple Heart during his tour in the Pacific Theatre.



Raymond Philip Shafer
Photo Retrieval: Crawford Heritage

After the war, Shafer returned to Meadville and entered private law practice. He then began his political career in 1948 as he was elected District Attorney of Crawford County. In 1958, he was elected to the State Senate. Shafer became the 41st Governor of Pennsylvania from 1967-1971. While in office, Shafer oversaw a massive expansion of Pennsylvania's highway system and dedicated several portions to the Interstate Highway System in the state. Large expenditures for programs such as the highway system caused huge budget deficits. To balance these deficits Shafer sought Pennsylvania's first state income tax, a move that made him unpopular with citizens of Pennsylvania. Shafer passed away at the age of 89 in December 12, 2006 and was buried in the St Johns Cemetery in Union Township.



Raymond Philip Shafer Grave
Photo Taken by CCPC

Historical Map

The accompanying map (Figure 1) depicts the Township as it appeared in 1876, and shows property owners, acreages, and the

location of prominent structures. This map is taken from 1876 publication, entitled Combination Atlas Map of Crawford County, Pennsylvania, by Everts, Ensign and Everts.

Note: The historical facts in this narrative were compiled from History of Crawford County, Pennsylvania by P. C. Brown; Warner, Beers and Co., Chicago, Illinois, 1885.

Hazards and Natural Disasters

In 2004 Crawford County Adopted a Hazard Mitigation Plan as per the Disaster Mitigation Act of 2000, which mandates that the County prepare, maintain and keep current a hazard mitigation plan for evaluating the County's hazards. This plan was signed off by the Union Township Board of Supervisors in 2004. In this plan there was a hazard Identification and historical events. Most of the municipalities in Crawford County have flood prone areas and Union Township is included in this. At the time of the study 26 residential homes were found to be in the floodplain. Union Township is a participant in the National Flood Insurance Program (NFIP) by adopting and enforcing floodplain management ordinance to reduce future flood damage. In exchange, the NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in these communities. Community participation in the NFIP is voluntary. Other hazards identified by the Township include: severe winter storms, tornados, and hazardous materials that are transported on I-79.

Incident reports were only available starting in 1985 for the Hazard Vulnerability Analysis. The incidents reported in Union Township from 1985 to 2004 include:

- ⊗ July 19th, 1996- Severe thunderstorms with torrential rainfall moved through the county from the northwest area to the southeast corner. Twenty one municipalities were impacted by the storm. The rainfall which totaled anywhere from 2 ½ to 5 inches left a path of destruction to homes, property and roadways which would later be totaled in the millions of dollars of loss. There were several injuries but no loss of life from this storm. A presidential declaration was declared for this storm, allowing losses to be considered for eligibility of assistance. Damage total: \$3.8 Million. Union township was one of nineteen municipalities to be included in this declaration.
- ⊗ November 21st, 2001- A structure fire with explosions was reported at the Ernst Conservation Seeds, an EHS Facility, located at 9006 Mercer Pike. This fire did not affect the EHS chemical, Anhydrous Ammonia. Two steel pole buildings, which housed two combines and where the mechanical tool shops for the facility are, were completely destroyed by fire. The fire breached four containers of herbicide missing with extinguishing water causing a runoff to occur. Those herbicides and the amount of which was estimated to have entered the storm drain were: 90 gallons of Prowl, 30 gallons of Plateau, 10 gallons of Touchdown, and less than one gallon of Gramoxone. HazMat Team contained the runoff and PA DEP and Fish Commission provided technical information on further remediation.

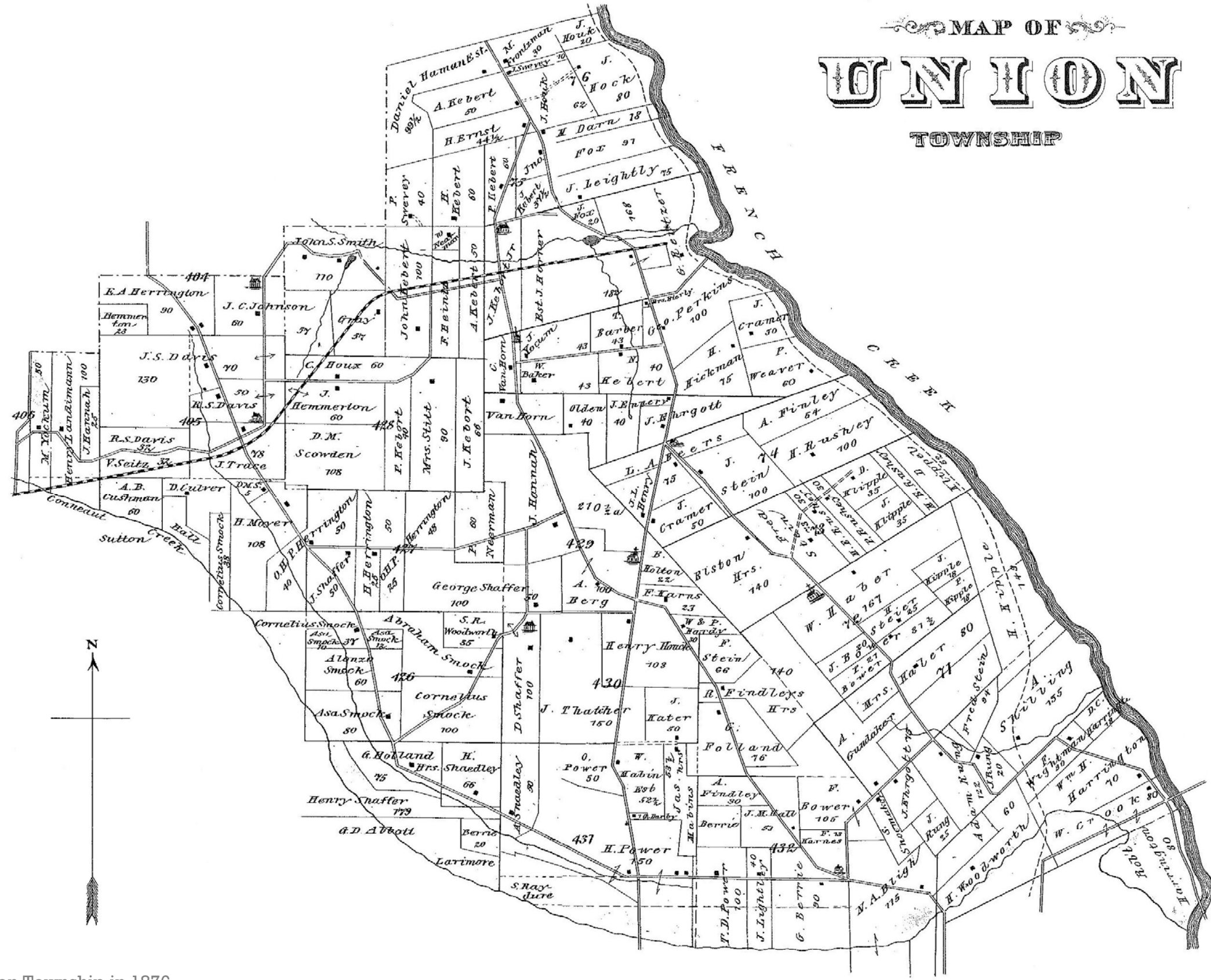


Figure 1: Map of Union Township in 1876

1.2 Purpose of the 2010 Plan

The Comprehensive Plan involves an inventory of conditions and characteristics of the land, people, and facilities that currently exist within Union Township. The purpose of a Comprehensive Plan is to establish the policies that will guide land use decisions in the next 20 years. The Plan is intended to promote a coordinated development pattern that will meet the Township's long-term planning goals and is compatible with regional planning efforts and the local subdivision and land development ordinance.

The Comprehensive Plan is increasingly becoming a valuable legal asset to municipalities when they face challenges by developers who are attempting to change existing land use controls. If a municipality can demonstrate that its subdivision and land development ordinance conforms to logical development goals and objectives that are a part of a Comprehensive Planning process, the municipality will generally prevail in developer appeals concerning challenges to the lack of zoning district designation and standards.

The Comprehensive Plan is a guiding principle guide for the logical development of the Union Township. The Plan's primary task is to promote the health, safety, convenience, and general welfare of its citizens. It is intended to organize and coordinate the unified collection of people, ideas, land facilities, services, land uses, and environmental elements, which comprise the Township as a whole. Thus, the term "comprehensive" is used to express the scope of the plan content.

II. BACKGROUND INFORMATION

2.1 The Natural Environment

Introduction

Through the survey and analysis of existing land use patterns, we have studied the "man-made environment" of Union Township, or more accurately, man's impact on the natural landscape of the Township. In developing the future land use plan; it becomes necessary to combine this analysis of the man-made environment with an understanding of the natural environment, so that future growth can be located in areas, which are capable of supporting development.

Physiography

Union Township is located in the southern central area of Crawford County; the Township shares its western boundary with the Greenwood Township, its northern boundary with Vernon Township, its eastern boundary with East Fairfield and West Mead Townships, and its southern boundary with Fairfield Township. The Township's geometric shape resembles a triangle, and covers an area of 9,836 acres (15.4 square Miles). See the Regional Location Map (**Map 1**) for a visual view.

The topography of the Township ranges from 1,033 feet above sea level (315 meters) south of Geneva Road in the Geneva Marsh to 1,548 feet above sea level (472 meters) on a ridge between Dutch Hill Road and Mercer Pike. French Creek is the major stream, which drains storm water off Township land. French Creek's tributaries drain the eastern half of the township into the creek. The Conneaut Outlet also drains a significant amount of the township's storm water. The Outlet's tributaries drain the western half of the township.



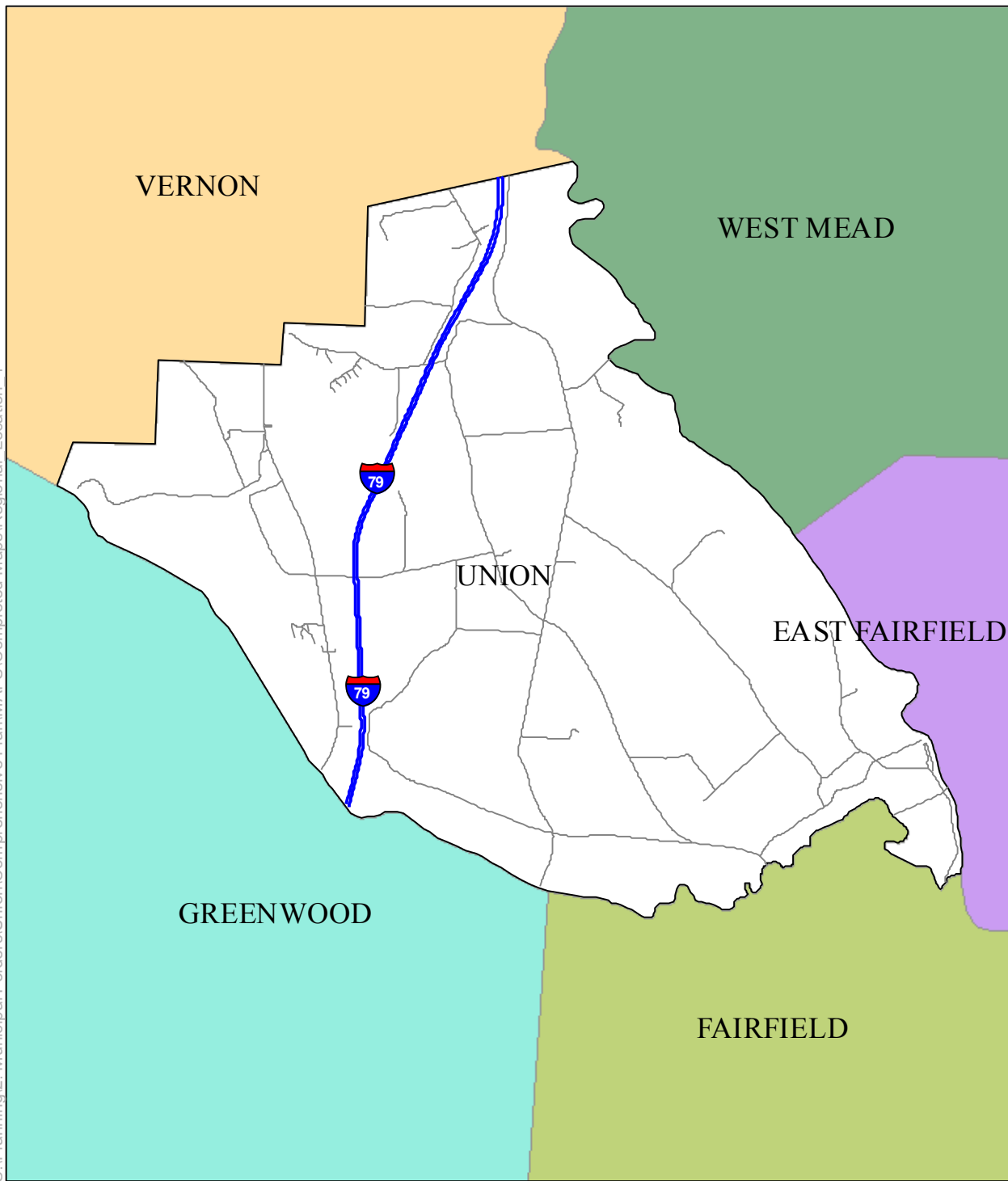
Geneva Marsh in July 2009
Photo taken by CCPC

Agricultural Quality

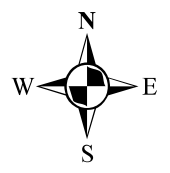
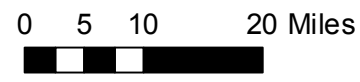
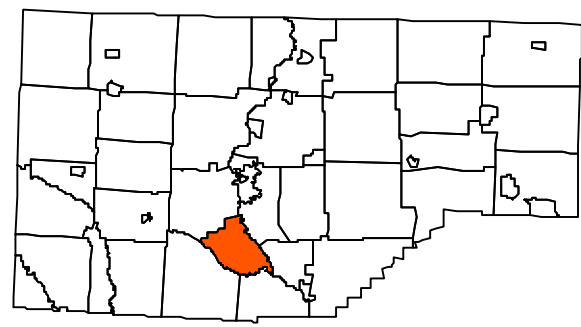
The Soil Conservation Service has classified soils according to eight "capability classifications" for agricultural use. The limitation on the use of a soil becomes progressively greater as the classification numbers increase. The following is a listing of the eight soil classes, and an explanation of the limitations inherent in each.

- Class I Soils that have few limitations which restrict their use.
- Class II Soils that have some limitations which reduce the choice of plants or require moderate conservation practices.

S:\Planning\2. Municipal Folders\Union\Comprehensive Plan\MAPS\Completed Maps\Regional Location 1



LOCATIONAL MAP UNION TOWNSHIP



Crawford County Planning Commission
Meadville, Pennsylvania

June 2009

-
- Class III Soils that have severe limitations which reduce the choice of plants, require special conservation practices, or both.
 - Class IV Soils that have very severe limitations which restrict the choice of plants, require careful management, or both.
 - Class V Soils that have little or no erosion hazard but have other limitations which are impractical to remove and limit their use largely to pasture, woodland, or wildlife food and cover.
 - Class VI Soils that have severe limitations which make them generally unsuited cultivation and limit their use largely to pasture, woodland, or wildlife food and cover.
 - Class VII Soils that have very severe limitations which make them unsuited to cultivation and restrict their use largely to grazing, woodland or wildlife.
 - Class VIII Soils and land forms that have limitations which prevent their use for commercial plant production and restrict their use recreation, wildlife, water supply and aesthetic purposes.

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

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

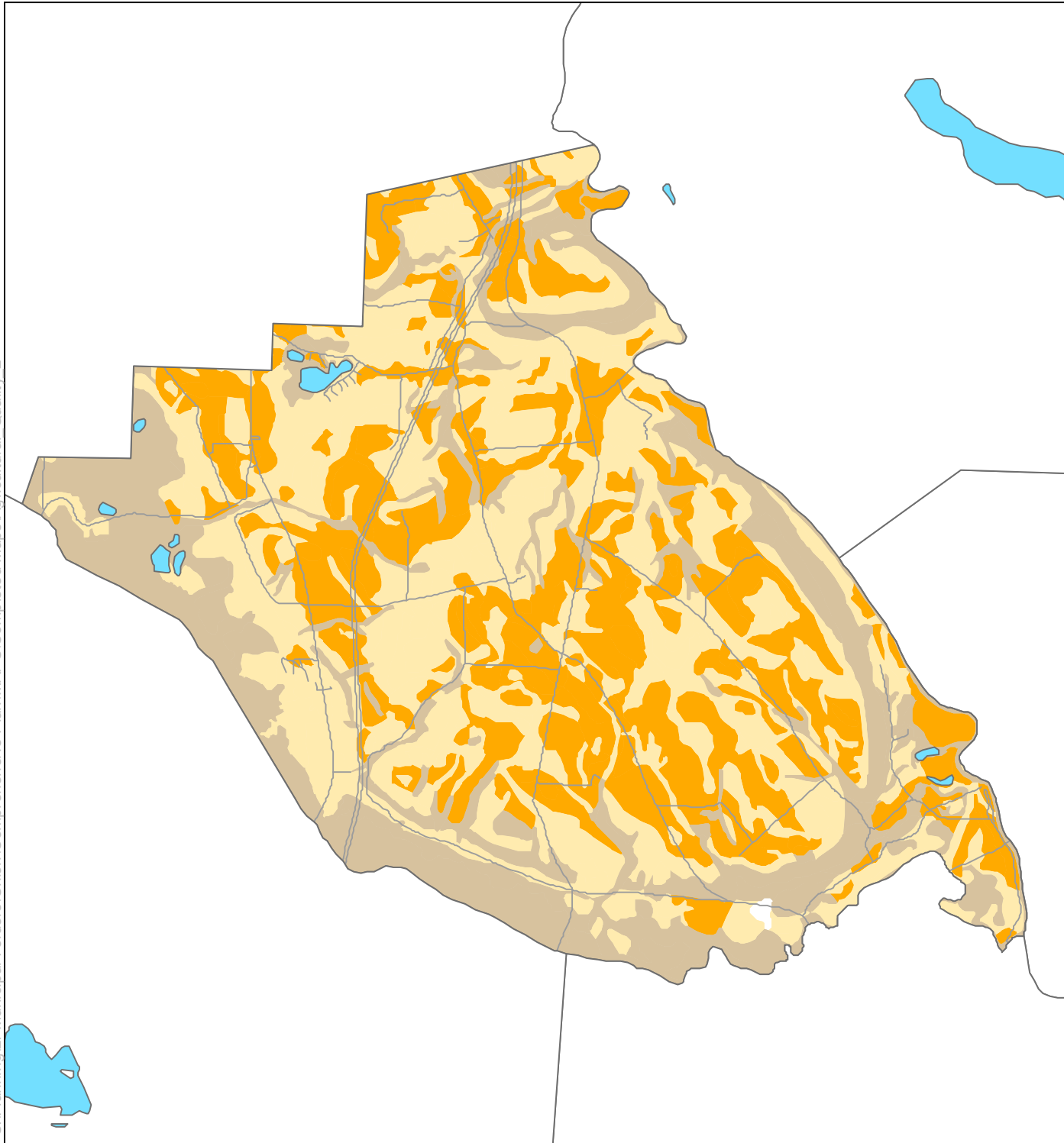
Category 2. Land which is fair for cropping (Class II).

Category 3. Marginal to poor land for cropping (Classes III thru VIII).

