



Penn Township

Snyder County

Pennsylvania

2021 Comprehensive Plan

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Acknowledgements

A steering committee of twelve township residents and/or stakeholders was recruited to oversee the development of this plan. Between July 2018-June 2021 these individuals met a total of eight times, devoting more than 80 hours of service to the development of this plan. The individuals serving on the Penn Township Comprehensive Plan Steering Committee were Michael Coyne, Kevin Dressler, Sr, Kevin Dressler, Jr, Tom Ferry, Lincoln Kaufman, Bill Kline, Joseph Koletar, Jr, Jon Payne, and Ruth Renn. Heather Ambrose, Julie Hartley, and Jan Ritter served as alternates to this committee.

Official notice (see below) of the intention to adopt this Comprehensive Plan was distributed to the Snyder County Planning Office, the Snyder County Soil Conservation Office, the Selinsgrove Area School District, Snyder County Conservation District, PennDOT District 3-0, SEDA-COG, and the Snyder County municipalities of Selinsgrove Borough, Middleburg Borough, as well as the Townships of Monroe, Jackson, Union, Middlecreek, and Washington.

Positive comments and a recommendation to approve was received from Mr. Lincoln Kaufman, Director of the Snyder County Planning Commission, and member of the Steering Committee. PennDOT concurred with the suggested Official Transportation Map and offered to program the requested US 522 corridor study which was included in the plan. The School District offered positive comments on March 23, 2021 and expressed no concerns with the proposed plan. Two

meetings were held with the Penn Township Planning Commission while the plan was in development and Planning Commissioners attended the Public Hearing on June 2, 2021.

To ensure public interaction and support for the proposed plan Open Houses to review the Plan Elements were conducted on December 10, 2018, and again on July 29, 2020. An informational tabletop display, with an opportunity for questions and answers was included as part of Snyder County National Night Out ceremonies in the East Snyder Park on August 6, 2019.

This plan was adopted by the Resolution of the Penn Township Board of Supervisors on June 23, 2021, following the officially called and conducted Public Hearing of June 2, 2021. It is recorded as **Penn Township, Snyder County Resolution #2021-10**.

NOTICE

NOTICE IS HEREBY GIVEN that the Penn Township Board of Supervisors, Snyder County, Pennsylvania, have scheduled a special meeting for Wednesday, June 2, 2021, at 6:15 p.m. Said meeting to be held in the Penn Township Municipal Building, 228 Clifford Road, Selinsgrove, PA 17870.

The purpose of the meeting is to hold a public hearing on the adoption of a proposed comprehensive plan.

A complete and accurate copy of the aforesaid proposed comprehensive plan is available for public inspection during normal business hours at the Penn Township Municipal Building.

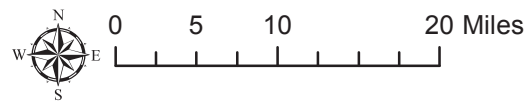
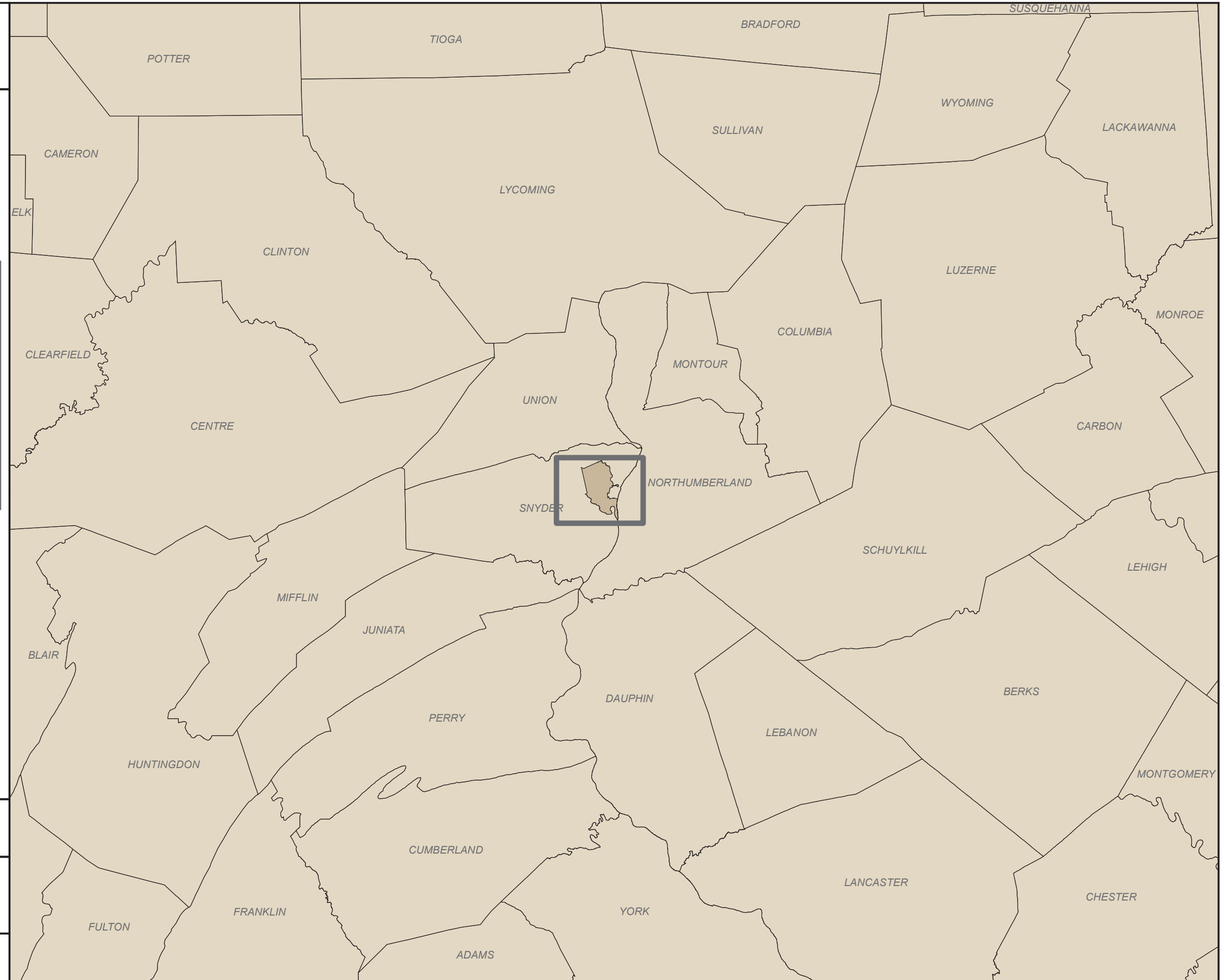
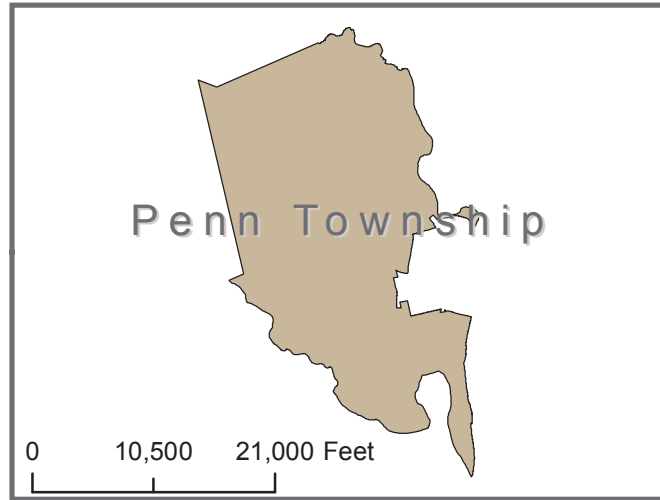
FOLLOWING THE HEARING, THE TOWNSHIP INTENDS TO CONSIDER FOR ADOPTION THE COMPREHENSIVE PLAN AT ITS REGULARLY SCHEDULED MEETING.

