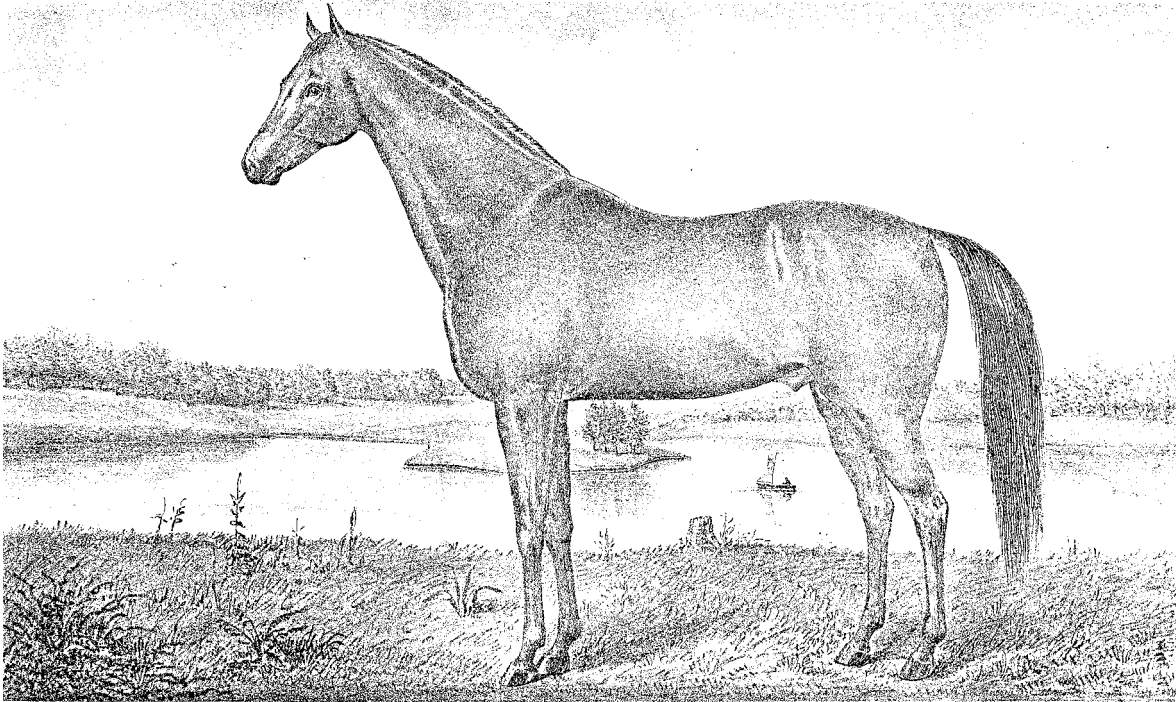


# **West Fallowfield Township Comprehensive Plan**

**March 2009**



## **West Fallowfield Township Planning Commission**

Heather Euard, Chairman  
Barbara Courtney, Vice Chairman  
Cecil Courtney, Member  
Mickey Henegan, Member  
Jeff Tilia, Member  
Marguerite Scullin, Alternate

## **Board of Township Supervisors**

Marguerite Scullin, Chairman  
Cecil Courtney  
Raymond Peterson

Brenda Williams, Secretary

RESOLUTION 2009-3  
OF  
WEST FALLOWFIELD TOWNSHIP, CRAWFORD COUNTY, PA

WHEREAS, the West Fallowfield 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 West Fallowfield 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

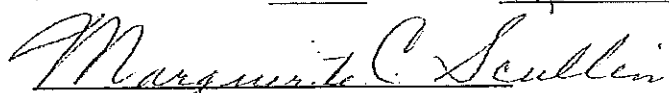
WHEREAS, the Planning Commission on March 5, 2009 held a public meeting on a Comprehensive Plan for West Fallowfield Township,

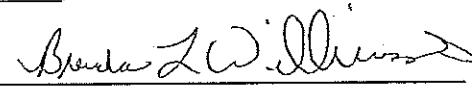
WHEREAS, the Supervisors on April 2, 2009 held a public hearing on a Comprehensive Plan for West Fallowfield Township; and

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

That the document, West Fallowfield Township Comprehensive Plan dated April, 2009 shall be the guide for the future development of West Fallowfield Township.

ADOPTED THIS 2<sup>nd</sup> DAY OF April, 2009

  
Chairman

  
Brenda Williams, Secretary

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Maps and documents made available to the public by the Crawford County Planning Commission are not legally recorded maps or surveys and are not intended to be used as such. The Planning Commission has attempted to compile accurate information, but because of various sources of information that go into creating this document, errors may exist.

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## **I. INTRODUCTION: The Comprehensive Plan**

A comprehensive plan is more than just a document disclosing past and present land use trends with a proposed course of action. It is a process of organizing for the future. It creates a blueprint for our land use patterns of tomorrow. Even to not plan is a strategy for dealing with what lies ahead. Community planning is an organized way or process of thinking about tomorrow. By thinking about how a community changed in the past can help protect what changes might be in store for the future. When this type of thinking translates into action, it needs to be done in an orderly fashion and made part of a routine administrative process. The planning process consists of making surveys, data collection, analysis and projections; problem identification; setting goals and objectives; formulating options; choosing alternative; implementing decisions; experiencing results; and finally evaluating the outcomes and updating the goals or methods of implementation.

The Planning process represents a means of dealing with change. If a community is growing, change will occur more quickly than in a stable community. Even a placid community will change over time. The makeup of the population will alter; the economy will fluctuate; the housing stock will age and its condition change; the environment will continue to be threatened and the needs of the citizens will not be the same today as in the future.

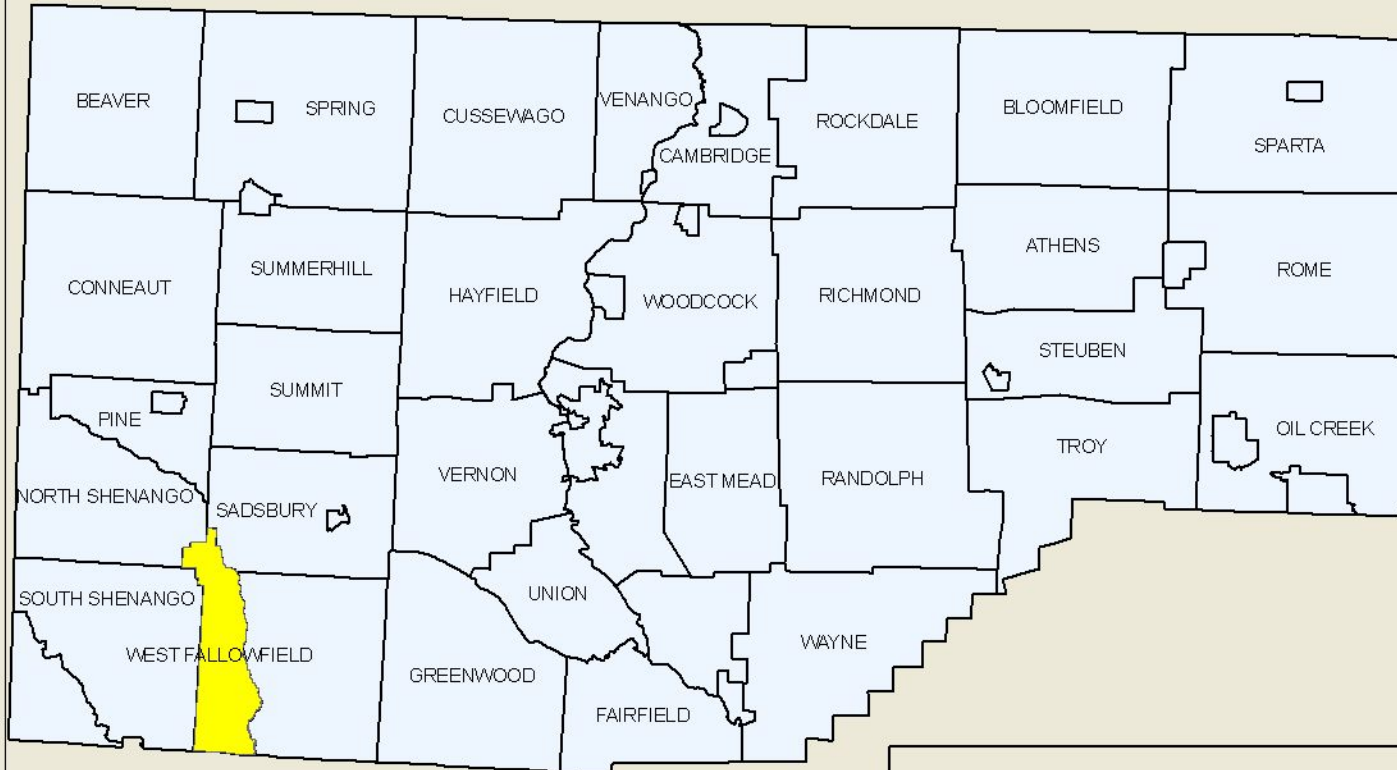
A comprehensive plan is a general policy guide for the physical development of a municipality. The Pennsylvania Municipal Code requires that a comprehensive plan consider many factors which influence a community such as location, character and timing of future development to name only a few. A plan provides a blueprint for housing, transportation, community facilities and utilities, and for land use. It involves an inventory of conditions and characteristics, as they currently exist within the Township. Its primary purpose is to establish the policies that will guide land use decisions over the next 20 years. It is an overall plan embracing general goals and objectives, which a governing body agrees, with input from its constituents, to observe in making day-to-day decisions. It 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.

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

# REGIONAL LOCATION

## WEST FALLOWFIELD TOWNSHIP

### CRAWFORD COUNTY PENNSYLVANIA



March 2009

## **1.1 The West Fallowfield Township Comprehensive Plan**

This comprehensive plan is a collaborative effort of the West Fallowfield Township Planning Commission and the Crawford County Planning Commission staff. Interest in a plan for the Township developed because of the construction of public sanitary sewage facilities in 2000 and the governing bodies need for direction and guidance of future growth and development.

It is important to understand that a comprehensive plan is neither a legal document, nor a land use ordinance. However, in order for the Township to be successful in the implementation of either a subdivision or zoning ordinance, (that are legal documents), the Township must identify an articulated statement of community development objectives supported by sufficient analysis and documentation to defend any future land use ordinances of the community. West Fallowfield Township currently regulates the subdivision of land with its previously adopted Subdivision and Land Development Ordinance of 1991. The comprehensive plan is a communities opportunity to decide what, in the general interests of the public, are the best objectives and policies relative to land use issues.

## **1.2 Pennsylvania Municipalities Planning Code**

The Pennsylvania Municipalities Planning Code (MPC) empowers municipalities in Pennsylvania to, individually or jointly; prepare plans for future development and, by various legal and other measures, to implement those plans. Those municipalities choosing to plan for their future and take advantage of those benefits must meet the planning requirements of the MPC. Article III, Section 301 of the MPC requires that municipal comprehensive plans with maps, charts, and text should include the following basic elements:

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

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

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

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

## **II. BACKGROUND INFORMATION**

### **2.1 History of West Fallowfield Township**

*Note: This taken from the book History of Crawford County and is tense specific*

Crawford County was formed in 1800 and named for Col. William Crawford who was burned at the stake by Delaware Indians in 1782. A division of Fallowfield Township formed West Fallowfield Township in 1841. The surface is rolling landscape and the soil a clayey loam. The land was heavily timbered in early days with pine, oak, chestnut and other varieties. Crooked Creek, the eastern boundary line, is the principal stream. The soil produced good crops and was well adapted to grazing. During the 1800's, trapping and lumbering were the primary pursuits of its inhabitants.

The entire township consists of Pennsylvania Population Land. The first contracts for its settlement were made by the company with the following persons, for the following amounts of land, and at the dates following: Tract 767 (partly in Sadsbury) swamp; 200 acres of Tract 771, Robert McDowell, May 1, 1798, deed delivered September 29, 1808; 100 acres of 772, John Graham, May 1, 1798, settled under contract; 100 acres same tract, John Blair, improved under contract; 200 acres, 774 (partly in East Fallowfield), William Irwin, October 29, 1798, deed delivered November 29, 1802; 200 acres, 775, John McCartney, June 1, 1798, settled under contract; 200 acres of 783, William Henry, May 10, 1805, settled under contract; 200 acres same tract, James Calhoun, December 17, 1806, settled under contract; 200 acres of 787, Peter Smith, August 3, 1797, settled under contract; 200 acres of 799, Robert Brownfield, June 1, 1798, deed delivered to Hugh Fletcher, assignee of Brownfield; 200 acres of 817, William Campbell, October 1, 1797, deed delivered to Andrew McQuiston, assignee of Campbell, June 19, 1805; 200 acres of 822, Thomas McClellan, May 1, 1798, settled under contract; 150 acres of 841, William Campbell, November 2, 1797, deed granted; all of Tract 842, 401.88 acres, William Campbell, October 28, 1797, settled under contract.

Some of the settlers located on the tracts; others procured tenants or sent members of their families to occupy them. The very first pioneers were John, Hugh and Henry Blair. They were natives of Ireland, and Hugh in 1802 settled about a mile north of Hartstown. William Henry came afoot from Fayette County in 1800 and located just west of Hartstown. His first shelter was a hut supported by forked sticks and roofed bark. Being unable to make a door, cut a hole in a log near the top, through which he crawled in and out. Mr. Henry was probably the first tanner in the county west of Meadville. He first tanned in a dug out trough, a horse skin and the skin of a calf partly eaten by wolves. The next season he built vats lined with puncheon. A tannery was built in 1806, which was burned by an incendiary in 1818. It was rebuilt in 1819, and work was done at the tannery as late as 1821. James Calhoun and Robert Brownfield were settlers of East Fallowfield, Hugh Fletcher of South Shenango. William Campbell was an early settler and built the first grist-mill, about a mile south of Adamsville. Thomas McClellan erected the first saw-mill, east of Adamsville. Andrew McQuiston was a pioneer and operated a distillery.

Other pioneers of the township were: Fisher Lanty, who came prior to 1798; Adam Owry, a Revolutionary soldier, who also came in 1797 or earlier; his brother John, whose reason was dethroned in consequence of injuries sustained while running an Indiana gauntlet; Samuel Rogers, Hugh Andrews, James Calvin, James Hart, Samuel Hays, Michael Kincaid, Robert Kilpatrick, George Linn, John and Robert Lee, David McKee, Thomas McClenahan, David McGrenahan, William McGinnis, James McCurdy, John Scowden., Rodney and James Wade and William Wright, many of whom were Irish or of Irish origin.

A Covenanter or Reformed Presbyterian congregation was organized with fifteen members in 1804 by Dr. John Black, of Pittsburgh, who visited them every fifth Sabbath, the congregation in the meantime keeping up society, and invariably subjecting an absentee to a rebuke. Samuel Hays was the first Elder, and in 1813 Samuel Rogers and John McMaster were added to the session. In that year Rev. Robert Gibson became pastor, and remained thirteen years. Revs. A. W. Black, David Herron and John Nevin succeeded, and when the latter left, about 1866, the congregation disbanded, and the members joined the United Presbyterian Church of Adamsville. The home of this Covenanter congregation was first a round-log-cabin, then a frame church, located on the hill about a mile southwest from Adamsville.

Adamsville is a brisk little village, located in the valley of Crooked Creek, in the southern part of the township. The first settlers here were the Owrys, Adam Owry was a blacksmith, and followed his trade here. A little hamlet sprang up, and the construction of the canal gave it shape and position. The settlement was more generally known in its earlier years as Owrytown, but subsequently acquired the title Adamsville, both names being derived from that of Adam Owry. Adamsville, as platted by Henry Owry, was acknowledged February 8, 1841. The original plat contains sixty-four lots. Main Street, sixty feet in width, runs north and south, and First, Second, Third, Liberty and South Streets, each fifty feet wide, cross the village east and west. George Owry was an early tavern-keeper, and Frank Owry operated a saw-mill. The village now has a population of about 150 people, and contains two general stores, one drug, one hardware and one furniture store, two blacksmith, one harness and two shoe-shops, one hotel, a physician, a district school of two apartments, and two churches.

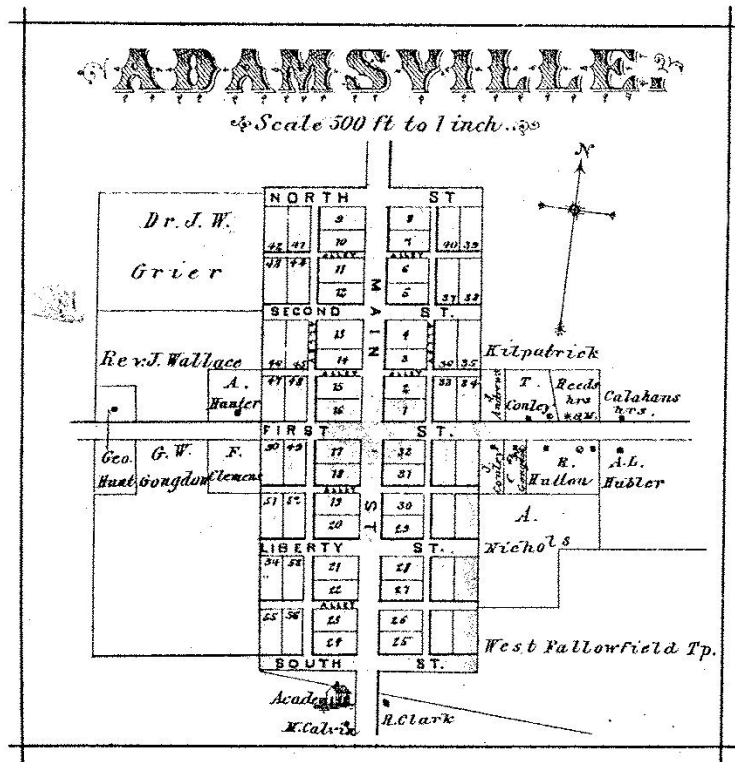
The Adamsville United Presbyterian Church was organized about 1852. A church building was commenced in 1851, and finished about two years later at a cost of \$2,000. About \$1,400 were expended on repairs ten years ago, and the edifice in 1883 underwent changes, which, including bell, cost \$1,300. The building is 48x54 feet, and the lecture-room in the basement 30x48. The vestibule in the rear is 12x34, and the bell tower recently constructed 12x24. James M. Blair and Thomas McCurdy were the first Elders. John McMaster and John Blair were soon after added. James Baird and Michael Harshaw were elected about 1873. A few years previous, by the union with the Reformed Presbyterian congregation, S. H. Findley, James F. Randolph, James Kee, Walter Davis and James Jordan were added to the session. The present Elders are: S. H. Findley, James Kee, John McMaster, James Baird, J. H. Blair, R. C. McMaster, Andrew McKee, Andrew Davis, J. S. Henry and John Voorhes. The membership is about 160. The pastors have been: Revs. William Bruce to February, 1860; John Wallace, from 1862 to 1866; W. R. Stewart, May 5, 1868, to June 14, 1870; T. W. Winter, installed October 4, 1872, released June 17, 1880; W. J. McCrory, installed October 10, 1881, resigned July 6, 1882; J. L. Clark, present pastor, since July, 1883.

# MAP OF EAST FALLOWFIELD TOWNSHIP



Images taken from Combination Atlas Map of Crawford County 1876

The Adamsville Reformed Presbyterian Church was organized at Greenville as a branch of Springfield, Mercer Co., Congregation, and removed to Adamsville about 1873, during the pastorate of Rev. J. J. McClurken. He left soon after and supplies filled the pulpit till Rev. J. R. Wylie, the present Pastor, was installed in June, 1877. William Cochran was the only Elder when the branch was removed, and he and James Jordan constitute the present session. Thomas McFeeters was elected Elder but has since died. The membership is forty. In 1876, or thereabouts, the Baptist Church was purchased and has since been the house of worship.



The Adamsville Free-Will Baptist Church was organized with twenty-one members in April, 1852, by Revs. J. S. Manning and J. B. Page, the former of whom was the first Pastor. The house of worship was built in 1853. Removals and deaths, without compensating accessions reduced the membership and the organization disbanded about 1876.

Rocky Glen Cemetery Association was organized at Adamsville in 1880, with a capital of \$2,000. It obtained by deed the burying-ground of the old Reformed Presbyterian congregation a mile southwest of the village, and has enlarged and improved it to the extent of \$1,400. It now contains eight acres. The officers of the

association are: G. W. Congdon, President; R. C. McMaster, Secretary; J. M. Baird, Treasurer.

A school was taught on the William Henry farm, within the present limits of Hartstown Borough in 1820, by Ezra Buell, an old and very able teacher. In 1834 there were four schools in the township; the houses were all log. Hugh Andrews, Calvin Leonard, Thomas Guthrie and Ezra Buell were very noted teachers in this township about that time. The school at Adamsville was started about 1825. It was organized with two grades in 1861. Hartstown has never furnished enough pupils for a graded school.

### BOROUGH OF HARTSTOWN

Hartstown was incorporated in 1850 and its affairs have been conducted by the following Burgesses: B. Ewing, 1850; J. R. St. Clair, 1851; A. S. Throop, 1853; R. R. McKee, 1854; William M. Williams, 1855; James A. Sheriff, 1856; John Grace, 1857; J. K. St. Clair, 1858; Moses Kilgore, 1859; 3. K. St. Clair, 1860; Jason Budd, 1861; Joseph Patton, 1862; B. Ewing, 1863; J. Patton, 1864; M. Kilgore, Jr., 1865-66; W. Y. Mason, 1867; E. F. Ellis, 1868; David Patton, 1869-70; William Henry, 1871; E. F. Ellis, 1872; Joseph Patton, 1873, refused to serve and J. J. Morrow elected; Thomas Getchell, 1874, resigned in favor of J. J. Morrow; R. A. Snodgrass, 1876; I. C. Miller, 1877; Gibson Nevins, 1878; William Y. Mason, 1879; C. P. Temple, 1880-81; J. W. Case, 1882; Gibson Nevins, 1883.



The village is located in the north part of West Fallowfield Township. It had a population of 188 in 1870, and 167 in 1880. It contained one general store, a stove and tin store, a grocery, a drug store, a furniture store, a millinery store, three blacksmith shops, two harness shops, one shoe shop, a cooper shop, two wagon shops, a steam grist-mill, a school, and two churches.



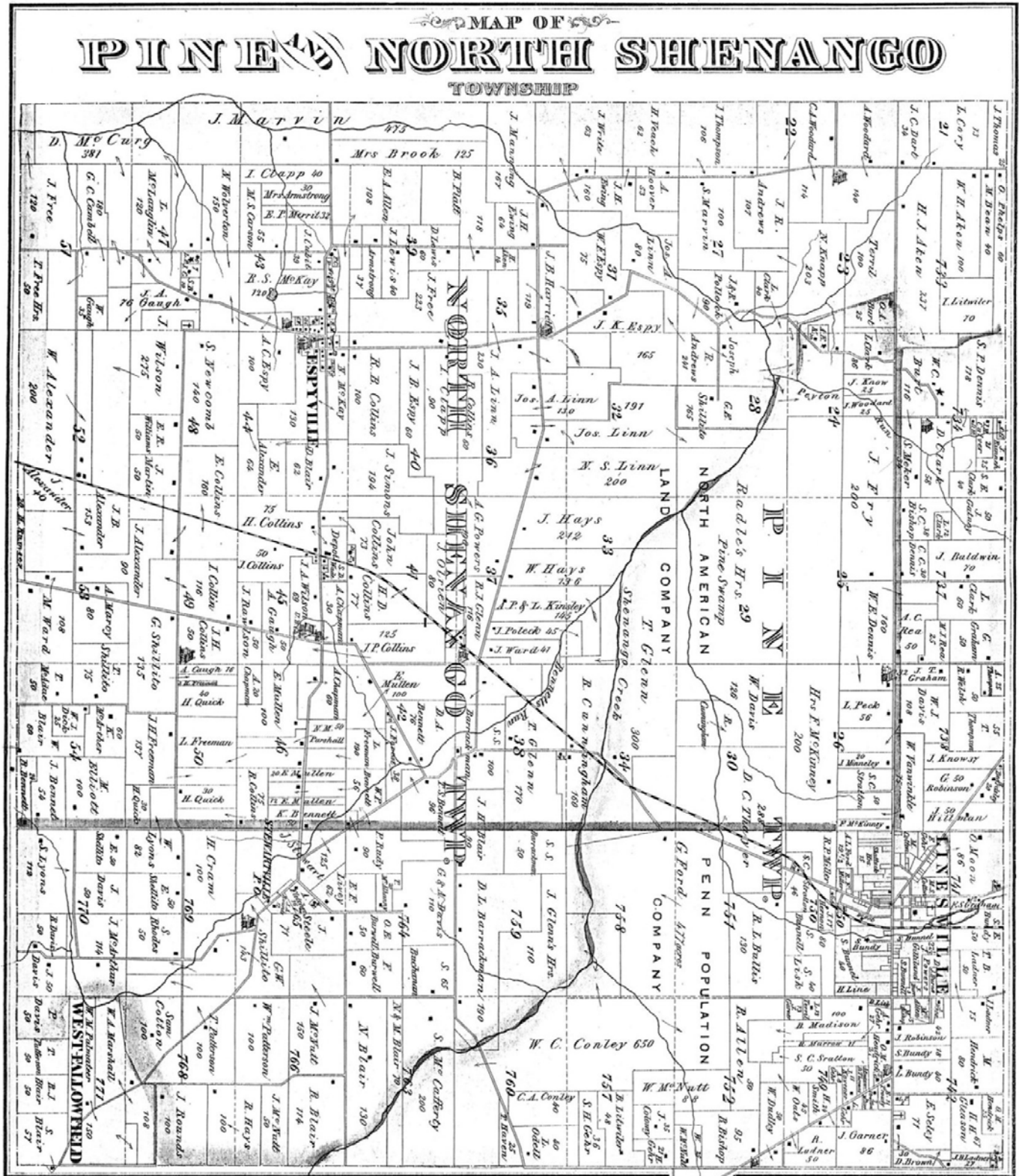
The village was named from James and William Hart, brothers and early settlers and land owners in this locality. Dr. Steen built the second cabin in the place and Thomas Rogers, a blacksmith, the third. John McFawn was the first merchant. Mr. LeFevre kept the first tavern in a house built by Mr. Hart. Hartstown owed its start to the construction of the canal and since this watercourse has been abandoned, it has not increased in population.

Hartstown owed its start to the construction of the canal and since this watercourse has been abandoned, it has not increased in population.

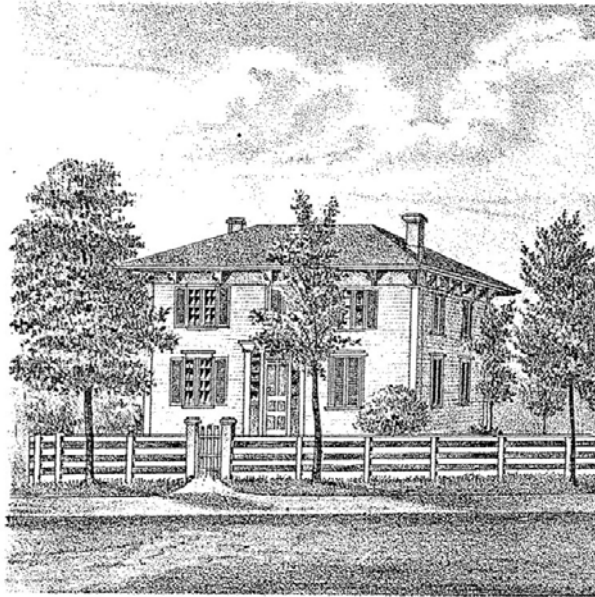
Hartstown United Presbyterian Church was organized in 1830 as an Associate Reformed Congregation. Its petitioners to the Presbytery were mostly disaffected members at Shenango who would not consent to have the banns of marriage published three Sabbaths. Rev. S. F. Smith, the first pastor, served until his death in 1846. The next pastor, Rev. William Dalzell, was installed January 29, 1850, and released October 9 of the same year. Rev. H. H. Hervey, the present pastor, came as a supply in December, 1852, and was installed June 15, 1858. The Elders at that time were: James F. Henry, Alexander Henry and William Patterson. The membership was then about fifty; it is now 180. The first church edifice was erected in 1830. It was superseded in 1856 by the present edifice, erected at a cost of \$2, 500.

Another church edifice, now the property of Zion Church, was erected about 1852 by a Covenanters or Reformed Presbyterian congregation, which soon after united with the United Presbyterian Church, and the building was sold to a congregation of the German Reformed persuasion. This society languished, and in turn disposed of the house to the Zion Society, which is now too feeble to maintain services.

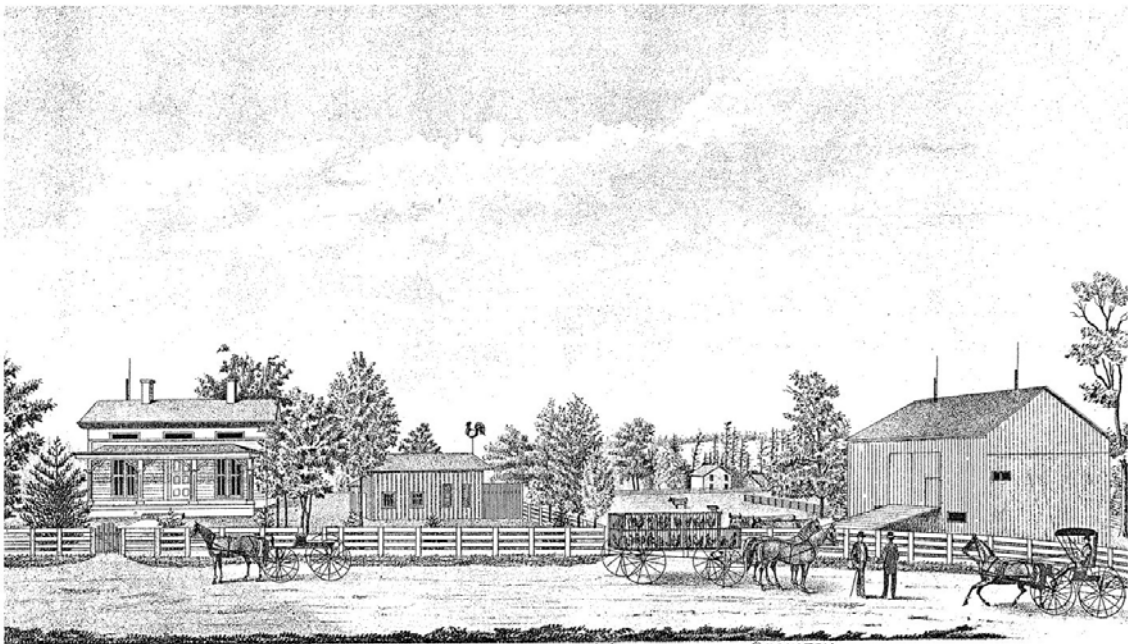
The Methodist Episcopal Church of Hartstown was organized with fifteen members, about 1840, in which year a frame meetinghouse was erected on the hill above the village. The second and present edifice was reared in 1882. It is 32x50 in size and cost \$2,000. George F. Randolph, James I. Lewis, Vance Cotton, John Hammel, Samuel Cotton, Bennett Trimble and James Wright were early leading members. The church is connected with Espyville Circuit, and the membership is about 180. Hartstown Lodge, No. 178, A. O. U. W., was organized July 1, 1880.



Images taken from Combination Atlas Map of Crawford County 1876

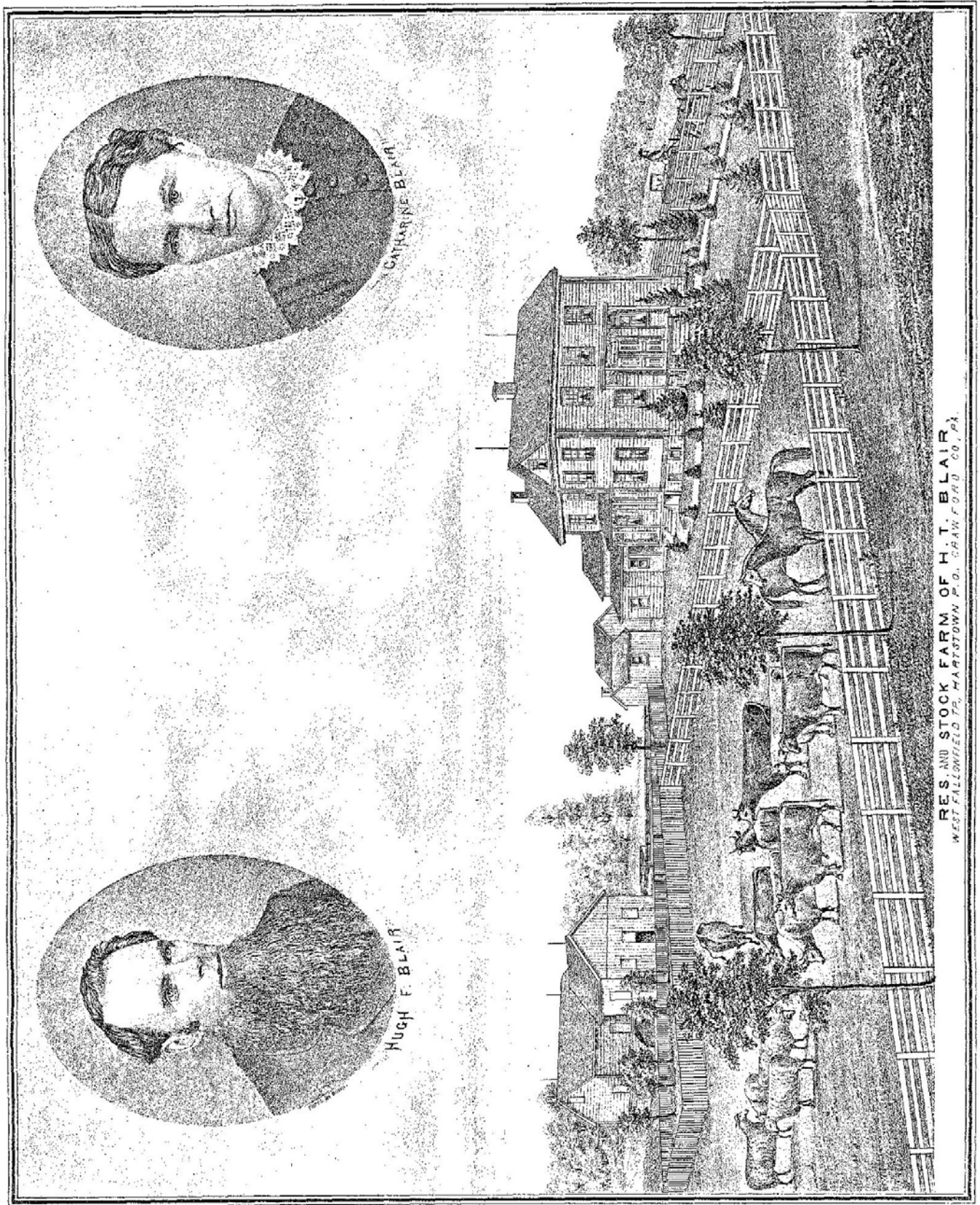


RES. OF G. W. CONGDON.  
ADAMSVILLE, CRAWFORD CO., PA.



RES. OF JOSEPH DUNCAN, DEALER IN HIDES, PELTS, FURS & POULTRY.  
ADAMSVILLE, PA.

Images taken from Combination Atlas Map of Crawford County 1876

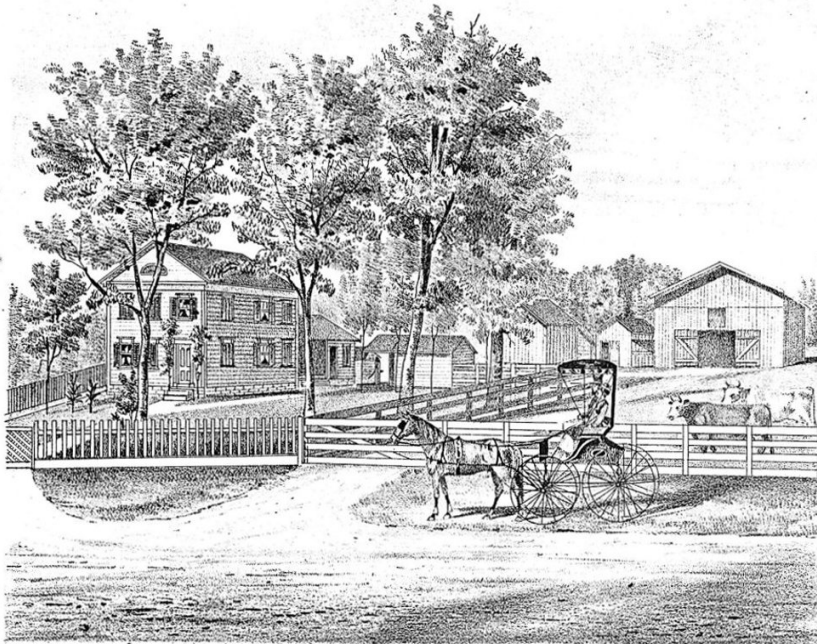


Images taken from Combination Atlas Map of Crawford County 1876



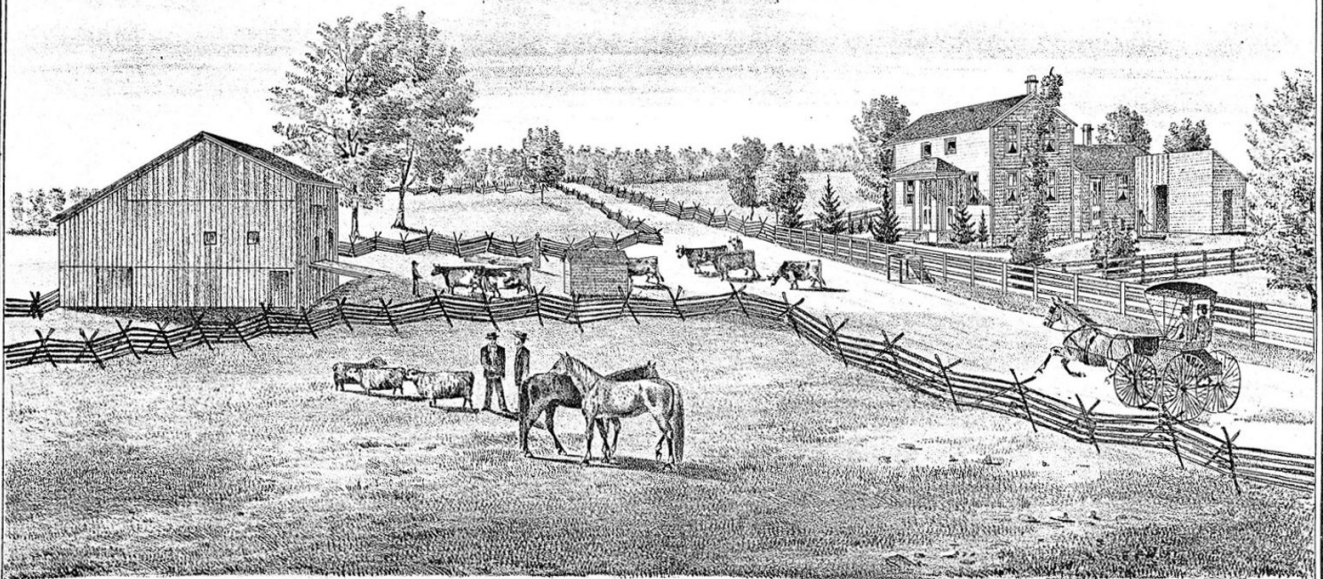


THOMAS W. McCALMONT.



MRS. ELIZABETH McCALMONT.

RES. OF T. W. McCALMONT.  
WEST FALLOWFIELD TP., CRAWFORD CO., PA.



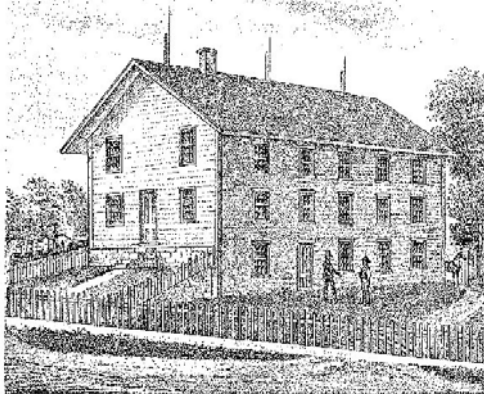
RES. OF H. S. COTTON, ESQ.  
WEST FALLOWFIELD TP., CRAWFORD CO., PA.

Images taken from Combination Atlas Map of Crawford County 1876

ESTHER DAVIS  
 J.S. DAVIS  
 RES. OF JOHN S. DAVIS.  
 S. SHENANGO TP., CRAWFORD CO., PA.

LINCOLN RAM  
 DAVID LOGAN  
 LINCOLN EWES  
 CHAMPION OF ENGLAND, IMPORTED MAY, 1873.  
 FLYING HORSE. IMPORTED AUGUST, 1873.  
 — DAVID LOGAN, —  
 HARTSTOWN, CRAWFORD CO., PA.,  
 IMPORTER AND BREEDER OF HORSES AND SHEEP, STOCK IMPORTED ON COMMISSION FOR GRANGES OR COMPANIES ON THE MOST REASONABLE TERMS.