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

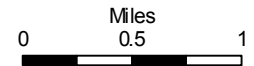
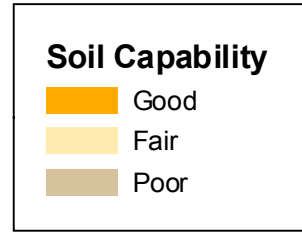
Soil Conditions

A major factor influencing land use patterns throughout the township is the soil. The capabilities of the various types of soil found in Union Township limit site suitability for the location of residences, industry, agriculture, and recreation. In 1978, the *Soil Survey of Crawford County* was published analyzing and mapping soil conditions in the County. Union's soils were examined for their suitability to accommodate on-lot sewage systems. There are 23 basic soil classifications in Crawford County. All of these soils were grouped into four categories that define the utility of these soils for use in the construction of on-lot sewage systems. These categories are given as follows:



AGRICULTURAL QUALITY

UNION TOWNSHIP



Crawford County Planning Commission
Made in Pennsylvania

May 2008

-
1. Soils having no limitation for on-lot disposal of sewage. These soils are well drained and are easily adapted to the use of conventionally constructed on-lot systems. Only 3% of the soil in Union Township falls into this category.
 2. Soils having slight limitations for on-lot disposal of sewage. These soils are also well drained; in fact they are extremely well drained consisting in large part of gravel deposits. The difficulty associated with installing on-lot systems in these soils is that they allow effluents to reach groundwater too rapidly. This condition may result in contamination of groundwater because the cleaning effects of the trickling process are too abbreviated. This type of soil is the next common with 30% that can be found in Union Township.
 3. Soils having moderate limitations for on-lot disposal of sewage. These soils are partially permeable and can be satisfactory for on-lot sewage systems, but there are some constraining factors. For example, Pennsylvania Department of Environmental Protection (DEP) standards indicate that in order for a conventional on-lot sewage system to be designed and constructed on a property, there should be 6 feet between the ground surface and the maximum height of the seasonal groundwater table. The maximum height of the groundwater table is, in fact, the level at which the “hardpan” or impervious soils occur in the soil profile. Soils in this moderate limitations category normally have a distance of between 18 inches and 3 feet from the ground surface to the seasonal groundwater table. This distance is not adequate based on DEP standards. However, where a mounding technique is used at the ground surface, DEP standards can be met by bringing in permeable soil and placing a layer of this on the surface where the on-lot sewage system’s tile field will be placed. The soils in this category make it possible to construct what have been termed sand mound systems in order to satisfy sewage disposal requirements. Only 3% of the soil in Union Township falls into this category.
 4. Soils having severe limitations for on-lot disposal of sewage. These soils are characterized by a high seasonal water table; between 6 inches and 18 inches from the ground surface. The sand mound construction technique is not suited to such a shallow permeable soil profile. DEP standards do not permit the construction of on-lot sewage systems in soils with these permeability characteristics. This type of soil is the most commonly found in Union Township and 64% of the soil falls into this classification.

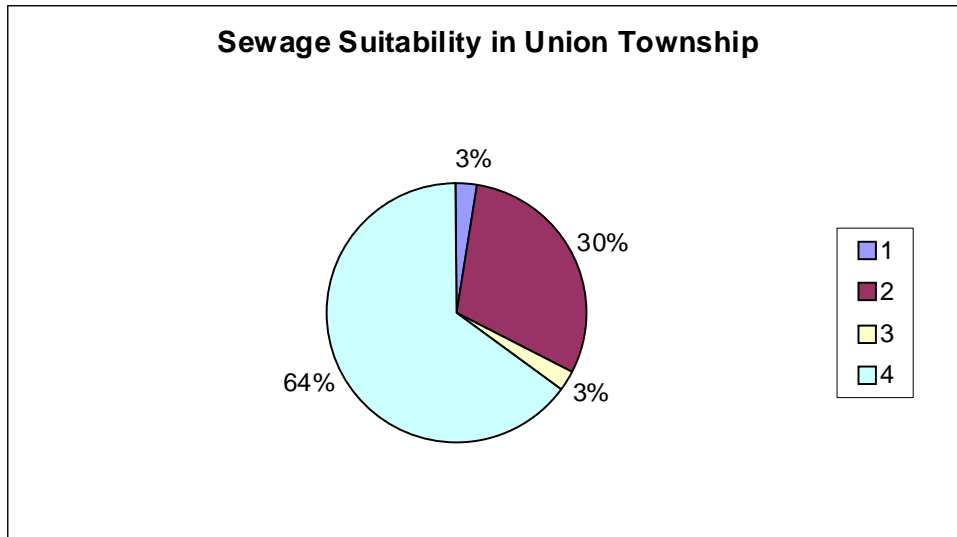


Figure 2: Sewage Suitability in Union Township

It is important to note that the soils survey data are generalized and specific tests on a site, be it 20,000 square feet or one acre in area, may reveal that the soil can support an on-lot sewage system. In fact, because public sewer systems are often cost prohibitive, there is a growing emphasis on designing on-lot sewage systems to higher standards so that they can function in less than ideal soils. For example, dosing techniques are used whereby sewage effluent is collected and periodically pumped into a tile drain system, flooding the whole system and using its cleansing action more efficiently. Alternate tile fields are used thus providing rest periods for each system, prolonging the life of the entire tile disposal system.

Also, small flow treatment facilities involving chlorinating the eventual effluent and discharging it to an existing watercourse is permitted for individual users. Manholes are constructed in the tile system areas in order to provide for clean-out opportunities. Although applying these new technologies will require the construction of more elaborate, more expensive on-lot systems, these systems have the ability to function efficiently and may be the only way that future development can take place in many areas of the Township. More information regarding the process for permitting for a new system can be found in the Community Facilities section of this plan (Section 2.6).

On-Lot Sewage Suitability

The capability of soil to properly filter sewage effluent is the most critical land constraint on development in areas where centralized sewage treatment systems do not exist. Filtering capability is based on: (1) Soil permeability, (2) depth of soil to bedrock or some other impervious layer, and (3) the slope of the land. Once again, the soils in the Township were categorized as good, fair or poor, depending upon their ability to support on-lot septic system. The criteria for these categories is as follows:

-
- **Good Suitability** Soils in this category will normally be approved by the Township's sewage enforcement officer and the Pennsylvania Department of Environmental Protection (DEP) for conventional disposal systems. Soils which are good for on-lot septic systems:
 - (a) Are not susceptible to flooding;
 - (b) Have minimum depth to impervious layer of six (6) feet;
 - (c) Have a depth of four (4) feet or more to the seasonal high water table;
 - (d) Are termed "well-drained" by the U.S. Soil Conservation Service;
 - (e) Have percolation rates of 6 to 60 minutes; this means it takes 6 to 60 minutes for water to drop one inch in a saturated hole; or in reference to permeability, it means the soil has a range of between 10.0 and 1.0 (inches of water movement per hour);
 - (f) Are located on slopes of 15 percent or less;
 - (g) Are not so stony as to make system installation impossible.
 - **Fair Suitability** Soils in this category will not normally qualify for conventional on-lot systems, but may qualify for a modified or alternate system. To adequately function in these soils, a system would have to be more elaborate than a conventional system, generally involving higher cost. Soils grouped within this category:
 - (a) Are not susceptible to flooding;
 - (b) Have a minimum depth to the impervious layer of twenty (20) inches;
 - (c) Have a depth to the seasonal high water table of between twenty (20) inches and four (4) feet;
 - (d) Are termed "moderately well-drained" by the U.S. Soil Conservation Service;
 - (e) Have percolation rates of 60 to 300 minutes and a permeability range of 1.0 to 0.2 inches per hour;
 - (f) Are located on slopes no greater than 25 percent;
 - (g) Are not so stony as to make proper system installation impossible.
 - **Poor Suitability** Soils within this category will not normally qualify for a conventional sewage disposal system and may not qualify for an alternate system due to the presence of one or all of the following conditions. These soils may:
 - (a) Be susceptible to flooding;
 - (b) Have a depth to the impervious layer of less than twenty (20) inches;

-
- (c) Have a depth to the seasonal high water table of less than twenty (20) inches;
 - (d) Be termed poorly or very poorly drained by the U.S. Soil Conservation Service;
 - (e) Have a percolation rate of greater than 300 minutes and a permeability range of less than 0.2 inches per hour;
 - (f) Be located on slopes exceeding 25 percent;
 - (g) Be so stony as to make system installation impossible.

These three categories represent generalized statements about soil suitability. The mapping of these soils provides a general ideal of the on-lot sewage suitability of the Township's land. **Map 3**, indicates that the majority of land in Union is poor for on-lot sewage systems. Those areas that are indicated as being good or fair for on-lot systems are also those areas designated as the best agricultural land. Exceptions to the conditions shown on the map may be discovered when a specific parcel is examined in detail.

In 1966 the Pennsylvania Department of Environmental Protection (DEP) enacted what is known as the Pennsylvania Sewage Facilities Act (Act 537) to correct existing sewage problems and prevent future problems. Though this Act, local municipalities create comprehensive master plans to address their sewage issues. The last, and only time, Union Township created a base plan, or Act 537 Ordinance, was in 1970. Under the current regulations, since Union Township's housing density is less than 20 per square mile, it will be many years before any changes would need to be addressed in the existing ordinance.

Sand Gravel Potential

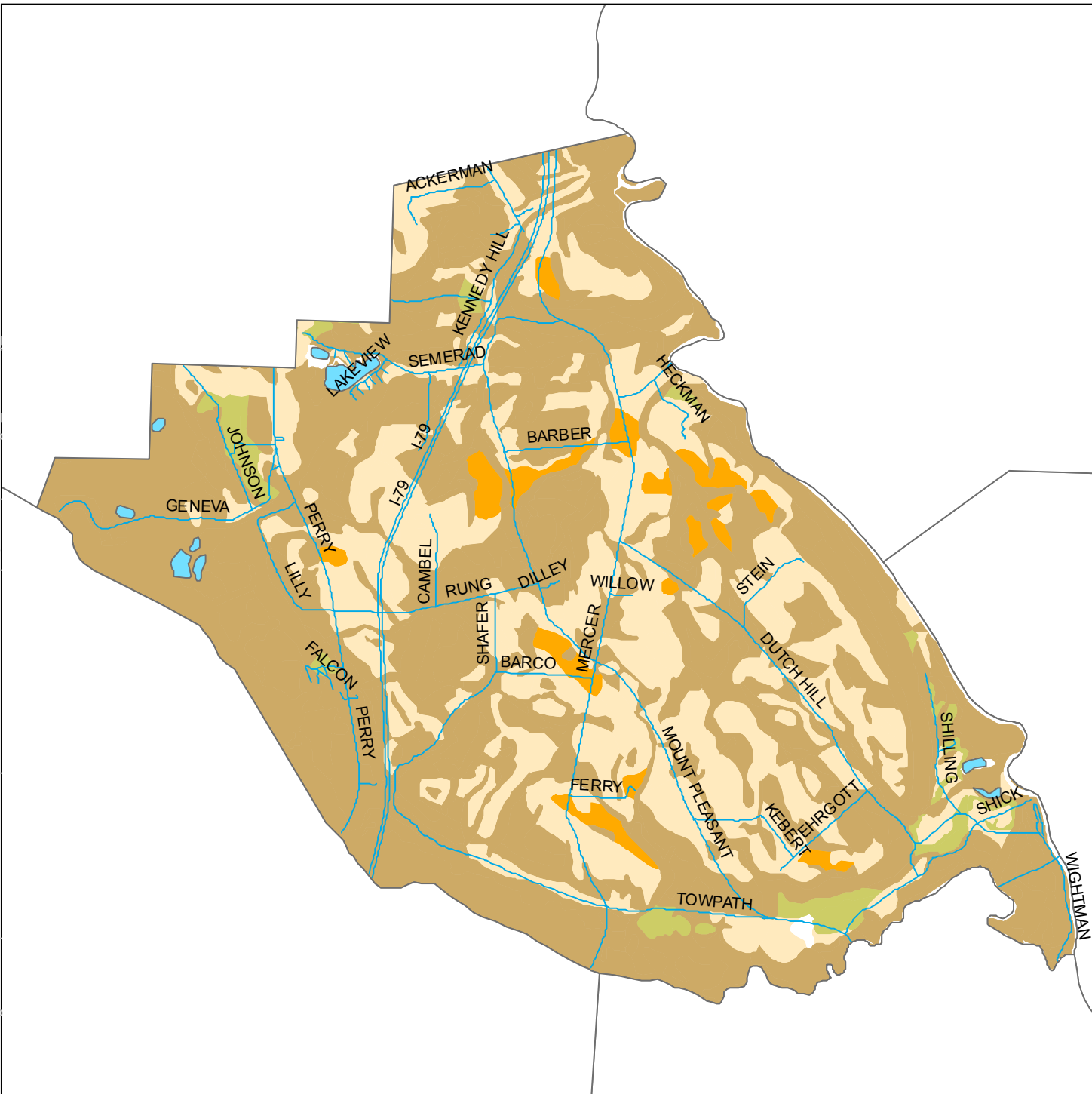
Sand and gravel are important resources to any relatively rural Township. Knowledge of good deposits of these materials can provide benefits to the municipality. **Map 4**, entitled *Sand and Gravel Potential*, designates areas considered by the US Soil Conservation District (DCNR) to have good sand and gravel potential. Based on the soil survey, the following soils are considered good sources of gravel:

- Chenango gravelly sandy loam
- Chenango fine sandy loam
- Howard gravelly silt loam

The largest concentrations of sand and gravel in the Township occur along Towpath Road in the southern part of the Township and along Semerad Road going in east-west pattern towards Wilson Chutes Road on the east and Perry Highway (U.S. Route 19) on the west.

ON-LOT SEWAGE SUITABILITY

UNION TOWNSHIP

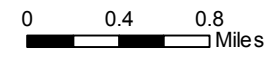


LEGEND

Lakes

Sewage Suitability

- Excellent
- Good
- Fair
- Poor

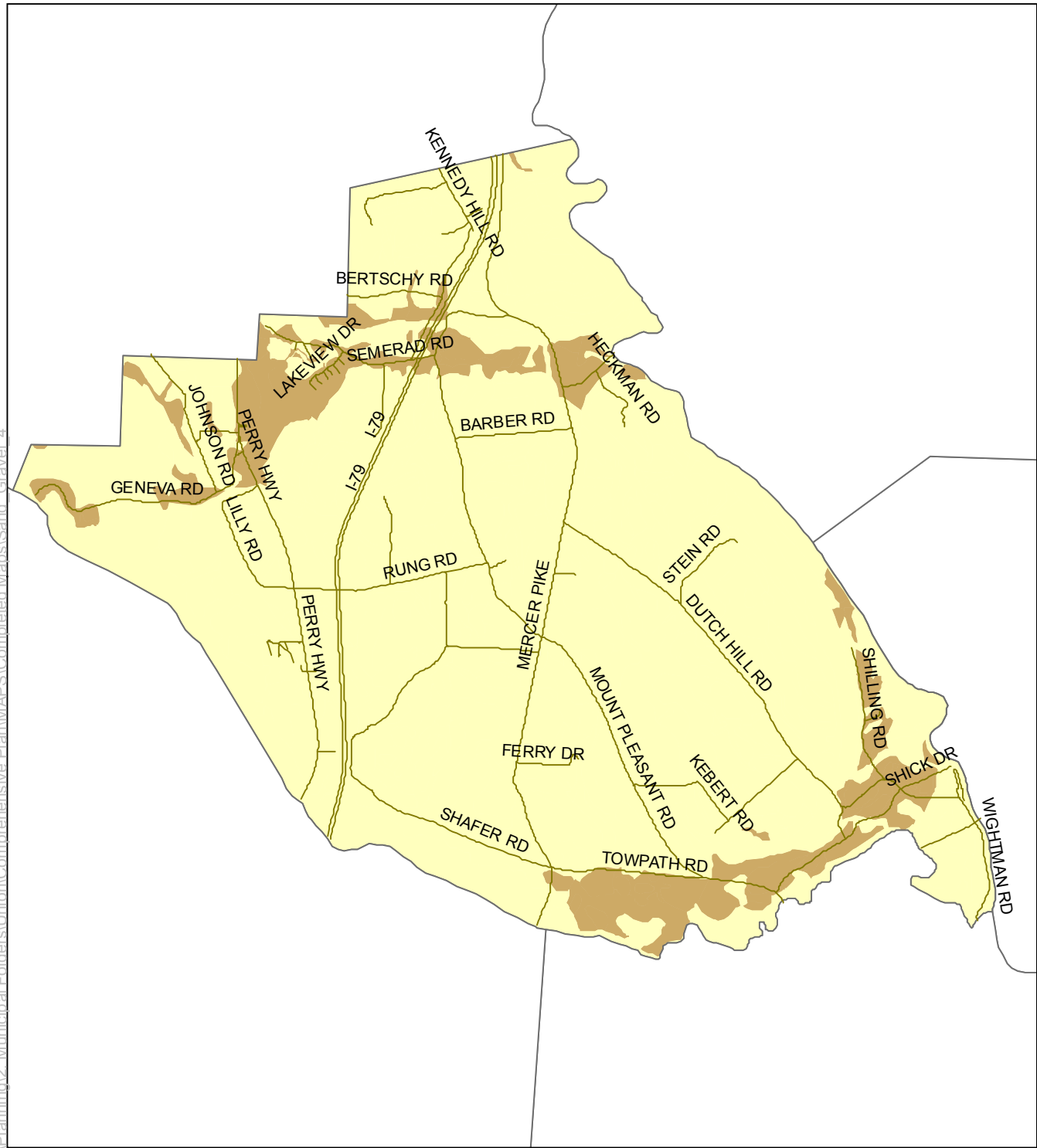


Crawford County Planning Commission
Meadville, Pennsylvania

May 2008

SAND AND GRAVEL POTENTIAL

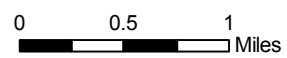
UNION TOWNSHIP



LEGEND

Soils
Sand and Gravel Potential

- Poor
- Fair



Crawford County Planning Commission
 Meadville, Pennsylvania

May 2008

S:\Planning\2_Municipal_Folders\Union\Comprehensive_Plan\MAPS\Completed_Maps\Sand_Gravel_4

Flood Prone Areas

Another limiting factor on development is the susceptibility of land to flooding, or stream overflow. The Soil Conservation Service by the extent of alluvial soils bordering the Township's streams identified lands within Union Township that border streams and which are subject to stream overflow. (These are soils that are composed of sand, silt and clay deposited and left behind, when a stream overflows).

The areas of the Township which are subject to flooding are:

- Shafer Road
- Mt. Pleasant Road
- Berkey Road

Map 5 shows the flood plains in the township. The flood plains are low-lying areas around major streams that tend to flood, but all the flooding in the township might not be restricted to these areas. The majority of the flood plains are located along the Geneva Marsh and along French Creek. This map is only an approximation and other low-lying areas are subject to flooding during heavy rains.

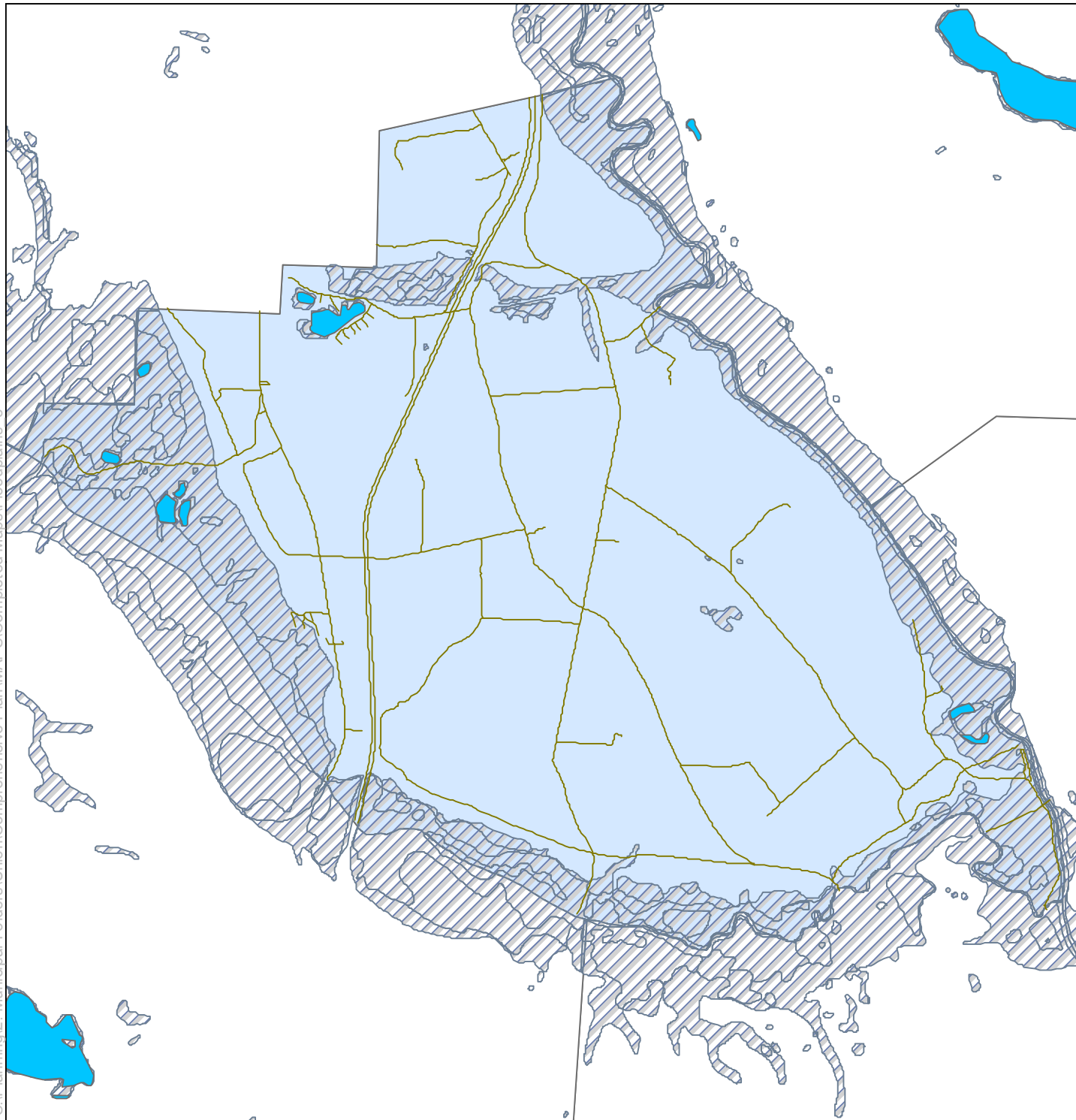
Wetlands in the Township

Wetland regulations have assumed an increasing importance in the life of communities. Union Township is a place with lots of state owned natural lands, and this makes wetlands very important to mention. Current regulatory practice makes it almost impossible to fill in wetland areas and incorporate the filled land into a developed site plan. This makes it wise to be aware of delineated wetlands and plan around them.