PENN TOWNSHIP BOARD OF SUPERVISORS

THE DAILY ITEM – Please publish one time on May 12, 2021, and one time on May 19, 2021. Furnish proof of publication, together with billing to Penn Township Board of Supervisors, 228 Clifford Road, Selinsgrove, Pennsylvania 17870. Thank you.

Penn Township

Snyder County, Pennsylvania

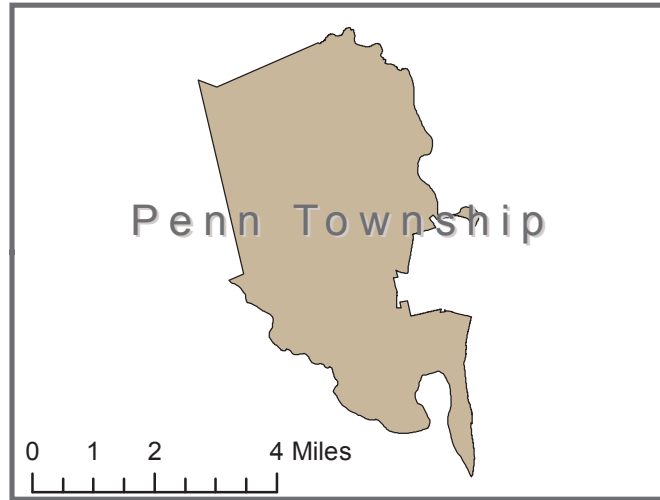


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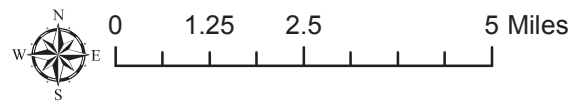
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June 2019

Penn Township

Snyder County, Pennsylvania



Snyder County



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June 2019

Introduction, Goals and Objectives for Planning

Penn Township, Snyder County could easily be considered the mother municipality for many central Pennsylvania communities. Out of what was once all of Penn Township, no less than two dozen modern-day Pennsylvania municipalities were formed. Originally, stretching from the western banks of the Susquehanna River and between the streams that eventually became known as Penns Creek creating its northern border with its southern border following the Mahantango Creek, the township went as far west as the Juniata River.

Today, this township of 4,386 residents, comprises a total of 17.6 square miles or 11,264 acres.

The presence of the nationally acclaimed healthcare facility, Geisinger, along with the regionally acclaimed Evangelical Community Hospital, the long-established Selinsgrove Center, and Susquehanna University whose core campus is contiguous to the Township, with the faculty and staff who work for and support each of these institutions and facilities are truly an asset to all Penn Township residents.

The quality of one's life or lack thereof is largely determined by a person's living and working environment. The vibrancy of a community's business sector is greatly influenced by a factor of location, along with the ability to attract and retain customers without being unnecessarily burdened with high taxes or regulations. People, in general, like to go to places where they feel welcome and safe. They will, almost always, avoid unfriendly places or where they perceive danger.

These statements, while somewhat grand and even obvious to some people, create the foundation for the need for this update to the Penn Township Comprehensive Plan, which was last updated in May 2002. Change is inevitable and planning for change is enviable. Making and guiding the change and progress which a community might agree to seek, and which is desirable by most residents, takes a plan. In this case, a Comprehensive Plan for Penn Township, Snyder County, Pennsylvania.

A goal of Comprehensive Planning, in general, is to create cohesiveness of desired land uses with contiguous municipalities' zoning districts and/or their land use regulations. Several maps have been dispersed throughout this plan and a specific Contiguous Zoning Map has been included to demonstrate compliance and conformity with this goal.

Considerable effort has been made to highlight the steps that can be or should be taken to ensure the viability of the U.S. Route 522 business corridor while preserving the rural nature of the remainder of the Township. Beyond this strip-style business district, the housing stock throughout the Township was considered along with the promotion and protection needed to keep agriculture strong and expanding. Additionally, there is a need to recognize the unique attributes of the "I-Industrial" Zoning District which houses the Peachey Business Park and Pawling Station Business Park. Consideration was also made into "VC-Village Center" Zoning District which encompasses the current or former property of the Selinsgrove Center.

Following this section are the goals and the objectives of this plan. While a committee of Penn Township residents and stakeholders steered this plan through its development, it was an opportunity for its citizenry, through the many versions and iterations of this plan to provide broad input through polls, surveys, and public meetings. Summaries of these polls and highlights from the public meetings are interspersed throughout the narrative of this plan.

Objectives for Planning

The mission of these Objectives for Planning is to maintain, achieve and enhance “Penn Township as a community which enjoys a high quality of life thanks to the application of smart growth practices; recognizes the critical importance of agriculture and the desirability of rural livelihoods balanced with sensible and wise development.” The bullet points which follow are the ‘guiding principles’ for this plan and serve as the basis for the plan’s recommended strategies. Each individual objective is followed by a set of numbers which inform the reader of the location of the related implementation statement, found later in this plan:

- Historically, the Susquehanna River and Middle Creek were two of the Township’s least accessed assets. A plan to provide improved river access, as well as public access to Middle Creek, and possibly Penns Creek, which would include trails and other recreational opportunities has begun but is still in its conceptual stage. As the entity with the clear mandate and authority to lead on these types of environmental initiatives, the Township will actively engage with the appropriate resource agencies, including the Pennsylvania Department of Conservation and Natural Resources, Pennsylvania Fish and Boat Commission, Middle Susquehanna Riverkeeper, Chesapeake Bay Foundation, and the Susquehanna Greenways Partnership, as well as with the Snyder County Soil Conservation District, Selinsgrove Area School District, Susquehanna University and possibly non-profit organizations to explore improved recreational, fitness and educational opportunities. This plan recognizes the value of rural landscapes and scenic vistas as a means of securing a satisfying quality of life. Township residents indicated that they support expanded recycling services and other “green initiatives.” This plan includes opportunities to maximize these possibilities as potential markets develop and funding becomes available. *(1: Natural Resources...Pages 11-13/Maps on Pages 14 & 15)*
- Penn Township’s residential neighborhoods will be preserved and enhanced in an optimal state of good repair. A variety of housing options will be available at a range of price and lot sizes. Single family homes will continue to be the dominant housing type. Optimally, housing maintenance and rehabilitation as well as any new housing redevelopment will be continued through active code enforcement. A spirit of cooperation between these residential neighborhoods and the more rural agricultural areas, including equitable expenditure of Township resources, will be observed. Since it opened in 1929, the Selinsgrove Center has been home to many Township residents and a steady source of employment for hundreds of local people. Local officials should be consulted on any

future operational plans that the Commonwealth of Pennsylvania makes for this historic operation.

(2: Housing/Population/Socio-Economic...Pages 16-17)

- This plan promotes “smart growth” practices that will help to preserve family farms and agriculture as a viable and expanding industry. Land use ordinances will be strategically utilized to preserve agriculture, particularly in and around the Agriculture Conservation (AC) Zoning District, and for the parcels designated on the Ag Security Area map. Those properties which have been placed into perpetual non-development easement need to be given special consideration when assessing the potential impact from any proposed future development. The plan underscores agriculture as the Township’s primary industry and encourages it while protecting this industry from excessive or inappropriate development. Creating a reasonable balance between development and open space conservation while protecting agriculture and environmentally sensitive areas seen as wise and sensible and is a goal. Residential growth will be concentrated within areas served by sewer and water, or as a reasonable extension to such developments. Community facilities including water, sanitary sewer, stormwater, parks, streets, and proposed trails/walkways throughout the Township will be maintained in good condition, remain in service to all and will be improved as needed and as resources become available. Organizations that provide services to Township residents and visitors such as places of worship, commercial, office and retail establishments will be encouraged to be accessible to all people. An active and diverse recreational program is a planning goal. This goal is actively supported by the Township in strong partnership with community organizations as well as by other municipalities. Support will be provided to agencies and organizations that provide Township residents and visitors with fire protection, ambulance and health services and other social services. Government administration, including code compliance and ordinance enforcement, will continue to be provided in the most cost efficient and effective manner possible. Other public services, particularly water and sewer services, will be maintained and upgraded, as needed, while keeping costs affordable. A goal of this Comprehensive Plan is to provide a blueprint to produce user-friendly future Penn Township ordinances and regulations. A Capital Improvements Plan process will be used to identify, quantify and assess capital improvement needs over a five-year time period. A capital improvement is any construction project or land acquisition that costs \$35,000 or more and has a five-year or longer expected service life. Projects, which may cost less than \$35,000 that are considered necessary for the implementation of any long-term improvement, shall also be considered as part of this Capital Improvement Plan.