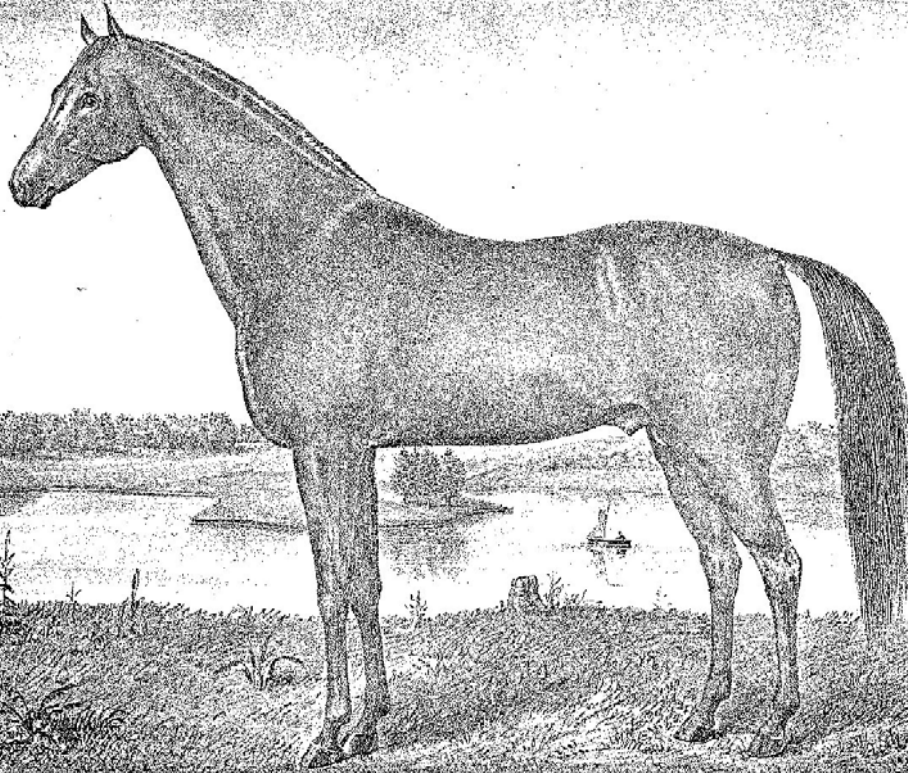
Images taken from Combination Atlas Map of Crawford County 1876



MARTIN SPRING CHEESE FACTORY, J.A. AUSTIN, PROP'R  
S. SHENANGO TP, CRAWFORD CO., PA.



RES. AND OFFICE OF SAMUEL GORDON, M.D.  
ATLANTIC, CRAWFORD CO., PA.



**THE IMPORTED THOROUGHBRED "FLYING HORSE."**

S. D. Bacon, New York, author of the "American Stud Book, Turf and Field," in noticing the importation of the Flying Horse to the United States, copies from the "Sporting Annual and English Stud Book Records" the pedigree of Flying Horse, by sire and dam, viz.:

This horse was imported from England in August, 1873, by Messrs. Logan & Gibson, of Pennsylvania; is a beautiful brown, with black points, full 15.3, with the finest symmetry, great size, style, and quality; has great bone and substance, fine temper, and is sound and free from all constitutional defects. His fine breeding, proceeding, as he does, through both sire and dam, some of the most fashionable and valuable crosses in England, and tracing, through a long list of notable winners, to Oriental sources, should render him very desirable for the stud. The Flying Horse was foaled in 1862, bred by Mr. Isaac, by Wild Dayrell, winner of the Derby in 1855, he by Ion (son of Quai), the Flying Horse's dam Chlor, by Sorplus, winner of the Derby and St. Leger in 1845; second dam, Epauante, by the Colonel, winner of the St. Leger in 1828; third dam, Vionage, by Octavius, winner of the Derby in 1812; fourth dam, by Election, winner of the Derby in 1807; fifth dam, sister to Ely wrecker, by High-flyer, who has never been beaten or paid a forfeit; sixth dam, by O'Kelly's Halpin; seventh dam, Rose Dear, by Donny; eighth dam, Miss Babes, son of Hyacinth, Clendish, etc. by Regulus (son of the Godolphin Barb); ninth dam, by Lucette's Childers; tenth dam, by Mr. Honeywood's to True Blues; Wild Dayrell's dam, Ellen Middleton, by Bay Middleton, winner of the Derby in 1825; he by Sultan, the sire of the dam, out of Cobweb by Phalaris. Cobweb won the Oaks in 1824, Funnion was the Derby in 1811, Bay Middleton's granddam, Elgouze, by Southwester, winner of the St. Leger in 1811; great granddam, Web, by Waxy, winner of the Derby in 1793, etc. Wild Dayrell's granddam, Myrtle, by Malek, his grand-grandam, Betsy, by Young Gully, out of Grandiflora, by Sir Henry Dunstable, etc. Sorplus, the sire of the Flying Horse's dam, was by Touchstone, winner of the St. Leger in 1804, and the Doncaster cups in 1803 and 1806, dam, Quifla, by Priam, she won the Oaks two thousand guineas, the one thousand guineas in 1840, and the Criterion Stakes in 1836. Sorplus's granddam Octavia, by Octavius, winner of the

St. Leger in 1846, etc. The Colonel's sire of his granddam was by Whilker, winner of the Derby in 1812, out of My Lady's dam, by Delphic, granddam Tuppie Colm, by King Fergat. Octavius, the sire of his great-grandam, was by Orville, winner of the St. Leger in 1802; he by Banningsburgh, winner of the St. Leger in 1784. Octavius's dam, Marianna, by Muff, her dam Maria, by Telemachus, out of A. la Grecque, by Regulus. Election, the sire of his great-grand-grandam, was by Gichenna, he by Mercury (son of Bellona), Election's dam Chestnut Skin, by Woodpecker, out of Silver's dam, by King Harold. Thus it will be seen from an examination of the pedigree of the Flying Horse, he is bred on both sides from a long line of distinguished Derby and St. Leger winners. The Flying Horse was winner in England in 1865 and 1866. He won the Brighton Club Stakes (Hundred) of ten sovereigns each, with one hundred sovereigns added by the club. The Flying Horse won, carrying one hundred and twenty-five pounds, beating Ackentree and Tugton. He also won the Vetter Handicap, at Warwick, in 1866, carrying one hundred and forty-four pounds, beating Blotneck. This horse will prove a valuable stallion in any section of the United States. His sire, Wild Dayrell, was a popular and successful sire in England, and stood at forty guineas. He is the sire of the Duke, winner of the Middle Park Plate, Hunsand-Cry, Dares, Candie, Lintocke, Ralston, John Alcock, Glaston, Sea King, Rookby Chase, Wild Dayrell, etc. Flying Horse, in addition to being a remarkably sure stock-getter, weighs 1270, and is beyond question the largest "blood" horse in the United States. His grandsire, the Flying Horse, won the Hunsand-Cry Handicap of \$4250, gold, against twenty-seven horses, March 18, 1872, also the St. Leger Handicap of \$1885, gold, April 6, 1872. Flying Horse's half sister, Hurricane, won the 1000 guineas, and her son, Atlantic (Flying Horse's nephew) won the Newmarket stakes of \$71,600 June 3, 1874, also the 2000 guineas, winning in all \$88,800, gold, in 1874.

The "London Sportsman," of March 29, 1872, says: "Flying Horse is of the best blood in England, and is a strong and hardy thoroughbred, and breeders may consider themselves fortunate in having the services of such a fine animal at their command."

DAVID LOGAN, HARTSTOWN, CRAWFORD COUNTY, PA.

Images taken from Combination Atlas Map of Crawford County 1876



The first Amish family to move to Crawford County was the Andrew J. Mast family from Nappanee, IN. Settlers from Geauga County Ohio followed, and by 1924, a sizeable group located near the town of Atlantic in neighboring East Fallowfield Township. The Amish began immigrating to North America early in the 18th century; they first settled in eastern Pennsylvania, where a large settlement remains. Schism and disruption occurred after 1850 because of tensions between the “new order” Amish, who accepted social change and technological innovation, and the “old order,” or traditional, Amish, who largely did not. During the next 50 years, about two-thirds of the Amish formed separate, small churches of their own or joined either the Mennonite Church or the General Conference Mennonite Church. Most traditional Amish are members of the Old Order Amish Mennonite Church.

In the late 20th century, there were more than 150,000 Amish living in more than 200 Old Order Amish settlements in the United States and Canada; the largest are located in Pennsylvania, Ohio, Indiana, Iowa, Illinois, and Kansas, and others were found in Wisconsin, Missouri, and Minnesota. Their settlements are divided into church districts, autonomous congregations of about 75 baptized members. If the district becomes much larger, it is again divided, because members meet in each other's homes. There are no church buildings. Each district has a bishop, two to four preachers, and an elder; but there are no general conferences, mission groups, or cooperative agencies.

Humility, family, community, and separation from the world are the mainstays of the Amish. Everyday life and custom are governed by an unwritten code of behavior called the Ordnung, and shunning (Meidung) remains an integral way in which the community deals with disobedient members. In formal religious doctrine, the Amish differ little from the Mennonites. Holy Communion is celebrated twice each year, and foot washing is practiced by both groups. Persons are baptized when they are admitted to formal membership in the church, about the age of 17 to 20 years. Religious services are conducted in High German, and Pennsylvania Dutch an admixture of High German, various German dialects, and English—is spoken at home and is common in daily discourse. The services are held on a rotating basis in family homes and barns. A large wagon, filled with benches for the service and dishes and food for the meal that follows, will often be pulled to the host's property.

The Township population peaked around the end of the 1850's and again in 1920. The Beaver & Erie Canal passed through its valley, and above Hartstown was a large canal basin covering many hundred acres. Also known as the Erie Extension Canal it was part of the Pennsylvania Canal system and consisted of three sections: the Beaver Division, the Shenango Division, and the Conneaut Division. The Shenango Division travelled along the Crooked Creek corridor through the villages of Hartstown and Adamsville. When the waters were first pent up on this low land, the malaria engendered proved a serious obstacle to the development of the adjoining country. In a few years, the sickness greatly decreased, and since the abandonment of the canal, the locality grew to current population. Population increases could be attributed to the construction of the Erie Canal at the end of the 1850's and then the heavy industrial era of Meadville in the middle of the 1900's. Most likely, the Township was affected by both events. Similar to other areas in Pennsylvania, the region also saw a down turn in its economic prosperity in the 1980's. Many of the third generation children have moved away to find white-collar jobs; few of these original homesteads continue to farm small operations today.

On May 31<sup>st</sup>, 1985, northwest Pennsylvania was struck by severe weather when twenty-one tornadoes touched down across northeast Ohio and northwest Pennsylvania. Of these twenty-one, one was rated an F5, and six were rated F4's. Tragically, these tornadoes killed seventy-six people in Ohio and Pennsylvania. One of the deadliest tornados of the day touched down near



Jamestown, Pennsylvania around 5:20 p.m. It raged through northern sections of Jamestown destroying several homes along the edge of town. Its path continued eastwardly along US 322 hitting the areas of Fry and Snake Roads in neighboring South Shenango Township where several trailers and houses were destroyed.

It reached the hillcrest of West Fallowfield Township at Rocky Glen Road Cemetery, where it toppled monuments, ripped out grave markers and threw granite tombstones hundreds of yards. It continued its path through a deep ravine valley lifting several homes and the vacant Niagara Manufacturing Company, dispersing them throughout the fields below. It continued to take victims within the Atlantic Mobile Home Trailer Park where five people were killed and three more in a house located near the park.

The small town of Atlantic took a direct hit, most of which was completely destroyed by the F4 winds well in excess of 200 mph with an average width a quarter of a mile wide. The Atlantic Feed and Grain Mill was leveled, along with a factory, post office, and old school. This particular tornado stayed on the ground for over an hour and produced a 56-mile long damage path. The town of Atlantic was virtually destroyed. Although this day produced many tragedies, it also gave reason for two very culturally different communities to join company. The Amish and English would join side by side atop barn roofs, rebuilding their communities with the swing of their hammers. Residents of Fallowfield continue to remember that sunny day of May 31st, 1985 and take heed to severe weather warnings. They will forever acknowledge nature's unpredictability and understand the need to prepare themselves and their community for emergencies. That day remains the deadliest tornado outbreak ever documented in Pennsylvania history.

A second influx of population from the Amish community was experience in 1985 bringing hundreds of Amish from other Midwest settlements to rebuild the leveled houses and barns demolished by the tornado. Today, the southern portion of the Township is experiencing migration of Amish development from the neighboring community. While mostly keeping with earlier self-sustaining ways of life, today's community continues to thrive on the abundance of timber and its related trades. Their prosperity and limited land availability has resulted in new families becoming more dispersed throughout the area. Currently there are three Amish families located within West Fallowfield Township, directly fronting or in close proximity to S.R. 18. Even though they maintain a quiet presence, their services, products and goods are major contributors to the quality of life and vitality of the Township.

## 2.2 Physical Characteristics

### Regional Setting

An important component of any comprehensive plan is knowledge of the natural environment of the area. The physical features of the area, including topography, soils, and flood-prone lands are important in evaluating past growth, and are particularly significant in guiding the future growth of the community. Certain aspects of the natural features of a community serve as limitations to the type and degree of development of a given area; and as limitations, should be considered before development. The purpose of this section is to describe the natural features in West Fallowfield Township and the implications of these features on future development within the Township.

West Fallowfield Township is located in the southwestern portion of Crawford County and is bordered by Mercer County to its south. It is somewhat irregular in outline, has a width from one and a half to two miles and a length of approximately seven and one half miles comprising a total of 11.8 square miles (7,461 acres). Pennsylvania State Route 18, a main connector and active Bessemer and Lake Erie railroad, travel parallel to and along Crooked Creek forming the eastern municipal boundary.

### The Topography

The topography or shape of the land, in terms of its "3rd dimension" is indicated by contour lines. Topography is a major factor in the type of uses that develop land. The western portion of West Fallowfield Township is made up of high terrain comprised of woodlands and working agricultural fields that descend approximately three hundred feet in elevation eastwardly to State Route 18. This traffic corridor designates a significant change of topography from steep slopes down to the Pymatuning Marsh Complex located in the north and western portion of the municipality. This bio-diverse area created by Pymatuning Reservoir is protected and managed by four separate state and federally protected wildlife habitat management areas within Crawford County. The northern portion also contains Crystal Lake and Mud Lake. These glacial lakes formed during the last Ice Age and are located on the eastern edge of Hartstown. All of the wetland areas surrounding these lakes are hydraulically connected to the Pymatuning Marsh Complex.



Photo taken from atop Rocky Glen Road looking eastward

In 1838 the Erie Canal Company constructed a three mile causway for passage of the canal through the Pymatuning Swamp effectively forming a land barrier and reservoir to the east of the canal. Today, local residents refer to this area as Hartstown Swamp but it was previously known as the Canal Basin, a large open body of water for vessels to port during the Erie Canal Era. Also, old portions of the canal towpath became the bed of the Bessemer-Lake Erie Railroad and remaining still today along the Crooked Creek corridor where miles of relatively flat trails transverse the Township from north to south.

## **2.3 Environmental Characteristics**

### **Crawford County Natural Heritage Inventory**

The Pennsylvania Natural Heritage Program conducted a county-wide Natural Heritage Inventory as a way to gather information about the living resources within the counties of our commonwealth and share that knowledge with residents, including those responsible for making decisions about natural resources and land use. The study examined the broad-scale landscape of the county and the discrete scale of individual species and natural communities that makeup that landscape. Consideration of both scales is important in the long-term health and survival of individual species as well as in the overall health of the forests and waters that are the backbones of the biological heritage of the county. The quality of life and opportunities for growth within the county are linked to the quality of the environment. How we plan for, conserve and, in many cases, restore the natural systems of Crawford County will determine the sustainability of growth and prosperity of the county and the region.

The first steps in ensuring protection of our natural environment are to recognize environmentally sensitive or ecologically important areas and determine their importance. A County Natural Heritage Inventory is designed to identify and map important biotic (living) and ecological resources. This information helps county, state, and municipal government, the public, business, and industry plan development with the preservation of these environmentally important sites in mind. Biotic and ecological resources inherited by the citizens of this region include:

- Lands that support important components of Pennsylvania’s native species biodiversity
- Populations of species that are facing imperilment at a state and/or global level and their habitats
- Natural communities (assemblages of plants and animals) that are regionally important to biodiversity because they are exceptionally undisturbed and/or unique within the state
- Areas important for wildlife habitat, open space, education, scientific study, and recreation
- Areas that have been left relatively undisturbed by human activity
- Potential habitats for species of concern

The identification and delineation of Natural Heritage Areas are based on the ecological values present. Important selection criteria include the existence of habitat for plants and animals of special concern, the existence of ecologically significant natural communities, and the size and landscape context of a site. Large, relatively undisturbed areas provide the backbone that links habitats and provide corridors for plants and animals. Although agricultural lands and open space may be included as part of inventory areas, the focus rests on areas that are the best examples of biotic/ecological resources in Crawford County.

### **Natural Heritage Inventory Classifications**

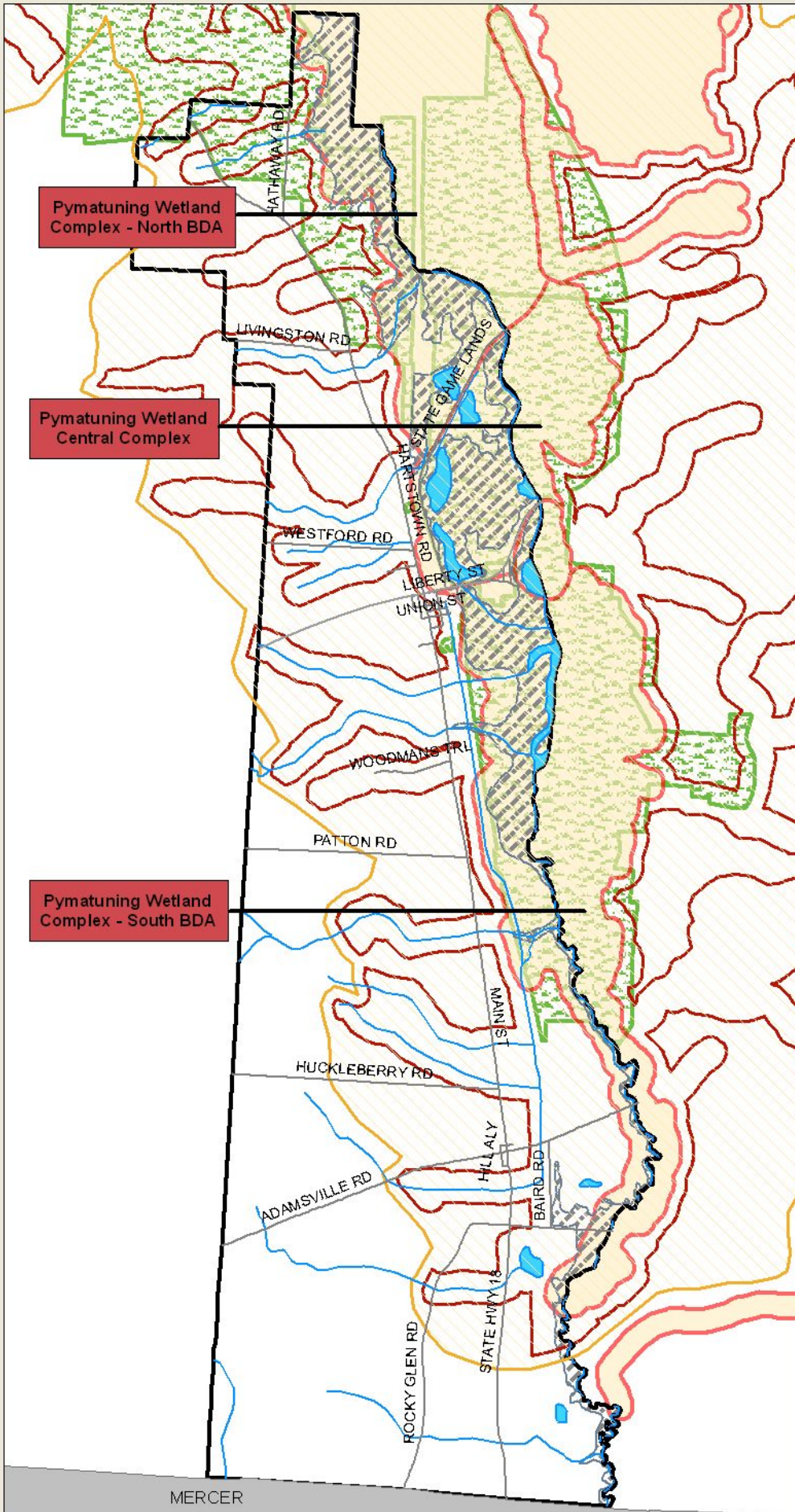
To provide the information necessary to plan for conservation of biodiversity at the species, community, and ecosystem levels, two types of Natural Heritage Areas, as well as designations from two other sources, are included in the report. To conserve the native biological diversity of Crawford County we recommend the use of a two-tiered approach to selecting areas for their contribution to the entire ecological environment. The “fine-filter/coarse-filter” approach focuses attention on both the immediate habitat of the at-risk species, as well as the larger landscape scale processes that help to keep common species common.



# NATURAL HERITAGE INVENTORY

## WEST FALLOWFIELD TOWNSHIP

## CRAWFORD COUNTY PENNSYLVANIA



Crawford County Planning Commission  
Meadville, Pennsylvania

March 2009

MERCER

- The **fine-filter** approach targets protection for uncommon species that generally occur in specialized and discrete habitats. Focusing conservation efforts on these smaller habitats will help defend these species from local or global extinction. This fine-filter approach has been the focus of our field surveys – to find the locations of these unique species and their habitats, and to draw attention to the potential for their inadvertent destruction. These at-risk species and their habitats are described in the Biological Diversity Areas (BDAs).
- The **coarse-filter** approach suggests that whole suites of species as well as general ecological and environmental processes can be offered protection by focusing conservation efforts on large expanses of quality habitats of all types. We address the coarse filter approach by highlighting the largest unfragmented forest/natural habitats and wetland, creek, stream and river riparian buffers. The highest priority landscape scale habitats in the county are referred to as Landscape Conservation Areas (LCAs).

Besides these highest priority landscapes, all of the habitats of the county will benefit from conservation of large forested blocks and forested riparian buffers. The fine-filter approach is characterized on Map 2, depicting the core and supporting habitats for species of concern. Shown on Map 3 is the coarse filter approach, with large forest blocks and all riparian corridors highlighted for the township. Through a combined effort of these two approaches, we can help to assure that uncommon species avoid local or global extinction and that common species stay common in Crawford County.

### **Natural Heritage Areas**

**Biological Diversity Area (BDA):** An area containing plants or animals of special concern at state or federal levels, exemplary natural communities, or exceptional native diversity. BDAs include both the immediate habitat and surrounding lands important in the support of these special elements. Conservation Planning Application: BDAs are mapped according to their sensitivity to human activities. “Core” areas delineate essential habitat that cannot absorb significant levels of activity without substantial impact to the elements of concern. “Supporting Natural Landscape” includes areas that maintain vital ecological processes or secondary habitat that may be able to accommodate some types of low-impact activities.

**Landscape Conservation Area (LCA):** A large contiguous area that is important because of its size, open space, habitats, and/or inclusion of one or more BDAs. Although an LCA includes a variety of land uses, it typically has not been heavily disturbed and thus retains much of its natural character.

**Important Bird Areas (IBA):** The Pennsylvania Audubon Society administers the Pennsylvania IBA Program and defines an IBA as “a site that is part of a global network of places recognized for their outstanding value to bird conservation.” An IBA can be large or small, public or private and must meet at least one of five criteria for supporting bird populations (<http://pa.audubon.org/Ibamain.htm>).

**Important Mammal Areas (IMA):** The Important Mammal Areas Project (IMAP) is being carried out by a broad based alliance of sportsmen, conservation organizations, wildlife professionals, and scientists. Areas nominated must fulfill at least one of five criteria developed by the Mammal Technical Committee of the Pennsylvania Biological Survey (<http://www.pawildlife.org/imap.htm>).

## **Methods**

Fifty-one county inventories have been completed in Pennsylvania to date. The Crawford County Natural Heritage Inventory followed the same methodologies as previous inventories, which proceeded in the following stages:

- site selection
- ground survey
- data analysis

### **Site Selection**

A review of the Pennsylvania Natural Heritage Program (PNHP) database determined where sites for special concern species and important natural communities were known to exist in Crawford County. Knowledgeable individuals were consulted concerning the occurrence of rare plants and animals and unique natural communities in the county. Geological maps, USGS topographical maps, National Wetlands Inventory maps, USDA soil surveys, recent aerial photos, and published materials were also used to identify areas of potential ecological significance. Once preliminary site selection was completed, reconnaissance flights over chosen areas of the county were conducted. Wetlands were of primary interest during fly-overs in Crawford County.

### **Ground Survey**

Areas identified as potential sites were scheduled for ground surveys. After obtaining permission from landowners, sites were examined to evaluate the condition and quality of the habitat and to classify the communities present. Field survey forms were completed for each site. The flora, fauna, level of disturbance, approximate age of community and local threats were among the most important data recorded for each site. In cases where permission to visit a site was not granted, when enough information was available from other sources, or when time did not permit, sites were not ground surveyed.

### **Data Analysis**

Data obtained during the 2002 and 2003 field seasons was combined with prior existing data and summarized. All sites with species or communities of statewide concern, as well as exceptional examples of more common natural communities were selected as Biological Diversity Areas (BDAs). Spatial data on the elements of concern were then compiled in a geographic information system (GIS) format using ESRI ArcView 3.2a software.

The boundaries defining each BDA were based on physical and ecological factors, and specifications for species protection provided by jurisdictional government agencies. The BDAs were then assigned a significance rank based on size, condition, rarity of the unique feature, and quality of the surrounding landscape. Landscape Conservation Areas were designated around landscape features that provide a uniting element within a collection of BDAs, or large blocks of contiguous forest identified using GIS-based spatial analysis. County municipalities served as the organizing unit for the data.

### **Crawford County Results**

Sixty-seven areas of ecological significance are recognized in the Crawford County Natural Heritage Inventory. This includes 64 Biological Diversity Areas and three Landscape Conservation Areas that are categorized according to their significance for the protection of the



biological diversity and ecological integrity of the region. Currently, Crawford County ranks fourth in the state in total occurrences of species of concern, mostly due to the number of high quality wetlands and streams in the county. Crawford County also has a large number of wetlands that provide habitat to many species of concern. Wetland habitats are becoming more scarce and degraded statewide, making these wetlands especially important for the many rare wetland species. Although some of these wetlands are located on private land, many are being protected as parts of state parks, state game lands, and wildlife refuges. Privately owned wetlands should be considered conservation targets in Crawford County.

### **West Fallowfield Township Natural Heritage Inventory**

West Fallowfield Township is located in southern Crawford County. It is bordered by Mercer County to the south, with Crooked Creek forming its eastern border, and is the second smallest township in the county. Agriculture is the prevalent land use, and much of the forested areas have been fragmented by roads. The woody wetlands around Crooked Creek, which cover 6% of the township, provide contiguous habitat for birds and other species. State Game Land 214 is located along the eastern edge of the township and protection of this publicly managed area is important to provide habitat to wildlife. This area includes wetlands, forests, and grasslands, which are used by a number of species. The Pymatuning, Hartstown Complex Important Bird Area (IBA) is located along the eastern side of the township, providing extensive habitat for waterfowl, shorebirds, and many other rare avian species. The Pymatuning Wildlife Management Area / SGL 214 Important Mammal Area (IMA) is also located along the eastern edge of West Fallowfield Township. This site is habitat for little brown bats, river otters, and a subspecies of red-backed vole, as well as other mammal species.

### **Mud Lake BDA – Exceptional Significance**

This BDA is delineated around Mud Lake, sometimes called Crystal Lake and Dollar Lake. These glacial kettle lakes were formed during the last Ice Age, just east of Hartstown. The wetland areas surrounding these lakes are included in the core area, and are hydrologically connected to the Pymatuning Marsh Complex. These lakes sit within State Game Lands 214, southeast of where Route 322 crosses Pymatuning Marsh, between the central and south complex, as named in this report. This area supports a number of plant and animal species of concern.



A population of warmouth sunfish (*Lepomis gulosus*), a fish species of concern, is present in Mud Lake. Warmouths are secretive fish that prefer lake sand slow-moving water with rocky banks, stumps, and weeds for cover from direct sunlight. This species is native to the Great Lakes and Mississippi Basins and portions of the Gulf and Atlantic drainages. It is currently considered imperiled in Pennsylvania (NatureServe 2006). In Ohio, these fish are restricted to glaciated streams and lakes similar to the habitat found within Mud Lake (Ohio Department of Natural Resources 2005). Predominant vegetation within the lake includes duckweeds (*Lemna minor*, *L. trisulca*, *Spirodela polyrhiza*), and Columbian watermeal (*Wolffia columbiana*). Bog-mat (*Wolffiella gladiata*), and flat-leaved pondweed (*Potamogeton robbinsii*), are two plant species of concern that are also documented from the open water of the lake.

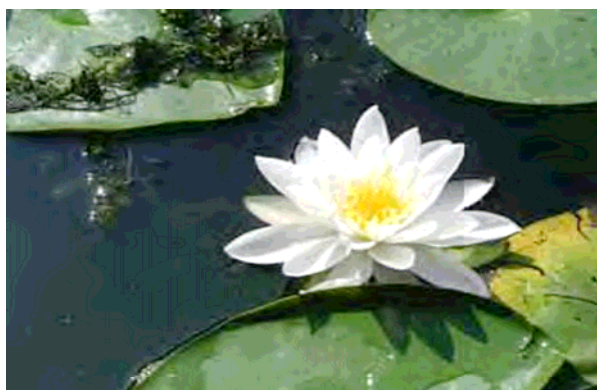
Dollar Lake, to the north, is much smaller than Mud Lake, however it supports aquatic bed communities featuring a plant species of concern, **whorled water-milfoil** (*Myriophyllum*

*verticillatum*). This species is found growing among common bladderwort (*Utricularia vulgaris*) and American waterweed (*Elodea canadensis*) within a large population of pond lily (*Nuphar* spp.) surrounded by swamp loosestrife and cattail (*Typha glauca*). Additionally, the south shore of Dollar Lake is an open meadow populated with false nettle (*Boehmeria cylindrical*), marsh fern (*Thelypteris palustris*), and giant bur-reed. This area also supports a relatively small population of a **swamp smartweed** (*Polygonum setaceum* var. *interjectum*), a plant species of concern.

The open, emergent marsh area surrounding both Mud and Dollar Lakes supports a variety of plant species of concern. Scattered along the shores of both lakes are populations of **broad-winged sedge** (*Carex alata*). These plants are growing on low-relief shores among giant bur-reed (*Sparganium eurycarpum*), green arrow arum (*Peltandra virginica*), swamp loosestrife (*Decodon verticillatus*), and various other sedges (*Carex* spp.). Numerous peat and mud flats surround the lakes and become exposed during periods of low water

levels. These flats are sparsely vegetated by bald spike-rush (*Eleocharis erythropoda*), smartweed (*Polygonum* sp.), and nodding beggar-ticks (*Bidens cernua*). **Small beggar-ticks** (*Bidens discoidea*), a plant species of concern, is also locally common on these flats.

Additionally, a population of firm aster (*Symphyotrichum firmum*) is present throughout the wet meadow that surrounds this site. This species was once considered endangered in Pennsylvania and has recently been upgraded to rare status and remains on the PNHP Watch List.



The emergent marsh plants of Mud Lake BDA include fragrant waterlily (*Nymphaea odorata*). Photo source: Steve Grund, PNHP

This area is an important habitat for several bird species of concern. **Marsh wrens** (*Cistothorus palustris*) and **common moorhens** (*Gallinula chloropus*) use the emergent marsh vegetation for nesting material and cover from predators. The bottomland forests, which border the marsh, provide habitat to another species of concern, the **prothonotary warbler** (*Protonotaria citrea*). This species requires a very specific breeding habitat, forested areas near or over open water, which is becoming lost in the wake of human development. A **sensitive species of concern** is also known to nest here.

### Threats and Stresses

This BDA lies entirely within SGL #214 and is largely protected from gross development. However, Route 322, which passes to the north, presents several threats to this site. Due to the nature of this wetland and its connection with Pymatuning Marsh, there is not much of a wooded border protecting the wetland from the road. Potential pollutants include runoff and salt spray, both of which would greatly alter the hydrology and viability of this site. Invasive exotic species, which tend to colonize along disturbed corridors such as roadways, could pose a major threat to native plant populations. Specifically, purple loosestrife (*Lythrum salicaria*) and common reed (*Phragmites australis*) are two invasive wetland plants that could establish here. These plants tend to form dense stands and crowd out native vegetation, reducing the diversity and structure of the wetlands, as well as eliminating habitat for species such as marsh wrens and common moorhens. Most species found in this wetland are extremely susceptible to human disturbance during the breeding season.



## Recommendations

Any land management decisions regarding the watershed supporting this wetland complex should take into consideration the potential impacts to these lakes and the surrounding wetland areas. Insecticide spraying, salt application and mowing should be restricted on Route 322 where it crosses Pymatuning Marsh. Periodic monitoring of the wetland by the PA Game Commission for the presence or establishment of invasive species is highly recommended. A management plan for the removal of these species should be created if establishment and spread is observed. Furthermore, human access to bird nesting areas should be restricted during the spring breeding months.

## Pymatuning Wetland Complex-Central BDA – Exceptional Significance

This BDA includes the primary wetland communities that together form the central portion of Pymatuning Swamp. The area now occupied by the swamp represents only a part of what once was one of the most extensive wetland complexes in the state. The damming of the headwaters of the Shenango River in the early 1930's resulted in the formation of Pymatuning Lake and the loss of a substantial portion of the swamp. The changes in the wetland communities are not fully known or understood but historic records of plant species that once occupied now flooded areas indicate that sections of the swamp supported a rich flora featuring species affiliated with calcareous conditions. The remaining swamp communities include open water, emergent, and palustrine wetland community types. The wetland as a whole extends for several miles from the lake edge upstream to where it narrows and eventually becomes discontinuous along the drainage. This BDA is delineated around the southern portion of the wetland that lies within the central portion of State Game Lands #214.

The central portion of this BDA is an open water emergent marsh with floating peat mats and pond lily (*Nuphar* spp.). During drawdown and low water levels, sparsely vegetated mud flats are common. The dominant plants of the peat mats and mud flats include nodding beggartick (*Bidens cernua*), bald spikerush (*Eleocharis erythropoda*) and *Polygonum* spp. These also support a population of **small beggar-ticks** (*Bidens discoidea*), a plant species of concern. Other emergent plants present at this site include swamp loosestrife (*Decodon verticillata*), swamp smartweed (*Polygonum hydropiperoides*), green arrow arum (*Peltandra virginica*), and bur-reeds (*Sparganium americanum*, *S. eurycarpum*). Several species of concern are found in the open water areas, such as **flat-stem pondweed** (*Potamogeton zosteriformis*), and **lesser bladderwort** (*Utricularia minor*). Engelmann's flatsedge (*Cyperus engelmannii*) and dotted water-meal (*Wolffia borealis*), both recently de-listed aquatic plants, are also present at this site.

This area currently and historically has supported a breeding colony of **black terns** (*Chlidonias niger*), a species of concern. Black terns prefer marshes and emergent wetlands with an even mix of open water and emergent vegetation. They tend to nest in small colonies along rivers, sloughs, wet meadows, and impoundments dominated by cattails, bulrushes, water lily, grasses, and sedges. Black terns use the emergent vegetation to make cup-like nests that float on water. Recently, black terns have faced population declines due to habitat loss and destruction. In Pennsylvania, breeding has only been confirmed in Erie and Crawford counties. The creation of Pymatuning Lake and the naturally occurring associated wetlands support several breeding populations.

Other wetlands birds of special concern such as the **marsh wren** (*Cistothorus palustris*) and the **common moorhen** (*Gallinula chloropus*) are known to nest in Pymatuning Swamp. These species also use the emergent aquatic vegetation to construct nests and provide cover.

Additionally, the wetlands of Pymatuning Marsh are important breeding grounds for a species of concern, which prefers nesting in forests near large bodies of water.

Moving towards the perimeter of the swamp, there is less open water and the area is dominated by saturated peat and sphagnum moss (*Sphagnum* spp.) hummocks. A **sensitive species of concern** is locally common along the transition to the more heavily wooded wetland near Blair Road. This shrub swamp conifer wetland also supports many species of concern including **swampfly honeysuckle** (*Lonicera oblongifolia*), **whorled water milfoil** (*Myriophyllum verticillatum*), **flat-stem pondweed** (*Potamogeton zosteriformis*), **small beggar-ticks** (*Bidens discoidea*), and two formerly endangered plants: firm aster (*Symphyotrichum firmum*) and flat-leaved pondweed (*Potamogeton robbinsii*). Historically this swamp has supported numerous other species of concern. Common woody plants throughout this wetland include speckled alder (*Alnus rugosa*), willows (*Salix* spp.) dogwoods (*Cornus* spp.), red maple (*Acer rubrum*), white pine (*Pinus strobus*), and tamarack (*Larix laricina*). The mixed aquatic beds are populated by swollen bladderwort (*Utricularia vulgaris*), common waterweed (*Elodea canadensis*), floating pondweed (*Potamogeton natans*), and spineless hornwort (*Ceratophyllum echinatum*).

The supporting landscape for Pymatuning Swamp is represented by the immediate watershed of the wetland complex and includes a large percentage of agricultural lands and the borough of Hartstown to the southwest. Numerous small tributaries flow through these predominately agricultural areas directly into the swamp, which then drains to the Shenango River to the north and Crooked Creek to the south.

### **Threats and Stresses**

Maintaining water quality is the key to the continued success of this wetland complex and the species of concern it supports. Changes in hydrology of this system such as flooding, damming, draining, loss of forest cover, and increased impervious surfaces within the watershed can impact this wetland. Periodic changes from natural processes, such as beaver and seasonal flooding events, have resulted in a dynamic mix of habitats and these natural processes will likely maintain the diversity of habitats at this site. Portions of this area are used for light recreation, which may present a problem to nesting birds. A relatively large vegetated riparian buffer surrounds this wetland, which serves to filter out pollutants that may enter the wetland from upland farms, roads, and municipalities. Loss of this vegetation may also cause changes in the canopy cover and temperature of this wetland. The introduction and spread of invasive exotic species, specifically common reed (*Phragmites australis*) and purple loosestrife (*Lythrum salicaria*), is a threat to native plant and animal populations.

### **Recommendations**

The sensitivity of the core area is high and any activities taking place within have the possibility of impacting the wetland and some or all species of concern occurring there. A good deal of protection is in place given that the swamp is almost entirely on public land and is considered an exceptional value (EV) wetland. Periodic monitoring of the presence or establishment of invasive species is necessary. Also, incorporating a policy and strategy for controlling invasive species into the management plans for the Game Commission lands will be essential in managing this threat.

It is highly recommended that best management practices be applied to agricultural lands within the supporting landscape to lessen the impacts farming may have on the watershed. Retaining riparian buffers along streams flowing through farmland is extremely important to prevent erosion and sedimentation, nutrient loading, and pollution from entering the streams feeding the wetland. Trees should also be planted in areas lacking such buffers. Any landscape level changes

that would directly alter the current hydrology or water quality of this wetland should be carefully reviewed and measures should be taken to limit negative impacts.

### **Pymatuning Wetland Complex-South BDA – Exceptional Significance**

The area along the southern and western shore of Mud Lake is comprised of an open, mixed emergent marsh with scattered seepage openings. The dominant plants of the emergent marsh area include swamp loosestrife (*Decodon verticillatus*), giant bur-reed (*Sparganium eurycarpum*), green arrow arum (*Peltandra virginica*), and numerous sedges (*Carex* sp.). Water lily (*Nuphar* sp.) is common, floating throughout the wetland. Several species of concern are associated with this community. They include **broad-winged sedge** (*Carex alata*), **lesserpanicled sedge** (*C. disperma*), and **marsh bedstraw** (*Galium trifidum*). Seepage openings scattered throughout the swamp in the upland areas support a few plant species of concern, including **swamp lousewort** (*Pedicularis lanceolata*), **autumn willow** (*Salix serissima*), and **swamp fly honeysuckle** (*Lonicera oblongifolia*). These seepages are populated by numerous sedges (*Carex interior*, *C. stricta*), round-leaf goldenrod (*Solidago patula*), royal fern (*Osmunda regalis*), swamp thistle (*Cirsium muticum*), and Canada burnet (*Sanguisorba canadensis*).

Downstream from the emergent marsh, the swamp opens up and becomes a water lily (*Nuphar lutea* ssp. *advena*) swamp with floating peat rafts on open water. The edges of the marsh support a variety of sedges (*Cyperus* sp., *Carex* sp., *Scirpus* sp.), pondweed (*Potamogeton* sp.), rushes (*Juncus* sp.), and buttonbush (*Cephalanthus occidentalis*). This area supports several plant species of concern including **Engelmann's flatsedge** (*Cyperus engelmannii*), **bog-mat** (*Wolffiella gladiata*), and **flat-stem pondweed** (*Potamogeton zosteriformis*). The perimeter of this marsh is a low-relief forested wetland with white pine (*Pinus strobus*), tamarack (*Larix laricina*), red maple (*Acer rubrum*), and black ash (*Fraxinus nigra*) present. This area supports three plant species of concern: **bog bluegrass** (*Poa paludigena*), **prairie sedge** (*Carex prairea*), and **soft-leaved sedge** (*Carex disperma*). Additionally, firm aster (*Symphyotrichum firmum*) is present throughout the wet meadows of this site. Once listed as endangered in the Commonwealth, this species has recently been delisted, but remains on the PNHP Watch List.

In addition to the diverse plant community, several bird species of concern are known to nest within the larger wetland complex: **marsh wren** (*Cistothorus palustris*), **common moorhen** (*Gallinula chloropus*), and **prothonotary warbler** (*Protonotaria citrea*). The nesting requirements of these species represent the diverse communities present throughout the swamp. The supporting landscape for Pymatuning Swamp is represented by the immediate watershed of the wetland complex and includes a large percentage of agricultural lands. Numerous small tributaries flow through these predominately agricultural areas directly into the swamp, which then drain to the Shenango River to the north and Crooked Creek to the south.

