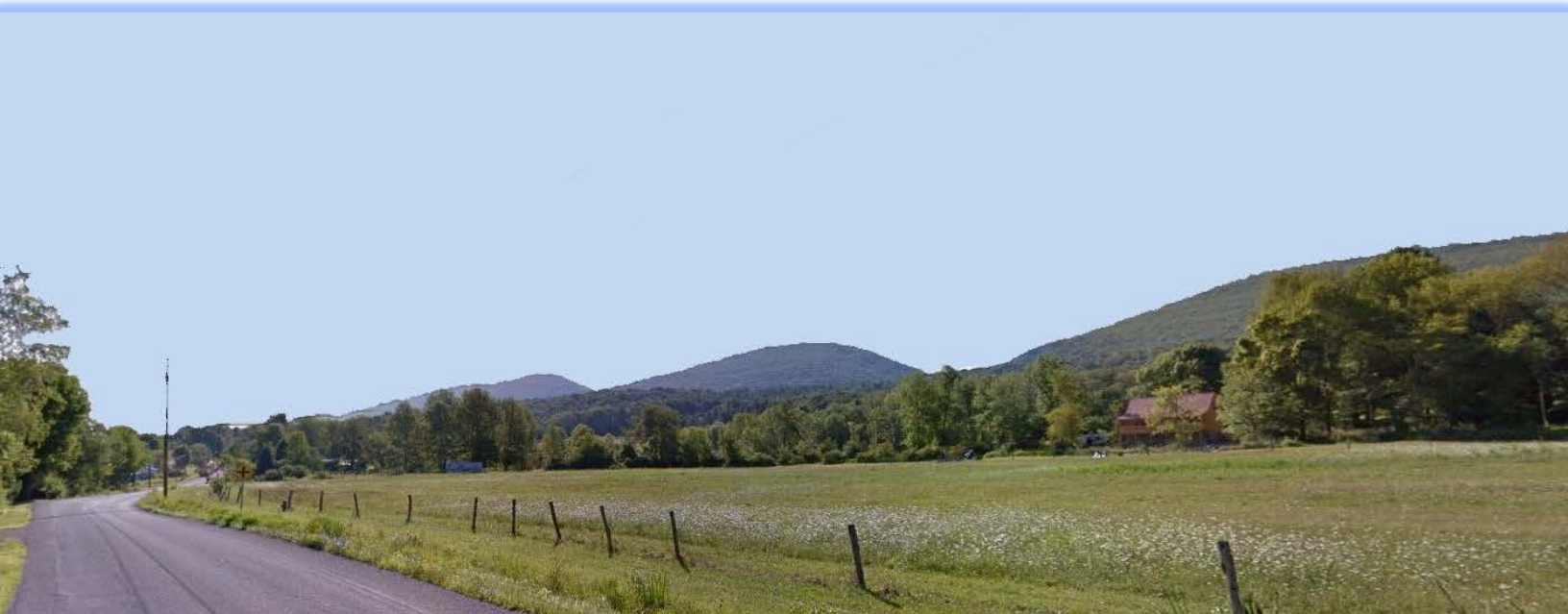


Wayne Township Comprehensive Plan

**Wayne Township
Clinton County, Pennsylvania**

April 27, 2018



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**Prepared by:
Sarcinello Planning & GIS Services
and
Community Planning and Management, LLC**

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Introduction and Overview

INTRODUCTION and OVERVIEW

Key Questions

In short, the planning process involves finding the sometimes complex answers to four simple questions:

1. *Where are we?*
2. *Where do we want to be?*
3. *How do we get there?*
4. *How are we doing?*

Where are we?

WAYNE TOWNSHIP POPULATION	
Year	# Persons
1970	602
1980	728
1990	782
2000	1,363
2010	1,666
2020*	2,800
2025*	3,400
U.S. Census; *Clinton Co. Comp Plan	

Background Studies

A key step in the process is the collection and analysis of information on a range of community characteristics and issues and concerns aimed at defining the existing condition of the community and identifying planning implications.

- Land use and housing
- Community facilities and services
- Business community
- Natural resources, open land and development potential
- Highways and parking
- Historic resources
- Demographics and economic base
- Planning and Development in Clinton County, the region and contiguous municipalities

Where do we want to be?**Goals and Objectives/ Plans**

The *Comprehensive Plan Goals and Objectives* are a vision of how residents and local officials expect the community to develop and evolve into the future. Objectives are specific actions which are designed to achieve goals and satisfy community needs. The *Goals and Objectives* are formulated based on the community survey, public input, the findings of the background studies and local official understanding of the community's needs and expectations. Based on this community vision and the issues identified in the planning process, the various plans to guide the future growth and development of Wayne Township are prepared.

Basic Planning Steps

Where are we? - inventory

Where do we want to be? - goals/plans

How do we get there? - implement

How are we doing? - evaluate



WAYNE TOWNSHIP
CLINTON COUNTY

ZONING ORDINANCE

**How do we get there?****Implementation Strategies**

The specific means to reach the Township's goals are discussed at various points in the various plan elements. In addition, and to facilitate on-going use of the *Plan*, the actions and the responsible entities required to carry out the plan's expectations are summarized in the *Action Plan*. Examples of *implementation strategies* include zoning ordinances, subdivision and land development ordinances, historic structures preservation, and capital improvement budgeting.

While the ultimate responsibility for Wayne Township lies with the Board of Supervisors, much of the work of implementation, assessment of the accomplishment of goals and objectives, and periodic comprehensive plan review can be accomplished by the Planning Commission and citizen volunteers who are appointed to special committees or task forces along with Township officials. These groups can provide evaluations and recommendations to the Board of Supervisors for action.

How are we doing?

Mandated Plan Review

The Pennsylvania Municipalities Planning Code (§301,c) requires local municipal comprehensive plans to be reviewed *at least every ten years*. The ten-year review window is certainly far too long for local municipalities to incorporate the planning process into normal operations. Planning, that is, assessing how decisions and community changes fit into the long range plan, should be practiced continually.

Need for Continued Planning

It is important to emphasize that a comprehensive plan should not simply be considered a *document on a shelf*, but instead, one element of a community management process dependent upon the attitude and on-going foresight of the public officials charged with the responsibility of guiding the growth and development of the community. The *Plan* should be used by the community when important decisions are made and its goals and objectives and prioritized actions should be reviewed at least each year to assess the community's accomplishments or the need to shift priorities for action.

Simply stated, a comprehensive plan is a starting point – a blueprint to guide the future development of the Township – and should be revised and updated periodically to reflect changing conditions, attitudes, situations, and goals of the community. The success of the planning program will be measured only in the form of accomplishment. The effectuation of the plan will be the responsibility of the area's residents. It will require public support and positive action by the Township Planning Commission and the Board of Supervisors.

Planning Needs

This *Comprehensive Plan* was undertaken by the local officials of Wayne Township in recognition of a number of principal critical community needs including to:

- Identify and inventory the changes which have taken place in the Township over the past 10 to 15 years.
- Address key growth and development issues.
- Establish a framework for sustainable growth and development while concurrently providing for the conservation of rural character, residential neighborhoods, open land, and the environment.
- Maintain agriculture and forestry as key elements of the economy and landscape.
- Promote well designed residential and commercial development by providing the foundation for updated land use management tools, principally the zoning ordinance and the subdivision and land development ordinance.
- Organize for the most efficient administration of local government and the delivery of community facilities and services.
- Achieve consistency with the *2014 Clinton County Comprehensive Plan Update*.

COMPREHENSIVE PLAN

A comprehensive plan does not have the force of law. Instead, it serves as a policy statement and an action guide. As community conditions change, the actions in the Plan may require adjustment. The Plan should be continually reviewed to assess what adjustments are necessary to address these changes.

1992 Wayne Township Comprehensive Plan - Introduction

Wayne Township is an old Township having been laid out in 1795 as one of twelve original Townships of Clinton County. The Township contains a significant amount of forest land in the southern portion and a large floodplain along the Susquehanna River to the north. Almost half of the Township land, in fact, is forested with the majority in public ownership by the State and the Lock Haven Authority watershed. Development, for the most part, has occurred in the central part of the Township along primary and secondary roads. The small town of McElhattan has historically served as the village center although there has been a significant shift toward commercial growth due to the Route 220 Interchange.

An earlier Zoning Ordinance was prepared in 1972, several years before completion of the Route 220 Interchange. Therefore, there was no specific land use strategy to regulate development in this corridor. This Interchange has spawned a significant amount of mixed use development that the Township has not been able to regulate or control. Another source of growth pressure is the Clinton County Industrial Park located at McElhattan which has grown from one (1) industry in 1980 to three (3) industries today, employing 235 persons.

Housing development within the Township since 1940 has taken place in the form of one and two acre lots randomly located in strip fashion along primary and secondary roads in the central part of the Township. This model functioned adequately when there was a limited need for new housing and the large lots permitted the siting and successful operation of on-lot sewer systems. That development, however, did not foster the creation of new neighborhoods or consolidated development that 'would preserve the rural character and open space of the Township.

A regional sewer system that was created to service the Clinton County Industrial Park also serves the Route 220 Interchange and a portion of McElhattan. This system affords the Township an opportunity to direct development in these areas to cluster neighborhood-type development on soils that would not normally permit on-lot septic systems.

The County has occasionally pre-empted land within the Township for uses that are not necessarily compatible with the long term objectives and needs of the Township. For example, the County sited a prison at the Route 220 Interchange when there were other sites available within the Township, thus precluding the use of that land for commercial purposes.

There is a need to protect wetland and environmentally sensitive areas to the north of the Township and forested lands of the Said Eagle Mountain ridge to the south during the development process. Rather than simply dividing up the available developable land and encircling sensitive areas, the Township needs to develop an approach that will encourage the protection of these areas as part of a total land use plan.

Hillsides need specific provisions to protect against unwise disturbance of steep slopes. These areas constitute a unique resource that deserves recognition and protection by the Township.

It is also important to identify scenic resources that abound in the Township due to its location along the Susquehanna River and to address these areas as part of an overall land development and resource protection plan in which the developer becomes 'a partner in the process of conservation rather' than an adversary.

In order to meet the recreational needs of Township citizens, there is a need to develop a variety of recreation experiences. Along the Susquehanna River, the Township owns property that could be used as a park for fishing and boating. In a more remote setting, Zindel Park represents an outstanding historic site, although it is located on private watershed lands.

The establishment of greenways could be a significant part of the Township land use. The existing Mid State Trail traverses the Township and could be enhanced by the establishment of local greenway corridors which could reach the river and the foot of the State Forest areas.



Future Framework and Interrelationships

This *Comprehensive Plan* provides a framework for the growth and development of the Township. Although the *Plan* is comprised of a number of separate elements, each element, and, in fact, each planning and development action taken by a public body or private individual, is inextricably interrelated with other plan elements and planning and development actions. For example, the development of housing implementation strategies cannot be accomplished without taking into account land use controls and economic development trends. Economic development cannot be achieved without considering land use controls and transportation needs. Community facilities and services planning requires an assessment of future development, transportation needs, and housing affordability. These types of interrelationships and implementation strategies are discussed in the various comprehensive plan elements.

Planning Participants

The Board of Supervisors authorized the Planning Commission to conduct the planning process. Public participation included community and business stakeholder meetings on crucial issues, key person interviews and a survey, and the Planning Commission meeting and Board of Supervisors hearing required by the Pennsylvania Municipalities Planning Code prior to the adoption of the plan. The Clinton County Planning Department provided invaluable information and support. Sarcinello Planning of Swarthmore, PA, and Community Planning and Management, LLC, of Paupack, PA, provided professional assistance.

Community Balance

Rural communities and residents of rural communities are characteristically different from their more urban counterparts, and have the opportunity to directly mold their communities. The same can be said for the Township which is clearly a rural community and will remain rural. *The rural community is seen as the conservator of its own resources, habitat, and culture. Local citizens are directly involved in the control of community assets as they plan for the retention, enrichment, and equitable use of those assets for present and future generations. Along with the community's goals, specific objectives must be identified; actions and methods for achieving the goals. Some objectives will be the direct responsibility of local elected and appointed officials. Others will require the cooperation and participation of other levels of government and the private sector.*¹

The goals of all residents of the community will not be the same. Some residents expect community conservation and environmental protection while other residents will favor increased economic development. Some residents will demand more community facilities and services, while others prefer lower taxes. Some residents will strive for land use diversity while others would prefer to live in a residential community. One function of the community planning process is to strike a balance between these varied expectations and develop a shared vision to meet the overall goals of the community.

¹ P. Lusk, J. A. Rivera, F. O. Sargent, M. Varela, (1991) *Rural Environmental Planning for Sustainable Communities*, Island press, Washington, D. C., p. 5

**Planning Issues
Overview**

The most significant changes in Wayne Township in the last 50 years occurred between 1990 and 2000 when the population increased from 782 to 1,363 persons. Much of this is related to the transition of State Route 220 into part of the four-lane, limited-access Appalachian Throughway, connecting Williamsport through Clinton County and southwest to Interstate Route 80. This improved transportation route, along with the availability of sewage disposal, water supply and rail service and a successful economic development effort, resulted in extensive commercial and industrial development in Wayne Township at the McElhattan Road Interchange. The Clinton County Correctional Facility, the Wayne Township (Clinton County Solid Waste Authority) Landfill and Recycling Center are also located near the Interchange. (See preceding *1992 Comprehensive Plan Introduction Sidebar* and following *McElhattan Road Interchange Illustration*.)

This development resulted in more demand for housing, more retail and service establishments, and additional community facilities and services such as schools and parks. The number of workers who commute to work in the Township now exceeds the total resident population. Meeting the needs of new and long-time residents and business owners and their employees is a key issue for the Township.



McElhattan Road Interchange (Google Earth)

Other issues include:

- Expansion of commercial and industrial areas.
- Desire to maintain small-town, rural character.
- The lack of a village center.
- The ability of infrastructure to handle growth.
- Conservation of natural resources.

These issues are discussed in more detail in Chapter 3 - *Opportunities and Challenges*.

Need for Planning

Township officials realize the importance of planning for the future to anticipate change and take the necessary steps to address community challenges and take advantage of opportunities. In addition, the officials must continue to provide and maintain public facilities and services in a climate of increasing costs and stable tax revenues. Concurrently, the Township is responsible to ensure that the growth and development that does occur is in accord with sound planning principles with the goal of preserving the environment and community character, while at the same time encouraging economic development to provide jobs for residents and increase the overall tax base.

This combination of growth and development issues clearly demonstrates the critical need for this *Comprehensive Plan*, and the consideration of new and innovative land use and community management techniques. The subdivision and land development ordinance and the zoning ordinance will continue to play a vital role in the growth and development planning program by directing residential and commercial development to the areas best suited for such development and requiring adequate community facilities and infrastructure.

Wayne Township's citizens, business owners and public officials must choose its direction, and continue to work to accomplish the goals of the *Plan*.

A Guide and Policy Statement

This *Comprehensive Plan* is intended to serve as a means of addressing the future growth and development of Wayne Township by identifying key issues and establishing goals and objectives. The community planning process is also aimed at fostering cooperation between Clinton County and the Township as envisioned by §306 of the Pennsylvania Municipalities Planning Code which states, *both the county and the municipality shall each give the plan of the other consideration in order that the objectives of each plan can be protected to the greatest extent possible*.

The goals and objectives were developed by Township officials based on the planning process and are intended to serve the Township as a guide and policy statement for land use management and community facilities and services decision making. Any significant action taken by a local municipality, be it the adoption of a zoning ordinance amendment or the improvement of a municipal building, should be evaluated in terms of the community's goals and objectives. In addition, community planning and land conservation and development management is an on-going process, and the

municipality must periodically evaluate the goals and objectives to ensure that they adequately reflect current community conditions and the expectations of residents, business owners and officials.

Planning Process

A theme consistent throughout all elements of this *Comprehensive Plan* is the concept of *process*. The published comprehensive plan document represents only the first step of what should evolve into an on-going planning process. If this *process* frame of mind is not firmly established, local officials, businessmen, land developers, and citizens, all players in the community growth and development arena, will have little chance of achieving the sustainable growth vital to the social, economic and environmental future of Wayne Township. This process will also allow the recognition of the shifting interrelationships of community growth and development decisions vital to the success of long-term planning efforts.

**Conservation of
Community Character**

Another key theme of this *Plan* is the conservation of the Township's rural character, while managing increased commercial and residential development. All public and private actions must be assessed in terms of its effect on the community's character. For example, residential development standards in the normal pattern of large lots will fragment remaining open land. The alternative, conservation design development for example, provides the opportunity to maintain open space while allowing landowners to achieve full zoning density by reducing lot size and setting aside protected land.

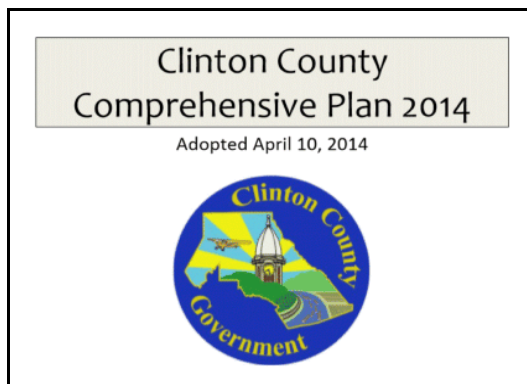
In short, without careful analysis, one *implementation action* taken by a municipality can have unexpected and often undesirable effects. The conundrum of central sewage disposal provides a good example of planning interrelationships. This community facility is often the only means of correcting sewage disposal problems yet can stimulate development of more land at higher population densities. Increases in population could trigger the need for improved or new community facilities and services such as schools and police protection.

To achieve growth and development goals and to establish the community's planning process for the future, this *Plan* makes the following overall recommendations:

- Evaluate all public and private actions with the goal of preserving open land as a viable part of community character.
- Direct development away from environmentally sensitive areas and conserve large blocks of open land.
- Encourage a mix of business and commercial development in the Township.
- Identify areas for growth within and adjacent to existing developed areas.
- Require adequate community facilities for new development.
- Carefully consider how the central sewage system, in combination with zoning updates, can best be used to meet community development goals.
- Plan for street maintenance and improvements to continue good quality streets

and maximize safety.

- Provide for sound housing and all types of housing.
- Provide for sufficient parks and recreational facilities.
- Promote historic preservation.
- Promote the idea of growth management - an effort to manage the location, type, and timing of future growth.
- Encourage increased local, intermunicipal, and regional cooperation for comprehensive planning and land use control implementation; and overall local municipal administration and management.



CONSISTENCY (from the MPC)

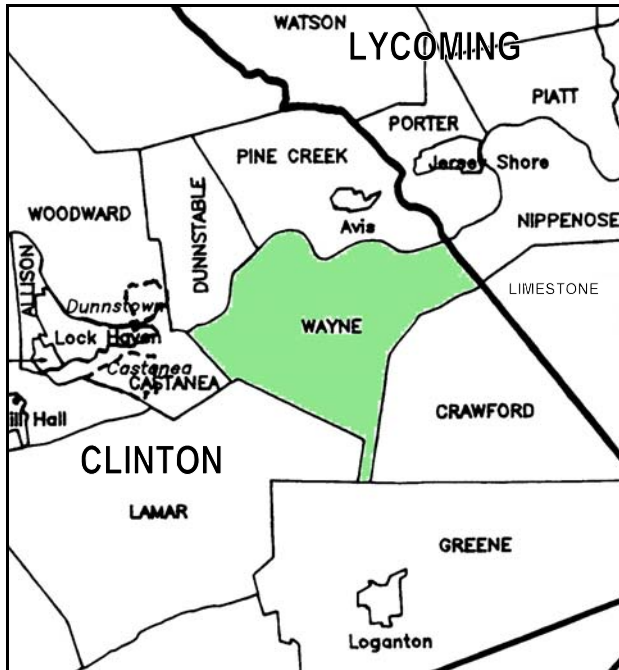
Consistency - an agreement or correspondence between matters being compared which denotes a reasonable, rational, similar, connection or relationship.

General consistency, generally consistent - that which exhibits consistency.

**County
and Regional Planning**

A key factor in formulating a local plan is the planning conducted at the county and regional level. Typically, a county-wide comprehensive plan establishes a broad framework for the future growth and development of a county. The Pennsylvania Municipalities Planning Code §301.4, states *municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan.* (See *Consistency Sidebar.*) This *Wayne Township Comprehensive Plan* is intended to maintain consistency with the recommendations of the 2014 *Clinton County Comprehensive Plan Update* to the extent that it is not untenable in terms of the key provisions of the *Township Plan*. In addition, the intent is to coordinate with the policies, plans and programs of the Susquehanna Economic Development Association-Council of Governments (SEDA-COG).

SEDA-COG is a regional multi-county development agency, which, under the guidance of a public policy board, provides leadership, expertise, and services to communities, businesses, institutions, and residents. SEDA-COG seeks to enhance growth opportunities in an environmentally sensitive manner while retaining the region's predominantly rural character. The organization is both a direct service provider and a link to other resources that can be applied to a wide range of community and economic needs. SEDA-COG is also an advocate for the interests of its communities at the state and federal levels. SEDA-COG's strengths include a county-based policy board representing public and private interests, a high level of staff expertise, a commitment to innovation, and the flexibility to respond to new opportunities and challenges. (www.seda-cog.org)



Contiguous Municipalities

Community planning, existing land use and zoning in municipalities contiguous to Wayne Township are also important to the formulation of this *Comprehensive Plan*. Wayne Township adjoins six municipalities in Clinton County and three in Lycoming County with varying statuses of planning and zoning. Similar to county plans, this *Comprehensive Plan* is intended to be generally consistent with planning in contiguous municipalities provided such planning is not completely incompatible with Wayne Township planning. Fortunately, land uses along municipal borders tend to be similar and most zoning ordinances include performance standards to minimize conflicts between dissimilar land uses.

As required by the Municipalities Planning Code (§302a) this *Plan*, when proposed, was sent to contiguous municipalities, Clinton County, and the Keystone Central School District for review and comment. In addition, the Code (§502.1b) provides standing for local municipal governing bodies to

appear before and provide comments to any contiguous municipality considering a proposed subdivision, change of land use, or land development, thereby allowing issues of conflicts to be raised. Some municipalities in the Commonwealth have formalized this process via intermunicipal agreement.

Community Involvement It is obvious that the implementation of the *Comprehensive Plan* will require broad-based community and business involvement and coordination and cooperation among various federal, state, and local agencies. It will require both a commitment of financial resources and human resources. The human resources can include both volunteer and paid staff and professional assistance. Many of the recommendations identified in the *Plan* could require increased staff support and demand for volunteer services.

Community Partnerships Cooperation among community organizations will also be critical to the future success of the community. The dedicated work of community non-profit, service and similar organizations are critical to the quality of life. The Wayne Township Volunteer Fire Department and the Township Recreation Committee development of the Wayne Nature Park with the help of many community volunteers are prime examples. All such local organizations should plan and work together to accomplish community goals and objectives.

Opportunities and Challenges

OPPORTUNITIES AND CHALLENGES

Overview

As part of the planning process, community leaders, residents, and business representatives identified past successes, current issues needing attention, and preferences for the future. Discussions revealed opportunities that the Township can capitalize on and challenges that it must address in order to protect and enhance residents' quality of life. The Township's significant opportunities and challenges are related to:

- Expansion of commercial and industrial areas
- Desire to maintain small-town, rural character
- The lack of a village center
- The ability of infrastructure (i.e. water supply) to handle growth
- Conservation of natural resources

These issues are discussed on more detail in the relevant chapters of the Comprehensive Plan. A brief description of each is provided below.

Expansion of Commercial and Industrial Areas

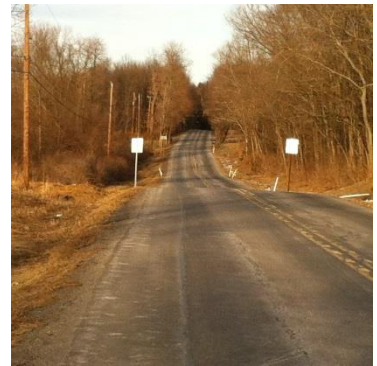
The area in the vicinity of the US 220 – McElhattan Road interchange is home to several large commercial and industrial interests, including the Clinton County Landfill, First Quality, and Truck Lite among others. This area is in the Township's Highway Interchange and Industrial Zoning Districts. There is little available land left to accommodate new commercial or industrial development in these districts and, as a result, businesses are looking to expand into areas beyond the district boundaries. This presents conflicts when commercial or industrial uses are established in close proximity to residential uses. The Township is faced with the challenge of accommodating these growing businesses while protecting its residential neighborhoods and rural character.



Source: Google Maps

Preserve Rural Character

Responses to the community survey and input from residents at comprehensive plan workshops overwhelmingly expressed a desire to preserve the Township's small town, rural character and avoid sprawling development. This character is exemplified by places like the historic crossroads at McElhattan Drive and the railroad tracks; the residential neighborhoods of Linwood Drive; the open spaces along Pine Mountain Road; the farmlands along the Susquehanna River; and the Township's forested mountainous interior. Preserving the Township's rural character is a matter of balancing growth and conservation by enabling development to take place in a logical growth area supported by proper infrastructure, and protecting areas that are not suitable for development.

**Lack of a Village Center**

Wayne Township lacks a village center—an area in the Township that would provide basic goods and services and opportunities for social interaction. A village center would contain a mix of residential use; small shops and offices; community services, such as a post office and/or library; and some civic space, such as a plaza and/or small green space for social gathering and community events. It would also contain sidewalks or paths to allow pedestrian and bicycle access. Although the area along the northern stretch of McElhattan Drive is zoned as “Village Center,” it does not yet contain the amenities of a village center. However, the potential exists to transform the area into a functioning mixed-use village center.



Need for Sewer Infrastructure

Public sewer infrastructure is not keeping pace with anticipated growth. That said, public sewer (and water) infrastructure must be planned to coordinate with the Township's development and conservation goals. Because it acts to spur growth and is costly, extension of public sewer and water infrastructure should be limited to areas designated in the Future Land Use Plan for moderate to high intensity development.

Need for Sidewalks and Trails

Sidewalks and trails are need to allow safe pedestrian access to key destinations within the Township and to link to regional trails. The highest priority needs are along Youngdale Road, McElhattan Drive, and Lynwood Drive, and at the railroad crossing at Spook Hollow and Youngdale Roads. Sidewalks should be well lit, and clearly demarcated crosswalks should be installed at road and railroad crossings. Trails are needed to establish a Township-wide trail system that connects to the regional trail system. These trails can supplement sidewalks as a means of pedestrian transportation, and also serve recreational purposes.

Protection of Natural Resources

Wayne Township contains many natural resources that are critical to the health and well-being of the local and regional population. The Township is home to the Keller Reservoir (which supplies the region's potable water) and the watershed that feeds it. The forested slopes of Bald Eagle Mountain and the floodplains of the Susquehanna River serve to protect water and air quality and provide the dramatic landscape that lend to the Township's identity and rural character. They also provide the habitat of some of the region's rare, threatened, and endangered species. Residents overwhelmingly support protection of the Townships natural resources.



Goals and Objectives

**COMMUNITY CONSERVATION AND DEVELOPMENT
GOALS AND OBJECTIVES****Need for Goals
and Objectives**

The peaceful, rural environment and exceptional quality of life in Wayne Township should be preserved for future generations. Modest levels of residential growth should be promoted to help sustain a strong municipal tax base and increase services for Township residents. Development types and densities should be guided and directed to the most appropriate and best-suited locations. Land use policies and regulations should consider the physical capabilities and limitations of the Township's land and its environment.

Any community planning effort by its very nature must include goals. Without goals there would be little direction to the future of the community. In the case of planning for a rural small town such as Wayne Township, goals establish the framework for change and growth management, and the foundation for maintaining key community characteristics. Goals pronounce the community's expectations and provide a vision of how the community plans to evolve into the future. Objectives are specific directives which help achieve the broader goals and satisfy community needs. Making decisions based on planning goals and attaining specific objectives improves the physical condition of the community and sustains and enhances the overall quality of life.

**General
Objectives**

This statement of the General Community Development Objectives is intended to set the overall tone for the *Comprehensive Plan* and its implementation. More detailed goals and specific objectives for particular aspects of the community follow.

Cooperation - To use the comprehensive planning process to explore the potential for cooperation between the Township and other municipalities and the County on growth and development issues of area wide concern.

Internal Coordination - To strive for coordination between policies, plans, and programs in the community through cooperation among governing officials, appointed boards, community interest groups, and residents.

Public Information - Achieve greater awareness, understanding and participation of residents with the recommendations in the *Comprehensive Plan* via an active public information process with such methods as a web site, newsletter, and public meetings.

Economic Development - To provide, within the context of overall community conservation, the opportunity for local business and strengthen the area economy by encouraging well-planned commercial, industrial, residential, and recreational growth which will provide for local employment, shopping facilities, and recreational opportunities which in turn will strengthen the local tax base.

Use of Land - To achieve the best use of the land within the Township while allowing for reasonable residential and commercial development. The focus will be on balancing growth and development with preservation of the environment and open space. This will ensure that the varying uses of land will complement one another and thus improve the economic, social, and aesthetic character of the overall community.

Range of Land Uses - To allow a range of residential and commercial uses at appropriate locations and establish performance standards through zoning to ensure that such uses do not unduly affect adjoining properties or the public health, safety and general welfare and are consistent with the rural character of the Township.

Population Density - To establish realistic population densities in order to ensure health standards, privacy and open space and in order to allow for the provision of community facilities and services in the most convenient and efficient manner.

Streets and Sidewalks - To maintain and improve the street and sidewalk system for better internal circulation and to enable pedestrian access to key destinations.

Facilities and Services - To provide the necessary community facilities and services to meet the needs of residents and the business community.

Environmental Protection - To guide the location of future development and establish performance standards to minimize negative impacts (*externalities*) on the natural environment.

Housing - To provide the opportunity for a wide-range and variety of housing types for individuals and families of all incomes.

Monitoring - To update and revise planning goals and objectives, and the operational tools necessary for implementation, in light of new data and changing conditions, and to meet a changing population, both current and new residents, in concert with maintaining small town character and quality environment

GOAL – LAND USE

Provide for future use of land in a manner that will preserve the community's small-town, rural character and enhance its social and economic vitality.

OBJECTIVES***Community Character***

- Focus development in the vicinity of Route 220 / McElhattan Drive and preserve the open spaces in the interior, southern portion of the Township.
- Encourage new development forms that are compatible with the Township's rural character and natural environment.
- Preserve the Township's agricultural lands.
- Establish a walkable village center on the northern end of McElhattan Drive.

LIVABLE COMMUNITIES have a balance of jobs, homes, services, and amenities and provide interconnections among these elements. Livable communities provide housing choices and are walkable and affordable. They're also well designed and attractive. Vibrant downtowns are especially important because they are the heart and soul of Pennsylvania communities, appeal to all ages, and provide the distinctive image that people take with them. We can even reshape the strip to make it more appealing and functional. Wherever new development or redevelopment occurs, location, scale, siting and design decisions should be carefully considered. (Better Models for Development in Pennsylvania, McMahon, E.T. and Mastran, S.S., The Conservation Fund and PA DCNR, 2005, p.59.)

Neighborhoods

- Balance commercial and industrial growth with the protection of existing residential neighborhoods.
- Protect the character and physical form of existing residential neighborhoods.
- Avoid potential conflicts between adjacent incompatible land uses.

Commercial and Industrial Development

- Accommodate large-scale commercial and industrial development in the Highway Interchange and Industrial Zoning Districts.
- Provide opportunities for small scale commercial and office development vicinity of Route 220 / McElhattan Drive.
- Provide for clear land development standards to improve the application and review process.

Open Space

- Conserve the open spaces in the interior, southern portion of the Township.
- Protect tracts of open space that can serve as a passive recreational facility, facilitate establishment of a public trail or greenway corridor, or that contain significant natural, scenic, and historic resources.
- Create a connected network open spaces to facilitate recreational use and/or environmental protection.

GOAL – COMMUNITY FACILITIES, SERVICES, AND UTILITIES

Ensure that community facilities, services and utilities meet the needs of the Township and are provided in areas planned for growth and development.

OBJECTIVES***Township Facilities Services***

- Continue to maintain the municipal building, equipment, and other Township assets to extend the useful life and forestall unnecessary capital expenditures.
- Systematically identify the need for local municipal community facilities and services, including useful life replacement of existing facilities, and develop a capital budget to meet the needs.
- Continue to evaluate administrative staff and technology needs to meet day-to-day operations.