(3: Community Facilities, Services and Utilities...Pages 18-20/Maps on Pages 21,22, & 23)

- In anticipation of changing travel patterns that will result from the construction of the long-anticipated Central Susquehanna Valley Thruway, a planning goal is to work closely with PennDOT as well as the surrounding municipalities to plan for a “relief route” to direct traffic around areas that tend to experience congestion. Improving the appearance and minimizing further “strip-style development” along the “522 Corridor” will be achieved through improved access control, landscaping, setbacks, buffers. Increasing the density of commercial development in areas that have already been developed by creating deep zones for commercial activities along U.S. Route 522 will enhance the potential for economic development while steering development away from prime ag land and Ag Security Areas. The adoption of a Functional Classification of Township roads is an initiative that should be considered. This classification system is a process that groups roads by their intended use and by traffic characteristics. State-owned highways in the Township are already grouped by functional class. Once in place, this hierarchy of roads by access and mobility will assist elected officials with maintenance decisions as well as designating certain restrictions such as weight limits and snow emergency routes. Well-maintained trails and pedestrian ways will be considered to encourage walking, bicycling and pedestrian activity, particularly connectivity between residential areas, recreational areas and the campuses of Susquehanna University and the Selinsgrove Area School District. These trails should have connectivity with similar facilities in Selinsgrove Borough and with other contiguous municipalities. While not located within the formal Township limits, the Penn Valley Airport is a nearby community asset that is recognized as valuable to the overall region.
(4: Transportation...Pages 24-25/Official Transportation Map on Page 26)

- Commercial activity along the U.S. Route 522 Corridor serves Township residents as well as highway-oriented customers and visitors from outside of the area. The compact industrial areas of the Peachey Business Park and Pawling Station each have one remaining un-developed site. At this time, no additional expansion to the industrial zone is being considered. For retention and expansion of existing businesses, the ability to access high-speed internet and broadband services, compatible with the individual business’ needs, at reasonable cost is imperative. The infrastructure needed for these technology services can be installed within public rights-of-way in a context sensitive manner. The Selinsgrove Speedway is a community asset that the Township recognizes as valuable to the region.
(5: Economic Development...Pages 27-28)

- The Township Zoning Ordinance, Zoning District Map and the Official Transportation Map are possibly the best tools that community leaders have at their disposal to carry out the objectives of this plan. For example, in the few locations where the existing and most-desired land use is in place but not necessarily consistent with the zoning definition for that area, the zone could and should be changed to accurately reflect this use. Minor

revisions to the Zoning Map, including the updated zoning classification for parcels as proposed by the Penn Township Planning Commission, should be considered. Additionally, a core goal of this Comprehensive Plan is to build upon the Township's resiliency so that residents and businesses can plan for, survive through, and recover from any future flood events. In the same way, the Recreation Map as well as the Zoning Ordinance can and should be used to preserve existing recreational facilities and to identify possible potential future recreational facilities. Preservation can be achieved through relieving development pressures and once identified, future recreation sites can be set-aside from these same development pressures.

(6: Future land Use...Pages 29-30/Ag Security Area Map on Page 31)

- The continuation and enhancement of active and open communication is important and was identified by Township residents as a desired outcome of this plan. The Township will maintain a high-level of regular communications via printed newsletters, web-based/on-line publications, and social media. Brochures, flyers, media advisories, and press releases will be used as the need for communication dictates.







(7: Implementation...Page 32)

The goals, objectives and subsequent strategies in this plan are not presented in priority order. The responsibility for implementation lies within and is part of the mission of many different organizations, with Penn Township serving as the coalescing force ensuring that each goal, objective and/or strategy is to be addressed in a timely manner. As these individual organizations work to prioritize the goals and objectives that they "own," an actual prioritization could be developed and any fiscal impact to the Township may be considered.




Penn Township Census Information Map

Snyder County, Pennsylvania

-  Municipal Boundaries
-  Road Centerline
-  Municipal Office
-  Railroads
-  Water Features
-  Bridges

2010 Census Information

Total Population Estimate: 4,324
Total Housing Units Estimate: 1,163

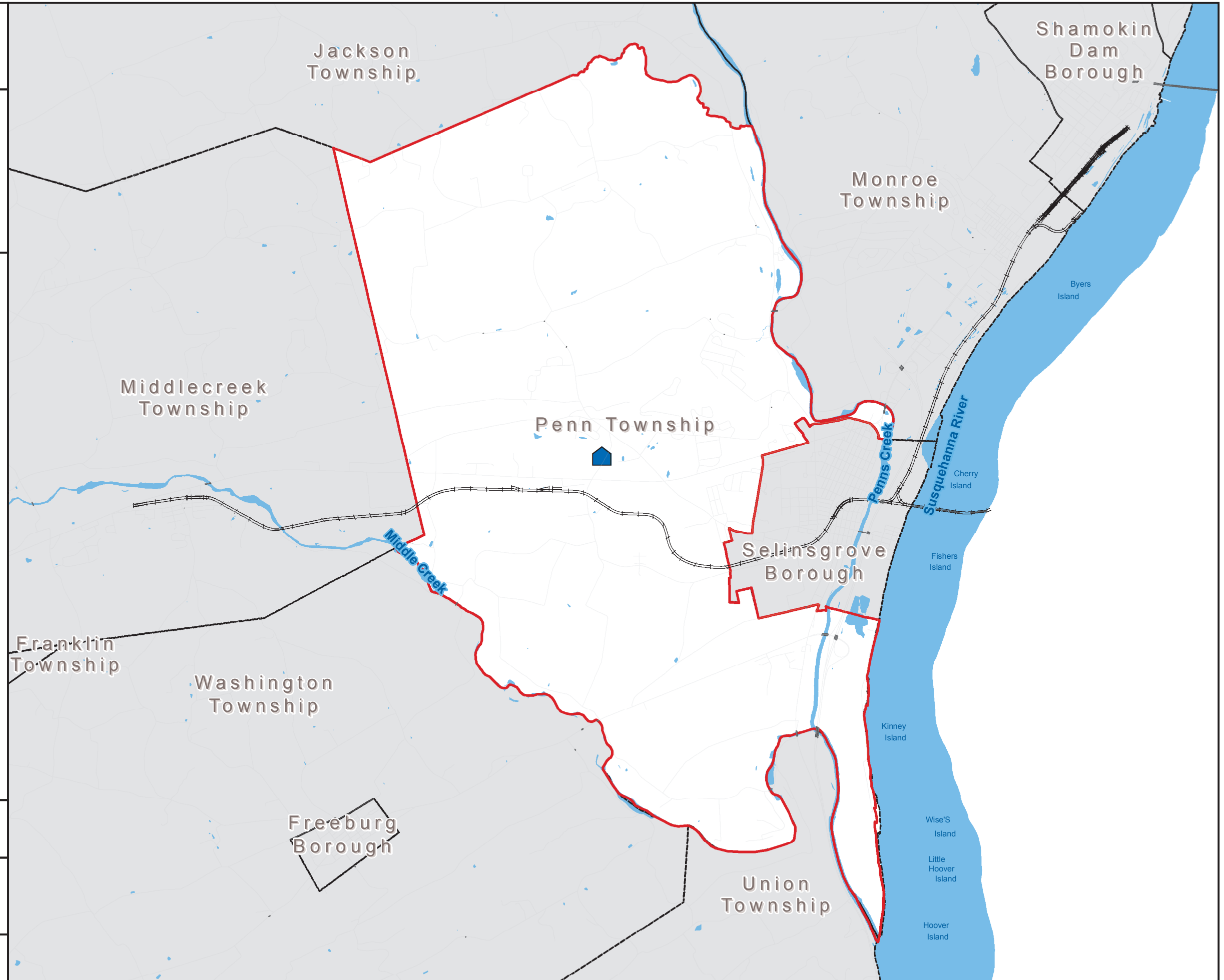
-  Selinsgrove Census Boundary

0 2,500 5,000 10,000 Feet

Notes:



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June 2019



PLAN ELEMENT 1: Natural Resources

As noted under objectives, the Susquehanna River as well as Middle Creek have been determined to be under accessed natural resources by residents of and visitors to Penn Township. To a large extent, this lack of use is directly connected to the availability of formal or public points of access. Most people, thankfully, are not inclined to cross privately-owned property to gain access to even the most popular recreational activities such as walking, fishing, or kayaking.