### **Threats and Stresses**

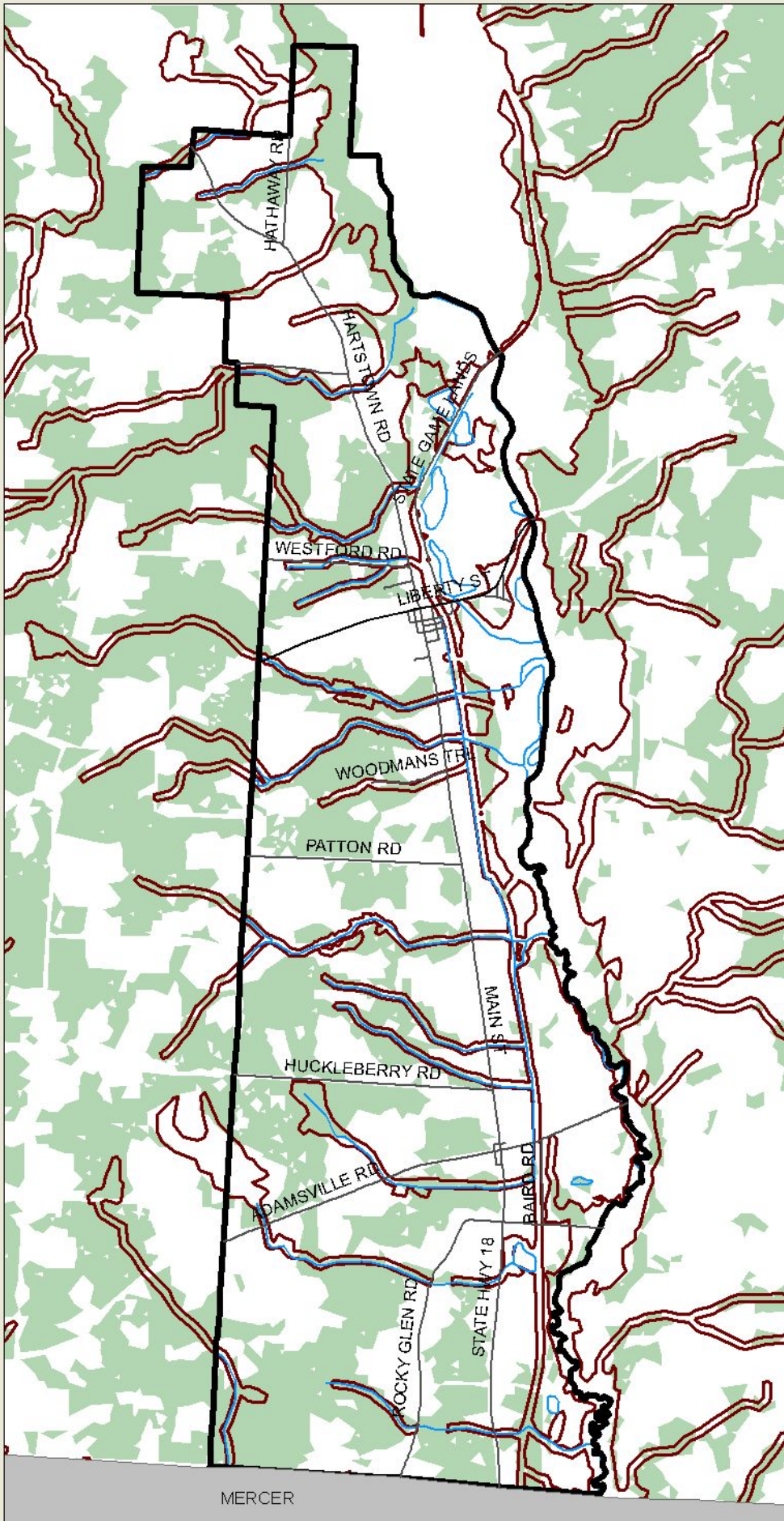
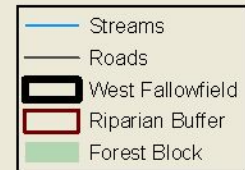
Maintaining water quality is the key to the continued success of this wetland complex and the many species of concern it supports. Changes in hydrology of this system such as flooding, damming, draining, loss of forest cover, and increased impervious surfaces within the watershed can affect this wetland. Periodic changes from natural processes, such as beaver and seasonal flooding events, have resulted in a dynamic mix of habitats, and these natural processes will likely maintain the diversity of habitats at this site. Portions of this area are used for light recreation, which may present a problem to some nesting bird species that are extremely susceptible to human disturbance during the breeding season.

Logging should not be permitted so that the vegetation may buffer this system from any potentially harmful runoff that may enter the wetland from upland farms, roads, and

# NATURAL HERITAGE INVENTORY: FOREST BLOCKS & RIPARIAN BUFFERS

WEST FALLOWFIELD  
TOWNSHIP

CRAWFORD COUNTY  
PENNSYLVANIA



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municipalities. Loss of the surrounding vegetation will also cause changes in the canopy cover and temperature of this wetland. The introduction and spread of invasive exotic species, specifically common reed (*Phragmites australis*) and purple loosestrife (*Lythrum salicaria*), is a threat to native plant and animal populations.

### **Recommendations**

The sensitivity of the core area is high, and any activities taking place within have the possibility of affecting the wetland and some or all species of concern occurring there. A good deal of protection is in place given that the swamp is almost entirely on public land and is considered an exceptional value (EV) wetland. Periodic monitoring for the presence or establishment of invasive species is necessary. Also, incorporating policy and strategy for controlling invasive species into the management plans for the Game Commission lands will be essential in managing this threat. All activities that have the capacity to affect water quality should be carefully reviewed and measures taken to limit such impact. Human traffic throughout the wetland should be limited during the breeding season so as not to disrupt nest success. Nutrient inputs from agriculture are of concern, and programs to help farmers best manage their livestock, pastures and crop fields will go a long way in maintaining good water quality. Forested buffers along streams are very important for absorbing surface water and the accompanying pollutants and for helping to limit the spread of invasive species that respond to high light conditions.

### **McMillen Hollow BDA – High Significance**

The stream locally known as Crooked Creek, which flows through McMillen Hollow, supports a population of fish species of conservation concern, the **central mudminnow** (*Umbra limi*). Central mudminnows are small fishes of clear, low gradient streams or wetlands with abundant aquatic vegetation and substrates with high organic debris, peat, or muck accumulation (Ohio Department of Natural Resources 2002). They are fairly uncommon throughout much of their range, which extends through much of the Midwestern states and northeastern U.S. and Canada. This species is considered vulnerable in Pennsylvania.

### **Threats and Stresses**

Central mudminnows are habitat specialists and are extremely susceptible to major instream alterations such as dredging, channelization, and ditching of streams. Draining and filling of wetlands also destroys their habitat (MDC 2000). The supporting watershed of this stream contains a mix of agricultural lands, primarily row crops, and forest. Nutrient loading from pesticides and herbicides into Crooked Creek would negatively affect these fish. Reduced forest cover in riparian zones and changes in hydrology are additional threats to this species.

### **Recommendations**

Land management plans that would alter the hydrology, such as those that cause siltation, increase erosion, increase temperatures, or cause flooding should be avoided to protect this species. Restore forested riparian buffers on agricultural lands. The United States Forest Service recommends maintaining forested buffers of at least 50 meters along streams to protect water quality for aquatic organisms (1991). Best management practices to reduce water pollution should be applied to surrounding farmland.

**Biological Diversity Area (BDA) Landscape and Conservation Area (LCA)) Conservation Planning Application:** These large regions in relatively natural condition can be viewed as regional assets. They improve quality of life by providing a landscape imbued with a sense of beauty and wilderness, they provide a sustainable economic base, and their high ecological integrity offers unique capacity to support biodiversity and human health. Planning and



stewardship efforts can preserve these functions of the landscape by limiting the overall amount of land converted to other uses, thereby minimizing fragmentation of these areas.

***Important Bird Areas (IBA) Conservation Planning Application:*** Planning for these areas should consider how best to maintain their value as bird habitat. The value of some large-scale IBAs may be due to the forest interior habitat contained within them; thus, the recommendations for LCA stewardship to minimize fragmentation are applicable. Natural communities that have a particular habitat value for birds (e.g., wetland) are typically the basis for smaller-scale IBAs, therefore, a high degree of protection should be given to these sites. Conservation plans are in the process of being completed for all IBAs in the state.

***Important Mammal Areas (IMA) Conservation Planning Application:*** Planning for these areas should consider how best to maintain their value as mammal habitat. The value of these sites may be associated with high mammalian diversity, high-density populations, occurrence of species of concern, or educational potential. Stewardship plans are in the process of being completed for all IMAs in the state.

As is true in the rest of the county, much of the native biodiversity of the township can be maintained by providing forested buffers along streams and avoiding fragmentation of the largest forest blocks with additional roads. These general landscape features provide the habitat necessary to keep common species common. Protection of these forest blocks will additionally protect the water quality of the many headwater streams originating within them. The streams that flow through open agricultural areas as shown on Map 3, should be restored with native trees to buffer the stream and improve water quality.

Forested buffers help filter surface water runoff, preventing many non-point sources of pollution from entering waterways, protecting water quality in the township. In addition, reforestation of creek and stream banks can help link larger forested blocks together, contributing to their utility as a natural wildlife corridor. This coarse filter or landscape level approach will help provide habitat for most of the common native species found throughout the county. In addition to the coarse filter outlined above, a fine filter approach applied to the following sites will help keep uncommon species of plants and animals from disappearing from Crawford County and Pennsylvania.

## 2.4 Existing Land Characteristics

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

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

To determine how the land in West Fallowfield Township is used, a land use inventory was conducted in 2007. 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 4) Where residences are located on large parcels of land, 10 acres or more, were assigned an area of approximately 2.5 acres and the remaining land on the property was assigned use categories as appropriate.

The land use categories used are as follows:

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

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

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

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

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

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

Residential. Housing which accommodates a single-family or multi-family unit. The housing unit may be of conventional construction, a mobile home or a modular home.

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

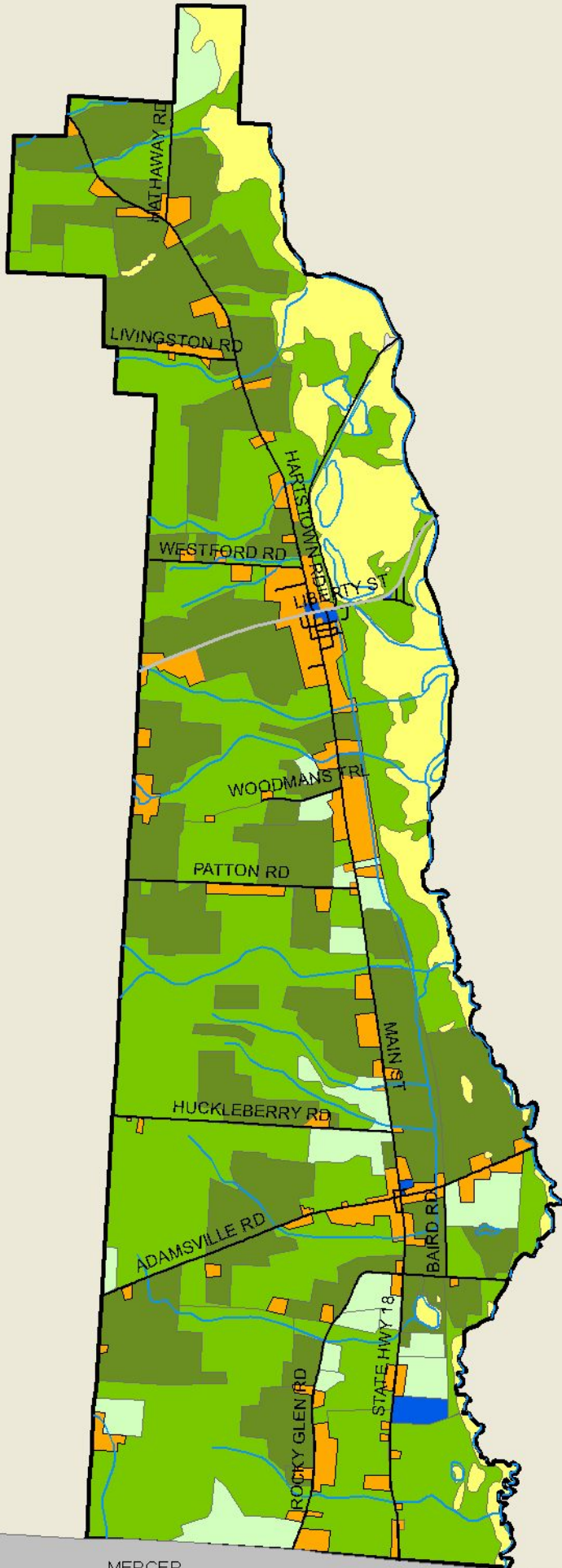
Semi-Public. Uses that are generally open to, and used by, the public but not owned and managed by public officials. Examples of such uses are churches, cemeteries, and volunteer fire companies.

The map indicates the majority of land throughout the municipality is used for agricultural purposes or is untilled agricultural lands. These lands are privately owned and most retain a residence. A large number of property owners lease their tillable lands to neighboring farmers for crop purposes. The main concentrations of properties used for residential purposes only are within the Villages of Adamsville and Hartstown and along S.R. 18. It is a common occurrence for residents throughout the municipality to maintain small farmette type parcels for production

# EXISTING LAND USE MAP

## WEST FALLOWFIELD TOWNSHIP

### CRAWFORD COUNTY PENNSYLVANIA



**Land Cover**

- Agriculture
- Forest Land
- Rangeland
- Residential
- Wetlands
- Other
- Roads
- Streams
- West Fallowfield

**Land Use Coverage**

<b>Agriculture</b>	<b>31%</b>
<b>Forest Block</b>	<b>45%</b>
<b>Residential</b>	<b>7%</b>
<b>Rangeland</b>	<b>6%</b>
<b>Wetlands</b>	<b>12%</b>
<b>Other</b>	<b>.4%</b>



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of food and goods for household use. The timbering of properties is also widely practiced. The community survey results also confirm that a large number of private property owners use their properties as storage for unusable items too large to be removed by local trash collection.

The Village of Hartstown could be considered the hub of commercial activity and classified as the economic epicenter of the township. This could be attributed to the proximity and average daily traffic of State Route 322. Adamsville services appear to be utilized by patrons within walking or short driving distance of the 16110 area code.

Manufacturing of goods is the most common form of industry within Crawford County. Only one industrial use remains within the municipality, Salem Hardwood Inc., located along S.R. 18 at the southern end of the municipality is one of the region's many timber harvesters and raw goods production facilities. They harvest standing hardwood timber in Western Pennsylvania and Northeastern Ohio and sell hardwood lumber throughout the U.S. and Canada. Their annual production exceeds four million board feet in lumber and logs. Garvin Industries in Adamsville was a producer of metal ware; a division of Guarantee Specialties, Inc. of Cleveland closed its doors for good in December 2008.

Recent planning practices are beginning to identify farming as its own use, for the protection of the use, as it pertains to farmland protection. Lands within an agricultural district that are used for commercial agriculture production are being defined as; normal and accepted agricultural practices and operations, including but not limited to noise, odors, dust, the operation of machinery of any kind, including aircraft, the storage and disposal of animal waste, the application of fertilizers, herbicides, and pesticides. West Fallowfield Township currently has two working dairy farms selling their product as commercial goods. There are also an identifiable number of property owners who stable and breed horses or raise livestock for meat production.

### **Agricultural Quality**

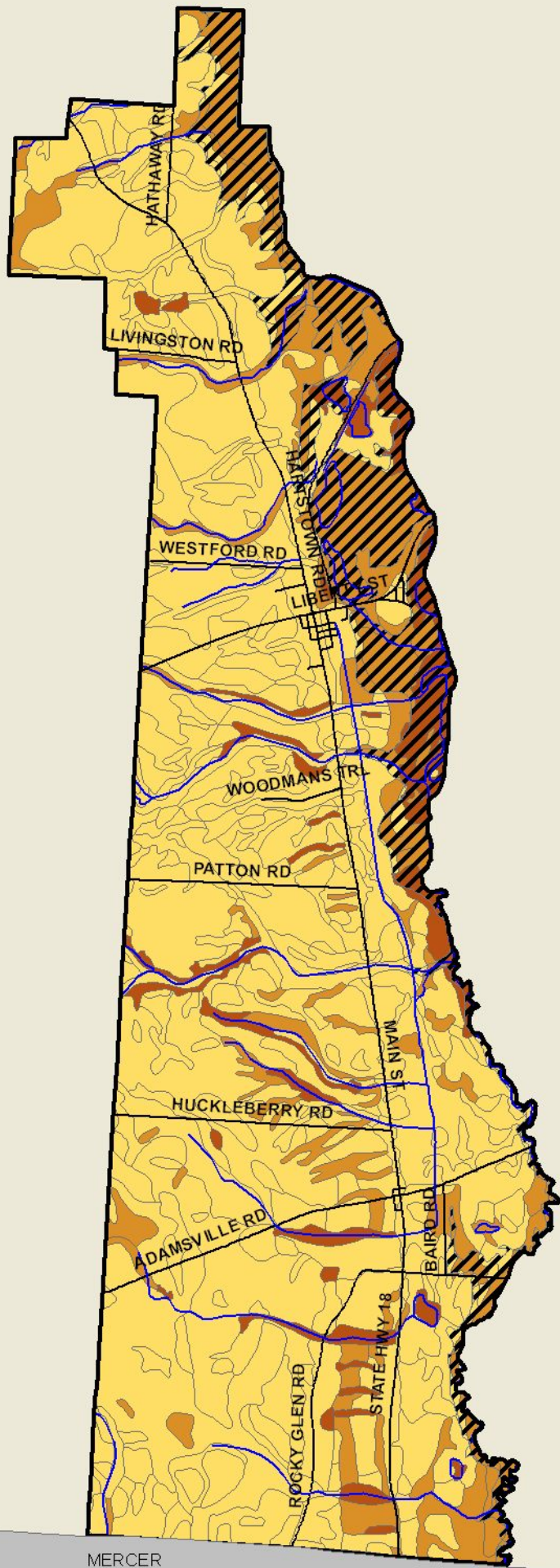
Agricultural authorities have classified soil into eight categories relative to their capability for agricultural purposes. The limitations on the use of soil become progressively greater as its classification number increases. Following is a listing of the eight soil classes and an explanation of the limitations involved with each. This system of classification is taken from the Soil Survey of Crawford County, Pennsylvania, issued May 1979.

- Class I- Soils that have few limitations, which restrict their use.
- Class II- Soils that have some limitations, which reduce the choice of plants or require moderate conservation practices.
- Class III- Soils that have severe limitations, which reduce the choice of plants, require special conservation practices, or both.
- Class IV- Soils that have very severe limitations which restrict the choice of plants, require careful management, or both.
- Class V- Soils that have little or no erosion hazard but have other limitations, which are impractical to remove and limit their use largely to pasture, woodland, or wildlife food and cover.
- Class VI- Soils that have severe limitations which make them generally unsuited to cultivation and limit their use largely to pasture, woodland, or wildlife food and cover.
- Class VII- Soils that have very severe limitations, which make them unsuited to

# AGRICULTURAL QUALITY

## WEST FALLOWFIELD TOWNSHIP

### CRAWFORD COUNTY PENNSYLVANIA



- Streams
- Roads
- Floodplains
- West Fallowfield

**Soil Quality**

- Good
- Fair
- Poor



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cultivation and restrict their use largely to grazing, woodland or wildlife.

- Class VIII- Soils and landforms that have limitations, that prevent their use for commercial plant production and that restrict their use to recreation, wildlife, water supply and aesthetic purposes.

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

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

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

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

These categories reflect such classification criteria as soil quality and slope. For example land with a slope of 8% to 15% is automatically classified in Category 2; land with a slope greater than 15% is classified in Category 3 regardless of how good the soil quality may be. Map 5 indicates the patterns of agricultural soil categories in West Fallowfield Township.

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

Act 537, the Pennsylvania Sewage Facilities Act (1966), requires every municipality in the Commonwealth to adopt an "official plan" addressing its needs relative to wastewater disposal. West Fallowfield Township adopted an Act 537 Plan in the year 2000 at the time of the proposed public sewage facility.

The capability of soil to properly filter sewage effluent is perhaps the most critical element of land development in areas where centralized sewage treatment plants do not exist. Filtering capability is based on: (1) soil permeability, (2) depth of soil to bedrock or some other impervious layer, and (3) the slope of the land. Map 6, entitled On-Lot Sewage Suitability, establishes three categories of soil indicating their relative suitability for on-lot sewage disposal systems. These categories are described as follows:

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

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

- Are not so stony as to make system installation impossible.

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

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

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

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

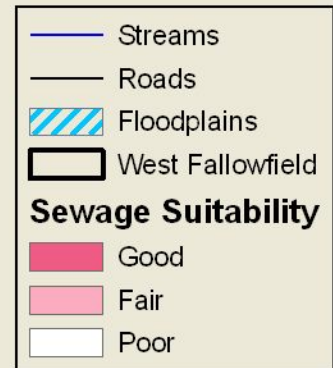
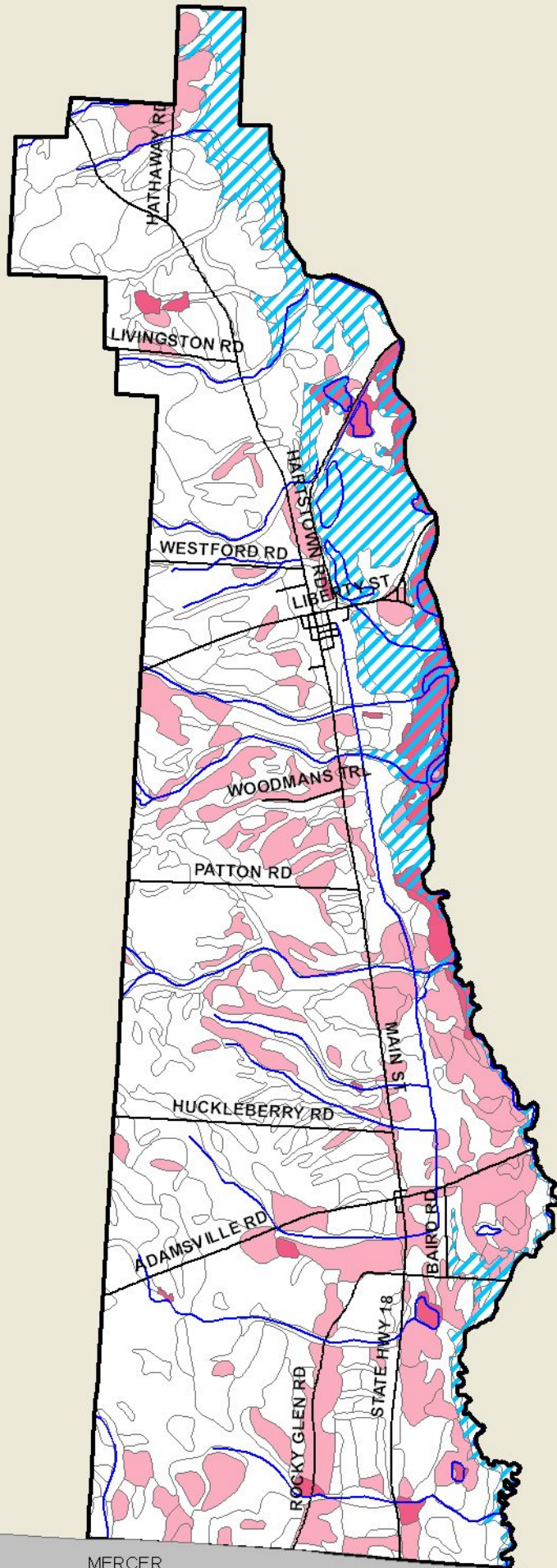
These three categories represent generalized statements about soil suitability. The mapping of these soils provides a general idea of the on-lot sewage suitability of the Township's land. Exceptions to the conditions portrayed on the map may be discovered when a specific parcel is examined in more detail. An examination of the On-Lot Sewage Suitability Map indicates that there are no substantial concentrations of soils having good suitability in the Township. The township's soils were analyzed to evaluate their suitability for accommodating on-lot sewage systems; suitability is not good. Based on DEP's classifications 69% of the township's soils have severe limitations for on-lot sewage; 27% of the townships soils have moderate limitations for the installation of on-lot systems; and 4% of the soils should accommodate on-lot systems with little difficulty.



# ON-LOT SEWAGE SUITABILITY

WEST FALLOWFIELD TOWNSHIP

CRAWFORD COUNTY  
PENNSYLVANIA



Crawford County Planning Commission  
Meadville, Pennsylvania

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## Flood Prone Areas

In 1972 the Crawford County Soil and Water Conservation District, The Pennsylvania Game Commission and the U.S. Department of Agriculture constructed the Little Shenango River Watershed Multiple Purpose Dam, PA-487, under the Watershed Protection and Flood Prevention Act. The double basin gate-controlled reservoirs are located along Crooked Creek within PA State Gamelands 214. These facilities were constructed to prevent the flooding of



Photo taken from atop dam, facing north toward lower reservoir

Greenville and other small the communities to south. These reservoirs encompass a total watershed drainage area of 16.5 square miles, a total storage area of 3800.0 acre feet, and floodwater storage of 2560.0 acre feet. The total water surface area is 490 acres with the height of the earth dam at 15.9 feet. These reservoirs have not only determined the physical shape of the land, they have also provided the area with a great source of water recreation opportunities.

Another limiting factor on development is the susceptibility of land to flooding. Map 6 shows flood prone areas as identified from the soil survey conducted by the Soil Conservation Service. The following soils indicate flooding: Pope loam, Philo silt loam, Holly silt loam, Holly silty clay loam. In July 1975, West Fallowfield Township qualified for the National Flood Insurance Program. This program was established to encourage municipalities to take a responsible role in controlling development in areas subject to flooding.

To qualify for this program, a municipality is required to accept a flood prone area map that delineates lands subject to flooding. The Federal Insurance Administration (FIA) prepares such maps. If the municipality feels the Federal map does not accurately reflect those areas within its boundaries that are subject to flooding the Federal program establishes an appeal procedure. West Fallowfield Township formally adopted the Federal Insurance Program in 1985.

## Sand and Gravel Potential

Sand and gravel are important resources to any relatively rural township. Knowledge of deposits may prove beneficial to the municipality. Map 7, entitled *Sand and Gravel Potential*, designates areas considered by the US Soil Conservation Service (DCNR) to have good sand and gravel potential. While the suitability of the identified soils may vary widely, this map helps to pinpoint where future surface mining operations may occur.

Very little sand or gravel mining has been experienced within West Fallowfield. There were a few small-scale bedrock ventures throughout the years, 1938 aerial photographs clearly delineate small surface quarry mines along the bedrock shelf that make up the steep western ridge. These quarries and their remaining spoil piles can still be found on the landscape today. Pymatuning Lake Association volunteers claim this area was also a major source of building materials for the Pymatuning Dam and its numerous rock structures.

# SAND AND GRAVEL POTENTIAL

WEST FALLOWFIELD TOWNSHIP

CRAWFORD COUNTY  
PENNSYLVANIA



	Roads
	Streams
	Lakes
	WestFallowfield
<b>Sand and Gravel Potential</b>	
	Fair
	Unsuited



Crawford County Planning Commission  
Meadville, Pennsylvania

March 2009

## 2.5 Socio-Economic Analysis

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

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

### Population Trends

Overall, the population of West Fallowfield Township has slowly increased along with all other Crawford County Townships since the 1900's, shown in Figure #1.

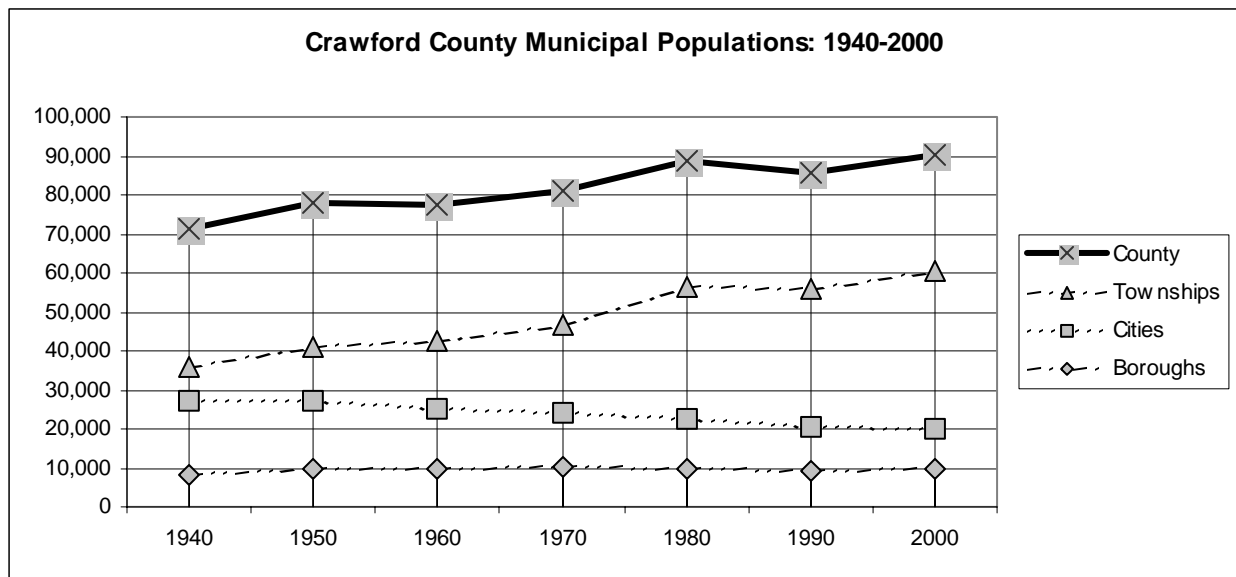
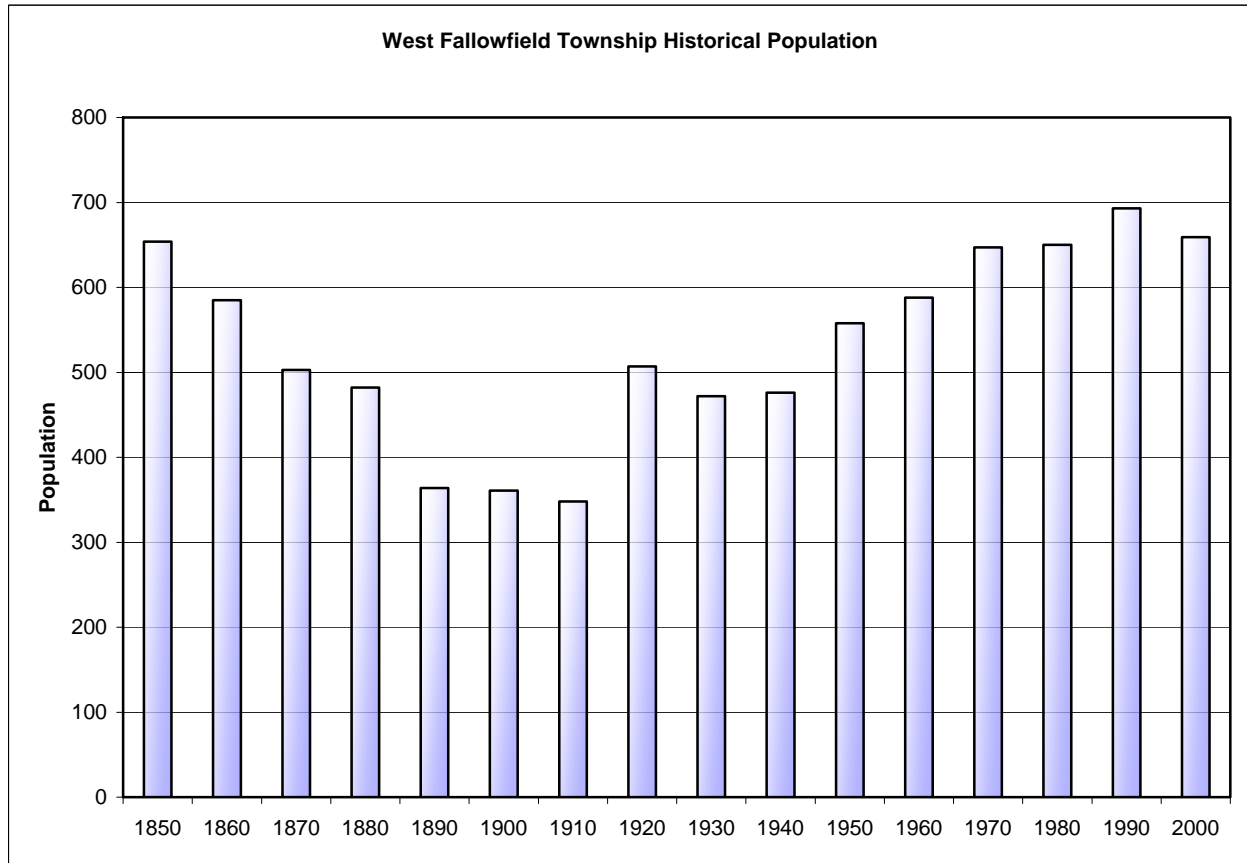


Figure 1

This figure shows the populations of the whole County, the townships, the boroughs and the cities. There has been a general trend in Crawford County, and one that is shared by many parts of the US, of an exodus from cities and boroughs into more rural areas. The graph clearly shows this trend by portraying all four counts of population since 1940. This was after the bump in population that Meadville saw during the boom of industry that started declining in the 1950's. It is possible that we will see a rise in city dwelling residents as the cost of fuel continues to rise as it is in 2008. Recent trends in the decline of population are mainly due to the mentioned loss of industry related employment occurring throughout the region.

However, the Meadville area continues to maintain many major employers of tool and die manufacturing along with offices of the Pennsylvania Department of Environmental Protection and The Pennsylvania Department of Transportation District 1-0 maintenance hub. The Meadville Medical Center and Crawford County Government are other large employers in the Meadville area. The circumstances of West Fallowfield Township's geographical locale are

interesting due to its location between Ohio and Meadville and the accessibility to State Route 322. The following, Figure # 2, shows the population of West Fallowfield Township since 1850. The Township follows the trend of townships increasing in population while the cities and boroughs decrease. Due to the decrease in population from 1990 to 2000 it is possible that the population will decrease when data from the 2010 Census becomes available.



**Figure 2**

According to the U.S. Census of 2000, there were 659 people, 264 households, and 190 families residing in all of West Fallowfield Township. The population density was 57.1 people per square mile. There were 311 housing units at an average density of 26.9/sq mi. The racial makeup of the township was 96.97% White, 0.15% African American, 0.30% Native American, 0.15% Asian, 0.15% from other races, and 2.28% from two or more races. Hispanic or Latino of any race were 0.30% of the population.

There were 264 households out of which 30% had children under the age of 18 living with them, 54% were married couples living together, 9.8% had a female householder with no husband present, and 28% were non-families. 23% of all households were made up of individuals and 10% had someone living alone who was 65 years of age or older. The average household size was 2.5 persons and the average family size was 2.9. In the township the population was spread out with 23% under the age of 18, 8.8% from 18 to 24, 27% from 25 to 44, 24% from 45 to 64, and 16% who were 65 years of age or older. The median age was 40 years. For every 100 females there were 95 males. For every 100 females age 18 and over, there were 92 males.

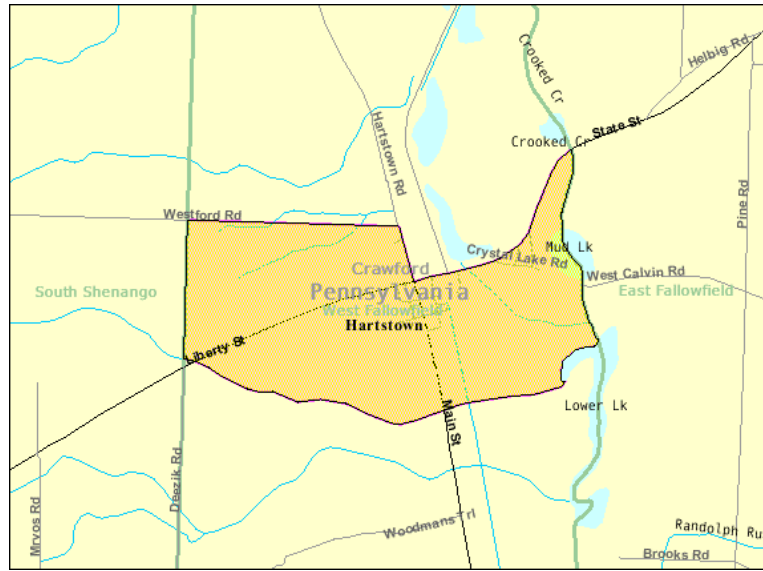
The median income for a household in the township was \$30,956, and the median income for a family was \$34,167. Males had a median income of \$30,795 versus \$18,304 for females. The per

*West Fallowfield Comprehensive Plan 2009*



capita income for the township was \$14,860. About 5% of families and 9% of the population were below the poverty line, including 12% of those under age 18 and 2.6% of those age 65 or over.

## Hartstown



Hartstown currently lacks any type of a town center or business district although it sees high levels of daily commuting vehicular traffic at the intersection of state route's 18 and 322. This intersection has a four way stop with a blinking red light. The existing residential properties located along these two major routes are in very close proximity to the road right-of-ways. Without appropriate speed restrictions and buffering, this situation tends to make these units less desirable as residences, which in turn lends to depreciation of property values and blight of smaller more dense lots. The majority of the village is a walk-able, lively community, mainly comprised of senior citizens and empty nesters with tight-knit neighborhood bonds. It does contain two taverns, one automotive repair shop, one commercial laboratory, the Fallowfield Volunteer Fireman bingo hall, U.S. Post Office, two churches, and the West Fallowfield municipal garage.

The village of Hartstown was a census-designated place in Crawford County therefore more detailed information is available. According to the U.S. Census, the village of Hartstown had a population of 246 with 95 households, and 66 families residing in the CDP in the year 2000. The population density was 284 people/sq. mi. There were 111 housing units at an average density of 128/sq mi. The racial makeup was 97% White, 0.81% Native American, 0.41% from other races, and 2% from two or more races. Hispanic or Latino were 0.81% of the population.



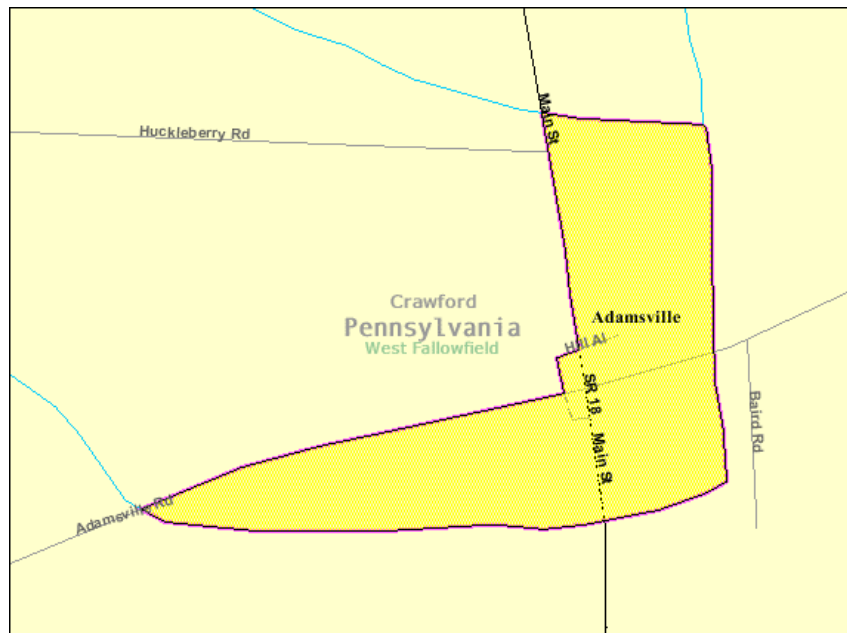
Photo taken at Jefferson Street and Center Street in Hartstown



There were 95 households out of which 34% had children under the age of 18 living with them, 44% were married couples living together, 14% had a female householder with no husband present, and 30% were non-families. 23% of all households were made up of individuals and 6% had someone living alone who was 65 years of age or older. The average household size was 2.59 and the average family size was 2.97. Within this census-designated place, the population was spread out with 26% under the age of 18, 12% from 18 to 24, 28% from 25 to 44, 23% from 45 to 64, and 11% who were 65 years of age or older. The median age was 33 years. For every 100 females there were 91 males. For every 100 females age 18 and over, there were 91 males.

The median income for a household was \$28,906, and the median income for a family was \$31,354. Males had a median income of \$28,906 versus \$17,500 for females. The per capita income was \$12,199. About 13% of families and 21% of the population were below the poverty line, including 28% of those under the age of eighteen and 10% of those sixty five or over.

### Adamsville



Extent of the Adamsville CDP

Source: US Census

Adamsville currently maintains a more village like atmosphere due to the location of the U.S. Post Office, Adamsville General Store, and Your Grandmother’s Tea Room, a small quaint diningroom. They are all located adjacent to one another, along S.R. 18, at the junction of S.R. 3004 (Adamsville Road), a major thru-way of local traffic to Jamestown. The maximum speed limit is posted at 35 m.p.h. and is readily patrolled for violaters due to the number of pedestrian crossings. The housing units within the community are few, with large lot sizes, the majority located directly adjacent to the major roadways with greater building setback distances.

The Village of Adamsville was also a census-designated place in Crawford County therefore more detailed information is available. There were 117 people, 49 households, and 39 families residing in the CDP. The population density was 698.4 people per square mile. There were 54 housing units at an average density of 322.4/sq mi. The racial makeup of the CDP was 100%  
*West Fallowfield Comprehensive Plan 2009*

White. There were 49 households out of which 28% had children under the age of 18 living with them, 65.3% were married couples living together, 8% had a female householder with no husband present, and 20% were non-families. 20% of all households were made up of individuals and 14% had someone living alone who was 65 years of age or older. The average household size was 2.39 and the average family size was 2.72.



Entering the Village of Adamsville facing north on S.R. 18

The population was spread out with 20% under the age of 18, 8% from 18 to 24, 28% from 25 to 44, 22% from 45 to 64, and 22% who were 65 years of age or older. The median age was 42 years. For every 100 females there were 105 males. For every 100 females age 18 and over, there were 92 males. The median income for a household was \$29,821, and the median income for a family was \$34,167. Males had a median income of \$32,500 versus \$16,250 for females. The per capita income was \$17,351. None of the population and none of the families were below the poverty line.

### Population Projections

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

The following technique been used to provide a population projection. Future population is expected to fall within these ranges. The historic data is used as the base population. The Population Projections in Figure #3 summarize the results of this projection. This projection uses the trend over the past 30-40 years to establish patterns in a technique called a linear regression curve.