COMMUNITY FACILITIES AND UTILITIES should be considered resources with limited capacities that are to be provided in appropriate places to support and implement a comprehensive plan. The location of certain key facilities, including water, sewer, schools, and roads, are often essential to providing the necessary services to accommodate more intensive residential and nonresidential development. Conversely, these services will facilitate unintended development in areas, such as important farming areas or areas with limiting natural resources, where growth may not be appropriate. (Planning Beyond Boundaries, 10,000 Friends of Pennsylvania, 2002, p. 3-18.)

Sewer and Water Utilities

- Coordinate extension of public sewer and water utilities with future land use in a manner that serves future growth without compromising open space preservation objectives.

Emergency Services

- Continue to provide support for the police, fire, and ambulance as needed to maintain a high standard of service.

Parks, Recreation, Open Space

- Provide access to Township parks and open space areas.
- Provide more access to the Susquehanna River.
- Provide regular maintenance of Township parks, trails, and open space areas.
- Create a network of open space that connects to key destination within the Township and to the regional recreation system.
- Provide for neighborhood parks within existing and future residential developments.

Trails

- Establish a network of walking and biking trails that connect to parks, open space areas, historical sites, shopping areas and other key destinations.
- Establish a system of interconnected hiking and biking trails within the Township and connect the Township's trail system to those of neighboring municipalities.

GOAL – HOUSING

Provide for housing in a variety of types and densities that meets the needs of current and future Township residents.

OBJECTIVES

- Maintain the character and integrity of the Township’s existing housing stock and residential neighborhoods.
- Provide for varied housing options to accommodate various household types and individuals and families at various life-stages and income levels.

THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE requires a comprehensive plan to meet the housing needs of current and future residents and to accommodate expected new housing in different dwelling types and at appropriate densities for households of all income levels. Zoning must provide for housing of various dwelling types encompassing all basic forms of housing, including single-family, two-family, and multifamily dwellings, mobile homes and mobile home parks.

GOAL – CIRCULATION SYSTEM

Provide for a safe and efficient circulation system that accommodates various modes of transportation and is consistent with the Township’s rural character.

OBJECTIVES

- Continue to maintain Township roads.
- Improve the flow of traffic on McElhattan Road in the vicinity of Route 220.
- Provide safe pedestrian access connects residents to shopping, work places, recreational areas and other key destinations.
- Establish bike paths and bike lanes along selected roads for commuting and recreational purposes.
- Establish a system of interconnected hiking and biking trails within the Township and connect the Township’s trail system to the regional trail system.

CIRCULATION - Planners typically talk about "circulation" rather than transportation because circulation (getting around) is the goal of the citizens they serve, whereas Transportation is just a method of achieving that goal. A good Circulation plan includes more than streets and roads – it includes means of pedestrian and bicycle circulation and, in many communities, some form of mass transportation. Although good circulation plans involve more than roads, the starting point for an existing conditions analysis of circulation is a map of streets and highways in the community. (Community Planning, An Introduction to the Comprehensive Plan, Kelly, E.D. and Becker, B., Island Press, 2000, p. 80.)

GOAL – NATURAL RESOURCES

Protect the Township’s natural features, which are critical to residents’ health and to the community’s rural character.

OBJECTIVES

- Protect mature trees and woodlands, especially large stands of woodlands with interior forest habitat.
- Promote the use native trees and vegetation for landscaping.
- Eradicate invasive species.
- Protect water supply and water quality for potable, recreational, and aquatic uses.
- Protect wetlands and floodplains.
- Maintain the stability of steep and very steep slopes.
- Preserve critical habitat areas.
- Establish a connected system of greenways for recreation and conservation purposes (i.e., to link open spaces and other destinations, provide trail corridors, enhance stormwater management, and facilitate wildlife movement).

The purpose of conservation: The greatest good to the greatest number of people for the longest time.

- Gifford Pinchot

I recognize the right and duty of this generation to develop and use our natural resources, but I do not recognize the right to waste them, or to rob by wasteful use, the generations that come after us.

- Theodore Roosevelt

If we learn, finally, that what we need to “manage” is not the land so much as ourselves in the land, we will have turned the history of American land-use on its head.

- Gaylord Nelson, Founder of Earth Day

GOAL – HISTORIC RESOURCES

Protect the Township’s historic features, which contribute to the community’s identity and heritage.

OBJECTIVES

- Inventory and document the Township’s historic resources,
- Increase public awareness of the Township’s historic resources.
- Encourage the adaptive reuse historic buildings for commercial, institutional, or other enterprise, in a manner that protects the integrity of the resource and promotes its longevity.
- Protect the natural context of historic resources and the Township’s definitive historical landscapes.
- Integrate historic resources into the Township’s open space and recreation system as key destinations and points of interest along trails and within parks.

PENNSYLVANIA has more than 100,000 historic resources identified by the National Register of Historic Places. Thousands more could be identified across the state, in cities, towns and villages, and rural areas... Historic resources are worth saving. Without these resources, communities would lose their integrity, identity, and their attractiveness to newcomers. The goal is to strike a balance between development and saving what's important to the community's past. (Better Models for Development in Pennsylvania, McMahon, E.T. and Mastran, S.S., The Conservation Fund and PA DCNR, 2005, p. 83.)

Implementation Strategies

IMPLEMENTATION STRATEGIES

Introduction

The MPC requires comprehensive plans to include a discussion of short- and long-range strategies to implement the recommendations of the comprehensive plan and advance community conservation and development goals. This chapter prioritizes the actions the Township must take in order to achieve the community's vision for its future. Each strategy is given a general timeframe for implementation and parties responsible for implementation are identified.

It is vital that a committee oversee and monitor implementation of this comprehensive plan. Its implementation strategies should be consulted regularly to ensure the Township is following through and making progress. It is also vital that the Township reach out to residents, stakeholders, area municipalities, Clinton County, and state and federal agencies. Forming partnerships will expand the Township's resources and aid in accomplishing its goals.

Format

Implementation strategies are laid out in an action plan that provides a step-by-step process that the Township can follow. Actions are listed in order of priority. As the steps are completed, they can be checked off the list. This format allows for easy tracking of the Township's progress with implementing the comprehensive plan and achieving the community's goals.

Three preliminary steps are suggested to ensure successful implementation. First, the action plan directs the Township to appoint a Comprehensive Plan Implementation Committee. This measure is to ensure that implementation moves forward and the comprehensive plan remains a working document over the coming years. Second, the Township must continue to raise awareness of the comprehensive plan and the planning strategies it is undertaking. Third, the Township must set-up the organizational structure needed for implementation (e.g. formation of various committees).

Many of the comprehensive plan's recommendations pertaining to land use, housing, natural resources, community facilities, and transportation will be implemented through updates to the Township's zoning ordinance and SALDO. Updating these ordinances is the first major implementation initiative. Other strategies specific to the various comprehensive plan elements follow the ordinance updates.

Funding Sources

A list of potential funding sources for municipal planning and related projects can be accessed online at:

PA DCED: <https://dced.pa.gov/programs/municipal-assistance-program-map/>
<https://dced.pa.gov/programs-funding/>

PA DCNR: <https://brcgrants.dcnr.pa.gov/Pages/Home.aspx>

Center for Rural Pennsylvania: <http://www.rural.palegislature.us/resources.html>

	Timeframe	Responsibility	Potential Partners	Completed (✓)
Task Planning Commission with Implementation	Immediate	BOS	Internal	
Charge the Planning Commission with the task of spearheading, overseeing, and monitoring the implementation process. The Planning Commission should meet regularly and maintain communication with any committees or organizations involved with implementation				

	Timeframe	Responsibility	Potential Partners	Completed (✓)
Raise Awareness / Involve the Community	Immediate	BOS, PC	Internal	
<ul style="list-style-type: none"> ○ Make the comprehensive plan available. Post the comprehensive plan on the township website and make a hard copy available at the township office. Encourage all township staff, board and committee members and consultants to read the plan ○ Provide news and educational material about Township and area parks, trails, historic and natural resources, and other features, services, and facilities ○ Keep the township website updated ○ Hold regular community-building social and educational events that highlight the Township's cultural, economic, historic, natural, and recreational assets ○ Advertise the township's need for volunteers (e.g. fire fighters, friends of XYZ park, Township historical society, etc.) 				

	Timeframe	Responsibility	Potential Partners	Completed (✓)
Amend Zoning Ordinance	Short-Range	BOS, PC	Planning Consultant	
<p>Amend the Zoning Ordinance to:</p> <ul style="list-style-type: none"> ○ Amend setback, landscaping, screening and buffering, noise, and lighting standards to mitigate conflicts between incompatible land uses (e.g. between commercial/industrial and residential land uses). ○ Evaluate the range of uses permitted in each district and the minimum lot sizes and setbacks. ○ Include uses not addressed by the current ordinance such as drive-in establishments, wind energy facilities, solar power generation facilities and power plants, and medical marijuana dispensaries ○ Make adequate provisions for cellular towers/communications equipment and review for conformance with the ACRE law for agricultural uses ○ Update the definitions that appear in the zoning ordinance ○ Permit accessory dwelling units in appropriate zoning districts (where lot area dimensions will accommodate such uses) as a means to provide affordable housing options, enable older relatives to reside near family, and enable seniors to age in place. ○ Provide for a mix of housing types within development projects to promote affordability. ○ Permit development of apartment units on the upper stories of commercial buildings in the Village Center area. ○ Update parking and loading standards and consider moving the standards for land development to the SALDO to provide more flexibility. ○ Replace the Planned Residential Development provisions with Conservation Subdivision Design to simplify the review and approval process. ○ Include Conservation Subdivision Design as a permitted use in the Low Density Residential, Mixed Use Village Center district and Agricultural areas. ○ Add additional sign definitions and standards to address more types of signs 				

- Review and amend as needed all provisions pertaining to trails and pedestrian and bicycle facilities to ensure access
- Adopt roadway access management standards (or these can be included in the SALDO)
- Update parking and loading standards to ensure adequate (but not excessive) space
- Create an article within the zoning ordinance that addresses natural resource protection, including provisions for:
 - Steep Slopes –include limits of disturbance within areas of steep and very steep slopes
 - Wetlands – add provisions requiring a wetland delineation and prohibiting disturbance of wetlands
 - Soils – add provisions prohibiting disturbance of hydric soils and soils with drainage limitations, and limiting soil removal, grading, and fill
 - Riparian and Wetland Buffers – add provisions requiring a minimum 100-foot buffer adjacent to surface waters and wetlands (consistent with state law, the buffer should be 150 feet on HQ waters)
 - Floodplains - update provisions as needed to comply with current state and federal standards
 - Woodlands – include tree protection, removal, and replacement standards

	Timeframe	Responsibility	Potential Partners	Completed (✓)
Amend SALDO	Short-Range	BOS, PC	Planning Consultant	
Amend the Subdivision and Land Development Ordinance to: <ul style="list-style-type: none"> ▪ Ensure consistency with zoning ordinance provisions ▪ Include more comprehensive definitions and ensure consistency with the definitions in the zoning ordinance. ▪ Provide roadway access management standards (or include this in the zoning ordinance) ▪ Provide for trails and pedestrian and bicycle facilities ▪ Ensure consistency with natural resource protection standards contained in the zoning ordinance ▪ Update landscaping provisions and prohibit use of non-native/invasive species ▪ Require provision of recreational land and facilities in new residential development ▪ Update procedures for consistency with the MPC. ▪ Specifically include the requirement of preliminary plans and final plans for all major subdivisions to ensure the financial guarantee and construction of all improvements. ▪ Require more detailed information on subdivision plans and land development plans. ▪ Require submission of plans in electronic format to reduce the number of paper copies. ▪ Include design standards to reflect current development practices, particularly road construction standards updated to current bituminous material specifications. ▪ Link stormwater management requirements to stormwater management plans and current DEP best management practices. ▪ Include parking and loading requirements for land developments in the SALDO to provide more flexibility. 				

	Timeframe	Responsibility	Potential Partners	Completed (✓)
Adopt Official Map Ordinance per MPC Art. IV	Mid-Range	BOS, PC	Planning Consultant	
Adopt an Official Map Ordinance, as enabled by MPC Article IV, that identifies future locations of: <ul style="list-style-type: none"> ○ Roads and road improvements ○ Trails and pedestrian paths ○ Public parks, playgrounds, and open space ○ Other needed community facilities 				

	Timeframe	Responsibility	Potential Partners	Completed (✓)
Create a set of Design Guidelines	Mid-Range	PC	Planning Consultant	
Create a set of design guidelines to illustrate the preferred appearance of buildings, parking areas, streetscapes, and features within commercial and mixed-use areas				

	Timeframe	Responsibility	Potential Partners	Completed (✓)
Trails and Parks	Mid-Range	BOS, PC	Clinton County, Lock Haven City Authority, DCNR, Rails-to-Trails	
<ul style="list-style-type: none"> ○ Raise awareness of the Township's existing recreational facilities and promote their use: <ul style="list-style-type: none"> ▪ Post directional signage on roads, and informational and interpretive signage at parks and trailheads ▪ Provide updated information and mapping of parks and trails on the Township website, and provide links to county resources, area hiking clubs and similar organizations ▪ Organize a program of regular park and trail-based events (community picnics, nature walks, etc.) ▪ Encourage residents to form volunteer based park and trail groups (for example, "Friends of [xyz] Park" and "Friends of [xyz] Trail") to assist with park/trail maintenance and event organization ▪ Regularly publish information about the Township's recreational facilities and recreational programs/events in a Township newsletter and on the Township website ○ Continue to partner with and assist the County in implementing the Pine Creek Connector Trail ○ Pursue development of the proposed Spook Hollow Access. In addition to providing access to the West Branch Susquehanna River Water Trail, the Access would be constructed to serve as a trailhead for the Pine Creek Connector and Mid-State Trail ○ Encourage the Lock Haven City Authority to establish a trail network on its properties and partner with the Authority as appropriate. Encourage the Authority to link this trail network to the Pine Creek Trail Connector and the Mid-State Trail so that trail users can access it by foot and thereby reduce the demand for parking and the number of vehicles entering the watershed area 				

	Timeframe	Responsibility	Potential Partners	Completed (✓)
Housing	On-going	Code Officer	Internal	
<ul style="list-style-type: none"> ○ Enforce property maintenance codes to ensure that the condition of housing remains sound and to preclude negative effects on the community ○ Ensure that rental properties' conditions comply with standards and support the rental market ○ Enforce regulations pertaining to nuisances 				

	Timeframe	Responsibility	Potential Partners	Completed (✓)
Transportation	On-Going	BOS, Twp Mgr	Twp Transportation Engineer, Clinton County, SEDA-COG	
<ul style="list-style-type: none"> ○ Adopt a Complete Streets Policy, which directs transportation planners and engineers to include, as applicable, design for pedestrian, bicycle, and landscaping in both new road construction and retrofit or road improvement projects ○ Complete and update regularly a detailed inventory and evaluation of municipal streets, including traffic signals, signs, sidewalks and crosswalks ○ Maintain an inventory of road maintenance equipment as a means to plan for replacements and to include in the capital improvements program ○ Create a capital improvement program for transportation facilities, including pedestrian and bicycle facilities, to plan and budget for improvements ○ Maintain communications with the County and SEDA-COG regarding regional transportation initiatives 				

	Timeframe	Responsibility	Potential Partners	Completed (✓)
Emergency Service and Utilities	On-going	BOS	State Police, Fire Dept., CCSWA, Gas Utility	
<ul style="list-style-type: none"> ○ Monitor police, fire and ambulance response times and consider intermunicipal cooperation if warranted ○ Continue to maintain current public water supply and wastewater disposal within the Growth Area ○ Encourage regular testing of private wells ○ Require regular pumping of on-lot septic systems ○ Continue to work with CCSWA for solid waste disposal and recycling ○ Work with the local gas utility to bring service to the Township 				

	Timeframe	Responsibility	Potential Partners	Completed (✓)
Historic Resource Protection	Long-Range	Public Trans Committee	Clinton County, Clinton County Historical Society, Clinton County Genealogical Society	
<ul style="list-style-type: none"> ○ Form a Historic Resources Committee or Township Historical Society to inventory the Township's historic resources ○ Once historic resources are inventoried, amend the zoning ordinance to include historic resource protection measures in the form of an overlay district that applies to all identified historic resources in the Township. Provisions would include: <ul style="list-style-type: none"> ▪ Creation of a historical commission to maintain resource inventory and act in an advisory capacity ▪ Demolition and demolition by neglect, enabling a review of applications for demolition, removal, or relocation of historic resources by a Township historical commission ▪ Design guidelines for new construction near a historic resource to ensure compatibility ▪ Adaptive reuse, facilitating the retention and conversion of a building to a use other than the one for which it was originally designed ○ Integrate historic resources in the Township's open space and recreation system as points of interest 				

Land Use Plan

LAND USE PLAN

Introduction

A community's growth and development is affected by a broad range of interrelated factors including such things as regional location, the transportation system, natural resources, land suitability for development, available community facilities such as sewage disposal, condition of the general economy, local land values and real estate taxes. A change in one factor will in all likelihood result in a change in another factor and the overall character of the community. In short, how a community's character has developed and how it will change into the future are the result of a complex interaction of sometimes opposing forces played out over the community's history.

Since its 1992 comprehensive plan, Wayne Township has experienced an increase of growth and development. New housing development and expanding industrial development are reflected in the township's land use pattern. The demographic analysis (Chapter 12) also reveals the extent of this growth with the Township's population almost doubling between 1990 and 2010. Population projections show continued growth through 2030, and a build-out analysis shows that if the Township were to fully develop according to existing zoning the population would triple.

The purpose of this land use plan is to devise a strategy to effectively manage future growth, balancing the need to accommodate growth and economic development with the need to conserve natural resources. To accomplish this objective the land use plan is coordinated with natural and historic resource protection and infrastructure planning to produce an efficient development pattern that reflects the Township's land use goals, preserves its rural character and identity, promotes economic viability, enhances the community's quality of life, and protects residents' health, safety, and welfare.

Existing Land Use

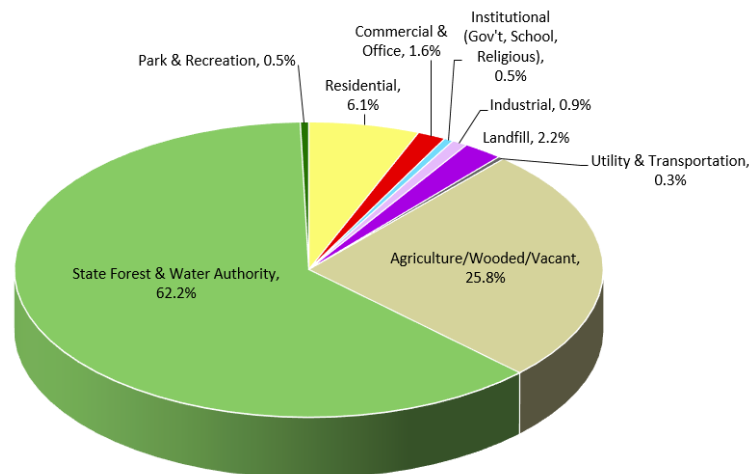
The Existing Land Use map shows individual tax parcel coded according to the current use of the property (i.e. not according to their zoning classification) (Map 1). Wayne Township's current land use pattern is one where development is concentrated in a central area and becomes less intense in the outlying areas. The pattern is comprised of four tiers. In the first tier, commercial and industrial development are concentrated in the vicinity of the McElhattan Drive/Route 220 interchange. Residential development surrounds the interchange and extends along Youngdale Road and Pine Mountain Road making up the second tier. Agricultural and undeveloped wooded/vacant lands surround the residential development and make up the third tier. The fourth tier is dominated by large woodland areas comprised of State Forest and City of Lock Haven Water Authority land.

The amount of land devoted to various land uses is as follows:

- Developed land other than residential land (i.e, commercial and office, institutional, industrial, landfill, and utility and transportation) comprise 743 acres or 5.4% of the Township's total land area.
- Residential development occupies 832 acres or 6% of the Township's total land area.
- State Forest and Water Authority land are the largest land uses at 8,521 acres or 62.4% of the Township's land area.
- Agricultural/Wooded/Vacant land occupies 3,536 acres or 25.8% of the Township's land area.

Existing Land Use	Acres	% of Twp
Residential	832	6.1%
Commercial & Office	213	1.6%
Institutional (Gov't, School, Religious)	70	0.5%
Industrial	117	0.9%
Landfill	298	2.2%
Utility & Transportation	45	0.3%
Agriculture/Wooded/Vacant	3536	25.8%
State Forest & Water Authority	8521	62.2%
Park & Recreation	64	0.5%

Source: Consultant's Analysis



Build-Out Analysis

A build-out analysis estimates the amount of additional development that could occur in the Township if land use policy remained unchanged and development went forward according to existing zoning parameters. Although current zoning permits development in the State Forest and Water Authority lands, the build-out analysis assumes that they will not be developed. For all other properties in the Township, the net buildable area is estimated and permitted development

densities are applied to calculate potential new residential dwelling units and nonresidential development. Results of the analysis estimate that:

- Full build-out would result in a loss of approximately 2,921 acres of agricultural/wooded/vacant land.
- An additional 1.87 million square feet of nonresidential development could be constructed.
- An additional 1,545 to 2,592 dwelling units could be constructed (the range is based on availability of public sewer and use of PRD).
- Using the 2010 Census figure of 2.53 persons per household, full build-out would yield approximately 3,900 to 6,500 new residents.

It is very unlikely that the Township will fully build-out within the ten year window of this comprehensive plan. However, the analysis gives an idea of the potential ramifications of the current zoning ordinance and helps guide the future land use plan.

Build-Out Analysis Estimates				
Zoning District	# of Dwelling Units			Square Feet
	On-Lot S/W	Public S/W	With PRD in R-1	Non-Residential Development
A	434	434	434	-
HI	-	-	-	629,587
LI	-	-	-	515,196
MU	67	67	67	644,581
OS/R	126	126	126	-
R-1	836	1,736	1,736	-
R-2	67	145	198	-
VC	15	31	31	79,939
Total	1,545	2,539	2,592	1,869,303

LAND USE MANAGEMENT ORDINANCES

Zoning and SALDO

Wayne Township has adopted a zoning ordinance and a subdivision and land development ordinance (SALDO), the two most used land use management tools in the Commonwealth. A zoning ordinance divides a municipality into districts to designate areas of a community where certain types of uses are permitted -- residential vs. commercial vs. industrial. Simply stated, zoning also regulates lot size, building height, setbacks and how nonresidential uses operate in terms of potential community effects such as noise and lighting. A SALDO governs how land is divided into lots and the development of commercial buildings (known as land developments). The SALDO also sets standards for the infrastructure, such as roads, sewage disposal, water supply and stormwater management facilities, required to serve major subdivisions and commercial

land developments. This is important to ensure that new development is an asset to the community.

Zoning Ordinance The Wayne Township Zoning Ordinance was enacted in July 2002 and delineates the following zoning districts:

- R-1 Low Density Residential District
- R-2 Moderate Density Residential District
- MU Mixed Use District
- VC Village Center District
- HI Highway Interchange District
- LI Light Industrial District
- A Agricultural District
- O/R Open Space / Recreation District
- FF & FP Flood Fringe & General Floodplain Overlay District
- FW Floodway Overlay District

In addition to the typical standards governing lot size, setbacks, building and lot coverage, the zoning ordinance provides detailed standards for many specific uses ranging from adult entertainment establishments to truck terminals. With some updates, the zoning ordinance should serve the Township for many years. The Township should, in any case, continually monitor the effectiveness of the ordinance and make the necessary changes to address new types of land uses and changing community conditions.

FUTURE PLANNING POLICIES AND ACTIONS

Future Land Use Plan Wayne Township's vision for future development and conservation is depicted in the Future Land Use Plan (Map 2). The Future Land Use Plan is intended to accommodate growth and provide needed community services while preserving the Township's rural character and conserving natural resources. It addresses land conservation, sustainable residential development, creation of a village center, opportunities for commercial and industrial development, and remedies for potential conflicts between incompatible land uses.

The development pattern proposed in the Future Land Use Plan is coordinated with the Natural Resource Protection Plan, Historic Resource Protection Plan, Transportation Plan, and Community Facilities & Utilities Plan. The Future Land Use Plan forms a development pattern based on a gradient of density. It focuses the highest intensity of development in a "growth area" in the vicinity of the Rt 220/McElhattan Road interchange to take advantage of road capacity and existing utilities and public services, and to provide a community focal point. Agricultural land use extends along the Susquehanna River to the north of the growth area. Surrounding the growth area to the south is an area of low density residential development that serves as a transition to the open spaces of the Township's interior. The Mixed Use Area is located in the vicinity of Pine Station and supports a mixture of commercial, civic, and residential uses.

The land use categories shown on the Future Land Use Plan are as follows:

GROWTH AREA

This is the site of the vast majority of the Township's existing development. Future development will be focused in this area and will include commercial, industrial, village center, and medium density residential development. This area has access to McElhattan Drive and the US 220 interchange, and has the greatest potential for connection to the Township's public sewer and water supply.

Within the Growth Area are the following:

Commercial and Office Area

With its central location and immediate access to the US 220 interchange, the Commercial and Office area is intended to primarily accommodate large-scale commercial and office development and light-industrial uses. Redevelopment of the Bald Eagle Outlet center (e.g., conversion of some parking area into buildings) into a viable commercial, office, and/or light industry complex is a possibility. Certain uses within the Commercial and Office Area will be classified as "uses permitted by right" in order to allow a more efficient development review process. Building cover and impervious cover limits may be increased to enable growth to occur within the Township's existing commercial area, rather than encroaching into outlying residential areas. Appropriate building setbacks, landscaping, buffering, light, odor, and noise standards will effectively mitigate potential conflicts with surrounding residential uses and enhance the visual appeal of the streetscape.

Industrial Area

The Industrial area encompasses the Township's existing industrial uses, including the Wayne Township Landfill. With its access to sewer, water, and transportation infrastructure, this area is intended to accommodate future development of light-industrial uses. Certain uses within the Industrial Area will be classified as "uses permitted by right" in order to allow a more efficient development review process. Building cover and impervious cover limits may be increased to enable growth to occur within the Township's existing industrial area, rather than encroaching into outlying residential areas. Appropriate building setbacks, landscaping, buffering, light, odor, and noise standards will be required in order to effectively mitigate potential conflicts with surrounding residents and enhance the visual appeal of the streetscape.

Village Center

The Village Center runs along both sides of McElhattan Drive north of Youngdale Road and surrounds the railroad crossing. The area currently reflects the character of a historic village and has an inviting streetscape with a sidewalk, lamps, banners, and many homes and small-scale businesses. The intent of the Village Center is to develop this area as a focal point of the community by accommodating a mix of village-scale commercial, office, and residential uses. Residential dwelling units will be permitted on the upper floors of commercial and office buildings. It will be a walkable area connected to surrounding

residential neighborhoods and the Township's commercial and industrial areas. Installation of landscaping along the street frontage of existing industrial uses on the east side of McElhattan Road would help to blend those properties into the village setting.

Medium Density Residential Areas

The Medium Density Residential areas are located adjacent to the Township's commercial and industrial center and along McElhattan Drive and Pine Mountain Road. These areas are intended to accommodate all types of residential development (single-family detached, single-family attached, two-family, multi-family, and mobilehome park). Conservation Subdivision Design (see below) and Cottage Housing (see Chapter 9, Housing Plan) will also be permitted.

LOW INTENSITY DEVELOPMENT/CONSERVATION

Areas outside the Growth Area provide for low density residential development, agriculture, open space, and recreation. These less intensive forms of development will help preserve the Township's critical natural resources and its rural setting, and avoid costly infrastructure expansion and maintenance. The Township also encourages the voluntary placement of conservation easements on properties in these areas.

Low Density Residential Area

The Low Density Residential area will serve as a transition zone between the more intensely developed Growth Area and the open spaces of the Township's interior. Located along local roads in the Township's more rural areas, it will primarily accommodate single-family residential use consistent with low-density, rural-residential development. Conservation Subdivision Design should also be a permitted use (see explanation of Conservation Subdivision Design on next page).

Open Space and Recreation Area

The Open Space and Recreation Area contains the definitive feature of Wayne Township and the larger region: Bald Eagle Mountain. However, its mountainous terrain, scenic value, and vital importance to the natural environment and public health make the area largely uncondusive to development. Dominated by steep slopes in excess of 25 percent, much of the area is unbuildable or at risk of erosion if disturbed. Furthermore, it contains all three of the Township's identified Core Habitat Areas, as well as all of the headwaters of the High Quality streams that drain into Keller Reservoir (a main source of public drinking water) and the Susquehanna River.

Most of the Open Space and Recreation area is owned by the Lock Haven City Water Authority and the PA Department of Conservation and Natural Resources (as State Forest Land). A small number of privately-owned properties exist. Although it is presumed that the Water Authority and State forest lands will remain in their current use for the foreseeable future, there are no guarantees. The Township wants to ensure that this area is preserved as a large, contiguous, undisturbed forest in order to protect its environmental, scenic, and public

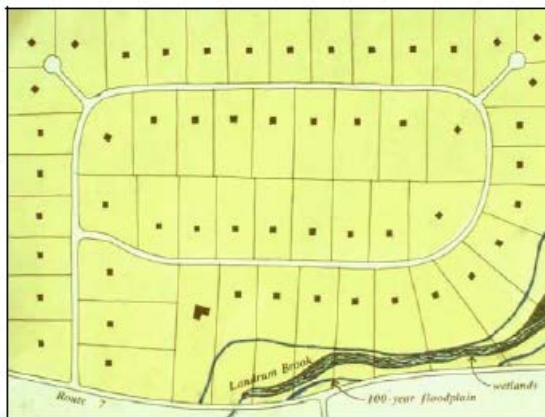
health qualities. Thus, the Open Space and Recreation area is intended to encourage land use activities that are compatible with this goal. These uses will primarily include those directly related to open space preservation and outdoor recreation.

Conservation Subdivision Design

Based on the density set in the zoning ordinance, conservation subdivision design permits the same number of units on a parcel as a conventional subdivision, but with a reduction in minimum lot size. A specified percentage of land is set aside as permanent open space. Development is shifted to more appropriate areas of the site by designing and situating home lots around the natural features of the parcel.

For example, at one dwelling unit per acre, a 100-acre parcel would yield 100 dwelling units. Under conservation subdivision design with a 50% open space set aside, those 100 units would be contained on 50 acres and lot sizes would need to be one-half acre.

In addition to preserving open land, conservation subdivision design reduces development costs (and commitment of resources) given shortened road and water and sewer line length, minimizes long term maintenance costs of such improvements, and limits environmental effects such as soil disturbance and storm water.



Conventional subdivision, 55 2-acre lots, 130 acres.
(Source: www.landchoices.org)



Conservation design, same parcel, 55 3/4-acre lots.
(Images courtesy Randall Arendt, *Conservation Design Subdivisions*, Island Press, 1996)

Agriculture Area

The Agriculture Area extends along the Susquehanna River. Because it is nearly entirely within the flood hazard area (FEMA 100-year floodplain), which carries a risk of property damage and loss of life, development of this land is discouraged and less intensive agricultural, open space, and recreational uses are preferred.

MIXED USE AREA

The **Mixed Use Area** is located along the Susquehanna River east of the Growth Area. It derives from the Township's existing Mixed Use (MU) zoning district. The purpose of this district is to provide an opportunity for a variety of land uses

including some higher intensity commercial uses. However, being predominantly agricultural and woodland with some low density residential use, this area contributes significantly to the Township's rural character; mixed use zoning would be more appropriately located within the Growth Area. Furthermore, much of the current MU zoning district area is in the 100-year floodplain and the land uses permitted in the MU district are either provided for in other zoning districts or could be provided for in other zoning districts. For these reasons, although it is shown on the Future Land Use map, this Comprehensive Plan recommends that the Township consider incorporating this land into the Agricultural zoning district.

Actions: Zoning

Recommended Zoning Ordinance actions are as follows:

- Specify permitted principal uses in the Highway Interchange and Industrial districts.
- Amend setback, landscaping, screening and buffering, noise, and lighting standards to mitigate conflicts between incompatible land uses (e.g. between commercial/industrial and residential land uses).
- Evaluate the range of uses permitted in each district and the minimum lot sizes and setbacks.
- Include uses not addressed by the current ordinance such as drive-in establishments, wind energy facilities, solar power generation facilities and power plants, and medical marijuana dispensaries.
- Make proper accommodation for cellular towers/communications equipment.
- Review for conformance with the ACRE law for agricultural uses.
- Update the definitions:
 - Provide a definition for all uses listed in districts, including updated definitions from the MPC for agriculture, forestry, and no-impact home-based business.
 - Provide exemptions from the land development definition per the MPC: three-unit residential conversions, accessory buildings (including farm buildings) and amusement park rides.
 - Amend the *family* definition to control group housing in dwellings.
 - Replace the definition of *minerals* with the Municipalities Planning Code (MPC) definition which includes *natural gas* and provide standards for natural gas related uses such as gas wells, compressor stations and gas-fired power plants.