As part of this Natural Resources Plan, several publicly owned and maintained sites are proposed for both Middle Creek and for the Susquehanna River. The possibility of a similar access point should be considered on Penns Creek near the former Camelback Bridge. For this plan to be successful, it will take a dedicated core of Township residents and supporters to ensure that these sites are established and remain open.

Moreover, there are no less than eight-to-ten public agencies who could be called on to partner with in making these sites a reality. For example, the Pennsylvania Department of Conservation and Natural Resources, Pennsylvania Fish and Boat Commission, Middle Susquehanna Riverkeeper, Chesapeake Bay Foundation, and the Susquehanna Greenways Partnership, as well as with the Snyder County Soil Conservation District, Selinsgrove Area School District and Susquehanna University are all prime partners for this worthy endeavor.

According to a survey of residents conducted in 2018, the five highest rated recreational activities were:

1. Walking
2. Playground/Eastern Snyder Park
3. Water sports (Kayaking)
4. Biking/Team sports
5. Hunting

Adding the additional planned recreational sites to the already existing and highly popular East Snyder Park will create a nearly unrivaled sense of place and opportunity for Township residents.

The fifth highest rated recreational activity, hunting, directly connects with the third highest ranking high-priority item for this plan to address, which is: maintain the township's rural atmosphere. In the 2018 Survey of Residents, township residents consistently supported efforts to preserve agriculture and the inventory of open space.

Said a different way, residents did not think that additional development, neither residential nor commercial should be actively promoted, at this time. They indicated that the remaining already-approved commercial sites as well as currently vacant residential lots were ample inventory for the foreseeable future.

Penn Township was an early municipality to participate in the Pennsylvania Ag Security Area Program. The Security Area map shows how broad the commitment to this program is among the Township’s farmers, farmsteaders and landowners.

Municipal Solid Waste and Recycling







Responses to 2018 Survey of Residents indicated that sizeable majorities of residents of Penn Township support “green initiatives” and would be interested in reducing their waste streams through expanded recycling opportunities.




1. Natural Resources Plan		
Goals	Objectives	Strategies
NR-1.1 Promote the protection of the Susquehanna River and Middle Creek through expanded recreation	NR-1.1.1 Improved access	Designated access areas could include locations at the former Camelback Bridge/current PennDOT wetlands, Moose Grove, Heimbach Park, and a potential property on Mull Road.
	NR-1.1.2 Promote existing recreation	Closely follow the East Snyder Park Master Plan with timeline benchmarks to track the progress of this park's development.
	NR-1.1.3 Create and maintain buffer zones/riparian areas	Apply best management practices whenever and wherever possible throughout the township.
	NR-1.1.4 Set aside public property for shared use(s)	Explore a 'Rail-with-Trail' option for bicycle/pedestrian access between Selinsgrove Borough and the East Snyder Park. Extend pedestrian access along University Avenue into the township.
NR-1.2 Preserve and encourage the township's rural nature, open space and agriculture	NR-1.2.1 Promote Ag Security Areas	Partner with the 4H, FFA and other stakeholders to celebrate agriculture in the township.
	NR-1.2.2 Increase the density of commercial development along Route 522	Within the tight commercial zoning district along Route 522 promote access controls and extended development deeper into existing lots. Explore commercial development opportunities on the Commonwealth-owned property on Route 204.
NR-1.3 Expand green initiatives	NR-1.3.1 Reduce the waste stream	Promote the use and re-use of recycled products. Develop shared yard waste composting facilities.
	NR-1.3.2 Promote storm water best practices to minimize off-site flow	Partner with the Snyder County Conservation District on storm water education and technical assistance outreach efforts.
	NR-1.3.3 Promote solar, wind and other green energy options	Review township ordinances and regulations to remove any burdensome restrictions which would prevent or discourage residents and businesses from seeking 'small scale' green energy opportunities.

Penn Township Recreation


Snyder County, Pennsylvania


-  Municipal Office
-  Municipal Boundaries
-  Road Centerline
-  Railroads
-  Water Features
-  Bridges