The U.S. Department of the Interior has produced a mapped National Wetlands Inventory. Although it is by no means definitive, the National Wetlands Inventory is a good resource for future planning in Union Township. The Inventory is done on the U.S.G.S. 7.5 quadrangle map series at 1" = 2,000'. Observing the delineations, it can be noted that a large majority of the Township's wetlands are found along the southwestern boundary with the Conneaut Outlet and along the southeastern boundary with French Creek. There is also a cluster of wetlands in the northern section of the Township around Semerad Road along an unnamed tributary. These wetlands are indicated on **Map 6**.

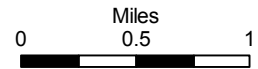
2.2 The People

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



100 YEAR FLOODPLAINS

UNION TOWNSHIP



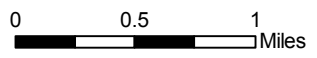
May 2008

WETLANDS

UNION TOWNSHIP

LEGEND

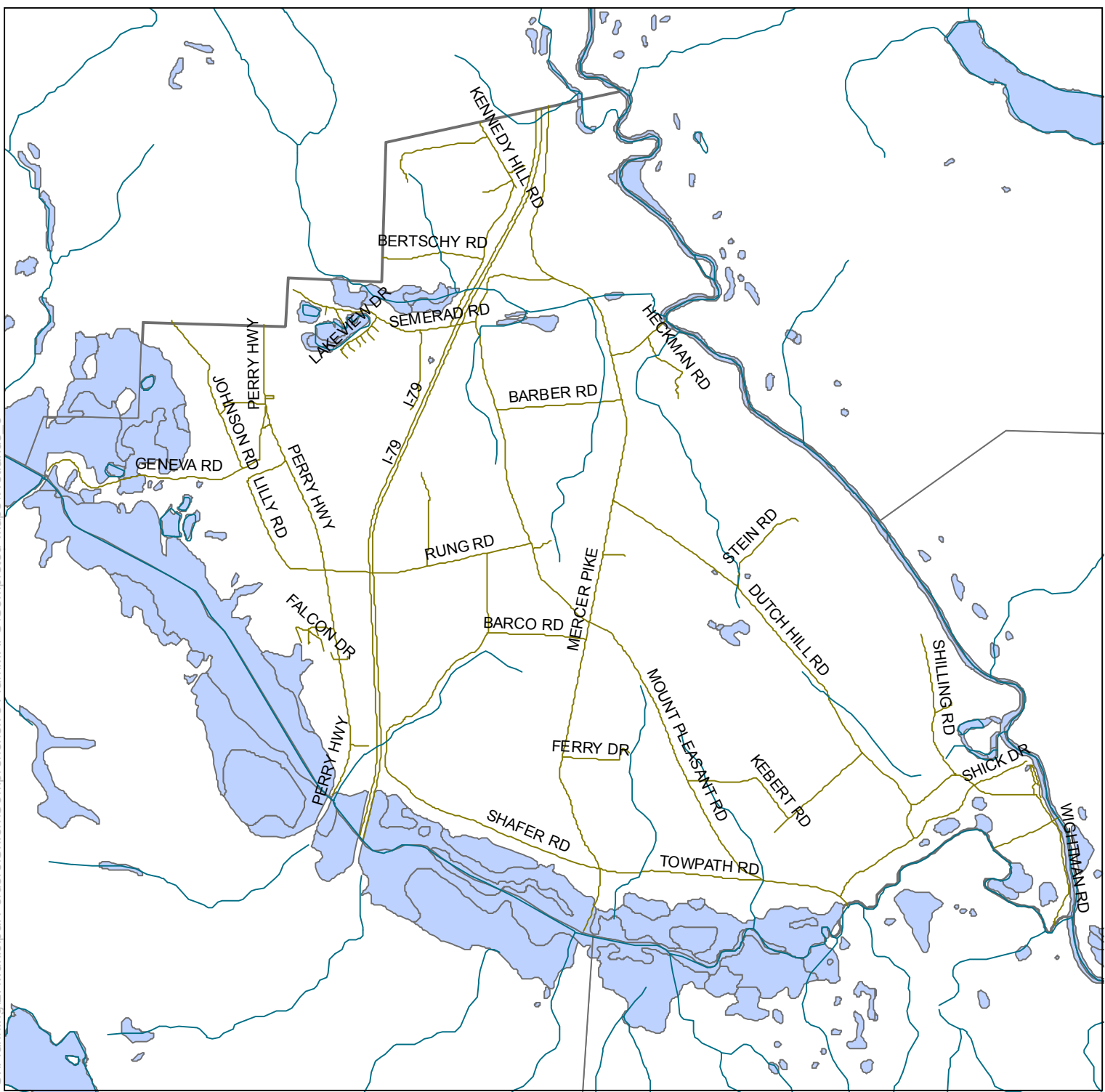
- Streams
- Wetlands



Crawford County Planning Commission
Meadville, Pennsylvania

May 2008

S:\Planning\2. Municipal Folders\Union\Comprehensive Plan\MAPS\Completed Maps\Wetlands 6



Population Trends

Union Township has experienced a decline in population in the years between 1870 and 1930. Since then, the Township has experience a steady population increase, shown in Figure 3.

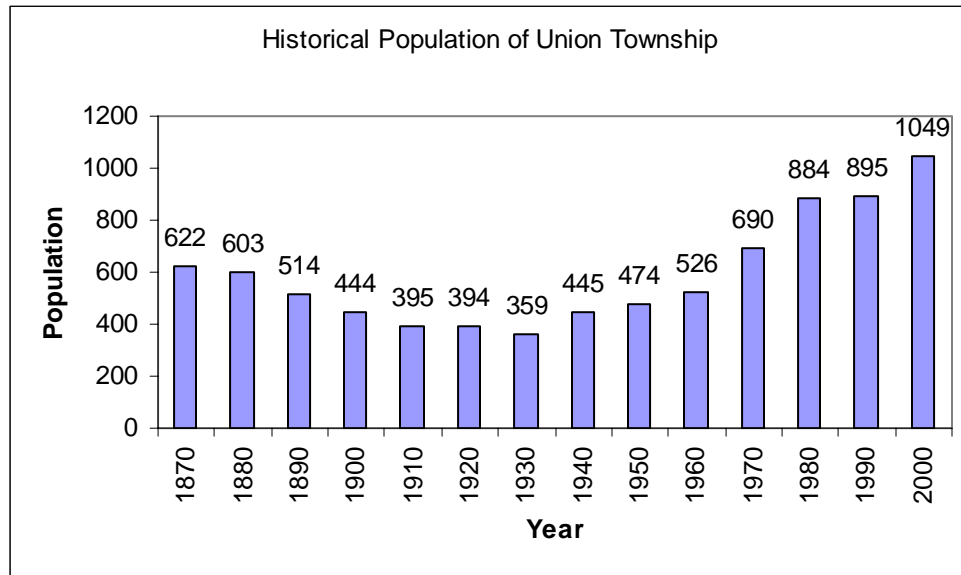


Figure 3: Union Township Historical Population, 1870-2000

Age / Sex Characteristics

The structure of the township's population, in terms of age distribution, appears to be healthy for a growing community. Over the last few decades, increases in specific age groups suggest that overall, the population is aging, and people near or at retirement age are moving into the area. The 45-84 year old age cohort has doubled in size during the 10-year period 1990-2000. See Figure 4. The age group that experienced the most significant increase was the number of females over 85 which went from 3 to 14 for a total increase of, technically, 367%

In terms of survey response, those aged 45 and over represented those most likely to respond to the survey, accounting for 82% of all responses. Whereas the 18 to 24 year old group represented less than 1% of all survey respondents. According to Census data from 1990 and 2000, the age group between 18 and 24 was scarce and show the lowest levels of population within the Township.

The pattern that has emerged with illustrating the ages of Township residents shows that the largest populations are within the age groups of 25 through 55. In women the largest concentration of population is within the 30 to 50 age group and in men it is the 25 to 40 age group. This coupled with the larger populations of children (under 18) demonstrates a very family centric Township. In 2000 there was an increase in population throughout the Township by 154 people. This population increase was distributed primarily in three areas:

1. Increase in both sexes in the 15 to 17 age group.
2. Increase in both sexes in the 45-55 age group.
3. Increase in both sexes in the over 80 age group.

The was a slight decrease in very young females (under 5) but the overall stable population of children under 15, and the increase in the age category of 15 to 17, shows that the families in the Township are remaining there until their children graduate from high school.

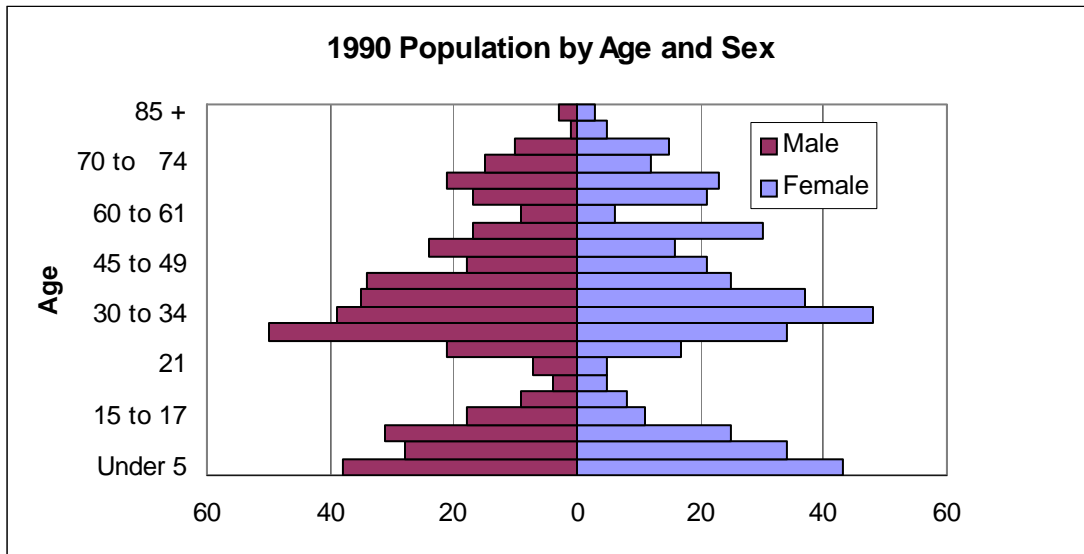


Figure 4: 1990 Census Population, By Age Group

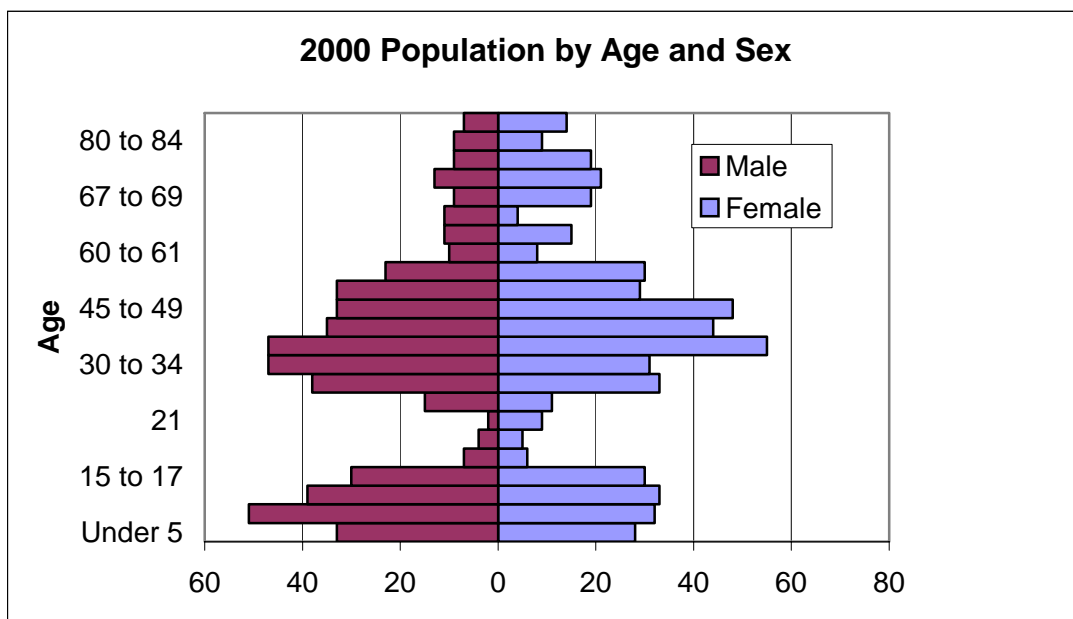


Figure 5: 2000 Census Population, By Age Group

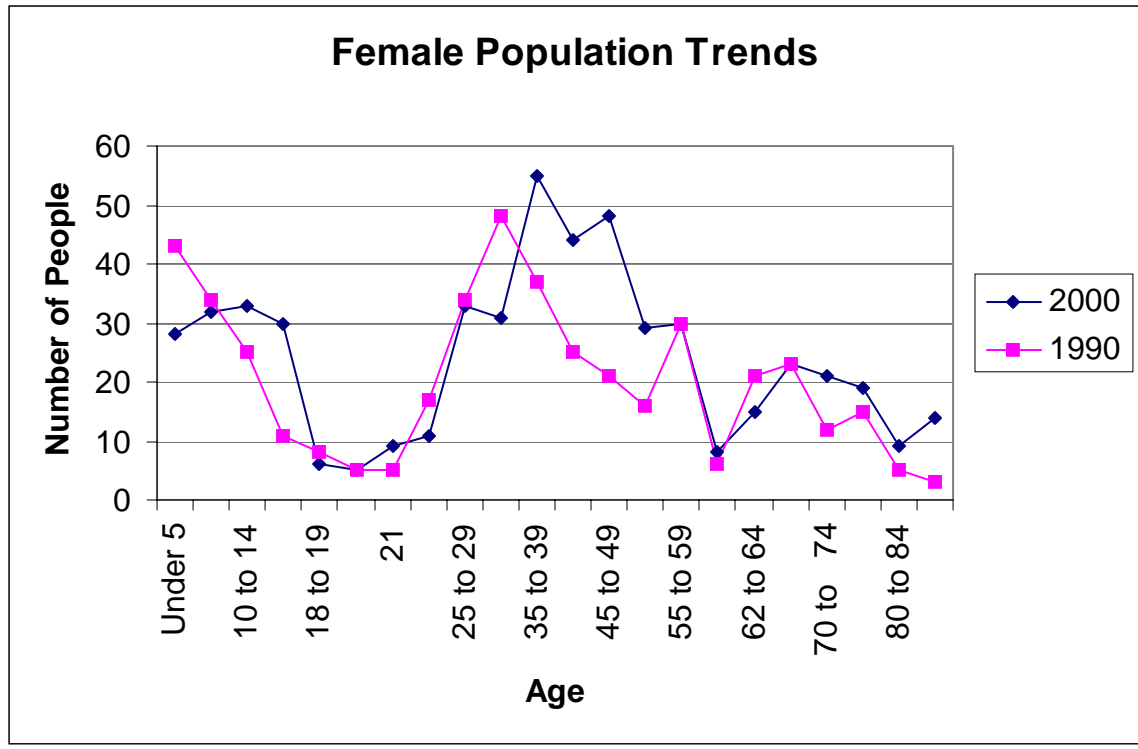


Figure 6: Census Female Population Trends, By Age Group

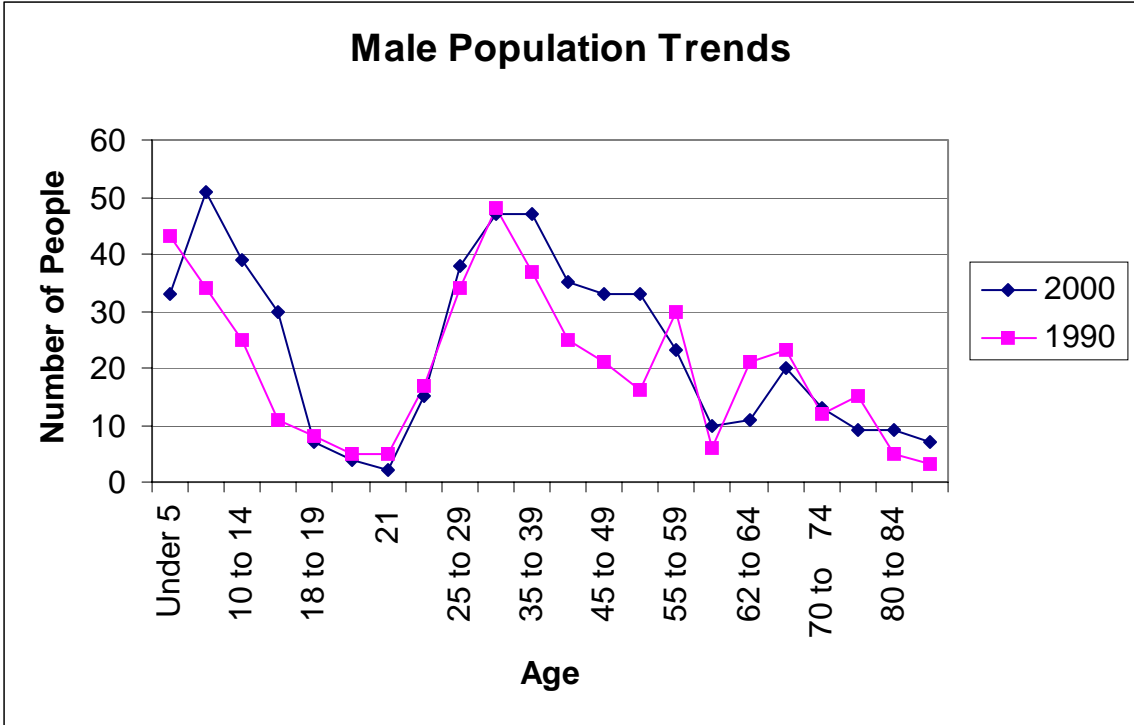


Figure 7: Census Male Population Trend, By Age Group

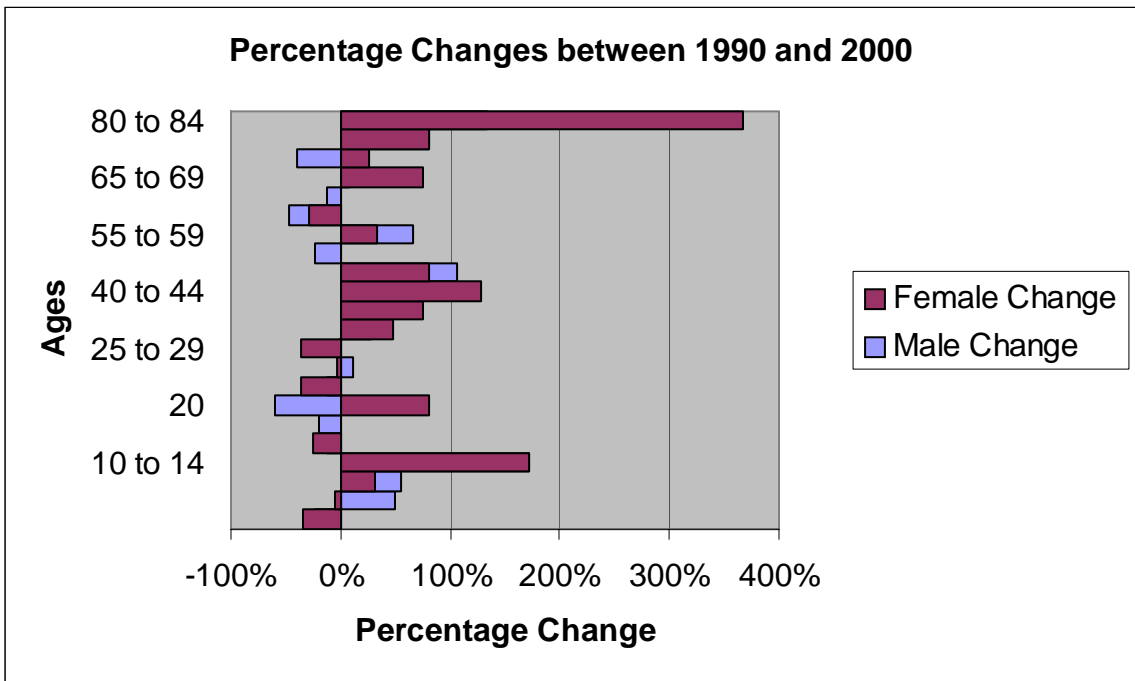


Figure 8: Census Population Percentage Changes, By Age Group and Sex

Population Projections

It is always difficult to forecast future population. However, since community planning is concerned with future growth and development it is important to estimate it as accurately as possible. Population projections are difficult because of the many variables and unforeseen factors involved. The estimates used here are based on our knowledge of past trends and our understanding of future constraints. As such forecasts discussed here are intended to reflect alternative sets of assumptions regarding the future of Union, and should not be interpreted as something more exact.