- Provide for a mix of housing types within development projects to promote affordability.
- Permit accessory dwelling units in appropriate zoning districts (where lot area dimensions will accommodate such uses) as a means to provide affordable housing options enabling seniors to age in place and older relatives to reside near family.
- Permit development of apartment units on the upper stories of commercial buildings in the Village Center area.
- Update parking and loading standards and consider moving the standards for land development to the SALDO to provide more flexibility.
- Replace the Planned Residential Development provisions with Conservation Subdivision Design to simplify the review and approval process.
- Include Conservation Subdivision Design as a permitted use in the Low Density Residential, Mixed Use Village Center district and Agricultural areas.
- Add additional sign definitions and standards to address more types of signs

Actions: SALDO

Recommended actions for the SALDO are as follows:

- Include more comprehensive definitions and ensure consistency with the definitions in the zoning ordinance.
- Update procedures for consistency with the MPC.
- Specifically include the requirement of preliminary plans and final plans for all major subdivisions to ensure the financial guarantee and construction of all improvements.
- Require more detailed information on subdivision plans and land development plans.
- Require submission of plans in electronic format to reduce the number of paper copies.
- Include design standards to reflect current development practices, particularly road construction standards updated to current bituminous material specifications.
- Link stormwater management requirements to stormwater management plans and current DEP best management practices.

- Include parking and loading requirements for land developments in the SALDO to provide more flexibility.

Additional Actions

Additional recommended actions are as follows:

- Form a Township Open Space Committee to conduct education and outreach and work with landowners to conserve land through voluntary conservation easements and other available means.
- Consider financing options to generate funds for open space conservation.
- Create a set of design guidelines to illustrate the preferred appearance of buildings, parking areas, streetscapes, and other features within the commercial and village center areas.

Community Facilities and Utilities Plan

COMMUNITY FACILITIES AND SERVICES PLAN

Introduction

For the purposes of this comprehensive plan, community facilities and services refers to the facilities and services provided by the Township and quasi-public institutions that serve the Township. This includes municipal facilities, emergency services (police, fire, and ambulance), public schools, parks and recreation, trails, and sewer and water utilities.

Community facilities and services act as a tool or guide or stimulate development, but if not planned wisely, they can trigger unexpected growth. For example, extension of public water or sewer facilities can remedy an existing environmental problem but may lead to unexpected (and perhaps undesired development). A road improvement intended to ease traffic congestion can have a similar effect, resulting in even more traffic and more development.

To avoid unintended consequences, this plan coordinates community facilities and services with the development pattern advocated by the Future Land Use Plan (see Chapter 6). That is, community facilities and services, including public water and sewer infrastructure, are planned for the Growth Area. Concentrating facilities and services the Growth Area in close proximity to Township's population center and business community makes them more accessible and enables more cost efficient delivery of facilities and services. Public sewer service would only be extended outside of the Growth Area where site conditions are unsuitable for on-lot septic systems or to remedy a persistent problem with malfunctioning systems.

Municipal Facilities

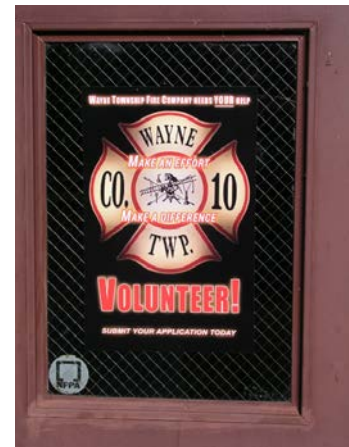
Wayne Township is governed by a three-member Board of Supervisors which is advised by a seven-member Planning Commission. The Township employs one part-time administrative staff person. The municipal building, built in 1989, and maintenance garage are situated on a one-acre parcel located at 733 Pine Mountain Road in McElhattan. The Township is providing and maintaining staff, facilities, and services within its means based on available revenues.



Emergency Management Emergency services are provided by the Clinton County Department of Emergency Services (CCDES). The CCDES was created in January 2005 through consolidation of the 9-1-1 Communications Department and the Office of Emergency Management. CCDES provides preparedness for, and response, recovery, and mitigation of emergencies. It handles 9-1-1 emergency calls, emergency dispatch, firefighter and EMS training programs, and HAZMAT and disaster response coordination.

Police Protection Policing services are provided by the Pennsylvania State Police, located in Lamar. The Lamar station is at 7127 Nittany Valley Drive.

Fire Protection Fire protection is provided by the Wayne Township Volunteer Fire Company. The firehouse is located on Linwood Avenue adjacent to the municipal park. In addition to housing firefighting equipment, it has rooms for meetings and social activities. All of the Fire Company's personnel are volunteers and volunteers are a constant need. Training of new volunteers is coordinated with the assistance of the Training Coordinators office in the Clinton County Department of Emergency Services. Funding for equipment and operations is generated through fundraising activities, grants, private donations, and state relief funds.



Ambulance Service Ambulance service is provided by Lock Haven EMS, located in the City of Lock Haven. In addition to Wayne Township and Lock Haven, service is provided to Flemington Borough, Allison, Gallagher, Woodward, Dunnstable, and Colebrook Townships, and parts of Grugan, Castanea, and Bald Eagle Townships. There is some concern over slow response to calls for service originating in Wayne Township.

Schools Wayne Township is part of the Keystone Central School District (KCSO), the largest district in Pennsylvania in terms of geographic size. KCSO includes the parts of Clinton, Centre, and Potter Counties. Enrollment in KCSO schools is approximately 4,350. Students from Wayne Township attend Robb Elementary School (located in Lock Haven), Central Mountain Middle School and Central Mountain High School, both located in Bald Eagle Township.

In addition to the public schools, there is Lock Haven Catholic School, Sugar Valley Charter School, several faith-based private schools, and the PA Cyber School. Several preschool and early childhood learning programs for low-middle income families are available throughout the County, including MOM's, Inc. located at Bald Eagle Court in McElhattan.

Parks

Wayne Township owns and maintains three parks (see Map 3):

Wayne Township Municipal Park - Located on Linwood Drive behind the fire department, the park contains a playground, tennis court, basketball court, baseball field, and three picnic pavilions, and is home to the Township's summer recreation program. The park is approximately 3.5 acres.



Alan Gardner Memorial Park – Located on Old Riverview Road behind the municipal building, Alan Gardner Memorial Park is approximately 7 acres and contains a 20-car parking lot, a playground, picnic pavilion, and a PA Fish and Boat Commission boat launch providing access to the West Branch of the Susquehanna River.



Wayne Township Nature Park – Located on Linnippi Trail the Nature Park is approximately 10 acres and contains three picnic pavilions, walking trails, and a restroom.



Zindel Park – Zindel Park is situated at the north end of Reservoir Road on land owned by the Lock Haven City Water Authority. The park is unimproved, with the exception of a paved parking area.

State Recreation

The Tiadaghton and Bald Eagle State Forests occupy approximately 5,700 acres of land in Wayne Township. The two State Forests contain hiking and cross country skiing trails. The Mout Logan Natural Area lies within Bald Eagle State Forest and is located in Wayne Township just west of the Linnipi Village neighborhood.

Trails

Wayne Township has been actively pursuing the development of trails in an effort to connect the regional trail system through the Township. Trails and trail initiatives in the Township include:

Pine Creek Trail Connector – Plans for development of the Pine Creek Trail Connector are detailed in the Clinton County *Greenways & Open Space Plan* adopted in November 2010. The purpose of this trail is to provide a connection between Lock Haven and the southern end of the Pine Creek Rail Trail in Lycoming County.

In Wayne Township, the connector trail as originally conceptualized would run along the PPL right-of-way from the border of Castanea Township through Youngdale and the landfill and into Pine Creek Township via the



existing railroad bridge. Negotiations between Wayne Township and PPL resulted in the Township's acquisition (via donation from PPL) of the portion of the right-of-way that extends from McKinney Road to McElhattan Drive. The Township was not able to secure the other segments of the right-of-way due to complications with land titles, but has offered to assist the County with negotiations should it decide to pursue a purchase of the remaining segments.

As shown on Map 3, the Township has completed the trail along the PPL right-of-way segment from McKinney Road to McElhattan Drive. Until the remaining right-of-way segments are secured, the Pine Creek Connector Trail will follow an alternate route along Youndale Road, McKinney Drive, and Spook Hollow Road and crossing into Pine Creek Township via the railroad bridge on the east side of the landfill. Trail users will have the option to detour onto the "neighborhood trail" following it from the McKinney Road-Youngdale Road intersection to McElhattan Drive. The sidewalk along McElhattan Drive provides a link back to the trail at western end of Spook Hollow Road. This detour creates a 2.7 mile loop. Trailhead access could be provided at the proposed Spook Hollow Access (see below).

Mid-State Trail – The Mid-State Trail is a 319 mile hiking trail that traverses the middle of Pennsylvania from north to south. Its northern end connects to the West Rim Trail at the Pennsylvania-New York border in Tioga County; its southern end links to the Green Ridge Hiking Trail in Maryland at the Mason-Dixon Line.

The trail enters Wayne Township via the McElhattan Drive Bridge then follows Spook Hollow Road, Pine Mountain Road, and Pine Loganton Road to Bald Eagle State Forest. Just as Pine Loganton Road enters the State Forest, the trail leaves the road and heads in a southeasterly direction through the State Forest and into Crawford Township. A trailhead access could be provided in conjunction with the proposed Spook Hollow Access (see West Branch Susquehanna River Water Trail above).

In cooperation with the DCNR, parts of the trail are maintained by volunteers from the Mid-State Trail Association. More information is available at <http://www.hike-mst.org/>.

West Branch Susquehanna Water Trail – The West Branch Susquehanna Water Trail is part of the Pennsylvania Water Trails System, Susquehanna Greenway Partnership, and Chesapeake Bay Gateway Network. It is a 228-mile river trail designated by the PA Fish and Boat Commission, starting at Cherry Tree in Indiana County and ending at the confluence with the North Branch Susquehanna River in Northumberland/Sunbury. A guide to the trail is available from the Pennsylvania Lumber Heritage Region at <http://www.lumberheritage.org/watertrailmap1.htm>.

The Clinton County Greenways & Open Space Plan examines existing and potential access to the Water Trail. This includes two river access points in

Wayne Township: the existing access at Alan Gardner Memorial Park and a potential access point at the foot of the McElhattan Drive Bridge near Spook Hollow Road.

- The **existing PA Fish and Boat Commission Pine Access** is located within Alan Gardner Memorial Park (see “Parks” section on previous page). It is an asphalt boat launch and has interpretive signage referencing the Water Trail. Landing Marker signage visible from the river is needed, as is signage directing trail users to local businesses and attractions.
- The **proposed Spook Hollow Access** would be located in the public right-of-way at the foot of the McElhattan Drive Bridge near Spook Hollow Road. A site plan is needed that includes parking facilities, an access driveway, site stabilization, and signage. This site could also serve as a trailhead access to the proposed Pine Creek Trail Connector and the Mid-State Trail.



Potential Lock Haven City Water Authority Trails – The Lock Haven City Water Authority owns nearly 2,900 acres of land in the heart of Wayne Township. This land comprises the watershed that supplies potable water to the Lock Haven region. There is great potential to establish a trail network on the Water Authority’s land, but care must be taken to avoid adverse impacts on the watershed resulting from trail use. The Township should engage with the Water Authority, the County, and other pertinent agencies to pursue establishment of a trail network. Additionally, a walking and/or bicycle path should be established, perhaps alongside Reservoir Road, to link the developed center of Wayne Township to any future Water Authority trail system.

Sidewalks/Bike Paths Safe pedestrian and bicycle access should be installed to link residential neighborhoods to the Township’s key destinations, providing access to shopping, jobs, parks, and trail heads. Enabling pedestrian and bicycle travel

reduces traffic and carbon emissions and promotes physical exercise. All future road improvements should include accommodations for pedestrians and bicycle access.

Water Supply

Most residences are served by the public water system, which extends throughout the developed areas of the Township along the Route 220 corridor. Residences in the Township's interior rely on private wells. The Township's public water system is owned and operated by the City of Lock Haven Water Authority. Keller Reservoir is the primary water source. The reservoir and its watershed are located in Wayne Township. The Ohi Reservoir in neighboring Greene Township is a supplementary impoundment upstream of the Keller Reservoir. The two reservoirs have a combined storage capacity of 650 million gallons.

To avoid costly expansion of infrastructure and to provide for growth in a logical and coordinated manner, this plan supports the provision of public water service within the Growth Area shown on the Future Land Use Plan.

Wastewater Disposal

As shown on Map 4, public sewer service is provided to residences in Chatham Village and Linnipi Village, and to residences on Morning Glory and Buttercup Lanes. The industrial park and prison are also served by public sewer. The remainder of the Township relies on on-lot septic systems.

Two authorities jointly provide sewer services to the Township. The Wayne Township Authority provides the sewage collection system and the Pine Creek Municipal Authority (PCMA) provides the wastewater treatment. Wayne Township Authority owns its collection system, which consists of two pump stations and approximately eight miles of sewer lines. The PCMA owns, operates, and maintains the treatment plant which is located just south of Avis Borough and discharges to the West Branch Susquehanna River.

On-lot septic systems are in use throughout the remainder of the Township with a concentration of systems in the Youngdale and Shoemaker Road areas. According to the Act 537 Plan, much of the area is not suitable for conventional on-lot septic and an alternate system is required. Landowners having on-lot septic systems are required by the Township's Act 537 Plan to have their system inspected every three years and pumped or otherwise updated if determined necessary by the inspection.

To avoid costly expansion of infrastructure and to provide for growth in a logical and coordinated manner, this plan supports the provision of public sewer service within the Growth Area shown on the Future Land Use Plan, and at Linnipi Village, Morning Glory and Buttercup Lanes. Public sewer service would only be extended outside of these areas where site conditions are unsuitable for on-lot septic systems or to remedy a persistent problem with malfunctioning systems. The Act 537 Plan recognizes that extension of the public sewer system into less populated areas of the Township is very costly and would result in high user fees.

Natural Gas

Wayne Township lies just south of the Marcellus Shale geological formation, which underlies the northern two-thirds of Clinton County. The Leidy Storage Field, located in Clinton County, is one of the largest underground storage facilities in the United States. Gas is pumped into the storage field from Marcellus wells across Pennsylvania and from as far away as Louisiana. It is then pumped out to cities on the eastern seaboard via distribution lines for use in power plants and home heating.

Wayne Township residents and officials have expressed a need for the extension of natural gas service into the Township especially to residential areas. To reduce costs, gas lines could be installed in conjunction with infrastructure requiring trench and restoration work.

Solid Waste & Recycling

Solid waste management is guided by the Clinton County Solid Waste Plan, which requires the County to ensure permitted processing and disposal of solid waste for all County municipalities. The Clinton County Solid Waste Authority (CCSWA) owns and operates the Wayne Township Landfill located in McElhattan. The landfill was originally permitted in 1973 and was recently expanded to increase its capacity by approximately 20 more years. Its maximum daily volume is 750 tons.

CCSWA also owns and operates a recycling drop-off center on Pine Mountain Road adjacent to the landfill. CCSWA provides bi-weekly curbside recyclables collection to the Township for a low annual fee.

FUTURE PLANNING POLICIES AND ACTIONS**Recommendations**

Recommendations to address needs related to community facilities and services are as follows:

- Avoid sprawling development and focus new development in the Growth Area and in close proximity to the Rt 220 / McElhattan Drive interchange to reduce emergency response times and to reduce the costs of delivering services and infrastructure.
- Based on the condition and adequacy of the Township building, equipment, and staffing requirements, no building improvements, equipment or staff additions are planned for the near term. The Township will, however, monitor its ability to continue providing high-quality services and will make adjustments to facilities and staffing as needed.
- The Township will continue to rely on the Pennsylvania State Police, but will periodically evaluate the need for a local or regional police force.

- The Township will continue to receive ambulance service from Lock Haven EMS and will explore with Lock Haven EMS the possibility of establishing a substation in McElhattan to reduce response times.
- Raise awareness of the Township's parks and trails and promote their use and longevity:
 - post directional signage on roads, and informational and interpretive signage at parks and trailheads;
 - provide updated information and mapping of parks and trails on the Township website, and provide links to county resources, area hiking clubs and similar organizations;
 - organize a program of regular park and trail-based events (community picnics, nature walks, etc.);
 - encourage residents to form volunteer based park and trail groups (for example, "Friends of [xyz] Park" and "Friends of [xyz] Trail") to assist with park/trail maintenance and event organization; and
 - regularly publish information about the Township's recreational facilities and recreational programs/events in a Township newsletter and on the Township website.
- Move forward with installation of the "neighborhood trail" on the PPL ROW segment from McKinney Road to McElhattan Drive.
- Continue to partner with and assist the County in implementing the Pine Creek Connector Trail. Until such time as the remaining PPL ROW segments are acquired, the Township should work with the County, DCNR and others to establish the alternate trail route (described above) by installing/upgrading pedestrian and bicycle paths as necessary.
- Pursue development of the proposed Spook Hollow Access. In addition to providing access to the West Branch Susquehanna River Water Trail, the Access could also serve as a trailhead for the Pine Creek Connector and Mid-State Trail.
- Encourage the Lock Haven City Authority to establish a trail network on its properties and partner with the Authority as appropriate. Ideally, this trail network should be linked to the Pine Creek Trail Connector and the Mid-State Trail so that trail users can access it by foot and thereby reduce the demand for parking and the number of vehicles entering the watershed area.

- Establish pedestrian and bicycle connections between residential areas, commercial and employment centers, and cultural and recreational destinations:
 - require sidewalks and bicycle access and related amenities (crosswalks, crossing signals, etc.) in all new residential, mixed-use, and commercial (retail, office) development and redevelopment projects in the Growth Area with connections to outlying residential neighborhoods; and
 - adopt a “complete streets” policy, which directs transportation planners and engineers to include design for pedestrian and bicycle paths and related amenities, and landscaping in both new road construction projects and retrofit or road improvement projects.
- Ensure a safe and adequate water supply by:
 - protecting the Keller Reservoir watershed by strengthening natural resource protection measures and permitting only low-impact land uses such as open space, passive recreation, and sustainable timbering and forest management practices;
 - promoting testing of private wells to monitor water quality; and
 - continuing to provide for public water service to enable growth and development within the Growth Area, but avoid extensions of the system into currently undeveloped areas of the Township.
- Continue to provide for public sewer service to enable growth and development within the Growth Area, and only permit extension of the system outside of the Growth Area where site conditions are unsuitable for on-lot septic systems or to remedy a persistent problem with malfunctioning systems.
- Partner with the local gas utility to coordinate a “share the trench” program so that natural gas lines can be laid in conjunction with other excavation projects.
- Continue to work with CCSWA to ensure that solid waste disposal and recycling programs are meeting the needs of Township residents and businesses.

Natural Resource Protection Plan

NATURAL RESOURCE PROTECTION PLAN

Overview

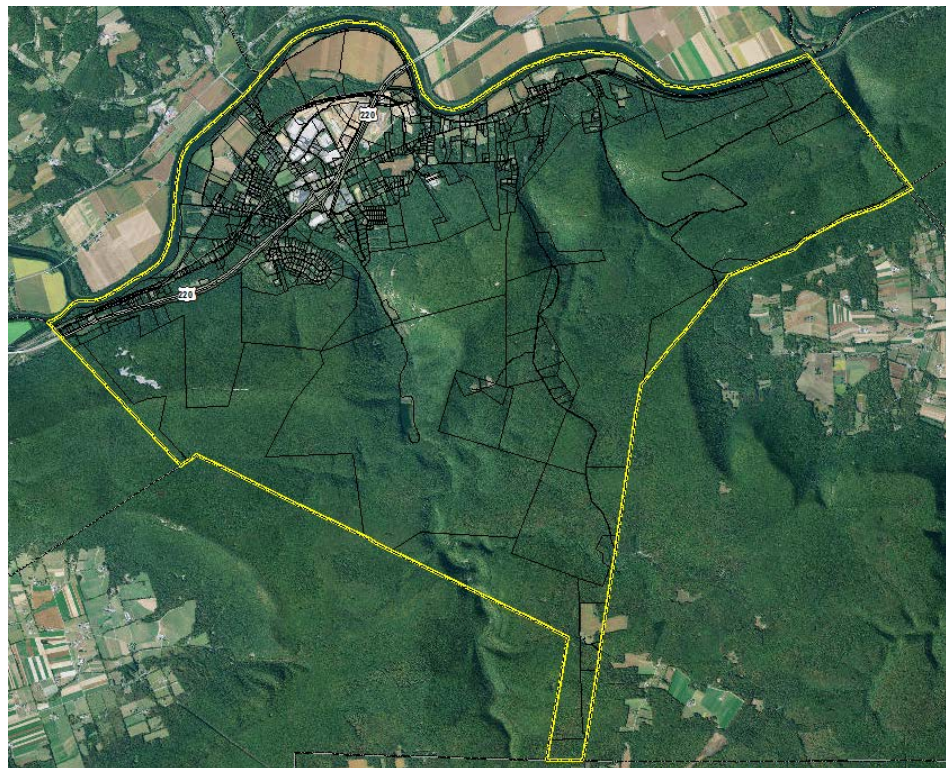
From the West Branch of the Susquehanna River to Bald Eagle Mountain, the Wayne Township landscape is comprised of a variety of significant natural features that give the community its distinctive rural character and identity, and contribute to the health and well-being of its residents. Residents of Wayne Township have enjoyed clean water, clean air, and abundant forests and wildlife, providing a high quality of life and opportunities for recreational pursuits such as hunting, fishing and hiking. In the Community Survey conducted for this Comprehensive Plan, residents cited preservation of the Township's natural features and rural landscape as the most important planning goal. It is therefore incumbent upon the Township to work to protect these features which are so vital to the community. To that end, the Natural Resource Protection Plan introduces contemporary preservation and conservation practices that protect natural resources without inhibiting the community's economic vitality. Critical natural resources are illustrated on Map 5 and Map 6.

Topography

Wayne Township is located within the Susquehanna Lowland Section and the Appalachian Mountain Section of the Ridge and Valley Province, a land classification based on geologic formations and landscape characteristics. The Susquehanna Lowland Section includes the low-lying areas of the Township in the Susquehanna River Valley and along the Route 220 corridor. The Appalachian Mountain Section includes Bald Eagle Mountain and the southern portion of the Township. Elevations range from 530 feet at the Susquehanna River to 2,112 feet on Bald Eagle Mountain.



These land formations have shaped the development pattern in Wayne Township. Nearly all development is located in the relatively flat, low-lying lands of the River Valley, while the steep slopes have effectively precluded development of the mountainous southern portion of the Township. These vegetated steep slopes form the watershed and drainage pattern that feeds the Keller Reservoir, which is the area's public drinking water supply, and the Susquehanna River. Disturbance of steep slopes should be strictly limited in order to preserve the watershed and protect downstream areas from excessive runoff and flooding. Wayne Township SALDO provides little protection for steep slopes, allowing disturbance of slopes as long as a soil stability analysis is conducted.



Geology

Limestone underlies the river valley area of the Township and sandstone underlies the forested interior lands. These rock formations provide an abundance of groundwater, but their high permeability leads to rapid infiltration of water, which increases the chances of groundwater contamination. Protection of vegetation and soils, proper maintenance of on-lot septic systems, and use of best practices for stormwater management are critical for allowing natural filtration of contaminants and preserving water quality.

Most development in the Township has occurred in the limestone river valley. Instability and the formation of sinkholes resulting from erosion and groundwater draw down is a common risk associated with limestone. Monitoring and testing of the subsurface should be conducted.

Soils

Soils are formed by the weathering of bedrock and glacial deposition. Soil properties differ according to underlying rock types, climate, and topography. They in turn influence local vegetative cover, hydrology, and land use patterns and activities. For planning purposes, soils are analyzed in terms of suitability for development (i.e. basements and on-lot septic), cultivation, and groundwater recharge. Data provided by the USDA Natural Resource Conservation Service, Soil Survey Geographic Database (SSURGO) for Wayne County are used for this analysis. The data indicate that development beyond the area of the US 220 interchange is severely constrained by the soil types present in the Township. Findings are as follows:

- Risk of flooding and shallow depth to saturated soils in the Susquehanna River Valley, and slopes and shallow depth to hard bedrock in the interior lands, all pose severe limitations to conventional on-lot septic systems and construction of houses with basements. Groundwater contamination is a risk due to the potential for rapid percolation of septic effluent from conventional on-lot septic systems. Use of alternative septic systems or public sewer service may mitigate potential problems associated with wastewater treatment and disposal.
- Wet soils (hydric, partially hydric, and soils with drainage limitations) are found in the Township's low-lying areas and primarily in the floodplain adjacent to the Susquehanna River. These soils are severely limited for development due to the risk of damage to structures caused by seepage of water, generally wet conditions, and poor stability.
- Hydric soils are also indicative of the presence of a wetland and are used to supplement wetland mapping. Hydric soils serve as important groundwater recharge and habitat areas and should be left undisturbed.
- Very few areas of the Township are suitable for cultivation. Class 1, 2, and 3 farmland soils are found along the Susquehanna River where nearly all of the Township's agricultural lands are currently located. The vast majority of soils in the rest of the Township are Class 7 and 8. Use of these soils is limited to pasture, range, forestland, and wildlife food and cover.

Current Township ordinances provide little to no protection for hydric soils and farmland soils.

Forest Cover

Forest cover is important for several reasons: it provides habitat, contributes to clean air and clean water, regulates climate, stabilizes soils and steep slopes preventing erosion, is an economic resource, and provides for recreation. Large, contiguous areas of forest and vegetative cover are desirable as they provide habitat for interior forest species and establish migration corridors for wildlife. Fragmentation of forests and vegetation leaves small, isolated island communities that degrade wildlife communities and ecosystem health and limit recreational opportunities.

Approximately 62% (or 8,500 acres) of Wayne Township land is owned by the Pennsylvania DCNR Bureau of Forestry (State Forest land) or the Lock Haven City Authority. Other forested areas are in private ownership. These forested lands represent an extremely important ecological, recreational, and economic resource and must be carefully managed and protected to for future generations. The Township must promote best practices for forest management on public and private land and encourage land uses that are consistent with open space conservation and passive recreation. In addition, the Township must ensure that its large forested tracts remain connected to each other and to the more developed areas of the Township through a system of greenways. Finally, the Township must continue to partner with the DCNR and other agencies/organizations on long-term forest pest management and eradication of invasive species.

Current Township ordinances provide little to no protection for woodlands and natural vegetation, nor does the Township have timber harvesting ordinance.

Wetlands

Wetlands are defined by the Pennsylvania DEP in *25 PA Code, Chapter 105* as: “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas.” Wetlands contain three main components: (1) water at or near the surface for significant parts of the year, (2) hydric soils, and (3) wetland indicator vegetation such as cattails and skunk cabbage.

Wetland data are limited to that provided by the National Wetlands Inventory (NWI), which typically identifies only the largest wetlands. Mapping of hydric (wet) soils are used to supplement the NWI data. The mapping indicates the presence of wetlands along many of the Township’s streams and creeks. Smaller wetlands might exist; however, their identification would require a detailed field survey and wetland delineation by a wetland



biologist or other qualified professional.

In addition to providing critical habitat, wetlands and hydric soils store surface and groundwater and filter pollutants from stormwater runoff. They are extremely important to flood control, groundwater recharge, and water quality. Development on wetlands and hydric soils can damage natural drainage and water quality and can lead to flooded basements, foundation instability, and failed on-lot septic systems.

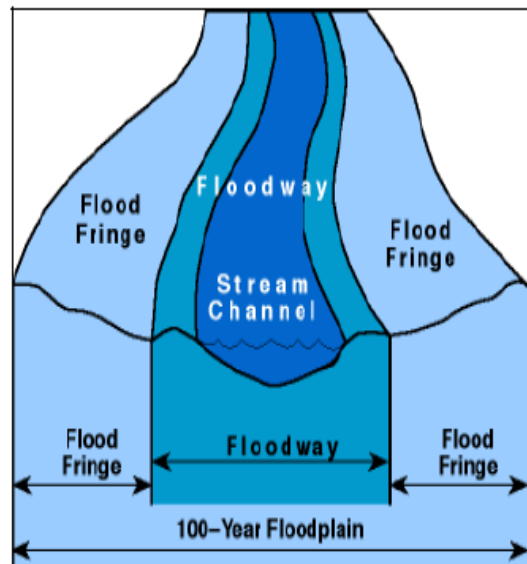
Wetland encroachments are regulated through a permitting process authorized by the federal Clean Water Act and Pennsylvania's Dam Safety and Encroachment Act. A permit applicant must demonstrate that steps will be taken to avoid wetland impacts where practicable, to minimize potential impacts to wetlands, and to mitigate any remaining unavoidable impacts through activities to restore or create wetlands.

Wayne Township ordinances provide no added protection for wetlands, leaving them vulnerable to disturbance and degradation, which can have adverse impacts on flood control, water quality, and wildlife habitat.

Floodplains

Floodplains are formed by the frequent shifting of streams as they meander through valleys. The shifting of a stream produces an increasingly broad, flat valley floor covered by alluvial soils deposited by the stream. The stream usually occupies only a small portion of the flat valley floor; however, during periods of flood, the entire floor may be inundated. Naturally vegetated floodplains are important for flood water storage, flood flow conveyance, stream channel formation, water quality, and wildlife habitat. Disturbance of floodplains alters their natural functions and increases the risk of damage to human life and property. Impervious cover and inadequate stormwater management can also cause an increase in flood heights and downstream flooding.

Map A-5 shows the delineation of the 100-year floodplain (a flood event that has a 1% chance of occurring in any year), which covers an extensive along the Susquehanna River and McElhattan Run. The upper reaches of floodplain area along McElhattan Run are on land owned the Lock Haven Water Authority, which is presumed to remain undeveloped into the foreseeable future. However, the remainder of the floodplain area is on privately owned land, and a large portion along the Susquehanna River is in



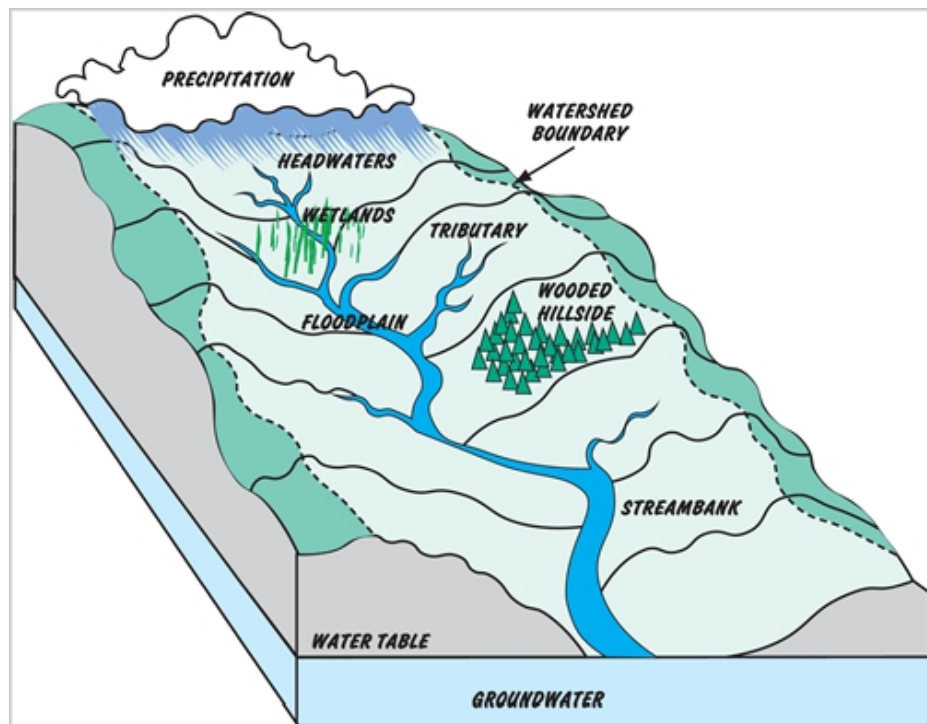
agricultural land use.

Development in the 100-year floodplain is currently regulated by Township ordinance, which permits development in the floodplain as long as it does not cause an increase in flood height and buildings are elevated or floodproofed.