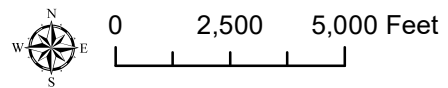
 Potential Walking/Biking Trails

 Recreation Sites

State Trails

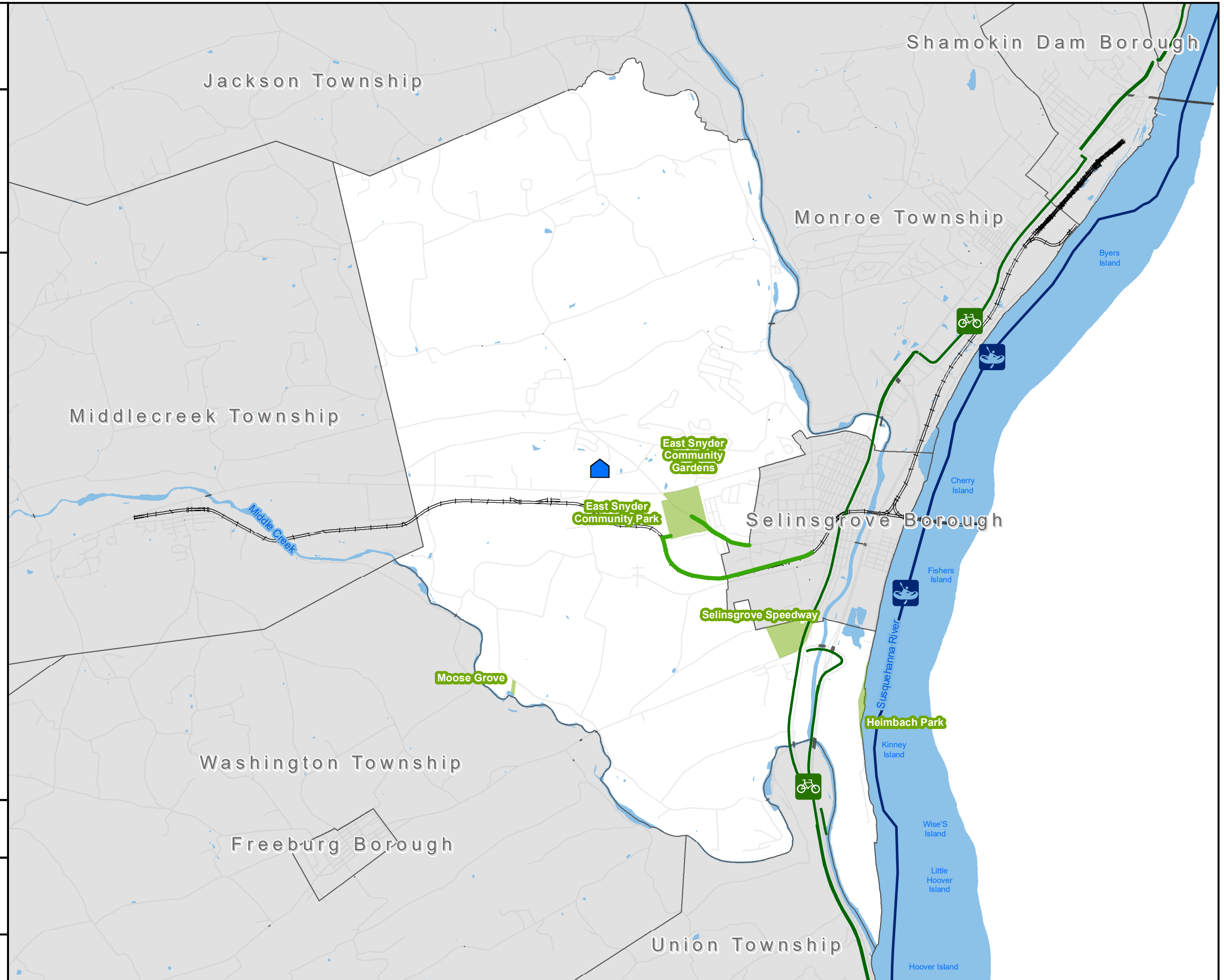
 Susquehanna River Water Trail

 BicyclePA Route J










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October 2019



Penn Township FEMA Floodzone Map




Snyder County, Pennsylvania

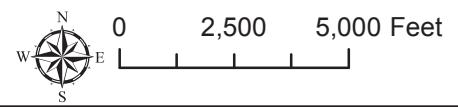
-  Municipal Boundaries
-  Municipal Office
-  Road Centerline
-  Railroads
-  Parcels
-  Water Features
-  Bridges

-  BFE's
-  Flood Hazard Boundaries

FEMA Flood Zones

Flood Zone

-  A - No base flood elevations determined
-  AE - Base flood elevations determined
-  X - 0.2% Annual chance flood hazard



Notes:

Created by UC-GIS
June 2019



PLAN ELEMENT 2: Housing/Population/Socio-Economic

Penn Township's residential neighborhoods will be preserved and enhanced in an optimal state of good repair. A variety of housing options will be available at a range of price and lot sizes. Single family homes will continue to be the dominant housing type with widespread farms/farmsteads in the most rural portions of the Township.

Optimally, housing maintenance and rehabilitation as well as any new housing redevelopment will be continued through active code enforcement. A spirit of cooperation between these residential neighborhoods and the more rural agricultural areas, including equitable expenditure of Township resources, will be observed.

Since it opened in 1929, the Selinsgrove Center has been home to many Township residents and a steady source of employment for hundreds of local people. Local officials should be consulted on any future plans that the Commonwealth of Pennsylvania makes for this historic operation.



2. Housing/Population/Socio-Economic Plan		
Goals	Objectives	Strategies
2.1 Maintain high quality of rural life	2.1.1 Properties are maintained in accordance with community standards	Property maintenance-related codes are systematically reviewed. Enforcement of codes is routine, fairly and pro-actively administered. Township residents are informed of codes via newsletters and other communications.
	2.1.2 The preservation of ag land and historical properties is promoted	The existing Ag Security areas are promoted and additions to these areas is welcomed. Historical properties are documented and promoted.
	2.1.3 Rural heritage-based events such as the Middlecreek Valley Antique Association are supported	Events which promote the township’s rural heritage are supported, as financially feasible, by the Township. Township officials seek to support these events by promoting them via the township newsletter and other communications as well as providing other assistance.
2.2 Farm-Town Relationships	2.2.1 A general understanding about the realities of rural life is encouraged	Recognizing that life in rural areas is not understood by all, the township will consider the impact to farming operations imposed by proposed ordinances and in their response to any ag-related complaints.
	2.2.2 Seek out opportunities for neighbors to get to know each other	Events and other forms of communications should be used to ensure that neighbors, particularly those in areas of the Township with mixed uses, get to know each other and gain an appreciation of each other.
2.3 Selinsgrove Center continues to be a regional asset	2.3.1 A spirit of open dialogue is maintained between the Commonwealth and the Township	Natural synergies exist between the Commonwealth of Pennsylvania and Penn Township and should be continually explored. This could include the shared use of services as well as long-term planning for both the Selinsgrove Center’s buildings and physical plant and the services provided by the Township
	2.3.1 Encourage the adaptive re-use of Commonwealth assets	An excellent example of an adaptive re-use is the emergency communications tower which is placed on the Selinsgrove Center water tower. Given the extremely tight vacancy rates for commercial space in the area, there could be many other opportunities for community uses.

PLAN ELEMENT 3: Community Facilities, Services and Utilities

This plan promotes “smart growth” practices that will help to preserve family farms and agriculture as a viable and profitable industry. Land use ordinances will be strategically utilized to preserve agriculture, particularly in and around the Agriculture Conservation (AC) Zoning District, and for the parcels designated and included as part of the Ag Security Area map. Those properties which have been placed into a perpetual non-development easement need to be given special consideration when assessing the potential impact from future development.

The plan underscores agriculture as the Township’s primary industry and encourages it while protecting this industry from excessive or inappropriate development, including burdensome regulations. Creating a reasonable balance between development and open space conservation while protecting agriculture and environmentally sensitive areas is seen as wise and sensible and has been set as a planning goal. Residential growth will be concentrated within areas served by sewer and water, or as a reasonable and rational extension to such services. Community facilities including water and sanitary sewer provided by municipal authorities, privately and publicly operated stormwater systems, Township parks, roads and highways owned and maintained by PennDOT and the Township, and the proposed trails/walkways throughout the Township, including on the Susquehanna University campus, will be maintained in good condition, in service to all and will be improved as needed and as resources become available. This commitment to a high level of service and constant improvement will require frequent and open communications and data sharing.

Organizations that provide services to Township residents and visitors such as places of worship, commercial, office and retail establishments will be encouraged to be accessible to all people while promoting social interaction and respect for every Township resident. An active and diverse recreational program is a planning goal. This goal is actively supported by the Township in strong partnership with community organizations as well as other municipalities.

Support will be provided to agencies and organizations that provide Township residents and visitors with fire protection, ambulance and health services and other social services. This support will be particularly evident with support for the troopers stationed at the Pennsylvania State Police station in the Township and for the skilled community servants who volunteer with the Dauntless Hook and Ladder (DH&L) Fire Company and Ambulance League. Township government administration, including code compliance provided by the Keystone COG and the Township’s ordinance enforcement, will continue to be provided in the most cost efficient and effective manner possible. These services will be provided with the utmost transparency and with an eye toward understanding and constant improvement in the interaction between regulations and individual property rights.

Other public services, particularly water and sewer services, will be maintained and upgraded, as needed, while keeping costs affordable. A goal of this Comprehensive Plan is to provide a blueprint to produce user-friendly future Penn Township ordinances and regulations. A Capital Improvements Plan process will be used to identify, quantify and assess capital improvement needs over a five-year time period. A capital improvement is any construction project or land acquisition that costs \$35,000 or more and has a five-year or longer expected service life. Projects, which may cost less than \$35,000 that are necessary for the implementation of any long-term improvement, shall also be contemplated as part of the 5-year Capital Improvement Plan.
















3. Community Facilities, Services and Utilities Plan

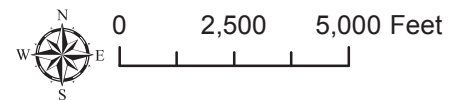
Goals	Objectives	Strategies
3.1 Promotion of Smart Growth practices	3.1.1 Mix of land uses	Various land uses will be promoted, and future development will only be encouraged in areas where services currently exist or where reasonable extensions are possible.
	3.1.2 Affordable housing and walkability	A range of housing opportunities and choices will be promoted, and neighborhoods will be connected to each other whenever possible.
	3.1.3 Preservation and protection	Open space, farmland and environmentally sensitive areas will be identified and protected.
3.2 Access to programs and services	3.2.1 Open to All	The majority of community programs and services to Penn Township attended by Penn Township residents are not conducted nor funded by the Township. However, the official position of the Township is that these activities should be open to and accessible for everyone.
	3.2.2 Provide spaces where residents can meet and to work together cooperatively	A key purpose of community parks, public spaces and the proposed river and creek access areas is to provide a location where Township residents can meet and potential discuss potential improvements to their neighborhoods and for the Township, at large.
3.3 Municipal Services and Capital Improvements	3.3.1 “Green Initiatives” are embraced and intermunicipal agreements are in place	Work with the appropriate entities to identify additional markets for the recyclables that are collected in the Township. Identify new and expanding opportunities for the safe and responsible disposal/recycling of electronics, televisions, and other household products. In turn, eliminate illegal dumping throughout the Township.
	3.3.2 Recreational and Capital Improvements are planned and carried out	Conduct feasibility reviews and seek citizen input to build consensus related to planned projects. This includes needed capital improvements and the possibility of adding additional recreational opportunities and Township administration and maintenance equipment and facilities.

