

# **Penn Township**

# **COMPREHENSIVE**

# **PLAN**

**May 2002**

**Prepared by:**

**Thomas R. Deans Associates**

**28 N. Front Street  
Milton, PA 17847**

# *Table of Contents*

Acknowledgements .....	i
Introduction .....	ii
Overall Statement of Goals .....	01
Socioeconomic Profile .....	02
• Population Characteristics .....	02
• Income Characteristics .....	04
Land Use/Related Ag Programs .....	06
• National, Regional and Statewide Concerns .....	07
• Incentive Programs .....	07
• Agriculture Security Area .....	07
• Snyder County Ag Land Preservation .....	09
• Conservation Reserve Enhancement Program (CREP) .....	10
• Riparian Buffers .....	11
• Pennsylvania Stream ReLeaf Initiative .....	12
• Streambank Fencing Program .....	13
• Chesapeake Bay Funding Program .....	14
DEP/Nutrient Management Act .....	16
• Pennsylvania's CAFO Strategy .....	16
• Enforcement of Regulations Covering CAFOs .....	16
• Nutrient Management Act (Act 6) .....	17
• Act 6 Preemption Concerns .....	19
• What Local Governments Can Do .....	19
Agriculture Recommendations .....	21
• Educational and Public Programs .....	21
• Economic Incentives and Programs .....	21
• Nutrient Management/CAOs/Code Enforcement .....	22
• Regulation/Protection of Farmland .....	23
• Development and Zoning Alternatives .....	23

<b>Housing Study .....</b>	<b>25</b>
• Smart Growth Connection .....	25
• Background Data .....	25
• Development Activity .....	27
• Affordability .....	28
• Guiding Principles .....	31
• Housing and Land Use .....	34
• Housing Recommendations .....	36
 <b>Community Facilities .....</b>	 37
• Municipal Building .....	37
• Recreation .....	38
• Community Facilities Recommendations .....	41
 <b>Sewer and Water .....</b>	 42
• Sewer System .....	42
• Water System .....	43
• Sewer and Water Recommendations .....	46
 <b>Stormwater Management .....</b>	 47
• Best Management Practices .....	48
• Stormwater Recommendations .....	49
 <b>Transportation .....</b>	 51
• Highways .....	51
• Driveways and Points of Access .....	53
• Pedestrians and Bikers .....	53
• Impact Fees .....	54
• Route 522 Appearance Standards .....	54
• Air Transportation .....	55
• Railroads .....	56
• Transportation Recommendations .....	57
 <b>Land Use .....</b>	 59
• Local Land Use Patterns .....	59
• Land for Economic Development .....	60
• Selinsgrove Center .....	60
• Growth and Development .....	61

• Greenways .....	64
• Municipal Policies and Ordinances .....	67
• Land Use Recommendations .....	70
<b>Natural and Historic Resources Protection .....</b>	<b>72</b>
• The Idea of Stewardship .....	72
• Resource Inventory and Analysis .....	72
• Principles of Resource Protection .....	73
<b>Relationships .....</b>	<b>76</b>
• Statement of Regional Relationships .....	76
• Statement of Plan Relationships .....	77
<b>Capital Improvement Program .....</b>	<b>79</b>
<b>Appendix: Route 522 Corridor.....</b>	<b>81</b>
<b>Maps .....</b>	<b>82</b>
• Ag Security and Prime Farmland	
• Community Facilities and Utilities	
• Road Network	
• Existing Land Use	
• Future Land Use	
• Environmentally Sensitive Areas	