Water Resources

A watershed (or drainage basin) is an area of land that contributes overland flow and groundwater to a common stream or water body. It includes the land across its surface, the streams that drain the land, and the underlying soils, geology, and groundwater. Watersheds are defined by drainage divides (ridgelines), which direct surface and groundwater down the valley and into the stream channel or water body. Ridgelines separate adjacent watersheds. Watersheds on Wayne Township are shown on Map 6.

Watersheds function as a series of natural processes related to the hydrologic cycle. In general, when rainfall reaches the land, it either evaporates, runs downward across the surface (surface runoff) into a stream or water body, or infiltrates through the soil, migrating under the surface as groundwater. Groundwater may be stored in an aquifer, eventually reaching the surface again through a seep or spring. The protection of groundwater is essential to maintain the base flow volume and water quality in streams.



Source: Allegheny County Conservation District

Watershed form and function is dependent upon geology, topography, soils and vegetative cover. These factors influence the flow and accumulation and infiltration of stormwater runoff, as well as groundwater storage and seepage,

and filtration of pollutants. Water quality, stream systems, and groundwater, therefore, depend on the health of these other natural inputs.

Stream size is categorized according to stream order. First order streams are the uppermost perennial tributaries in the watershed and have not yet intersected another perennial stream. When two first order streams intersect, they form a second order stream; when two second order streams intersect, they form a third order stream, and so on. The quality and health of first order and headwater streams is extremely important in that they impact all subsequent streams in the hierarchy. For example, if a pollutant is introduced to a first order stream, it has the potential to flow into the downstream channels polluting those streams as well. Thus, protection of headwater streams is important to the health of the entire watershed.

The Township's streams and waterbodies receive some degree of protection under federal and state regulations. Pennsylvania's *Chapter 93, Water Quality Standards* (enacted to comply with the Federal Water Pollution Control Act and administered by the PA DEP) establishes water quality use designations for all surface waters in the state and specific water quality criteria necessary to protect those uses. Designated uses include aquatic life, recreation, and water supply.

Chapter 93 also classifies surface waters meeting certain criteria as High Quality (HQ) or Exceptional Value (EV). HQ waters have high quality water necessary to support high quality aquatic communities and recreation. EV waters meet additional criteria such as being located in a state or national park or having exceptional ecological or recreational significance. The existing quality of EV waters must be maintained and protected, whereas the quality of HQ waters may be lowered, subject to DEP approval, to accommodate an important social or economic development provided all designated stream uses are protected.

Chapter 102 "Erosion and Sediment Control," contains riparian buffer requirements for EV and HQ waters (streams, creeks, rivers, lakes, ponds, or reservoirs). The requirement essentially prohibits land disturbance within 150-feet of EV and HQ water for projects requiring a state permit and involving disturbance of more than one acre. The riparian buffer is implemented in two zones: Zone 1 extends a minimum of 50 feet from the water body, and Zone 2 extends another 100 feet. Disturbance is strictly limited with some exceptions for activities such as timber management and buffer crossings when authorized by DEP.

All Wayne Township streams have an "aquatic life" designation, meaning the water quality must support the specific aquatic life use (Table 8-1). Several streams are also designated as High Quality waters, meaning water quality may be lowered, but only subject to DEP approval and only to accommodate an important social or economic development provided all designated uses are protected (Table 8-1). These waters are also subject to the state-mandated 150-foot riparian buffer.

In addition to being designated HQ, the West Branch of the Susquehanna River is designated by DEP as “impaired,” meaning its waters are impaired and are not attaining their “aquatic life” use (Table 8-1). In this case, under Chapter 102, a regulated project must not only avoid disturbance of the 150-foot riparian buffer, it must also re-establish forest cover within the buffer if it is lacking.

Beyond federal and state protections, Wayne Township’s streams and waterbodies are afforded no protection, leaving them vulnerable to disturbance and degradation.

Table 8-1. Stream Designated Use

<i>High Quality – Cold Water Fishes (HQ CWF)</i>	<ul style="list-style-type: none"> - Aughanbaugh Run - Love Run and its tributaries - Henry Run and its tributaries - Lucas Run and its tributaries - Spring Run and its tributaries - McElhattan Creek and its tributaries, above Keller Reservoir - East Kammerdiner Run and its tributaries - Matter Run
<i>Cold Water Fishes (CWF)</i>	<ul style="list-style-type: none"> - McElhattan Creek below Keller Reservoir - Unnamed tributary to West Branch Susquehanna River (runs west of Linnipi Village)
<i>Warm Water Fishes (WWF)</i>	<ul style="list-style-type: none"> - West Branch Susquehanna River
<i>Impaired</i>	<ul style="list-style-type: none"> - West Branch Susquehanna River (not attaining its aquatic life designation; abandoned mine drainage – metals)

Source: PA Department of Environmental Protection, 2013

Critical Habitat

The Pennsylvania Natural Heritage Program (PNHP), a partnership of the PA Department of Conservation, the Western Pennsylvania Conservancy, and state and federal wildlife commissions, maintains an inventory of critical habitat areas to guide conservation efforts and land use planning. The habitat areas are identified based on presence of, or favorable conditions for rare, threatened, and endangered plant and animal species. The inventory identifies four Core Habitat areas and one Landscape Conservation Area in Wayne Township.

Core Habitat areas contain one or more species of concern and can support little disturbance without adversely affecting the species. The four “core habitat” areas are:

- **Spring Run Hemlocks** – is a section of old growth hemlock forest that has not been disturbed for some time. These trees, located on the north slope of Spring Run and east slope of McElhattan Creek may have been missed, considered too inaccessible, or selectively cut during early logging in the valley. PNHP recommends that no logging take place within this forest community and that use of a

logging road along McElhattan Creek by motorized vehicles be kept to a minimum.

- **Aughanbaugh Run Woods** – is a locally significant woodland on the slopes of Aughanbaugh Run that contains relatively large black birch, hemlock, and basswood growing mid-slope and a lush and fairly well-developed hemlock-yellow birch-great laurel association at the base of the ravines. The surrounding woodlands serve as buffer. This core habitat is under threat from logging on adjacent private and state forest land, and invasive species have come in along the dirt road. Trash has also been dumped at the end of the road. PNHP recommends discouraging logging and expansion of state forest road within this site.
- **Bald Eagle Mountain Scree** – is a series of large patches of exposed rock that likely originated during the freeze-thaw cycles around the periods of glaciation in the north and east. Known as a “boulder field community,” it supports an assortment of mosses, lichens, and ferns, and may serve as an important habitat for an animal species of concern in Pennsylvania.
- **Mount Logan Lower Slope** – is a good example of a second growth tulip tree – beech – maple forest community. Because this forest is approaching maturity, it should be protected. Part of it lies within the Mt. Logan Natural Area, and part is on private land. The majority is under threat of logging. PNHP recommends that the entire site be included in the Mt. Logan Natural Area or be protected in some other way.

Landscape Conservation Areas are large contiguous areas that are important because of their size, open space, habitats and/or inclusion of one or more core habitats for species of concern. The Landscape Conservation Area is:

- **McElhattan Creek Landscape Conservation Area (LCA)** – is an area encompassing most of the McElhattan Creek Valley and includes the Spring Run Hemlocks Core Habitat area. It is a physically diverse landscape containing numerous habitats and a recognized forest community of significance.

According to PNHP, “the ridge tops to the east and west of McElhattan Creek lie mostly within the Bald Eagle State Forest and have been logged. It is recommended that no logging take place within the McElhattan Creek LCA or within the Spring Run Hemlocks core habitat area. Use of the logging road along the creek by motorized vehicles should be kept to a minimum. As part

of an LCA and a municipal watershed, no spraying for gypsy moth or other pests should occur in the McElhattan Valley.”¹

Protection of Core Habitat and Landscape Conservation Areas requires a combination of township-administered regulations and state and federal resource management and use regulations. For its part, the Township needs to strengthen ordinances related to natural resource protection and promote open space protection among landowners. Areas designated as Open Space & Recreation on the Future Land Use Plan include properties that contain Core Habitat and Landscape Conservation Areas. Some of these sites are on private land and, in addition to zoning regulations, will require an outreach effort by the township to inspire voluntary protection by the land owners (e.g. voluntary establishment of conservation easements).

FUTURE PLANNING POLICIES AND ACTIONS

Recommendations to protect the Township’s natural resources as follows:

- Move natural resource protection standards from the SALDO to the Zoning Ordinance and include all standards in one section of the Zoning Ordinance for ease of use.
- Limit soil removal, grading, and fill.
- Amend the Zoning Ordinance to include limits of disturbance on steep slopes (15-25%) and severe slopes (greater than 25%).
- Limit the use of severe slopes to open space and passive recreation.
- Establish design and performance criteria for buildings or structures on steep slopes.
- Preserve rock outcrops and unique geologic features by including these features in protected open space areas.
- Require testing of the subsurface in connection with subdivision and land development applications to ensure the stability of bedrock.
- Prohibit building on hydric soils and soils with drainage limitations.
- Include tree protection, removal, and replacement standards in the Zoning Ordinance.

¹ <http://www.naturalheritage.state.pa.us/cnhi/cnhi/Spring%20Run%20Hemlocks.pdf>

- Promote the establishment of large contiguous areas of permanently protected forests and protect forested areas especially on steep and severe slopes, along stream courses, and in headwater (first order) drainage areas.
- Consider the use of Agricultural Protection Zoning in the Agricultural zoning district in order to protect farmland and the economic viability of farming. At minimum, consider the use of Conservation Subdivision Design which can preserve farmland within the required open space area.
- Encourage the use of native species and prohibit the use of invasive plants.
- Prohibit disturbance of wetlands and within a 100-foot wetland buffer area. In HQ watersheds, the wetland buffer area should be a minimum of 150 feet.
- Require a wetland delineation in connection with subdivision and land development applications to identify wetlands on site and in proximity of the site.
- Permit only agricultural use, open space, and passive recreational use in the 100-year floodplain and ensure that floodplain disturbance associated with these uses is minimized.
- Permit installation of utilities and public infrastructure (i.e roads, stormwater management facilities) in the 100-year floodplain only if no feasible alternative location exists and only if Best Management Practices are employed to achieve minimal floodplain disturbance.
- Prohibit impervious cover (i.e. paved areas and surfaces that do not allow for infiltration of water) within the 100-year floodplain.
- Update the floodplain regulations as needed to meet current state and federal standards.
- Prohibit disturbance within a 100-foot riparian buffer area (including streams, creeks, rivers, lakes, ponds, and reservoirs). In HQ watersheds, the riparian buffer area should be a minimum of 150 feet.
- Limit the extent of impervious cover and promote the use of pervious materials throughout the Township.
- Promote comprehensive stormwater management that incorporates alternative systems and methods, including Best Management Practices (BMPs), stormwater recharge techniques, and control of non-point source pollution.
- Integrate utilities and development planning: Water supply and wastewater systems are an important part of watershed planning, affecting water

balances and overall watershed health. A coordinated growth pattern, where development is directed to areas that have existing sewer and water infrastructure, or are programmed to have such infrastructure, will help to safeguard water supply and quality.

- Protect critical habitat areas through protection of topography and geology, soils, forest and vegetative cover, wetlands, floodplains, and water features.
- Protect as open space those properties that contain sites identified as Core Habitat and Landscape Conservation Areas. This can be accomplished by encouraging landowners to place these areas under conservation easement, pursuing Township acquisition via land purchase, encouraging DCNR to designate them as protected natural areas, and/or if developed, requiring these areas to be set aside as undisturbed open space within the development.
- Establish a networked system of large contiguous areas of open space connected by riparian corridors and greenways. An open space system such as this creates access for recreation, allows wildlife to travel without the need to pass through developed areas, and serves as a natural infrastructure system (“green infrastructure”) providing water supply, water and air quality services, flood mitigation, carbon sequestration, and wildlife habitat (infrastructure services that would otherwise have to be artificially replaced and paid for).
- Include Transferable Development Rights and Conservation Design in the Zoning Ordinance to promote farmland and open space preservation and establish large and contiguous conservation areas.
- Develop landscaping ordinances to promote native plant species and prohibit introduction of invasive species.
- Update the Stormwater Management Ordinance to include provisions for the use of Best Management Practices and to enable inspection of stormwater management systems during construction and prior to issuance of occupancy permits.
- Consider the use of the Open Space Lands Act and other legislation that enables the protection of natural resources.
- Consider the use of funding options, such as an Earned Income Tax, for the protection of open space and natural areas.
- Consider an Official Map (per MPC Article IV) to designate areas for future public open space and passive recreation.
- Partner with neighboring municipalities, Clinton County, the PA DCNR, and the USDA Forest Service to manage forest pests.

Housing Plan

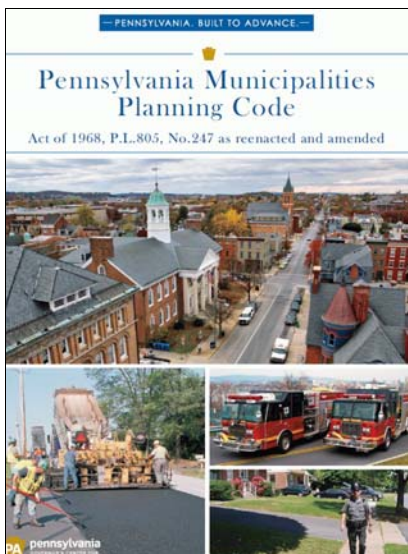
HOUSING

Overview

Families and individuals of all income levels reside in the Township and need continued access to decent and affordable housing with proper community facilities. The special needs of young families looking for their first home, individuals with disabilities and senior citizens on fixed incomes must be addressed. The Housing Plan examines the characteristics of Wayne Township's existing housing stock and provides strategies to address the housing needs of current residents and future housing issues and to accommodate anticipated growth while maintaining community character. In addition, the Housing Plan seeks to ensure that the Township continues to provide for housing of various types and in various arrangements under the terms of the zoning ordinance.

Municipalities Planning Code

The Pennsylvania Municipalities Planning Code (MPC) addresses housing from the perspective of ensuring affordable housing for families of all income levels. In terms of planning, MPC §301 requires comprehensive plans to include an element *to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.*



In terms of land use management as effected by zoning, MPC §604 requires zoning ordinances to *provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type.*

Court decisions have upheld this zoning provision of the MPC establishing a *fair share* rule which considers the percentages of land available for a given type of housing, current population growth and pressures within the municipality and surrounding region, and the amount of undeveloped land in a community. The Pennsylvania Department of Economic Development publication titled, *Reducing Land Use Barriers to Affordable Housing, Fourth Edition, August 2001*, lists a number of barriers to affordable housing associated with land use regulations, including among others:

- insufficient amount of land zoned for medium and high density residential development
- excessive lot frontage and setback requirements which dictate greater lot sizes
- excessive street widths and construction standards unrelated to expected traffic volumes
- lack of provisions for cluster design and planned residential development
- limitations on the use of mobile homes and manufactured homes
- plan review and administrative delays

Fair Housing Act

The (federal) Fair Housing Act prohibits a broad range of practices that discriminate against individuals on the basis of race, color, religion, sex, national origin, familial status, and disability. The Act does not pre-empt local zoning laws. However, the Act applies to municipalities and other local government entities and prohibits them from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against protected persons, including individuals with disabilities.

The Fair Housing Act makes it unlawful . . .

- To utilize land use policies or actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons. An example would be an ordinance prohibiting housing for persons with disabilities or a specific type of disability, such as mental illness, from locating in a particular area, while allowing other groups of unrelated individuals to live together in that area.*
- To take action against, or deny a permit, for a home because of the disability of individuals who live or would live there. An example would be denying a building permit for a home because it was intended to provide housing for persons with mental retardation.*
- To refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing.¹*

Wayne Township Zoning

The Wayne Township Zoning Ordinance . . .

- Requires a single-family dwelling minimum lot size ranging from 40,000 square feet to two acres with an on-lot water supply and on-lot sewage disposal. Lot size can be reduced to 20,000 square feet in R-1, R-2 and VC Districts if a central water and/or central sewage disposal are provided.

Type of Water/Sewer	Wayne Township Single-family Dwelling Minimum Lot Size					
	R-1	R-2	MU	VC	A	O/R
on-lot/on-lot	40,000 sf	40,000 sf	1 acre	40,000 sf	1 acre	2 acres
central and/or central	20,000 sf	20,000 sf	1 acre	20,000 sf	1 acre	2 acres

Wayne Township PRD	
Dwelling Type	Density
single detached	4/acre
two-family	6/acre
single attached	8/acre
other multi-family	8/acre

- Allows mobile home parks in the R-2 District. The subdivision and land development ordinance requires a minimum development parcel of two acres for a mobile home park and sets the density at four lots per acre.
- Specifically addresses the placement of a mobile home on an individual building lot in any zoning district where single-family dwellings are permitted.
- Defines a two-family dwelling as a type of multi-family dwelling.
- Allows multi-family dwellings as conditional uses in the R-2 District at a maximum

¹www.justice.gov/crt

density of eight units per acre and as part of a planned residential development in the R-2 District at six units per acre for two-family dwellings a eight per acre for other types of multi-family.

Wayne Township Zoning Ordinance

Group Home: A residence occupied by eight (8) or fewer persons unrelated by blood, marriage, adoption or guardianship which live together as a single housekeeping unit; i.e. a group family household. Such homes include, but are not limited to, homes for orphans, foster children, the elderly, mentally or physically handicapped persons, battered children and women, and specialized treatment facilities providing less than primary health care.

- Density is also limited by other standards such as setbacks, building coverage, parking and building height which is limited to 35 feet for all types of dwellings.
- Classifies group homes as a conditional use in R-1, R-2, MU, VC, A and O/R Districts. (See *Group Home Sidebar*.)

Although the housing market in Wayne Township is certainly not identical, *An Affordable Housing Assessment of the Lehigh Valley, 2007*, prepared by the Lehigh Valley Planning Commission, provides a measure of affordability based on density of housing. When the planned residential development standards are considered, the Township's regulations do not present a severe impediment to affordable housing, with density falling at the lower end of that recommended in the *Affordable Housing Assessment*. Suggestions for adjustments to Township ordinances to promote affordable housing are included in *Implementation Strategies* at the end the end of this section.

An Affordable Housing Assessment of the Lehigh Valley, 2007.

Land Use Category	Recommended Densities (Dwelling units per acre)
Urban Development	With public utilities: Single family detached: 4-7 Twins: 6-12 Townhouses, condominiums: 8-15 Apartments: 8-50 Planned residential development: 4-12 No separate standard for non-residential uses
	With on-lot utilities: 1 unit per acre (maximum)
Rural Development	1 unit per acre (maximum) preferably using conservation design practices

**Housing Affordability
(The 30% Rule)**

Municipalities throughout the country have been addressing housing issues for many years. *Pennsylvania Housing*, a 1988 study conducted by the Pennsylvania Housing Financing Agency, defined *affordable* as requiring less than thirty percent of gross monthly income for rent or less than twenty-eight percent for a mortgage and other related housing costs. U.S. Department of Housing and Urban Development (HUD) guidelines continue to define *affordable housing* as costing no more than thirty percent of a household's gross monthly income and the U.S. Census provides this information. (See also the *Affordable Housing Study Sidebar*.)

Affordable Housing Study

The Summer 2000 *Affordable Housing Study* for Jacksonville, Florida provides a good description of how affordable housing is assessed. *The American Dream* has long been associated with the possibility of owning one's home. National housing-market surveys report that the home ownership rate reached a peak in the late 1990s—almost sixty-seven percent in 1999—due mainly to a robust economy with record levels of low unemployment and low interest rates. However, while this unprecedented economic expansion enabled many Americans to purchase their own homes, it has pushed housing prices and rental rates higher, preventing many other households, with insufficient incomes, from either becoming homeowners or finding affordable, safe, and decent rental housing. Housing affordability is a relative concept—both rich and poor can experience difficulty in affording housing, depending on how much they spend toward housing costs. Housing in one community with a relatively high median income can be quite expensive but affordable compared to housing in another community with a relatively low median income.

Federal governmental guidelines, primarily those established by the U.S. Department of Housing and Urban Development (HUD), define affordable housing as costing no more than thirty percent of a household's gross monthly income—referred to here as the 30 percent rule. The income counted is derived from all wages earned by people fifteen and older in the household. For homeowners, affordability is generally defined as owning a house with a value equal to slightly more than twice the household's annual income. The homeowner costs counted typically include a mortgage payment (principal, interest, taxes, and insurance) and utilities. For renters, the costs usually include contract rent and utilities. The 30 percent rule leaves seventy percent for food, clothing, health care, child care, transportation to work, and other basic expenses. Because of increasing housing costs, many lower income Americans are forced to make tradeoffs and go without necessities. Tenants experiencing unexpected emergencies typically fall behind in their rent and face eviction. If not assisted, they may become homeless.

WAYNE TOWNSHIP HOUSING UNITS U. S. Census	
Census	# Units
1980	269
1990	297
2000	496
2010	582

Housing Units

As discussed in detail in the *Demographics Section*, the number of housing units in the Township has increased steadily since 1980, from 269 in 1980 to 582 in 2010. Less than ten permits have been issued for new homes since 2010. The greatest number of units, 201, were constructed between 1990 and 2000, a time when the economy was good and Linnippi Village and Chatham Village were developed. During these periods, Wayne Township registered a much greater proportional increase in housing units than any other municipality in the Cental region of the County and the County and Commonwealth.

AGE OF HOUSING U. S. Census 2000, 2010		
Year Constructed	Wayne Twp	
	#	%
1939 or earlier	73	12.5%
1940 to 1959	49	8.4%
1960 to 1969	37	6.4%
1970 to 1979	75	12.9%
1980 to 1989	51	8.8%
1990 to 1994	105	18.0%
1995 to 1998	88	15.1%
1999 to 03/2000	28	4.8%
04/2000 to 2010	76	13.1%
Total units	582	100.0%

Age/Condition

The housing stock in Wayne Township is relatively new. More than 70 percent of the housing units were constructed since 1970 with more than 50 percent since 1990 and less than 15 percent before 1940. The condition of most housing units in the Township is good with no areas of any concentration of dilapidation which could be considered blight. However, the exterior condition and property maintenance of a number of the dwellings in the Township is less than ideal.

The 2014 Clinton County Comprehensive Plan reported *Of the 10,745 single-family owner-occupied housing units shown in the 2010 Census Profile, 314 are on the "Unmet Needs" list in 2013. This list (compiled by STEP, Inc. continuously since 2008) is of households who have applied to the County for financial assistance for home rehabilitation under one of the housing rehab programs (HOME, CDBG, PHARE or Act 137). Since these programs are all directed at low to middle income households, it likely does not include all the homes in the county that need work. Only 10 of these units had a McElhattan mailing address.*

American Community Survey: After the 2000 Census, the Census long form became the American Community Survey (ACS). The ACS now collects long-form-type information throughout the decade between each decennial Census. The ACS includes the basic short-form questions and detailed questions about population and housing. ACS is a nationwide, continuous survey designed to provide communities with reliable and timely demographic, housing, social, and economic data every year.

Tenure and Rent

While the rate of home ownership in the County as a whole has remained fairly stable since 1990, it decreased somewhat in the Township since 2000. The proportion of homeowners in the Township has been consistently higher than in the County, State and nation.

TENURE						
U. S. Census, 2008-12 American Community Survey						
Community	Own			Rent		
	1990	2000	08-12ACS	1990	2000	08-12ACS
Percent of Total Households						
Wayne Township	88.0	90.8	82.7	12.0	9.2	17.3
Clinton County	72.8	72.9	71.0	27.2	27.1	29.0
Pennsylvania	70.6	71.3	70.1	29.4	28.7	29.9
United States	64.2	66.2	65.5	35.8	33.8	34.5

WAYNE TOWNSHIP VACANT HOUSING UNITS			
U. S. Census			
Census	Housing Units		
	Total	Vacant	% Vac
1990	297	14	4.7
2000	496	19	3.8
2010	582	32	5.5

Vacancy

Although the number of vacant housing units increased somewhat between 2000 and 2010 in the Township, the proportion has varied little since 1990. The 32 vacant units in the Township in 2010 included 13 for sale or rent, 14 units for seasonal, recreational or occasional use, 5 other vacant units but no unoccupied sold or rented units or units for migratory workers.

Type of Housing Units

Almost 68 percent of the housing units in Wayne Township are single-family dwellings, somewhat lower than the County, but higher than the Commonwealth and Nation. No duplex or townhouse units were reported in the Township and the proportion of apartments in the Township is substantially lower than the other reported jurisdictions, with a total of only 22 apartment units. Multi-family dwellings are typically rentals and often provide a more affordable type of housing. The 156 mobile homes in the Township, accounting for almost 30 percent of the total units, a very high proportion, provide typically more affordable housing.

TYPE OF HOUSING UNITS								
2008-12 American Community Survey								
Community	Total Units	Percent of Total Structures					Number	
		single-family	duplex or townhouse	apartment 2-9 units	apartment 10+ units	mobile home	mobile homes	apartments
Wayne Township	547	67.5	0.0	2.2	1.8	28.5	156	22
Clinton County	19,064	70.4	3.2	12.0	4.4	10.1	1,925	3,126
Pennsylvania (1,000s)	5,564	57.1	18.2	12.4	8.2	4.2	234	1,146
United States (1,000s)	131,642	61.7	5.8	13.0	12.9	6.6	8,688	34,095

OWNER OCCUPIED HOUSING VALUE					
2008-12 American Community Survey					
Value	Wayne Twp		Clint. Co	PA	US
	#	Percent			
less than \$50,000	113	26.6	16.8	9.1	8.6
\$50,000 to \$99,999	99	23.3	30.1	18.2	15.2
\$100,000 to \$149,999	99	23.3	23.6	16.8	15.8
\$150,000 to \$199,999	45	10.6	13.4	16.8	15.0
\$200,000 to \$299,999	46	10.8	10.4	20.2	18.5
\$300,000 to \$499,999	23	5.4	4.3	13.4	16.1
\$500,000 +	0	0.0	1.4	5.5	10.9

OWNER OCCUPIED HOUSING VALUE 2008-12 American Community Survey		
Community	Value	
	Median	Average
Wayne Township	\$100,400	\$115,054
Clinton County	\$105,700	\$124,464
Pennsylvania	\$164,900	\$203,852
United States	\$181,400	\$254,710

Housing Affordability

Housing affordability is a complex issue related to the unique mix of the housing types, real estate demand, housing values, and household incomes in the community. Reported by the 2010-14 ACS at 125, a substantial proportion of home owning households and renting households in Wayne Township exceed the thirty percent rule for household income versus housing expense indicating a housing affordability problem for some households. The Township had the lowest proportion of homeowner households with an affordability issue but was relatively high in terms of renting affordability when compared to the other reported jurisdictions. Renters often have more difficulty with housing affordability, but the Township 30% + proportion is less than the County's despite a much higher median rent.

HOUSING AFFORDABILITY 2010-14 American Community Survey									
	Owner Households with Mortgage			Owner Households without Mortgage			Renter Households		
	#	home expenses 30% + of income		#	home expenses 30% + of income		#	rent 30% + of income	
		#	%		#	%		#	Median Rent
Wayne Township	213	57	26.8	225	51	22.7	83	17	\$807
Clinton County	5,845	1,746	30.0	4,858	841	17.4	3,888	1,745	\$675

MONTHLY HOUSING COSTS AS A PERCENTAGE OF INCOME 2010-14 American Community Survey						
Income in Past 12 Months	30 Percent or More					
	Wayne Township				Clinton County	
	Own (438 units)		Rent (86 units)		Own	Rent
	#	%	#	%	%	
	#	%	#	%	#	%
less than \$20,000	65	14.8	7	8.1	10.0	30.0
\$20,000 to \$34,999	37	8.4	7	8.1	7.1	9.3
\$35,000 to \$49,999	6	1.4	3	3.5	2.6	1.6
\$50,000 to \$74,999	0	0.0	0	0	3.4	0.1
\$75,000 or more	0	0.0	0	0	1.1	0.1

PLANNING IMPLICATIONS

Affordability - A Regional Issue

The percentage of cost burdened homeowners and renters in Wayne Township is relatively high. The type and price of housing available in any municipality is largely market driven, but the Township can affect affordability by zoning for various types and densities of housing and providing incentives to developers for including affordable housing units in their developments. In addition, municipalities can take steps to encourage innovative forms of housing that meet the community's needs and satisfy the market. Age restricted housing is a good example. Local municipalities must also recognize that housing needs cannot be addressed entirely at the local level and work with County agencies and community housing organizations to address housing needs.

Clinton County Comprehensive Plan

The 2014 Clinton County Comprehensive Plan identifies housing affordability as an *area of concern* and notes: *With regard to housing, the vision for Clinton County's future is "a diversity of well-maintained housing options that meet a range of needs and income levels for County residents." The goals and strategies of the housing action plan emphasize proper code enforcement, assistance with upgrading the existing housing stock, and creating a variety of new housing to meet future needs.*

The Plan recognizes housing affordability as a regional issue and establishes goals and strategies aimed at:

- Enforcing property maintenance and construction codes.
- Increasing the availability of affordable housing stock.
- Renovating and upgrading the existing housing stock.
- Providing for the development of a variety of owner-occupied and renter-occupied housing.

Clinton County Housing Programs (Source: Clinton County Comprehensive Plan, 2014, p. 29)

- First Time Homebuyers - Closing Cost Assistance Program. Through its Affordable Housing Program, Clinton County provides first time homebuyers with closing cost assistance. The objective is to increase home ownership by overcoming the cost obstacles faced by low to middle income families when purchasing their first home. Assistance is provided in the form of an interest-free loan in an amount sufficient to cover normal closing costs.
- Homeowner-Occupied Home Rehabilitations. The County has periodically used CDBG, HOME, Act 137, and PHARE funding for home rehabilitations on an income-eligibility basis. The work is performed by our program subrecipient, the Clinton-Lycoming Action Agency, STEP, Inc.
- Homelessness Prevention, Rapid Rehousing, and Emergency Shelter. The County provides these services through its contractor, the Clinton County Housing Coalition. This program is funded by a DCED Emergency Solutions Grant in 2013-2014.

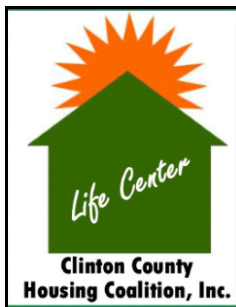
Clinton County Housing Authority



Probst Plaza, Lock Haven
(CCHA photo)

The Township must look to the Clinton County Housing Authority and their contacts to meet the specific housing needs of lower income residents. Authority assistance is necessary to ensure resident access to publically funded housing development, rent assistance and housing rehabilitation programs. The Authority administers the public housing program and owns and manages 457 affordable rental units at a number of locations in Lock Haven and Renovo. Subsidized housing typically is in high demand with long waiting lists, but in Clinton County it appears most demands are being met and the Authority has a relatively short list of unserved applicants. The Authority's most recent Resident Characteristics Report (June 30, 2015) notes that the 16-month average number of units occupied was 445 out of a total 457 rental units. This represents a 16-month average vacancy rate of 2.63%

The Authority does not participate in the federal Housing Choice Voucher Program (Section 8 Housing) which provides a rent subsidy directly to participating landlords who rent to qualified individuals and families.



The Life Center is a shelter program that is a division of the **Clinton County Housing Coalition**; a non-profit social service agency serving the residents of Clinton County. The organization was founded in 2007 by concerned members of local churches and agencies who came together to address housing and homelessness in Clinton County. The Coalition has assembled a dedicated, knowledgeable Board of Directors who are committed to furthering the mission of the organization, "building stable and self-sufficient families and individuals." (Source: <http://www.clintoncountyhousing.com/HousingCoalition>)

FUTURE PLANNING POLICIES

Overview

Future planning and policy recommendations pertaining to housing are intended to ensure that the Township accommodates a diverse and affordable mix of housing types and maintains a sound housing stock.

Policies

- Promote housing opportunities for a range of income groups, including those able to pay market rent or sales prices, *workforce* income families (80% median family income), very low- and low-income families (less than 50% median family income), as well as special needs residents.
- Promote mixed-use development that would accommodate various dwelling types in proximity to commercial and civic services.
- Encourage multi-family dwellings on the upper floors of commercial establishments provided adequate parking is available.
- Provide for a variety of housing types, including single-family attached and multi-family dwellings and mobile home parks, in order to accommodate individuals and families of various income levels.

- Review land use controls in terms of standards not directly linked to public health and safety which increase housing costs.
- Provide for age-restricted housing in proximity to services to accommodate seniors.
- Investigate ways to bring relief to cost burdened households (owner and renters).
- Encourage rehabilitation of substandard housing.
- Cooperate with area municipalities and the County to plan for housing needs regionally and as housing needs are identified consider the development of joint housing plans with neighboring municipalities.