Penn Township Current Land Use

Snyder County, Pennsylvania

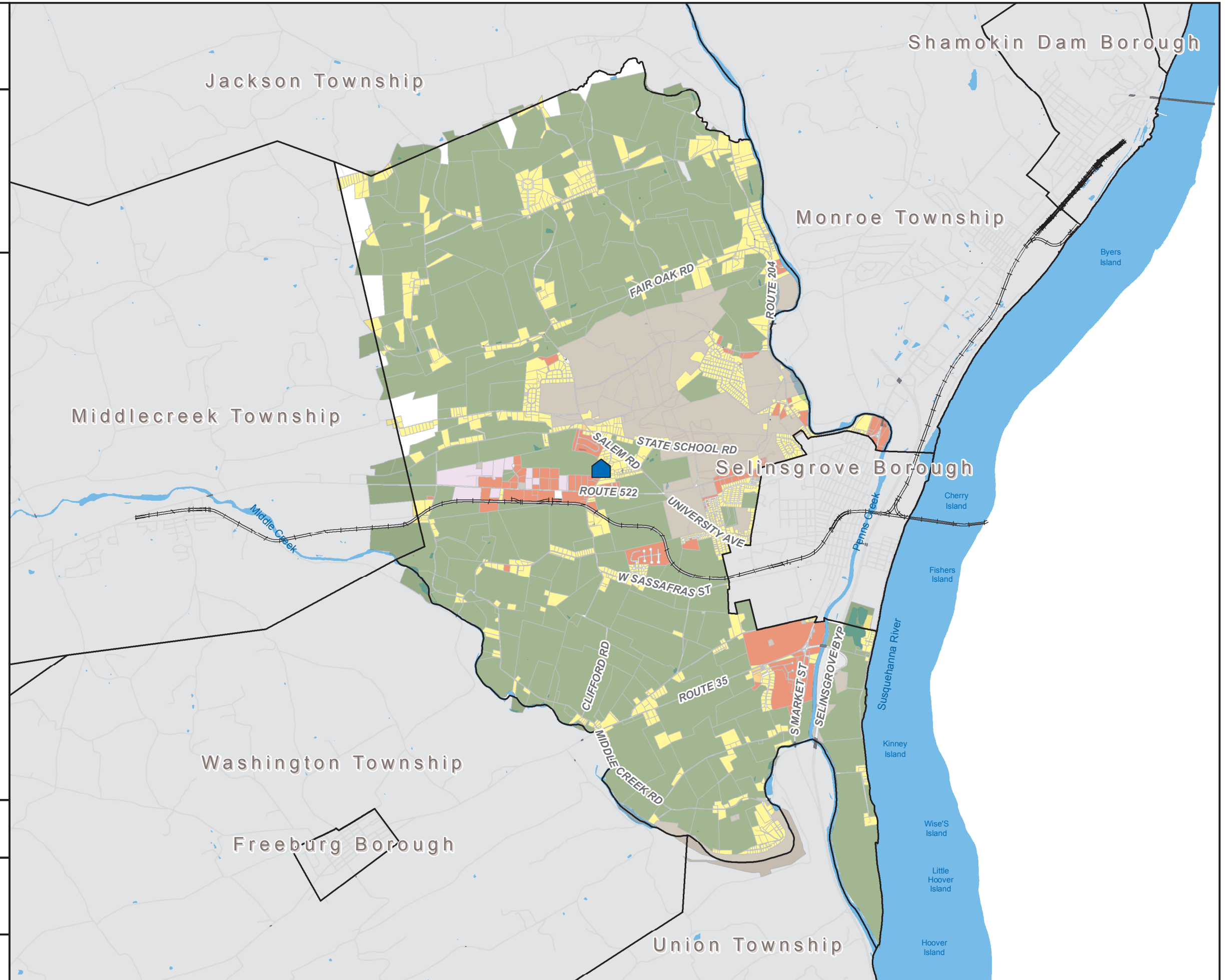
-  Municipal Boundaries
-  Municipal Office
-  Road Centerline
-  Railroads
-  Water Features
-  Bridges

-  Residential
-  Apartment
-  Commercial
-  Exempt
-  Farm
-  Industrial
-  No Code Assigned









Notes:

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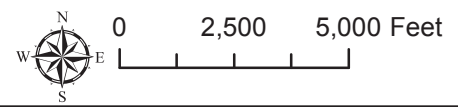
Penn Township Current Zoning Map

Snyder County, Pennsylvania

-  Municipal Boundaries
-  Municipal Office
-  Road Centerline
-  Railroads
-  Water Features
-  Bridges

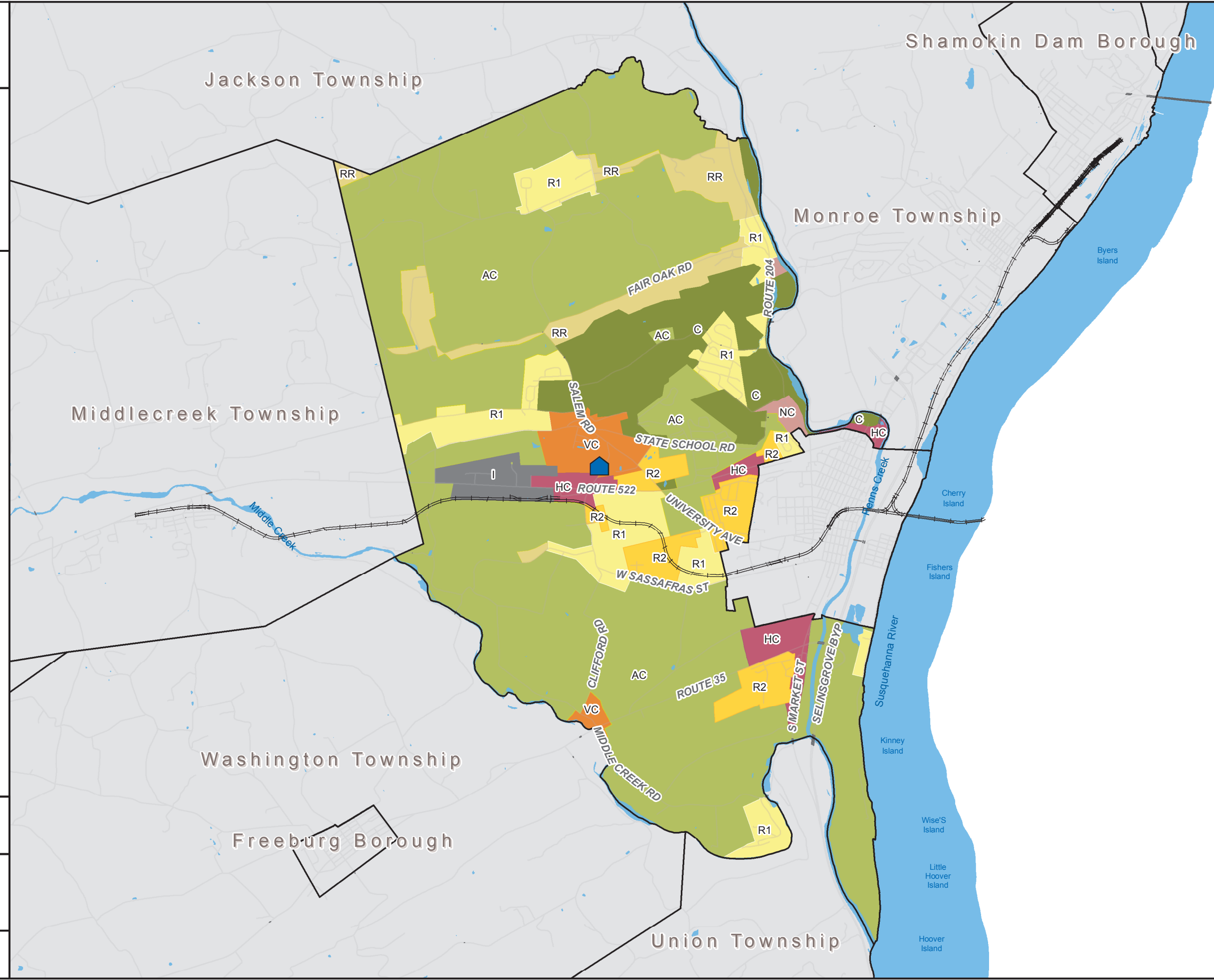
Zoning Districts

-  AC Agricultural Conservation
-  C Conservation
-  HC Highway Commercial
-  I Industrial
-  NC Neighborhood Commercial
-  R-1 Residential - Low Density
-  R-2 Residential - Medium Density
-  RR Rural Residential
-  VC Village Center