Figure 3

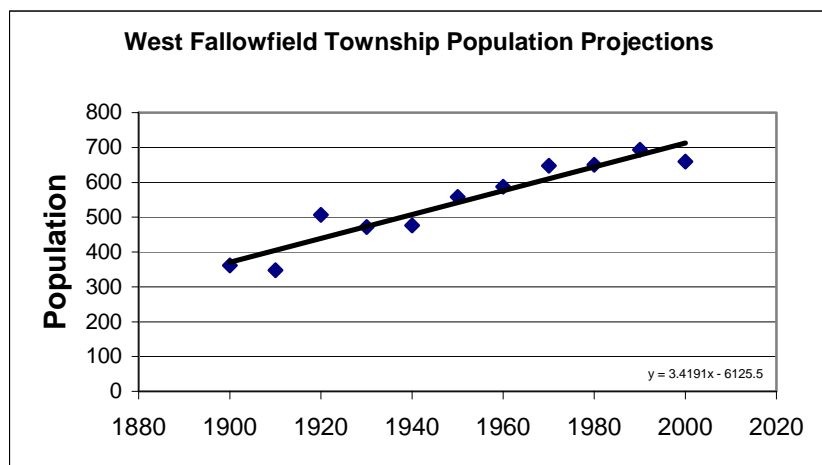


Table 1

Projection Technique	2000	2005	2010	2015	2020
Estimate	659	692	709	726	743

These projections should be taken lightly. There are many factors that affect population change and they are not all addressed in the preceding estimates. While looking at past trends and applying them to the future is an effective technique. Events such as these can greatly effect the future population of the Township, as did the oil and industrial booms in the earlier life of Crawford County. At this present point in time automobile gasoline has been selling for record numbers by the barrel and consequently retail prices have been at record highs as well. As of July 3, 2008 a gallon of regular gas has an average price of \$4.098, up almost 40% from the same time the previous year. This has been having an affect on housing trends as more and more people are trying to move closer to their workplace. Keeping that fact in mind, and looking at the population decrease from 1990 to 2000, it is possible that future populations could decline and not follow the projections.

### **Employment Characteristics**

According to the 2000 Census, 659 people lived in West Fallowfield Township, of which 350 are included in the workforce or 60%. This leaves an unemployment rate of 3.9%; the state average being 4.2%. Four thousand two hundred and seventy-four businesses exist in the County, which employ 34,700 people. Services account for 36% of both County businesses and employment. Manufacturing accounts for 10% of County businesses and 24% of employment.

Dominated by coal and steel, Pennsylvania is an important contributor to the national economy, but its role diminished considerably during the 20th century. The state reached the height of its economic development by 1920, when its western oil wells and coalfields made it the nation's leading energy producer. No longer did the state dominate US steel production: Pennsylvania produced 60% of the US total in 1900, but only 30% in 1940 and 24% in 1960. Declines in coal and steel production and the loss of other industries to the Sunbelt have not yet been entirely counterbalanced by gains in other sectors, despite a steady expansion of machinery production, increased tourism, and the growth of service-related industries and trade. Manufacturing, the 2nd-largest employer in Pennsylvania providing one million jobs in the 1990s lost about 350,000 jobs during the 1980s.

The outlook for the steel industry remained uncertain in the 1990s, as Pennsylvania's aging factories faced severe competition from foreign producers. Services, in contrast, recorded about as much growth as manufacturing lost. The fastest growing service industries were concentrated in the medical and health fields. In 2001, Pennsylvania's gross state was \$408.4 billion, the 6th largest among the states, to which general services contributed \$98.6 billion; financial services, \$79.3 billion; manufacturing, \$68.3 billion; trade, \$62.3 billion; government, \$41.4 billion; transportation and public utilities, \$35 billion, and construction, \$18.5 billion.

The following table highlights what industries the workforce is employed. Results were taken from the Community Survey completed in 2005 as well as from the US Census. Approximately 325 surveys were mailed out and 94 were returned. This survey will be discussed in a further section. The 94 households that returned surveys made up 182 individuals between the surveys. The following table shows the industries that the working 77 surveyed-individuals in the township are employed in:

<b>Table 2</b> <i>Industry</i>	<b>Township Survey</b>		<b>Census</b>	
	<i>Survey Responses</i>	<i>Percentage of Survey Responses</i>	<i>West Fallowfield Township</i>	<i>Crawford County</i>
Agriculture, forestry, fishing	2	2.6%	2.6%	3.5%
Construction	15	19.5%	11.1%	6.0%
Manufacturing	4	5.2%	28.8%	26.3%
Wholesale Trade	0	0%	2.7%	2.2%
Retail Trade	1	1.2%	9.0%	11.1%
Transportation and warehousing, and utilities	4	5.2%	2.6%	4.3%
Information	0	0.0%	0.2%	1.5%
Finance, insurance, real estate and rental	4	5.2%	1.3%	2.9%
Professional, scientific, management, administrative, and waste management	21	27%	4.1%	4.5%
Educational, health and social services	15	19%	19.8%	21.1%
Arts, entertainment, recreation, accommodation and food services	3	4%	5.3%	7.2%
Other services (except public admin.)	7	9%	6.5%	5.4%
Public administration	1	1.2%	5.9%	4.0%

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

Similar to other areas in Pennsylvania, the region also saw a down turn in its economic prosperity in the 1980's. The economic health of the community suffered in 1982 when Bessemer and Lake Erie Railroad Company began to relocate its operations from Greenville to Monroeville. Residents were affected by manufacturing job losses compounded by the closing of CB&I Company and the Niagara Therapy Manufacturing Company. Trinity Industries took control of the Greenville Steel Car operations following cutbacks on operations during the early to mid 1980's. Many young residents left the area or never returned to the area after completing their higher education in search of employment.

By the end of the 1990's, the economic forecast of the area declined when Trinity Industries of Greenville began to scale back operations and by 2000 the Trinity owned Greenville Rail Car Division was closed. In 2003 Werner Corporation closed its ladder plant and in late 2005 sold its neighboring aluminum extrusion plant. The company currently employs about 200 people at its local headquarters in nearby Sugar Grove Township. In early 2007 UPMC Horizon, Greenville, underwent a \$6 million expansion and relocation of its maternity department to the Farrell Hospital. Greenville area residents rallied against the closing of the ward noting the Amish communities need for birthing facilities within reasonable traveling distances of Atlantic, PA. UPMC closed the Greenville maternity ward in March of 2007.

Today, Salem Lumber employs approximately seven people and are the largest employers' within West Fallowfield Township. Overall, permanent Township residents either commute to employment within nearby communities as done in the past, have evolved with area employment needs or maintain one of the approximate ten privately owned businesses and 38 self-employed residents. Many of those that continue to farm hold full-time jobs as their primary income source; farming is now supplemental and has become more of a traditional lifestyle.

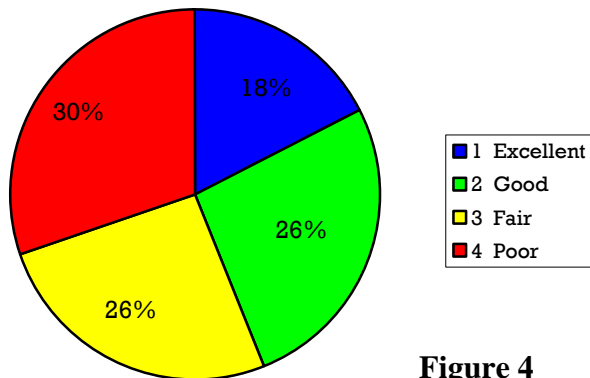
**Housing Characteristics**

Housing is a significant issue to local governments. Not only does a sound housing stock make the community more attractive for various job-creating developments, it is fundamental to the health, safety, and welfare of the Township's residents. Housing conditions also directly affect the Township's tax base. According to the 2000 Census, West Fallowfield Township contained 311 housing units. Total figures indicate a very small increase from the 1990 Census when 299 units were reported in the Township.

Sixty-six percent of housing units were 1-unit detached structures and 30% were mobile homes with only 2.5% containing 3 or more housing units. This confirms community survey reports of the need for multi-unit housing. When asked what type of housing is most needed in the township, 18.8% said elderly housing. However, when asked about the appearance of housing in the township 68% feel it is about average while 16% feel it is poor.

**Housing Condition**

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



**Figure 4**

**Overall Appearance of Housing Condition Results from Windshield Survey**

Within the Township, it was determined that 44% of the houses were classified as either excellent or good. Because of the scattered nature of housing in the Township, the dynamics of substandard housing in rural areas are generally different than in urban areas. Appearances can also be influenced by

the presence of "junk" or other items one might find unsightly that makes it more difficult to determine concentrations of housing condition problems. Rural communities normally do not have personnel to regulate property maintenance issues or choose not to regulate such matters. Census statistics indicate that thirty-six percent 36% of the housing stock was built prior to 1939 and another thirty-six percent 36% were built within the years 1970 and 1989. With almost 40% percent of the housing stock being at or about 80 years old, the windshield survey confirms factual statistics.



## Building Permit Activity

West Fallowfield has experienced minimal housing development activity over the past decade and no multi-family development. Recent trends appear to fall within updating and adding to existing single-family residences and manufactured homes as the choice for new homes. The physical locations of new manufactured housing has also changed from past trends, being divided evenly between the existing Crystal Lake Mobile Home Park and single rural parcels. Manufactured homes are still largely a rural choice, and are located primarily in rural areas of the United States. The traditional bases of excluding manufactured homes that they are unsafe, unattractive, and detrimental to property values are less compelling today.

Manufactured homes are often less expensive than traditional stick-built homes of comparable size, and thus they have been recognized as a valuable affordable housing resource. Manufactured houses are rarely "mobile" anymore — only about one in a hundred are moved once they are put in place. Safety has increased via federal legislation, and the exterior design of manufactured homes is becoming more like conventional houses in appearance. Whether working in rural or urban communities, practicing planners should recognize that manufactured housing could contribute to affordable housing objectives.

**Table 3**

Permit Year	Single-Family Stick Built Dwelling	Single-Family Manufactured Dwelling	Addition	Alteration	Accessory Building	Yearly Total
2002	0	0	0	0	0	0
2003	0	0	3	4	0	7
2004	0	0	0	1	2	3
2005	0	7	1	2	2	12
2006	0	3	0	1	2	6
2007	0	1	1	3	4	9

## Fiscal Analysis

West Fallowfield Township is classified as a township of the second class as are all of the townships in Crawford County. Through the years 2003 to 2006, the township supervisors have been able to maintain a surplus of funds to always be able to operate with cash on hand. The following accounting summarizes these five years.

	2003	2004	2005	2006
Total receipts (excluding sewer fund)	\$96,665	\$96,195	\$132,516	\$113,250
Total expenditures	\$107,183	\$85,870	\$168,226	\$91,858
Balance	-10,518	+ 10,325	-35,710	+ 21,392

Township revenues are derived chiefly from real estate and wage taxes and through grants-in-aid. Grant sources are from the federal government through the general revenue sharing program and from the state in the form of liquid fuels payments that to be used in the township road maintenance program.

Tax on the assessed valuation of real estate has long been a basic source of revenue for local governments in Pennsylvania. Assessed valuations are determined by taking 30% of value based on 1985 dollars. The following listing gives the township's assessed valuation for the past five years.

**Table 4**

Assessed Year		% Yearly Increase
2003	\$6,240,300	-
2004	\$6,314,700	1.19 %
2005	\$6,348,750	0.53 %
2006	\$6,415,743	1.05%
2007	\$ 6,459,969	0.68 %

The above figures include tax-exempt properties. The Board of Township Supervisors has set a mill age rate of 4.5; this is the 2008 rate. If all taxes were collected, the real estate tax due the township for 2008 would be \$6,526,741 x 4.5 mills or \$29,371. Based on the township code the maximum mill age rate the township supervisors can set for general government expenditures is 14 mills. Over the past five years, real estate taxes have comprised about 33% of the township revenues.

The wage tax is an important source of township revenue. This tax is limited to 1% of a workers gross income and is paid by employers, wherever they are located, to the municipality in which the employee resides - in this case West Fallowfield Township. Over the past five years, the wage tax has supplied about 29% of the township revenues.

The township benefits from the state's liquid fuels reimbursement program. In 2007, 0.312/gallon cents of the tax on every gallon of gasoline sold in the state is earmarked for the local municipal governments. These monies are distributed to the units of local government based on their population and the miles of roads they maintain. Over the past five years, 30% of the township's revenue came from this source or approximately \$30,000 per year.

It is useful to point out that for 2007 the total mill age applied to a property owner's assessment was 70.68 mills. As established above only 4.5 mills of the total were applied for township revenues. The county tax rate was 18.1 mills, and the Conneaut School District rate was 48.08 mills.

The principal township expense over the past five years has been for the maintenance of road network. Other expenditures were in the following areas: general administration, fire protection, maintenance of the township building, sewage treatment facility, tax collection and an assortment of miscellaneous expenses. An analysis of the above information would indicate that the township does not have adequate revenue to establish and implement an ambitious program of public improvements, even if it were to raise its real estate tax to 14 mills - an action that would produce approximately \$62,004 in additional revenue. However, if the popular will is such that there is support for rather extensive public works in almost any area of township concern - roads, storm drainage improvements, recreation facilities, etc. - it is possible, with this support, to fix additional mill age rates specifically for such improvements. The key to

improving facilities and programs in the public sector, differentiated from the private sector, is the willingness of the citizenry to want a better quality of community life with such an intensity that they are willing to pay for it.

## 2.6 Community Facilities

This section of the plan provides the Township an overview to collect and summarize information on the facilities and service systems fulfilling “community” needs in the residents’ lives. The following paragraphs provide this information along with Map 8 identifying their physical locations.



**West Fallowfield Municipal Building 2008**

West Fallowfield 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, one part-time person as road master and two part-time employees to handle roadwork and equipment maintenance. A part-time secretary also serves the Board. A part-time employee serves as Sewage Operations Supervisor, overseeing West Fallowfield sewage operations. The Township Supervisors have appointed a third party entity as a building code official to issue building permits and a wage tax collector to collect the 1% earned income tax for the township. The Supervisors have also appointed an E.M.A. Coordinator and Code Enforcement Officer. A compiled list of adopted ordinances of record by the Board of Township Supervisors is included within Appendix A.

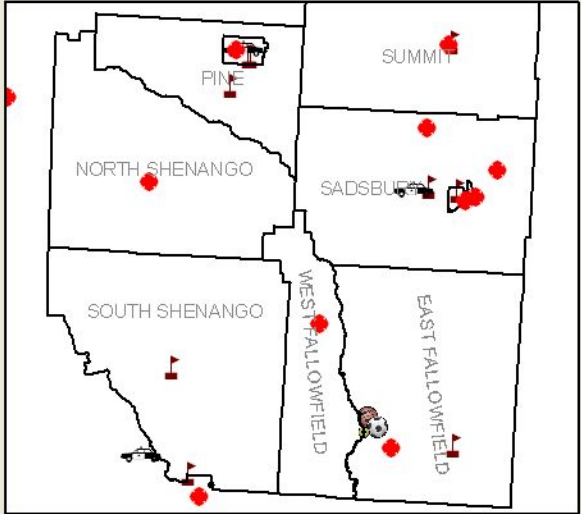
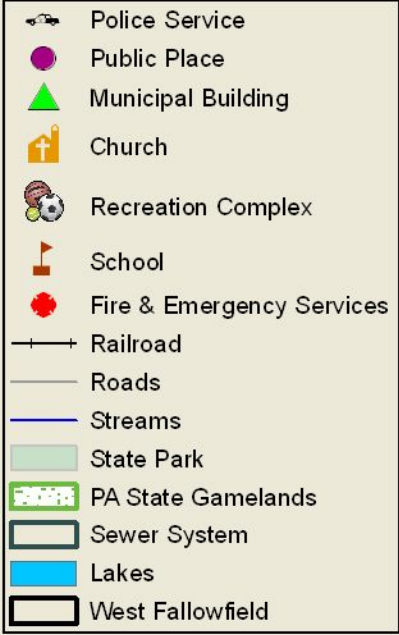
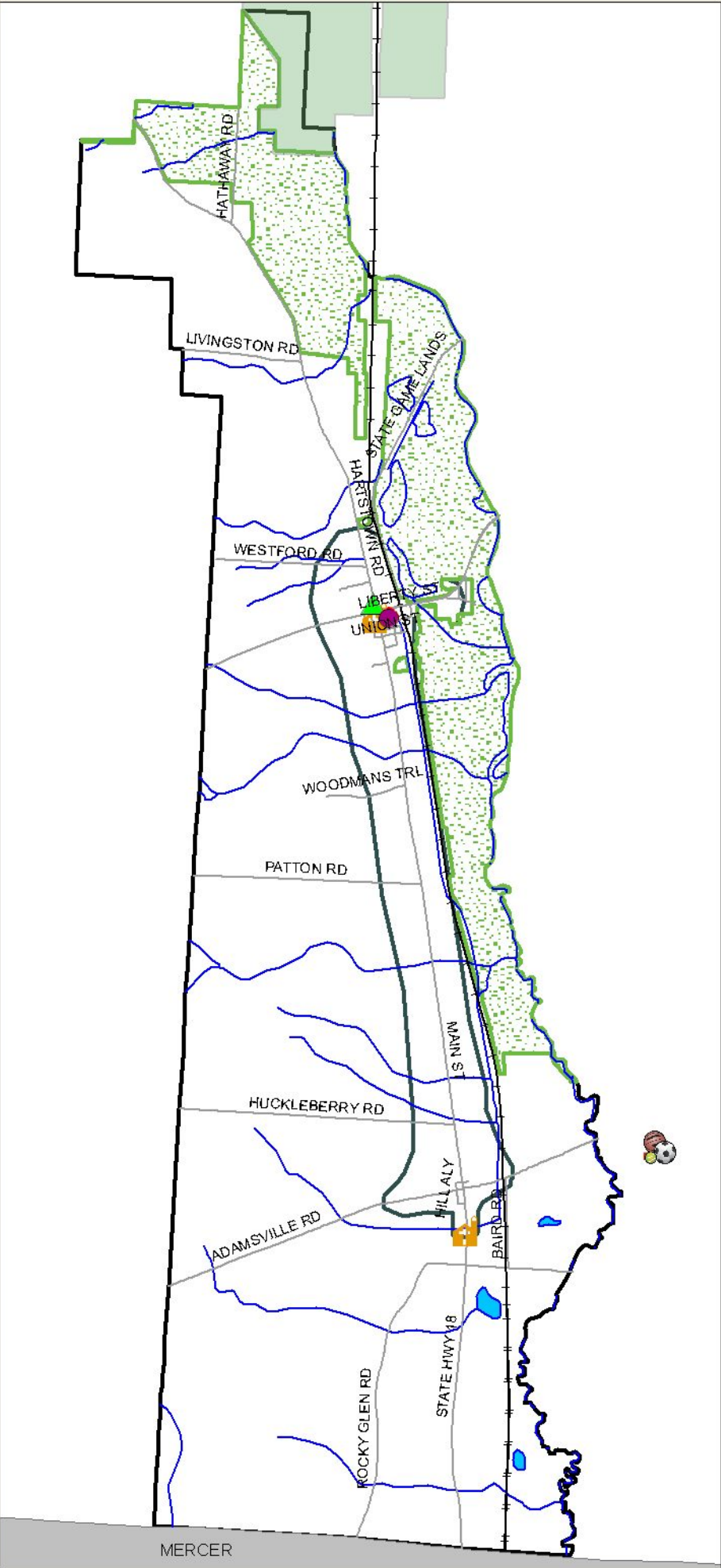
The Board of Supervisors own five properties:

1. The West Fallowfield municipal building is located on Tax Parcel 2603-11 in Hartstown on the northwestern corner of the intersection of S.R.'s 18 and 322. The building and salt storage facilities take up approximately half of the one-acre lot. The metal structure houses the municipal office; two garage bays, and restroom, none of which is ADA compliant. The Township road master and three employees use one dump truck equipped with snowplow and spreader, one backhoe and front end loader, one tractor with brush hog, and one small riding lawnmower with utility trailer. Municipal meetings are currently held in the Fallowfield Volunteer Fire Company Hall due to the size of the office and lack of other municipal owned buildings. This facility is also used for voting and other community meetings at the discretion of the Fire Company.
2. Tax Parcel 2604-15-3 is a 3-acre flag lot on the east side of Route 18 a short distance north of Patton Road. This site is where the sewage treatment facility is located.

# COMMUNITY FACILITIES

## WEST FALLOWFIELD TOWNSHIP

### CRAWFORD COUNTY PENNSYLVANIA





3. Tax Parcel 2603-79-1 located in Hartstown along Center Street is approximately 50' by 50' and houses Sewer Pump Station #1.
4. Tax Parcel 2603-89 part 14 & 15 is a very small lot of approximately 100' by 75', adjacent to the Crystal Lake, where Sewer Treatment Plant Pump station #2 is located.
5. Tax Parcel #2604-37 is also a very small parcel of land approximately 200' by 200' adjacent to Route 18 obtained through a tax sale.

### **Police Protection**

At the present time, protection is provided by the Meadville Barracks of the Pennsylvania State Police. Their physical location is 11176 Murray Road, Meadville, PA (814)332-6911.

### **Fire Protection**

In the year 2008, the East and West Fallowfield Volunteer Fire Departments consolidated for economic purposes. Housed in East Fallowfield on Atlantic Road, the newly formed "Fallowfield" Fire Department has 35 active members. The company receives assistance from the following volunteer fire departments in serving township properties: Conneaut Lake, Jamestown, Hempfield, Sheakleyville and Greenwood. East Fallowfield and West Fallowfield Townships each provide some financial support, a practice which has existed for many years. The Company maintains the following fire protection equipment: 1992 E-1 Aerial Ladder Truck, 1992 E-1 Pumper Truck, 1981 Brush Truck, 1981 Rescue Vehicle, 2 Kawasaki 450 All Terrain Vehicles. The Township works with the Fire Department on a system of dry hydrants as an effective way of controlling fires in rural areas.

### **Emergency Services**

The closest ambulance services serving West Fallowfield Township include Life Force of Western PA Inc. and Stat Medevac. West Fallowfield does not have its own ambulance service.

### **Health Care and Human Services**

There are no such facilities located within West Fallowfield Township. Most residents of West Fallowfield travel to one of the various medical centers within a fifteen-mile radius, which includes Crawford and Mercer County. Hospital, medical and dental, and a complete range of other human services are available in Greenville and Meadville. Founded in 1906, UPMC Horizon is comprised of two hospital facilities in northwestern Pennsylvania, Greenville Regional Hospital and Shenango Valley Medical Center in Farrell. UPMC offers all major health programs and services at one or both of these locations. Meadville Medical Center is an independent community hospital located in Meadville, Pennsylvania. The hospital maintains state-of-the-art facilities including the latest generation of ultrasound, CT and MRI technology. The medical staff of over 100 consists of 37 medical/surgical specialties, with an extensive primary care foundation.

Community Health Services of Crawford County, Inc. (CHS), located in Meadville, provides those that are homebound 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 skilled nursing care; home making service; physical, speech, and occupational therapy; 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:

- Child Welfare Services: adoptions, a foster care program, handling child abuse cases.
- Office of the Aging: programs for the elderly enabling them to continue living in their own residences, provision of meals, opportunities for socialization.
- Mental Health/Mental Retardation Office: 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**

West Fallowfield Township is served by two post offices. The northern portion of the township including the village of Hartstown is served by the Hartstown Post Office; the postal ZIP code for this area is 16131. The southern portion is served by the Adamsville Post Office; this postal territory ZIP code is 16110.

## **Library**

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

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

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

## **Schools**

The township is part of the Conneaut School District. The District is divided into attendance areas and West Fallowfield, East Fallowfield, Sadsbury Township along with North Shenango, and Greenwood

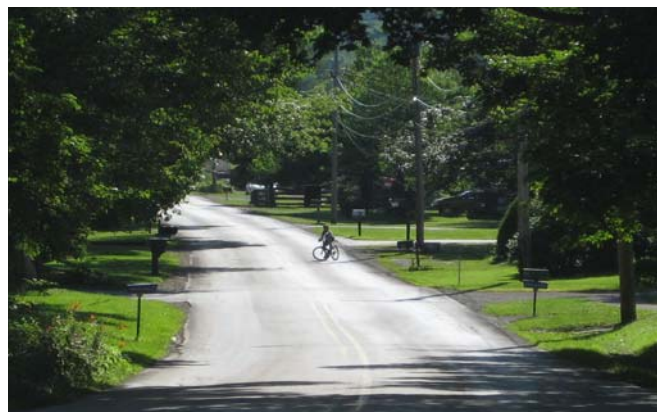


Photo taken in Adamsville looking east on S.R. 3004

Townships and Conneaut Lake Borough are in the Conneaut Lake attendance area. The elementary aged students in West Fallowfield Township attend school in Conneaut Lake Borough;

the junior and senior high school ages attend the Conneaut Lake Junior-Senior High School located on U. S. Route 6 just west of the borough. The Conneaut Lake-Sadsbury Elementary School and the junior-senior high school are located on twelve-acre sites. The school district shares the use of the Crawford County Vocational High School with the two other major school districts in the county. The vocational high school is located in Meadville. Not all applicants desiring to go to this facility can be accepted because of space limitations.

The closest private education facility is St. Michael's Catholic Elementary School located in nearby Greenville PA. It offers grades pre-kindergarten thru eight, with a total student body of approximately 186. The closest available Catholic secondary school is Kennedy Catholic High School, located in Hermitage, Mercer County, PA, and is a school of the Diocese of Erie. It is a co-educational institution grade 9-12 with a general student population of approximately 300. Kennedy Catholic High School is chartered by the Commonwealth of Pennsylvania and is accredited by the Middle States Association of Schools and Colleges. There are currently no public after-school programs within West Fallowfield.

In addition to the public school system available in the Township, there are also five private Amish schools surrounding the Atlantic area. They enroll students from grades one through eight and school approximately 174 students.

### **Recreation**

A meager recreation complex is partially funded and shared between West Fallowfield and East Fallowfield Townships. The facility is located approximately 2.5 miles west of Adamsville on the Adamsville Road and managed by the Fallowfield Recreational Committee. There are two ball fields, but no public restroom facilities. Neither the Village of Hartstown nor Adamsville have any passive or active areas specifically for public recreation. Adamsville children find Crooked Creek, the numerous waterholes created by the old canal channel or the railroad bed as common places to explore. The closest recreational opportunity for Hartstown children and residents is Crystal Lake. Although there are not any public amenities offered, local citizens routinely fish from its banks or from small boats. Survey results indicate many residents recognize the need to provide recreation opportunities for children.

The Pennsylvania State game lands encompass a total of 1520 acres of undisturbed natural area. Of that total area, 751 acres are considered wetlands. This area is located east of the railroad bed with a few scattered footpaths entering into the area. There are no signed public pedestrian ways leading to the game lands from West Fallowfield Township. Access can be gained through vehicular access points along Route 322 at the Hartstown Swamp and at the dam outlets in East Fallowfield Township.



**Photo taken at parking area of State Game Lands 214 in East Fallowfield**

### **Utilities**

A number of different companies serve West Fallowfield Township's needs for utilities. Penn Power, First Energy Corporation provides electricity to the Township. The district office is located at the Clark Service Center, 2939 North Hermitage Rd., Clark, PA. The company

maintains a distribution facility on a three-quarter acre lot that is visible from Route 18 just south of Hartstown. Local phone service is provided by Windstream (formerly Alltel). Windstream and Armstrong provide high speed DSL Internet to some areas of the Township. Armstrong provides cable service to the Township. Solid Waste pickup is provided by Waste Management, Eastern Group Office. Curbside recycling is not available. The Crawford County Solid Waste Authority did maintain large recycle bins at the Municipal Building however they have been relocated to sites of greater need due to County budget cuts. Recycling facilities are located in Conneaut Lake Borough and Jamestown.

### **Water**

The Township does not have a public water system therefore residents rely upon individual water wells. The topic of a public water system has been broached with a very small percentage of its residents positively identifying a need for a public water source.

### **Sanitary Sewage System**

In the year 2000, West Fallowfield Township constructed a 50,000 g.p.d. capacity Wastewater Treatment Facility in order to reduce the high incidences of on-lot septic system failures. The Township received financial assistance from a 2 million dollar bond issue by the United States Department of Agriculture, Rural Utilities Service for construction of the main facility and eligible residents received tap-in fee assistance from The U.S. Department of Housing and Urban Development Community Block Grant Program. It should be mentioned that of 35 townships, 14 boroughs and 2 cities, West Fallowfield is one of only twelve existing public sewage facilities in Crawford County.



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**2008 photo of West Fallowfield Sewage Treatment Facility**

ry sewage system travels within the Village of Hartstown, south along S.R. 18, and terminates in the Village of Adamsville. The main wastewater treatment facility is located centrally between the two communities with two separate pump stations, one at Crystal Lake Mobile Home Park and the other on Center Street in Hartstown. The system is currently operating at 50% capacity and services one hundred seventy residences and 12 commercial establishments. The extent of the areas served by this system is shown on Map 9.

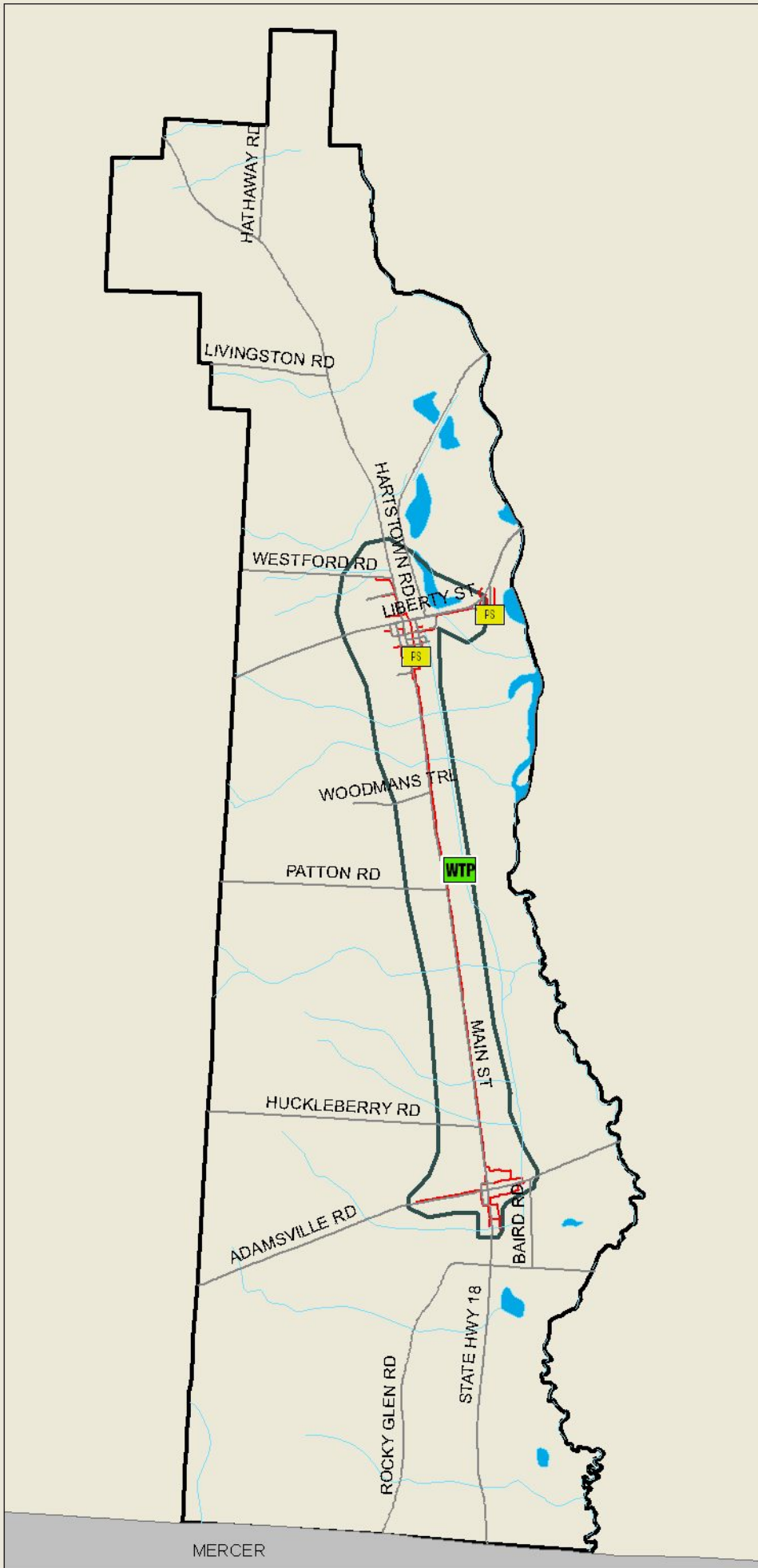
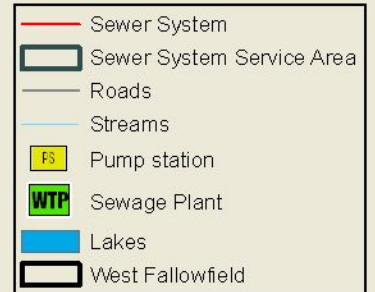
The remaining one hundred residents sewage needs are handled by on-lot sewerage systems. The pattern of soils in the township within these categories does not lend itself to written description. Where development proposals are made at high densities will likely have to utilize the existing public sewage system or will be required to include the construction of an extension to the existing system.



# EXISTING SEWAGE FACILITIES

## WEST FALLOWFIELD TOWNSHIP

### CRAWFORD COUNTY PENNSYLVANIA



March 2009



## Storm Water Sewage System

The village of Hartstown has a small and scattered storm water sewage system. The majority of the system was constructed by the Pennsylvania Department of Transportation to provide outlets for its roadways. The municipality has interconnected within this system on an as-need basis. There currently are not any detention or retention facilities for any municipal or state owned storm drainage outlets within the municipality. The majority of these outlets drain directly into the Pymatuning Marsh Complex.

The storm water drainage problem and inadequate road rights-of-ways which exist in the developed areas of Hartstown and Adamsville are mainly the result of the lack of development standards or adoption of an act 167 Stormwater Management Ordinance. There are many sites, which should not have been built upon or are natural drainage courses that should have been preserved. Future development should be handled in a more responsible manner for better protection of low lying properties, the Pymatuning Wetland Complex and drinking water resources. This could be effectively done with creation and adoption of an Act 167 Stormwater Management Plan by municipal supervisors.

## Gas Wells

Historically, West Fallowfield Township has been a major contributor to the natural gas industry. Pennsylvania is currently experiencing a “gold rush” unlike anything seen in the state perhaps since Edwin Drake struck black gold (oil) near Titusville in 1859. Instead of oil, it’s natural gas, contained in a geologic formation known as the Marcellus shale, which stretches across a large part of northern and western Pennsylvania and into neighboring states. This recent exploration has led to high numbers of wells drilled within the Township and has caused the municipality to regulate road weight limits. The two main drilling companies in the area are D & L Energy, Inc. and Atlas Energy Resources of America.

Research done by Penn State and others suggests that the Marcellus shale may contain more than 500 trillion cubic feet of natural gas, at least 10 percent of which-up to \$1 trillion worth-could be recovered with new drilling technology. As gas companies flock into Pennsylvania to purchase lease agreements from landowners for the rights to explore and drill for gas on their property, the demand for unbiased information to make informed decisions is unprecedented.

Gas formations in northwestern Pennsylvania are generally reached by drilling 2,500 to 6,000 feet deep. The rule of thumb is a commercial well would cost \$40 per foot to drill and about \$160,000 on average to complete. However, those numbers are in flux because of rising steel prices. In March 2003, the Department of Environmental Protection issued 233 drilling permits for the 12-county northwestern Pennsylvania area, a monthly record that stood until 580 permits were issued in April of 2003.

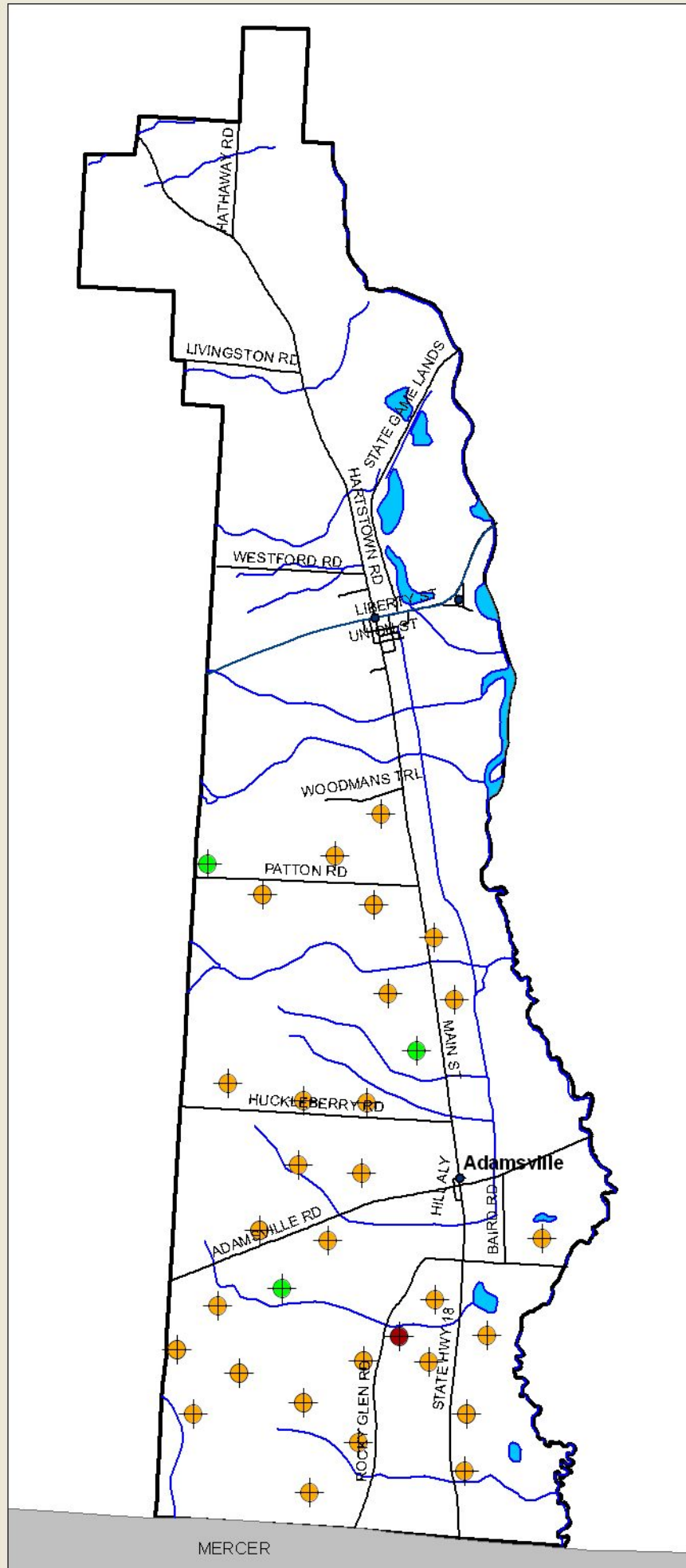
In year 2004, 609 permits were issued in the first four months. By comparison, 225 permits were issued in the first four months of 1999. Industry officials are stopping short of calling the situation a boom, however, saying that higher steel prices have driven up the cost of drilling keeping profits from climbing as high as some drillers might like. Companies are currently re-evaluating lease holdings on fields whose prospects didn't make drilling worthwhile only a decade ago.



# GAS WELLS

WEST FALLOWFIELD TOWNSHIP

CRAWFORD COUNTY  
PENNSYLVANIA



**Gas Wells**

- ATLAS RESOURCES INC
- D & L ENERGY INC
- DAVID GAON & SPENCER STILLMAN
- GASTILL MGMT

— Roads  
— Streams  
— Lakes  
— West Fallowfield



March 2009

This latest wave of gas-well drilling in the Marcellus shale formation is unlike previous exploration because the wells are a mile or more below the surface. Scientists have known for years the gas was there, but it wasn't until new drilling technology was developed that it could be extracted. This method uses hydraulic pressure to fracture the shale layer so trapped gas can escape. Fracking, can require several million gallons of water for each gas well, and some wells may be fracked more than once during their active life, which might span more than a decade. Where that water comes from, and what the drillers do with it when it is recovered, is a big issue to the environment. The fracking water can have various chemical additives along with natural contaminants from deep underground when it comes back to the surface, and needs to be collected and treated or recycled properly. In other states, fracking water has been found to contain numerous hazardous and toxic substances, including formaldehyde, benzene and chromates. Most municipal sewage-treatment plants can't or won't accept gas-well waste fluids.

Another potential hazard from gas-well wastewater is the release of radon and other naturally occurring radioactive materials; radioactive substances are common in Pennsylvania groundwater. In addition, the waste fluids that come with gas production may also contain high levels of salt, various metals such as iron and manganese, and traces of barium, lead and arsenic. Although highly diluted with water, the proper treatment of all gas-well waste fluids is a big issue that is currently being addressed by the surrounding state's environmental regulatory departments. Authorities currently recommend people living close to gas-drilling operations have their water tested by a third-party, DEP-approved lab. Homeowners who have their own well or spring and are within 1,000 feet of a gas-well site are very likely to be visited by water-lab employees hired by the gas company. Homeowners should take advantage of this free testing and make sure to get copies of the results, which they are entitled to by law.

Gas wells are profitable to landowners for the free gas that is provided, as well as the royalties from what is produced. Map 10 shows the location of existing commercial gas wells. As shown on the map there is a growing number of wells being located within the township. Gas wells have equipment or tank batteries located above the surface. Many times these are located adjacent to or in close proximity to a public roadway. These permanent utility components could be considered undesirable to residents because of noise and gases they expel. Their general appearance is unsightly compared to the surrounding rural setting. This recent saturation of wells should be closely monitored to recognize all environmental impacts. Currently there are no wells on any state or federal lands located within West Fallowfield Township.

**Roadways**

The road network makes up the development for any municipality; in short, road locations have shaped the Township. One U.S route and two major state highways serve West Fallowfield Township: U.S. Route 322, PA Route 18 and PA Route 3011. Also, one minor collector Route 3004 and a few township roads cover the remainder of the township. The total amount of roadways is low but average due to the size and topography of the municipality.