Three forecasting techniques have been used which provide a range of population projections. Future population size is expected to fall within this range. In all cases, the 2000 U.S. Census count is used as the base year population size for the Township. The Population Projections in Figure 9 summarize the results of these projections. These projections consider trends over the past 20-30 years to establish patterns and take into consideration cycles in the building industry through the use of new housing permits.

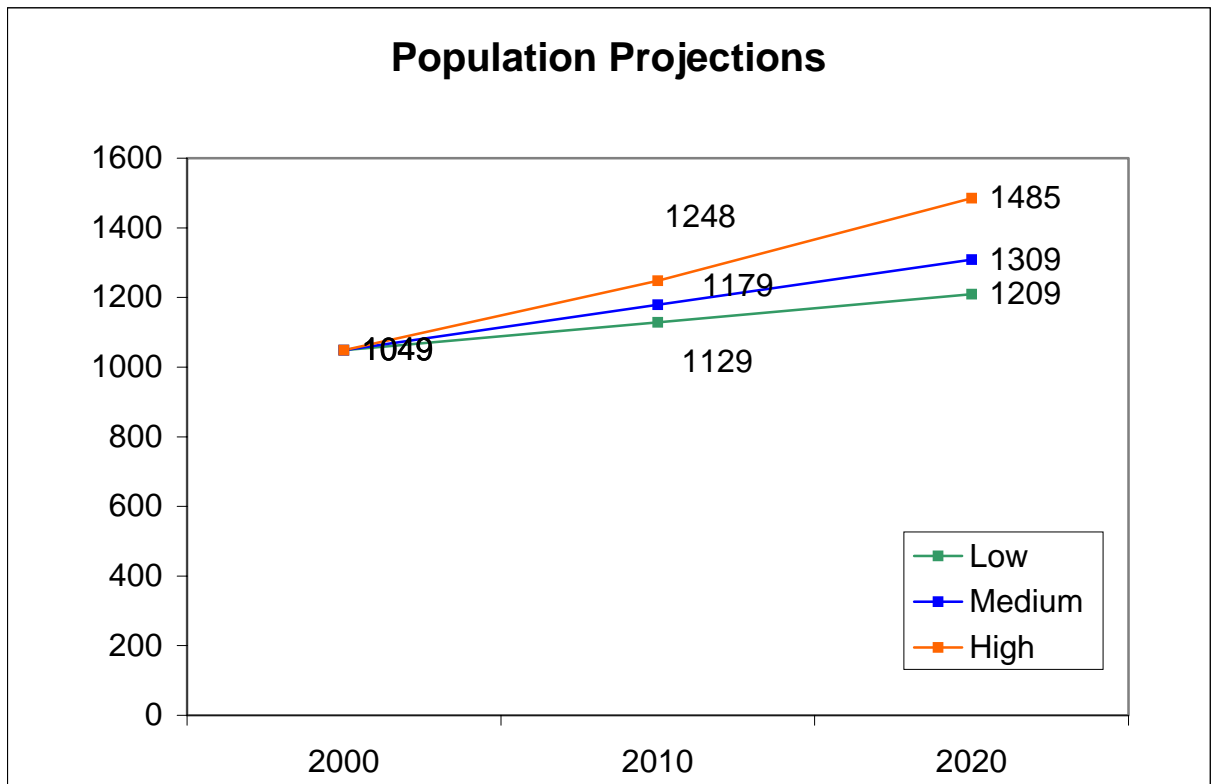


Figure 9: Population Projections by Three Methods

Low Range Projection considers the number of new housing units built between 1990 and 2000 (Example: 50). An approximate family size of 2.66 is obtained from

the 2000 Census and applied to the average rate of building permits issued from 1997-2007 (80). An increase of **160** persons over the next 20 years is projected using this method. This technique provides for the lowest rate of growth.

Medium Range Projection establishes constant numerical change within the population and projects the change into the future. It is based on an average gain of 130 persons each decade, as experienced between 1960 and 2000. An increase of **260** persons from 2000 to 2020 years is projected. This technique results in a moderate projection.

High Range Projection determines a rate of change figure, which occurs each decade. The rate of change between 1960 and 2000 was selected as the most realistic representation of population change within the Township. The average rate of increase per decade was calculated at 19 percent. An increase of **882** persons from 2000 to 2020 is projected using this method. This technique provides the highest projection.

2.3 Existing Land Use

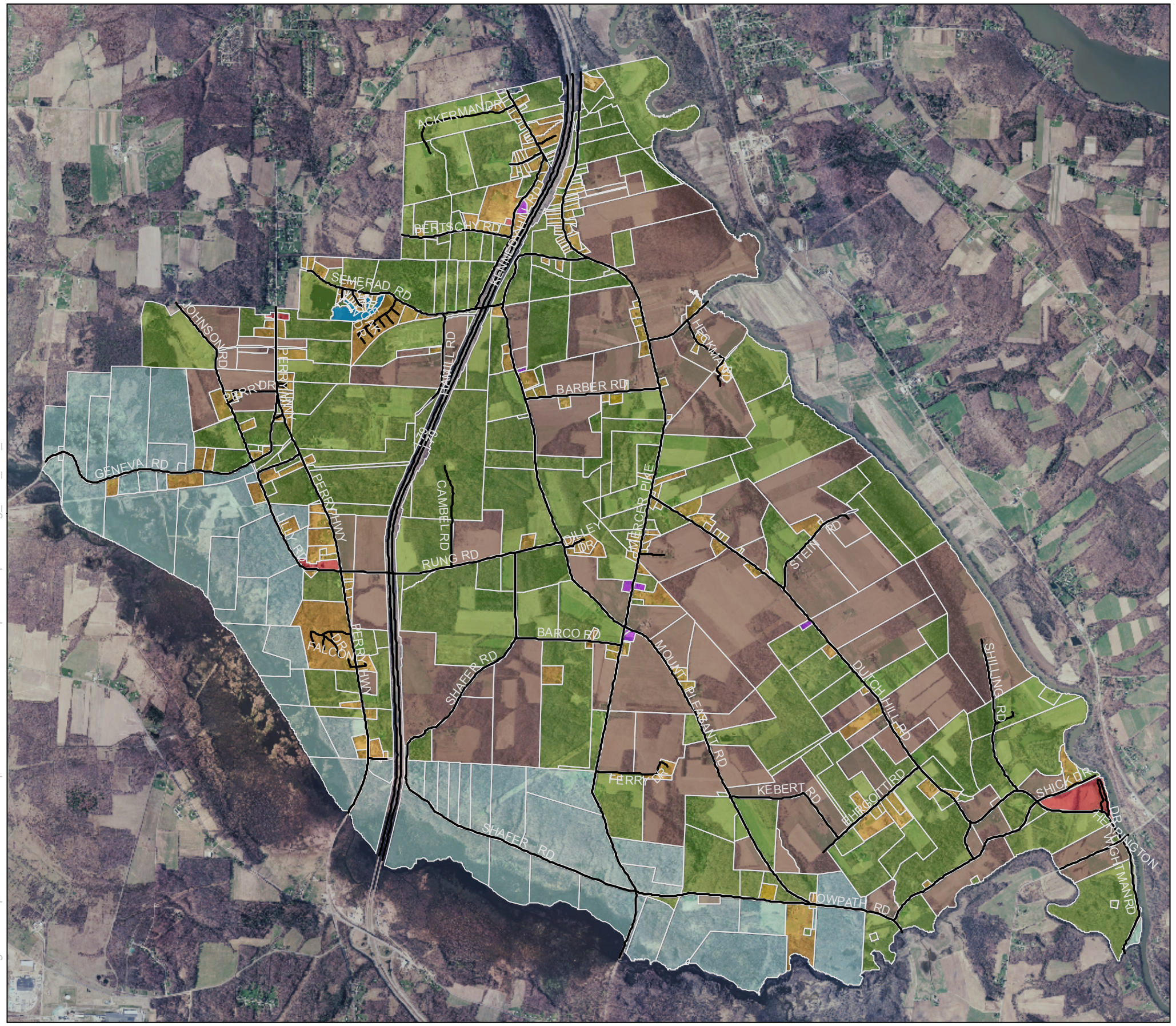
This section provides for an inventory and analysis of current land uses, which will serve as a foundation for analyzing future development patterns. Comparing past development patterns with current land uses helps to identify trends, which can then be used to plan for the future. The information obtained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

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

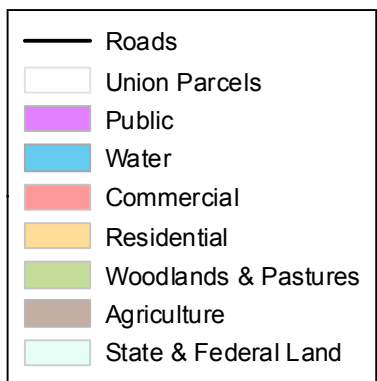
To determine how the land in Union Township is used, a land use inventory was taken in the Spring of 2009. To supplement the field data, Crawford County tax maps, tax assessment files and aerial photography were consulted. From the information collected a map of existing land use in the Township was prepared, along with a table showing the statistical results of the inventory, by land use category. (See Map 7 and Table 1)

Land Use Categories

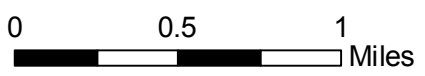
A field survey of existing land uses was conducted in the spring of 2009 to provide the basis for a land use analysis. The results of this survey produced an existing land use map, which graphically represents the existing patterns of development in the



EXISTING LAND USE UNION TOWNSHIP



Land Use Coverage (in % and acres)		
Public	.09%	9
Water	.12%	12
Commerical	.3%	36
Residential	6%	612
Agriculture	32%	3,051
State & Federal Land	18%	1,752
Woodland & Pastures	43%	4,106



January 2009

Township. Map 6 shows the results of this survey. The following categories were used in the survey:

- **Agricultural:** This includes land used for crop production and pasturage, and land that is cleared that, with only a modest amount of preparation, could be used for crops or pasturage.
- **Residential:** This includes both single-family and multi-family housing. The housing unit may be either of conventional construction, a mobile home or a modular home.
- **Commercial:** This includes a wide range of wholesale, retail activities, and office activities, but excludes activities where goods are made and which are more appropriately classified as industrial. This category also includes mixed residential and commercial.
- **State and Federal Lands:** This includes land owned by the State Game Commission and State Fish Commission.
- **Woodland and Pastures:** This includes forested areas, areas with heavy growth of brush and land going to brush, which would not appear to be easily converted to farmland.
- **Public:** Lands, which are used for government or public functions, are included in this classification.
- **Water:** Larger bodies of water, such as Geneva Marsh.

Land Use Accounts

Table 1, entitled *Existing Land Use Accounts*, details the total acreage in Union Township devoted to each of the land use categories described above. As the table indicates, the largest single land use category in the Township is Woodlands & Pasture. This use accounts for 43% of the total area of Union. The next largest use of land is Agricultural, which encompasses approximately 32% of Township land; followed by State & Gamelands at 18%.

Land Use	Acreage	% of Land Use
Agricultural	3,051	32%
Commercial	36	.3%
Public	9	.09%
Residential	612	6%
Water	12	.12%
State and Gamelands	1,752	18%
Woodlands and Pastures	4,106	43%

Table 1: Existing Land Use Accounts

Summary

Existing land use in Union Township is characterized by wooded and agricultural areas in the majority of the Township. There is no large industry in the Township, and commercial uses are primarily located on Route 19, or of the home occupation type. For the most part, basic service businesses such as banking, grocers, gasoline, and pharmacies do not exist. A large recreation area is available due to the state lands, and Geneva Marsh.

Potential Conflicts

Most of the current land uses in the Township integrate well. The agricultural, wooded, gamelands all compliment one another and contribute to the rural character of the community. In the majority of the Township, residential uses are not highly concentrated, with the exception of the medium density residential along the northern portion of Mercer Pike within the Township and along Route 19, also referred to as Perry Highway.

While it is important for the Township to recognize the right of a property owner to use his land, it is also important to recognize the right of others whose “peace and tranquility” may be diminished by the inappropriate use of land, not to mention their health, safety or general welfare.

2.4 Housing Analysis

According to the 2000 Census, Union Township contained 454 total housing units. This number represents an increase of 16% from the 1990 Census when 391 units were reported in the township. Census figures also reveal that 90.7% of the housing units in 2000 were occupied and just over 86.4% of those were owner occupied. This is a decrease from 1990 statistics in which 92% were occupied.

The community survey revealed 97% own their housing unit and 3% of respondents rent their unit.

The majority of the housing stock was constructed in the township, as indicated in the 2000 Census between 1970 and 1979. This represents a newer stock than the County’s (1959) and the State’s (1957).

Housing Condition

A windshield survey of housing conditions in the township was conducted for this plan update in the fall of 2007. The survey area consisted of the entire township. The following rating system was applied to the houses of Union Township:

1=Excellent; 2=Good; 3=Fair; 4=Poor

In the entire Township, it was determined that 68% of the houses were classified as either excellent or good. Of this housing the majority lies along Route 19 and Mercer Pike, with more housing occurring closer to the City of Meadville. In terms

of housing identified with a condition of “excellent”, the majority of these also are located closer to the City. The majority of housing identified with a “poor” condition occurs directly in the middle of the Township along Mercer Pike and in another cluster along Route 19 towards the north of the Township. Housing in rural areas is commonly very scattered with “excellent” and “poor” properties interspersed with each other, but there are some trends in the Township as well.

When asked what type of housing is most needed in the township, 64% said affordable housing. However when asked about the appearance of housing in the township 74 of the respondents (out of 107) feel it is about average, and 26 respondents feel that it is very good. These results are displayed in the following graphs, Figures 10 and 11:

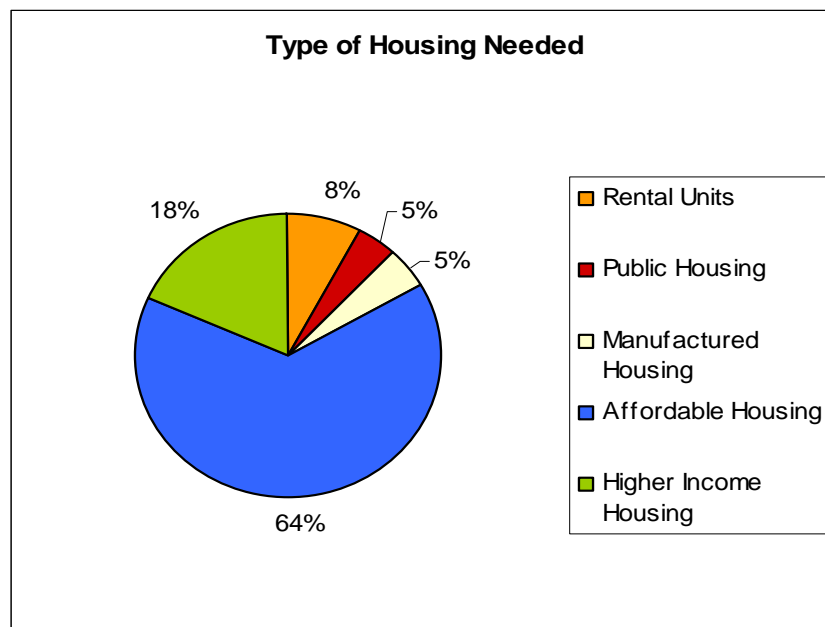


Figure 10: Needed Types of Housing from Community Survey

Other Housing Characteristics

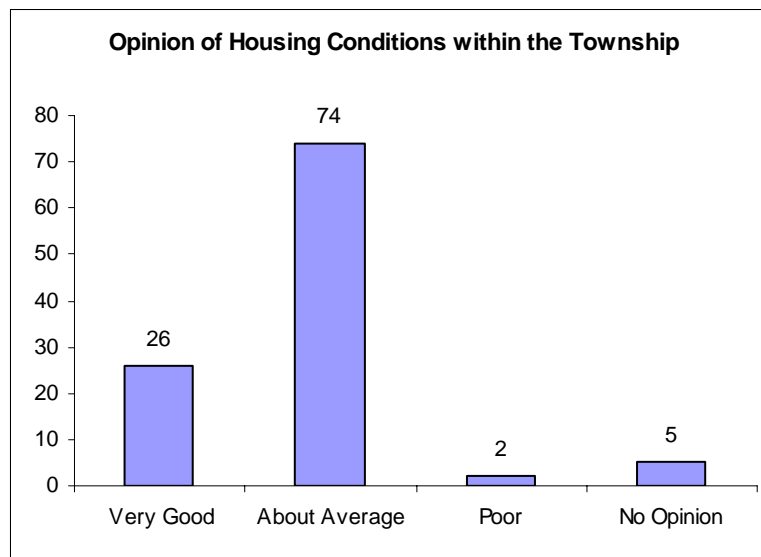


Figure 11: Overall Appearance of Housing from Community Survey

The following information in Tables 2 and 3 was compiled from the 2000 U.S. Census. In each of the following tables, Union Township information is compared with countywide census information. Some interesting differences between the Township's and the County's housing stocks emerge from these comparisons. Approximately 85% of the occupied housing units in Township are owner occupied compared with 76% countywide. A rather large percentage of Crawford County residents live in built-up areas where there are commonly more rental units. Union Township is more rural than the City of Meadville, so it makes sense that there is less Renter Occupied housing. The housing stock of Union Township is noticeably younger than the rest of the County with 25% of the housing being built since 1990 and only 11% within the whole county. The Township still does have a seemingly large percentage of houses built before 1939 in the Township at almost 20%.

HOUSING UNITS BY OCCUPANCY

Occupancy	# in Township	% in Township	% Countywide
Owner Occupied	356	85.4	75.5
Renter Occupied	56	13.6	24.5
Total Occupied Units	412	100.0	100.0

Table 2: Housing Units by Occupancy

HOUSING UNITS BY AGE

Year Structure Built	# in Township	% in Township	% Countywide
1999-March 2000	17	3.7	1.4
1995-1998	51	11.2	4.9
1990 – 1994	46	10.1	4.7
1980 – 1989	58	12.8	9.2
1970 – 1979	94	20.7	18.0
1960 – 1969	52	11.5	10.6
1940 – 1959	48	10.6	19.5
Before 1939	88	19.4	31.8

Table 3: Housing Units by Age

Permit Activity

The township experienced significant increases in new residential builds, mobile homes, additions and garages during the previous decade. Figure 2.4.3 illustrates building permits issued during the last nine year period from 1999-2008.