IMPLEMENTATION STRATEGIES

Overview

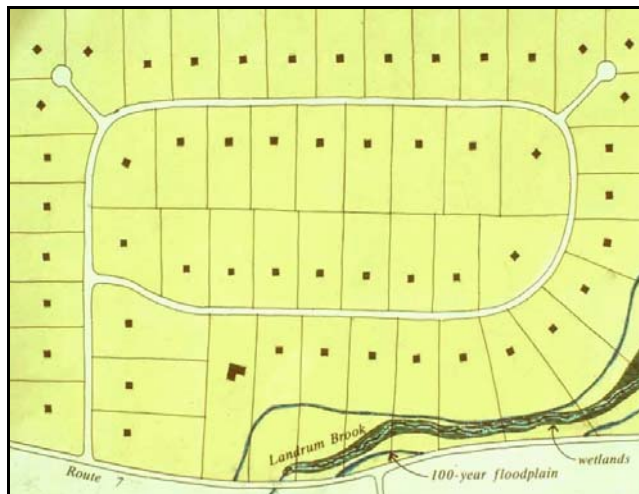
Implementation of the housing plan proposes actions aimed at supporting existing residents, accommodating future housing needs, and providing a variety of housing types and affordability levels. Housing goals can be accomplished through the initiatives that follow.

Zoning Ordinance and SALDO

Zoning Ordinance and Subdivision and Land Development Ordinance provisions intended to implement the policies and recommendations:

Zoning

- Continue to allow the minimum lot size reduction for single-family dwellings served by central water and/or central sewage disposal in the R-1 and R-2 District.
- Continue to allow mobile home parks in the R-2 District at the two-acre minimum parcel size and four lots per acre density.
- Redefine *two-family dwelling* as a use separate from multi-family dwellings and consider allowing two-family dwellings in the R-2 District at a density somewhat higher than single-family dwellings.
- Continue to allow multi-family dwellings in the R-2 District at the maximum density of eight units per acre, but consider reclassifying from a conditional use to a principal permitted use to simplify the application and review process. Any multi-family project for new units is subject to the subdivision and land development ordinance.
- Replace the planned residential development provisions, which are subject to special procedures different than a typical subdivision, with conservation design development and allow conservation design in all districts where residential development is permitted.
- Allow conservation design with the same mix of dwelling types now permitted by the planned residential development provisions.



Conventional subdivision, 55 2-acre lots, 130 acres.
(Source: www.landchoices.org)



Conservation design, same parcel, 55 3/4-acre lots.
(Images courtesy Randall Arendt, *Conservation Design Subdivisions*, Island Press, 1996)

- Continue to apply setback, building height, parking and other standards critical to public health, safety and welfare.
- Provide density or design incentives for developers who provide affordable, workforce, and/or age restricted housing.
- Use zoning and subdivision and land development ordinance provisions to encourage cottage housing development. (See following Cottage Housing Sidebars.)

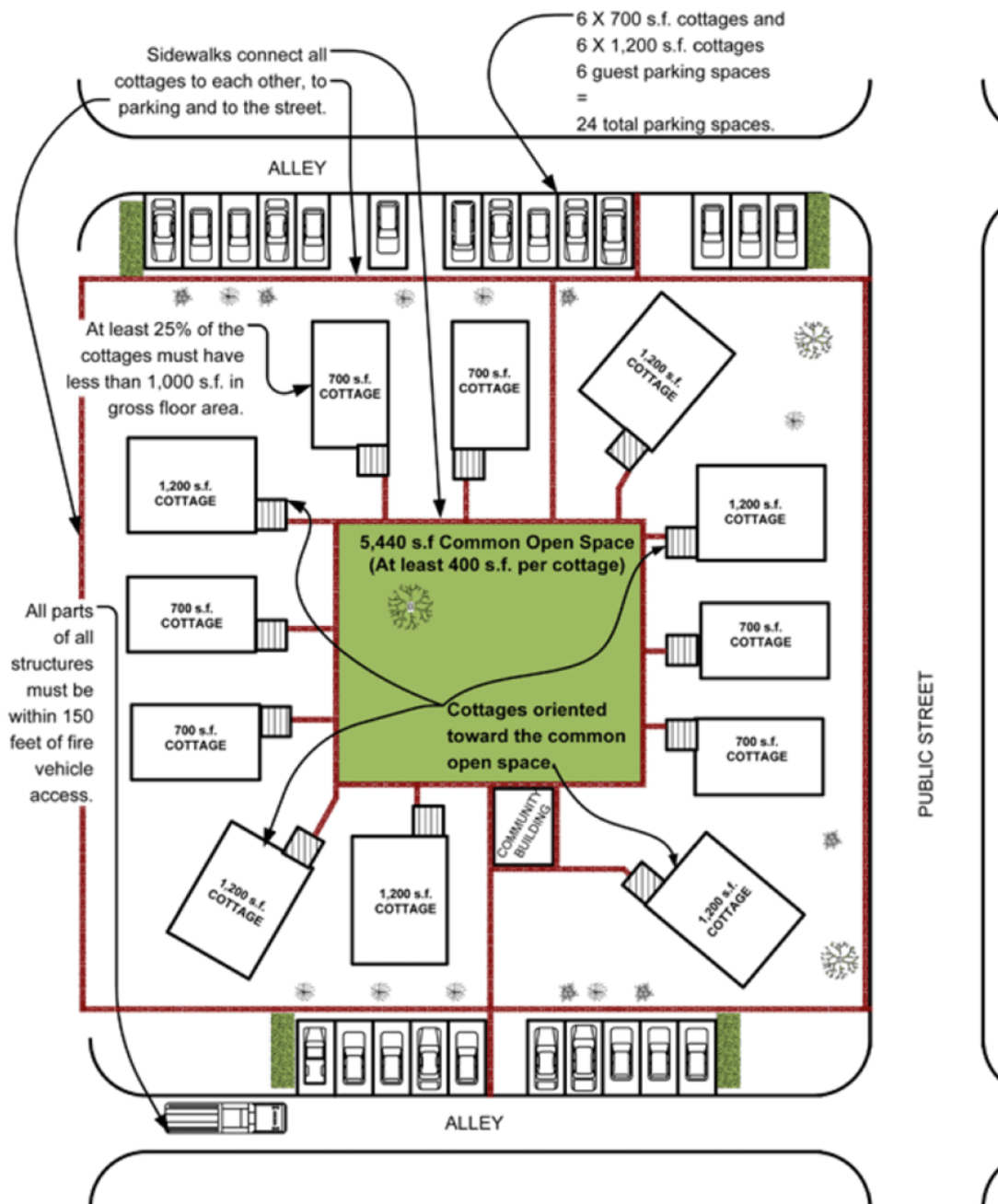
Cottage Housing vs. "Conventional" Housing

Characteristic	"Conventional" Housing	Cottage Housing
Density	Less than eight units per acre.	Double underlying zoned density.
Unit orientation	Facing out on a public access street or cul-de-sac.	Facing in on a common open space, in a cluster of 4-12 units.
Floor area	Typically, 2,500 sq. ft. and up.	No more than 1,200 sq. ft.
Common open space	Either provided on-site or a fee is paid to the municipality for improvements to parks off-site.	Per-unit common open space requirement. Cottages are required to be clustered around the open space.
Design restrictions	Few.	Design standards are needed to make cottages more acceptable to neighbors.
Ownership	Fee-simple.	Fee-simple or condominium association.
Parking	Garage facing the street; two spaces per unit.	Shared parking or individual garages permitted, but buffered from public view and accessed via alleys or private driveways. Parking requirements can be reduced for smaller cottages, to encourage singles and families without children to occupy them.
Zoning	Single Family.	Medium density single family to medium density multi-family.
Footprint	Maximum lot coverage.	850 sq. ft. maximum footprint.
Second floor	Typically, up to 35 ft. overall height.	Cottages limited to two stories. Living space directly under the roof is not uncommon. Height restricted to 25 feet.
Porches	Not required.	Required.

COTTAGE HOUSING DEVELOPMENT (Lehigh Valley Planning Commission *Cottage Housing Development*.)

A collection of small houses-less than 1,200 square feet in gross floor area arranged around a common open space, or courtyard, with parking screened from public view.

- Cottages gain their efficiency through higher densities, so they are usually permitted at double the normal density for single family detached homes.
- Cottages can fill a number of roles: →Townhouses without shared walls (multi-family detached) → Affordable housing
→Urban in-fill of smaller parcels →Downsized housing for empty-nest families; →Energy efficiency
→Upscale housing, where floor space is traded for higher quality amenities;

Example Cottage Housing Development

- Specifically allow for upper story and accessory apartments in allowed commercial structures in all zoning districts..
- Change the classification of *group home* from a conditional use to a principal permitted use as dictated by case law.

Subdivision and Land Development Ordinance

- Make road width and other construction standards in the SALDO reasonable in terms of meeting safety and durability requirements without adding unnecessary costs to housing.

Housing Programs

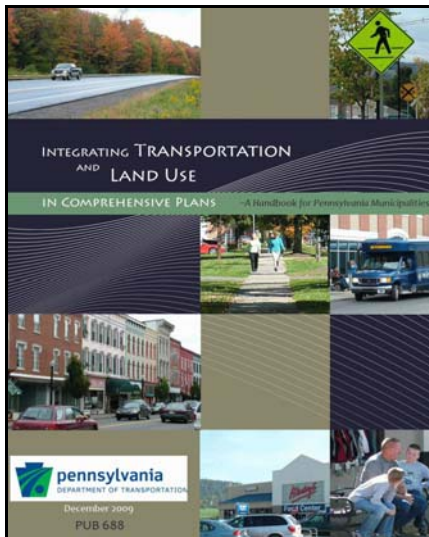
Support the housing programs and recommendations of the County and County Housing relative to subsidized housing programs for low and moderate income families, and ensure area residents receive fair consideration for available programs. In addition, encourage the Authority to take the lead to develop innovative housing actions based on the 2014 Comprehensive Plan.

Property Maintenance

Consider the application of a property maintenance code with reasonable public health, safety and welfare standards to ensure the structural integrity of dwellings, prevent dilapidation and preclude negative effects on the community. Support this with an ordinance to regulate nuisances and safety hazards associated with dilapidated and dangerous structures.

Transportation Plan

TRANSPORTATION



Transportation and Land Use

PennDOT notes in *Integrating Transportation and Land Use: Transportation and land use need to be considered together for Pennsylvania municipalities to achieve quality of life objectives for their communities. Transportation systems serve communities in various ways: the regional transportation system provides the mobility to travel throughout the region quickly, whereas the local network provides travelers access to the places that they want to go—home, work, school, shopping, appointments, activities, etc. Pennsylvania municipalities should consider how their transportation system meets both the mobility and accessibility needs of the community. Concurrently, municipal land use policies help shape and rearrange the origins and destinations of travel and can either support or hinder mobility and accessibility. Transportation operates most efficiently when it provides a connected network of transportation modes serving a mix of land uses in close proximity. This type of system provides the traveler with a host of options and makes it possible to make fewer, shorter trips and be less dependent on a personal automobile.*

A variety, or mix, of land uses, and an increase in land use densities, can lead to shorter trip distances, a better blend of jobs and housing within a community, and an increase in the use of alternative modes of transportation (walking, biking, transit) because different destinations are closer together. A corner store within walking distance of one's home, for example, means that picking up a bottle of milk can be pleasant exercise rather than requiring another trip to the supermarket by car. Also, by providing a range of transportation choices beyond the automobile, individuals who do not drive are provided with new travel opportunities, and congestion and pollution can be eased. By contrast, separating land use types and/or reducing densities can increase the dependency on motorized transportation, thereby increasing congestion and/or the demand for additional roadways.

Thus, the design of Pennsylvania communities can either encourage or discourage the range of transportation options. Thoughtful and functional land use and transportation design (i.e., streetscapes, roadway design, traffic calming, and the connection of commercial and residential developments) can provide a safer environment for travel and encourage the development of healthy communities that appeal to all citizens including pedestrians, bicyclists, and transit riders. Where applicable, roadways should be designed to be Complete Streets to accommodate vehicles, pedestrians, bicyclists, the disabled, and transit by providing travel lanes, sidewalks, bike lanes, wider shoulders, raised crosswalks and medians, audible traffic signals, bus pullouts, and improved access to bus stops. The design of communities can also encourage the use of transit through compact, mixed-use development surrounding a transit station. Transit-oriented developments (TODs) may be appropriate for growing municipalities aiming to reduce the need for more highways in favor of broader transit use. Through careful planning, TODs can also be effective in connecting to existing and planned infrastructure, and linking different transportation modes to one another to form one complete system. In more rural municipalities, community design may include land use controls such as agricultural preservation to focus new development in targeted growth

areas and lessen the demands on the overall transportation system.¹

Transportation in Rural Municipalities

Certainly, an ideally sound transportation system would include adequate, safe and well maintained roads and bridges, available public transportation, safe and convenient pedestrian access, and bicycle routes. However, few communities are able to achieve this ideal level of service. This is particularly true in small, less populated communities with limited budgets in a time when local, state and federal resources are less robust. In the end, local municipalities must evaluate transportation needs, set priorities, and garner all available resources to make improvements. These decisions must be made in the overall context of the Comprehensive Plan. Key elements that will influence the Transportation Plan include the Land Use Plan, the Community Facilities Plan and the Open Space/Recreation Plan.

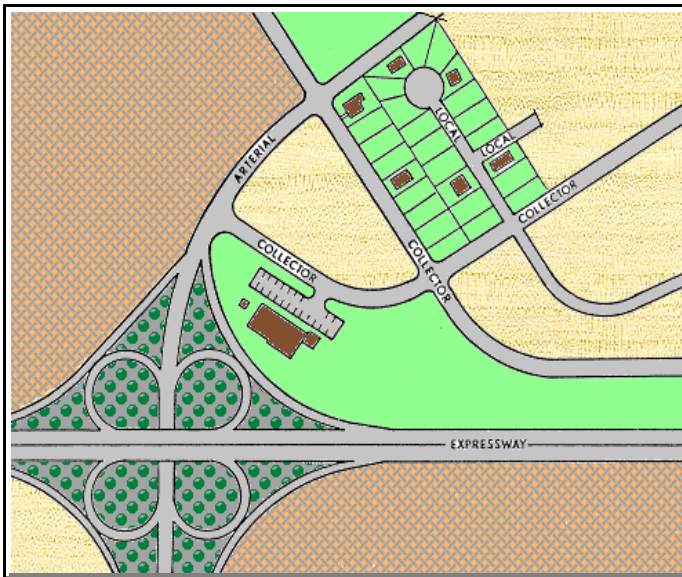
Access - Mobility

Each highway, road or street in a community plays a specific role for the movement of traffic and it is useful for planning purposes to classify roads according to the particular function each serves. In general terms, the functional classification of a road is based largely on two factors -- access and mobility -- and typically, as access declines mobility increases. For example, Interstate Route 80 and Route 220 clearly serve different functions than does a Township road or a street a residential subdivision. Although the example compares streets at the opposite ends of the road classification hierarchy, it clearly depicts the relationship between access and mobility. Traffic on a limited access highway travels over long distances at high rates of speed. On the other hand, traffic using a residential street with unlimited access from individual properties moves at minimum speeds to reach roads that connect the residential community with other areas in the Township and the region at large.

Highway Classification Factors

As previously noted, access, how traffic enters the traffic stream, and mobility, the physical capability of the road to carry traffic, are the key determinants of a road's functional classification. However, several other road and network characteristics also

affect the functional classification of a road. Traffic volume in relationship to the physical design of the road, including lane and shoulder width, right-of-way alignment and surface treatment, is important to its classification. Generally, as a community develops, roads are improved to meet the increased traffic demands, with specific routes moving higher in the functional classification as they are improved.



Highway Functional Classification

However, in areas of rapid growth and associated traffic increases, the amount of traffic carried by specific roads may increase to the point of exceeding the road's capacity. The road, in terms of traffic, may be serving as an arterial route, but may not have been physically upgraded from a minor collector or local road. In urban areas, mass transit and non-capital approaches such as ride sharing and

¹Integrating Transportation and Land Use - A Handbook for Pennsylvania Municipalities, PennDOT Publication 688, December 2009, p. 5.

staggered work hours are promoted as a means of reducing traffic congestion as an alternative to upgrading roads. In a community such as Wayne Township, where much of the traffic is to travel to work to distant employment centers, such solutions are impractical. A road's location and relationship to other roads in the intra- community and inter-regional highway network may also help define the road's classification.

Those roads which provide direct and convenient connection to arterial routes and expressways typically develop into roads which carry increasing amounts of traffic. Conversely, interchanges for expressways are normally located to provide connection with those roads in a community which historically have developed into arterials and collectors. Traffic flow problems and declines in level-of-service on routes connecting areas of the municipalities and routes providing access to the region are directly related to the capacity of collector and arterial roads. As traffic increases on the collectors and arterials, where access to abutting properties has historically not been limited to any significant degree, increasing traffic congestion can be expected. Also resulting from such access by adjoining residential and commercial properties and intersecting streets are the safety problems associated with increased congestion.

Functional Classification and Federal Aid Status *All roadways in Pennsylvania are categorized by “functional classification,” a system used by the American Association of State Highway and Transportation Officials (AASHTO). Design guidelines are customized by AASHTO to meet the demands common to each category. The AASHTO categories are: 1. Principal Arterial, 2. Minor Arterial, 3. Collector (Minor and Major in Rural Areas), and 4. Local.*

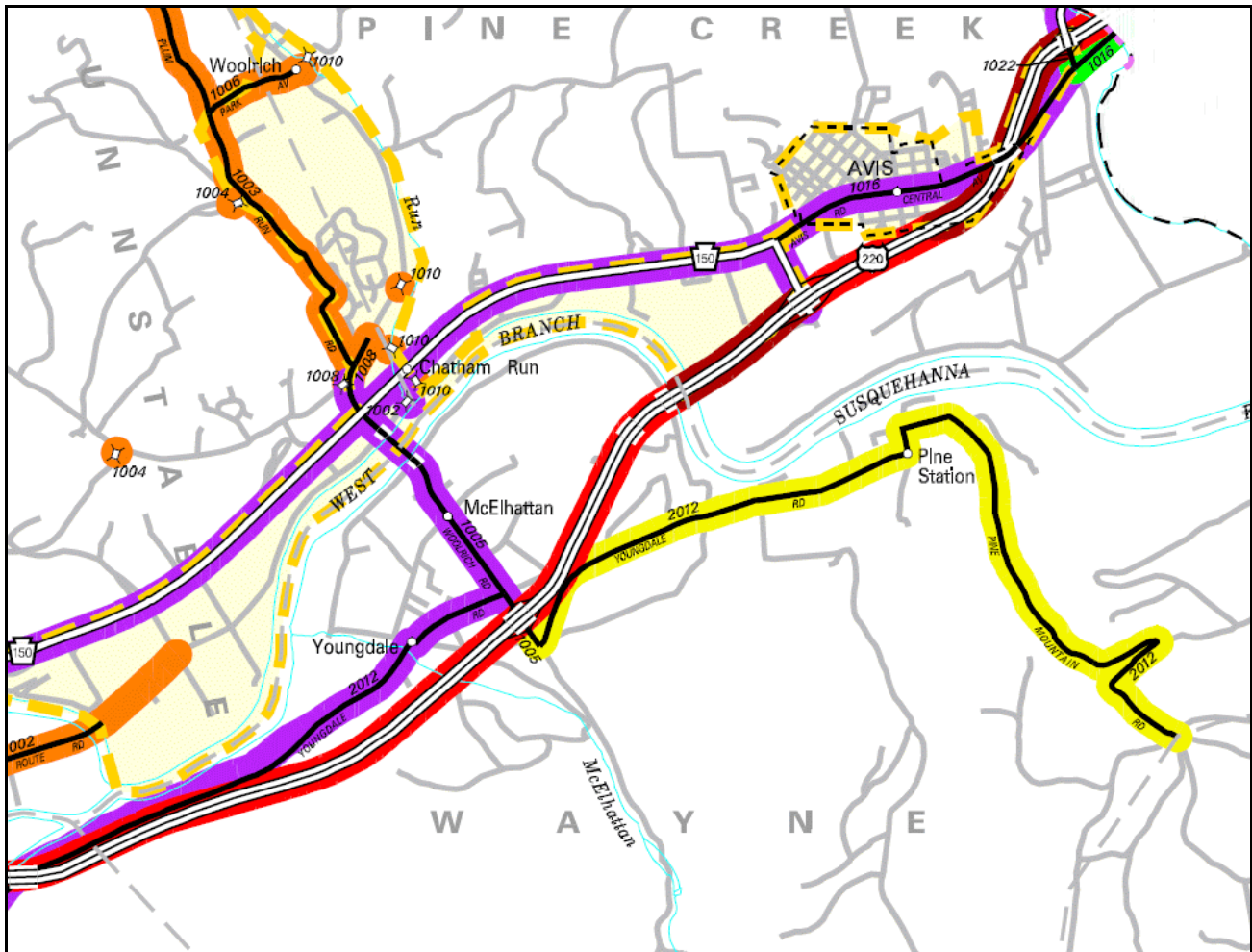
Roadway functional classification is significant not only for design standards, but it can also be used to determine the eligibility of transportation facilities for federal financial aid. All rural roadways functionally classified in the AASHTO system as higher than a minor collector, and all urban roadways classified as higher than a local roadway, are eligible for federal aid.² In addition, functional classification may be used by local municipalities to direct higher density (e.g., multi-family housing) or higher intensity (e.g., big-box retail) to areas which are served by roads with adequate capacity. The zoning ordinance can require such uses to be located on arterial roads as identified in the municipal comprehensive plan. A description of the functional classification of state-owned roads serving Wayne Township as classified by PennDOT follows. Annual average daily traffic (AADT) is also from PennDOT for 2012.

Expressway

- Provides interregional and interstate connections.
- Designed for unrestricted, high speed (55+ mph) mobility of
- Limited access only - no direct access from private property.
- Provides highest level of mobility.
- Intersects selected arterial or collector routes with interchanges.
- Carries highest volumes of automobile and truck traffic with longer trip lengths.

Interstate Route 80 to the south, with AADT of 31,000, is the closest expressway.

²*Integrating Transportation and Land Use - A Handbook for Pennsylvania Municipalities*, PennDOT Publication 688, December 2009, p. 40.



Functional Class (Source: PennDOT)

LEGEND

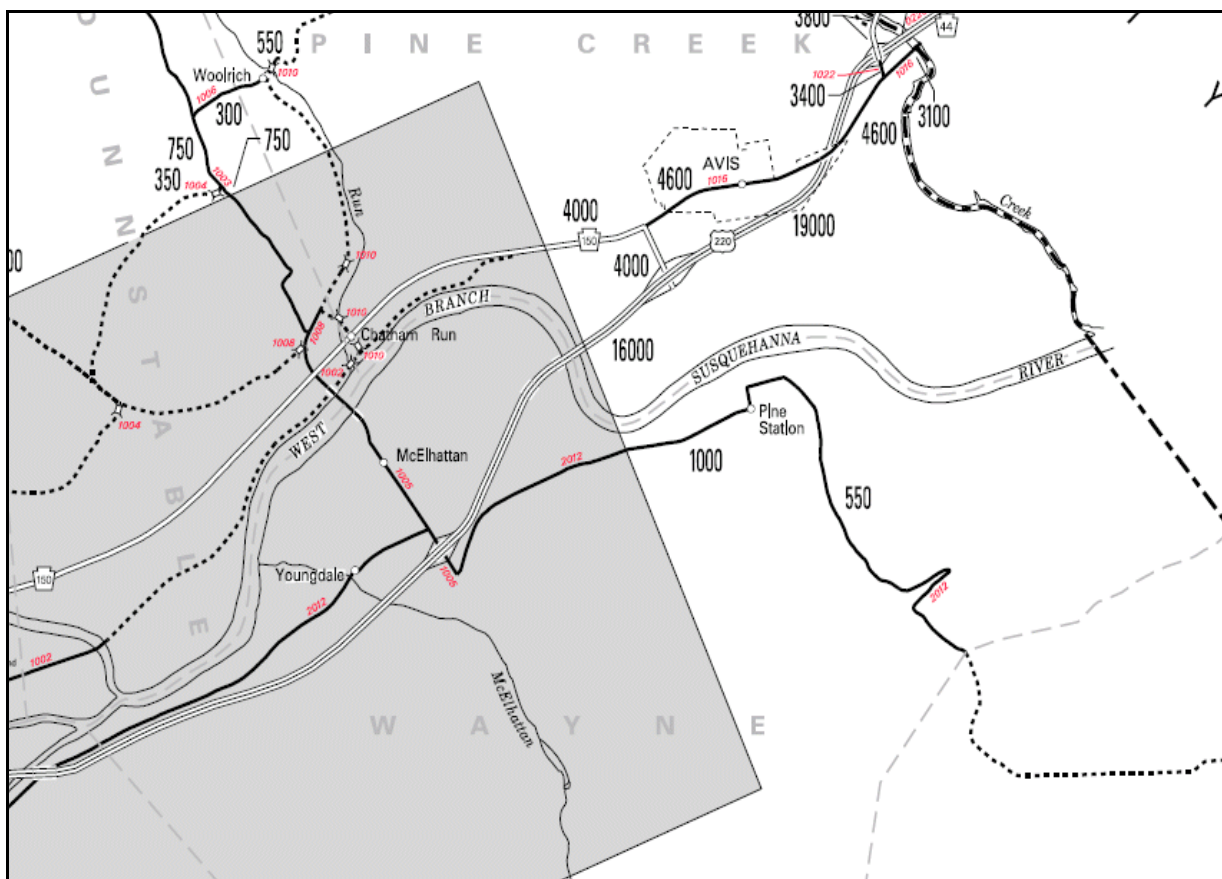
—	INTERSTATE HIGHWAYS
—	OTHER FREEWAYS AND EXPRESSWAYS
—	OTHER PRINCIPAL ARTERIAL HIGHWAYS
—	MINOR ARTERIALS
—	URBAN COLLECTOR OR RURAL MAJOR COLLECTOR
—	RURAL MINOR COLLECTOR
—	LOCAL ROADS
	2000 URBANIZED AREA BOUNDARY
	2000 SMALL URBAN AREA BOUNDARY

Arterial Highway

- Provides connection between commercial and population centers in the region.
- Provides connection between the municipalities and adjoining communities, counties and states.
- Carries higher volumes of traffic at relatively high speeds (45-55 mph).
- Serves a mix of local and through traffic.
- Carries low volumes of through truck traffic.
- Provides moderate to high levels of mobility.
- Access limited only by PennDOT highway occupancy permits and local zoning and subdivision ordinances.

Principal Arterial - Route 220

- The primary route connecting the Township and surrounding communities to Williamsport to the northeast and to Lock Haven and Route 80 to the southeast.
- The McElhattan Interchange is located in Wayne Township
- AADT - 16,000



PennDOT Traffic Volume Map - 2012 (showing state roads)

Collector Road

- Collects traffic from local streets for connection of residential areas to commercial and activity centers and arterials.
- Serves moderate levels of traffic at reduced speeds (35-45 mph).
- Serves more locally oriented traffic and few through trips.
- Carries primarily only *local delivery* truck traffic.
- Access from smaller and more numerous properties.
- Access limited only by local municipal and PennDOT highway occupancy permits and local zoning and subdivision ordinances.
- Provides reduced levels of mobility.

Rural Major Collector - SR 1005 (Woolrich Road)

- Connects Route 220 to McElhattan and points north of the West Branch.
- AADT - not reported by PennDOT

Rural Major Collector - SR 2012 (Youngdale Road)

- Connects Route 220 to points west and south of the West Branch.
- AADT - 750 north of the West Branch.

Rural Minor Collector - SR 1005 (Woolrich Road) and
SR 2012 (Youngdale Road and Pine Mountain Road)

- Connects Route 220 to points east and south in the Township.
- AADT - 550 to 1,000.

Local Road

- Provides connection of residential properties and communities and less populated areas to collectors.
- Serves lowest levels of traffic at slowest speeds (less than 35 mph).
- Provides high level of access from smaller residential parcels or areas with little development.
- Carries local trips only with no through trips.
- Carries minimal truck traffic for local deliveries.

All other roads in Wayne Township are local roads, carrying traffic from interior areas generally northwest to the Route 220 corridor or south to Interstate 80.

Township Roads

Public roads in Wayne Township total 31.41 miles including 17.45 miles of Township-owned roads and 13.96 miles of state-owned routes. The roads owned and maintained by the Township are generally in good condition, with the higher traffic roads paved and the balance tarred and chipped. The focus in 2016 is the total reconstruction of Shoemaker Road (T-419) and associated drainage. There are no other near term plans for the reconstruction, relocation, widening, curve elimination, or grade changes of any other Township roads.

The Township will focus on continued maintenance, including resurfacing, and monitor the need to correct specific drainage problems and add shoulders based on available funding. Paving projects in the Township are scheduled annually based on road condition and available funding assessed each Spring when the Supervisors inspect all Township roads. Included in the Appendix is a *Road Inventory and Evaluation Worksheet* which will assist Township officials in evaluating road conditions and plan and budget for necessary improvements as part of a long term maintenance plan and capital improvements program.

Three part-time road workers conduct routine maintenance of roads including patching, ditch cleaning, line striping, and winter plowing and anti-skid application. The Supervisors have made the logical and cost effective decision to contract for all road paving and other large projects to minimize staff and capital equipment costs. In fact, such projects are completed cooperatively with Pine Creek Township which maintains the full complement of staff and equipment for paving projects. Township equipment needs include a new commercial grade lawn mower (\$25,000) in the very near term and in the next several years, a front end loader (\$125,000) to replace the 1970 model now in use.

Funding for street maintenance is taken from the general fund and the Liquid Fuels Fund, and no shortfalls are anticipated to meet routine maintenance needs. In a typical year, road maintenance has accounted for about 10 to 15 percent of the Township's operating budget. In 2015, about \$80,500 of the \$649,250³ operating budget was earmarked for road-related maintenance expenditures. This changed in 2016 with the Shoemaker Road reconstruction with a total design and construction cost estimated at \$900,000 funded with a reserve fund and bank financing.

³\$724,259 total budget - \$75,000 reserve funds = \$649,250 operating budget

Liquid Fuels Program Road Turnback	<p>The roads owned and maintained by the Township are part of the State Liquid Fuels Program which provides state payments to local municipalities for street maintenance and reconstruction based on population and miles of streets meeting PennDOT specifications. In addition, the Township assumed ownership and maintenance of Linnippi Trail following its improvement to PennDOT specifications under the Turnback Program and receives an annual payment from PennDOT. However, the Liquid Fuels and Turnback payments do not nearly cover the cost of long term road maintenance and replacement.</p>
New Township Streets and Subdivision Streets	<p>Wayne Township is not likely to undertake any new road construction. Roads serving new residential developments will be constructed by developers in accord with the subdivision and land development ordinance standards for street layout, design, and construction. Streets may be owned and maintained by private communities, or if a street is constructed to the required standards of the street dedication ordinance it may be accepted by the municipality for general public use.</p>
Street Dedication	<p>Local municipalities may, but are not required to, accept for public dedication streets which have been privately constructed to specified municipal standards. This typically occurs in residential subdivisions as part of the development process. Tax revenues generated from residential development do not typically cover the cost of associated street maintenance. Boroughs and townships are not obligated to accept streets for dedication even if a street meets current municipal design and construction standards. These streets can be accepted for public dedication by the municipality, and provided such streets meet PennDOT standards, the municipality's State Liquid Fuels Fund allocation would increase. However, funds received from the Commonwealth from the Liquid Fuels Program fall far short of the long term cost of the maintenance of public streets. Local officials must carefully weigh the long term maintenance costs against the local tax revenues generated by development and increased state funding before accepting private streets for dedication.</p>
State Roads	<p>The condition of the state roads in the Township is also generally good, with continued maintenance the primary concern. Given the relatively modest traffic volumes on state roads and limited funding available, the upgrading of these roads by PennDOT is obviously not a priority in the near term and is unlikely to occur in the longer term. Although the Township has no direct control over state roads, the roads that carry the most traffic at higher speeds and present the most safety concerns, this Plan identifies a number of concerns which must be monitored:</p> <ul style="list-style-type: none">• Increasing volumes of traffic• Speed limit enforcement• Adequate surface and drainage maintenance• Improved signs for hazards and traffic control• Maintenance of lane markings• Adequate winter maintenance <p>Should the condition of state routes deteriorate due to lack of maintenance, or if PennDOT does not make improvements in anticipation of traffic volume increases over the long term, the capacity and level-of-service could degenerate. The Township should work with the other Southeastern Clinton County municipalities and SEDA-COG to identify the most critical state route improvement needs and work to have the</p>

improvements programmed by PennDOT. The Township should always submit their needs to the Clinton County Economic Partnership Transportation Committee which refers repair requests to PennDOT via SEDA-COG.