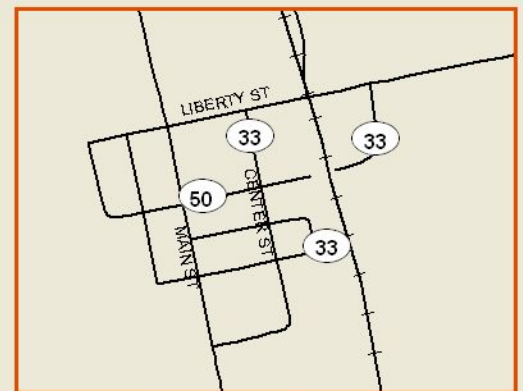
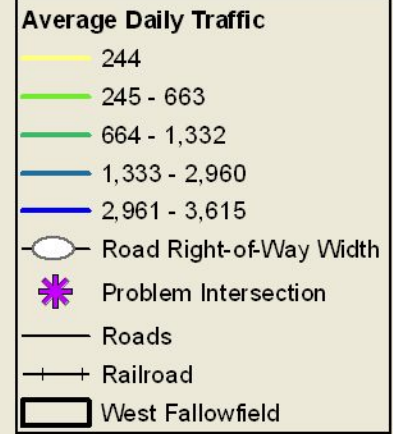
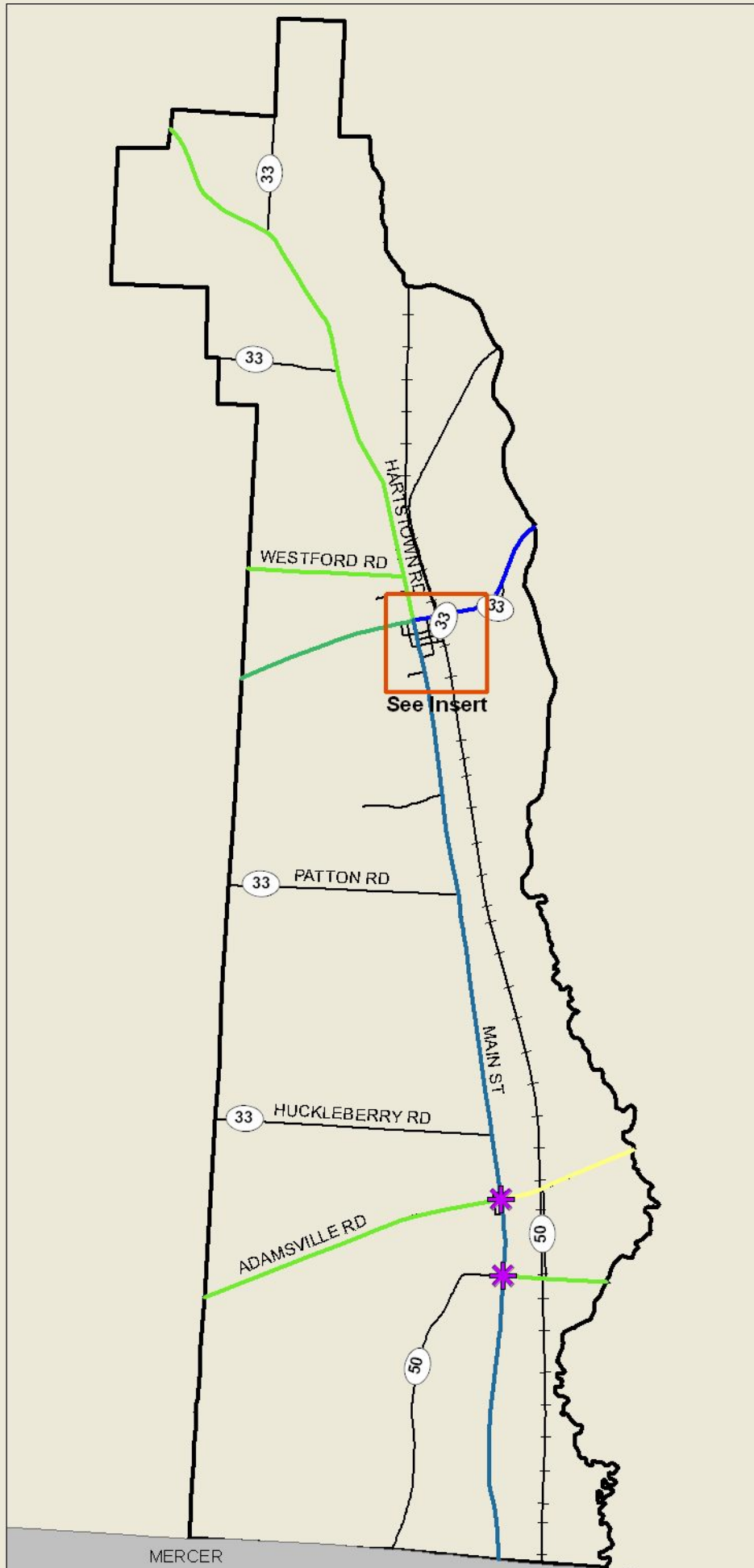
There are 21.13 miles of roads in West Fallowfield Township. The breakdown of ownership of these roads is as follows:

Penn DOT owned and maintained	12.40 miles
Township owned and maintained	
Paved Roads	6.48 miles
Gravel Roads	2.25 miles

# TRANSPORTATION

## WEST FALLOWFIELD TOWNSHIP

### CRAWFORD COUNTY PENNSYLVANIA



Hartstown Roadways



## **Classification of Roads**

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

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

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

Minor Arterial: A road that serves interstate and inter-county travel, and where trips are normally of long duration. In West Fallowfield Township PA Routes 18 and U.S. Route 322 are the only roads in this category.

Major Collector: A road serving inter-county travel that connects development centers within a county. PA Route 3011 is in this category.

Minor Collector: A road that collects traffic from the local road system and funnels it to the major collector and minor arterial systems. State Route 3004 is the only road in this category.

The four categories described above include roads that have reasonable continuity. All other roads are Township Routes. The information can be seen graphically in Map 11.

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

The classification system previously described, although developed by the federal government mainly to provide an ordering for state maintained roads, has been articulated and organized in this report to include Township maintained roads. It can be said that the Township has three types of roads based on ownership: state roads, township maintained roads and private roads. All state and Township roads have number designations. There are three digits in the Township numbers and four digits in the state numbers. Where a state road has a route designation, this designation is reflected in the four-digit number, for example 0322 is the number for State Route 322. All Township roads have names that are reflected in the accompanying maps.

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



## Average Daily Traffic Counts (ADT)

Average daily traffic (ADT) is a term used to express the number of vehicles that use roads. As the term implies it measures the number of vehicles that use a particular portion of road in a 24-hour period averaged over the time span of one year. The Pennsylvania Department of Transportation conducts counts at selected points on certain roads. Map 11 indicates the ADT counts available for West Fallowfield Township. The counts are based on data from Penn Dot's Internet Traffic Monitoring System (July 2, 2004) and include data collected from 2000 through 2003. In examining the traffic counts one should keep in mind that a two lane highway in a rural area has a carrying capacity of approximately 7,500 average daily trips; this refers to reasonably well maintained road with a minimum travel way of 20 or 21 feet.

## Major Intersections

The intersection with the highest ADT count is located on the edge of the Village of Hartstown and is the junction of S.R. 322, S.R. 18 and S.R. 3011. This blinkered, four-way stop intersection has very wide eight-foot berms but lacks any type of pedestrian facilities. At this location, the posted speed limits are 40 m.p.h. This intersection experiences its highest volumes of traffic during commuting hours but maintains consistent daily numbers along the S.R. 322 corridor. Both pedestrians and commuters find a pedestrian crossing within this area to be awkward. All parties are unsure as to how to accommodate a safe crossing without the acknowledgment of all drivers of the pedestrians intent.



The intersection with the majority of pedestrian crossings is located in Adamsville at the junction of S.R. 18 and S.R. 3004. This intersection is a two-way stop with S.R. 18 having the right-of-thru-way. Although pedestrian facilities only exist directly against the buildings, there are well-used remnants of sidewalks along S.R. 18 leading to the Adamsville Presbyterian Church.



Many surrounding residents visit Adamsville's post office or store on a daily basis by either foot or vehicle. There are a few parking spaces adjacent to the buildings fronts and a privately owned gravel lot directly across from S.R. 18 for those who choose to cross the highway. Vehicular travelers appear to be more aware of pedestrian crossings within this area due to the 35 m.p.h. posted speed limit and level of activity.

### **Problem Intersections (See Map 13)**

- 1) PA Route 18 and PA Route 3004 (Adamsville Road): This intersection has poor visibility and S.R. 3004 contains steep grades on both sides.
- 2) PA Route 18 and Rocky Glen Road: This intersection has poor visibility and Rocky Glen/Atlantic Road contain steep grades on both sides.

### **Problem Roadways**

- 1) Rocky Glen Road is a paved roadway with grades of 6% or more along a half-mile stretch. Several small watercourses intersect with the roadway creating undermining of its base along its edges. The constant seasonal maintenance of this particular roadway is a significant financial draw from the municipal budget. It has been recognized as a major infrastructure item that will need addressed in the near future.
- 2) State Route 3010 otherwise known as Hartstown Road is a paved roadway that leads to the Linesville causeway. This roadway also serves as an alternate route to Pymatuning State Park's main visitor attractions such as the Spillway, the Wildlife Learning Center and the Linesville State Fish Hatchery. A portion of the roadway has a tributary crossing near the northernmost municipal boundary. This area contains a curvature in the roadway along with a significant elevation change. Upgrading this roadway with wider berms and better site distances would improve vehicular safety
- 3) State Route 18 is a major north/south thoroughfare for commuting traffic with a posted speed limit of 55 m.p.h. Within Hartstown the speed limit is reduced to 40 m.p.h. and traffic is required to stop in all directions at the intersection of State Route 322. Although limits are also reduced to 35 m.p.h. within the Village of Adamsville, resident's safety is apparent as they experience difficulties entering and exiting driveways as well as concerns for slow moving vehicles such as farm equipment and Amish buggies. This long, predominantly straight corridor permits a driver to comfortably generate higher rates of speed than the posted limits for a majority of the length of the municipality.

### **Bridges**

Due to the geological makeup and topography of the western half of the municipality, there are several intermittent springs and streams running under S.R. 18 and into the Pymatuning Marsh Complex. Although the majority of bridges are state owned and maintained it is necessary to mention the numerous watercourses attended to by the local municipality. There are currently two stormwater culverts on Haun Road, two on Rocky Glen Road and three on Baird maintained by the municipality.

### **Township Road Policy**

West Fallowfield Township focuses on the maintenance of the road base and surfaces for the purpose of residential traffic and to serve the following: trash collection, school bus traffic, snowplow operations, and fire and ambulance service. The Township adopted a weight limit ordinance in 2007 to prevent damage from timbering and gas well drilling vehicles.

Those limits are posted as follows:

<b>Road Name</b>	<b>Route</b>	<b>Beginning</b>	<b>Ending</b>	<b>Gross Weight Limit</b>
Baird Road	T-300	State Route 3006	State Route 3006	10 Tons
Ball Road	T-358	State Route 3011	T-356	10 Tons
Cemetery Street	T-389	State Route 322	Western Terminus	10 Tons
Center Street	T-372	State Route 322	T-370	10 Tons
Crystal Lake Road	T-387	State Route 322	Eastern Terminus	10 Tons
Deezik Road	T-354	T-333	State Route 322	10 Tons
Hathaway Road	T-356	State Route 3011	T-358	10 Tons
Haun Road	T-350	State Route 3004	Mercer County	10 Tons
Huckleberry Road	T-333	T-354	State Route 18	10 Tons
Jefferson Street	T-385	T-381	Eastern Terminus	10 tons
Livingston Road	T-401	State Route 3011	South Shenango Twp.	10 Tons
Patton Road	T-351	T-354	State Route 18	10 Tons
Rocky Glen Road	T-302	State Route 18	Mercer County	10 Tons
Shenango Street	T-370	State Route 18	T-372	10 Tons
Union Street	T-383	Western Terminus	Eastern Terminus	10 Tons
West Street	T-381	State Route 322	T-385	10 Tons

The Township recognizes that a permanent asphalt road surface is the most desired. Application of seasonal road surface treatment (MC-70 or dust oil) provides for the control of dust and erosion at a cost that the Township can afford for the approximately 2.25 miles of dirt and gravel roads. This application of road oil is an acceptable preparation for a more permanent surface when budget conditions allow. In fact, 75% of the entire 2007 West Fallowfield Township budget is earmarked for road maintenance.

### **Public Transportation**

Currently West Fallowfield Township has no daily scheduled public transportation service. The only service available to the residents is the shared ride service offered by the Crawford Area Transit Authority (CATA). This service is a door-to-door service reserved for disabled individuals and senior citizens, and is available throughout Crawford County, and on limited days to Erie and the Cranberry Mall in Venango Township. Users of this service are required to make a reservation for this service at least 24 hours in advance. For questions or to place a reservation, call either 814-336-5600 or 1-800-782-2282.

### **Airways**

The average West Fallowfield resident does not normally consider air travel as a transportation option. However, the Greenville Municipal Airport is located less than 3 miles southwest from the township boundary. Identified by the Federal Aviation Administration as 4GI, the airport is located 1202 feet above sea level and has two runways, one grass and one asphalt. The grass runway is 2551 feet long and runs in a southwest/northeast direction and the asphalt runs in a northwest/southeastern direction and is 2703 feet long. Small, twin-engine aircrafts as well as emergency helicopters are common occurrences. The UPMC Horizon Greenville Hospital has a life flight that uses the railroad corridor adjacent to S.R. 18 for visual navigation to Erie.

## **2.5 Township Survey Results**

### **Public Input**

One of the most important considerations when formulating a comprehensive plan is public input. In the process of studying community development issues, one of the most effective tools in getting to the root of resident concerns is to obtain their opinions through a survey. Because 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. West Fallowfield Township decided that its residents are the best source for opinions on these subjects and should be consulted before any official statement of goals and objectives were formulated.

### **Community Survey**

The West Fallowfield Township Community Survey was mailed and administered by the Planning Commission at the end of November 2005. 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 West Fallowfield Township. The questions asked for basic demographic, community facility, housing, and economic information as well as any additional comments residents would like to express their concerns over.

The Community Survey was mailed to all per capita and property taxed owners in the Township, which was obtained from the Crawford County Assessment Office. This listing of addresses is the mailing address rather than the property address. This could have resulted in a number of absentee landowners receiving the survey and lowering the number of responses. The recipients were asked to complete the attached survey and return it in the postage paid envelope within 2 weeks and were assured that all survey responses were confidential and would be used for no other purpose. All surveys were sent directly for tabulation to the Crawford County Planning Commission, and the complete results are found within the plan appendices.

### **Results of the Survey**

The response to this survey was considered average when compared to other similar endeavors in other County Townships. The surveys were collected throughout December 2005 and, altogether, some 94 or 30% of the surveys were returned with information. Three hundred and twenty-five surveys were mailed to the official addresses based on the County Assessment Office records.

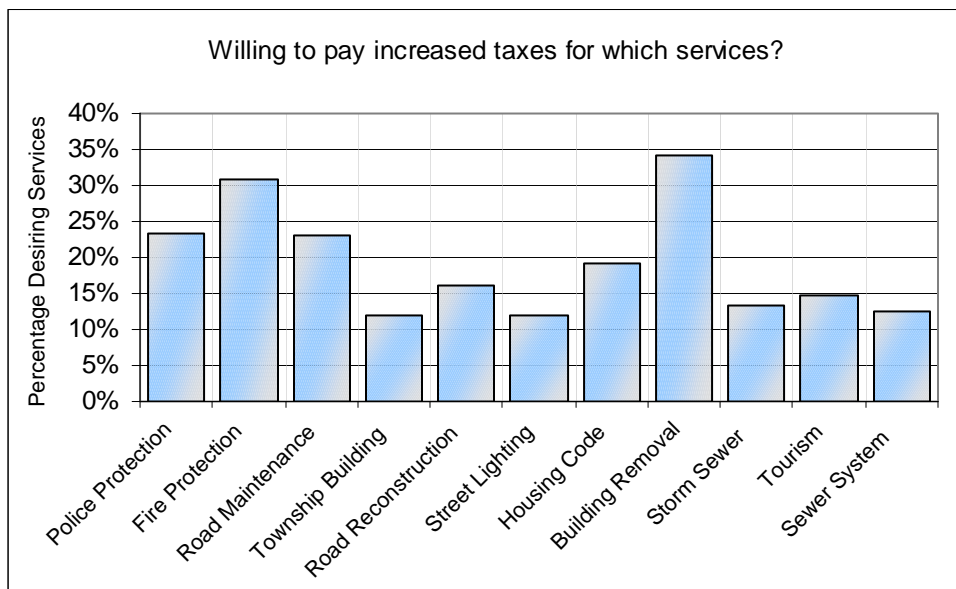
As previously mentioned, the complete results and comments are available at the Township and County offices. A brief summary of the results follows:

## Demographics

- The average age as indicated by those responding to the West Fallowfield Township Community Survey is 50 years.
- More than 40% of respondents have owned property in the Township over 25 years.
- Over 75% of respondents consider their household in the Township to be permanent.
- The majority of Township residents commute between 6-15 miles to work.
- Employment location is split roughly in half, with about 50% working in Meadville and the remaining 50% working in various other locations.
- The Average household income reported is \$42,615.57. Approximately 34% of respondents did not answer this question.

## Community Facilities

- When asked which services residents would be willing to pay increased taxes for, the top 3 answers were: *building removal, fire protection, and police protection.*



**Figure 5**

- Levels of satisfaction ranked very high for fire department and ambulance service, while road conditions and recreational program quantity ranked low.

## Housing

- 95% of survey respondents own their home.
- Out of the 60 respondents to the question, 65% pay less than \$300 a month for housing.
- 86.1% of residents live in a single-family, frame built house.
- The majority of Township residents feel the appearance and price of housing is fair.



Contrary to many perceptions, Pennsylvania, particularly in certain regions, did experience a housing bubble. Housing prices in Pennsylvania from 2001 to 2006 mirrored the national trend, rising by 54% compared to an overall inflation rate of only 13%. Just as Pennsylvania housing prices followed the national trend on the way up, in the first three quarters of 2007 they began to follow the national trend down. If Pennsylvania housing prices continue to follow the national trend, they can be expected to fall over the rest of this year. National housing prices are projected to fall 6% to 13% from August 2007 to August 2008.

Rising mortgage foreclosures are also hitting Pennsylvania as well as the nation. The Center for Responsible Lending projects that the foreclosure rate on Pennsylvania sub prime loans issued in 2006 will exceed by 53% the foreclosure rate on loans issued from 1998 to 2001. The Joint Economic Committee of the U.S. Congress projects that, from the third quarter of 2007 to the end of 2009, there will be an estimated 45,470 sub prime mortgage foreclosures in Pennsylvania, representing a loss of \$2.4 billion in property values.

Recent developments in the housing market have already contributed to a decline in employment in the Pennsylvania construction industry. Seasonally adjusted employment in the Pennsylvania construction industry declined by 6,000 jobs between March and November of 2007. Unemployment of construction workers in the summer months of July to September (months in which construction employment usually peaks) rose from 4% in 2006 to 7.5% in 2007.

Based on the most recent economic statistics, the housing crisis so far appears to have had limited impact on overall Pennsylvania job and output growth. Relative to Michigan and Ohio to our west (where reliance on sub prime mortgages interacts with the recent loss of auto industry jobs) and New Jersey and New York to our east and north (which experienced more severe housing spikes), Pennsylvania has dodged a bullet. Yet there is ample reason to think that more bullets will be coming that Pennsylvania may not be able to dodge. From 2001-06, Pennsylvania depended on the booming construction sector for nearly a third of total job growth. That source of economic stimulus is now evaporating.

The community survey clearly reflects the census data that indicates West Fallowfield Township in itself is a bedroom community within the Meadville Metropolitan area. The majority of residents utilize services during average daily trips to their place of employment. It is also apparent that lower municipal costs associated with more rural communities appeals to prospective residents. The existing residents do wish there were more amenities available, but do not wish to incur greater assessment.

The township currently maintains a large percentage of senior persons who reside in their family home. According to the survey the majority wish to remain within the community however the lack of economical housing and the need for more essential services within closer proximity to their place of residence makes this difficult. This coincides with the survey results indicating the need for senior housing facilities and essential services for all community residents.

## III. TOWNSHIP PLAN

### 3.1 Community Development Objectives

#### Introduction

The goal of the West Fallowfield 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 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.
- To preserve the quiet, rural and agrarian nature of the Township by protecting land values with land use policies.
- Create a sense of place in Hartstown and Adamsville and maintain the historical value of the land and structures.
- To research the purchase of an existing structure or a new structure for the use of an updated municipal building
- To attract development within the township in the form of essential services including but not limited to childcare and medical needs.
- To attract quality, low-income single-family and multi-family housing for senior citizens and residents.
- To provide recreational and educational activities or venues for the entertainment of children and visitors.
- To improve tourism in the Township in ways not limited to, kayaking, canoeing, biking, bird watching, bed and breakfasts, and the viewing of its cultural history.
- Investigate upgrading of State Game land facilities with use of state or federal funds to provide better facilities for township residents and visitors.

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 is to identify the goals of the Township regarding the future growth and development of the land inside the boundaries of West Fallowfield Township. The Land Use Plan is based on (1) analyses of the potentials and constraints relative to the use of land, (2) the location of the existing uses of land in the township, and, (3) on community survey responses. In order to ensure the understanding of all parties who are and will be affected by this land use plan, a list of objectives, policies and corresponding projects have been outlined.

The West Fallowfield Future Land Use Plan is designed to locate future development in suitable areas of the township as indicated on Map 12. The plan designates in a general way areas for residential, commercial, agricultural and industrial development as well as areas subject to the hazard of periodic flooding and large land areas currently managed by the public for land and wildlife conservation. Changing conditions undoubtedly will cause this plan to change from time to time. For uses which do not "fall neatly in line" such proposals should be evaluated in relation to this comprehensive plan including the community facilities and services which are required to support any human activity carried out on the land. This plan is created in order to offer guidance for development that may take place within West Fallowfield Township in the near and distant future, 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.

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

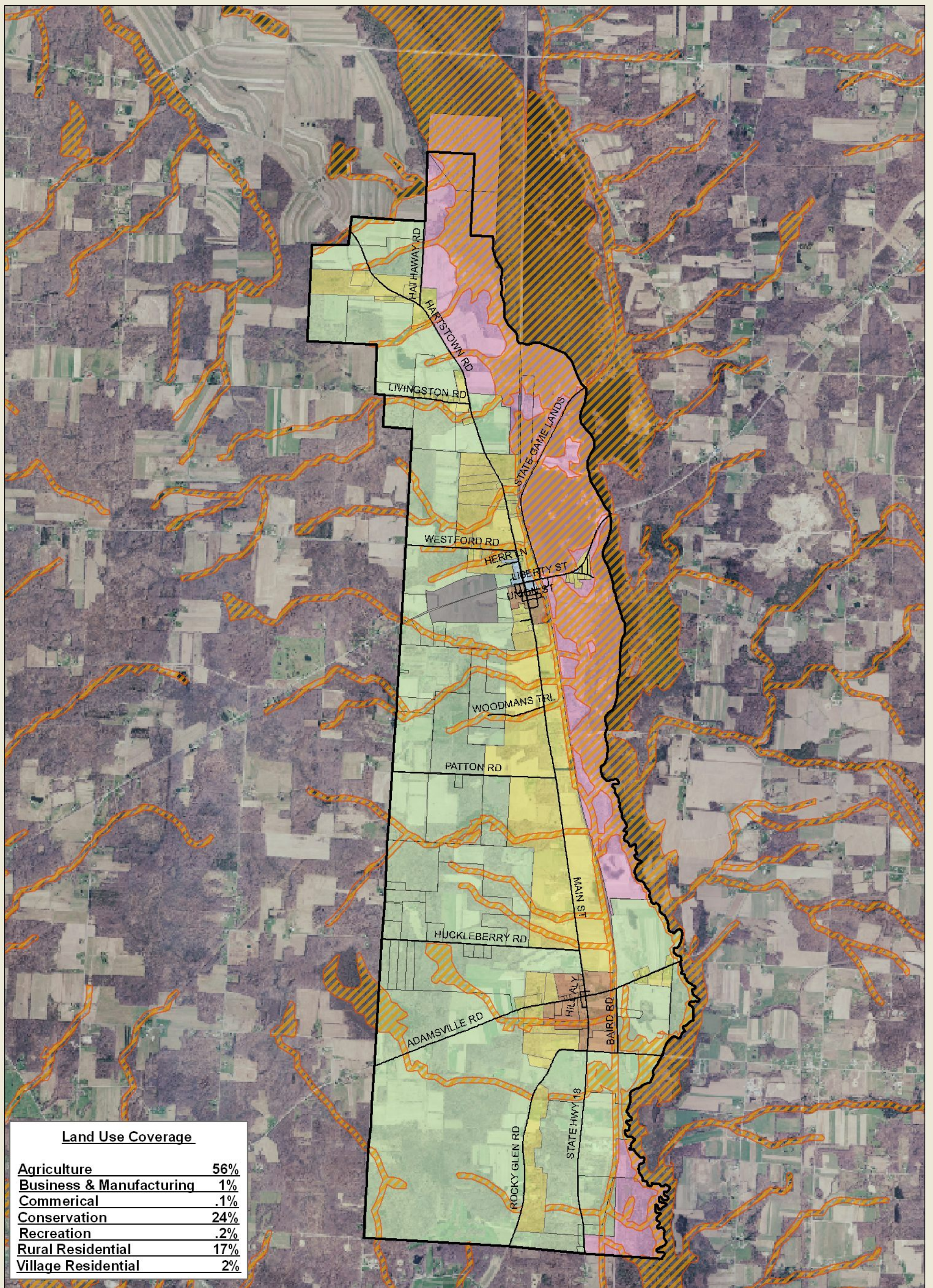
Conservation These areas are designated to be free of habitable buildings. They include lands identified for protection of natural resources lands as indicated within the Natural Heritage Inventory of Crawford County, that are subject to periodic flooding and areas owned and managed by the Pennsylvania State Game Lands. These areas should be free from any types of development.

Agriculture Preservation These areas include agricultural uses such as fields and forested lands. These areas are designated to encourage existing agricultural activities to remain functioning, to promote the expansion of agriculture where possible and to discourage from locating in its midst, uses harmful to the continuation of agriculture. Public facilities such as sewerage and water systems should not be extended into this area. Public roads should be maintained in a rural character; bituminous pavement is not necessary here. Nonagricultural uses locating in this area should be prepared to accept the primacy of agricultural activity. Most of these areas have on-site sewage systems and individual water wells

Rural Residential These areas have more concentrated housing than those in agricultural areas yet maintain larger parcels than those within villages. These areas are not normally sewered and are not expected to have a density of development that would ever be characterized as urban or suburban. Development activities in this area include "Hobby" farms, rural residential living and other uses that do not conflict with residential properties. The majority of land within this area is concentrated along roads and the Route 18 corridor where public sewage is now available.

Village Residential These areas are found within Hartstown and Adamsville. The character of these villages is considered valuable due to their historic quality and a policy of this plan is to promote their improvement, existence and expansion. These villages include the majority of population congregated in areas that provide convenience to essential services, goods and amenities. Public sitting areas, public uses and pedestrian networks create the foundation of the community. A





**Land Use Coverage**

<b>Agriculture</b>	<b>56%</b>
<b>Business &amp; Manufacturing</b>	<b>1%</b>
<b>Commerical</b>	<b>.1%</b>
<b>Conservation</b>	<b>24%</b>
<b>Recreation</b>	<b>.2%</b>
<b>Rural Residential</b>	<b>17%</b>
<b>Village Residential</b>	<b>2%</b>

-  WestFallowfield
-  Roads
-  Riparian Corridors
- Future Land Use Classes**
-  Conservation
-  Agriculture
-  Rural Residential
-  Village Residential
-  Commercial - Town Center
-  Recreation
-  Business and Manufacturing

0 0.25 0.5 Miles



# FUTURE LAND USE MAP

## WEST FALLOWFIELD TOWNSHIP CRAWFORD COUNTY

March 2009



mixture of activities including essential services, small retail services and community service uses should be encouraged to locate here.

Commercial/Town Center These areas include essential services, high intensity retail businesses, professional offices and uses that require all public utilities. Commercial uses make a particularly heavy demand on access roads however; not all land fronting on major highways should be zoned commercial. These activities should be regulated to be designed to protect natural resources and mesh with the residential characteristics and community networks. Uses should exclude activities where goods are made and which are more appropriately classified as industrial.

Business and Manufacturing These areas include goods producing activities including those involving raw materials products manufacturing. These uses are considered high intensity and are commonly associated with items such as noise, air and light pollution. Industrial Areas are designated to enable the township to promote a more balanced economy, encouraging the location of firms that will provide increased job opportunities in West Fallowfield Township and further strengthen the community and economy.

### **Future Land Use Summary**

Most of the current land uses in the Township integrate well. The agricultural, wooded, game lands mostly 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 Villages. 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 of the community.

**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 expected, it shall be of a nature that improves the aesthetic, economic and physical qualities of surrounding properties. It shall be in harmony and compatible with the natural environment and current land uses. This focus is necessary to preserve the quality of life at large by protecting and sustaining the townships natural surroundings, which are considered its greatest resource. Priority has been placed on the preservation, conservation, and promotion of natural resources and rural lifestyles.

Project: Reduce fragmentation of the existing surrounding landscape and promote farmland preservation. The Route 18 corridor best displays the community’s rural character and its direct correlation with the area’s natural surroundings, specifically the Pymatuning Watershed. Public sewage is now available to the majority of frontage along this roadway. Without the adoption of zoning, all development proposals are currently permitted. This places the municipality in a vulnerable position and creates a potential for conflicts between undesirable land uses and the adjacent natural resources. Careful planning should be adopted to deter further out-lotting or subdividing of large farm parcels into small single frontage building lots. By doing so will preserve the valuable farming soils necessary for human sustainability and the aesthetic quality of the area. In general, a Zoning Ordinance should be adopted to direct high intensity development to areas that have existing infrastructure and past disturbances.

Project: Municipal regulations should provide for the protection of waterways and natural corridors by way of riparian buffers as recommended within the Crawford County Natural



Heritage Inventory. These areas have been identified within the West Fallowfield Natural Heritage Inventory Map 3 and labeled as Conservation. Watersheds or sub watersheds where natural communities and species of concern 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 municipal water supply watersheds provide an additional protective buffer around the water supply, habitat for wildlife, and may provide low-impact recreation opportunities.

Project: 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 can apply to the program once the Township is enrolled as an Agricultural Security Area. Agricultural Security Areas are a tool for strengthening and protecting our quality farmland from the urbanization of rural areas to ensure future food supply needs. Agriculture Security Area designation can be gained if a minimum of 500 acres of farmland is voluntarily enrolled as active farmland.

**Objective 2:** To attract development within the township in the form of essential services including childcare and medical needs.

Policy: The municipality should provide designated areas best suited for future development proposals. By doing so will ensure services in areas accessible to a majority of residents and promote a better quality of living overall.

Project: The Future Land Use recommendations provide opportunity for essential services to locate within West Fallowfield boundaries. These services are proposed to be located within or adjacent to existing residential areas to better serve the community as a whole. This will help to promote and serve a self-sustaining community, better community identity and provide for lifestyles that are unable to depend upon motor vehicles. Offering services such as eateries, laundry facilities, health and child care needs within the areas identified as Village Residential within Hartstown and Adamsville, will lessen a residents cost of living, increase their quality of life and raise the potential for prospective residents.

Project: The Commercial/Town Center use designation provides land for development of small retail and personal services where all major utilities and road access needs are accommodated. These types of uses are placed near residential areas for the benefit of the entire community and to lessen vehicular traffic along major corridors. These developments need to be governed in ways that are friendly to pedestrians as well as vehicles. They should be designed to provide an asset to the community first and foremost. Requirements for sidewalks, screening of parking areas, street trees and storm water management facilities would create quality development that will improve the tax base. It is recommended this be achieved with the adoption of site design standards within Zoning and Storm Water Management Ordinances.

Project: The Business and Manufacturing use areas have been identified on lands that are least likely to have any impact natural resources, have all major utilities 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. Regulation should include greenways along all adjacent properties and public right-of-ways to

screen undesirable affects on community appearance. Standards should include adoption of a Storm Water Management Ordinance and Zoning Ordinance.

### 3.3 Housing Plan

Housing issues in the township range from maintaining the current housing stock for existing residents to providing new housing choices to attract new residents and add to the municipal tax base. The following objectives attempt to address the general cross-section of housing needs in West Fallowfield Township – Single-family housing for existing and new residents, multi-family housing for existing and new residents, low-income housing, and seasonal housing.

**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 West Fallowfield 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 sewer, 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.” Over ten percent of survey respondents indicated being seasonal residents of the community therefore indicating a market niche for resort and seasonal communities. 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:** Available resources will be used for gaining better communication and a greater sense of community within the residents of the municipality. Initiatives will be focused on volunteer efforts to promote positive community identity. One concept would be in the form of a community newsletter containing articles relating to resident news, events, heritage, natural resources, general administrative information, and the shared quality of living within West Fallowfield Township. Proposals include community picnics and beautification projects with the ultimate goal of constructing a community center to provide services to residents. Initiatives

could include community education outreach efforts with the Fallowfield Volunteer Fire Company, Hartstown Presbyterian Church and Adamville Presbyterian Church.

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 West Fallowfield 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 West Fallowfield 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: In 2008, the Supervisors were forced to adopt the BOCA International Property Maintenance Code due to the growing number of unkempt properties that posed possible health hazards. It is hoped, that this action will deter property owners from neglecting their responsibilities to maintain properties, store items appropriately and dispose of unwanted items. The Supervisors will 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: West Fallowfield 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.

### 3.4 Transportation Plan

West Fallowfield Township has transportation related issues plaguing property owners and citizens. These issues range from high speeds of traffic, a long-term road maintenance plan and lack of safe public rights-of-ways for use by all modes of transportation throughout the township along with improvements required along S.R. 18 to encourage a pedestrian oriented atmosphere.

**Objective 1:** To improve the township's pedestrian and vehicular infrastructure with the use of state or federal funds to provide better facilities for township residents and encourage redevelopment of all areas.

**Policy:** West Fallowfield Township is a rural township. The responsibilities of the Township Supervisors has been chiefly in the area of road maintenance. Many of the existing roadways within the villages have not been resurfaced in over 25 years and most are without curbs or storm water facilities. It is unknown as to when the last sidewalk project was completed but all are in need of major repair. The Supervisors are limited to improvements based upon their fiscal budgets and faced with the decline of many roadways. Multi-municipal cooperation will continue to be utilized as well as the Penn DOT Agility Program in all applicable circumstances.



**Project:** The Supervisors could begin the yearly practice of inventorying a list of infrastructure needs based upon priority and anticipated costs associated with them. Creation of a committee of residents could also identify what they see as most needed areas for infrastructure improvements. These projects could then be ranked based upon the benefit to the entire community and efforts focused for seeking out appropriate funding sources.

**Project:** Rocky Glen Road has been recognized as a major fiscal detriment. Township Supervisors will continue to investigate funding sources and pursue a permanent solution for stabilization of the roadway.

**Project:** The curve in Hartstown Road near the northernmost municipal boundary has been identified as an area that could use improvements. Township Supervisors will keep this area in mind when Penn DOT proposes upgrades.

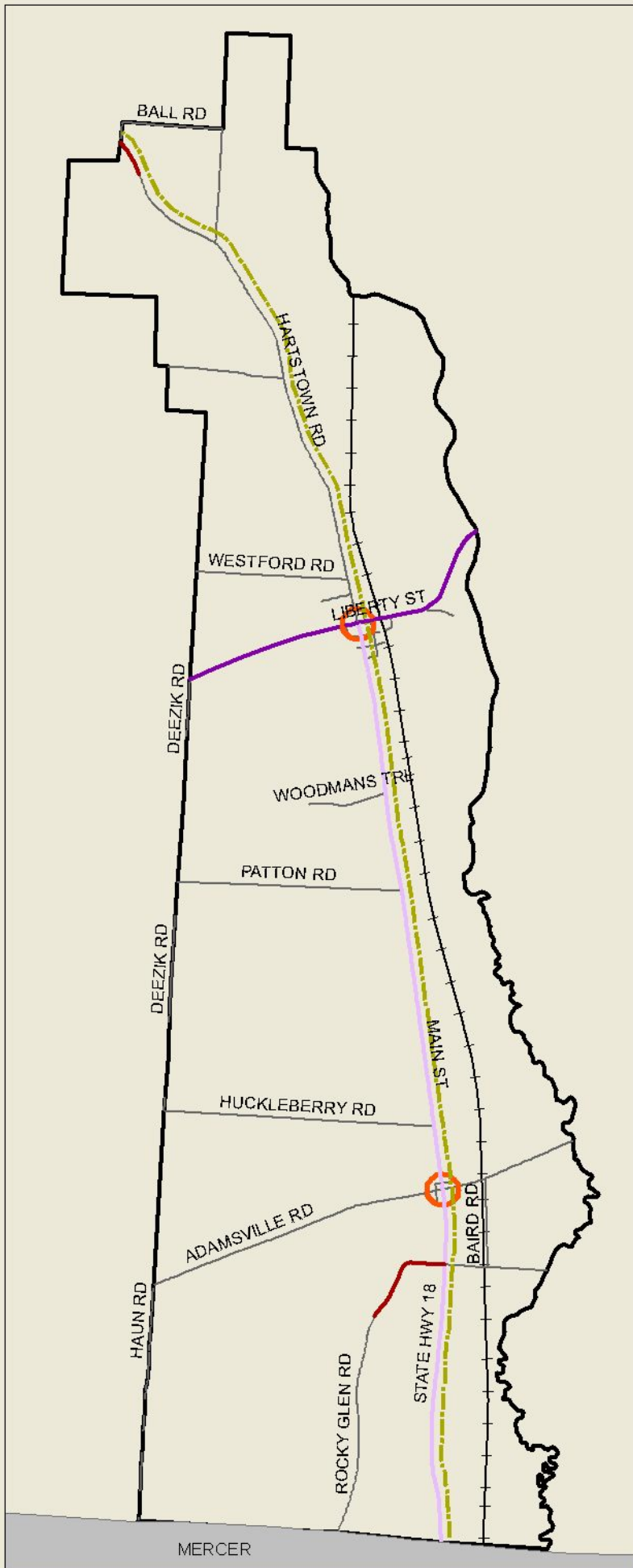
**Project:** West Fallowfield Township's highest profile intersection is created by two state highways that have substantial average daily traffic counts. There is a need to upgrade the intersection of State Routes 18 and 322 to the standards of an urban street. This area is "main street" for Hartstown and should represent the community as such. Currently, this intersection is visually undesirable, does not represent the community well and offers no pedestrian facilities. Penn DOT currently offers a Pilot Roadside Beautification Program to beautify along state highway right-of-ways. The Program requires a Beautification Sponsor Group to make a three-



# TRANSPORTATION IMPROVEMENT PLAN

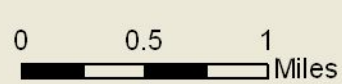
WEST FALLOWFIELD TOWNSHIP

CRAWFORD COUNTY  
PENNSYLVANIA



**Routes**

- 18
- 322
- Multi-use Trail
- Major Infrastructure Project
- Intersection Upgrade
- Roads
- Railroad
- West Fallowfield



March 2009



year written commitment for maintenance of the project area once it is installed. Conneaut Lake Borough recently received a Roadside Beautification Planting Area valued at \$50,000 at the intersection of Routes 6 and 618. West Fallowfield Supervisors could apply for a project of this type on lands that currently house the municipal building.

**Objective 2:** State Route 18 is a major north/south transportation corridor in the municipality. Vehicular drivers generate very high rates of speed that deter other modes of transportation. These rates of speed have a direct affect on the majority of the townships residents quality of life, which in turn affects the property values, that front along it.

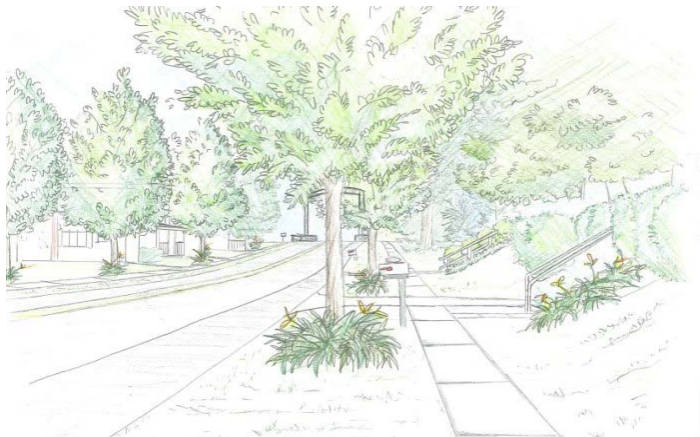
**Policy:** Township Supervisors recognize their duty to protect the residents of the municipality



and to provide necessary services for safe transport. The rates of speed traveled along the Route 18 corridor are a safety hazard and all efforts should be made to slow vehicular traffic speeds for the well being of the entire community. Slowing drivers causes them to become more ware of their surroundings, which lessens potential conflicts. The

Supervisors should investigate new traffic

calming strategies used to slow drivers and identify areas where they are most needed. Once priorities have been identified, municipal representatives have the ability to request transportation changes within their municipality to The Pennsylvania Department of Transportation.



**Project:** The Township Supervisors recognize the Route 18 corridor as a right-of-way for the safe passage of all residents and travelers, not specific to motorized vehicles. More so is the importance of the views it provides of the Pymatuning Watershed and its economic potential. Supervisors could begin designing the addition of a multi-use lane or trail within the existing Penn DOT right-of-way. Improvements could include bird watching vantage points, removal of overhead wires and street tree plantings. Once a trail concept plan has been completed, contact should be made to discuss this endeavor with Penn DOT. Any

future road upgrade proposals by the State could include such a plan.

### **3.5 Community Improvement Plan**

**Objective 1:** To research the purchase of an existing structure or a new structure for the use of an updated municipal building.

**Policy:** Municipal Supervisors seek the most cost-effective methods for providing government services to all taxpayers of West Fallowfield Township.

**Project:** Current relations between the municipality and the Fallowfield Fire Company are good and the practice of utilizing the Fallowfield Volunteer Fire Company as their public meeting place is desired to continue as long as the Company permits. The fact remains that the current condition of the municipal building does not provide adequate facilities for public gatherings therefore making the municipal body reliant upon an independent entity. The municipality should begin investigating opportunities and funding sources to provide a public gathering place with ADA compliance and with the ability to conform government offices to any future State regulatory requirement.

**Project:** The Supervisors preliminarily investigated the cost of renovating the existing municipal garage. Estimates for the cost of engineering fees were quoted at \$25,000 with construction costs to upgrade the building at approximately \$300,000. Estimated costs for constructing a new 40-foot by 60-foot one-story multi-use municipal and community building were quoted at \$700,000 with engineering fees expected in the range of \$50,000. Either of these options could be considered if substantial outside funding becomes available.

**Project:** The community surveys identified common needs and requests of the residents that would improve the quality of living within the township. The need for essential services such as public laundry facilities, medical care, childcare and groceries are recognized as factors considered by prospective residents. The concept of combining government services and a future community center could be investigated based upon available State funding sources. This self-promoting proactive approach would benefit the entire community by providing needed services and create marketability of the township.