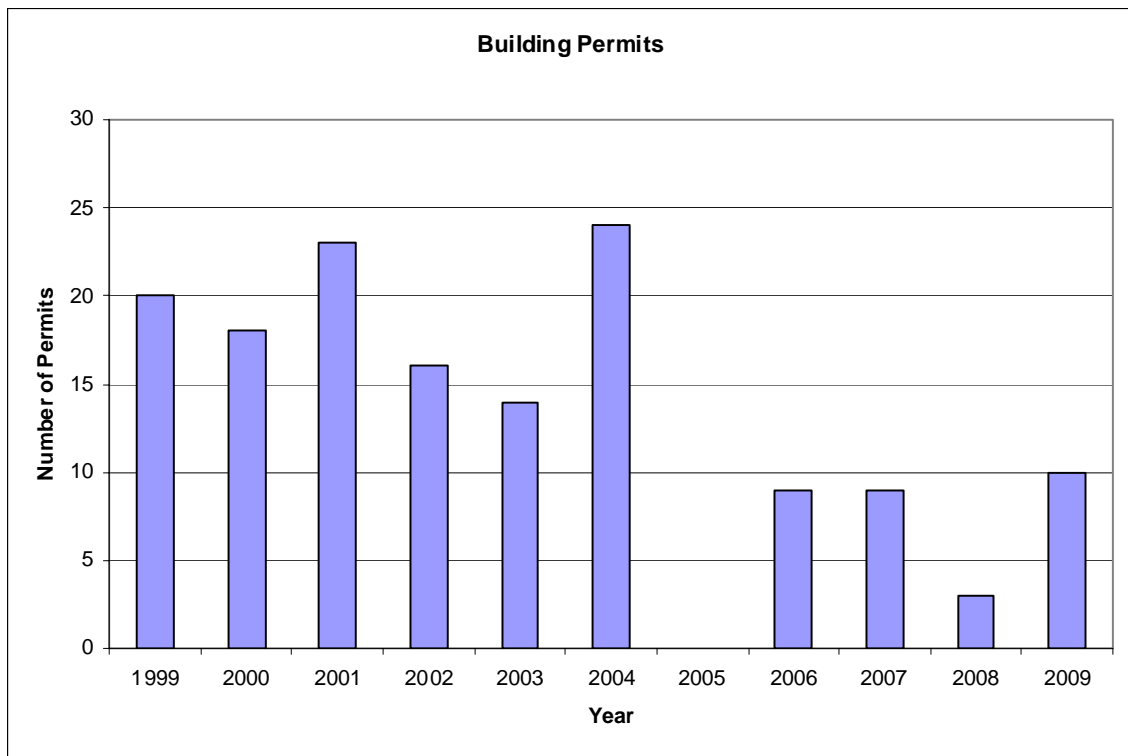


Figure 12: Building Permit Numbers, 1999-2009

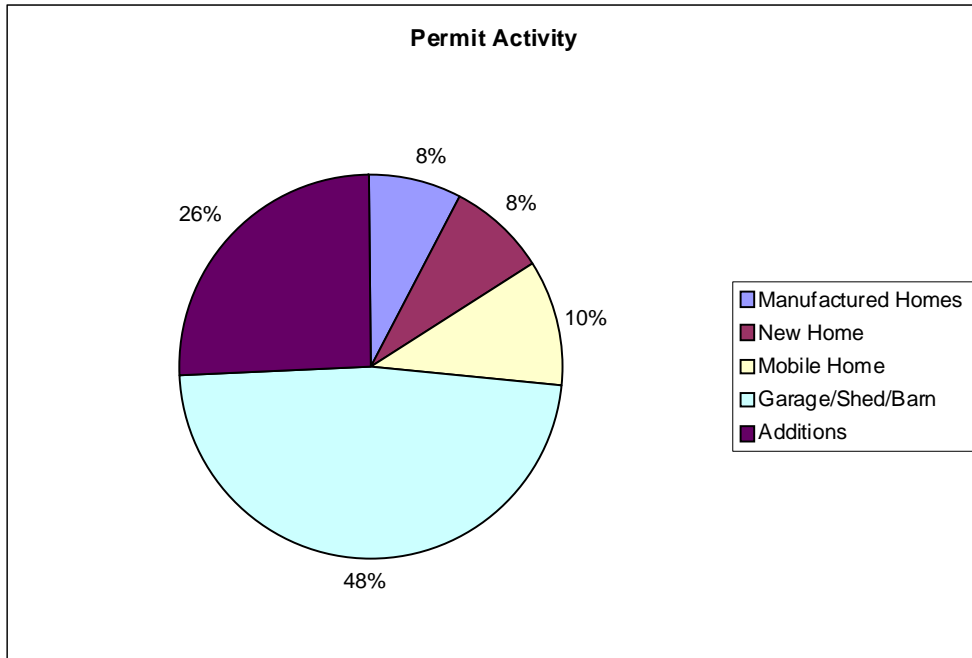


Figure 13: Building Permit Activity

2.5 Transportation Analysis

The only mode of transportation under the direct influence of Township Government is in the area of the local road system. Local road maintenance is one of the major and most important functions of local government. Township Government can also facilitate state road improvements through working with the Pennsylvania Department of Transportation.

The road network makes up the development framework for any municipality. Road locations have strongly influenced the Township’s residential development patterns. There are 39.52 miles of roads in Union Township. The breakdown of ownership of these roads is as follows:

- | | |
|--|-------------|
| 1. State owned and maintained (Penn DOT) | 16.76 miles |
| 2. Township owned and maintained | 22.76 miles |
| a. Gravel – 15.84 miles | |
| b. Paved – 6.92 miles | |

Approximately 70% of all Township roads are now paved, and all PennDOT maintained roads are paved with the Township.

Road Classification

Key to understanding the planning for roads is the recognition that they form a network. The relationship of the roads in the network is important because all roads should not serve the same function. The network concept is based on a hierarchy of roads, which takes into account the transportation needs that individual roads serve. Some roads serve interstate and inter-county needs. Others serve inter-township travel requirements, while still others function only to provide access to abutting properties. In reality, however, often the same road serves too many functions in which case problems can arise. Map 8 shows the State, Township, and Private roads in Union.

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

- **Interstate:** A road designated as a route of the Interstate System. I-79 is the only Interstate System road in Crawford County.
- **Minor Arterial:** A road that serves interstate and inter-county travel, and where trips are normally of long duration.
- **Major Collector:** This road system generally serves traffic of an intracounty, rather than intercounty or statewide importance. The system often provides service to a county seat or larger settlement area, as well as areas of traffic generation not directly served by the higher system. Major Collectors include Perry Highway, Wilson Chutes Road, and Mercer Pike (north of the T-intersection with Wilson Chutes Road).
- **Minor Collector:** A road, which collects traffic from the local road system and funnels it to the major collector and minor arterial systems. These roads may penetrate neighborhoods, distributing trips from the higher systems to their ultimate destinations. Minor Collectors include: Townhall Road and Geneva Road.

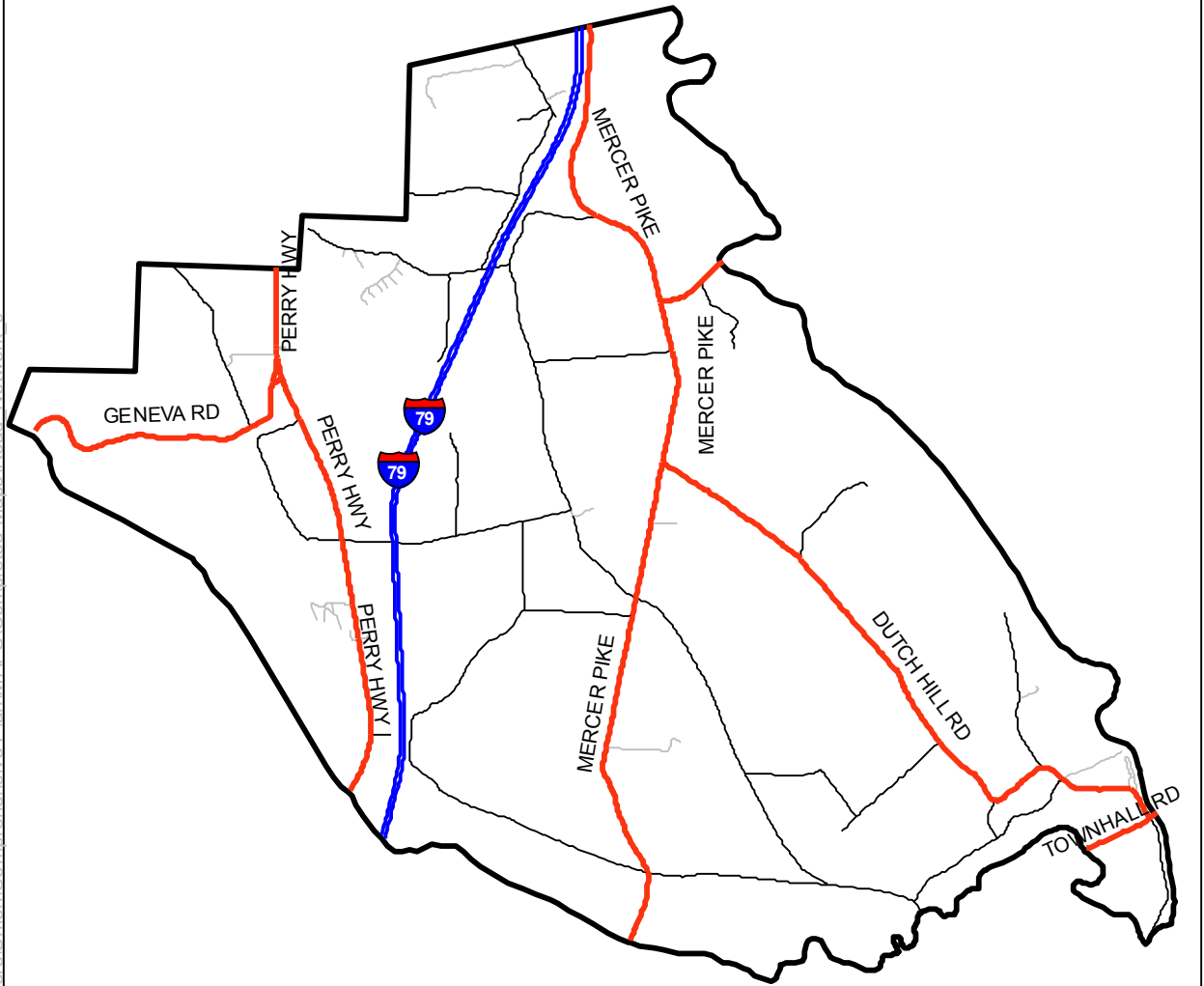
The four categories described above include roads, which have reasonable continuity. The following two categories demonstrate a difference in the continuity characteristics, especially the local access road.

- **Local (Collector):** This category of road is named local in the Federal system and it includes all Township maintained streets.
- **Local Access:** This is the true local street, which would never, even with full development surrounding it, carry appreciable through traffic. It primarily serves as access for abutting property owners.

Table 4 (on page 29) provides a listing of roads in Union by functional classification .

ROAD NETWORK

UNION TOWNSHIP



Legend

- StateRoute
- Township Roads
- Private Roads
- Union Township



Crawford County Planning Commission
Meadville, Pennsylvania

June 2009

S:\Planning\2_Municipal Folders\Union\Comprehensive Plan\MAPS\Completed Maps\Road_Network_9

CLASSIFICATION	ROAD
Major Arterial	I-79
Minor Arterial	None
Major Collector	Perry Highway, Wilson Chutes Road, Segment of Mercer Pike
Minor Collector	Townhall Road, Geneva Road, South Watson Run Road
Local	All remaining State and Township roads.

Source: Penn DOT

Table 4: Road Classification for Union Township

Average Daily Traffic

Data indicating the Annual Average Daily Traffic flow (AADT) has been compiled for the State Roads in Union. These counts are taken by Penn DOT for all roads in its system, and represent the average number of vehicles utilizing a particular road on any given day. These counts must be updated periodically to take account of changing conditions in traffic circulation. The following Map 9 summarizes the 2003 traffic volumes for State roads in Union Township.

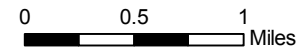
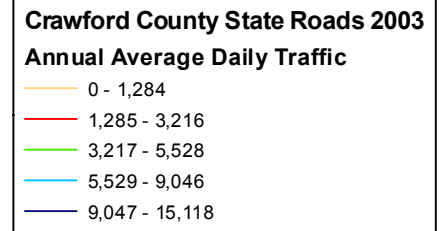
Road Improvements

Deficiencies and trouble spots:

1. Coming north on the Mercer Pike after the Ernst Trail crossing, the speed limit is 40 to the top of the hill - then goes to 55 to the bottom. Coming over the top, it's limited sight distance to my driveway and I've had a couple of close calls where someone comes rocketing over the hill and has to brake to miss colliding with my backside. There have been four residences (a couple with small kids) and several small companies added within the last 20 years and the area is almost as built up as the other side of the hill. Accidents usually occur in the winter when folks hit an icy area over the top of the hill and spin out of control.
2. Mercer Pike dropping from the hill to the swamp (going south) has limited sight distance. Speed limit there is 40 and that would be fine if folks obeyed it.
3. Mercer Pike intersection with Kennedy Hill Road (actually in Vernon Township) is extremely dangerous in that if you are coming northwest, you can't see up the road very far to see someone crossing the bridge coming towards you to the northeast.
4. Mercer Pike and Dutch Hill Road

ANNUAL AVERAGE DAILY TRAFFIC COUNTS

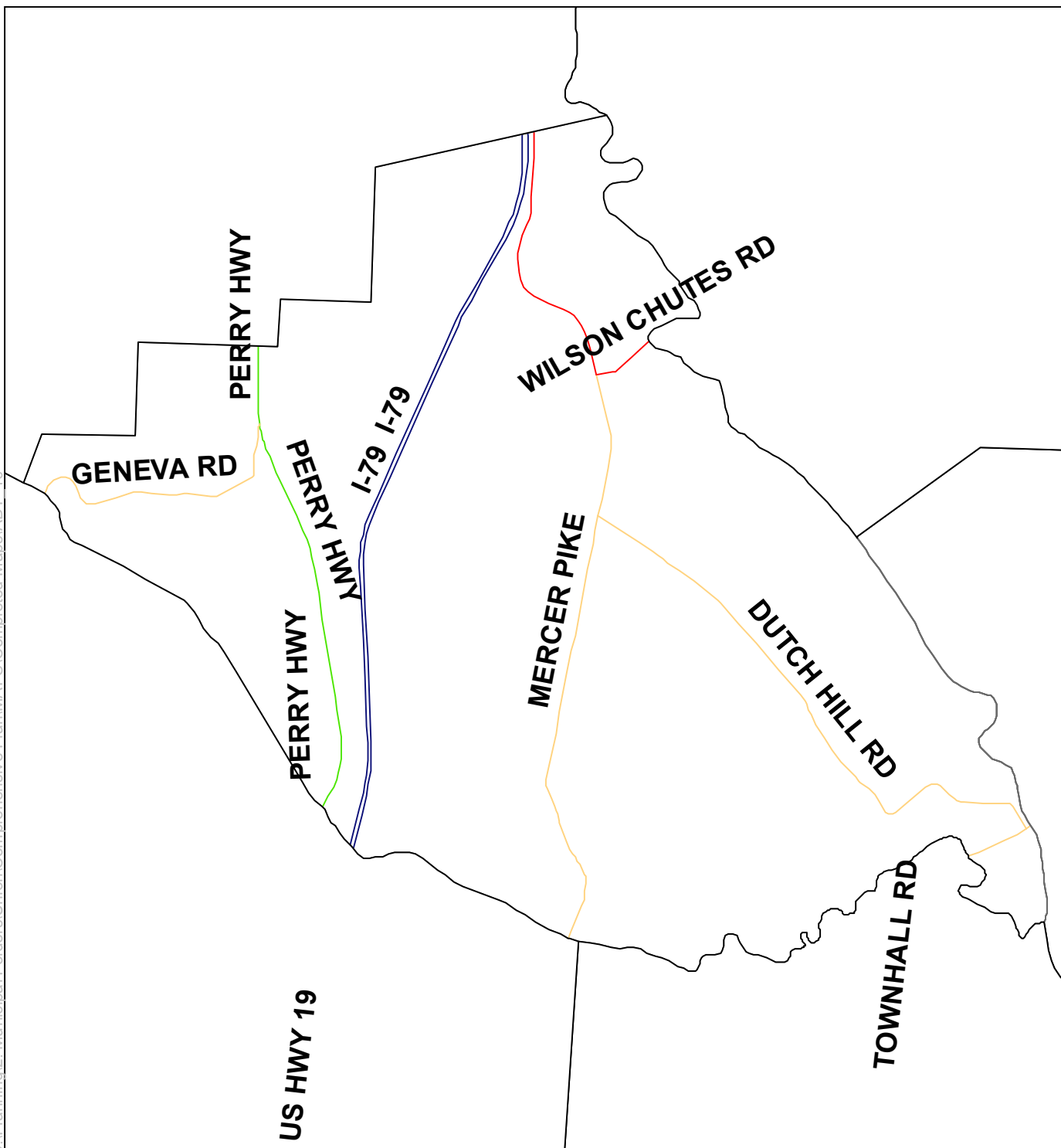
UNION TOWNSHIP



Crawford County Planning Commission
Meadville, Pennsylvania

August 2008

S:\Planning\2_Municipal\Union\Comprehensive Plan\Map\PS\Completed Maps\ADT_10



-
5. Hamill Road Bridge: An old railroad bridge constructed in 1925 serves Hamill Road that is in poor condition and presents a variety of issues, including: winter hazards, limited size for deliveries and farm equipment, and major safety concerns for the safety of the 5 to 6 families that are only accessible via this bridge. Heavy trucks and emergency vehicles cannot cross the bridge because of years of deterioration and weight limits. Options to address this issue include:
- a. Remove the existing bridge and construct an at-grade crossing
 - b. Construct a new bridge
 - c. Remove the sloped areas under I-79 bridge and build a retention wall (opening Taylor Road through to Mt. Pleasant)

2.6 Community Facilities and Services

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

Municipal Government

Union Township is a second-class township under Pennsylvania law, and, as such, all governmental powers except those in the area of education lie with a Board of Supervisors who are elected "at large" by township residents for staggered six-year terms. There are three supervisors on the board, one of whom is elected chairman by his/her peers. Currently, the supervisors employ one part-time secretary and one part-time equipment operator. One supervisor is appointed Roadmaster to direct and one part-time equipment operator. All supervisors work on an as-needed basis, as do a solicitor, engineer and Sewage Enforcement Officer. Supervisors also have appointed a Building Permit Officer. The Township residents elect a tax collector and three auditors.

The township supervisors enacted an ordinance creating the Union Township Planning Commission in December of 2007. The commission is comprised of seven members and has been instrumental in organizing this comprehensive planning process.

Other ordinances enacted by the Union Township Supervisors that relate to community development issues are as follows:

- Ordinance #2006-1. Ordinance of Union Township to provide for the regulation and licensing of sexually oriented or adult oriented businesses to provide for the administration and enforcement of the regulations and to provide penalties for violations.
- A sewage permitting and enforcement ordinance. This enactment conforms to current DEP standards requiring sewage permits for all new residences. Also covered is the very narrow exception that permits certain owners of property which they have owned since 1987 to subdivide one tract in excess of 10

contiguous acres and convey this tract to a specific class of family members who may proceed without the issuance of an on-lot sewage permit by the township if an exception is approved by the Sewage Enforcement Officer and subject to state law.

- A Building Permit Ordinance requiring that a permit be issued by the township for all new structures. This ordinance was amended in order to enable the township to be in compliance with the Pennsylvania Management Act.
- The Union Township Subdivision, Land Development and Storm Water Management Ordinance was adopted in 1996. The purpose of this ordinance is to control runoff and erosion problems. It also involves flood control issues and maintenance of any structures relation to storm water.
- Junk Yard Ordinance. This regulates the accumulation of junk and regulates junk dealers who are required to obtain an annual license and fixes minimum lot area and other regulations for junk yard operation.
- Union Township's resolution to ratify Crawford County's Solid Waste Management Ordinance in 1992. Solid waste as defined as any waste, including municipal (garbage) and hazardous wastes in solid, liquid and gaseous forms. The ordinance is comprehensive by providing administrative and enforcement procedures for the location, design, construction and operation of processing and disposal facilities. An important provision in this ordinance is the requirement that any processing and disposal facility be municipally owned and operated.

Township Property and Equipment

The Board of Supervisors owns two properties on Mercer Pike in the township. The maintenance building is used to store equipment for township maintenance. The one-room schoolhouse is used as a meeting hall and designated voting building. The township has two dump trucks with plow and spreader, one road grader, one truck with backhoe and loader, and one tractor with side boom mower and ditcher.

Schools

Union Township is located in Crawford Central School District, which has two distinct attendance areas. This Meadville area covers the city of Meadville and Union, Vernon, and West Mead townships. The Cochranon area serves the Borough of Cochranon and Fairfield, East Fairfield, Wayne and French Creek townships. Transportation is provided for all children to their assigned school. Bussing is also provided for children who attend private schools; i.e. Seton Catholic and Calvary Baptist Christian Academy in Meadville and French Creek Valley Christian School in Saegertown.

Children in grades K through 6th attend West End School. It is located on Brooks Road in Vernon Township. Meadville Area Middle School for 7th & 8th grade students

and Meadville Area High School for students in grades 9 – 12, share a campus on North Street in Meadville.

Educational services are governed by state mandated curriculum guidelines that support children across the entire learning spectrum. Some examples are advanced placement courses, opportunities for students to take classes at Edinboro University and Allegheny College and services for special needs children.