Notes:

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June 2019





















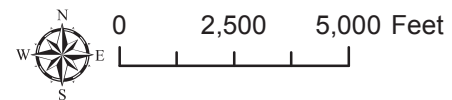
Penn Township Contiguous Zoning Map

Snyder County, Pennsylvania

-  Municipal Boundaries
-  Municipal Office
-  Road Centerline
-  Railroads
-  Water Features
-  Bridges

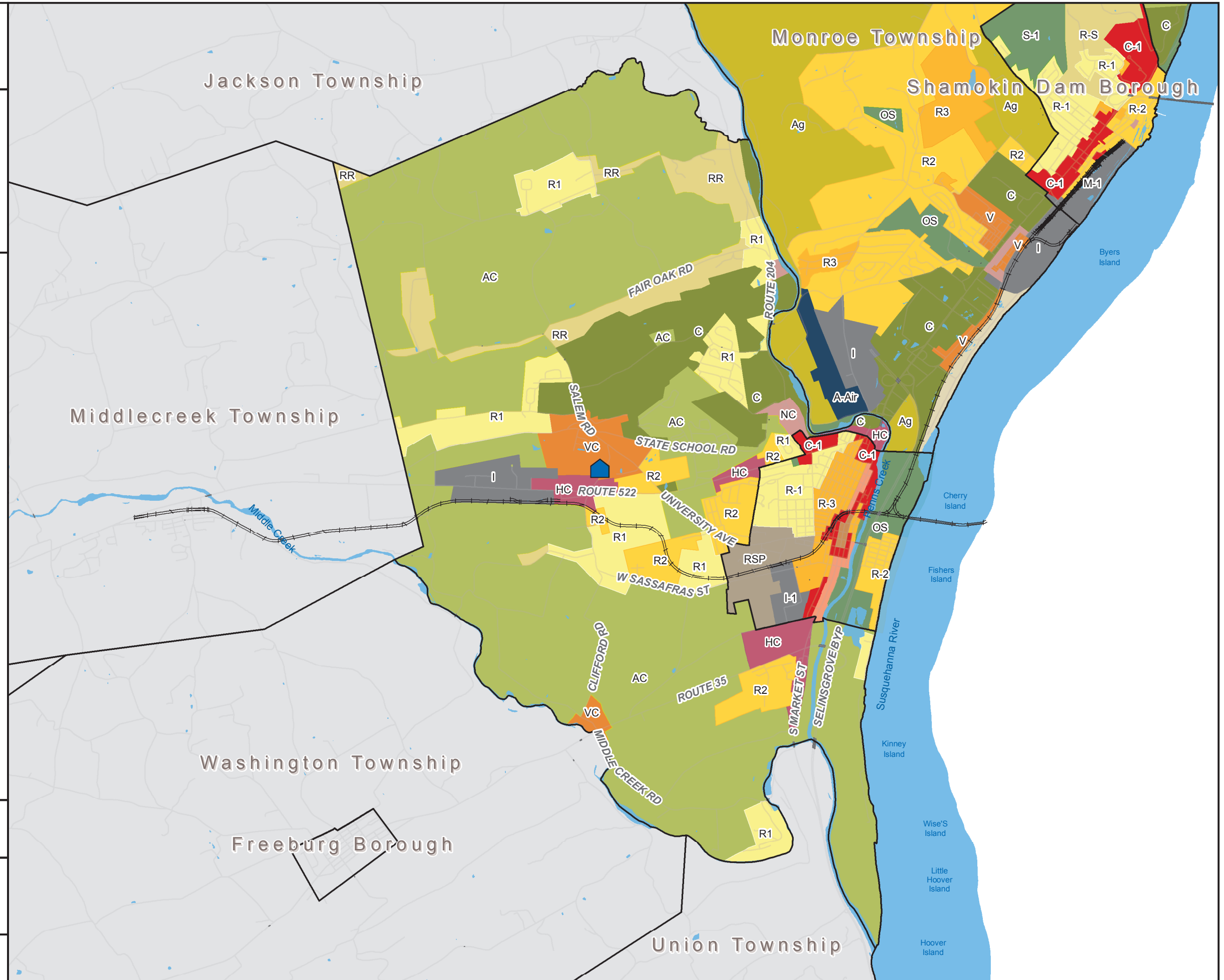
Zoning Districts

-  A-Air Airport
-  AC Agricultural Conservation
-  Ag Agriculture
-  Cons Conservation
-  C-1 General Commercial District
-  NC Neighborhood Commercial; NC
-  CBD Central Business District
-  HC Highway Commercial
-  I Industrial; M-1 General Industrial
-  OS Open Space District; S-1 Open Reserve
-  R-1 Low Density Residential District
-  R-2 Low-Medium Density Residential District
-  R-3 Medium-High Density Residential District
-  R-S Residential Suburban; RR Rural Residential
-  RC Residential Commercial District
-  RSP Residential Semi-Public
-  V Village; VC Village Center
-  W-R Residential Waterfront



Notes:

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PLAN ELEMENT 4: Transportation

In anticipation of the changing travel patterns and for the potential for many more residents moving to Penn Township as a result from the construction of the long-anticipated Central Susquehanna Valley Thruway, a planning goal is to work closely with PennDOT as well as the surrounding municipalities to plan for a ‘relief route’ to direct traffic around areas that tend to experience congestion. Improving the appearance and minimizing the growth of strip-style development along the 522 Corridor in the Township, improved access controls, landscaping, setbacks, buffers and other applications will be considered.

Increasing the density of commercial expansion in those areas which are already developed by creating deep zones for commercial activities along the U.S. Route 522 Corridor in the Township via access control and other traffic channeling would be helpful. The adoption of a Functional Classification of Township roads is an initiative that should be considered. This classification system is a process that categorizes various Township roads by each facility’s intended use and by specific traffic characteristics. State-owned highways in the Township are already grouped by functional class.

Once in place, this hierarchy of roads, set by level of access and mobility, will assist elected officials with maintenance decisions as well as designating certain restrictions such as potential weight limits and snow emergency routes.

Well-maintained trails and pedestrian ways will be considered. These types of facilities are known to encourage walking, bicycling and pedestrian activity. This will be particularly true as safe and secure connections are constructed between residential areas, recreational areas and the campuses of Susquehanna University and the Selinsgrove Area School District. These trails should meet-up with similar facilities in Selinsgrove Borough and with other contiguous municipalities.







While not located within the formal Township limits, the Penn Valley Airport is a nearby community asset that is recognized as valuable to the overall region.