**Project:** Due to the current economic climate many residents are looking for ways to save money and to keep local dollars within their own community. With thirty-one percent of the existing land use as agriculture, West Fallowfield landowners may not have paper wealth but do have hard capital of topsoil, woodlots, orchards, fences, barns and machinery. Advocates for sustainable communities are urging farmers to recognize a local markets potential to be both economic powerhouses and important cultural gathering spots. According to a Penn State University study, farms exact less in terms of municipal services per dollar of tax collected than any other type of land use. By combining locally grown agricultural products with the talent of area craftsman West Fallowfield could be considered a perfect venue for some form of community market. Local agriculture producers and craftsman could be surveyed for number and interest. Funding may be available through The United States Department of Agriculture.

**Objective 2:** Create a sense of place in Hartstown and Adamsville and maintain the historical value of the land and structures

**Policy:** Community image is provided largely by its visual aesthetics, which are gained with positive self-image. Action will be taken to reflect community values within the township's landscape to promote the community to prospective residents and developers.

Project: Case studies have shown that Downtown Revitalization Projects are economically successful for a community. Streetscape revitalization is created with pedestrian friendly facilities, greenways and visually viable building fronts. Projects of this scope will require the technical assistance of an engineering consultant and substantial funding from outside sources. The construction of Downtown Revitalization Projects can be funded through PA Department of Community Development and other grants. The municipality should begin investigating funding sources for redevelopment of the main intersections in Adamsville and Hartstown.



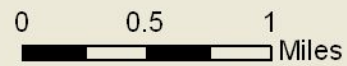
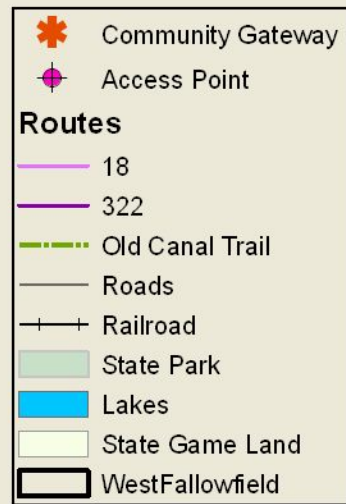
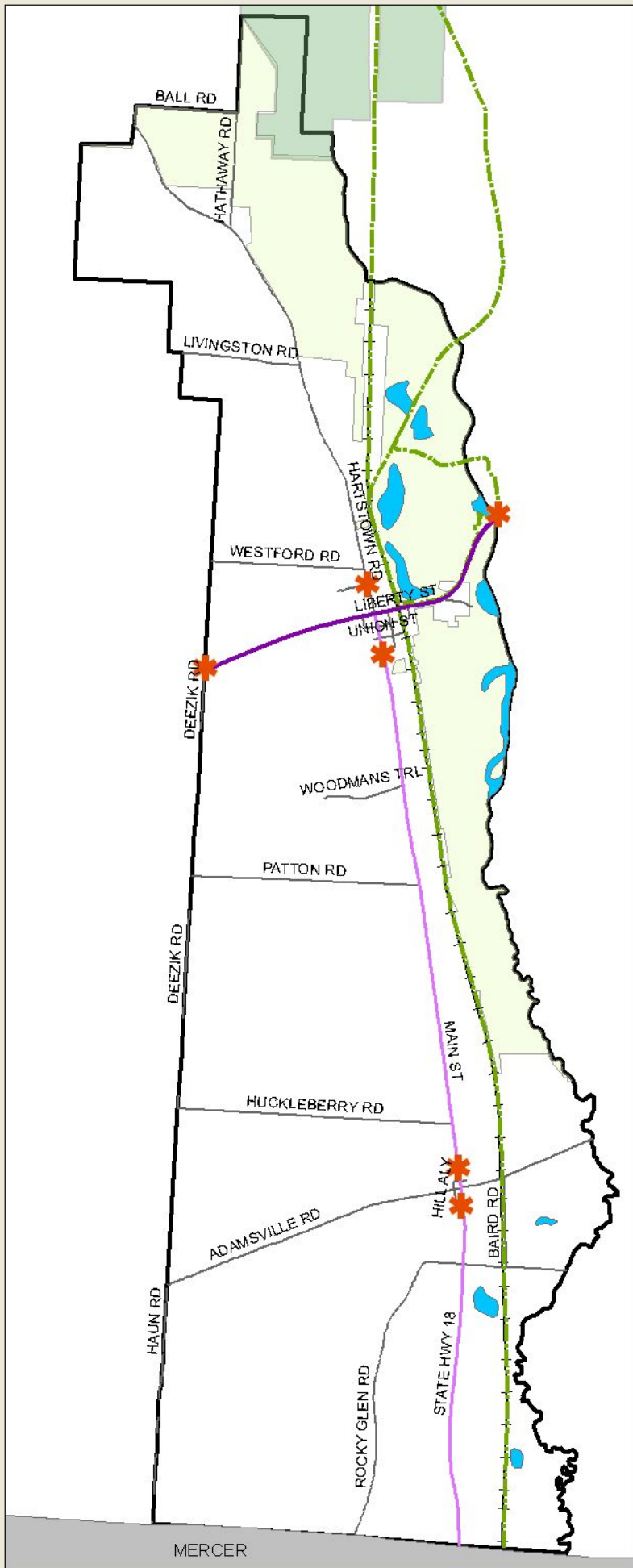
Project: Visual gateways play a vital role in the initial perception of a community and can be tied to the local history, businesses, and community events. Areas along the major transportation corridors have been identified on Map 14 as possible entryways to the community for the development of gateways. Landscaping at entry points to a municipality imparts a sense of arrival or departure of developed areas and can serve to increase awareness of pedestrian activity to slow drivers.



# COMMUNITY IMPROVEMENT PLAN

WEST FALLOWFIELD TOWNSHIP

CRAWFORD COUNTY  
PENNSYLVANIA





### 3.6 Recreation Plan

**Objective 1:** To provide recreational and educational activities or venues for the entertainment of children and visitors.

Policy: The majority of township survey respondents said that they were not satisfied with the quality, accessibility and quantity of municipal recreation facilities. The community has positively identified the need to provide active and passive recreation areas for the use of children and visitors. Although the municipality does not currently have adequate funding for development of new recreation areas, they shall make the citizens and adjacent municipalities aware that they will actively seek options for the creation of outdoor recreation opportunities.

Project: The Supervisors will place priority on providing recreation opportunities easily accessible to its residents by way of foot. The development of the municipal property that houses the Sewage Treatment Plant should be considered to due the fact that it equally distanced between Hartstown and Adamsville. This location does not seem ideal however; it is also physically located near the existing trail along the earthen dam that leads to the Game Lands parking area in East Fallowfield Township. This location could ultimately serve as the hub for a multi-purpose trail running the entire length of the railroad corridor and within State Game Lands. Locations for community improvements have been identified on Map 14. With cooperation between the municipality, the railroad and the Pennsylvania State Game Lands this project could be funded through the Department of Natural Resources and the Department of Environmental Protection. Consideration could also be made for any properties offered to be donated to the municipality for such use.

**Objective 2:** To improve tourism in the Township in ways not limited to, kayaking, canoeing, biking, bird watching, bed and breakfasts, and the viewing of its cultural history.

Policy: To promote the development of the tourism industry and outdoor recreation opportunities, believing them to be an important unutilized economic resource available to the township. Tourism is commonly seen in the township due to its close proximity to Pymatuning State Park, Conneaut Lake and the State Game lands but has never been identified as a potential economic source. The Route 322 corridor routinely carries travelers to and from these other larger destinations, however there are no signed destination locations within West Fallowfield Township. The proximity of the Hartstown swamp, Crystal Lake and the Pymatuning Watershed as a whole, should be promoted and made more accessible to the residents and the public.



Project: The municipality could make formal contacts with the PA Department of Conservation and Natural Resources and the Department of Environmental Protection to communicate the desire to upgrade existing facilities and develop ideas for promotion of the PA State Game Lands 214. A goal is to provide greater physical connections to the area's recreation opportunities in the form of trails and historic resource destinations.

The section of roadway of Route 322 that crosses Pymatuning Marsh, between Mud Lake BDA, the Pymatuning Wetland Central Complex and Pymatuning Wetland Complex-South, is found to present several threats to these areas; all documented as Exceptionally Significant with the Crawford County Natural Heritage Inventory. Although a good deal of protection is in place given that the swamp is almost entirely within State Game Lands 214, there is not much of a wooded border protecting the wetland from the road. The NH Inventory stated that potential pollutants include water runoff and salt spray, both of which would greatly alter the hydrology and viability of this site. Also, that insecticide spraying, salt application and mowing should be restricted on Route 322 where it crosses Pymatuning Marsh.

Providing amenities within State Game Lands 214 and upgrading the riparian buffer within this area as recommended by the NH Inventory is a desire of the municipality. The Pennsylvania Department of Transportation currently has what most would call a dumpsite, located along this narrow crossing that should be considered a threat to the health of the Pymatuning Watershed. This site is also a common parking place for tractor-trailer drivers to park their vehicles for overnight stopovers. The current state of this area is comprised of piles of roadway construction debris and numerous overhead utility line wires that detriment the physical and aesthetic quality of Pymatuning Watershed.

The municipality has identified this area as a high visibility location or Community Gateway when entering the municipality. It is the desire of the community to return this site to its natural state with conceptual plans for a small destination point in accordance with DEP Best Management Practices. This area could also include amenities such as a small boat launch, fishing pier all connected by way of the proposed Erie Extension Tow Path Trail identified within the Northwest Pennsylvania Greenways Plan. The land area or berm currently existing along the roadway does not provide ample right-of-way width for construction of a trail at this time, however this type of project could be incorporated into a roadway construction project. The PA Department of Environmental Protection offers funding for Stormwater Management Projects.

Project: The Supervisors and Planning Commission should combine efforts and meet with existing business owners to improve or create better business opportunities as they relate to visiting outdoor recreation seekers. Hospitality must be and can be easily created for those unfamiliar to the area. A persons judgment is normally based upon their first impression of the community and its business fronts. Efforts should be made to present the community as an aesthetically appealing, clean, safe and friendly environment. The Supervisors and business owners should make joint efforts to combine roadway and pedestrian upgrades with business revitalization. In addition, greater regulation should be adopted within the municipal subdivision and land development ordinance to require upgrades to properties upon redevelopment.

### 3.7 Cultural & Historical Resources Plan

**Objective 1:** The history of West Fallowfield Township and its residents is rich and should be celebrated to benefit the community economically. The municipality should capitalize on the traffic provided by the surrounding tourist destinations in the County.

**Policy:** Many cultural and historical resources are locally unique and irreplaceable, and each resource requires appropriate management based on sound land use planning.



**Project:** The Erie Canal Basin and remaining Extension Trails should be preserved to provide greater community identity and to promote West Fallowfield as a destination for tourism. This corridor provides the physical link between civilization and the natural

environment that so many come here to enjoy. This unique asset will continue to disappear as land is developed if not protected in some manner. Efforts should be taken to contact all parties that have controlling interest in the railroad right-of-way and State Game Lands to communicate the mission of a multi-use trail. The significance of the Erie Extension Tow Path Trail within West Fallowfield Township is also identified within the Northwest Pennsylvania Greenways Plan.

**Project:** The Pennsylvania Historical and Museum Commission identify two historical markers within West Fallowfield. One is currently located along S.R. 322 along the Hartstown Swamp and the other is noted as missing on the PHMC website. The municipality should investigate procedures for replacement of the marker and possible sites for additional.

Erie Extension Canal

-- Missing --

**Dedicated:** Tuesday, July 13, 1948

**County:** Crawford

**Marker Type:** Roadside

**Categories:** Canals, Environment, Navigation, Transportation

**Location:** Pa. 18 S of Adamsville (Missing)

**Marker Text:** Canal bed visible at foot of the slope, toward the railroad. Extended from Beaver Division Canal, at New Castle, to Erie; this part of the Shenango Line, north to Conneaut Lake, was completed in 1842, and in use until 1871.

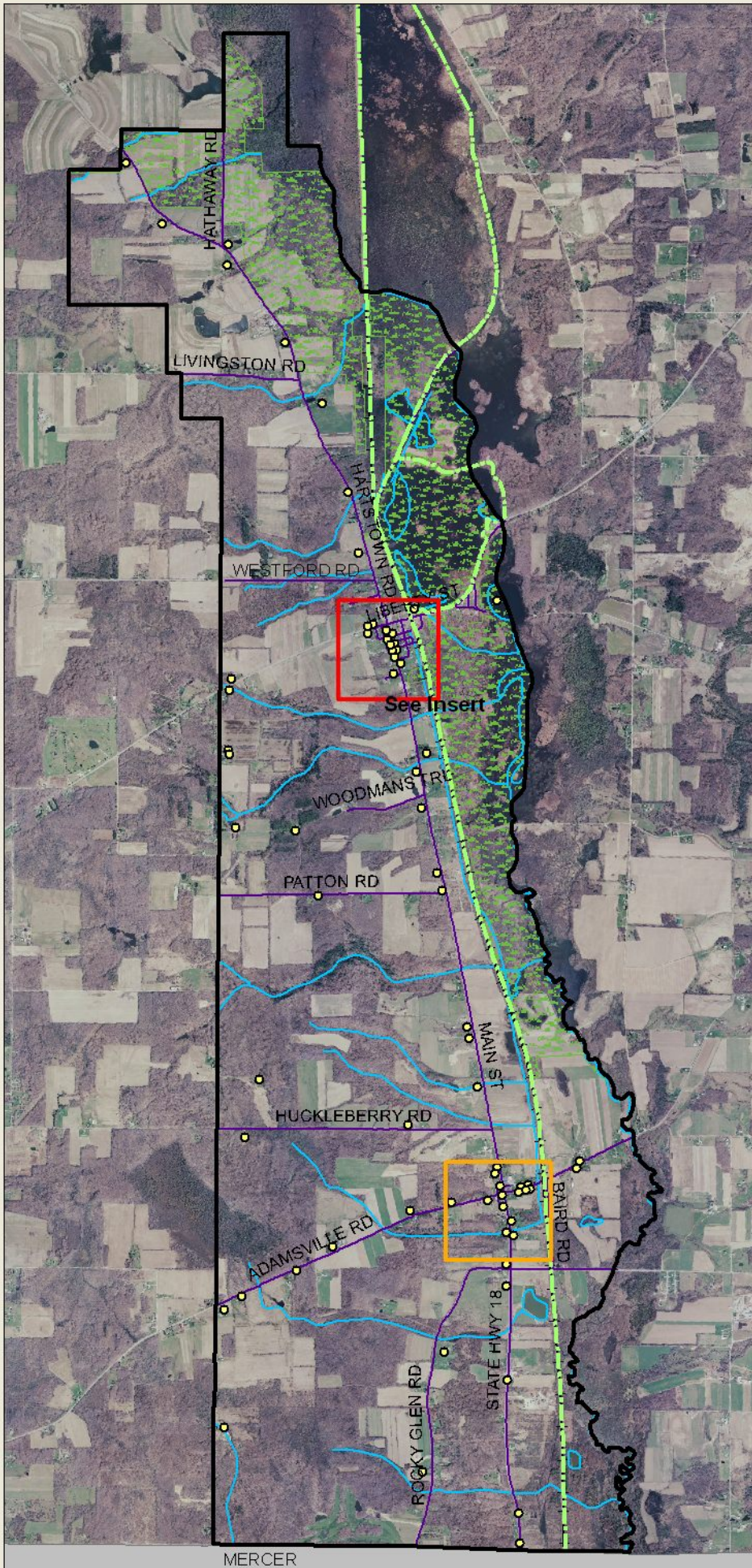
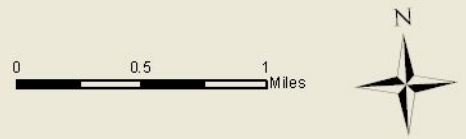
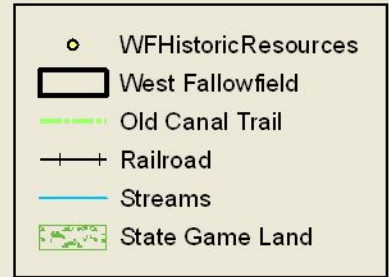
**Project:** The villages of Hartstown and Adamsville still maintain most of their original character. There are a handful of remaining structures that are fine examples of period architecture. These homes and business fronts could be improved to support a better sense of character and as focal points for future revitalization efforts. One structure within Hartstown is currently listed on the



# CULTURAL & HISTORIC RESOURCES

## WEST FALLOWFIELD TOWNSHIP

CRAWFORD COUNTY  
PENNSYLVANIA



Hartstown



Adamsville





Pennsylvania Historical Museum Commission. To protect the region's architectural heritage, historic preservation provisions could be incorporated into a zoning ordinance and building codes as authorized by the Pennsylvania Municipalities Planning Code. Ordinances focused on demolition, historic zoning overlays, zoning bonuses for the preservation of specific resources and protection of such features as scenic areas and historic sites could be particularly effective for West Fallowfield Township. Once local controls are incorporated into a zoning ordinance, the municipality will have more say in the community's balance of preservation and development. Possible historical, natural and cultural resources have been identified on Map 15. A more thorough inventory of probable sites should be completed for further development of possible community destinations.



Project: Inhabited by generations of proud and resistant pioneers of the land, this tradition continues today with the majority of residents being generational descendants of its first settlers. Many trades of the agriculture industry are still being practiced in West Fallowfield today and could be promoted as accompanying destinations to the Pymatuning Watershed. Existing traditional occupations include lumbering, dairy farming; quilt making, horse, and cattle breeding. A community newsletter could facilitate notification requesting unidentified, traditional occupations still being practiced.

Project: The municipality has the opportunity to capitalize on their heritage by identifying destinations and developing events that honor past cultural ways of life. Coupling with other County events that celebrate heritage, the municipality could develop their own annual event to draw visitors and to realize an increased recognition of the municipality.



### 3.8 Implementation Strategies

#### A 3 to 5 year plan for West Fallowfield Township

The following is a chronological list of projects that would build the community's land use policies in a sensible fashion. As a rule, many of the first projects are prerequisites for latter ones. For example, a parcel line base map is necessary in order to prepare the official zoning map required in a zoning ordinance. Other projects are not prerequisite. The community may choose to pursue a zoning ordinance as an alternative to further development of the land development sections and lot standards in the subdivision regulations. Within this context, the keys to implementation are threefold:

**Remain Flexible to Changing Conditions.** Even this Plan is not written in stone. If better tools are found next year to implement the local consensus developed in Part Two of this document, they should be pursued.

**Keep Listening to the Citizens.** Each step of the implementation must be accompanied by citizen input through town hall meeting, surveys, or both. If meetings are a part of the input, they must be more than the minimum advertised public hearings authorized by the Municipalities Planning Code. Meetings and hearings should be advertised by flyers and news release material, neither of which is expensive.

**Make the First Projects Simple.** The old adage that "success builds success" has been a key to many small town planning programs. This also allows periodic citizen meetings to be benchmarks for citizens to see the progress the Planning Commission and Township Supervisors have made.

With these suggestions, the list of projects follows:

#### 1. Adopt an official street map

*First Step* - The Crawford County Planning Commission has provided mapping data for this Plan based upon available County information. The municipality should make and adopt an official map of all or a portion of the municipality that shows facilities included in an adopted comprehensive plan. An official map does not constitute or obligate the municipality to opening streets or taking lands but acts as an official document of the municipality.

#### 2. Adopt an Agricultural Security Area (ASA)

*First Step* –Convene a meeting of farm and forest landowners.

#### 3. Amend Subdivision and Land Development Ordinance to accomplish the following:

*First Step* - Add Standards for Land Developments

1. Create two categories [Minor and Major]
2. Create site design standards for non-residential developments and multi-family developments

**Second Step** - Integrate conservation greenway techniques into the subdivision ordinance.

1. Use the Natural Heritage Inventory recommendations as a basis for conservation areas.
2. Adopt minimum lot sizes to promote continued quality of life and promote property values.

**4. Adopt an Act 167 Stormwater Management Ordinance.**

**First Step** – Contact the Department of Environmental Protection and Crawford County Planning Commission for funding.

**Second Step** – Advertise requests for proposals.

**Third Step** – Contract with a consultant.

**5. Adopt a Zoning Ordinance** - A successful zoning ordinance for West Fallowfield Township will protect existing land uses.

**First Step** - Education about Zoning. The Planning Commission and Supervisors should educate the public about the following:

1. Zoning does not prevent anything, good or bad, already lawfully existing in the community from continuing.
2. Zoning must give each property owner a reasonable range of choices for the use of his or her property.
3. Zoning is the only way to geographically regulate the placement of intrusive land uses.

**Following this**, the Commission should prepare a draft ordinance, stopping several times in the process to meet with the public. The Future Land Use Map and parcel map can be used to begin laying out zoning districts.

**Summary**

One of the lessons of planning is the interconnectivity of many facets of the community, within itself and to other places around it. For this reason, the Pennsylvania Municipalities Planning Code requires all comprehensive plans to have, "a statement of the interrelationships among the various plan components" and "a statement indicating the relationship of the existing and proposed development of the municipality to the contiguous municipalities and the county of which it is a part, and to regional trends." West Fallowfield Township's Plan elements all relate to the primary desire of the residents of the Township to largely remain a rural community. The Conservation, Land Use, Community Facilities, Housing, and Transportation policies all relate to this community's own choice of its future density.

How does this relate to the neighboring communities and region? If much of West Fallowfield Township remains rural, much of the new growth and development will be channeled to other local municipalities, such as Hempfield Township, Mercer County or even Conneaut Lake. From the perspective of the whole local region, this is the preferred scenario. Greenville and Meadville have the community facilities and services to already provide for intensive growth and development in a cost-effective manner. Also, demographics show that for these communities, it will be essential to reverse some trends in order to have a sustainable user base to continue providing basic public facilities and services. Recognizing its integral part in a larger whole, a healthy rural community in West Fallowfield can mean healthy neighboring small towns.

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 West Fallowfield 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.

### **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 West Fallowfield 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, West Fallowfield is designated as “agriculture/rural” in a large amount of the Township. The Route 18 corridor is designated as “village” because of existing public sanitary sewage facilities, and the remaining areas of State Game Lands are designated as “conservation/recreation.” The Future Land Use Map for West Fallowfield Township (Map 11) also designates a large amount of Township land as “Agriculture”, the State Lands are designated as “Conservation”, and areas along Route 18 are designated as Rural Residential and Village Development.

### **West Fallowfield Township Comprehensive Plan**

The West Fallowfield Township Board of Supervisors should formally adopt the 2009 West Fallowfield 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. (South Shenango Township, East Fallowfield Township, Sadsbury Township, North Shenango Township, Crawford County, and Conneaut School District).

### **Zoning Ordinance**

No single document is more important than a municipal zoning ordinance to assist in implementing many of the recommendations delineated in this Comprehensive Plan. During the adoption of this plan, the West Fallowfield Township Planning Commission should begin the

work of creating a draft-zoning ordinance to present to the West Fallowfield Township Board of Supervisors. The Crawford County Planning Commission staff is available to assist in the creation of this document. Upon finalization of the draft ordinance, the West Fallowfield Township Board of Supervisors must formally adopt their zoning ordinance. The adoption process must comply with the Pennsylvania Municipalities Planning Code (Act #247) and follow the same procedures as the adoption of the Comprehensive Plan.

### **Subdivision and Land Development Ordinance**

West Fallowfield Township adopted a Subdivision and Land Development Ordinance in 1991. This Ordinance should be updated to reflect development objectives outlined within the West Fallowfield Comprehensive Plan. The amendment process must comply with the Pennsylvania Municipalities Planning Code (Act 247) and follow the same procedures as the adoption of the Comprehensive Plan.

### **Act 537 Sewage Facilities Plan**

The municipality adopted an Act 537 Plan in the year 2000. This plan will assist in the creation of land use districts.

### **3.9 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.

#### **Pennsylvania Department of Transportation**

To realize improvements to the transportation infrastructure, interface with the County Planning Office is essential to get projects both identified and funded. Every two years, the County Planning Office, working with and through the Northwest Commission (the RPO), solicits for transportation projects, which are evaluated and prioritized for submission to the State Transportation Commission (STC) who in turn assigns funding for these projects through the Northwest Commission. The next year for Project submission is calendar year 2007, and the submission process is as follows:

Potential Road and Bridge projects are identified, ranked and sent off to the County Planning Office for inclusion in the County's TYP submission to the State Transportation Commission. Every two years, the County Planning Office catalogues all potential Road and Bridge projects, ranks these projects in accordance with their immediate need and fit within the larger transportation infrastructure, and submits these to the Northwest Commission (the RPO) based in Oil City, which is the designated agency by the Pennsylvania Department of Transportation for packaging all transport projects in the region and submitting them to the State. The Northwest Commission acts as the 'liaison agency' in this regard for Crawford, Clarion, Forest, Warren and Venango Counties.

As stated, the Northwest Commission or the RPO packages all projects and with the direct assistance of all Counties within its jurisdiction, presents these projects to state officials on the State Transportation Commission for potential inclusion in the Twelve Year Plan update and subsequent project funding. Once a project is designated for funding from the State, both the County Planning Office and the Northwest Commission work with PADOT to target specific projects across the Transportation Improvement Program (a subset of the TYP) and work with local officials to ensure that any match requirements are met and projects can proceed unimpeded during the First Four Years of the Twelve Year Program.

#### **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.

West Fallowfield Township is identified within the low-income eligibility requirements for PA Community Development Block Grant Funding. This resource has been used in the past to provide financial assistance for sanitary sewer lateral connections and repairs to the sewage treatment facility. These funds should also be sought for improvements to the roadway and pedestrian infrastructures.

**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.



### **PA Department Of Community and Economic Development**

The PA Department of Community and Economic Development also provides grants for many types of community revitalization projects however most require a 50% cash match, 20% expected to come from local municipal funds. The Department of Environmental Protection and the Department of Conservation and Natural Resources should also be considered as possible revenue sources involving projects tied to water quality management issues.

### **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.

### **Pennsylvania Historical and Museum Commission**

Funding is available to non-profit organizations and local governments for historic preservation, structural rehabilitation, and restoration of historic properties. Grants from the Pennsylvania Historical and Museum Commission are awarded on a competitive basis and can be used for identification, evaluation, and preservation planning initiative at the local government or regional level.

## **Appendices**

<b>1. West Fallowfield Township Ordinances of Record</b>	<b>83</b>
<b>2. West Fallowfield Township 2005 Community Survey</b>	<b>85</b>
<b>3. Agricultural Security Area Information</b>	<b>100</b>
<b>4. Listing of Possible Cultural and Natural Resources</b>	<b>110</b>
<b>5. Penn DOT Roadside Beautification Program</b>	<b>111</b>
<b>4. Example of Community Newsletter</b>	<b>116</b>
<b>5. Pennsylvania State Game Lands 214 Map</b>	<b>118</b>
<b>6. USDA Wholesale and Farmers Market Information</b>	<b>119</b>

West Fallowfield Township  
Ordinance of Record  
updated 3/5/07

1968-	Local Earned Income Tax Ordinance	1% tax on earned income
1977-	Sewage Enforcement Ordinance	regulations for sewage served outside of public collection system
1981-	Campgrounds Ordinance	regulations for the formation and maintenance of campgrounds
1982-6	Amusement Tax Ordinance	allows the collection of amusement tax
1984-10	Junk Yard Ordinance	regulates junkyards
1984-11	Public Gatherings Ordinance	regulations for public gatherings
1984-8	Weight Limits on Township Roadways Ordinance	regulations for weight limits posted on township roadways
1984-9	Per Capita Ordinance	tax per "head" township residents
1985-1	Dilapidated Building Ordinance	protects public health & welfare
1985-2	Building Permit/Flood Plain Ordinance	regulates building
1985-3	Abolish Planning Commission Ordinance	disbands the planning commission established in 1983
1985-4	Supervisor Salary Ordinance	establishes maximum supervisor compensation allow per township code
1986-	Street Lighting Assessment Ordinance	provide public safety and allow assessment of individual property owners
1986-	Sewage Facilities Act Ordinance	regulate disposal systems
1986-1	Municipal Building Construction/Indebtedness Ordinance	allows the construction of municipal building and indebtedness for project
1986-3	Real Estate Transfer Tax Ordinance	collection of realty transfer tax
1987-	Landlord/Rental Property Ordinance	requirements for landlords reporting to tax collector
1988-	Cable Franchise Ordinance	establishes agreement and franchise fees payable to township
1988-	Truck Purchase Ordinance	allows indebtedness for truck purchase
1990-	Holding Tank Ordinance	allows temporary tanks until public system is constructed
1990-1	Cable Franchise Ordinance - Phoenix	establishes agreement and franchise rate
1991-	Snowmobile Routes Ordinance	establishes routes for snowmobile travel
1991-	Subdivision & Land Development Ordinance	regulates subdivision and land development
1992-2	Flood Plain Ordinance	building requirements within the flood plain
1995-	Vacation of Gum Alley Ordinance	terminates township interest in named alley way
1995-1	Garage Sale Ordinance	regulates the holding of garage sales
1995-2	Address Numbering Ordinance	established requirements for 911 addressing
1995-4	Supervisor Salary Ordinance	establishes maximum supervisor compensation allow per township code
1996-	Planning Commission Ordinance	re-establishes township planning commission in 1996
1998-1	Indebtedness Sewage Note 186,000 Ordinance	allows indebtedness for initial phase of sewer construction
1999-1	Occupational Tax Ordinance	collection of OP tax
2000-1	Indebtedness Sewage Notes 140,000 & 1,002,500 Ordinance	allows indebtedness for sewage construction
2000-2	Mandatory Connection to Public Sewer Ordinance	requires properties within 150' to connect to public sewer
2001-3	Sewer Connection amended to establish acceptable sewage	defines acceptable sewage and prohibit discharge on unacceptable sewage
2001-4	Collection of Attorney Fees Ordinance	allows the collection of attorneys fees for municipal liens
2003-1	Ordinance to Join PIRMA for insurance needs	allows the township to join PIRMA to supply insurance needs

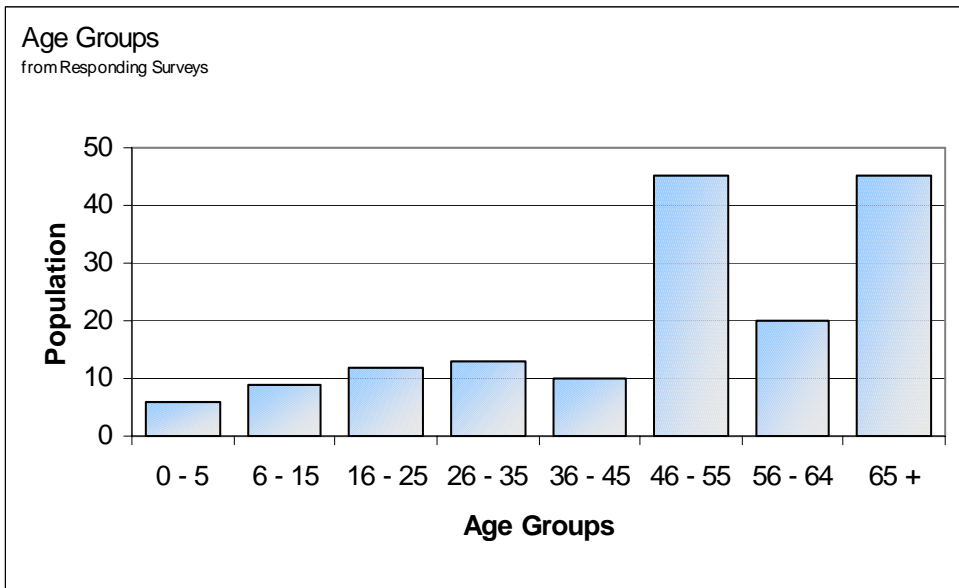
2003-2	Ordinance to Join Penn Prime for insurance needs	allows the township to join Penn Prime to supply insurance needs
2003-3	Ordinance to repeal Holding Tank Ordinance of 1990	repeals holding tank ordinance of 1990
2004-1	Junk Yard Ordinance	replaces prior ordinance enacted 1984 & regulates junk storage
2004-2	Ordinance to adopt the UCC/statewide building code	regulates building construction
2004-2B	Ordinance to regulate obscene and indecent conduct to public	regulates premises open to the public regarding obscene/indecent conduct
2004-3	Ordinance prohibiting parking on designated township roads	regulates parking on designated township roads
2007-1	Ordinance Road Weight Limit Ordinance	regulates travel on posted township roads/replaces ordinance 1984

## WEST FALLOWFIELD TOWNSHIP COMMUNITY SURVEY 2005

**Instructions:** This survey should be filled out by **ONE ADULT** in your household. However, please feel free to consult with other family members. To complete the survey please circle and write your responses. Please **DO NOT** write your name or address on the survey. In the enclosed envelope, simply place this survey in the mail or return to the West Fallowfield Township Building, 6817 Main Street, Box 157, Hartstown, PA 16131-0157 by **December 12, 2005**.

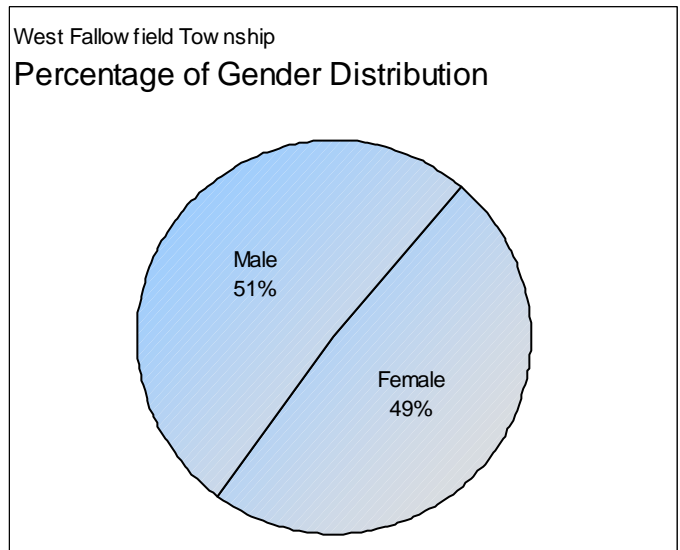
### Demographics

Please list the relationship, gender, age, occupation, and education of all household members residing in West Fallowfield Township.

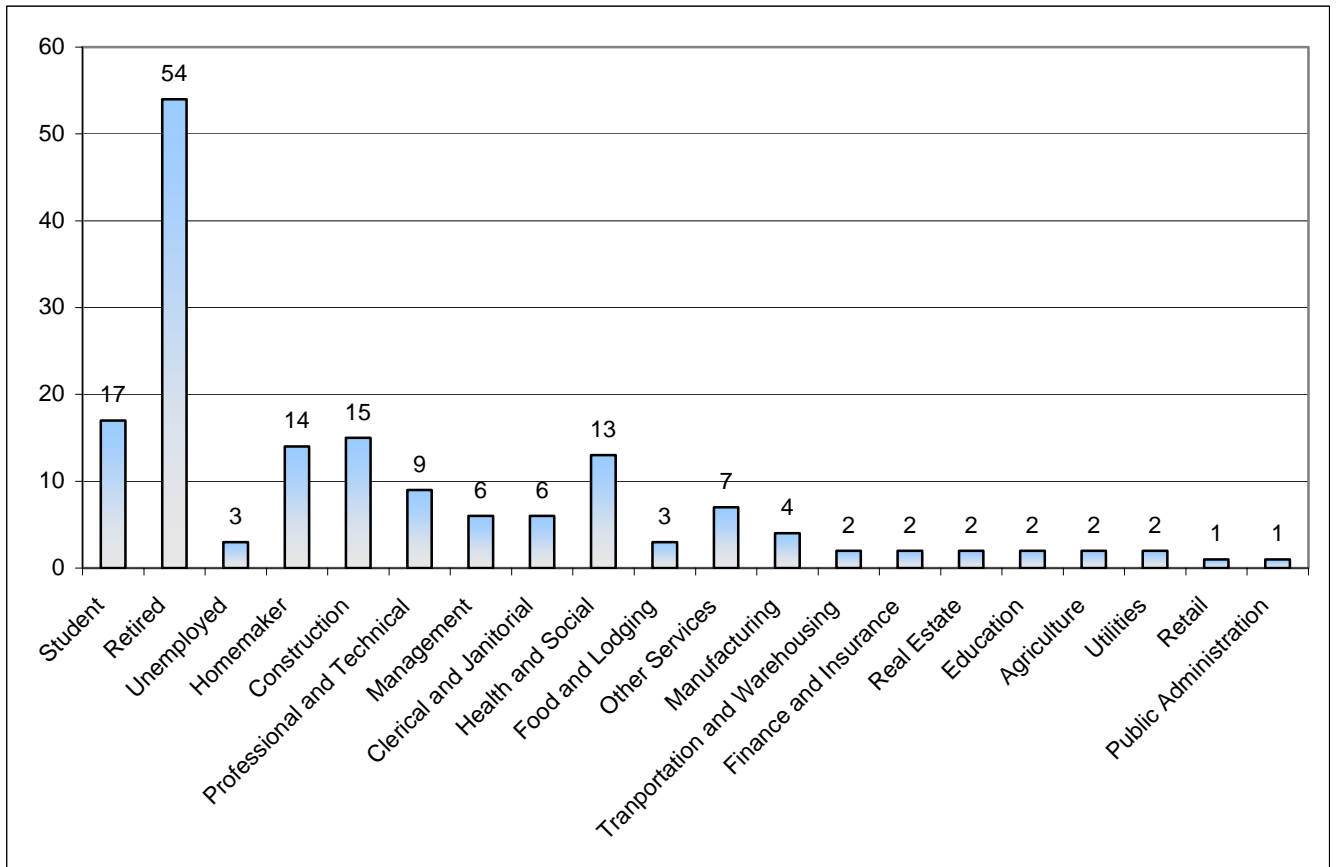


The average age as indicated by those responding to the West Fallowfield Township Community Survey is 50 years.

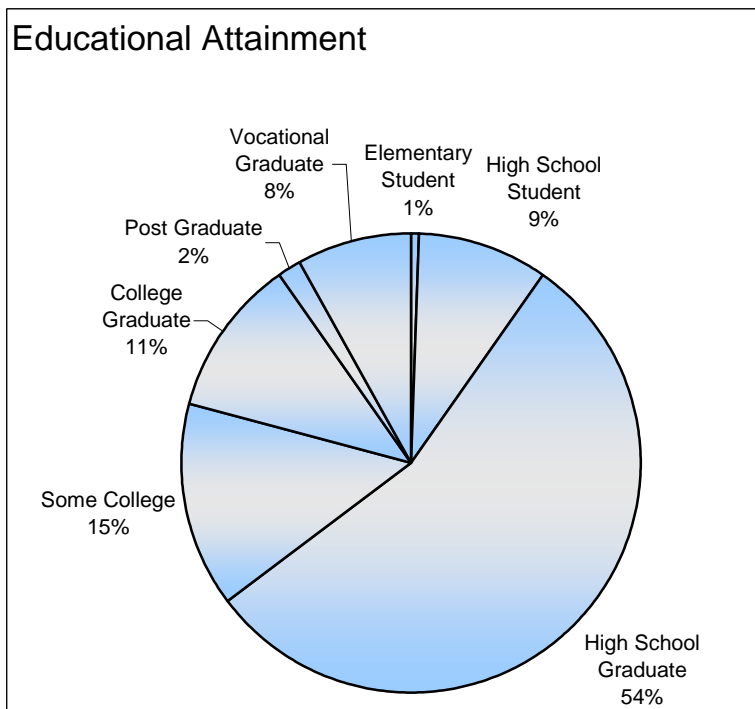
The average family size in West Fallowfield Township consists of 2.18 members.



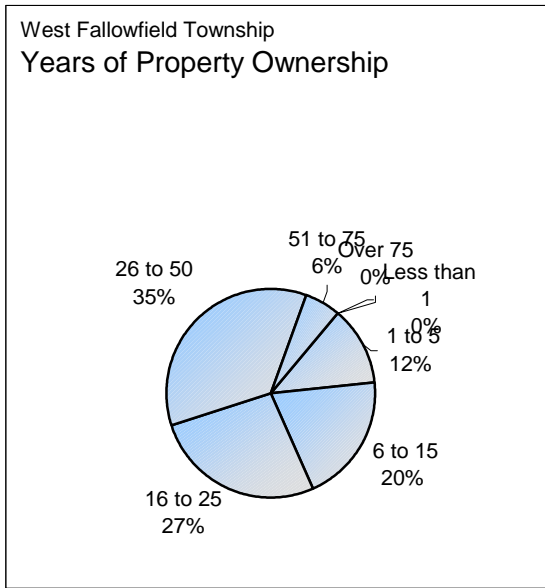




The percentage of those employed is 42.54% while the percentage of unemployment is 3.9%.