Another option for students in grades ten through twelve is to attend Crawford County Area Vo- Tech School located on Thurston Road in Meadville. With seventeen programs available the students receive a diploma from their home school as well as a Certificate of Completion. The school has 3 goals: to prepare students to 1. enter the work force, 2. go on to higher education and 3. to enter the military with specific skills.

Library

While Union Township has no library the residents have access to all of the libraries in the Crawford County Federated Library System. Residents may obtain a card from any of the nine libraries in the system and use it throughout the County.

Additionally, through the Inter-library Loan program it is possible for an individual to obtain a book from sources throughout the country. Meadville Public Library is the headquarters for the County System. Other libraries in the system are; Benson Memorial in Titusville, Cambridge Springs Public Library, Cochran Area Public Library, Linesville Community Public Library, Shontz Memorial Library in Conneaut Lake, Saegertown Area Library, Springboro Public Library and Stone Memorial Library in Conneautville.

The Meadville Public Library is open 65 hours a week and has approximately 90,000 books. Users may also borrow films on VHS and DVD, books on CD and cassette, children's toys, puzzles, and magazines. There are computers available for public use. These computers provide Internet access and are joined by the library's wireless access for laptops. Many special services are provided by the Meadville library. They include a summer reading program for children, youth and adults; pre-school story hour on Wednesdays and Thursdays; however, the last week of the month a puppet show replaces story hour. Families do not have to register in advance for these activities.

The Koha circulation system has recently been added to the library services in Meadville and Saegertown with the other 7 branches soon coming online. It offers readers the ability to set up online accounts. With that account they will be able to check out holdings at all 9 Crawford County Federated Libraries, recall what they have already checked out and when it is due. As the system is expanded, they will be able to renew books, reserve others and review their checkout histories. This system will greatly enhance the services provided to all residents in Crawford County.

Residents are able to obtain a card at Pelletier library on the campus of Allegheny College by filling out a form at the library. The card will then be sent to their home. The card is only valid for checking out books. Due to FCC regulations county residents who are not students of the College are not permitted to access the internet in the library.

Crawford County Federated Library System website: <http://ccfls.org/>
Phone number: 814-336-1773

Recreation

Ernst Trail

The Ernst Bike Trail is a nature trail meandering through quiet woods, marshes and meadows, and is used by many thousands of people each year for hiking, biking, bird watching, jogging, rollerblading or simply communing with nature.

The trail was begun in 1996 by a local group of volunteers, working with Marsha and Calvin Ernst, who donated a right-of-way to the group so that the community at large could enjoy the natural environment and pristine beauty, which we share in our area.

The trail is built on the Meadville-Linesville Railroad line which was built in 1880-1892 to access the Pennsylvania Railroad at Linesville. It became popular as passenger transport to “Exposition Park” at Conneaut Lake (later renamed Conneaut Lake Park) in the early twentieth Century. As the rise of the automobile grew, and rail service declined, the line was abandoned in 1976.

The trail is in portions of Vernon and Union Townships, and includes a fifty foot long covered bridge over Van Horne Run, which has gained Landmark status in the County.

The trail traverses terrain with imprints of ice age glaciations, passing through the lush bottomlands of the French Creek Valley. With sixty six species of fish and 27 species of mollusks, French Creek is Pennsylvania’s most biologically diverse body of water. From beginning to end, the landscape is pastoral, with varied environments of meadow and marsh, hardwood stands and hemlock thickets. It is home to many species and birds and mammals, including the American eagle.

The trail is currently five miles long and is planned to be lengthened by two additional miles by 2010. The long term plans include completion to Conneaut Lake, and possibly a link to the Pittsburgh to Erie Trail, as currently being developed.



Ernst Trail
Photo taken by CCPC

Other Recreational Services

Nearby, in the City of Meadville, a wide variety of recreational services are available, some free, some at a fee through The Vernon Township Recreational Complex, the YMCA and YWCA, and various church related, and community groups.

State Game Lands #213

Description of State Game Land #213- history, uses, etc.

Game Lands Website: <http://www.pgc.state.pa.us/>

Regional Office Number: (814) 432-3188 or

Game Commission

1509 Pittsburgh Rd.

Franklin, PA 16323

Phone 432-3187

Fax 437-5122

Conneaut Marsh- Geneva Marsh Important Bird Area

Conneaut Marsh- Geneva Marsh Important Bird Area (IBA) is located partially in Union Township. This IBA is over five thousand (5,000) acres in size and contains all of the State Game Lands No. 213. Approximately one third of the site consists of Pennsylvania's largest remaining emergent marsh; one quarter is forested wetland; one fifth is scrub-shrub swamp; and the remainder includes areas of deciduous, coniferous, and mixed forest of varying ages, as well as herbaceous, mixed, and shrub-brush rangelands. Numerous rare plant and animal species occur on this site including a rare dragonfly, the Spatterdock Darner.

The variety of wetland types, as well as the size of them, makes this an important site for wetland species. Numerous endangered and threatened species occur here. It is estimated that some of the state's largest breeding population of wetland birds occurs here as well.

The 5,000 acres maintained by the Game Commission is extensively managed so as to provide protected natural areas for waterfowl and wildlife, and also areas for such activities as hunting and fishing.













The value of this waterfowl management and game area, in terms of aesthetics, conservation and recreation could not




Geneva Marsh
Photo taken by CCPC

RECREATION UNION TOWNSHIP

Legend

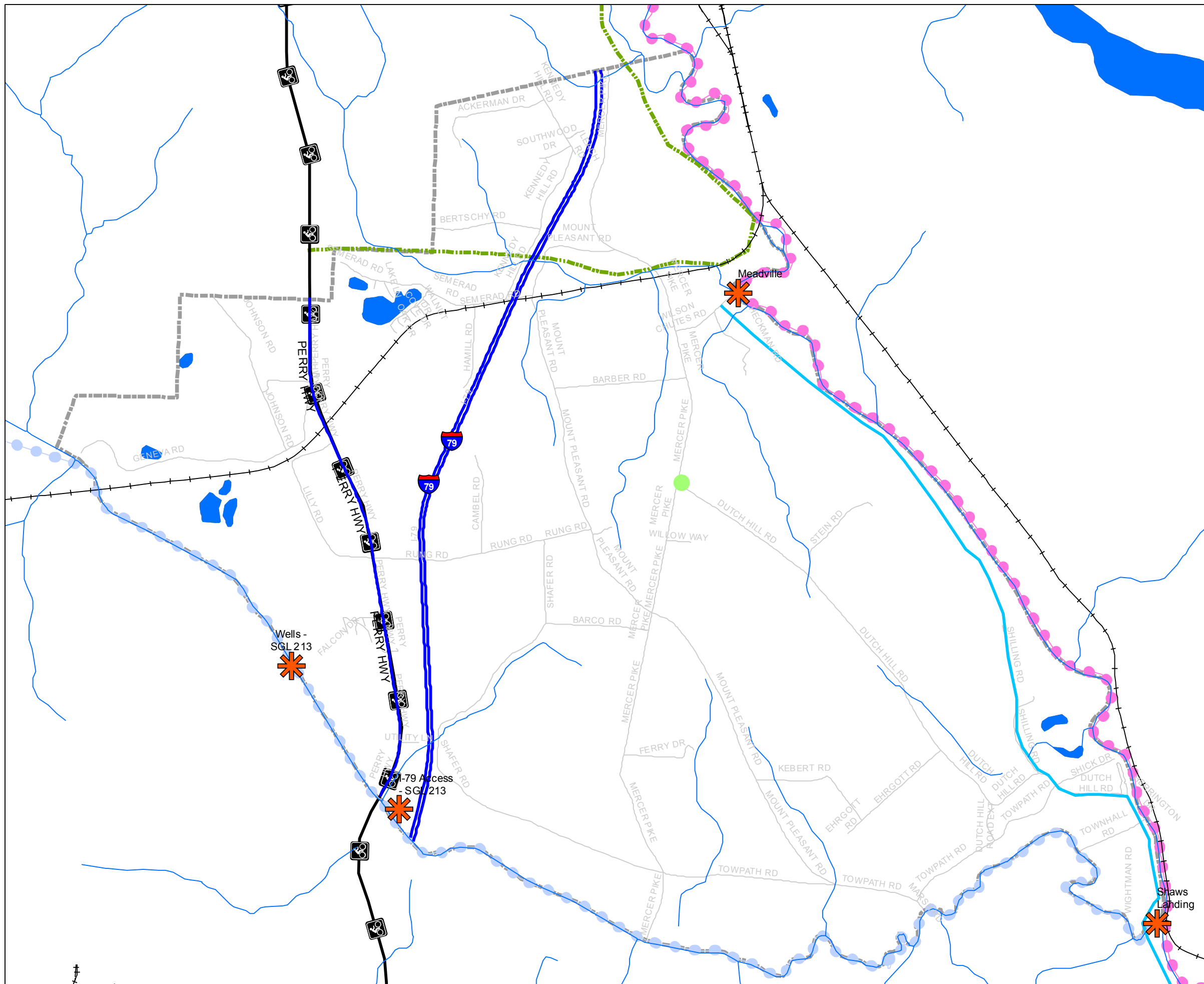
-  Municipal Meeting Building
-  Water Access
-  Streams
-  Railroad
-  Bicycle PA Route A
-  Conneaut Outlet Water Trail
-  Ernst Trail
-  Potential French Creek Trail
-  French Creek Water Trail
-  Lakes
-  Union Twp Boundary
-  Roads

0 0.5 1 Miles




Crawford County Planning Commission
Meadville, Pennsylvania

December 2009



possibly be gauged by monetary standards. The environmental asset to the community, region and the State is virtually unmatched. Thus, it is the responsibility of this Plan to ensure the protection of these lands by designating areas for development, which will not threaten or detract from the vast public investment made to preserve this unique area.

Fire Protection

Vernon Central is the primary responder to all 911 emergency fire calls for Union Township. Anytime Vernon Central is dispatched to Union Township for a structural fire, a second fire department is also dispatched. Depending on where in the township the fire is located, determines the other department that is dispatched with Vernon Central. Pre-determined grids are used by 911 to determine which department is dispatched along with Vernon Central. The other department dispatched along with Vernon Central would be Greenwood, West Mead 1, Cochran or in some cases Vernon Township. As soon as the existence of an actual fire is confirmed, a second alarm is requested which brings in a multitude of other pre-determined fire equipment from Vernon Central and the other surrounding departments. A copy of the Grid plan is included, along with the Grid plan is a list of who responds on both first and second alarms in each particular section of the grid that make up Union Township.

Average response times to Union Township for 911 fire calls vary. The primary cause in the variance is determined by whether there are personnel on station at the time of the call, and of course where in Union Township the call is located. Without people on station, the average response time is generally 10-12 minutes. This response time is greatly reduced if members are on station at the time of the call.

Fire and Rescue Trucks Operated and Maintained by Vernon Central include:

Engine (23-1) – 2001 E One pumper

- 1200 Gallon Water Tank
- 30 Gallon Class B Foam Tank
- 20 Gallon Class A Foam Tank
- 1000 Feet of 5 inch Supply Hose
- 6 man cab with 5 SCBA's (self contained breathing apparatus)

Engine (23-2) – 1995 E One pumper

- 1000 Gallon Water Tank
- 50 Gallon Class B Foam Tank
- 1000 Feet of 5 inch Supply Hose
- 6 man cab with 5 SCBA's

Engine (23-3) – 1977 American LaFrance pumper

- 1000 Gallon Water Tank
- 1000 Feet of 5 inch Supply Hose

5 man cab with 2 SCBA's
2 portable pumps

Squad (23-8) – 1993 Suburban-Quick Response Medical Unit

4 Man Crew
Wide Range of Medical Equipment

Rescue (23-18) – 2008 KME Heavy Rescue

7 man cab with 6 SCBA's
Capable of operating 9 Rescue Hydraulic tools simultaneously
6 Bottle 6000lb cascade air system
Multitude of vehicular and structural rescue equipment
Small Comand Center
Multitude of Lighting Equipment
Multitude of HazMat gear and equipment

Vernon Central Fire Department Currently has 31 volunteers on the roster. Of the 31, 13 are certified as Emergency Medical Technicians. Most other personnel are trained at different levels of certification. This includes broad levels of certifications from basic up to the more technical levels of training.

Police Protection

Pennsylvania State Police - Meadville

11176 Murray Rd.
Meadville, PA 16335
Phone (814) 332-6911

Union Township depends upon the Pennsylvania State Police for protective services. The state police are based at the Meadville Barracks in Vernon Township. The township is in what is called Patrol Zone 35, which includes all of Greenwood, Union, Fairfield, and East Fallowfield Townships. The state police constantly maintain one patrol car in the area which includes Zones 34, 35, and 41; that is the area of Vernon Township, Union Township, Greenwood Township, Fairfield Township, East Fairfield Township, Wayne Township, Randolph Township, East Mead Township and West Mead Township. The amount of patrol that an area receives is based upon the population and the number of incidents, and it also varies from day to day with need, seasons and scheduled events. While there is no one patrol car constantly scheduled for the Patrol Zone 35, Union Township receives frequent patrols along the main roads, for example, U.S. Route 19 and U.S. Route 322, due to the fact that these are main routes that many of the patrol cars use in the conduct of their service. Their average maximum response time varies from 15 to 20 minutes; but, as one can imagine, this varies depending upon the situation and it is not always possible to maintain this standard.

In their experience with traffic violations, the state police indicate that there are more traffic incidents on U.S. Route 19 than the remainder of the roads in the township. The state police attribute this to the fact that there is more traffic on U.S. Route 19. The state police may enforce traffic violations only on public roads (state and township) and on traffic ways (entrances to shopping malls, etc.) and not on private roads. It should be noted that though 3 Zones share one patrol route in the event of an emergency or a response requiring substantial time a second patrol car would be called into this patrol route providing back-up in the zone.

Emergency Services

Cochranton Vol. Ambulance Service

113 East Adams St.
Cochranton, PA 16314
Business 425-2111 Social 425-7021
Fax 425-1303

Conneaut Lake Ambulance Service

290 S Fourth St. Ext.
Conneaut Lake, PA 16316
Business 382-1133 Social 382-2415
Fax 382-2415

Emergycare Meadville

872 Water St. Suite A
Meadville, PA 16335
Business 337-8141 Social 337-0583
Fax 333-8569

Meadville Area Ambulance Service, LLC

592 Williamson Rd.
Meadville, PA 16335
Business 724-7595 Social 724-7597
Fax 337-0599

Ambulance service is provided to the township by two ambulance services: Cochranton Ambulance Service, and Conneaut Lake Area Ambulance Service, Inc. However, Conneaut Lake only covers a small area in the west end of the township on Geneva Road, Lilly Road, and Johnson Road. Meadville Area Ambulance Service, Inc provides backup relief to both of these services. Where there are emergencies in the township, the emergency personnel will call either the Cochranton or the Conneaut Lake ambulance service. Emergycare Meadville and Meadville Area Ambulance Service, LLC are part of the 911 rotation and available to the entire township for membership. There are, however, residents of the township who are

members of the Meadville Area Ambulance Service and who call that service to arrange for their own ambulance trips.

The Cochranon Ambulance Service is a volunteer organization that provides 24 hour a day ambulance service with an entirely volunteer staff of 32 advanced first-responders and emergency medical technicians. The service operates two ambulances and one rescue vehicle. Both ambulances are equipped with two radios, one of which has the fire frequency and the other the medical frequency giving them radio communication with County Control and the hospitals. Residents of Union Township may purchase memberships for the service. Each membership is entitled to receive an unlimited number of calls per year. A family membership is \$40, a senior membership (persons 62 and older) is \$35. Non-members are charged \$330 a trip. Additionally, there is \$3.30 charge per load mile for non-members. The hospitals in Greenville, Seneca, Grove City, and Meadville are considered to be within the service area.

The Conneaut Lake Ambulance Service also provides 24 hour a day service and is comprised of approximately 43 paid and 15 volunteer staff including paramedics and emergency medical technicians. The service operates 3 advanced life support (ALS) ambulances and one wheelchair van rescue vehicle. Ambulances and other vehicles are equipped with radios both for radio communication with County Control and hospitals. Residents of Union Township may purchase memberships for the service, which results in reduced charges for services. Yearly membership types include family for \$45, senior for \$35 and household for \$50 (covers visitors to your home.) Rates for services vary depending on the service used; for example transport that requires emergency medical technicians would be less expensive than if a paramedic were required. A normal charge per mile of transport is \$10.00. In emergency situations, the Conneaut Lake Ambulance Service transports to the closest command facility, which is generally Meadville Medical Center.

Emergycare has one Advanced Life Support (ALS) vehicle staffed with a paramedic available 24 hours a day. A second vehicle is staffed part-time. Membership is \$30 per year and covers anyone on the property.

Meadville Area Ambulance has 5 Advanced Life Support (ALS) vehicles. Three are staffed with paramedics 24 hours a day. Membership is \$25 for seniors and \$30 for under 50. Membership covers anyone on the property.

The Greenwood Township Rescue Squad is a volunteer group with 19 trained emergency medical technicians and 6 advanced first alerts. This group may be dispatched through the Crawford County Control and may be specifically requested by an ambulance service or a citizen. The group handles medical needs and will assist at all types of rescue situations. They have a working relationship with the Cochranon, Sheakleyville, and Conneaut Lake Ambulance Services and with the Vernon Central Fire Department and will respond to emergency situations until the ambulance service arrives. The response time of the Greenwood Rescue Squad is

approximately two to three minutes. The rescue squad has a quick response service unit that has been certified by the county; it is a 1993 Ford F450 type B ambulance body. The Greenwood Township Volunteer Fire Department supports the rescue squad. The Cochranon Ambulance Service is considered light rescue that carries only light hand tools, crimping and blocks coordinating with Vernon Central and Cochranon.

Health Care and Other Human Services

Medical and dental services are available through a wide range of non-profit and proprietary providers in the City of Meadville, Crawford County, and in Greenville, Mercer County. A number of physicians are also available in Conneaut Lake Borough. Most residents of Union Township travel to one of the various medical centers within a fifteen mile radius, which includes Crawford and Mercer County. Information on Medical and Dental services are available through the local phone book listing and a Physicians' Referral Service, maintained by Meadville Medical Center. The City of Meadville has one hospital, the Meadville Medical Center with 277 beds. Meadville Medical center is a comprehensive community Hospital with a full range of inpatient and outpatient services, including a well staffed emergency department. Community based services include Hospice and a number of medical clinics which assure medical care to everyone, regardless of their ability to pay. UPMC Horizon Hospital is in Mercer County and has part-time practices in Conneaut Lake Borough, as does the Meadville Medical Center.

Community Health Services of Crawford County, Inc. (CHS), located in Meadville, provides those that are home-bound with an array of medical and social services. CHS is a nonprofit organization, providing services in the home at cost or on an ability to pay basis. The services provided include family planning; medical and Community Services Block Grant transportation; and a nutritional and educational service for expectant mothers and infants (Women's, Infants & Children Program, WIC).

Many other human services are available, nearly all of them from offices and clinics in Meadville and frequently funded in part by county government. Some of them are listed and described briefly below:

- **Children and Youth Services:** adoptions, a foster care program, handling child abuse cases and child advocacy services.
- **Office of the Aging:** programs for the elderly enabling them to continue living in their own residences, provision of meals, opportunities for socialization. One of these centers is in the City of Meadville, which would service Union Township.
- **Mental Health/Mental Retardation Service:** insuring the operation of a mental health clinic, providing for community living arrangements, providing jobs for the retarded and handicapped.

-
- Northwestern Legal Services: making available legal help on an ability to pay basis.

Postal Services

Union Township is served by two post offices, neither of which are located in the township. Nearly the entire township is served by the Meadville Post Office, for which the ZIP Code is 16335. There is a very small area of the township in the southeastern corner, which is served by the Cochranon Post Office, for which the ZIP code is 16314. All addresses located on Townhall Road, and all address located south of Townhall Road, are serviced by the Cochranon Post Office.

Public Transportation

As described earlier under the Health Care and Other Human Services section the Crawford County Area Transportation Authority (funded by the Board of County Commissioners, through state and federal subsidies and through funds from certain human service agencies in the county) provides transportation to the clients of human service agencies and serves all residents of the county. The County Area Transportation Authority, more commonly referred to as CATA, provides a Shared Ride Program Monday thru Friday from the Cochranon Conneaut Lake area to Meadville and Meadville Senior Center. However to use the service reservations must be made one working day in advance. To place reservation, call either 814-336-5600 or 1-800-782-2282. If a reservation is needed for Monday the reservation must be placed on the prior Friday. The costs for the Shared Ride Program are:

- Senior Citizens- one way from Conneaut Lake and Cochranon it is \$2.25. Senior I.D. cards are required and available from the CATA office. Persons with Disabilities share the same rates.
- Adults- one-way from Conneaut Lake and Cochranon it is \$14.85. Children ages 6 thru 18 pay half of this price and children 5 and under ride free.