Bridges

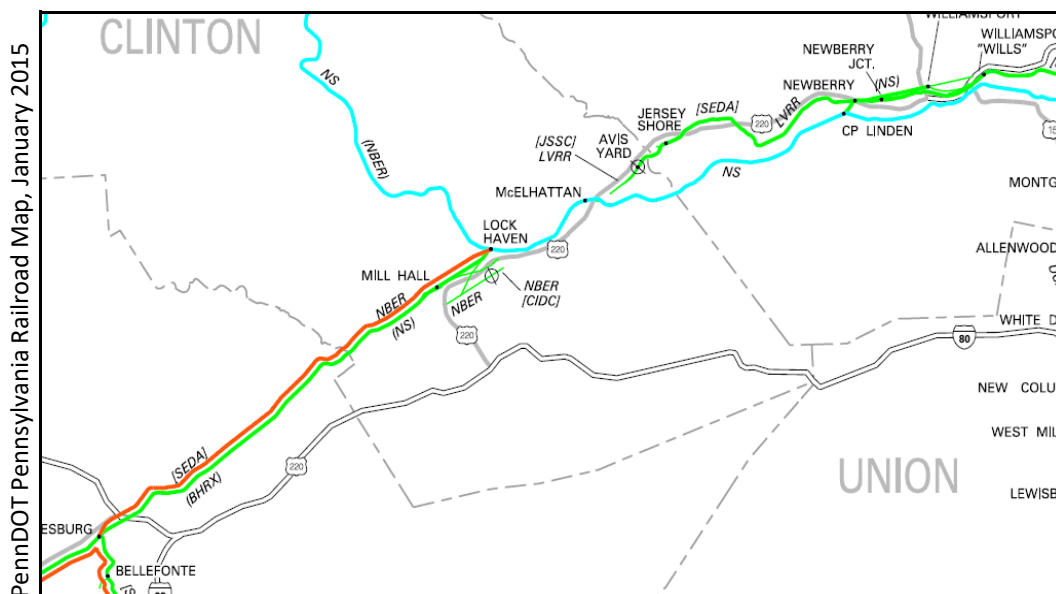
Public bridges carrying municipal and state roads throughout the Commonwealth are owned by local municipalities, counties or the state. The bridge that carries Linnippi Trail across McElhattan Creek is the only bridge owned by Wayne Township and it was replaced in the last five years when the Township assumed ownership of the road. The Township is fortunate for not owning any other bridges because long-term maintenance, repair and replacement is very costly.

Public Transportation

The 2014 Clinton County Comprehensive Plan notes *There is currently no local city bus service in Lock Haven or elsewhere in the county.*⁴ Direct local participation in public transportation, fixed route or on-demand, is typically undertaken only by the most populous municipalities given the large volume of riders necessary to meet expenses. In most cases, such systems operate with government subsidies and agency support for specific qualifying clients. Extensive public transportation systems in rural communities are generally limited by low population density, the cost of providing the service, and uncertainty of public acceptance and use. In short, the cost is too high in relation to the potential revenue from the users of the system, and without public subsidy, it is often not feasible. In addition, even in areas where the public subsidy has been provided, use of public transport is often low given long trips and limited schedules, and the historic reliance on automobiles in rural areas.

Railroads

The Norfolk Southern Railway Company (NS on map) provides freight service running from Williamsport and points east through Clinton County and Wayne Township to Lock Haven and points north and west. Some five trains pass through the Township each day with coal comprising much of freight; however, this may change as coal-fired electricity generating plants are retired. Currently the siding is not in use, but it is a significant asset for future economic development in the Township and region.



⁴ p. 42.



Norfolk Southern McElhattan Siding (Google Earth)

Sidewalks

Sidewalks and crosswalks are critical to safe and convenient pedestrian circulation, particularly in areas of concentrated residential and commercial development. In rural areas such as Wayne Township sidewalks have not typically been constructed as part of residential developments. The Township currently owns almost 2,800 feet of sidewalk along the west side of McElhattan Drive between Linwood Drive and Youngdale Road which was recently installed. First Quality Enterprises, Inc., has offered to install 500 feet of sidewalk along the north side of Youngdale Road connecting its plant to McElhattan Drive and dedicate the sidewalk to the Township.

FUTURE PLANNING POLICIES AND ACTIONS

Need for Prioritization

The cost of transportation improvements, particularly at the local municipal level, must be evaluated in terms of other community facility and service demands. Local resources are limited and large tax increases are not a realistic option in this time of an uncertain economy and employment opportunity.

Policies

Future planning policies and actions are intended to address identified problems and achieve the goals established by the Township. The policies and actions are intended to be practical and achievable within the framework of available resources and acceptance by the community. Policies and actions are discussed in detail on the following page. Categories include:

- Maintenance - Maintaining existing roads and facilities to preserve capacity.
- Regional Transportation Planning - Transportation issues cross local municipal and county boundaries. Clinton County and the SEDA-COG Metropolitan Planning Organization must continue regional transportation planning programs. (See Regional Transportation Planning Sidebar on the next page.)

REGIONAL TRANSPORTATION PLANNING - *The SEDA-COG Metropolitan Planning Organization (MPO) is the official transportation planning organization for eight (8) Central Pennsylvania Counties (Clinton, Columbia, Juniata, Mifflin, Montour, Northumberland, Snyder, Union), as designated by the Commonwealth of Pennsylvania on March 27, 2013. Prior to that date, the counties identified above were part of the SEDA-COG Rural Planning Organization (RPO). The 2010 decennial Census resulted in a new urbanized area (UZA) determination that required the formation of an MPO for the affected Bloomsburg-Berwick UZA; local and state parties agreed to make the MPO coverage contain the entirety of the 8 counties listed above.*

The SEDA-COG MPO operates via an agreement with PennDOT to approve studies and capital improvements for highways, bridges, transit, railroads, bicycle/pedestrian facilities, and other transportation concerns. Three primary documents are developed and approved by the MPO: the region's Transportation Improvement Program (TIP), Long Range Transportation Plan (LRTP), and annual Unified Planning Work Program (UPWP). In executing its work, the MPO strives to help provide a balanced transportation system for the maximum benefit of people, businesses, and communities in the region. (www.seda-cog.org)

- Land Use Planning and Ordinances - Linking land use to highway capacity.
- Intersection Safety - Where traffic and/or sight distance are factors.
- Signals/Signal Systems - Improving the area's transportation operations.
- Geometric/Capacity Improvements - Monitor for long term capacity improvements.
- Bridges - Maintain to extend useful life and replace if necessary.
- Public Transportation - As provided at the county level.
- Pedestrians and Bicyclists - How to improve pedestrian bicyclist circulation.

**Actions:
Maintenance**

Maintaining existing roads, drainage systems, sidewalks and other facilities is the most critical and highest priority element of meeting current and future transportation needs of Wayne Township. Increasing costs and limited resources demand that existing transportation facilities be maintained to extend useful life.

- Continue to complete and update annually a detailed township inventory and evaluation to identify needs and develop an improvements schedule within normal budgetary process, and to identify potential capital projects.
- Complete the improvement of Shoemaker Road (T-419) in 2016.
- Maintain an up-to-date inventory of road maintenance equipment as a means of planning for replacement and inclusion in the capital improvements program.
- Monitor the effectiveness of new materials and practices and use such innovations to best advantage. Good examples are plastic culverts and plastic head walls.
- Develop a Transportation Capital Improvement Program to plan and budget for improvements.
- Monitor the condition of and repair/replace all traffic control signals and signs and pavement markings.

Actions:**Regional Planning**

The Township will participate in regional transportation planning to ensure local issues and needs are addressed. Given that transportation is an issue that transcends municipal and county boundaries and affects the entire region, the SEDA-COG Metropolitan Planning Organization must continue to take the lead role in coordinating and promoting the idea of regional transportation planning.

The Township should also consider working with the other Southeaster Clinton County municipalities and organize a Road Task Force to present to PennDOT maintenance needs and planning issues as a unified body.

Actions:**Land Use Planning and Ordinances**

Local municipalities, as authorized by the Pennsylvania Municipalities Planning Code, may adopt land use management ordinances which are critical to addressing road and transportation issues. The key ordinances for the Township are the zoning ordinance and the subdivision and land development which are discussed in detail in the Land Use Section. As part of the zoning ordinance and subdivision and land development ordinance updates the Township will:

- Review zoning district locations to provide nonresidential development direct access to higher capacity roads.
- Update standards for parking and loading areas to ensure safe and adequate parking facilities without requiring excessive parking areas.
- In the case of PennDOT roads, make the zoning use permit contingent on the installation of all required improvements in accord with PennDOT requirements.

Why Access Management?

Without applying access management techniques, studies show that corridors experience:

- Diminished roadway capacity, resulting in greater congestion.
- An increase in the number of crashes with other vehicles, as well as pedestrians and cyclists.
- Reduced character.
- An unfriendly environment for those who walk or bike.
- Commercial strip development.
- Overburdened arterials resulting in more cut-through traffic in residential areas.
- Homes and businesses adversely affected by a continuous cycle of widening roads.
- Increased commute times, fuel consumption, and vehicular emissions.

Finally, with increasing fiscal pressure on both the local and state levels, capital intensive solutions such as widening a roadway may not always be possible. The more proactive communities can be in addressing this issue, the greater the likelihood a community will have of preserving its character and quality of life.

PennDOT Access Management Handbook

- Require as part of zoning and land development approval a permit prior to the installation of a driveway to access any PennDOT or local municipal road.
- Review street construction standards to ensure adequacy for public safety and eliminate excessive requirements to minimize the consumption of resources for construction and long term maintenance.
- Establish specific procedures for dedication of development streets to the Township and carefully weigh the costs and benefits of accepting private roads for dedication.
- Require commercial and residential development plans to design for pedestrian bicyclist access and safety.
- In the case of Township roads, include standards for sight distance, intersection separation, spacing, grade, width, turning radii and stormwater management.
- Provide for joint driveways and cross accesses for adjoining commercial parking lots.
- Reserve rights-of-way at logical locations in residential subdivisions to provide for interconnection of roads to adjoining parcels at the time of development.



McElhattan Drive / Youngdale Road Intersection



(Google Earth)

Actions:
Intersection Safety

The intersection of McElhattan Drive and Youngdale Road has been identified as a key intersection in the Township. The installation of the traffic signal has significantly improved traffic flow and safety. However, increasing pedestrian and vehicle traffic, particularly tractor trailers, point to the need for full turning lanes and crosswalks. The Township will work with the SEDA-COG Metropolitan Planning Organization and PennDOT to plan for the improvements when needed and submit state road repair needs to the Clinton County Economic Partnership Transportation Committee for referral to PennDOT via SEDA-COG..

No new traffic signals are proposed. The Township will continue to work with PennDOT to ensure optimum timing of the signal at the McElhattan Drive / Youngdale Road intersection.

Actions: Geometric and Capacity Improvements

No geometric or capacity improvements are proposed. The Township will monitor road and traffic conditions and consider improvements as safety dictates and capacity problems are anticipated.

Actions:
Bridges

The Township owns one bridge, constructed in the last five years, and its maintenance is the key action along with long term anticipation of replacement costs.

Actions: Public Transportation

No local municipal action is planned for public transportation other than to monitor and support County-efforts for shuttle bus service.

Actions: Pedestrians and Bicyclists

Construction of sidewalks in developed areas of the Township is not a priority given the high cost and disruption of private property. Bicycle travel is a regional and PennDOT issue and no Township action is proposed along Township roads.

- Consider including requirements in the subdivision and land development ordinance for sidewalks in higher density residential development.
- Require commercial and residential development plans to design for pedestrian and bicyclist access and safety.

Historic Resource Protection Plan

HISTORIC RESOURCE PROTECTION PLAN

Overview

Historic resources provide a sense of place and identity that fosters a connection to the community and its heritage. They can also be an important economic asset that draws visitors and tourism dollars. Integrating historic resources into the recreation and open space system provides mutual benefit: historic resources provide points of interest within the recreation and open space system, while being a part of that system gives added purpose to the historic resources. Wayne Township does not have an inventory of its historic resources, although some resources do exist. Identifying and protecting these historic resources are necessary to preserve Wayne Township's heritage, identity, and character for current and future generations.

Pennsylvania has more than 100,000 historic resources identified by the National Register of Historic Places. Thousands more could be identified across the state, in cities, towns and villages, and rural areas. This rich heritage is under threat from abandonment and demolition of decaying buildings, development of rural landscapes and prime farmland, and construction of highways. As with our natural resources, we must strengthen our values and develop ways to maintain our historic resources. Historic resources are worth saving. Without them, communities would lose their integrity, identity, and their attractiveness to newcomers. The goal is to strike a balance between development and saving what's important to the community's past.

-Source: Better Models for Development in Pennsylvania, p. 83.

Historic Resource Inventory

Several historic resources in the Township have been identified and are included in the Pennsylvania Historical and Museum Commission's (PHMC) Cultural Resources GIS (CRGIS) inventory (see table on next page). However, the CRGIS inventory includes only the historic resources that are stored in the files of the PA Historic Preservation Office. It often does not include other locally or regionally important historic resources that are worthy of protection, and it may not represent a current and updated inventory of all historic resources in the Township. Therefore, Wayne Township should still create and maintain its own updated inventory, which would include the CRGIS resources and other important resources, and which would be the foundation upon which a historic resource protection ordinance is based.

This can be accomplished via the creation of a Township historical commission or local historical society charged with identifying the Township's historic resources. Resources should be identified according to a set of criteria that determine whether they should be considered significant (see below). They can be further evaluated to determine whether they have local, regional, or national significance. The Township can seek technical assistance for this effort from organizations such as the Clinton County Historical Society, Clinton County

Genealogical Society, Pennsylvania Historical and Museum Commission, Preservation Pennsylvania, and private historic preservation consultants.

Select Wayne Township Historic Resources from the PA Historical and Museum Commission Cultural Resources GIS (CRGIS)*

Key No.	Primary Historic Name	National Register Status	Category	Year Built
088590	Deise-Throne Farmhouse	Insufficient Info to Evaluate	Building	c1850
088591	Linnwood Cemetery	Insufficient Info to Evaluate	Site	
088592	Chatham, Walter S., Family Home	Insufficient Info to Evaluate	Building	c1853;c1890
088593	Quiggle Cemetery	Insufficient Info to Evaluate	Site	c1802
088594	Fort Horn	Insufficient Info to Evaluate	Site	c1774
088595	Shoemaker-Quiggle House	Insufficient Info to Evaluate	Building	c1907;c1915
088596	Quiggle-Shoemaker Home	SHPO: Not Eligible	Building	c1876;c1915
105176	McKernan House & Barn Outbuildings	SHPO: Not Eligible	Building	
132657	Bridge	SHPO: Not Eligible	Structure	1945
144243	Eldred Property	SHPO: Not Eligible	Building	1850
155021	New York Central Railroad: Bridge #B-23B	Contributes to Resource	Structure	c1883;c1912
155021	New York Central Railroad: Bridge #B-22	Contributes to Resource	Structure	
155021	NY Central Railroad: Beech Creek RR (Jersey Shore to Mahaffey Junc.)	Insufficient Info to Evaluate	District	1883;1893
155021	New York Central Railroad: Bridge #B-26A	Contributes to Resource	Structure	c1883;c1912
155021	Tunnel Mines	Contributes to Resource	Site	
155021	New York Central Railroad: Bridge #B-26	Contributes to Resource	Structure	1883;1902
155021	Peale Tunnel	Contributes to Resource	Structure	
155021	New York Central Railroad: Bridge #B-24	Contributes to Resource	Structure	c1883;c1912
155021	Viaduct Bridge	Contributes to Resource	Structure	
155661	Philadelphia & Erie Railroad (aggregate file)	Aggregate File	District	
200516	Penna Power & Light Lycoming to Lock Haven Transmission Corridor	SHPO: Not Eligible	District	1926

Source: PA Historical and Museum Commission, CRGIS

*Note: this inventory includes only the historic resources that are stored in the files of the PA Historic Preservation Office. It often does not include other locally or regionally important historic resources that are worthy of protection, and it may not represent a current and updated inventory of resources in the Township.

Identifying Historic Resources

Historic resources can be defined as buildings, sites, districts, objects, or structures that have historical, archaeological, cultural, architectural, or engineering value. They may be important to the history and culture of Wayne Township, the region, the Commonwealth, or the nation. According to the general standard, a resource must have been in place for at least 50 years to be considered historic. In addition to the longevity requirement, possible criteria for eligibility as a historic resource are (the resource must exhibit at least one of the following criteria):

- Has significant character, interest or value as part of the development, heritage or cultural characteristics of the Township, region, Commonwealth or nation; or
- Is associated with the lives of persons significant in the past; or,

- Is associated with an event of importance to the history of the Township, region, Commonwealth or nation; or,
- Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the Township, region, Commonwealth or nation; or,
- Contains elements of design, detail, materials or craftsmanship which represents a significant innovation; or,
- Is part of or related to a distinctive area which should be preserved according to a historic, cultural or architectural motif; or
- Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the community; or,
- Has yielded, or may be likely to yield, information important in prehistory or history; or,
- Exemplifies the cultural, political, economic, social or historical heritage of the community.

**National Register
of Historic Places**

Some historic resources may be eligible for listing on the National Register of Historic Places. Resources on the National Register include districts, sites, buildings, structures, and objects that are significant in American history,

architecture, archeology, engineering, and culture. In order to be eligible for the National Register, a resource must meet one of four criteria:

- (1) the resource is associated with events or activities that have made a significant contribution to the broad patterns of our history; or
- (2) the resource is associated with the lives of persons significant in our past; or
- (3) the resource has distinctive characteristics of a building type, period, or method of construction, that represent the work of a master, possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (4) the resource has yielded, or may be likely to yield, information important in prehistory or history.

The National Register of Historic Places was established by the National Historic Preservation Act of 1966 and is maintained by the National Park Service. The program is designed to assist state and local governments, federal agencies, and others identify significant historic and archeological resources worthy of preservation and of consideration in planning and development decisions. In Pennsylvania, the program is managed by the Bureau for Historic Preservation (BHP), a department within the Pennsylvania Historical & Museum Commission (PHMC).



To have a resource listed on the National Register, the Township would submit the necessary documentation to PHMC. A committee of BHP staff reviews information submitted to the BHP to determine whether a resource is eligible for the National Register (using the criteria above). If found eligible, the resource is given a Determination of Eligibility (DOE) and the nomination process can begin. The State Historic Preservation Board reviews all nominations to the National Register. Upon determination of its level of significance and that the resource meets the Criteria for Evaluation, the nomination is sent to the National Park Service (NPS), which either approves or denies the nomination. If approved by the NPS, the resource is entered into the National Register of Historic Places. Despite receiving a Determination of Eligibility by the Bureau for Historic Preservation, some resources might never obtain a listing on the National Register.

Listing on the National Register **does** the following:¹

- honors a historic property by recognizing its importance to its local community, state or the nation;
- *encourages* the preservation of historic properties by documenting their significance;

¹ Ibid.

- lists properties *only* if they meet the National Register Criteria for Evaluation;
- facilitates the review of federally funded, licensed, or permitted projects to determine their effects on historic properties;
- provides an opportunity to consult with government agencies to mitigate projects that will adversely affect historic properties;
- provides information about historic resources for planning purposes;
- offers federal tax benefits to owners of income producing historic properties if they rehabilitate their properties according to preservation standards

Listing on the National Register **does not**:²

- restrict the rights of property owners;
- require that properties be maintained, repaired, or restored;
- prevent destruction of a resource by federal, state, local, or private development;
- guarantee that grant funds will be available for projects;
- require property owners to follow preservation standards on their properties (unless they wish to apply for tax benefits)



Legal Framework

Once inventoried the Borough's historic resources can receive formal protection through measures enabled by the Pennsylvania Historic District Act (Act 167 of

² Ibid.

1961) and/or the Pennsylvania Municipalities Planning Code. This adds a level of protection to identified historic resources by providing a means to review activities that could lead to the alternation or destruction of resources

Regulations under the **Pennsylvania Historic District Act** are generally viewed as being more restrictive than those enacted under the MPC and apply only to historic districts that are on the National Register or certified as historic by the PHMC. Under the Historic District Act, a municipality has the authority to create local historic districts and protect the historic and architectural character, including aesthetics, within those historic districts. However, the historic district must first be certified by PHMC; that is, the district and its regulations must be reviewed by the PHMC and must satisfy recommendations of the review before being enacted. The Act also requires the appointment of a Historical Architectural Review Board (HARB), which makes recommendations to the governing body pertaining to resources within the historic district.

Under the **MPC**, a municipality may establish measures to protect historic resources via the zoning ordinance, but these measures are generally viewed as less restrictive than regulations enacted under the Historic District Act because they typically do not regulate aesthetics. The MPC also permits the establishment of a historical commission. The historical commission has no decision-making authority, but rather acts in a support capacity only. It conducts research and provides data on historic resources. It also reviews applications pertaining to historic resources and makes recommendations to the zoning officer and governing body. Zoning for historic resource protection typically involves provisions that enable adaptive reuse of historic resources (for example, permitting a historic building to be used for an office) and alternatives to demolition.

Wayne Township does not have an inventory of its historic resources and no protection measures are in place, leaving them vulnerable to degradation and demolition.



Benefits of Historic Preservation (Planning Commissioners Journal, No. 52, Fall 2003, p. 4.)

Since the 1970s, mounting evidence has shown that historic preservation can be a powerful community and economic development strategy. Evidence includes statistics compiled from annual surveys conducted by the National Trust for Historic Preservation and statewide Main Street programs, state-level tourism and economic impact studies, and studies that have analyzed the impact of specific actions such as historic designation, tax credits, and revolving loan funds. Among the findings:

- Creation of local historic districts stabilizes, and often increases residential and commercial property values.
- Increases in property values in historic districts are typically greater than increases in the community at large.
- Historic building rehabilitation, which is more labor intensive and requires greater specialization and higher skill levels, creates more jobs and results in more local business than does new construction.
- Heritage tourism provides substantial economic benefits. Tourists drawn by a community's (or region's) historic character typically stay longer and spend more during their visit than other tourists.
- Historic rehabilitation encourages additional neighborhood investment and produces a high return for municipal dollars spent.
- Use of a city or town's existing, historic building stock can support growth management policies by increasing the supply of centrally located housing.

FUTURE PLANNING POLICIES AND ACTIONS**Recommendations**

Recommendations to protect the Township's historic resources are as follows:

- Organize a Township Historical Commission or Historical Society charged with the task of creating and maintaining historic resource inventory that would include resources in the PHMC's CRGIS inventory and would also include other historic resources of local, state, or regional significance.
- Seek technical assistance from historic preservation organizations, such as the Pennsylvania Historical and Museum Commission, Preservation Pennsylvania, Clinton County Historical Society, and the Clinton County Genealogical Society for inventorying and documenting resources and nominating resources for the National Register.

- Seek funding from organizations such as the National Trust for Historic Preservation, Pennsylvania Historical and Museum Commission, and Pennsylvania Department of Conservation and Natural Resources.
- Raise awareness of the Township's historic resources and preservation incentives such as the Federal Rehabilitation Tax Credit Program.
- Integrate historic resources in the Township's open space and recreation system as points of interest.
- Once historic resources are inventoried, adopt historic resource protection provisions in the Zoning Ordinance that:
 - Prohibit demolition by neglect.
 - Facilitate the adaptive re-use of historic resources.
 - Provide incentives for rehabilitation of historic resources.
 - Require a historic resources impact assessment for development in proximity to a historic resource.
 - Require review of demolition, alteration, erection, reconstruction, and restoration of historic resources.
- In the case of any identified historic districts, pursue certification and protection via the Pennsylvania Historic District Act.

Demographic Profile

KEY DEMOGRAPHIC OBSERVATIONS

Demographic Composition

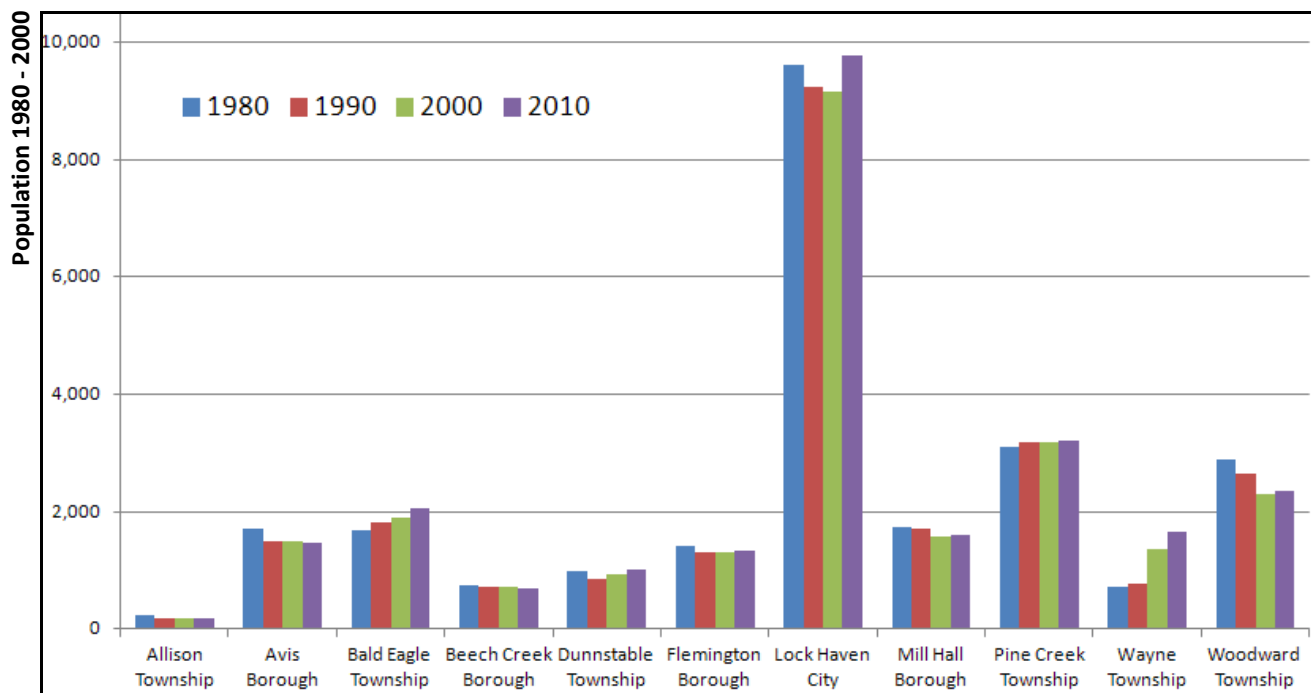
The demographic composition of a community is affected by its geographic, physical and economic character. At the same time, the demographic composition is largely responsible for the manner in which a community develops and grows (or declines) in terms of demand for community facilities and services to meet the specific needs of the changing population, thereby altering the very character of the community. Understanding the demographic character of a community and forecasting changes enables local officials to assess the need for additional or different types of public and private facilities and services required to meet the demands of the changing population.

WAYNE TOWNSHIP POPULATION	
Year	Persons
1960	600
1970	602
1980	728
1990	782
2000	1,363
2010	1,666
2013*	1,682
U.S. Census	
*American Community Survey	

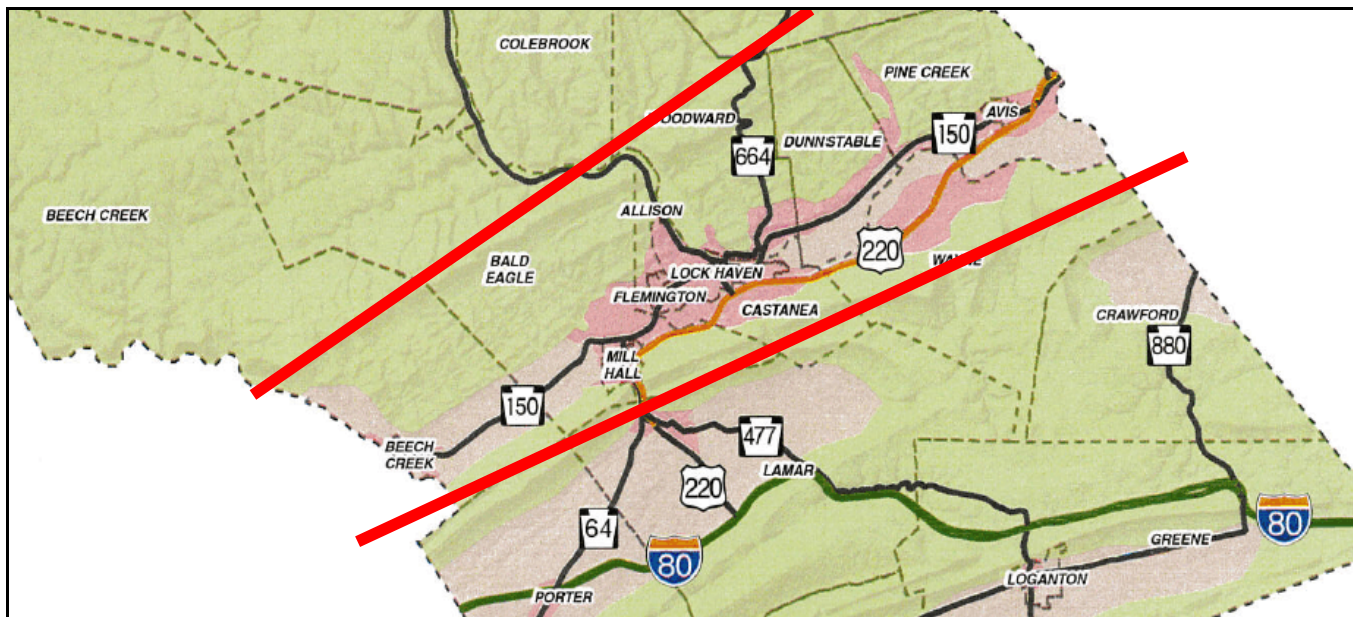
The following sections report and evaluate Wayne Township's population, housing, education and economic trends. Data for the Central Region municipalities as designated by the *2014 Clinton County Comprehensive Plan*, Clinton County, the Commonwealth and the Country is included in certain instances to provide a regional context and a basis for comparison.

Population

The number of people living in the Township increased moderately until the 1990s when it grew from 782 persons in 1990 to 1,363 in 2000, an increase of some 680 persons or almost 75 percent. Much of this can be attributed to the manufacturing and commercial development around the McElhattan Road Interchange with the transition of State Route 220 into part of the four-lane, limited-access Appalachian Throughway. The availability of jobs obviously stimulated residential development, including a large mobile home park and Linnippi Village. The County Correctional Facility also opened and 155 inmates were reported in the 2000 Census.



POPULATION									
U. S. Census; *American Community Survey									
Community	Total Persons					Percent Change			
	1980	1990	2000	2010	2013*	80-90	90-00	00-10	10 -13
Allison Township	237	191	194	193	197	-19.4	1.6	-0.5	2.1
Avis Borough	1,718	1,506	1,492	1,484	1,526	-12.3	-0.9	-0.5	2.8
Bald Eagle Township	1,680	1,809	1,898	2,065	2,092	7.7	4.9	8.8	1.3
Beech Creek Borough	760	716	717	701	710	-5.8	0.1	-2.2	1.3
Dunstable Township	982	846	941	1,010	1,025	-13.8	11.2	7.3	1.5
Flemington Borough	1,416	1,321	1,319	1,330	1,345	-6.7	-0.2	0.8	1.1
Lock Haven City	9,617	9,230	9,149	9,772	10,025	-4.0	-0.9	6.8	2.6
Mill Hall Borough	1,744	1,702	1,568	1,613	1,628	-2.4	-7.9	2.9	0.9
Pine Creek Township	3,100	3,188	3,184	3,217	3,303	2.8	-0.1	1.0	2.7
Wayne Township	728	782	1,363	1,666	1,682	7.4	74.3	22.2	1.0
Woodward Township	2,894	2,662	2,300	2,368	2,419	-8.0	-13.6	3.0	2.2
Central Region	24,876	23,953	24,125	25,419	25,952	-3.7	0.7	5.4	2.1
Clinton County	38,971	37,182	37,910	39,241	39,954	-4.6	2.0	3.5	1.8
Pennsylvania (1,000s)	11,864	11,882	12,281	12,702	12,774	0.2	3.4	3.4	0.6
United States (1,000s)	226,546	248,710	281,422	308,748	316,129	9.8	13.2	9.7	2.4



Core of Central Region (2014 Clinton County Comprehensive Plan)

American Community Survey 2008-2012 - The data in tables with the heading *2010 is from the American Community Survey 2008-2012. After the 2000 Census, the Census long form became the American Community Survey which collects long-form-type information throughout the decade. The ACS includes the basic short-form questions and detailed population and housing questions. ACS is a national, continuous survey to provide reliable and timely demographic, housing, social, and economic data every year.