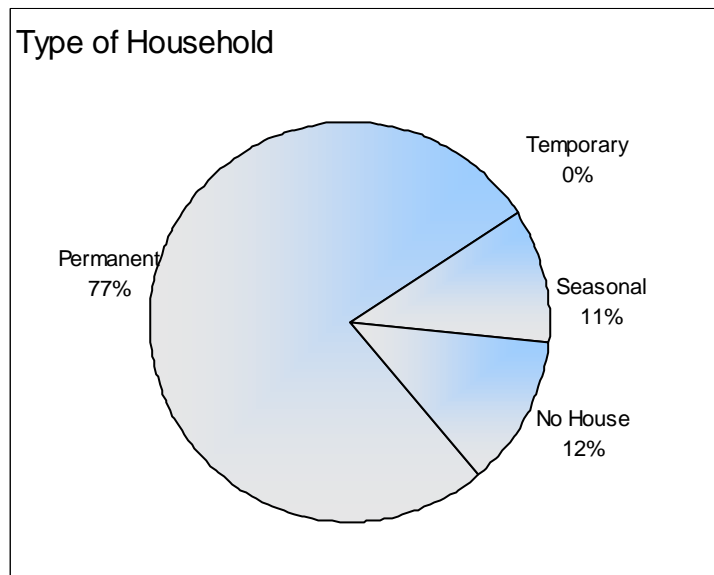


10. How long have you owned property in West Fallowfield Township?

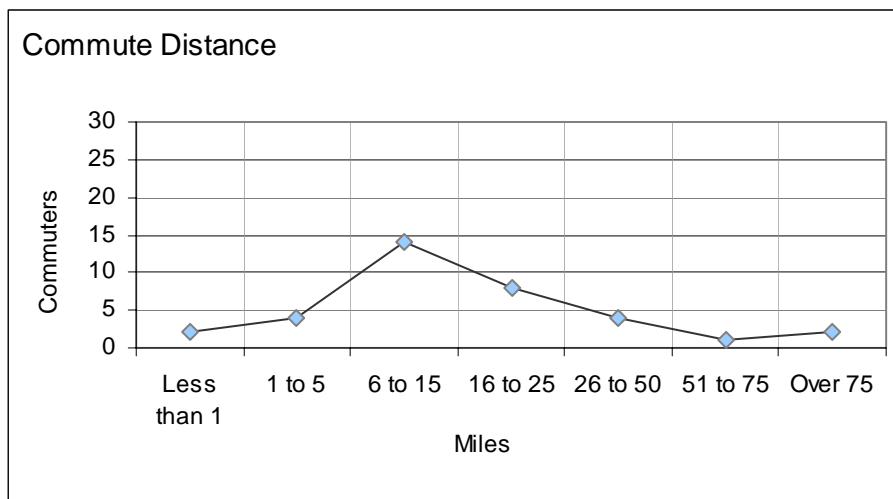


11. How many acres do you own? The average is 26.86 acres with about 50% owning between 1 and 5 acres.

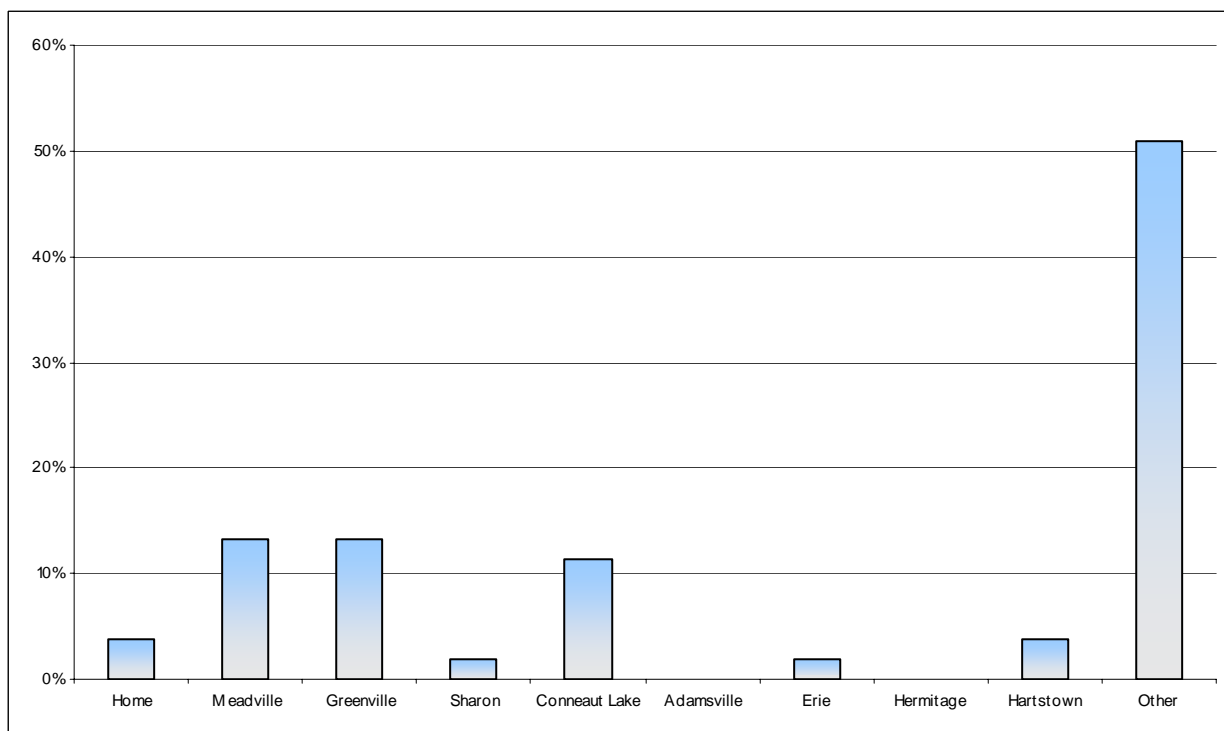
12. Do you consider your household in West Fallowfield Township a permanent, temporary, or seasonal residence?



13. How far is the one-way work commute for members of your household living in West Fallowfield?



Many of the commutes to other places were to Jamestown.

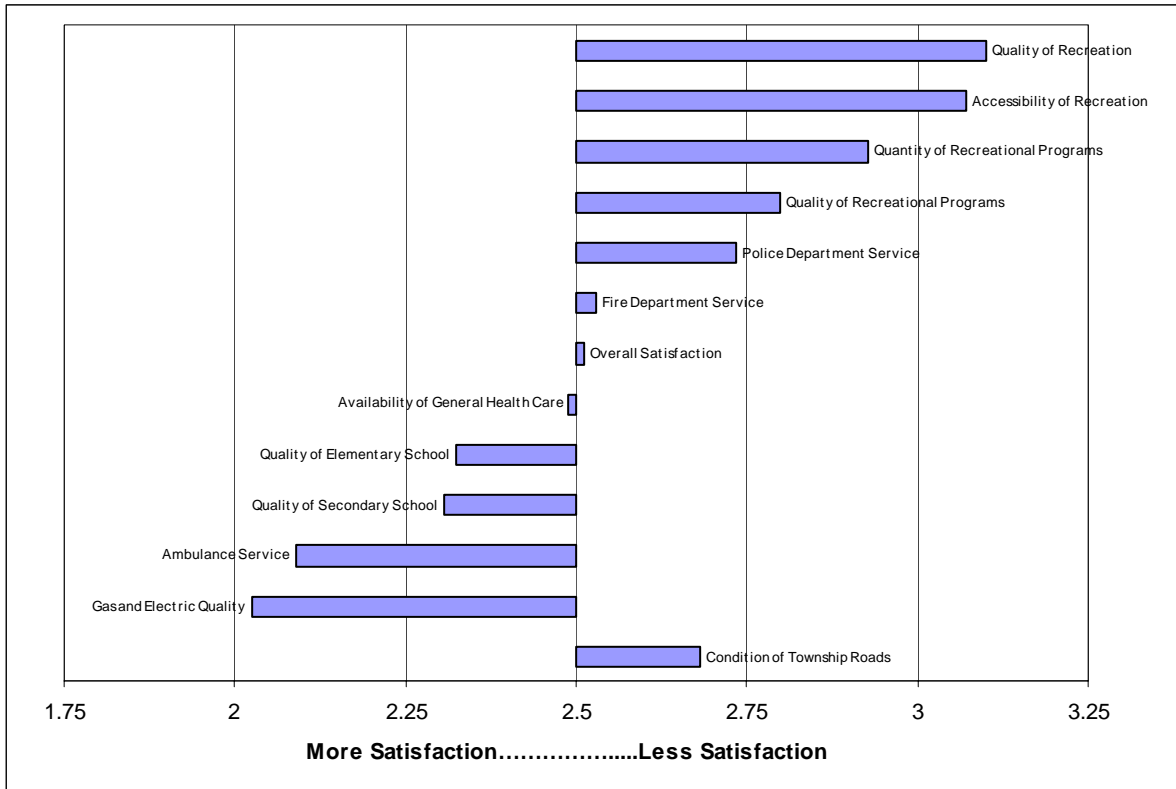


14. What is your approximate gross (before taxes) annual household income?

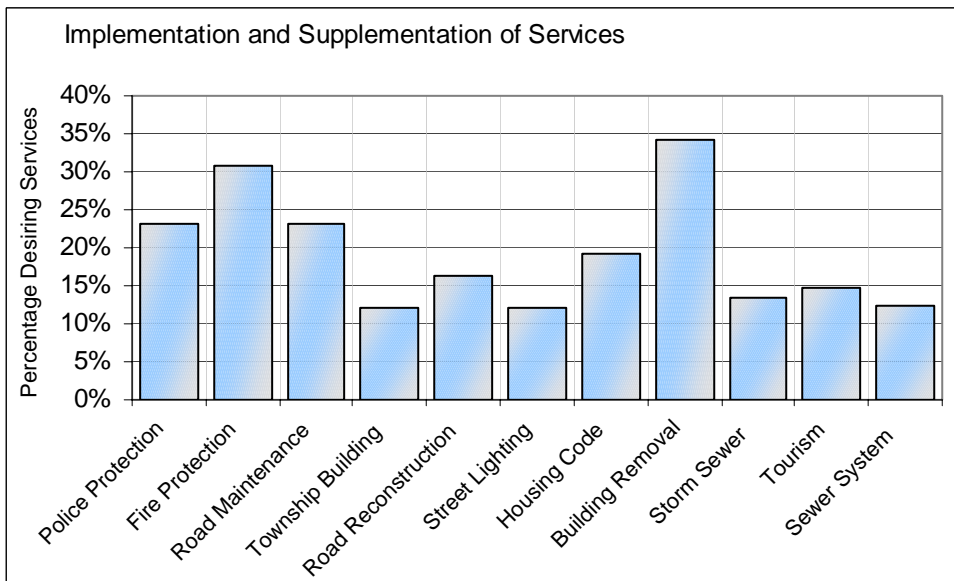
The average household income as reported by those responding to this question is \$42,615.57, of the total number of surveys received, 32 did not respond to this question.

# Community Facilities

On a scale of 1 to 5, with 1 being very satisfied and 5 being very dissatisfied, please circle your level of satisfaction concerning the community services in West Fallowfield Township. Feel free to make additional comments at the end of this survey.

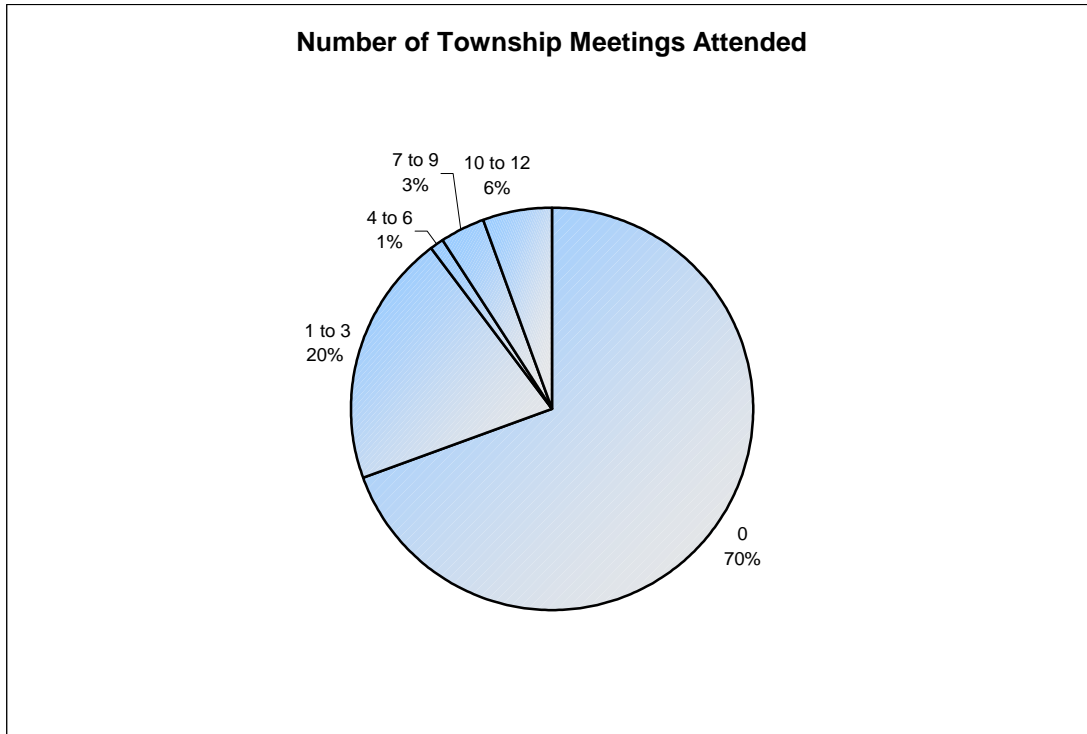


Would you be willing to pay increased taxes for implementing or supplementing the following services?

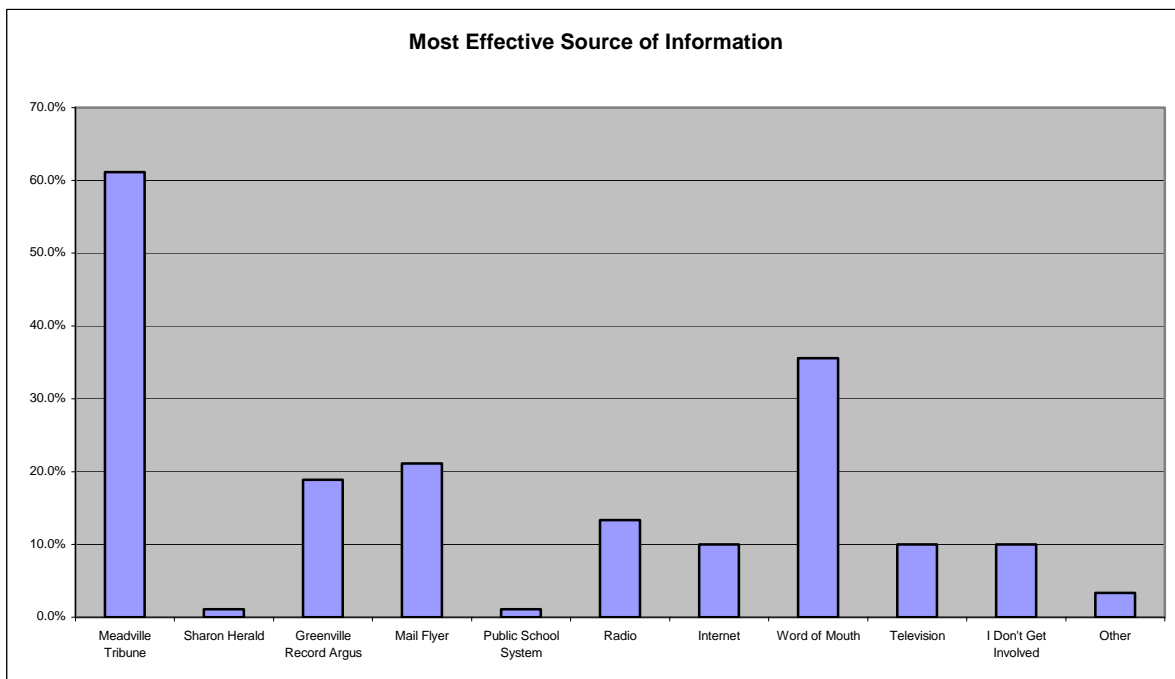


## Housing

39. How many **meetings** held by County or Township elected or appointed officials have you **attended** in the past 12 months?

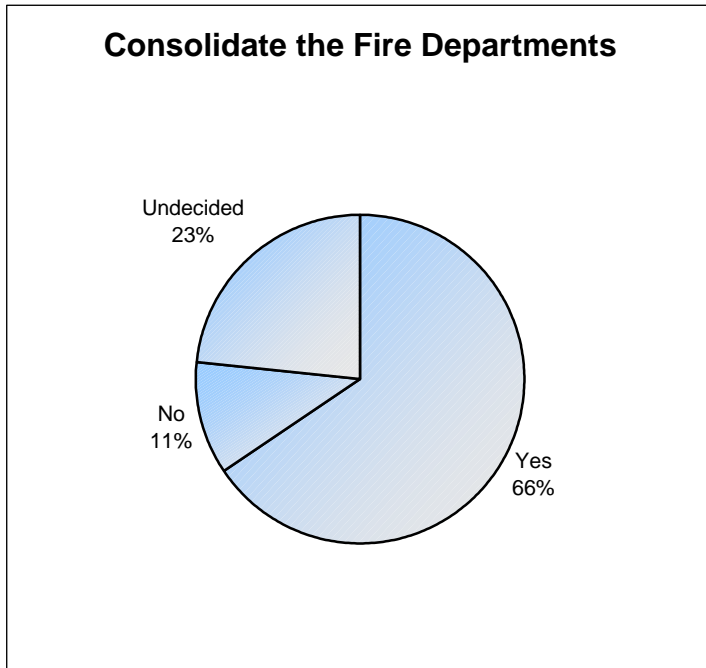


40. What sources of information are **most effective** for keeping you informed of public decisions, meetings, and community participation opportunities? (*circle one or more*)





41. Do you support the consolidation of the East and West Fallowfield Volunteer Fire Departments?

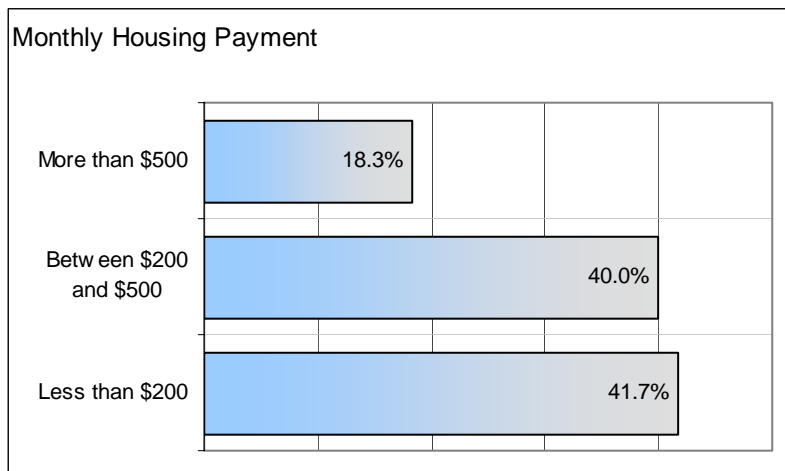


### Housing

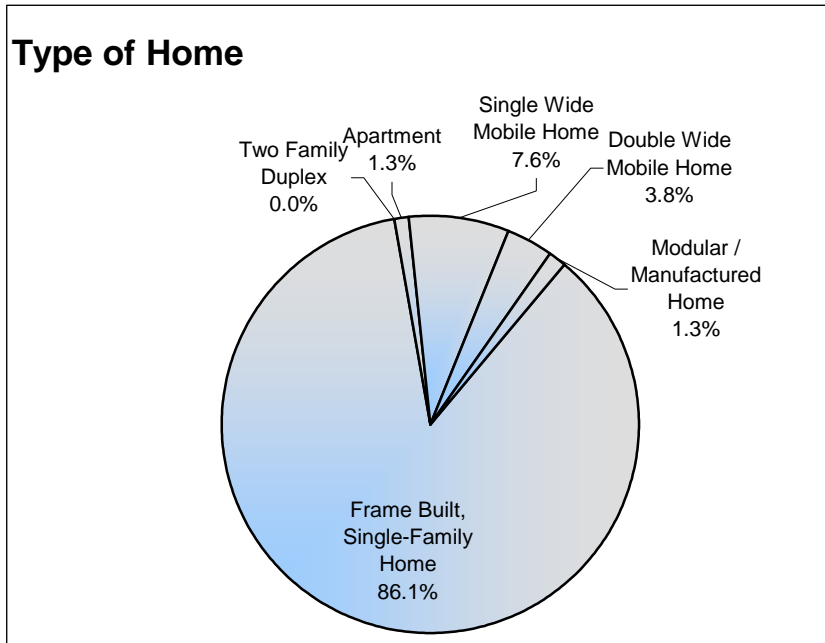
42. Do you own or rent your residence?

*According to the survey respondents, of the people that have residences in the Township, 95% own them.*

43. What is your approximate housing payment per month?

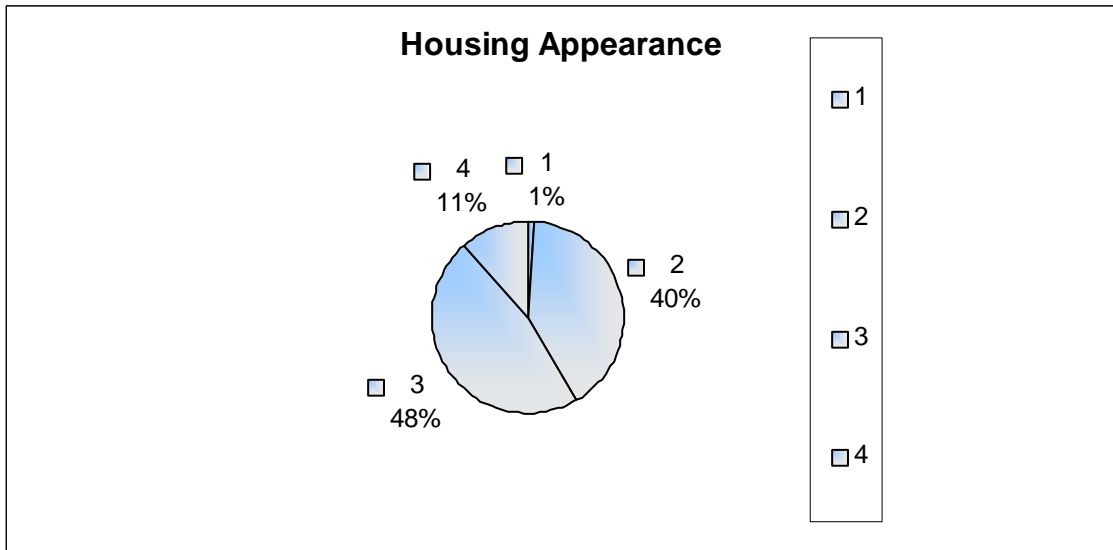


44. In what type of home does your family live?

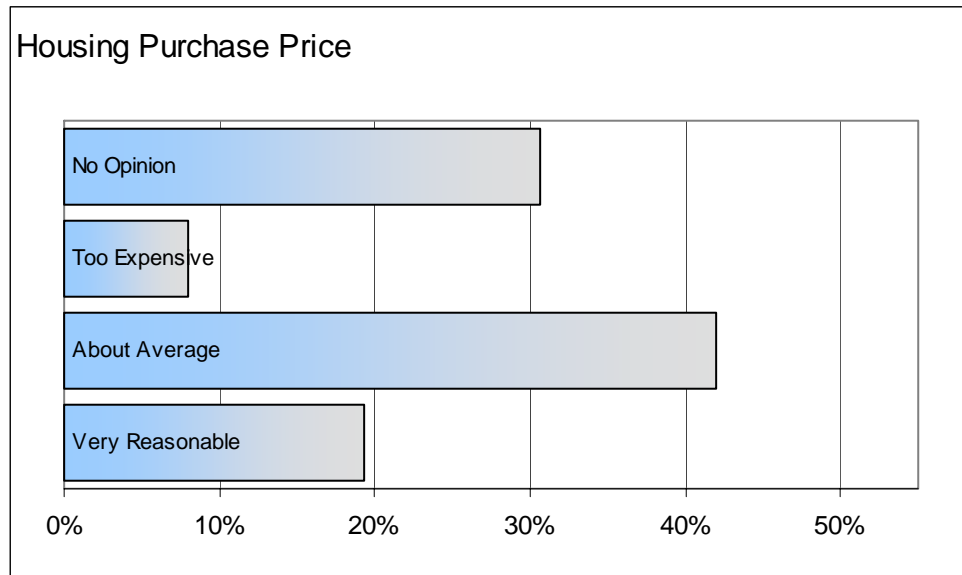


45. How do you feel about the overall appearance of housing in West Fallowfield Township?

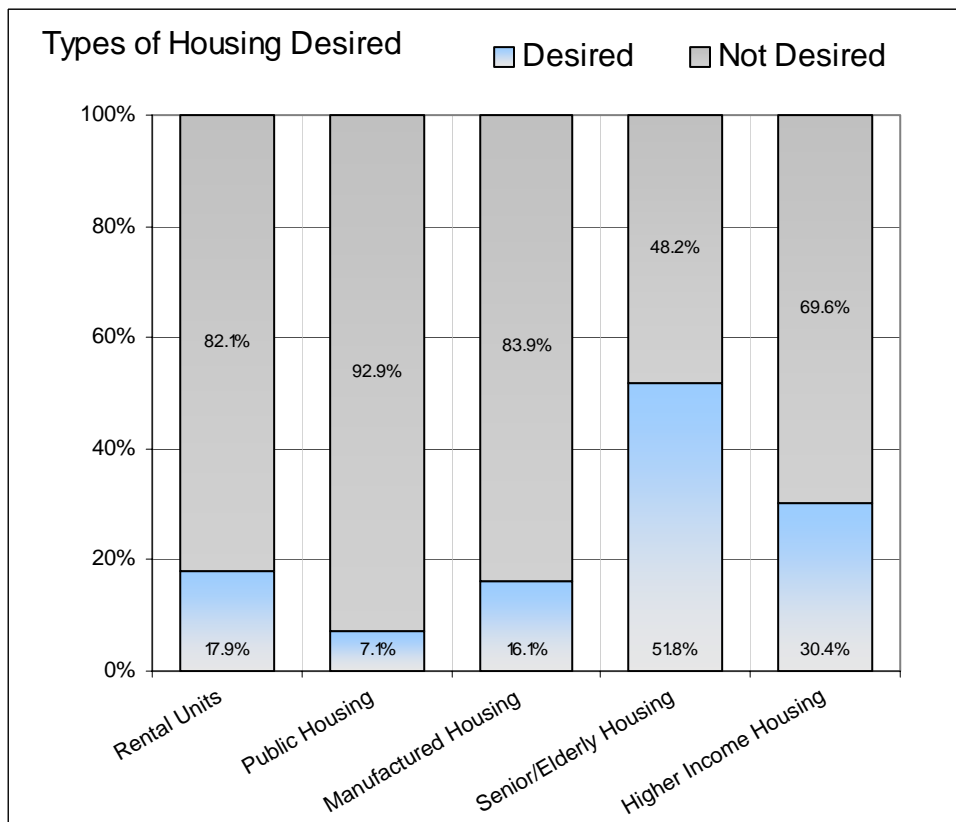
One (1) for excellent, two (2) good, three (3) fair, four (4) poor.



46. Compared to the immediate region, how do you feel about the purchase price of a house in West Fallowfield?

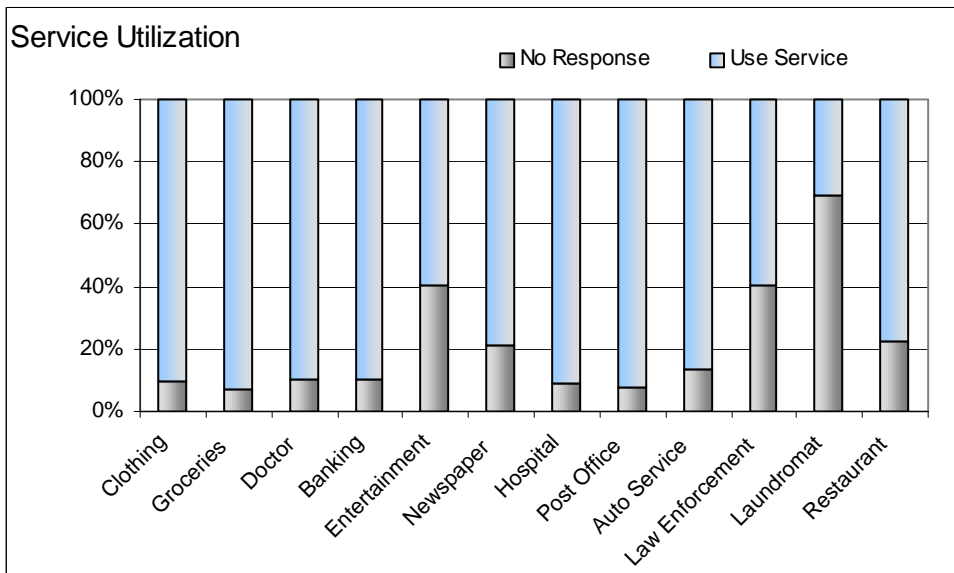
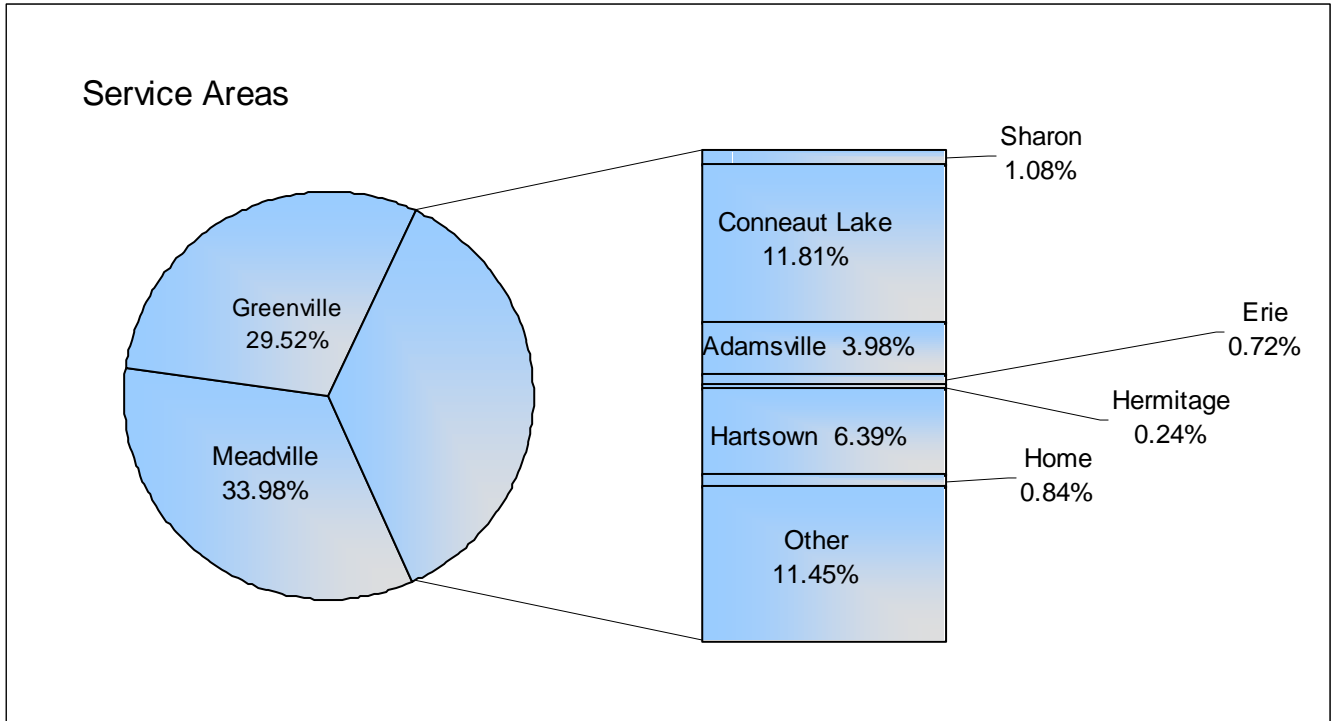


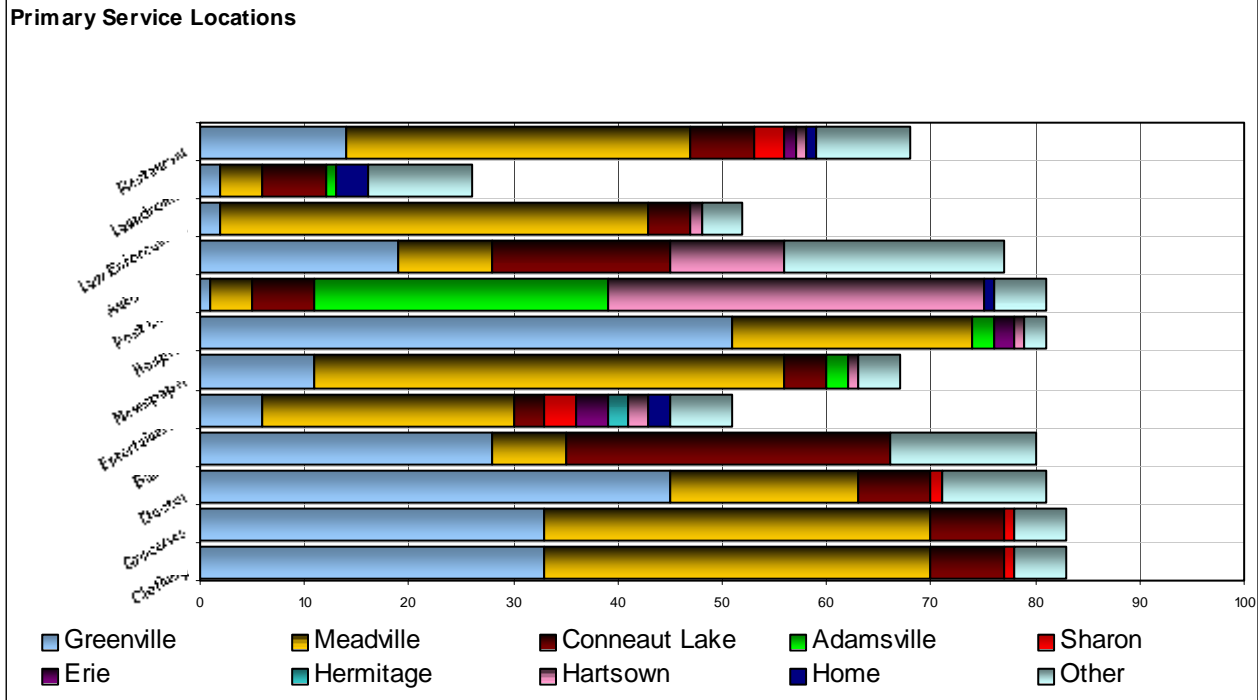
47. What type of housing is most needed in West Fallowfield Township? Please circle all that apply.



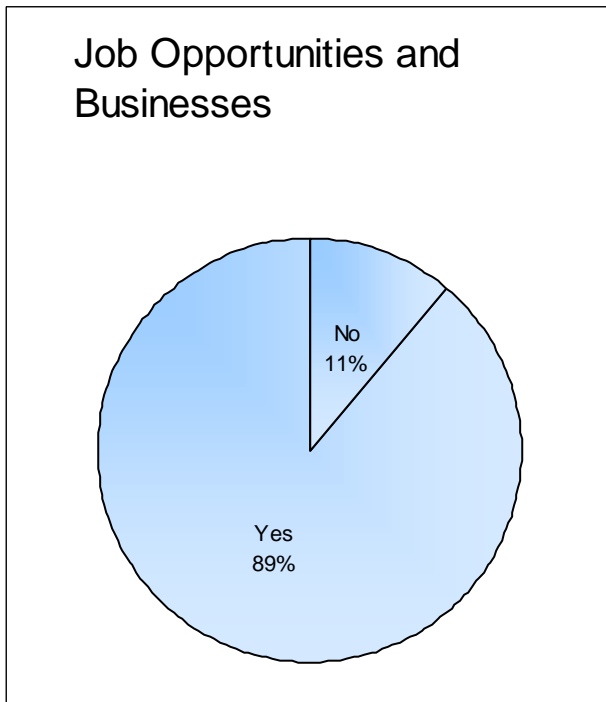
## Economics

48. Do you **primarily** go for the following services (i.e. Meadville, Titusville, Cochranton, Guys Mills, Erie, Oil City, etc...)?



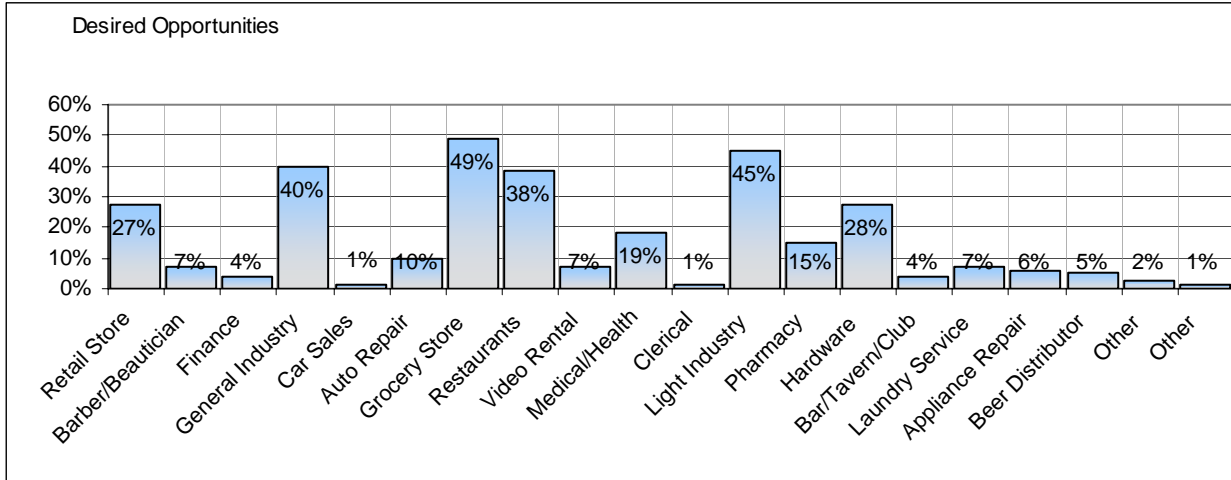


49. Would you like to see more job opportunities and/or businesses in West Fallowfield Township?

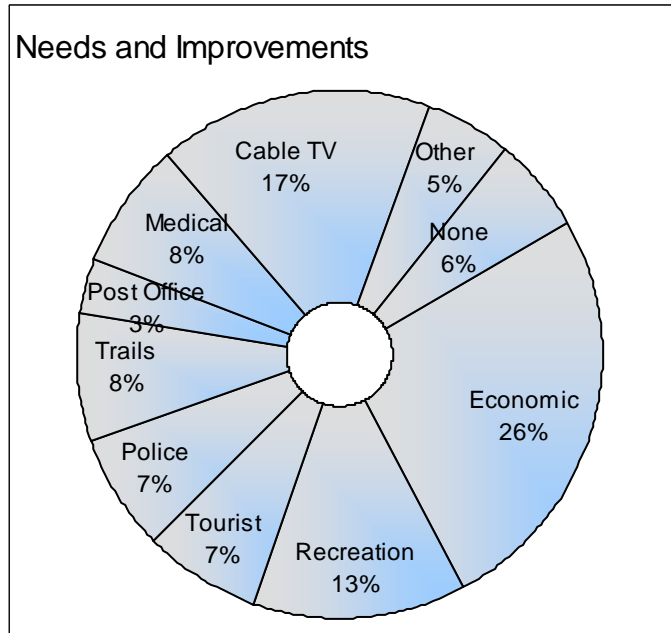




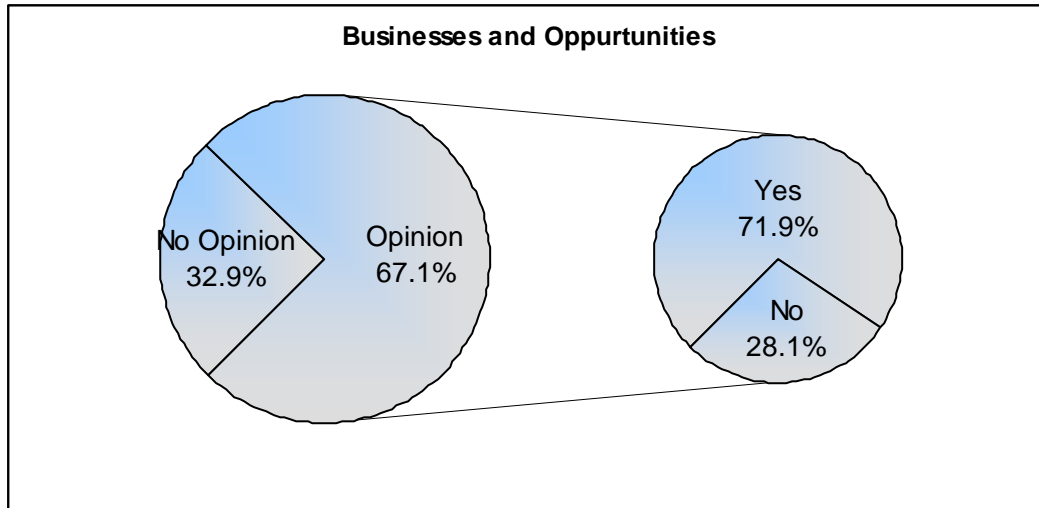
50. If you answered “yes” to the previous question, what type of job opportunities and/or businesses would you like to see in West Fallowfield Township?



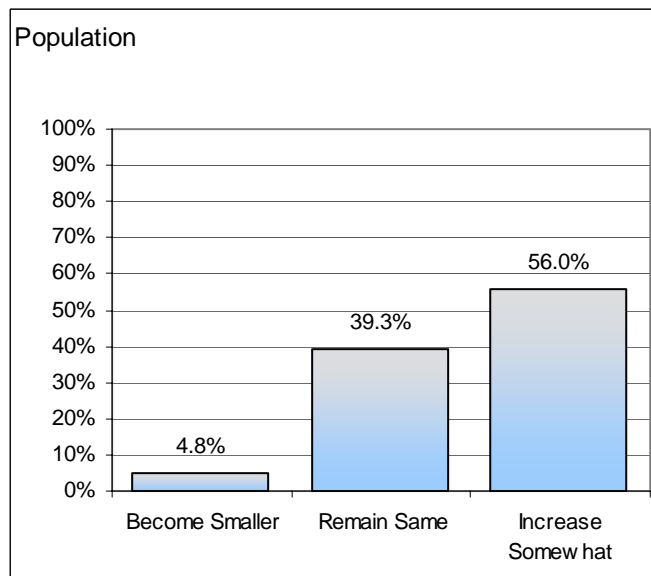
51. Which of the following does the Township need or need improved?