An alternative service to the Shared Ride is the Designated Stops option. The Designated Stop for Cochranon is the County Fair at 110 West Adams Street. The Designated Stop for Conneaut Lake is Al's Melons at 7071 Water Street. There is currently no designated stop in Union Township. The reservations must be made 24 hours in advance just like the Shared Ride Program. Both Designated Stops end strictly at the Downtown Mall in Meadville. The costs for the Designated Stops are:

- Senior Citizens, with a senior citizens I.D. from CATA, and Disabled persons ride free.
- Adults and Children age 6 thru 18 pay \$3.35 per one-way trip. Children ages 5 and under ride free.

Refuse Collection

Union Township is served by two refuse collection services: (1) Waste Management and (2) Tri-County Industries. The township supervisors play no role in refuse collection services aside from the municipal clean-up day. The Union Township Clean-Up Day is tentatively scheduled each year on a Saturday in April at the Township building. There is no fee for township residents and most everything is accepted with the exceptions of liquid paint; tires; batteries; refrigerators, air conditioners, dehumidifiers and other appliances containing Freon; and burnable items such as brush, cardboard, and paper trash.

Tri-County Industries currently serves the township on Route 19, which it collects on once a week. For service not on Route 19, residents should contact Tri-County Industries. The cost of their service is either \$66 every three months with a limit of 95 gallons total or \$51 every three months with a limit of one bag per week. The waste is hauled to a landfill in Seneca, Pennsylvania.

Tri-County Industries: <http://www.tricountyind.com/> 724-748-4705

Waste Management has once weekly pick-up of containers at a cost of \$22.00 per month. The only bag pick-up service available is for the grandfathered folks who have been with them for many years. They pick up in many areas of the township such as Mercer Pike, U.S. 322 and State Route 19.

Waste Management of Erie: 1-800-458-0476.

Utilities

Union Township does not have any public water or sewer. These utilities are provided through on-lot wells and on-lot sewage systems. All new septic systems are regulated through the Pennsylvania Department of Environment Protection and the Township is served by a Sewage Enforcement Officer. All permitting questions can be answered through the Sewage Enforcement Office. New residents to the Township should contact the Township Secretary for more information.

Union Township residents receive electric power from Penn Power and Penelec and telephone service is provided by the Alltel Phone Company. Cable or DSL Internet service is provided to some areas by Windstream. Dial-up service is available to all residents through various providers.

2.7 Township Survey Results

Public Input

One of the most important considerations when formulating a comprehensive plan is public input. In the process of studying community development issues, one of the most effective tools in getting to the root of resident concerns is to obtain their

opinions through a survey. Due to the fact that surveys are received through the mail, filled out in the privacy of a home, and then returned anonymously to the Crawford County Planning Commission, we can be reasonably sure of the integrity of the replies to the Crawford County Planning Commission.

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

Community Survey

The Union Township Community Survey was mailed and administered by the Planning Commission during 2008. The questions contained in the survey were designed to help the Planning Commission gather information about public sentiment on a variety of issues affecting the future of Union Township. The questions asked for basic demographic, community facility, housing, and economic information as well as any additional comments about any issues over which the residents would like to express their concern.

The Community Survey was mailed to all per capita tax recipients in the Township. The recipients were asked to complete the attached survey and return it in the postage paid envelope within 1 month and were assured that all survey responses were confidential and would be used for no other purpose. All surveys were sent directly for tabulation to the Crawford County Planning Commission.

Results of the Survey

The response to this survey was well above average when compared to similar endeavors in other County Townships. A total of 373 surveys were mailed to the official addresses based on the County Assessment Office records. The surveys were collected throughout January 2008 and 109 surveys, or 29%, of the surveys were returned with information.

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

Demographics

- The average age range as indicated by those responding to the Union Township Community Survey is between 55 and 64 years old.
- Roughly 55% of respondents have owned property in the Township over 20 years.
- Approximately 40% of Township residents who responded are retired.

-
- Of the respondents still working, 23% work in the City of Meadville, 12% work in Vernon Township and 12% work in Union Township.
 - The average household income reported was in the range of \$50,000 to \$74,999.

Community Facilities

- Levels of satisfaction ranked very high for fire department and emergency medical service and for the quality of trails, while the quality of recreational programs, access to recreational programs, and internet service ranked very low. The community facility that the residents were least satisfied with was public transportation.

Housing

- 97% of survey respondents own their home.
- The majority of Township residents feel the appearance (70%) and price (62%) of housing is *average*.
- Township residents are satisfied with the availability of affordable housing and the quality of affordable housing but are dissatisfied with availability of affordable rental housing and the quality of rental housing. The township residents are very dissatisfied with the availability and quality of low-income housing.
- 64% of Township residents feel that there needs to be more affordable housing.

Economics

- The majority of Township residents go to Meadville for medical services and banking and go to both Meadville and Vernon Township for clothes shopping, grocery shopping, entertainment, and dining.
- 52% of respondents would like to see more business and job opportunities within the Township, with *manufacturing* being the most desired type of business.
- *Public Transportation, high-speed Internet access, and recreational programs* are the top 3 services that residents feel need improvement.
- Of those that had an opinion, 55% felt that the Township should provide additional resources (time, effort, money) to attract more businesses and job opportunities.
- When examining future population, roughly 53% felt that the Township population should remain the same, while 43% felt it should increase somewhat, and only 4% stated that the Township population should become smaller over the next 25 years.
- Approximately 36% of respondents felt that retail growth and development should occur along Route 19 in the Township. With 29% wanting development

throughout the Township and 26% desired no additional growth. The remainder named areas scattered throughout the Township.

- 68% of Township residents felt that it was very important to maintain the rural character of the Township while 30% felt that it was somewhat important.

III. TOWNSHIP PLAN

3.1 Community Development Objectives

Introduction

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

General Goals

- To preserve the quiet, rural and agrarian nature of the Township by protecting land values with land use policies.
- To keep Union Township a rural community with a pristine and attractive landscape.
- To continue to maintain the subdivision process within the township in order to preserve a spacious and rural atmosphere.
- Development within the township shall occur primarily in the area's served by the major highway road access, as a result, the spacious environment within the township will continue.
- To continue the promotion and encouragement of the upgrading and installation of older manufactured housing and camps, that in the past has detracted from the natural beauty of the township.
- To encourage the continued maintenance and occupancy of the housing to promote the overall housing value within the township.
- To continue the community spirit that has enabled the township to be self-sufficient in crime protection/prevention and awareness.
- To encourage the resort-recreational aspects of the Geneva Marsh and State Game Lands No. 213.
- To provide recreational and educational activities or venues for the entertainment of children and visitors.

-
- To improve tourism in the Township in ways to include but not limited to, kayaking, canoeing, biking, bird watching, bed and breakfasts, and the viewing of its cultural history.

The Comprehensive Plan also includes a series of objective and policy statements. These are extremely important because they establish a sense of direction for township's growth and development. From these objectives and policies specific projects are formulated which should be the basis for future actions in the public or governmental sector as well as the private sector. The term objective should be understood to mean a general statement of purpose relative to an issue. The term policy shall be understood to mean a more specific statement in connection with action on an issue. The term project shall be understood to mean a specific undertaking, which achieves stated policies and objectives.

3.2 Future Land Use Plan

The Land Use Plan prepared for Union has been created to reflect the long-range development policies of the Township. These policies provide the basis for the implementation of the Plan by identifying basic principles related to the planned and coordinated growth of the Township; the preservation of environmentally sensitive areas; and the establishment of controls to protect and enhance the unique and desirable character of the community for future residents. Thus, the Land Use Plan for Union represents a series of goals, which encourage the optimum use of buildable land, as well as the protection of those lands within the Township which are either subject to building hazard or which possess unique, aesthetic or agricultural value.

The major purpose of this Land Use Plan is that it serve as an effective guide to the Township Supervisors and Planning Commission, not only in attempting to influence the location of new development, but also in holding down the costs of providing municipal services through land use regulation. In addition, the Plan has sought a close relationship between the use of land within the Township and the land use policy of surrounding communities working to achieve an efficient and mutually acceptable pattern of land use throughout the region.

The following discussions present the growth and development policies established by Union Township to govern land development and conservation. These policies are born out of discussions as to how the Township should manage its land to achieve its objectives for controlling growth; the primary objective being to preserve the rural/agricultural character of the Township, while encouraging new growth to locate in areas which are best suited for concentrated residential and commercial development. In some instances, programs and/or projects have been identified which prescribe specific means for extending policy into action. Where appropriate, these programs/projects are described in conjunction with the policies they seek to achieve. A summary is provided at the end of the discussion of policies

that details the specific recommendations of the Plan, as illustrated on the “Land Use Plan” map.

Objective 1.: To preserve the quiet, rural and agrarian nature of the Township by protecting land values with land use policies.

Policy: While development of the land is anticipated it is desired that such development is compatible with existing land use and natural environment of the surrounding area. Township residents have expressed that there is to be a priority placed on preservation, conservation, and promotion of the rural character of the Township.

Policy: Reduce fragmentation of the future landscapes by promoting farmland preservation. The Crawford County Farmland Preservation Program is an organization through which the State purchases the development rights to a farm from the property owner. This allows the farmer to continue all farming practices and receive proceeds if they choose to convey the land but restricts it from development for perpetuity. Property owners cannot currently apply to the program as the Township is not enrolled as an Agricultural Security Area with the County. Township residents must petition and apply to the Township for this designation.

Policy: Reduce the potential for fragmentation of farmland, woodlands and pasture. Without the adoption of zoning, all development proposals are currently permitted barring any environmental state regulations preventing the development. (i.e. Development within established or protected wetlands.). This places the Township in a vulnerable position and creates a potential for conflicts between undesirable land uses and the surrounding or adjacent natural resources. Careful planning should be adopted to deter further subdivision of large agricultural parcels or woodland and pasture parcels into small single-lot building lots. By doing so will preserve the valuable farming soils necessary for aesthetic quality of the area. In general, a Zoning Ordinance should be adopted to direct high intensity development to areas that have existing infrastructure of past disturbances.

Policy: Municipal regulations should be provided for the protection of waterways and natural corridors by way of riparian buffers as recommended within the Crawford County Natural Heritage Inventory and the Crawford County Greenways and Open Space Plan. These areas have been identified within the Union Township Natural Heritage Inventory Map 3 and labeled as conservation. Watershed and sub-watersheds where natural communities occur should be viewed as areas of sensitivity, although not all portions of the watershed may be zones of potential impact. As an example, conserving natural areas around watersheds provide an additional protective buffer around the water supply, habitat for wildlife, and may provide low-impact recreation opportunities.

Objective 2: To attract development within the township in the form of economic development and industry.

Policy: Business and manufacturing use areas have been identified on lands that are least likely to have any impact on the natural resources of the Township, have all major utilities, appropriate sewage suitability, and access to roads with the highest traffic counts. Manufacturing development proposals should be thoroughly scrutinized and provided with clear requirements for protection of natural resources and all other uses. Regulations should include buffering or greenways along all adjacent properties and public right-of-ways to screen undesirable affects on community appearance.

- *Future development shall be encouraged to locate in the appropriate use areas as delineated by the Union Township Land Use Plan. This plan designates areas for agriculture, rural and concentrated residential development, commercial development, and conservation, lands.*
- *Non-farmland uses shall be discouraged in areas where productive agriculture exists.*
- *Future large-scale subdivision of land for Residential purposes shall be encouraged to locate in areas designated for concentrated residential development.*
- *Lands which have no concentration of active farm operations, and where the potential for concentrated development does not exist, shall be encouraged to develop for low density uses in keeping with constraints on development implicit in the land itself.*

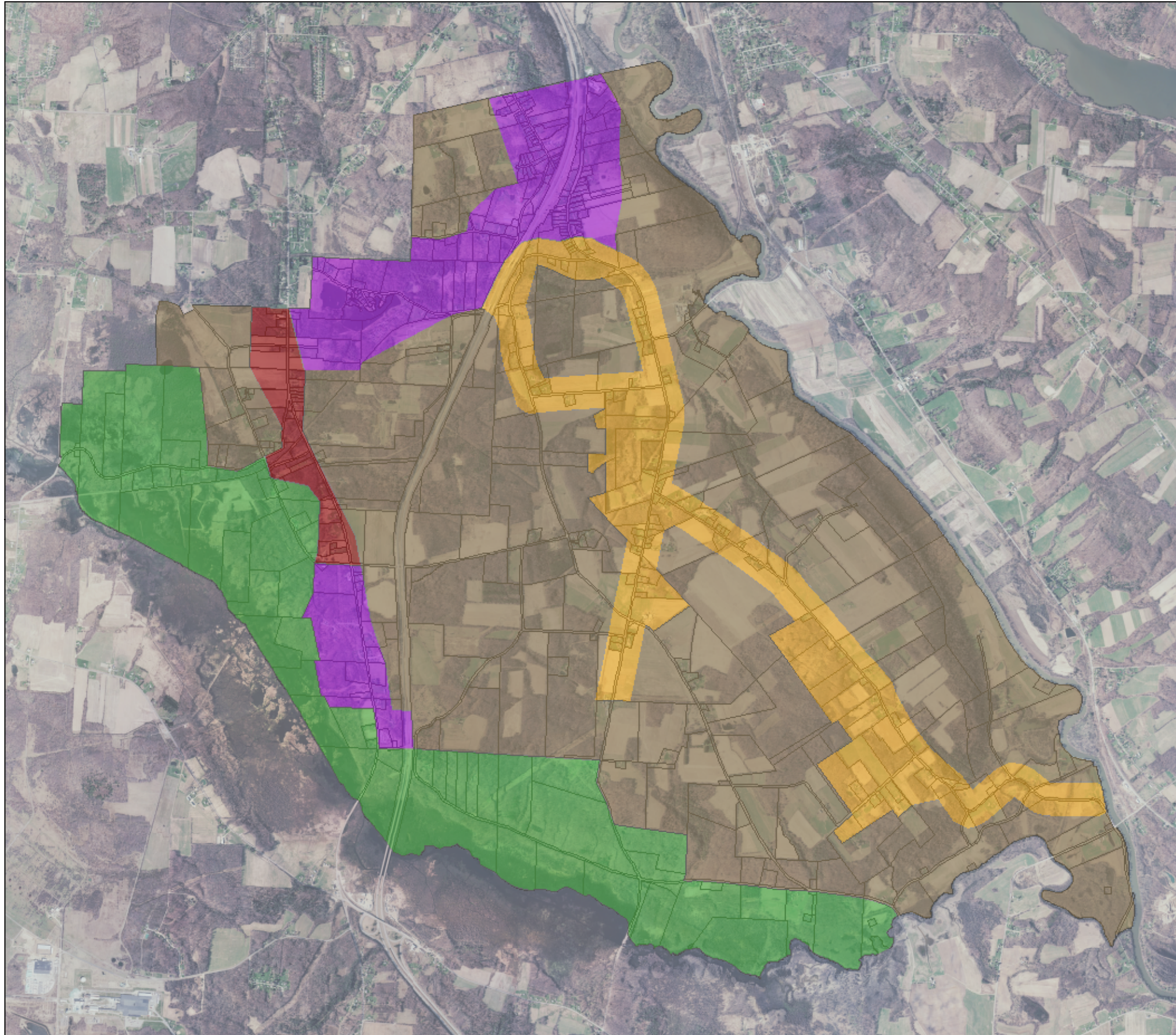
■ Future Land Use Classifications (Map 11)







- **Agricultural:** The Agricultural District includes areas where active agricultural activities exist or where cleared fields exist that could with relative ease, be put into productive use. These areas are designated for lands in the Township where “for-profit” agricultural activities are still predominate but there also tends to be a mix of “hobby” farms, rural residential lots and some small scale agriculturally related commercial activities. This District will still maintain a strong rural character and have the primary focus of the historic agricultural activities along with a variety of other rural land uses deemed appropriate for the area. An additional use permitted in this area would be any type of industrial activity. Although the Township does not currently have a great deal of industrial activity, it would be in this

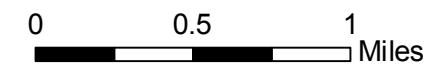


Local Farm
Photo taken by CCPC

FUTURE LAND USE UNION TOWNSHIP



Future Land Use	
Future_Use	
	Agriculture
	Commercial/Retail
	Concentrated Residential
	Game Lands
	Rural Residential
	Parcels



June 2009

district in which it would be allowed on a conditional basis.

- **Commercial/Retail:** This includes a wide range of wholesale, retail activities, and office activities, but excludes activities where goods are made and which are more appropriately classified as industrial. This category also includes mixed residential and commercial.
- **Concentrated Residential:** Major residential concentrations occur in the northern portion of the Township specifically along Mercer Pike, State Route 19, and. The majority of the homes in allotments are permanent residences, which have constituted the predominant form of development in Union Township. This pattern of development can be attributed to the high-traffic volume of the roads and their proximity to services and employment.
- **Rural Residential:** Rural residential areas are designated for land in the Township along major State Highways where full-time agricultural activities do not predominate and where there is little likelihood of the provision of public sewerage or water services. The rural residential areas are characterized as lands situated along State highways where no major physical or environmental factors restrict development. Neighborhood businesses, home occupations, small light industrial establishments, and agricultural related businesses should be sited to coexist with the predominately residential nature of these areas.
- **Open Space / Game Lands:** Open Space areas include those set aside for passive or active recreation purposes or those with no development potential. These include State Game lands, and the land adjacent to the Geneva Marsh.

3.3 Housing Needs Plan

The Housing Needs Plan of the Union Comprehensive Plan identifies and establishes the Township's policy relative to the maintenance and development of housing to meet the needs of existing and future residents. It establishes policies that will guide Township decision-making, and sets forth an action program to implement housing goals for the next twenty years. This plan seeks to identify some of the methods available to Union to deal responsibly with the housing problems, which exist in the Township. Realistically, however, this is an area, which must be more thoroughly addressed in future planning cycles in order to present meaningful alternatives for action. With this in mind, the following policies represent the position of Union Township relative to its most immediate needs in resolving housing problems.

The Housing Needs Plan has been designed to address key housing issues in the Township. These issues include the provision of a mix and balance of housing types and costs to meet the needs of all segments of the community, provision of affordable housing for special needs groups in the community, and the maintenance of the existing affordable housing stock found throughout the Township. The Housing Element has been designed to meet the requirements of the Pennsylvania Municipalities Planning Code.

Objective 1: To attract quality, low-income, single-family, and multi-family housing for senior citizens and residents.

Policy: The siting of multi-family developments and supplemental facilities should be encouraged to locate within Union boundaries. Multi-family developments do not currently exist within the township however the community surveys identify the need for more affordable housing and housing for seniors no longer able to stay in their homes, yet want to remain in the area. There is also a need to provide housing for prospective residents who do not wish to maintain a traditional single-family dwelling.

Project: The Rural Residential future land use designation should encourage the development of higher density housing in the areas of the township where sewage facilities, essential services and road access needs can be accommodated. Consideration must also be made for protection of existing uses. A defined study is recommended for identifying parcels best suited for multi-family development and to outline specific requirements within the Subdivision and Land Development Ordinance necessary to meet the quality of living values adopted by the Supervisors.

Project: Existing residents identify many reasons for locating within the municipality based upon the scenic quality of the area and easy accessibility to large tracts of undeveloped public lands. The proximity of the State Game Lands has been identified as a community asset much like a public park. The Rural Residential areas identified adjacent to the State Game Lands provides optimum resources for wildlife enthusiasts and tranquility for those wishing to “get away from it all.” Consideration should be made for all non-traditional housing development types.

Objective 2: To promote volunteerism and community involvement as ways of letting citizens feel uplifted about their community and improving conditions in the Township without the expenditure of Township finances.

Policy: Provide and promote communication between residents to seek resources and cooperative efforts for improvements to existing neighborhoods.

Project: The economic standing of the municipality is a delicate balance based upon revenues created from assessed property values. Without new development or the redevelopment of property the municipal budget will continue to decrease, which in turn will require a decrease of government services. The municipality must take a proactive role in community development to ensure a sustainable community. The Planning Commission could be assigned the duty of researching any Federal and State programs

that provide a municipality the ability to eliminate and redevelop blighted residential properties.