Center for Rural Pennsylvania - Assistance with assembling Census and American Community Survey data was provided by Jonathan Johnson, Senior Policy Analyst, at the Center for Rural Pennsylvania.

POPULATION PROJECTIONS WAYNE TOWNSHIP (not including inmates)			
2010 Census Population			1,340
10-Year Rate	Projected Population		
	2015	2020	2030
5%	1,370	1,410	1,440
10%	1,410	1,480	1,550
20%	1,470	1,620	1,770

During the same period, the population of the other Central Region municipalities and the County decreased or increased only slightly. The Township's population increased by another 300 persons, or 22 percent, between 2000 and 2010 while the other municipalities again saw limited change.

Prison Population

Some 250 inmates are currently incarcerated at the Clinton County Correctional Facility, down substantially from the 326 inmates reported by the 2010 Census. Inmates are included in the Census total population and in the calculation of population density, and deducting the inmate population significantly changes population growth rates and population density. Nevertheless, even at the lower rates from 1990 to 2000 and from 2000 to 2010, the Wayne Township growth rate was significantly higher than the Central Region, Commonwealth and Country. Population density in 2010 without the inmate population decreases to 60 persons per square mile instead of 75. The prison population is also included in the age and educational data but is not easily separated.

POPULATION DENSITY U. S. Census 2010		
Community	Square Miles	Persons per Sq. Mile
Allison Twp	1.5	127
Avis Boro	0.5	2,999
Bald Eagle Twp	41.6	50
Beech Creek Boro	0.5	1,293
Dunstable Twp	9.4	108
Flemington Boro	0.5	2,953
Lock Haven City	2.5	3,914
Mill Hall Boro	0.9	1,751
Pine Creek Twp	14.4	223
Wayne Twp		
total population	22.3	75
non-inmate pop	22.3	60
Woodward Twp	17.8	133
Central Region	94.1	270
Clinton County	888.0	44
Pennsylvania	44,742.7	284
US (1,000s)	3,531.9	87

POPULATION: TOTAL vs. NON-INMATE U. S. Census; *American Community Survey						
1990	% 90-00	2000	% 00-10	2010	% 10-13	2013*
Total Population						
782	74.3	1,363	22.2	1,666	1.0	1,682
Non-Inmate Population						
782	54.5	1,208	10.9	1,340	6.9	1,432

Population Forecast

Estimating a municipality's future population is a good way to anticipate the changing demand for community facilities and services and to assess the demand for housing and the effect on such community characteristics as open space and housing affordability. If land is not available in a municipality during a time of high housing demand, the demand may be met in another area of the region where land or vacant lots are available. This scenario can certainly be applied to the Central Region where most of the recent population increase occurred in Wayne Township. However, changing conditions in nearby and regional communities and changing general economic conditions make accurate projection difficult.

The American Community Survey estimated the Township population at 1,682 in 2013. Without the inmate population, the number is reduced to some 1,430 persons, an increase of 90 or almost 7.0 percent, somewhat below the 2000 - 2010 growth rate. While the very high growth rates are not anticipated to continue, the Wayne Township population is expected to continue increase at a rate below the 2000 - 2010 rate. The *Population Projections Table* provides a forecast of population, not including inmates, based on several growth rates.

WAYNE TOWNSHIP AGE GROUPS U. S. Census, *American Community Survey			
Age	1990	2000	*2010
< 18 years #	197	269	284
%	25.2	19.7	18.7
18-64 #	470	902	1,031
%	60.1	66.2	67.7
65+ #	115	192	207
%	14.7	14.1	13.6
Total Persons	782	1,363	1,666

The forecasts suggest that the Township non-inmate population in 2030 could range from 1,440 to 1,770 persons and the non-inmate population density would increase from 60 to 79 persons per square mile at the higher Year 2030 estimate. Certainly, even at the higher rate the Township will remain rural with most of the population continuing to be concentrated in the Route 220 Corridor.

The real issue is:

How will the Township manage growth in order to maintain the quality rural lifestyle?

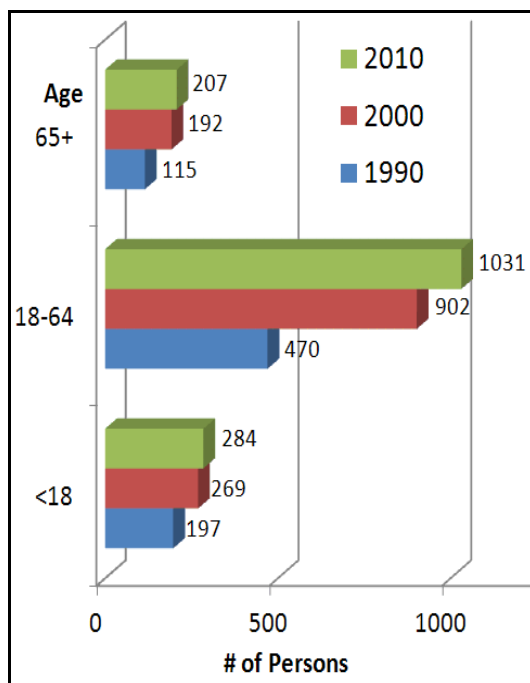
This Comprehensive Plan is intended to answer that question and chart the Township's course for community change.

Population Density

Population density in the Central Region varies widely as would be expected when comparing older, more developed boroughs to rural townships. With 22.3 square miles and 1,666 residents in 2010, Wayne Township's population density of 75 persons per square mile remains low given its thousands of acres of forest land. And, with much of the forest land in public ownership, the Township's population density will remain relatively low.

Age of Population

The age of a community's population is important in terms of the types of community facilities and services which must be provided. Many of the services which are age dependant are provided by public entities other than the Township. For example, the number of children determines the size and type of educational facilities and services provided by the school district, while an aging population will require more social services from county and state agencies. An aging population might also influence the type of housing in a community, bringing about the construction of age-qualified and continuing care retirement communities.



Wayne Township Age Distribution

The change in age structure in the Township is not significant in terms of the need for additional or different Township facilities and services, and given the anticipated nominal increase in the number of residents a major change in the need for age-related facilities and service is not anticipated. The Township's younger population increased in number between 1990 and 2000, but decreased in proportion, with the same scenario, to a much lesser degree, continuing to 2010. The same can be said for the population 65 years of age and older. The working age population increased significantly in number and proportion from 1990 to 2000 and continued to increase between 2000 and 2010. This is also likely a reflection of the increased commercial and subsequent residential development and to a lesser extent the prison population. Wayne Township's median age increased by 2.1 years between 2000 and 2010 to 40 years, somewhat older than the County's and Country's, but on par with the Commonwealth's.

NOTE: The prison population is included in the age data and would be expected to skew the proportions toward the 18-64 years of age group.

2010 AGE OF POPULATION American Community Survey			
Community	Percent of Population		
	<18	18-64	65+
Allison Twp	24.0	47.9	28.1
Avis Boro	25.5	60.4	14.1
Bald Eagle Twp	27.0	59.2	13.9
Beech Creek Boro	15.6	59.9	24.5
Dunstable Twp	19.4	59.2	21.4
Flemington Boro	18.6	62.1	19.3
Lock Haven City	13.4	75.5	11.1
Mill Hall Boro	22.9	58.3	18.7
Pine Creek Twp	19.5	62.2	18.3
Wayne Twp	18.7	67.7	13.6
Woodward Twp	21.0	58.4	20.6
Clinton County	20.6	63.1	16.3
Pennsylvania	21.9	62.6	15.5
United States	23.9	62.9	13.2

MEDIAN AGE U. S. Census, *American Community Survey			
Community	1990	2000	*2010
Allison Twp	41.5	43.8	44.3
Avis Boro	38.1	40.0	39.3
Bald Eagle Twp	33.3	37.8	41.1
Beech Creek Boro	41.0	41.0	48.9
Dunstable Twp	41.0	42.7	49.1
Flemington Boro	43.1	42.0	41.0
Lock Haven City	26.5	25.0	22.3
Mill Hall Boro	38.0	40.0	42.2
Pine Creek Twp	38.0	41.1	48.8
Wayne Twp	35.6	37.9	40.0
Woodward Twp	36.2	44.3	45.7
Clinton County	34.8	37.8	38.7
Pennsylvania	35.1	38.0	40.1
United States	32.8	35.3	37.2

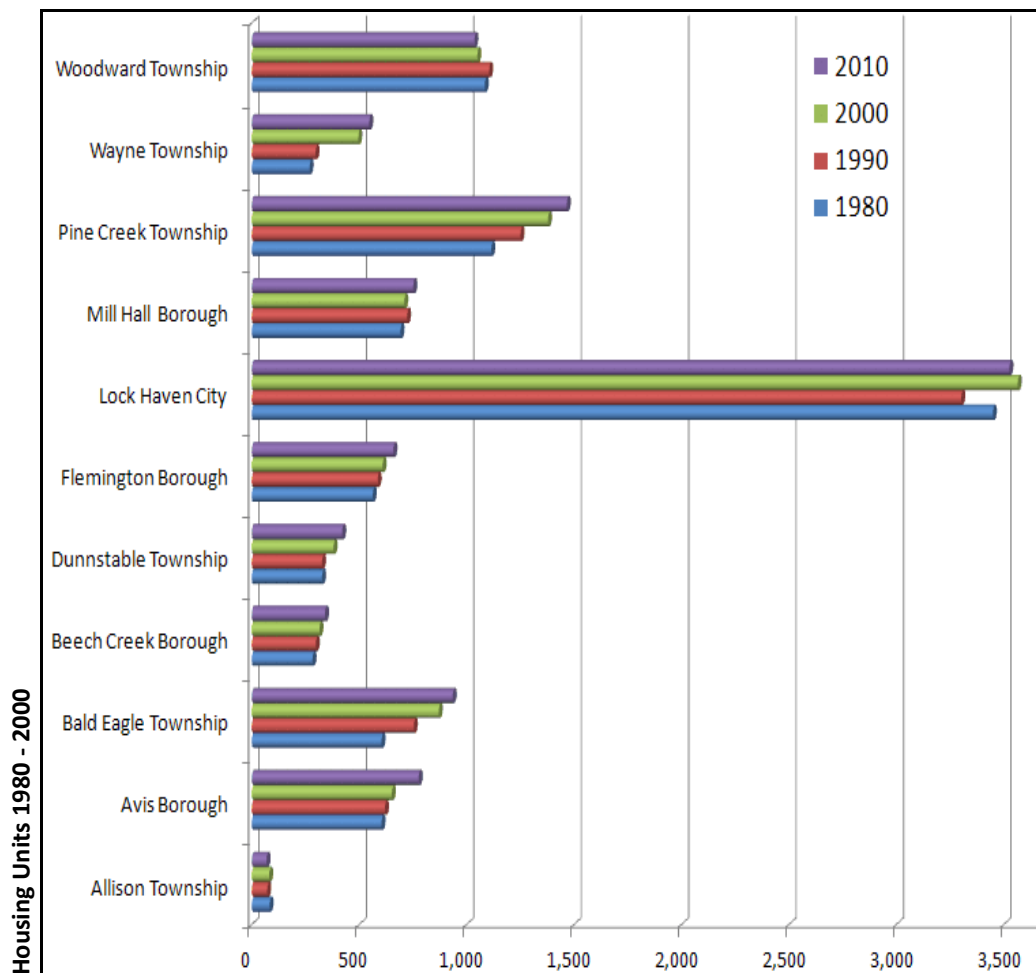
Housing Units

NOTE:

See *Housing Section* for additional details

Over the past 30 years, the decade from 1990 to 2000 witnessed the greatest housing unit increase in the Township, Central Region and the County. As would be expected, the greatest increases occurred in the Townships, with Wayne Township registering the greatest at almost 200 units, a 67 percent increase. Another 51 units were added between 2000 and 2010 taking the total to 547 and less than 10 building permits were issued for dwelling units in the Township from 2010 through July 2014. Wayne Township had the highest rate of housing unit increase from both 1990 - 2000 and 2000 - 2010.

HOUSING UNITS (U. S. Census)							
	Total Units				Percent Change		
	1980	1990	2000	2010	80-90	90-00	00-10
Allison Township	83	72	81	80	-13.3	12.5	-1.2
Avis Borough	604	620	652	674	2.6	5.2	3.4
Bald Eagle Township	604	754	870	980	24.8	15.4	12.6
Beech Creek Borough	283	298	315	301	5.3	5.7	-4.4
Dunstable Township	327	327	381	420	0.0	16.5	10.2
Flemington Borough	563	586	609	616	4.1	3.9	1.1
Lock Haven City	3,449	3,302	3,565	3,624	-4.3	8.0	1.7
Mill Hall Borough	692	723	710	753	4.5	-1.8	6.1
Pine Creek Township	1,115	1,251	1,379	1,464	12.2	10.2	6.2
Wayne Township	269	297	496	582	10.4	67.0	17.3
Woodward Township	1,084	1,105	1,050	1,166	1.9	-5.0	11.0
Central Region	9,073	9,335	10,108	10,660	2.9	8.3	5.5
Clinton County	16,049	16,478	18,166	19,080	2.7	10.2	5.0
Pennsylvania (1,000s)	4,596	4,938	5,250	5,567	7.4	6.3	6.0
United States (1,000s)	88,411	102,264	115,905	131,705	15.7	13.3	13.6



2010 HOUSING UNIT DENSITY		
	Square Miles	Units per Sq. Mile
Allison Twp	1.5	53
Avis Boro	0.5	1,348
Bald Eagle Twp	41.6	24
Beech Creek Boro	0.5	602
Dunnstable Twp	9.4	45
Flemington Boro	0.5	1,232
Lock Haven City	2.5	1,450
Mill Hall Boro	0.9	837
Pine Creek Twp	14.4	102
Wayne Twp	22.3	26
Woodward Twp	17.8	66
Central Region	111.9	95
Clinton County	888.0	21
Pennsylvania	44,742.7	124
United States	3,531,905.4	37

In Wayne Township, the increase in the number of housing units mirrored population, the greatest occurring between 1990 and 2000 (199 units, 67.0%) and with a moderated increase during the following decade (86 units, 17.3%). All but 32 of the 582 units in the Township were occupied in 2010, with 13 vacant units for rent or sale and 14 for seasonal use. Housing unit density in the Township is at the lower end of the other Central Region townships, but is obviously much higher in the Route 220 Corridor where most development is concentrated.

Households

Wayne Township's household and family size has been decreasing since 1990, as in most other municipalities in the Commonwealth and the Nation. The proportion of married couples and single person households in the Township is higher while that of single parent households is lower than in the County, Commonwealth and Country.

2010 HOUSEHOLDS American Community Survey					
	Wayne Township		Percent		
	#	%	County	PA	US
Total Households	514	100.0	--	--	--
Married couples with own children <18	111	21.6	15.7	18.5	20.3
Married couples with no children	189	36.8	32.2	30.3	28.6
Single parent (male or female) with children <18	14	2.7	8.9	8.6	9.6
Single person households	165	32.1	29.6	29.3	27.5
Other types of households	35	6.8	13.7	13.2	14.0

HOUSEHOLD SIZE AND FAMILY SIZE U.S. Census, *American Community Survey						
	Average Household Size			Average Family Size		
	1990	2000	2010	1990	2000	2010
Wayne Township	2.76	2.53	2.44	3.09	2.93	2.86
Clinton County	2.54	2.42	2.42	3.02	2.90	2.90
Pennsylvania	2.57	2.48	2.45	3.10	3.04	3.02

GROUP QUARTERS 2010 U.S. Census			
	Wayne Twp	Central Region	Clinton County
Total group quarter population	326	2,592	2,623
Institutionalized population	326	565	596
Noninstitutionalized population	0	2,027	2,027
Local jails and other municipal confinement facilities	326	326	326
Residential treatment centers for juveniles (non-correctional)	0	39	39
Nursing facilities/skilled-nursing facilities	0	200	231
College/university student housing	0	2,004	2,004
Group homes intended for adults	0	15	15
Workers' group living quarters and Job Corps centers	0	7	7
Other noninstitutional facilities	0	1	1

Group Quarters

The 2010 census reported 326 inmates at the Clinton County Correctional facility in Wayne Township. These individuals are included in population related data, but not in housing related data such as households and household income.

Education

The proportion of Wayne Township and County residents with a high school diploma or GED is higher than that of the Commonwealth and Nation, while the reverse is the case for those with a bachelor's degree or higher. This may be a reflection of the number of blue-collar employers in the Township and Central Region.

2010 EDUCATION LEVELS American Community Survey				
	% Persons 25+ Years s of Age			
	WAYNE	County	PA	US
no high school diploma	14.0	14.0	11.7	14.3
high school diploma/GED	48.5	46.4	37.2	28.2
some college, no degree	18.5	14.9	16.5	21.3
associate degree	8.2	7.9	7.5	7.7
bachelor's or higher	10.8	17.1	27.0	28.5
Wayne Twp population 25+ years of age = 1,126				

NOTE: The prison population is included in the education data and may account for some of the difference in educational attainment compared to the wider geographic areas.

Income

Median household and per capita income provide an indication of the economic status of the Township when compared to the larger region. Both Wayne Township income measures, when adjusted for inflation, decreased between 2000 and 2010 while increasing in the County and Commonwealth. Many of the households in the Township are likely feeling the effects of the lagging economy and this is reflected in housing affordability as discussed in the *Housing Section*.

INCOME U.S. CENSUS, *American Community Survey				
	2000	2000**	*2010	% 00-10
MEDIAN HOUSEHOLD INCOME				
Wayne Township	\$35,417	\$44,980	\$42,143	-6.3
Clinton County	\$31,064	\$39,451	\$40,682	3.1
Pennsylvania	\$40,106	\$50,935	\$52,267	2.6
PER CAPITA INCOME				
Wayne Township	\$16,785	\$21,317	\$19,706	-7.6
Clinton County	\$15,750	\$20,003	\$21,179	5.9
Pennsylvania	\$20,880	\$26,518	\$28,190	6.3
**2000 Census adjusted to 2010 per Consumer Price Index.				

POVERTY RATE U.S. CENSUS, *American Community Survey				
	Percent of Population			
	1980	1990	2000	*2010
Wayne Township	10.0	13.5	6.3	9.0
Clinton County	11.2	15.4	14.2	17.0
Pennsylvania	10.5	11.1	11.0	13.1
United States	12.4	13.1	12.4	14.9

HEALTH INSURANCE American Community Survey		
Persons <65 Years of Age without Health Insurance		
	#	%
Allison Twp	1	1.0
Avis Boro	248	15.4
Bald Eagle Twp	223	12.3
Beech Creek Boro	32	6.4
Dunstable Twp	86	11.8
Flemington Boro	77	7.3
Lock Haven City	746	8.6
Mill Hall Boro	104	7.7
Pine Creek Twp	287	11.0
Wayne Twp	82	7.9
Woodward Twp	97	5.4
Central Region	1,983	7.8
Clinton County	4,133	12.7
PA (1,000s)	1,199	11.3
US (1,000s)	44,837	16.9

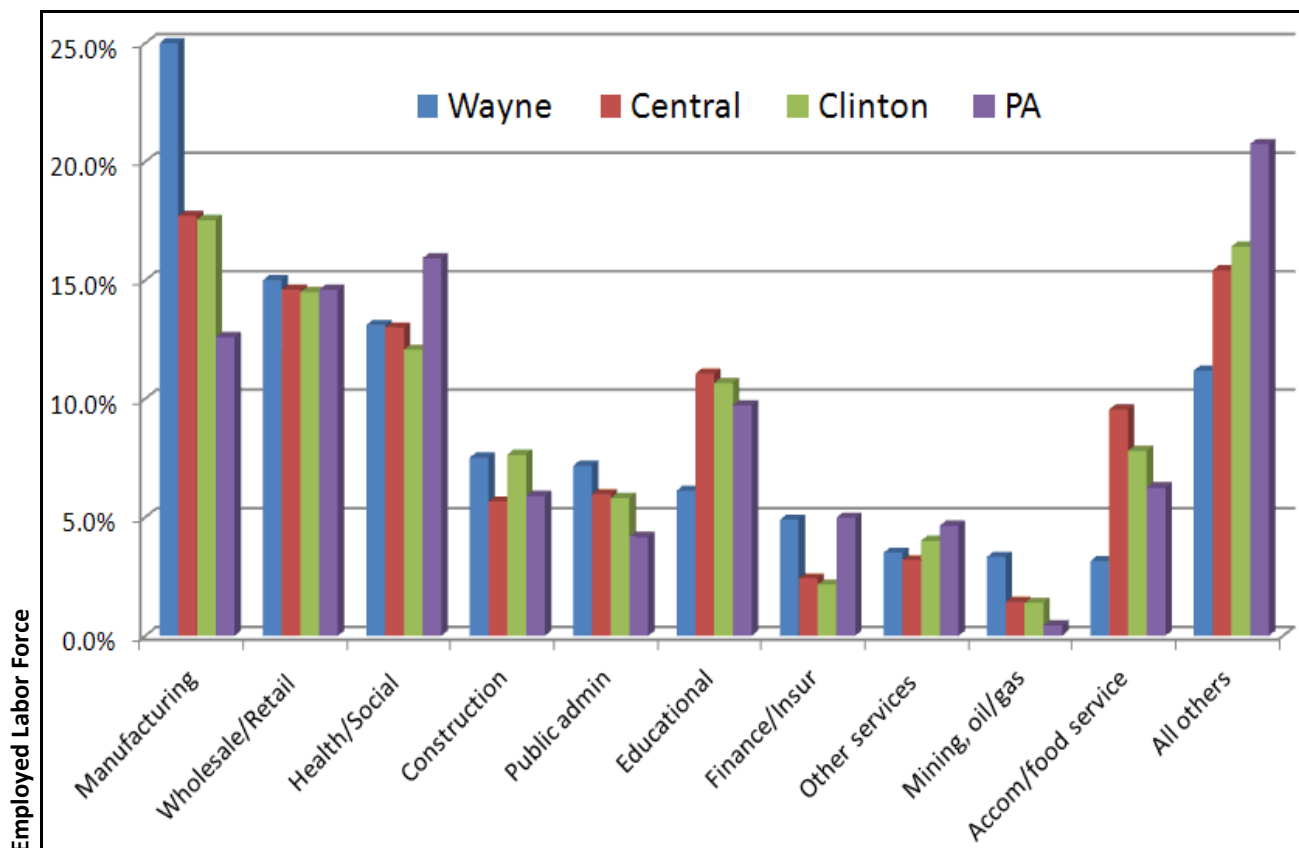
Poverty

Poverty status is another indicator of a community's economic well-being. The number of Township residents below the poverty level decreased between 1990 and 2000 from 105 to 85 persons, but increased to 150 by 2010. The 2010 rate was well below that of the County, Commonwealth and Nation, and is reflective of the lower unemployment rates discussed below.

Employment

Since 2000, unemployment rates in Wayne Township as reported by the Census Bureau have been below County and State rates. Working age residents of Wayne Township are employed at a variety of activities as reported by the Census as industry of employment. One-fourth of Township working residents are employed in manufacturing, which is somewhat higher than the Central Region, County and Commonwealth proportion, but double the State proportion. Again, this obviously can be attributed to the industry in the Township and region. Retail and wholesale trade combine for another 15 percent and health care and social assistance employ some 13 percent, all consistent with the larger geographic areas.

LABOR FORCE AND UNEMPLOYMENT				
U.S. CENSUS, *American Community Survey				
	2000		*2010	
	Labor Force	Percent Unemployed	Labor Force	Percent Unemployed
Wayne Twp	597	4.9	601	4.8
Clinton County	17,937	5.8	18,520	7.6
PA (1,000s)	5,993	5.7	6,479	8.5



EMPLOYMENT American Community Survey					
	Wayne Township		Central Region	Clinton County	
# employed persons 16 years +	572		11,114	17,104	PA
INDUSTRY	#	%	%	%	%
Agriculture, forestry, fishing, hunting	0	0.0	0.8	2.1	0.9
Mining, quarrying, oil and gas extraction	19	3.3	1.4	1.4	0.4
Construction	43	7.5	5.7	7.6	5.9
Manufacturing	143	25.0	17.1	17.6	12.6
Wholesale trade	12	2.1	2.1	1.8	2.9
Retail trade	74	12.9	12.5	12.7	11.7
Transportation and warehousing	16	2.8	3.4	3.9	4.2
Utilities	4	0.7	0.7	1.0	0.9
Information	13	2.3	1.0	0.8	1.9
Finance and insurance	28	4.9	2.4	2.2	5.0
Real estate and rental/leasing	0	0.0	2.2	1.9	1.5
Professional, scientific and technical services	14	2.4	2.4	2.2	5.9
Management of companies and enterprises	0	0.0	0.1	0.1	0.1
Administrative/support and waste management services	13	2.3	3.9	3.5	3.6
Educational services	35	6.1	11.1	10.7	9.7
Health care and social assistance	75	13.1	13.0	12.1	15.9
Arts, entertain and recreation	4	0.7	0.8	1.0	1.7
Accommodation and food services	18	3.1	9.5	7.8	6.3
Other services except public administration	20	3.5	3.2	4.0	4.6
Public administration	41	7.2	6.0	5.8	4.2

TRAVEL TIME TO WORK U. S. Census, *American Community Survey			
	Minutes		
	1990	2000	*2010
Allison Twp	19.8	40.5	19.9
Avis Boro	17.0	16.0	23.0
Bald Eagle Twp	19.1	22.6	24.3
Beech Creek Boro	20.8	41.4	25.0
Dunstable Twp	17.7	33.9	19.6
Flemington Boro	15.8	16.9	18.9
Lock Haven City	15.1	17.4	16.6
Mill Hall Boro	20.3	20.4	23.8
Pine Creek Twp	18.2	19.5	25.6
Wayne Twp	19.1	18.9	18.7
Woodward Twp	17.9	24.0	24.4
Clinton County	18.8	23.9	23.5
Pennsylvania	21.6	24.4	25.8
United States	22.4	25.5	25.4

Local Services Tax Employees

Wayne Township levies a local services tax at a rate of \$47.00 per person employed within the municipality with anyone earning less than \$16,000 per year exempted. This provides the means of estimating the number of individuals working at the industries, commercial establishments, public and other employers within the Township. The number of such workers is estimated at almost 2,300 in 2012.

WAYNE TOWNSHIP LOCAL SERVICES TAX EMPLOYEES			
2009	2010	2011	2012
2,000	2,200	2,170	2,290

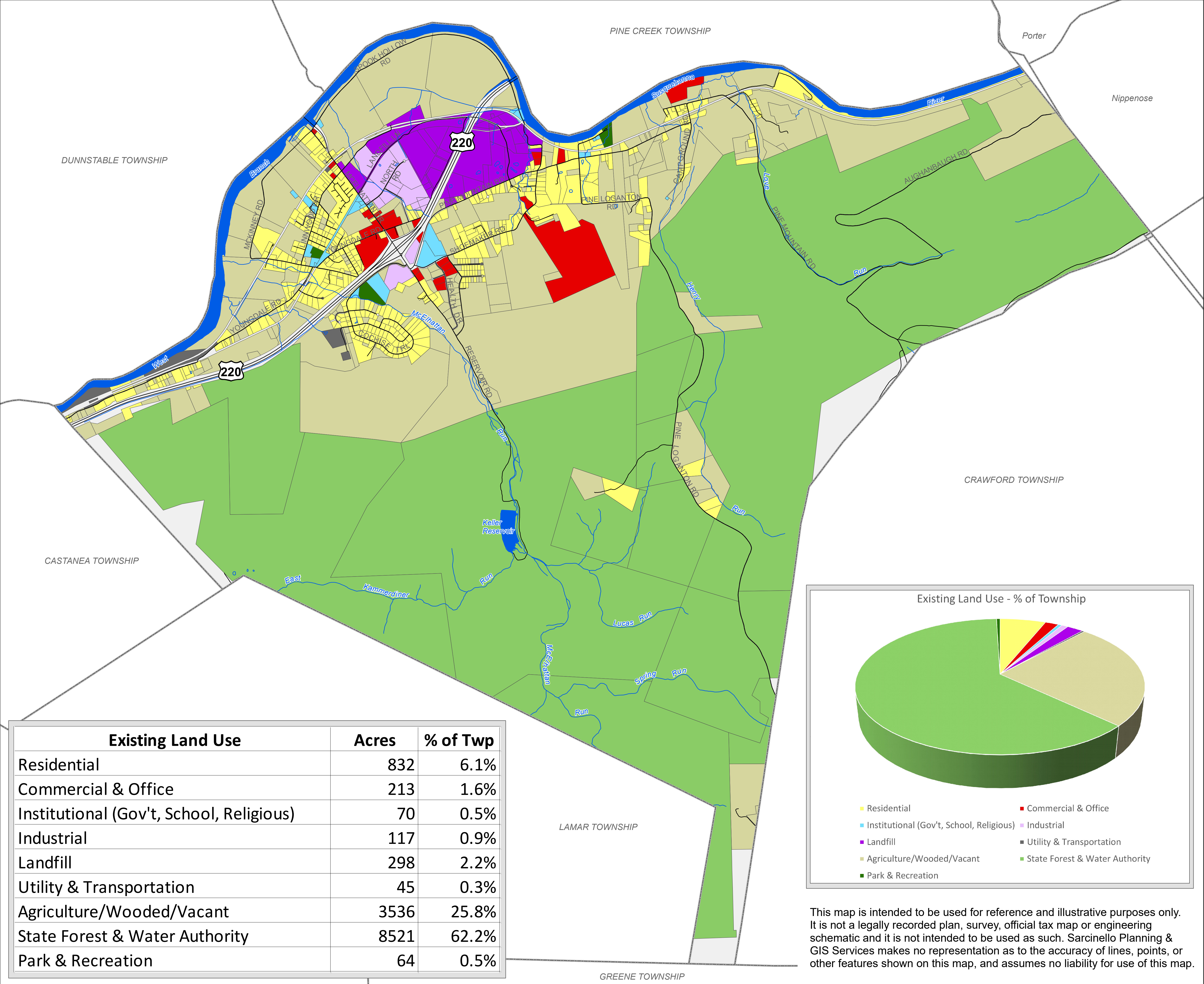
Travel Time to Work

The average travel time to work for Township residents has remained stable over the past 20 years. The data also suggest that many residents travel well beyond the Route 220 Corridor to work.