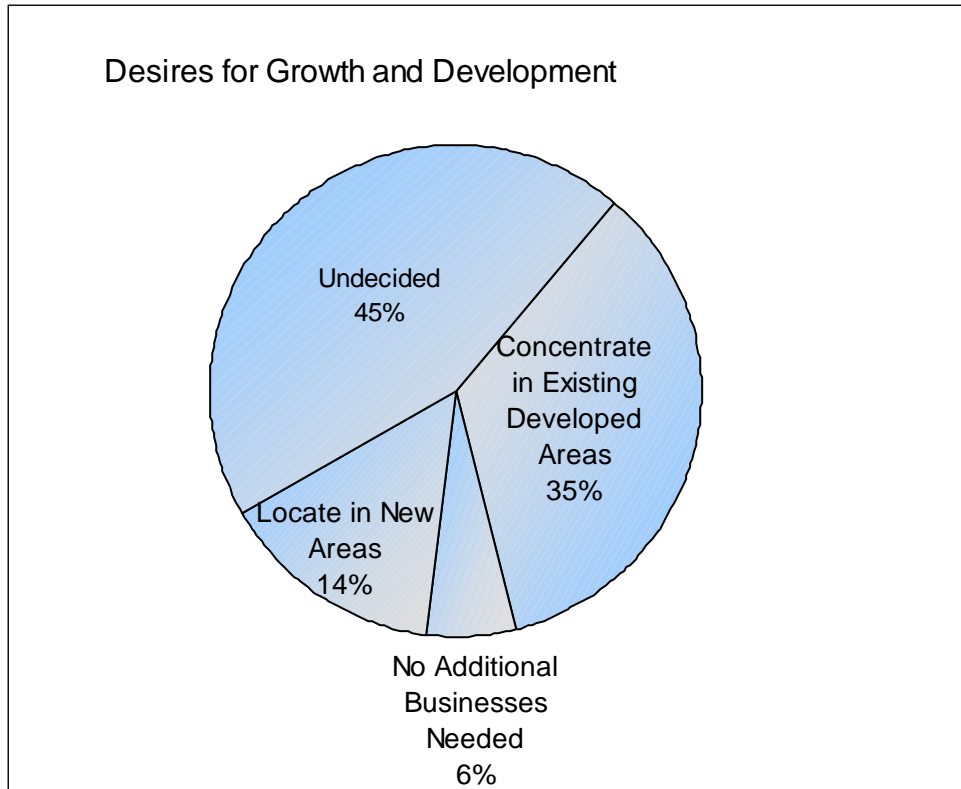
52. Should West Fallowfield Township provide additional resources (time, effort, money) to attract more businesses and job opportunities?



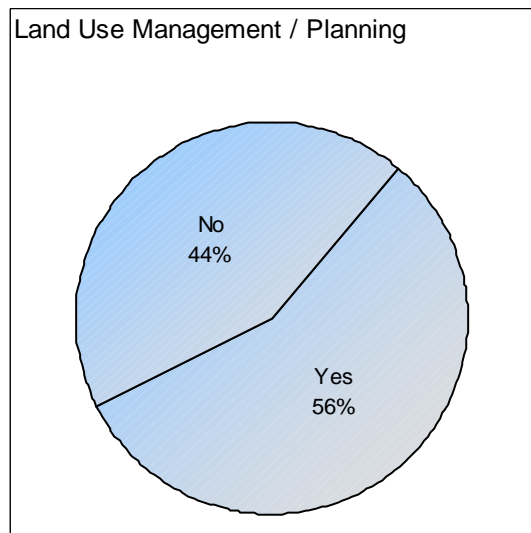
53. What do you consider to be an ideal population for West Fallowfield Township in the next 25 years?  
(Our current population is 659.)



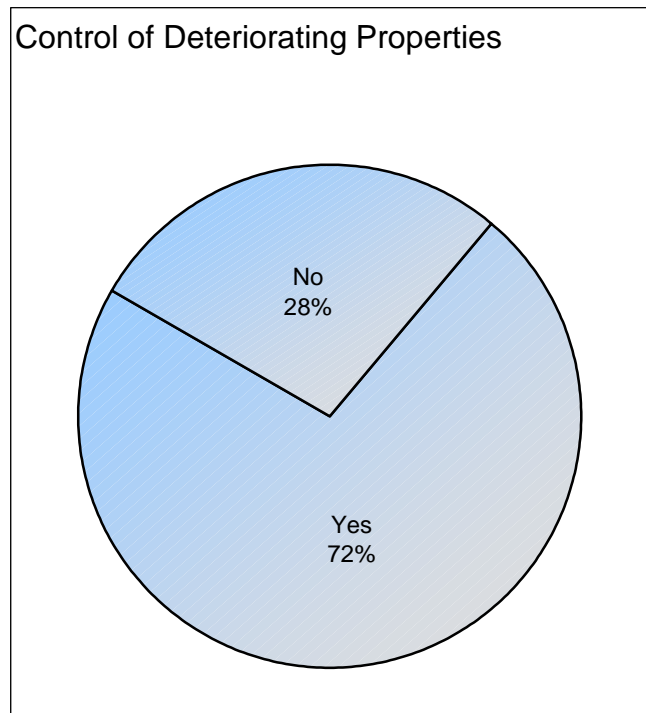
54. If you would like to see business growth and development occur, where should these new businesses be provided?



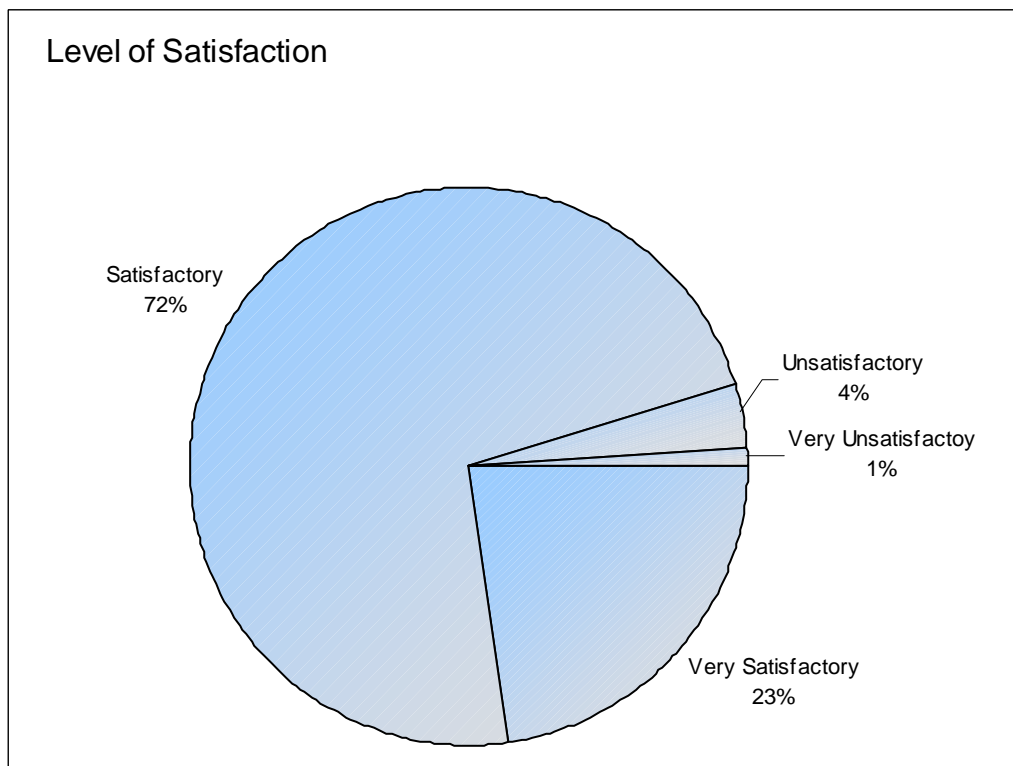
55. Would you like to see some sort of land use management / planning in West Fallowfield Township?



56. Are you in favor of a more stringent property code to control deteriorating properties?



57. What is your view of West Fallowfield Township as a place to live? Do you consider it:



## **Agricultural Security Areas**

### **Purpose**

The Agricultural Security Area program began in 1981 as a tool for strengthening and protecting agriculture in Pennsylvania. Farm landowners, working together, initiate the process of establishing such Areas in which agriculture is the primary activity. Participating farmers are entitled to special consideration from local and state government agencies, and other "nuisance" challenges, thus encouraging the continuing use of the land for productive agricultural purposes.

Agricultural security areas are intended to promote more permanent and viable farming operations over the long term by strengthening the farming community's sense of security in land use and the right to farm. Agricultural security areas are created by local municipalities in cooperation with individual landowners who agree to collectively place at least 250 acres in an agricultural security area.

### **Who Should Participate**

Landowners with the following eligible property:

1. Noncontiguous farm parcels must be at least 10 acres in size. The farm tracts needed to create a new 250 acre or larger agricultural security area do not have to be under the same ownership or even be located in the same municipality. The Agricultural Area Security Law (Act 43 of 1981) allows for the creation of joint municipality agricultural security areas.
2. The property should be viable agricultural land. Cropland, pasture, and woodland can all be included in an agricultural security area.
3. At least 50% of the land should be in Soil Capability Classes I-IV, as defined by the county soil survey.
4. The property must be zoned to permit agricultural uses.

### **Registration**

The process of establishing an Agricultural Security Area is initiated by petition of owner's productive farmland totaling at least 250 acres. The land to be included must have soils conducive to agriculture and be used for production of crops, livestock, livestock products, horticultural specialties and timber.

Contact your local agricultural land preservation office or township office to obtain agricultural security area application forms.

### **Additional Info**

For additional information on how the Pennsylvania Department of Agriculture oversees the Commonwealth's program to purchase agricultural easements and administers legislative programs designed to preserve farmland through the State Agricultural Preservation Board please contact the Bureau of Farmland Preservation at (717) 783-3167.



### **Benefits Of Having A Farm Designated An Agricultural Security Area (ASA)**

- In Counties that have established Farmland Preservation Programs pursuant to the Agricultural Area Security Law, farms located in an ASA consisting of at least 500 acres are eligible to apply for the purchase of an agricultural conservation easement by the Commonwealth. An ASA designation is a prerequisite for eligibility.
- Local governments are not permitted to enact local laws or ordinances, which would unreasonably restrict farm structures or farm practices within the area.
- Any municipal or political subdivision law or ordinance defining or prohibiting a public nuisance must exclude from the definition of nuisance any agricultural activity or operation conducted using normal farming operations within an agricultural security area.
- All Commonwealth agencies are to encourage the maintenance of viable farming in agricultural security areas and their administrative regulations and procedures shall be modified to do this.
- No agency of the Commonwealth having or exercising powers of eminent domain shall condemn for any purpose any land within any agricultural security area that is being used for productive agricultural purposes unless prior approval has been obtained from the Agricultural Lands Condemnation Approval Board.
- No political subdivision, authority, public utility or other body having or exercising powers of eminent domain shall condemn any land within any agricultural security area for any purpose, unless prior approval has been obtained from Agricultural Lands Condemnation Approval Board and from each of the following bodies: the governing bodies of the local government units encompassing the agricultural security area, the county governing body, and the Agricultural Security Area Advisory Committee.
- Farmers receiving loans through the Small Business First Program and the Machinery and Equipment Loan Fund may receive a 1% reduction in their interest rate if their property is located within an ASA.
- The ASA designation does not restrict the use of the property by the farmer. The farmer may sell or subdivide the property. The farmer or any subsequent owners may develop the property in any manor authorized by local zoning, subdivision and land development regulations.
- The farmer is obligated to maintain the ASA status of the farm for 7 years after the initial application. After the initial seven-year period the farmer may have the ASA designation removed at any time by submitting a written request to the local government.
- The ASA designation will stay with the property when it is sold or subdivided. The only way a property can be removed from an ASA is through the action of the property owner or through a process hearing formal process conducted by the local government.
- The Local Government may review ASA every 7 years or during the 7-year period if there has been significant change of use of the properties located within the ASA.

- The property owners of the ASA designated property must be notified in writing of the local government review. If the local government fails to review the ASA at the 7-year interval, the ASA is automatically renewed for an additional 7-year period.
- This is a brief synopsis of the benefits of ASA designation. There are some exceptions and reservations that may apply in certain circumstances.

## **Creation of Agricultural Security Areas (Located Wholly Within One Local Governmental Unit)**

### **Proposals For Creation**

Any owner or owners of land used for agricultural production may submit a proposal to the governing body for the creation of an agricultural security area within such local government unit, provided that such owner or owners own at least 250 acres of viable agricultural land proposed to be included in the area. The proposed area may also consist of any number of noncontiguous tax parcels or accounts, provided that each tax parcel or account is at least ten acres or has an anticipated yearly gross income of at least \$2,000 from the agricultural production of crops, livestock and livestock products on such parcel or account.

### **Participation**

Participation in the agricultural security area shall be available on a voluntary basis to landowners within the jurisdiction of the governing body including those not among the original petitioners. The deletion of land in the agricultural security area shall only occur after seven years or whenever the agricultural security area is subject to review by the governing body.

### **Submitting The Proposal**

The proposal for the creation of an agricultural security area shall be submitted in such a manner and form as is prescribed by the governing body of the local government unit where the proposed area is situated and shall include a description of the proposed area, including the boundaries. Such proposal to the governing body shall be submitted by certified mail with return receipt requested. The return receipt shall serve as notice of the official receipt of the proposal by the governing body and shall verify the official submission date.

### **Modification Of The Proposal**

The governing body shall receive any requests for modifications of the proposal, which is submitted by such landowners or local government units up to seven days prior to advertisement of the required public hearing.

### **Fees**

A governing body shall not require landowners included in a proposed agricultural security area to pay any fees in connection with the application for or the review of agricultural security areas. A governing body may by resolution impose reasonable filing fees in connection with the administration and review of an agricultural security area application that proposes to include substantially the same lands as proposed in a previously submitted application that the governing body had rejected within the last 36 months based on the recommendations of the Agricultural Security Area Advisory Committee and the planning commission.

## **Notice**

Upon the receipt of a proposal, the governing body shall acknowledge receipt of the proposal at the next regular or special meeting and shall thereupon provide notice of the proposal by publishing a notice in a newspaper having general circulation within the proposed agricultural security area and by posting notice in five conspicuous places within, adjacent or near to the proposed area. If the governing body fails to provide the required notice within 15 days of receiving a proposal, a person who is adversely affected by this inaction may bring an action in mandamus to complete compliance.

The notice shall contain the following information:

- (1) A statement that a proposal for an agricultural security area has been filed with the governing body pursuant to this act.
- (2) A statement that the proposal will be on file open to public inspection in the office of the local government unit.
- (3) A statement that any local government unit encompassing or adjacent to the proposed area, or any landowner who owns the land proposed to be included within the proposed area, or any landowner with lands adjacent or near the proposed area who wishes such lands to be included or not included therein, may propose modifications of the proposed area in such form and manner as may be prescribed by the governing body. The statement shall indicate that objections to the proposal, and proposed modifications to the proposal must be filed with the governing body and the planning commission within 15 days of the date of publication of the notice.
- (4) A statement that at the termination of the 15-day period, the proposal and proposed modifications will be submitted to the planning commission and the advisory committee, and that thereafter a public hearing will be held on the proposal, proposed modifications and recommendations of the planning commission and advisory committee.

## **Report By Planning Commissions**

The governing body shall, upon the termination of a 15-day period from the date of publication of the notice, forward the proposal and proposed modifications to the local and county planning commissions. The planning commissions shall have up to 45 days to review the proposal and proposed modifications and report to the governing body its recommendations. The local planning commission shall specifically report on the potential effect that the proposal and proposed modifications will have upon the local government's planning policies and objectives. The failure to submit a report to the governing body within 45 days shall be deemed to constitute approval of the proposed agricultural security area by the planning commissions.

## **Report By The Agricultural Security Area Advisory Committee**

The governing body shall also, upon the termination of the 15-day period, from the date of publication of the notice, forward the proposal and proposed modifications to the Agricultural Security Area Advisory Committee. The committee shall have up to 45 days to review the proposal and proposed modifications and report to the governing body its

recommendations concerning the proposal and proposed modifications. The failure of the advisory committee to submit a report to the governing body within 45 days shall be deemed to constitute approval of the proposed agricultural security area by the advisory committee.

### **Agricultural Security Area Advisory Committee**

When a proposal is received by the governing body of any local government for the creation of an agricultural security area that body shall be established an Agricultural Security Area Advisory Committee. This committee shall consist of three active farmers, each representing a different private or corporate farm, and one citizen residing within the unit of local government and one member of the governing body of such local government, who shall serve as the chairman of the committee.

The members of the committee shall be appointed by and shall serve at the pleasure of the chairman of the governing body. The members shall serve without salary, but the governing body may entitle each such member to reimbursement for his actual and necessary expenses incurred in the performance of his official duties.

The committee shall advise the governing body and work with the planning commission in relation to the proposed establishment, modification, and termination of agricultural security areas. In particular, the committee shall render expert advice relating to the desirability of such action, including advice as to the nature of farming and farm resources within the proposed area and the relation of farming in such area to the local government unit as a whole.

### **Public Hearings**

The governing body shall hold a public hearing relative to the proposed agricultural security area upon receipt of the reports from the advisory committee and the planning commissions or upon expiration of the 45-day review period. The hearing shall be held at a place within the proposed area or otherwise readily accessible to the proposed area, such as a municipal building. Pursuant to the "Sunshine Act," a hearing notice shall be published in a newspaper having a general circulation within the proposed area. In addition, notice shall be given in writing to those landowners who proposed modifications or whose land is included in proposed modifications, and to all landowners within the proposed agricultural security area. Notice also shall be given by posting such notice in five conspicuous places within, adjacent or near to the proposed area.

The notice shall contain the following information:

1. A statement of the time, date and place of the public hearing.
2. A description of the proposed area, any proposed additions or deletions and any recommendations of the planning commissions or advisory committee.
3. A statement that the public hearing will be held concerning:
  - a. The original proposal.
  - b. Any written amendments proposed during the review period.
  - c. Any recommendations proposed by the Agricultural Security Area Advisory Committee and the planning commission.



## **Evaluation Criteria**

The following factors shall be considered by the planning commission, advisory committee, and at any public hearing:

1. Land proposed for inclusion in an agricultural security area shall have soils, which are conducive to agriculture. This factor will have been satisfied without further consideration if at least 50% in the aggregate of the land to be included in an agricultural security area falls into one of the following categories: land whose soils are classified in Natural Resources Conservation Service Capability Classes I through IV, excepting IV(e); land which falls within the Natural Resources Conservation Service Classification of "unique farm land"; or land whose soils do not meet Capability Classes I through IV but which is currently in active farm use and is being maintained in accordance with the soil erosion and sedimentation plan applicable to such land.
2. Use of land proposed for inclusion in an agricultural security area shall be compatible with local government unit comprehensive plans. Any zoning shall permit agricultural use but need not exclude other uses.
3. The landowner may propose to include all of his land, regardless of zoning, in agricultural security area.
4. The land proposed for inclusion in the agricultural security area, and any additions which are proposed subsequently, shall be viable agricultural land.
5. Additional factors to be considered are the extent and nature of farm improvements, anticipated trends in agricultural economic and technological conditions and any other matter which may be relevant.
6. The existence of utility facilities on the proposed area shall not prevent the adoption of such area as an agricultural security area nor shall the rights of utilities with respect to the existing facilities be disturbed or affected by such adoption.

## **Decision On Proposed Area**

The governing body, upon completion of these procedures and considerations may adopt the proposal or any modification of the proposal the governing body deems appropriate, including the inclusion, to the extent feasible, of adjacent viable farm lands if the land owner has made application to be included, and the exclusion, to the extent feasible, of nonviable farm land and nonfarm land. The governing body shall act to adopt or reject the proposal, or any modification, no later than 180 days from the date the proposal was originally submitted. Failure by the governing body to act within this 180-day period shall be deemed adoption of the proposal without modification. An agricultural security area shall become effective upon the adoption of the proposal or its modification by the governing body or upon expiration of the 180-days.

Within ten days of the governing body's decision to reject or modify the proposal, the governing body shall submit to the owner or owners of the land a written decision stating why the proposal was not adopted or was modified. The written decision shall include a finding of fact, review of the prescribed evaluation criteria and a discussion of reasons for rejection or modification of the proposal.

Within ten days of the creation of an agricultural security area, a description of the area including tax parcel identifier, shall be filed by the governing body with:

1. The recorder of deeds, who shall record the description. Recording shall be done in a

manner which is sufficient to give notice to all persons who have, may acquire or may seek to acquire an interest in land in or adjacent to the created agricultural security area.

2. The planning commission of the county.
3. The planning commission of the local government unit.

Upon the failure of the governing body to file a description or the recorder of deeds to record the created agricultural security area in accordance with the time or manner requirements prescribed, any person adversely affected may file a petition with the court of common pleas to compel immediate compliance with these provisions.

Within ten days of the recording of the agricultural security area, the governing body shall notify the Secretary of Agriculture that the area has been approved and recorded, modified or terminated. The notification shall be in writing and shall include the number of landowners, the total acreage of the area, the date of approval by the governing body and the date of recording. A copy of the actually recoded document, which indicates the location of recording, (book and page or instrument number) shall be provided with this notification.

### **Review Of Area**

The governing body shall review the area seven years after the date of its creation and every seven years thereafter. In conducting such review, the governing body shall ask for the recommendations of the planning commission, the county planning commission and the advisory committee, and shall, at least 120 days prior to the end of the seventh year and not more than 180 days prior to the such date, hold a public hearing at a place within the area or otherwise readily accessible to the area. Prior to the commencement of such review, notice thereof shall be given by publication in a newspaper having a general circulation with the area, by notice posted in five conspicuous places within, adjacent to or near the area and by notice, in writing, to all persons owning land within the area that the agricultural security area will be reviewed in accordance with law. All such notices shall be given 30 days before the commencement of such review. Persons wishing to modify the area shall submit proposed modifications within 30 days of the date of such notices. Thereafter, in conducting such review the governing bodies shall follow all the procedures and requirements for the consideration of a new agricultural security area and proposed modifications thereto. Within ten days of its action of termination or modification, the governing body shall file a notice of termination or modification with the recorder of deeds, who shall record such notice in such manner and place as has been provided in the original recording of the agricultural security area. The governing body shall also file a notice of termination or modification with the planning commissions of the county and of the local government unit. If the governing body does not act, or if a modification of an area is rejected, the area shall be deemed to be readopted without modification for another seven years.

If, within the seven-year period, 10% of the land within the agricultural security area is diverted to residential or nonagricultural commercial development, the governing body may review the diversion and may request, in writing, that the local and county planning commissions and the agricultural security area advisory committee study its review and make recommendations within 30 days of the written request. The governing body shall thereupon conduct a public hearing, after providing the same notice as required above. The hearing shall be held no sooner than 45 days after the governing body has submitted written

requests for review and recommendation to the planning commissions and advisory committee. The governing body then may terminate or modify the agricultural security area. Within ten days of its action of termination or modification, the governing body shall provide notice in the manner to the parties described above.

### **Appeals**

Any party in interest aggrieved by a decision or action of the governing body relating to the creation, composition, modification, rejection or termination of an agricultural area may take an appeal to the court of common pleas, in the manner provided by law within 30 days after such decision or action.

## **Agricultural Security Area Proposal**

**What is an Agricultural Security Area?** The Agricultural Area Security Law (Act 43) defines and Agricultural Security Area (ASA) as “a unit of 250 or more, contiguous or non-contiguous, acres of land used for agricultural production of crops, livestock, and livestock products under the ownership of one or more persons.” The “Agricultural Districts” concepts is one of the best and simplest ways municipalities can encourage and support farming in their community. The program gives special consideration to farmers who participate in the area from local and state government agencies, encouraging the continuing use of the land for productive agriculture purposes. Under the Act, local and state government agencies ensure that they will not add to farmers’ burdens by imposing laws and regulations which impede normal farming operations that do not bear a direct relationship to public health and safety.

**How is the process started and what are some of the benefits of establishing an Agricultural Security Area?** Two key elements distinguish Act 43 from other similar programs: it is locally based and participation is voluntary. The process of establishing an Agricultural Security Area is initiated by petition of landowners of productive farmland totaling at least 250 acres. The petition is submitted by certified mail with return receipt to the local government unit with the name, address, tax parcel number, and the number of acres in the proposed area.

The following features underscore the Agricultural Security Area program:

- Use of land is not restricted (this is not a land use law);
- Participants receive special considerations regarding:
  - local ordinances,
  - impact of farming activities and nuisances,
  - state agency rules and regulations,
  - review of farmland condemnations by state,
  - local government and state funded development projects.
- Hazardous waste and low-level radioactive waste disposal areas cannot be sited in an ASA;
- Qualifies land for consideration under the easement purchase program at owners request.

**To enroll:**

**Municipality:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Tax Parcel Number:** \_\_\_\_\_

**Number of Acres:** \_\_\_\_\_

**Current Land Use:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_



0 0.25 0.5 1 Miles

- Possible Resources
- Old Canal Trail
- State Game Land

## Possible Sites Cultural & Historic Resources

ID Number	House Number	Street
45	7312	ADAMSVILLE RD
17	4554	DEEZIK RD
50	5820	DEEZIK RD
56	6206	DEEZIK RD
63	6202	DEEZIK RD
0	9189	HARTSTOWN RD
1	7910	HARTSTOWN RD
2	7479	HARTSTOWN RD
3	7171	HARTSTOWN RD
58	8227	HARTSTOWN RD
59	8734	HARTSTOWN RD
60	8627	HARTSTOWN RD
61	8769	HARTSTOWN RD
44	3418	HAUN RD
62	2832	HAUN RD
24	3937	HILL ALY
18	7324	HUCKLEBERRY RD
65	6503	HUCKLEBERRY RD
52	7390	JEFFERSON ST
55	7300	LIBERTY ST
4	6754	MAIN ST
5	6693	MAIN ST
6	6668	MAIN ST
7	6665	MAIN ST
8	6631	MAIN ST
9	6600	MAIN ST
10	6551	MAIN ST
11	6150	MAIN ST
13	5875	MAIN ST
14	5545	MAIN ST
20	4059	MAIN ST
22	4025	MAIN ST
25	3953	MAIN ST
29	3917	MAIN ST
31	3794	MAIN ST
32	3733	MAIN ST
33	3716	MAIN ST
36	3569	MAIN ST
46	4463	MAIN ST
47	4713	MAIN ST
48	4771	MAIN ST
49	6057	MAIN ST
66	6773	MAIN ST
67	3879	MAIN ST
15	6937	PATTON RD
16	7567	PATTON RD
40	2557	ROCKY GLEN RD
64	3144	ROCKY GLEN RD
12	5950	ROEMER LN
38	3463	STATE HWY 18
39	2993	STATE HWY 18
41	2323	STATE HWY 18
42	2177	STATE HWY 18
51	7235	US HWY 322
54	6549	US HWY 322
57	6576	US HWY 322
53	6679	WEST ALY



Effective Date: \_\_\_\_\_  
(DEPARTMENT will insert)

RPMC# \_\_\_\_\_

**ROADSIDE PLANTING MAINTENANCE CONTRACT  
AND  
SAFETY ADDENDUM  
FOR  
BEAUTIFICATION SPONSOR GROUPS**

**INTRODUCTION:**

In order to beautify our state highway right-of-ways, the Pennsylvania Department of Transportation (PennDOT) has established a pilot beautification initiative known as the Pilot Roadside Beautification Project. Volunteer groups, hereafter referred to as Beautification Sponsor Groups (BSGs) are essential to the success of this Project because garden sites cannot be planted unless a BSG is willing to maintain a site on an ongoing basis.

Maintaining a garden site is a rewarding experience. At the same time, maintaining a garden site means a BSG is making a serious, long-term commitment to work hard along a state highway right-of-way which is hazardous in nature.

The following contains a Maintenance Contract to be signed by an authorized signatory for the BSG and authorized PennDOT representatives. Attached is a Safety Addendum that each participating member of the BSG is required to sign before participating in maintenance efforts. In addition, all participating members must attend a safety training session and agree to read the related safety information.

---

**MAINTENANCE CONTRACT:**

The Pennsylvania Department of Transportation, hereafter referred to as PennDOT and the Beautification Sponsor Group \_\_\_\_\_ hereafter referred to as the BSG, recognize the need to beautify Pennsylvania's highway right-of-ways. Entering into this Contract permits the BSG to contribute toward Pennsylvania's beautification efforts as part of the Pilot Roadside Beautification Project. A crucial part of beautifying Pennsylvania is to ensure that each site, once beautified, is maintained for years to come.

**By signing below, the BSG agrees to implement the following Maintenance Contract Terms:**

- 1) Accept the responsibility for maintaining the site location indicated at this highway \_\_\_\_\_ for a required three-year period. The BSG will assume responsibility for maintaining this site location upon the cessation of the contractor's one-year period of establishment. The three-year performance period will begin one day after the cessation date of the period of establishment. The



- BSG will be notified when the period of establishment begins and the date they are to take over maintaining the site location.
- 2) The maintenance contract may be extended in two-year increments if agreed upon in writing by both parties.
  - 3) Agree that no member or other person shall participate in the maintenance of these sites unless and until such person, or person's guardian, has signed the Safety Addendum.
  - 4) In the event the BSG must abandon the maintenance of the site prior to the expiration of the Maintenance Contract, it must provide 30 days written notice to the District Roadside Specialist identified as the contact person below.
  - 5) In the event the BSG wishes to assign this contract to another BSG, it must obtain the prior written approval of PennDOT.
  - 6) In the event the BSG wishes to obtain sub-sponsors to assist them with their obligations, it must obtain the prior written approval of PennDOT. The BSG will continue to have full primary responsibility for all obligations under this agreement.
  - 7) Agrees to submit updated Safety Addendums when any new person/member wishes to participate with those new persons' signatures and agreements thereto.
  - 8) Agrees to release and hold harmless the Commonwealth of Pennsylvania, Department of Transportation, from any liability associated with the risks involved with participating in the Pilot Roadside Beautification Project.
  - 9) Agrees to participate and require its participating members to attend safety training offered by PennDOT or its representative.
  - 10) The following designated contract provisions are hereby incorporated by reference as if physically attached to this Contract:
    - *Contractor Integrity Provisions* dated December 20, 1991.
    - *Provisions Concerning the Americans with Disabilities Act* dated January 16, 2001.

**PennDOT will provide the BSG the following:**

- 1) Access to written materials on landscaping and planning at <http://www.dot.state.pa.us> under Forms and Publications.
- 2) Access to a design/build contractor, if needed, who will train a BSG on how to maintain a beautification site.
- 3) Safety vests, gloves, traffic control signs, and trash bags.
- 4) Access to the Agility Center, Bureau of Maintenance Operations (BOMO), and District Roadside Specialists to answer questions.
- 5) A safety training session and/or safety education materials.
- 6) If in the sole judgment of PennDOT it is found that the BSG is not meeting the terms and conditions of this Contract, the Contract may be terminated.
- 7) PennDOT reserves the right to modify or cancel the Pilot Roadside Beautification Project at any time as a result of convenience or lack of funding.

In witness whereof, the parties have executed this Maintenance Contract.

\_\_\_\_\_  
Name of BSG  
(Please Print)

\_\_\_\_\_  
BSG Contact Person, Title

\_\_\_\_\_  
Federal ID Number

\_\_\_\_\_  
Contact Person's Signature, Title and Date

\_\_\_\_\_  
PennDOT District Executive or Designee  
(Please Print)

\_\_\_\_\_  
Signature and Title

\_\_\_\_\_  
Date

By \_\_\_\_\_  
Chief Counsel                      Date

Funds Commitment Doc. No. \_\_\_\_\_  
Certified Funds Available \_\_\_\_\_  
Under SAP No. \_\_\_\_\_  
SAP Cost Center \_\_\_\_\_  
GL. Account \_\_\_\_\_  
Amount \_\_\_\_\_

By \_\_\_\_\_  
Deputy General Counsel              Date

By \_\_\_\_\_  
For Comptroller                              Date

By \_\_\_\_\_  
Deputy Attorney General              Date

Effective Date: \_\_\_\_\_  
(DEPARTMENT will insert)

RPMC# \_\_\_\_\_

### SAFETY ADDENDUM

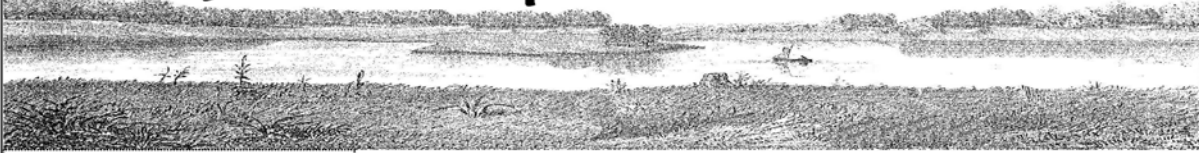
The Pennsylvania Department of Transportation hereafter referred to as PennDOT and the Beautification Sponsor Group named \_\_\_\_\_ have entered into the attached contract, hereafter referred to as the BSG Contract. Both parties recognize the need to beautify Pennsylvania's highway right-of-ways. Entering into this Contract permits the group to contribute toward the effort to beautify Pennsylvania as part of the Pilot Roadside Beautification Project. A crucial part of beautifying Pennsylvania is to ensure the health and safety of each participating BSG member participating in the Program.

**By signing below, each participating BSG member acknowledges the hazardous nature of the work and agrees to the following terms and conditions:**

- 1) Participating members of the BSG agree to abide by all laws and regulations relating to safety and such terms and conditions as may be required by PennDOT for such special conditions on a particular highway right-of-way.
- 2) No one under the age of 8 will be allowed to participate.
- 3) All 8 to 17-year-old participating BSG members must be supervised by adults 18 years of age or older in the ratio of two adults per eight participants between the ages of 8 and 17. In no event will there be less than two adults supervising any group with participants between the ages of 8 and 17.
- 4) No person under the age of 16 will be permitted to work on any highway which is part of the interstate system.
- 5) A signature is required from a Parent or Guardian if the member is under the age of 18.
- 6) Members shall not stop or park vehicles on the roadway. Vehicles must be parked well clear of roadways. Members shall not park vehicles on curves or other areas with obstructed views. Members shall make efforts to minimize the number of vehicles parked beside the roadway.
- 7) Individuals must wear department-supplied and approved safety vests while working on the highway right-of-way.
- 8) Unused materials and supplies furnished by the Department or the Department's representative shall (1) be returned to the Department within two work days following a maintenance activity or, (2) permission will be obtained from the District Roadside Specialist to retain the materials for the duration of the Contract period.



# West *Fallowfield Views*



## **UPCOMING EVENTS**

Township Supervisors Meeting 7:00PM July, 3<sup>rd</sup>

Township Planning Commission Meeting 6:00PM July, 3<sup>rd</sup>

Volunteer FireFighters Meeting

Scrap Book Club

**B-I-N-G-O!** EVERY FRIDAY!  
Firemans Hall

*Published by volunteer citizens of West Fallowfield Township, Crawford County, PA*

## *In the News...*

Regional Story affecting local citizens

## *Li'l Bit of History..*

Historical Fact about your community

## *Braggin Rights...*

Star community students or prize winning mare

## *Back When...*

A residents story

**Need a Hand?**

Local residents for hire

*A message from your Supervisors...*

*Meet your neighbors...*

*Commonly asked Questions...*

Building codes, sewage fees, taxes etc..

*Meet -n- Swap..*

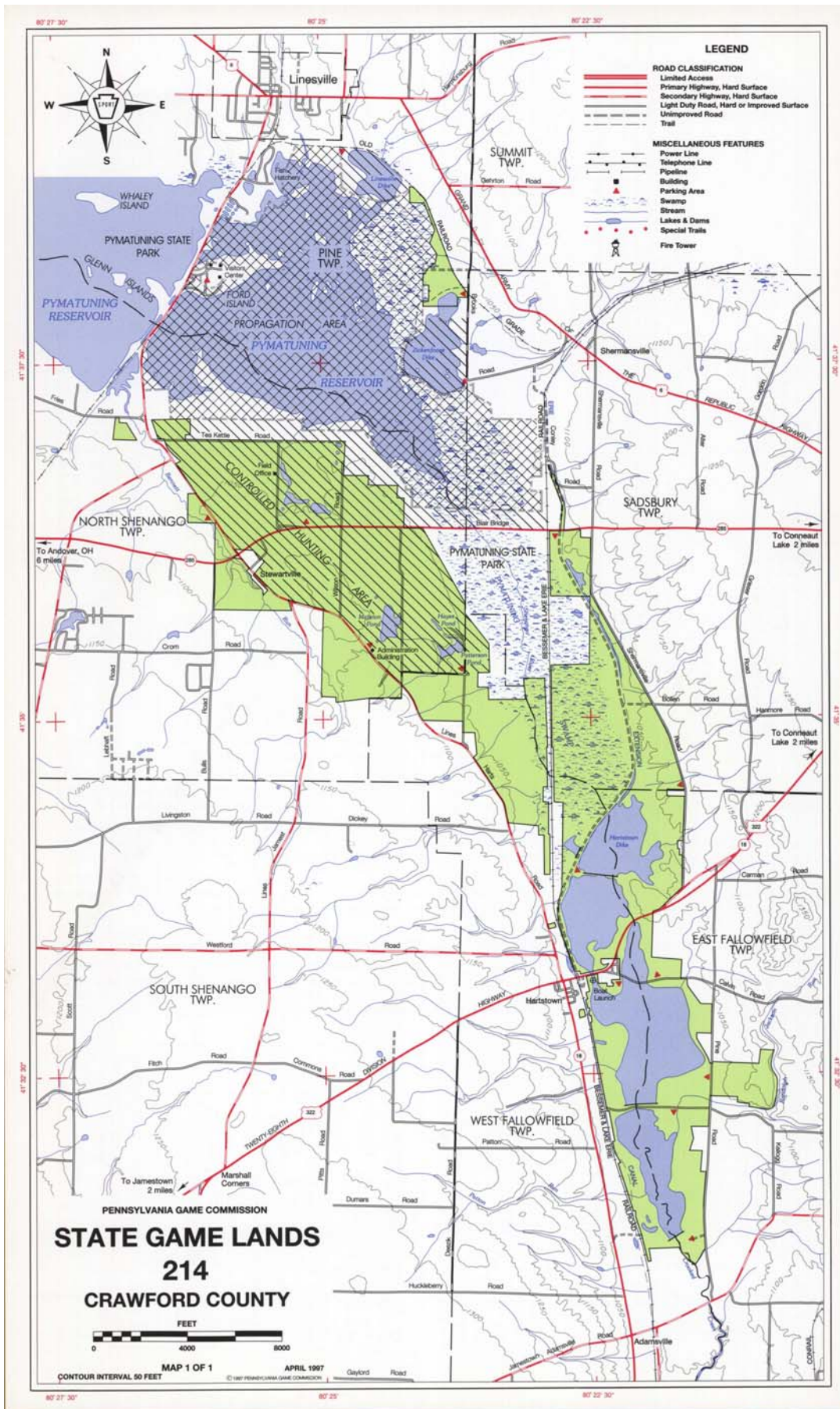
Local items for sale or barter

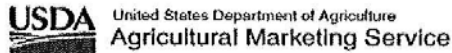
*Complaint Department*

**Board of Township Supervisors**

Cecil Courtney, President	814-336-9678
Marguerite Scullin	724-932-2600
Raymond Peterson	724-932-
Brenda Williams, Secretary	724-
Joe Franks, Building Inspector	
Fire Department, Chuck Williams	724-382-6246
Heather Euard, Planning Commission	724-977-0699







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## Wholesale and Farmers Markets

### Farmers Market Promotion Program (FMPP)

The Farmers Market Promotion Program (FMPP) was created through a recent amendment of the Farmer-to-Consumer Direct Marketing Act of 1976. The grants, authorized by the FMPP, are targeted to help improve and expand domestic farmers markets, roadside stands, community-supported agriculture programs, agri-tourism activities, and other direct producer-to-consumer market opportunities. Approximately \$5 million is allocated for FMPP for Fiscal Years 2009 and 2010 and \$10 million for Fiscal Years 2011 and 2012. The maximum amount awarded for any one proposal cannot exceed \$75,000. Entities eligible to apply include agricultural cooperatives, producer networks, producer associations, local governments, nonprofit corporations, public health corporations, economic development corporations, regional farmers market authorities and Tribal governments.

- 2008 FMPP Guidelines (PDF)
- 2008 FMPP Application Checklist (PDF)

### Grant Projects

- Fiscal Year 2008 Grant Projects
- Fiscal Year 2007 Grant Projects
- Fiscal Year 2006 Grant Projects

Look for more information next year at this website about the 2009 FMPP grant program.

### See Also

- o FMPP Forms
- o FMPP News Releases and Federal Register Notices
- o FMPP Contact Information
- o Find a Publication or Presentation

### Additional Information

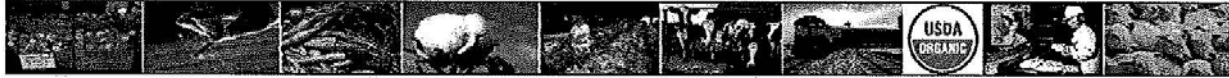
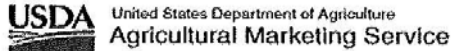
- o Catalog of Federal Domestic Assistance: Assistance Number 10.168

### Media Help

- o To view PDF files you must have Adobe Acrobat Reader installed on your computer.

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## Wholesale and Farmers Markets

### Wholesale Markets & Facility Design



Our Wholesale Markets and Facility Design cluster provides guidance and technical support to customers considering the construction or remodeling of wholesale markets, farmers markets, and public markets. Indoors or outdoors, single buildings or building complexes, industrial or commercial, these markets are an important part of the food distribution network.

Market construction projects require major capital investment, and our goal is to help maximize construction dollars by proposing creative solutions to design problems and ways to keep costs within budget. The resulting facilities add to the productivity, efficiency, and overall effectiveness of market operations.

Most market projects are driven by a local nonprofit or government entity and depend on broad-based community and government support to succeed. Our involvement often provides customers with the needed information and technical credibility to move projects to the next stage of development.

Our predesign services include assistance in:

- Market analysis
- Review of environmental issues
- Site selection

Our design services include:

- Initial design concept
- Building cost study
- Architectural rendering

We also provide varied support services to each customer throughout the design, construction, and operational phases of the project, such as review of equipment specifications and advice on:

- Facilities management
- Energy efficiency
- Design adjustments
- Postharvest handling

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## Wholesale and Farmers Markets

### Farmers Market Consortium: Funding Opportunities



The following list contains information on farmers market related grant opportunities currently available from federal and state governments and private sector foundations. Funding opportunities will be posted as they become available.

Agricultural Prosperity for Small and Medium-sized Farms, NRI. The purpose of this program is to foster interdisciplinary studies to improve our understanding of the interactions between the economic and environmental components important to the long-term viability, competitiveness and efficiency of small and medium-sized farms (including social, biological and other components, if necessary). Currently Open. Closing date June 5, 2008. Anticipated funding \$5,000,000. More information: Dr. S. Sureshwaran, Phone: 202 720-7536; [ssureshwaran@csrees.usda.gov](mailto:ssureshwaran@csrees.usda.gov)

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