Project: In 2004, the Commonwealth of Pennsylvania adopted the UCC codes and the Union Township Supervisors followed suit. Any new construction in the Township is to fall under the UCC codes and be enforced by the code enforcement officer. To help Union Township inform its current and future residents, the community should develop a pamphlet on Building, Housing and Sewage Codes information. This pamphlet would contain general information on UCC codes, Sewage Regulations, who to contact for inspections and who to contact for more information on these and related codes. This information would help stimulate growth in the Township by providing prospective developers of municipal requirements upfront. One way to help defray the cost of publishing this information would be to ask local businesses to advertise on the pamphlet. Grant money could also be sought.

Project: Union Township has not adopted the BOCA International Property Maintenance Code. The purpose of adopting the code would be to take action against existing unkempt properties that might pose possible health hazards. This action will deter property owners from neglecting their responsibilities to maintain properties, store items appropriately and dispose of unwanted items. The Supervisors should consider adopting part of the code as appropriate so as to continue to provide all opportunity and reasonable accommodations to resolve these situations without formal action. A yearly community clean-up day is funded by the municipality to promote better maintenance of residential properties. Community leaders acknowledge the need and desire to provide more beautification efforts.

Objective 3: Open space provides quality of life and attracts development. Prospective residential owners will be aware of the farm-related activities that take place in a rural community and shall be tolerant of resulting inconveniences.

Policy: Union Township is not designed to support an urban area, and this is understood by those who choose to dwell here. Slow moving farm equipment on public roadways and the presence of mud and manure on aforementioned roads are expected occurrences. Farming and farm-related activities are part of the traditional lifestyle of the area that is to be preserved.

Project: While considering future residential development, all effort will be made to respect the ongoing practice of farm-related activity. Incoming residents will be aware of the benefits associated with a rural lifestyle. While being faced with the ideals of urban lifestyles, first consideration will be given to the farmer whose employment is drawn from the land. Adoption of a Zoning Ordinance would provide measures for the protection of both agricultural and residential uses.

-
- *To provide adequate housing sites suitable for residential development for all types of housing units that are properly located taking into consideration environmental constraints, community facilities, and public services.*
 - *To encourage residential developments to occur through the subdivision process rather than as isolated elements of the lot split process.*
 - *Union Township shall continue to enforce its building and development codes so as to maintain and improve existing residential neighborhoods, to insure sound new residential construction, and to protect the housing consumer.*
 - *The Township is open to various plans that provide affordable housing; whether it is condominiums, manufactured housing, apartments, or senior living communities. Such plans are encouraged to be well thought out, before development can occur*

3.4 Transportation Plan

Introduction

Union Township is served by one major state highways: PA Rt. 19, and one Interstate Highway, I-79. These routes have the highest Average Daily Traffic (ADT) totals. The balance of the Township is quite rural in character and gravel roads are part of that character. For this reason, this plan avoids a paving schedule in favor of maintaining the Township's existing gravel roads to the Township's best ability given budget realities.

Objective 1: To accept the Federal Functional Classification System as a proper way to classify highways with respect to their roles in the overall highway network for the Township.

The Federal Functional Classification System, as discussed in the background information on roads, establishes a hierarchy for classifying roads throughout the nation according to their function. The Crawford County Planning Commission has further refined the Federal' local' classification to differentiate between roads designated as local by the Federal System, which provide continuity and actually serve a collector function, and those roads, which serve no other function than to provide access to abutting properties. This refinement is necessary because the majority of road mileage in Crawford County falls within the Local classification and, as such, is undifferentiated on the basis of more specific functional criteria. As such, Union Township endorses the use of the Federal system, as refined by the County Planning Commission; for the purpose of classifying roads in the Township

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

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

Project 1: Hamill Road Railroad Bridge: Either a replacement or removal of the existing bridge with the construction of an at-grade crossing. Another option would be to remove the sloped areas under the I-79 bridge and build a retention wall to provide an opening of Taylor Road through to Mt. Pleasant Road.

Project 2: Mercer Pike and Dutch Hill Road. The intersection of these two roads poses a safety hazard for vehicles at the stop sign on Dutch Hill Road attempting to turn on to Mercer Pike. The hill south of the intersection on Mercer Pike road offers limited visibility of oncoming traffic. This project should be examined by the Township Supervisors and their engineer and potentially put on PennDOT's Twelve-Year Program.

Project 3: Mercer Pike and Barco Road. There is limited visibility of southbound traffic on Mercer Pike from Barco Road. The northwest corner of the intersection should be cleared of brush to improve visibility. This project should be placed on PennDOT's Twelve Year Program.

Project 4: Mercer Pike going north after the Ernst Trail crossing (approximately 1,500 feet north; need "loud" signage installed at the approaches. This project should be placed on PennDOT's Twelve Year Program.

Project 5: Rung Road, going eastward, and Mt. Pleasant Road intersection has limited visibility of southbound traffic on Mt. Pleasant Road.

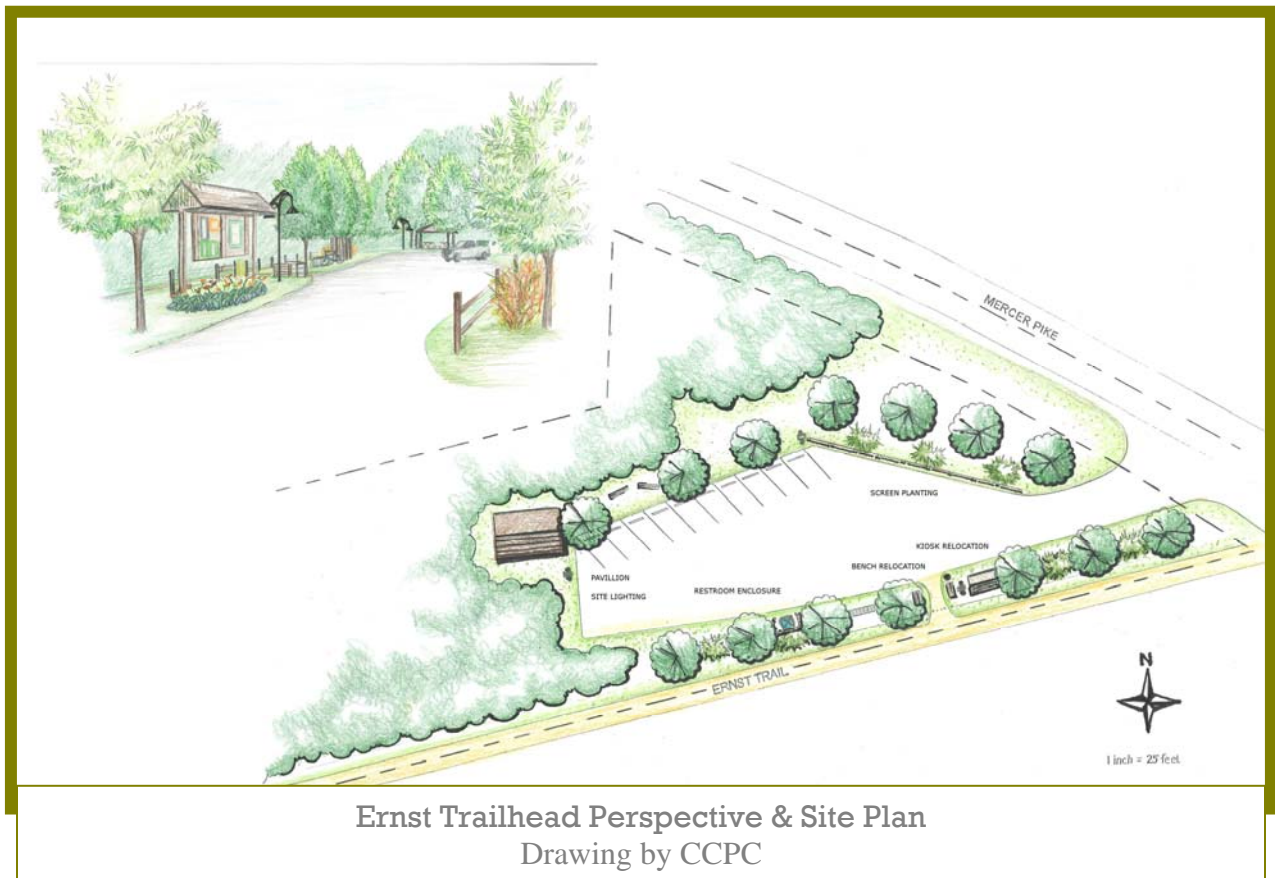
3.5 Community Facilities/Recreation/Utilities Plan

All public investments must be managed to try to concentrate development so as to increase service efficiency, maintain the rural-agricultural character of the Township and provide increased safety and amenity to all Township residents. It is necessary to mention, however, that Union Township, like most other rural townships in Crawford County, does not presently provide a wide range of facilities and services for its residents particularly in comparison to what more urbanized municipalities offer. With this in mind, the question becomes, what is the threshold at which the Township should consider getting involved in such additional programs? Certainly,

this can be determined, to a large extent, by monitoring the facility and service needs of Township residents- particularly as the population increases. However, even as needed facilities and services are identified, Union’s limited financial resources will restrict the extent to which the Township can become involved.

The following policies establish the position of Union relative to the providing community facilities and services adequate to meet resident’s needs, and to expand such services where feasible.

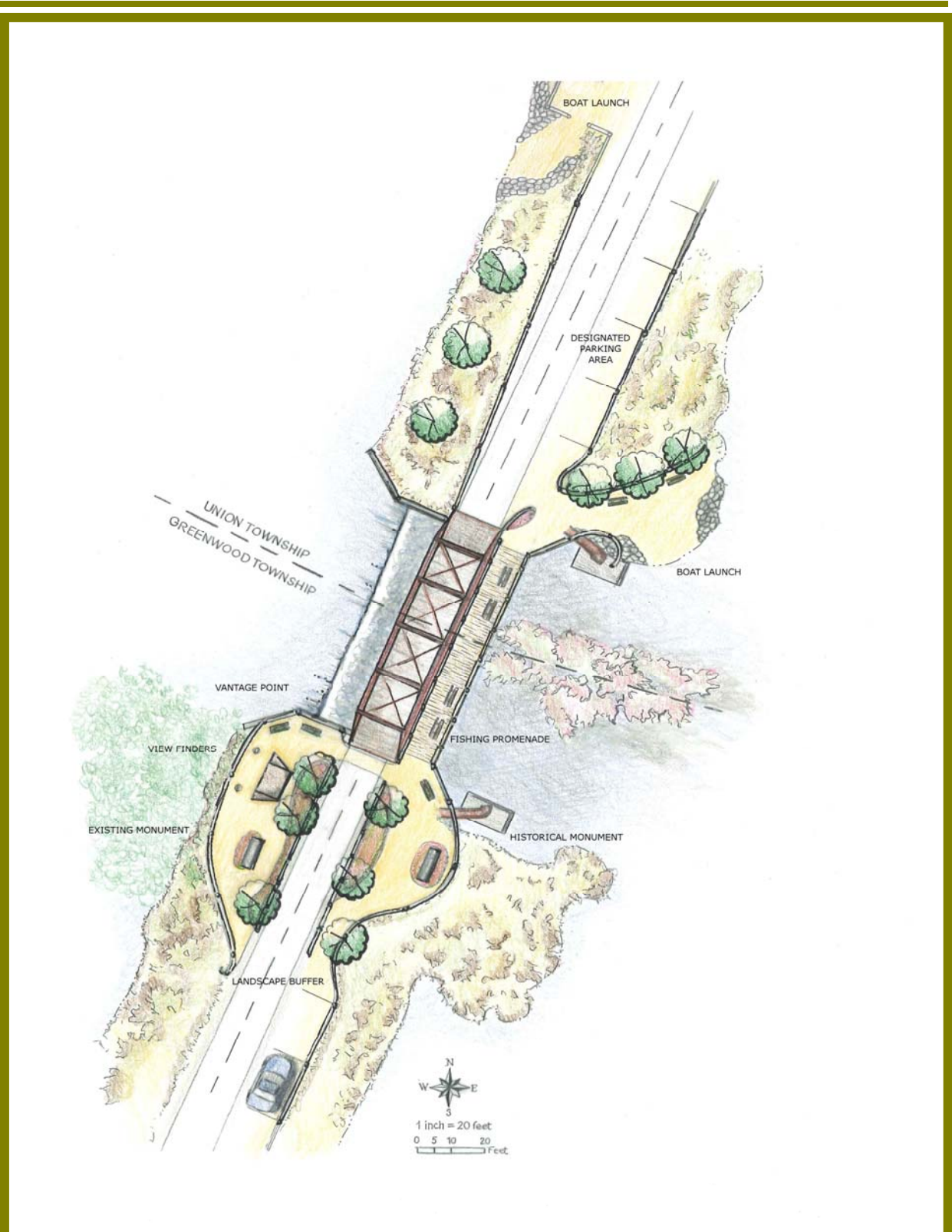
- ⊗ **Union Township supports the development of recreation programs and facilities, which will provide structured leisure time activities for Township residents.**
 - The Planning Commission should look into unmet recreation needs in the Township and make recommendations relative to the Township’s role in providing support and/or guidance for recreation programming. This is especially significant as a few trail opportunities are identified in the County’s ‘Greenways, Trails, and Open Space Plan’ as having great potential for development. Some potential projects to include:
 - ⊗ Expansion of recreation opportunities at the trail head of Ernst Trail on Mercer Pike. Examples: Lighting, pavilion, marked parking spaces, enhanced landscaping, benches.



- ⊗ Continued support of the Ernst Trail while it develops between Conneaut Lake Borough and the City of Meadville and beyond.
- The Planning Commission should look into deficiencies that affect the Pennsylvania State Game Lands #213 and make recommendations relative to the Township's role with the specific intention of improving the existing facilities. This would be including, but not limited to, parking, fishing areas, boat launches, and bird-watching areas. The enhancement of these facilities for recreational purposes would be an invaluable asset to the Township, the Game Lands, and other communities in the immediate region. The possibility of expanding parking facilities, creating a bird-watching deck, and improving the existing popular fishing areas on the State property should be further examined.



Buchanan Waterfowl Perspective
Drawing by CCPC



Buchanan Waterfowl Site Plan
Drawing by CCPC



Buchanan Waterfowl Aerial Photo
PASDA: 2005

- ⊗ **Union Township supports the use of the County's public transportation system, the Crawford Area Transportation Authority, also known as CATA.**
 - The Planning Commission should look into unmet public transportation needs in the Township and make recommendations relative to the Township's role in providing encouragement of the use of public transportation. The Community Survey used to inform this Comprehensive Plan demonstrates that there is a lack of information regarding the

Shared Ride Program offered by CATA. The possibility of having a mass mailing to Township residents detailing opportunities provided by CATA should be explored.

- ⊗ **Union Township shall explore the expansion of broadband internet service throughout the entire Township.**
 - The Planning Commission should look into unmet broadband service needs in the Township and make recommendations relative to the need identified by Township residents. The Community Survey used to inform this Comprehensive Plan demonstrates the strong dissatisfaction Township residents feel regarding their lack of broadband service. The possibility of having a bona-fide retail request for the areas without service should be explored by contacting the Community and Economic Development Director at the regional planning office, Northwest Commission.

3.6 Implementation Strategies

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

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

Crawford County Comprehensive Plan

The Pennsylvania Municipalities Planning Code requires local comprehensive plans to be “generally consistent” with the County Comprehensive Plan, although not in

strict adherence. The 2000 Crawford County Comprehensive Plan's Future Land Use Map shows recommended uses for Union as well as other municipalities (Note that the County Plan is only a guide, not a legal document)

According to the County Future Land Use Map, Union Township is designated as "agriculture/rural" in a large amount of the Township. The areas along the water, areas that are mostly of State Game Lands, are designated as "conservation/recreation".

Union Township Comprehensive Plan

The Union Township Board of Supervisors should formally adopt the 2009 Union Township Comprehensive Plan. The adoption process must follow the requirements of the Pennsylvania Municipalities Planning Code (Act 247 of 1968 as amended). The adoption process includes proper advertisement, public hearings by the Township Planning Commission and Supervisors, and the submittal for review and comment by surrounding governments (East Fairfield Township, Fairfield Township, Greenwood Township, Vernon Township, West Mead Township, Conneaut School District, and the Crawford Central School District).

Subdivision and Land Development Ordinance

The Township adopted a Subdivision and Land Development Ordinance in 1997. This Ordinance should be used to forward the objectives of the land use plan and the transportation plan by insuring more orderly residential development, better planned commercial establishments and new roads that are designed adequately. During the adoption of this plan, the Union Township Planning Commission should begin the work of creating an update to their subdivision and land development ordinance to replace their existing ordinance. Upon finalization of the draft ordinance, the Union Township Board of Supervisors must formally adopt their revised Subdivision and Land Development Ordinance. The adoption process must be in compliance with the Pennsylvania Municipalities Planning Code (Act #247) and follow the same procedures as the adoption of the Comprehensive Plan.

An updated Subdivision and Land Development Ordinance will work to ensure that land development is accomplished in the most environmentally appropriate way.

Act 537 Sewage Facilities Plan

Union Township adopted an Act 537 Sewage Facilities Plan in 1970. Although the Act is currently in the process of being rewritten, Union Township does not anticipate amending their existing plan as the housing density is less than 20 per square mile.

Funding Strategies

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

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

What Qualifies: To qualify for this program, a potential project must meet one of three National Objectives – 51% of those served by the project must be of Low or Moderate Income, the project must relieve slum and blight, or the project must serve an urgent need.

Potential Projects: Water and Sewer Systems, roadway/bridge repair and expansion.

Who to Contact: Crawford County Planning Commission (814) 333-7341

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

Who to Contact: PA Department of Community and Economic Development (717) 787-7120

- **Boating Facilities Grant Program:** The Pennsylvania Fish and Boat Commission created the Boating Facility Grant Program to provide grants to county and municipal governments for the planning, acquisition, development, expansion and rehabilitation of public boating facilities located on the waters of the Commonwealth. These grant funds are available to public entities, including townships, boroughs, municipal and county governments which have or will have the capability to provide boat access facilities that are open and available for general public use.

Potential Projects: Geneva Marsh Boat Launch Area

Who to Contact: Pennsylvania Fish and Boat Commission (717) 346-8196

Email: scbollinge@state.pa.us

-
- **Pennsylvania Conservation Corps Project Grants:** Political subdivisions and certain state agencies may apply for PCC grants to carry out projects related to recreation, conservation and historical preservation (non-profit agencies in cities of the first class may also apply, but only for projects involving the removal of graffiti and the repair of institutional vandalism). Agencies selected to receive grants get the services of a PCC crew--all wages paid--for one year. They may also get funds to pay for the materials and contracted services needed to complete their proposed projects (political subdivisions must provide a cash match). Agencies eligible to sponsor PCC projects include local political subdivisions; the Pennsylvania Emergency Management Agency; the Game, Fish & Boat, and Historical & Museum commissions; and the departments of Aging, Corrections, Education, Public Welfare, Military & Veterans Affairs, Community & Economic Development, and Conservation & Natural Resources.

Potential Projects: Improvement of streams, wildlife habitat, and forest lands; the construction or renovation of picnic areas, cabins and lodges, and miles of trails; the rehabilitation of historical buildings; and the planting of seedlings and trees.

Who to Contact:

Phone: (717) 783-6385
(888) 577-4722 (toll free, PA only)

E-mail: pcc@state.pa.us

Postal Mail: Pennsylvania Conservation Corps
651 Boas Street, Room 1405
Harrisburg, PA 17121

REC'D MAR 23 2010

RESOLUTION 2010 - 01
OF
UNION TOWNSHIP, CRAWFORD COUNTY, PA

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

WHEREAS, the Planning Commission has used the services of the Crawford County Planning Commission staff and various studies, surveys and analyses of the Township have been completed and discussed in public meetings and a series of Township development objectives and policies have been formulated by the Planning Commission; and

WHEREAS, plans and policies affecting the future of Union have been developed and adopted for recommendation by the Planning Commission to the Supervisors, and

WHEREAS, this Supervisors have reviewed and approved the Historical Information, the Physical and Environmental Characteristics; and Socio-Economic Analysis; the Community Development Plan Objectives, Transportation, Community Facilities, Housing, Recreation Plan and Cultural and Historical Resources Plan; and the Future Land Use Plan Map; and

WHEREAS, it is the responsibility of the Township Supervisors to exercise foresight in guiding the affairs of the Township; and

WHEREAS, it is in the best interests of the Supervisors to establish policies for management of its growth and development; and

WHEREAS, the Planning Commission on February 8, 2010 held a public meeting on a Comprehensive Plan for Union Township,

WHEREAS, the Supervisors on March 15, 2010 held a public hearing on a Comprehensive Plan for Union Township; and

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

That the document, Union Township Comprehensive Plan dated March 2010 shall be the guide for the future development of Union Township.

ADOPTED THIS 15 DAY OF MARCH, 2010

Michael D. Forster
Chairman

Roxanne Fucci
Roxanne Fucci, Secretary