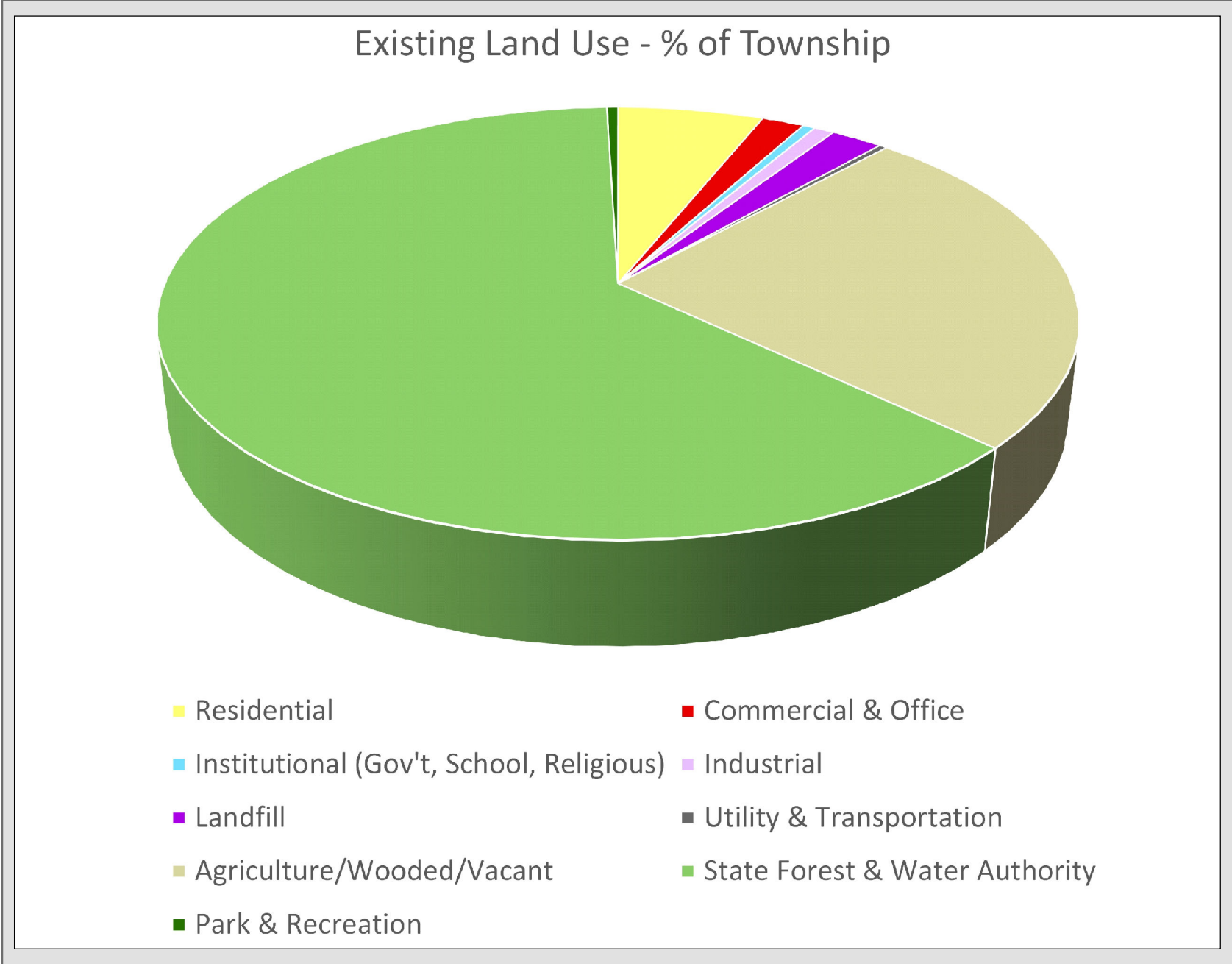
PLANNING IMPLICATIONS

- The improvement of Route 220 and subsequent industrial and commercial at the McElhattan Interchange stimulated the Township's population and housing increase and most future development will occur in the Route 220 Corridor.
- The proportions of the age groups in the Township held fairly steady between 2000 and 2010, and this, coupled with only modest population increases, should not require any significant change in age-related services.
- With only 13 vacant dwelling units for rent or sale reported in 2010, any demand for housing will require the construction of new units on existing vacant lots or in new subdivisions.
- Between 2000 and 2010, household and per capita income levels decreased suggesting the potential for more demand for social services and the need for businesses that pay a family sustaining wage.
- Working age Township residents are employed in a broad range of jobs, with manufacturing accounting for 25 percent of the labor force, indicating a need to make zoning standards and zoning districts conducive to sustaining manufacturing and industrial development.
- With some 3,000 workers employed within the Township, compared to the 1,031 residents of working age reported by the 2010 Census, land use planning must consider the spin-off commercial needs of these workers.

Appendix A: Maps



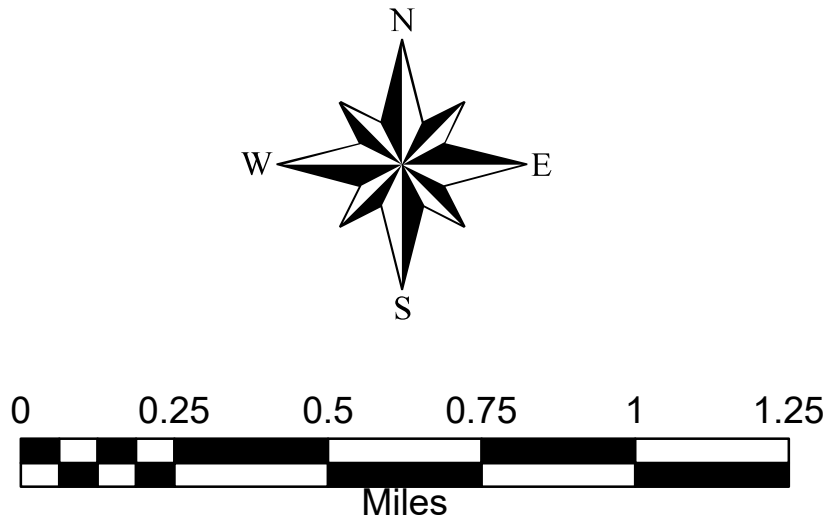
Existing Land Use	Acres	% of Twp
Residential	832	6.1%
Commercial & Office	213	1.6%
Institutional (Gov't, School, Religious)	70	0.5%
Industrial	117	0.9%
Landfill	298	2.2%
Utility & Transportation	45	0.3%
Agriculture/Wooded/Vacant	3536	25.8%
State Forest & Water Authority	8521	62.2%
Park & Recreation	64	0.5%



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Map A-1
Existing Land Use

- Land Use**
- Residential
 - Commercial & Office
 - Institutional (Government, School, Religious)
 - Industrial
 - Landfill
 - Utility & Transportation
 - Agriculture/Wooded/Vacant
 - State Forest & Water Authority
 - Park & Recreation

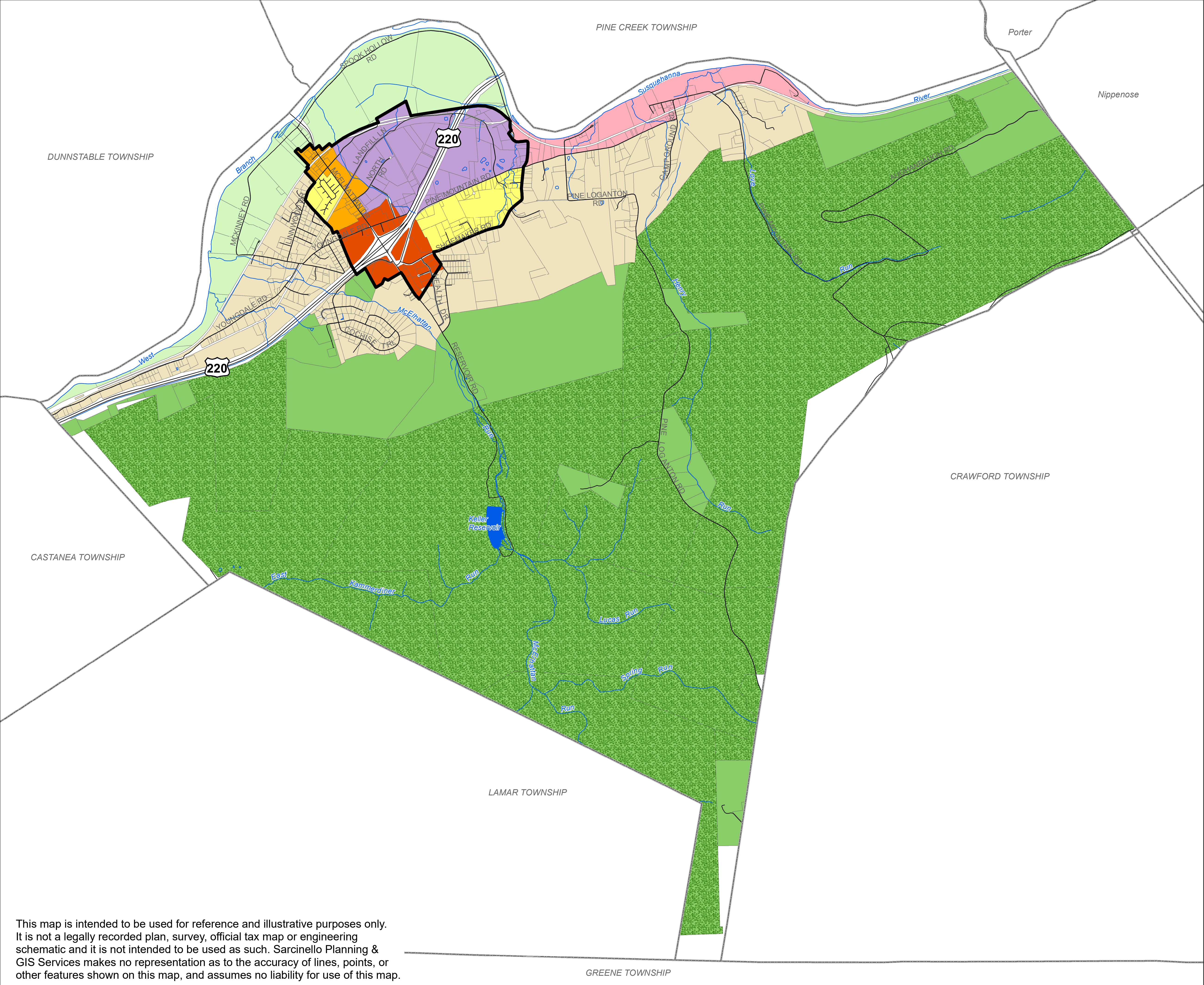


Data Sources:
Parcels, Roads, Water: Clinton County GIS, 6/2014
Land Use: Consultant's analysis based on tax assessment records and aerial photos

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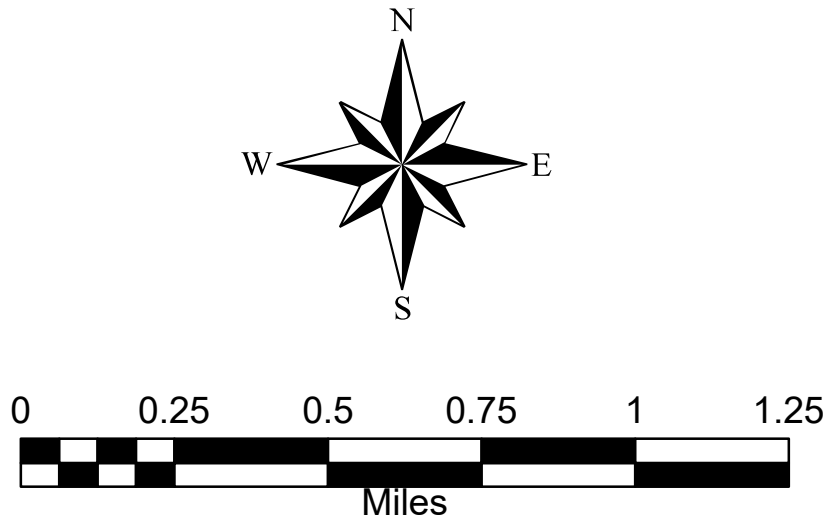
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Map A-2
Future Land Use

Legend

- Growth Area
- Commercial / Office
- Industrial
- Village Center
- Medium Density Residential
- Multiple Use Area
- Low Density Residential
- Open Space / Recreation
- Agriculture



Data Sources:
Parcels, Roads, Water: Clinton County GIS, 6/2014
Land Use: Consultant's analysis based on tax
assessment records and aerial photos

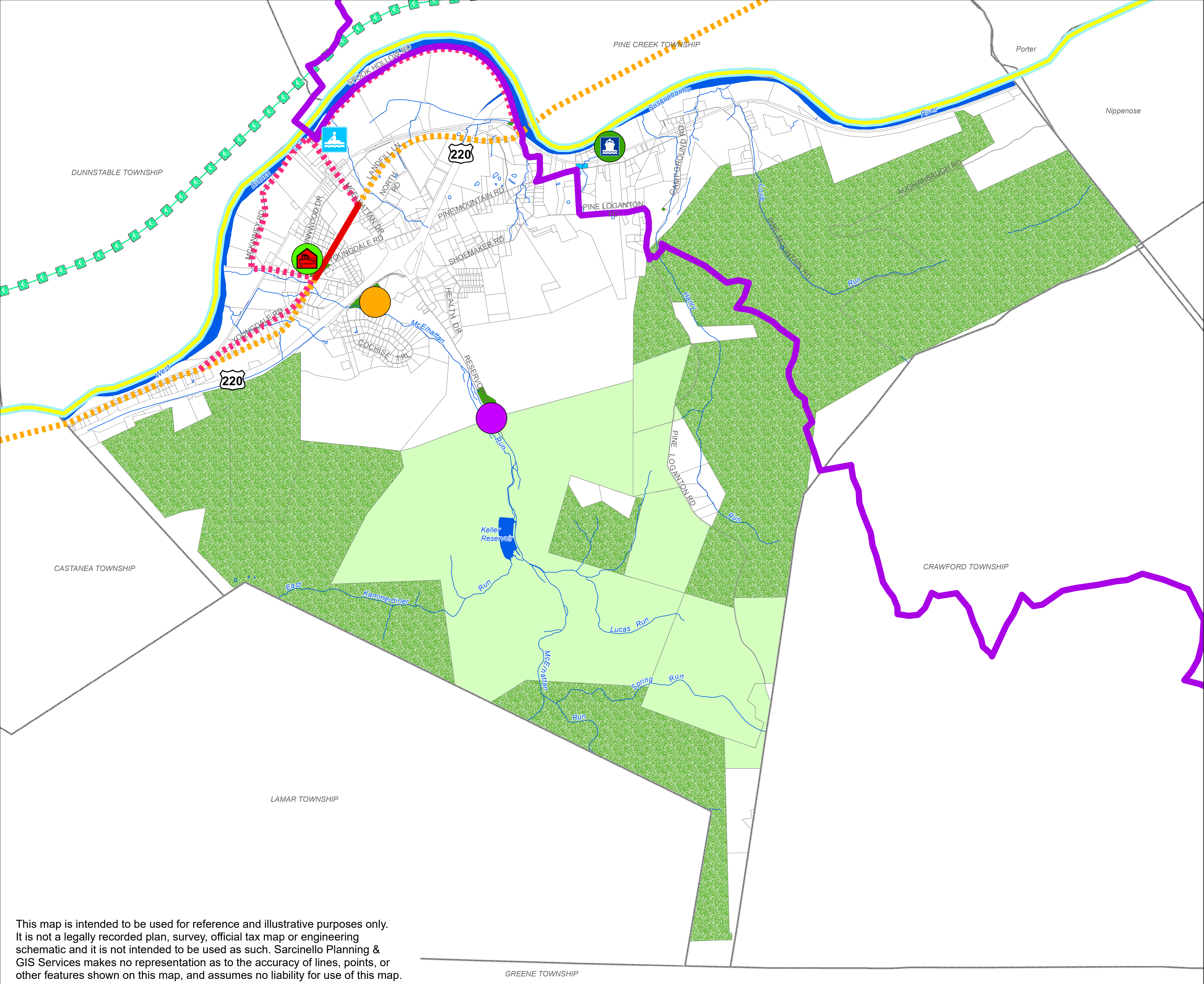
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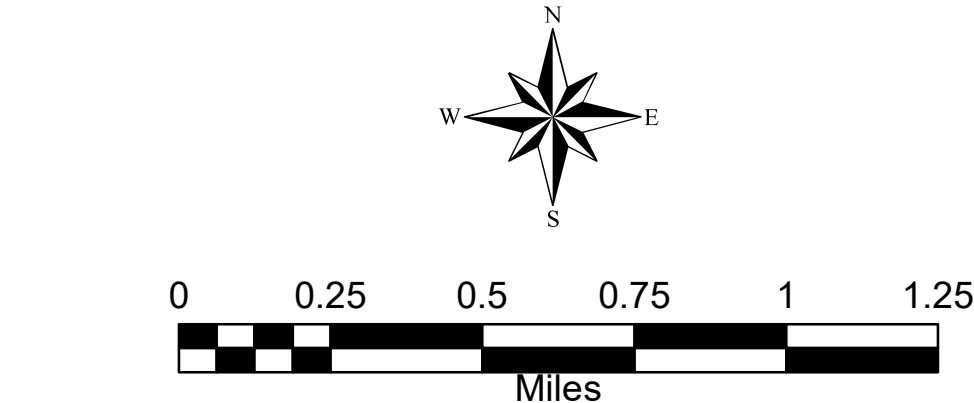
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Map A-3
**Community Facilities
Plan: Recreation & Trails**

- Legend**
- Existing Recreation Facilities**
- Township Park & Firehouse
 - Nature Park
 - Zindle Park
 - Alan Gardner Mem Park & River Access
 - State Forest
 - W. Br. Susquehanna River Water Trail
 - Mid-State Trail
 - BicyclePA Route G
 - Pine Creek Trail Connector along PPL ROW, McKinney Rd to McElhattan Dr
- Proposed Recreation Facilities**
- Pine Creek Trail Connector
 - Pine Creek Trail Connector - Alternate Rt.
 - Spook Hollow Access
- Other Featrues**
- Water Authority Land

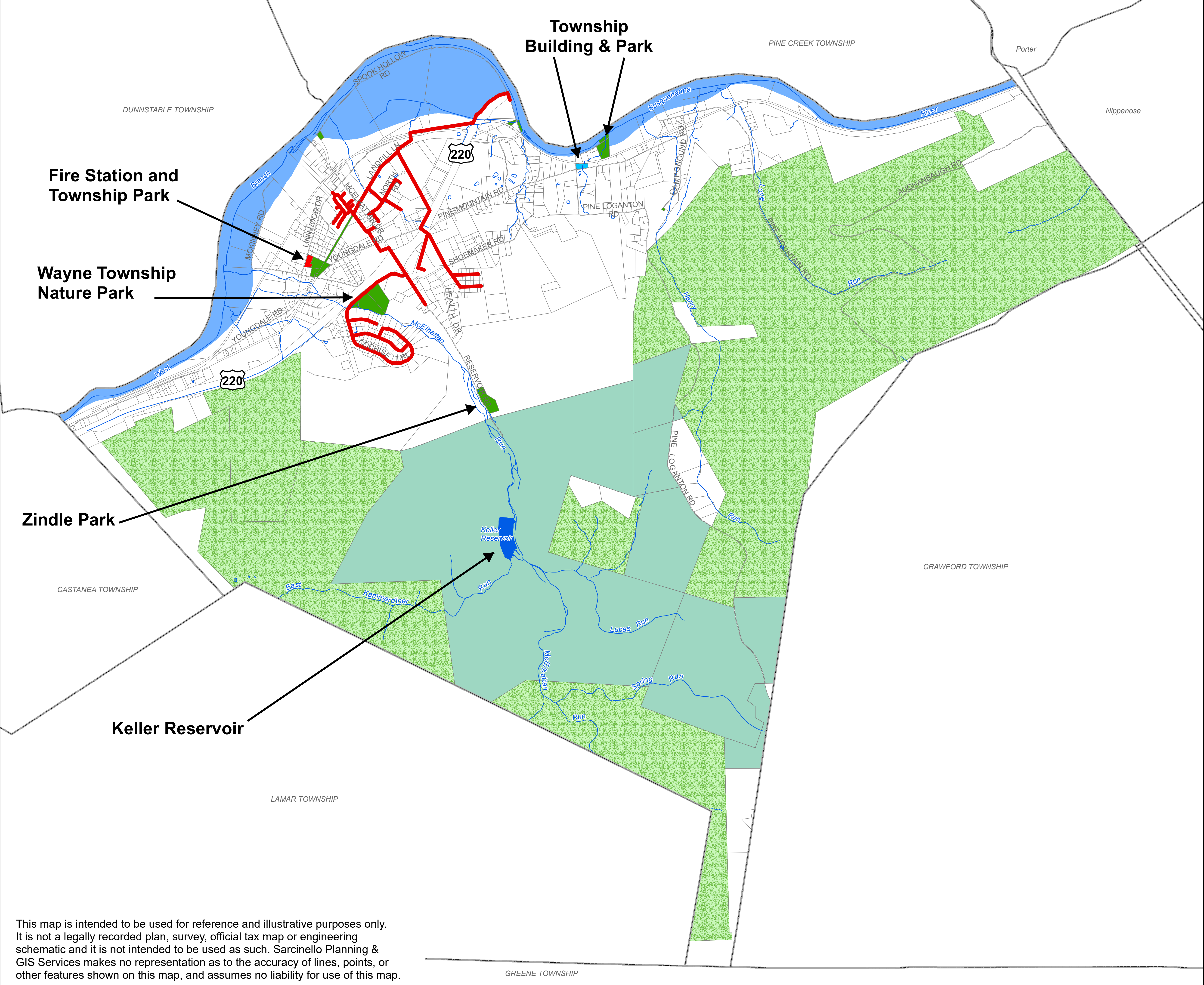


Data Sources:
Parcels, Roads, Water: Clinton County GIS, 6/2014
Parks, Trails: PA DCNR, Clinton County Comprehensive Plan

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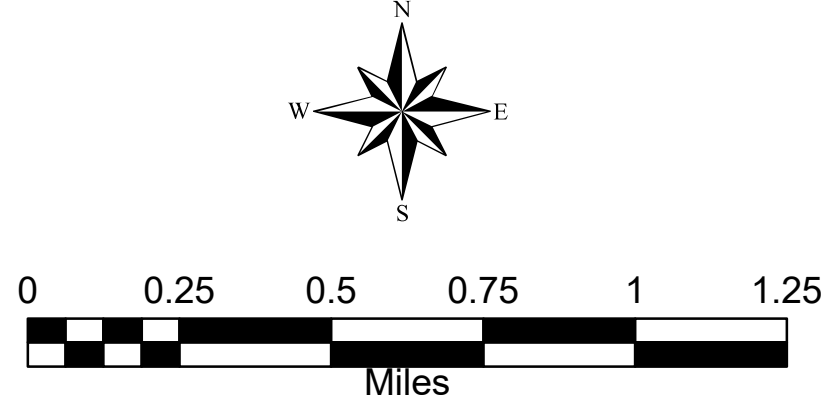
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Map A-4
Community Facilities & Utilities

- Legend**
- Public Sewer Lines
 - Township Building
 - Fire Company
 - Public Park
 - State Forest
 - Water Authority Land

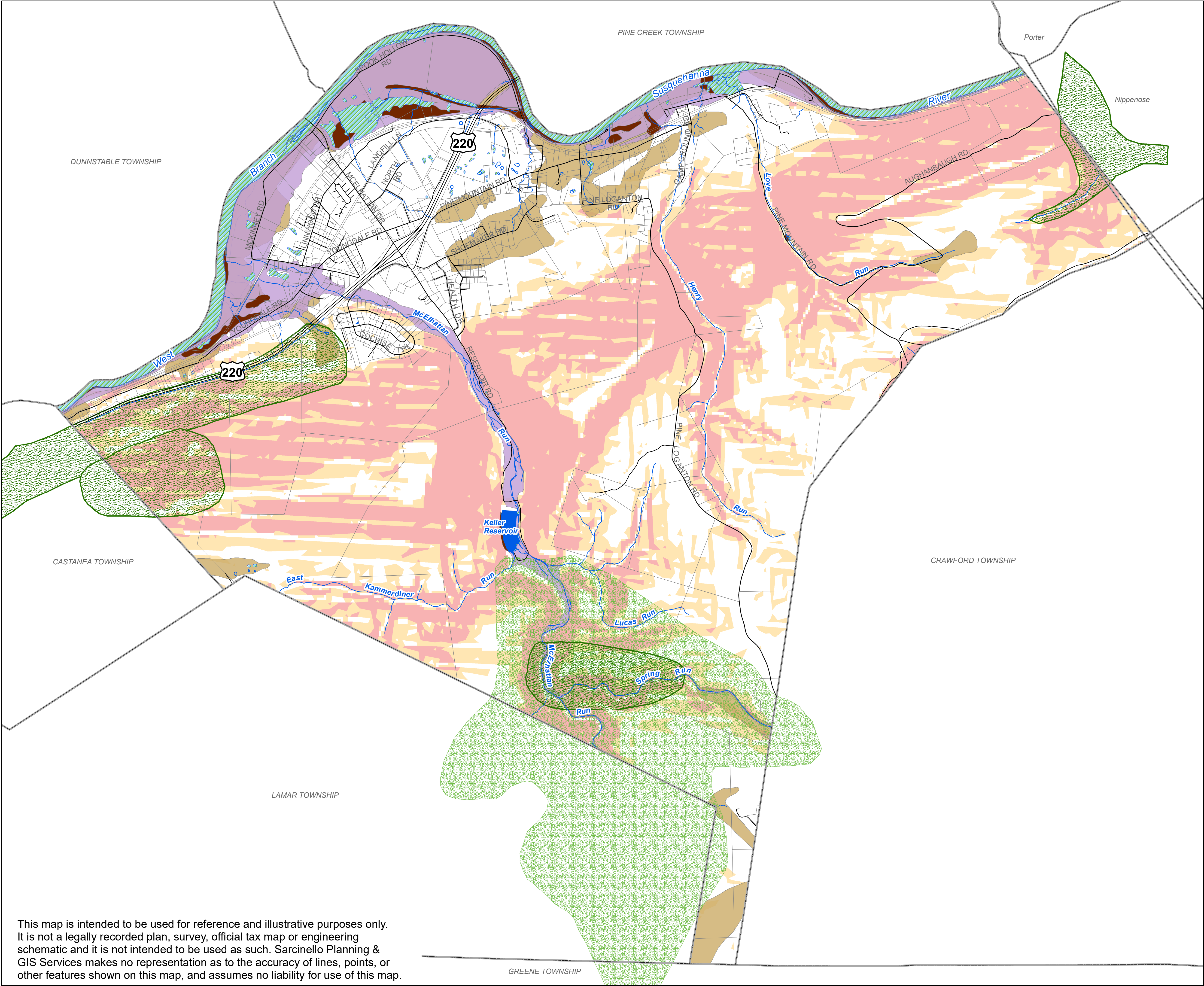


Data Sources:
Parcels, Roads, Water: Clinton County GIS, 6/2014
Parks, Trails: PA DCNR, Clinton County Comprehensive Plan

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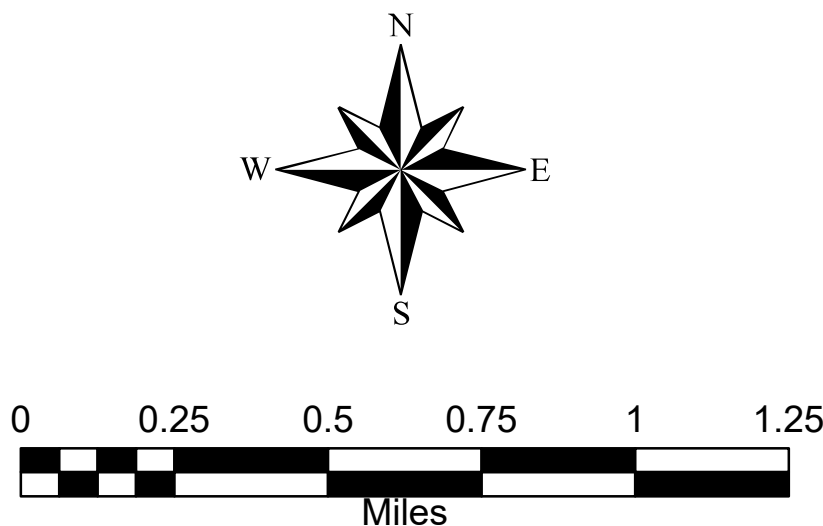
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Map A-5
Natural Resources


- Legend**
- Stream
 - Core Habitat
 - Landscape Conservation Area
 - Wetland
 - Hydric Soil
 - 100-Year Floodplain
 - Soil with Hydric Inclusion
 - 15 - 25 % Slope
 - Greater than 25 % Slope

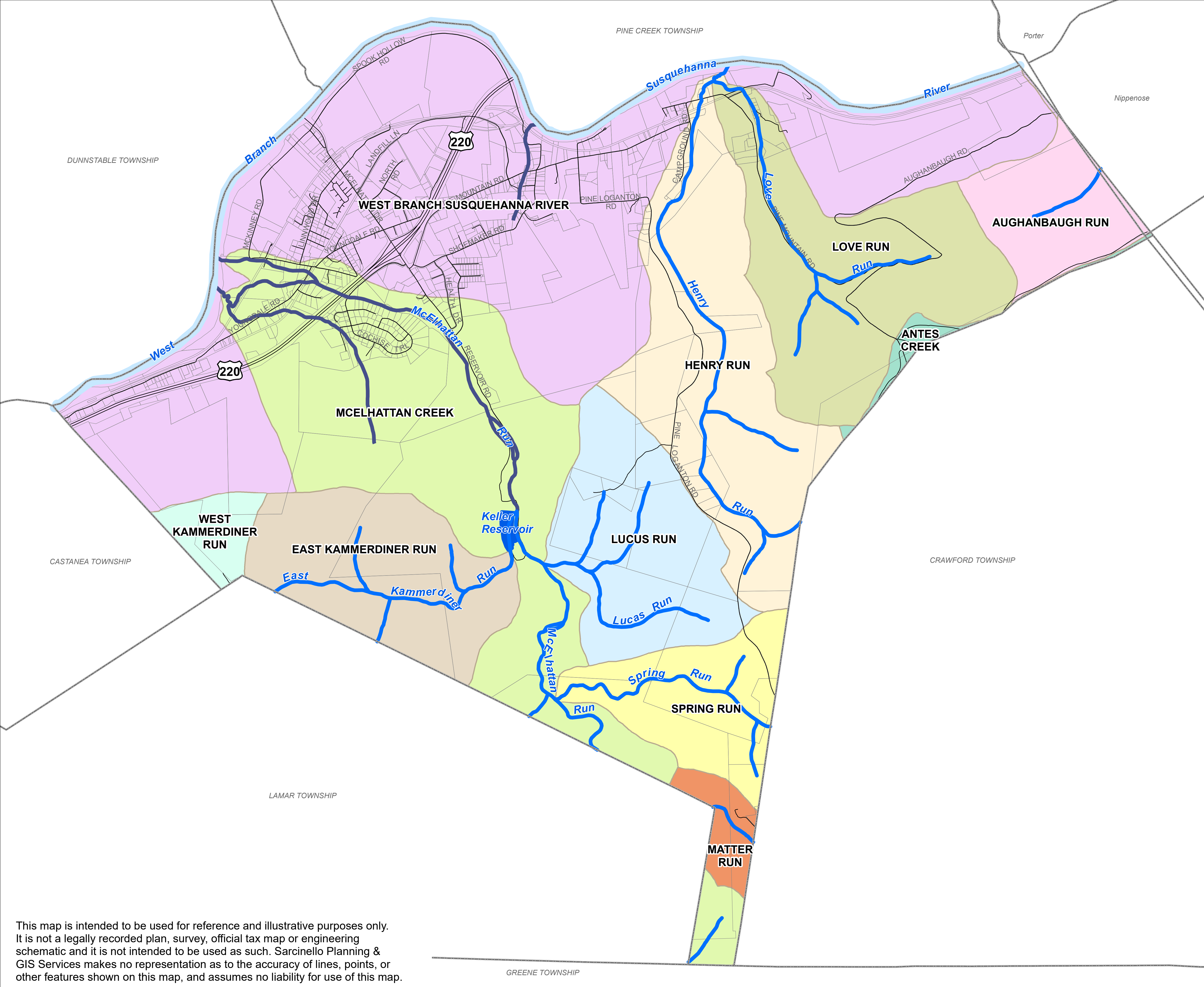


Data Sources:
Parcels, Roads, Water: Clinton County GIS, 6/2014
Floodplain: FEMA, Soil: USDA NRCS, Wetland: NWI,
Slope: Clinton County GIS

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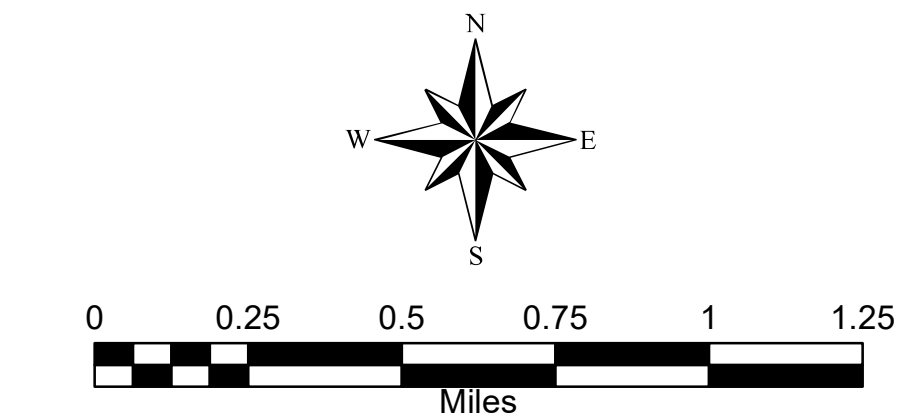
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Map A-6
**Watersheds &
Stream Quality**


- Legend**
- Watershed**
- Antes Creek
 - Aughanbaugh Run
 - East Kammerdiner Run
 - Henry Run
 - Love Run
 - Lucas Run
 - Matter Run
 - McElhattan Creek
 - Spring Run
 - West Branch Susquehanna River
 - West Kammerdiner
- Stream Quality / Designated Use**
- Cold Water Fishes
 - High Quality Cold Water Fishes
 - Warm Water Fishes



Data Sources:
Parcels, Roads, Water: Clinton County GIS, 6/2014
Watersheds, Streams: PA DEP, 2013

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