4. Transportation Plan		
Goals	Objectives	Strategies
4.1 522 Corridor	4.1.1 Advocacy	Involve PennDOT, SEDA-COG's MPO, Snyder County and any other regulatory or relevant agency in acknowledging U.S. Route 522 as a distinct travel corridor.
	4.1.2 Local studies and improvements	Using available data including average daily traffic projections, speed recordings, crash and other data develop expectations for safety and mobility issues on the U.S. Route 522 segment which passes through Penn Township for the next 5-20 years.
	4.1.3 Access control	Access and alignment concerns along the U.S. Route 522 are already evident. Initiate short and long-term action steps to better define and control access while improving mobility.
	4.1.4 Relief route	Given the parallel nature of S.R. 0035 to U.S. Route 522, investigate the potential of using this highway to direct traffic around the areas on U.S. Route 522 already experiencing congestion issues and safety concerns.
4.2 Functional Classification of Roadways	4.2.1 Institute a spine-and-rib roadway classification system	U.S. Route 522 acts a transportation spine throughout the Township. Township (T-Routes) roads will be classified for maintenance and winter services based on their connection to and traffic characteristics related to U.S. Route 522.
	4.2.2 Classification System for Township Roads	Similar to PennDOT's Roadway Functional Classification system, the Township classifications will include three (3) levels and will be used to make maintenance, strategic and financial decisions related to priority and expenditures.
4.3 Safety and connectivity for all modes, including pedestrians and bicyclists	4.3.1 Access to/from East Snyder Park	Non-motorized access to and from the East Snyder Park was identified as a major concern for Township residents. A study should be initiated to consider a sidewalk extension along University Avenue (S.R. 1011) and/or a rail-with-trail pathway option along the Norfolk Southern Railway's Selinsgrove Industrial spur.
	4.3.2 Walking/Kayaking	Walking and river/creek access were identified by Township residents as important recreation options. These are fully described in the Natural Resources Plan. In this section, the critical importance that these activities be planned for and conducted in a safe manner is underscored.

Penn Township Transportation



Snyder County, Pennsylvania

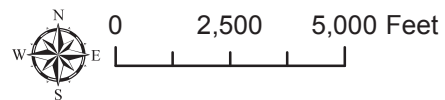
-  Municipal Office
-  Municipal Boundaries
-  Road Centerline
-  Railroads
-  Water Features
-  Bridges

ROAD CLASS

-  Highway
-  Local
-  Major Arterial
-  Minor Arterial
-  Ramp

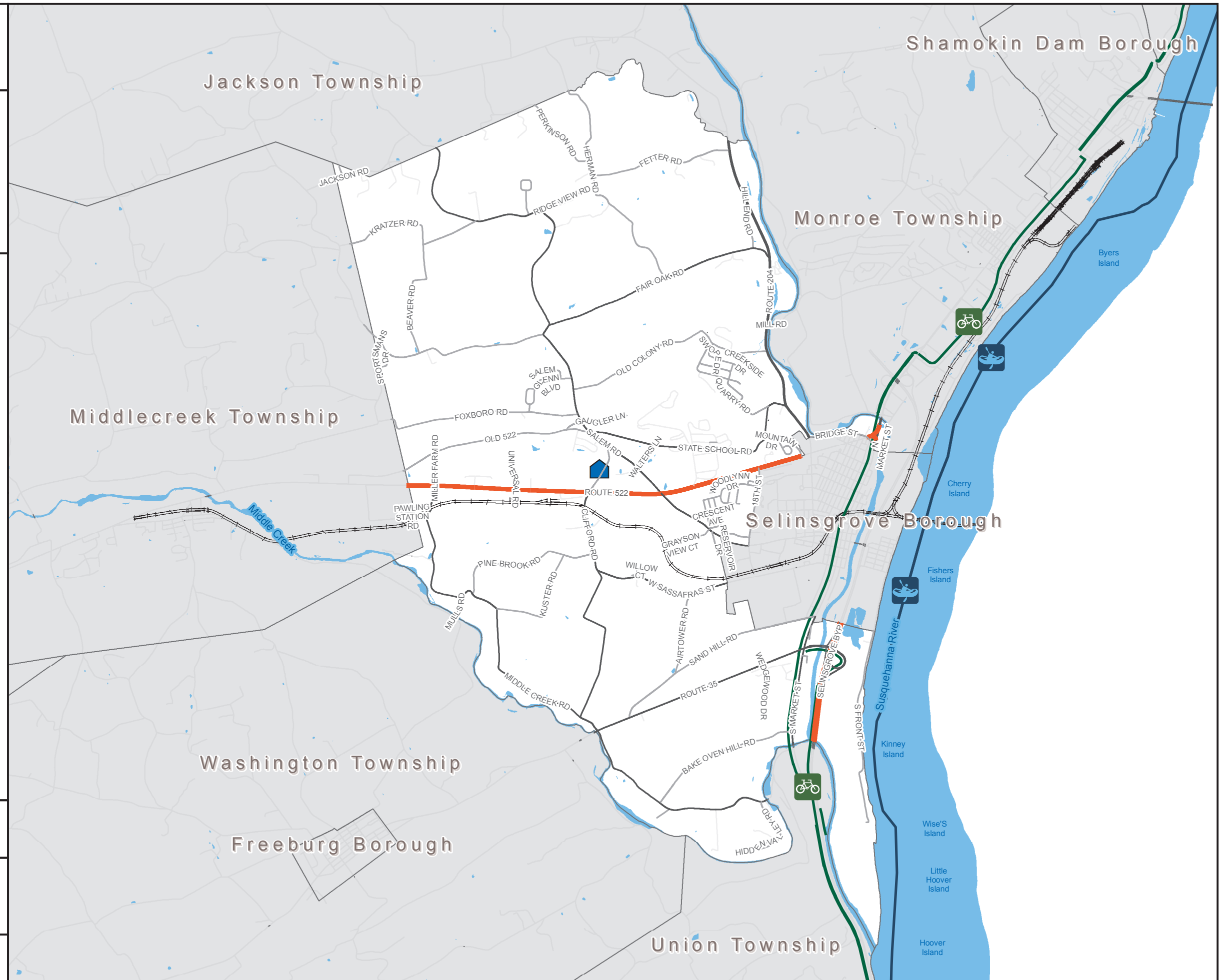
State Trails

-  Susquehanna River Water Trail
-  BicyclePA Route J



Notes:

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June 2019



PLAN ELEMENT 5: Economic Development

Burgeoning commercial activity along the U.S. Route 522 Corridor serves Township residents as well as highway-oriented customers and visitors from outside of the area. The compact industrial areas within the Peachey Business Park and the Pawling Station Park each have one remaining undeveloped site. At this time, no additional expansion of the existing commercial or the industrial zones is under consideration.

For retention and expansion of existing businesses, the ability to connect to high-speed internet and broadband services at reasonable cost is imperative. The infrastructure needed for these technology services can be installed within public rights-of-way in a budget-conscious and context sensitive manner.

The Selinsgrove Speedway is a community asset that the Township recognizes as valuable to the entire region.



5. Economic Development Plan		
Goals	Objectives	Strategies
5.1 522 Corridor	5.1.1 Stopping spawl	Spawl along the U.S. Route 522 corridor is beginning to take hold. To maintain Penn Township’s unique sense of place, citizen involvement related to how this corridor continues to grow will be encouraged and enhanced.
	5.1.2 Restructuring	To improve the viability to the existing 522 Corridor businesses, a master restructuring plan will be drafted to guide access issues, future development, sign placement, and roadway design.
5.2 Encourage and support growth/prosperity	5.2.1 Retention, expansion, and recruitment of businesses/agencies	Existing Penn Township businesses provide family-sustaining careers to many residents. To encourage these businesses to stay in the township and to potentially expand here, a favorable ‘business climate’ will be maintained.
	5.2.2 Broadband access, affordability, and compatibility	Access to affordable and reliable broadband and high-speed internet services is important for township residents and businesses. These services will be encouraged, while better and faster service levels will be pursued.
	5.2.3 Community Assets	Penn Township’s many community assets are diverse, varied, and worthy of promotion and preservation. These assets will be documented and will be considered when township decisions such as new ordinances are made.

PLAN ELEMENT 6: Future Land Use

The Township Zoning Ordinance, Zoning Map as well as the Official Transportation Map, which will be adopted as part of this Comprehensive Plan, are the most strategic tools that community leaders have at their disposal to carry out the overall objectives of this plan. For example, in the few locations where the existing and most-desired land use is in place but not necessarily consistent with the zoning definition for that area, the zone could and should be changed to accurately reflect this desired use.

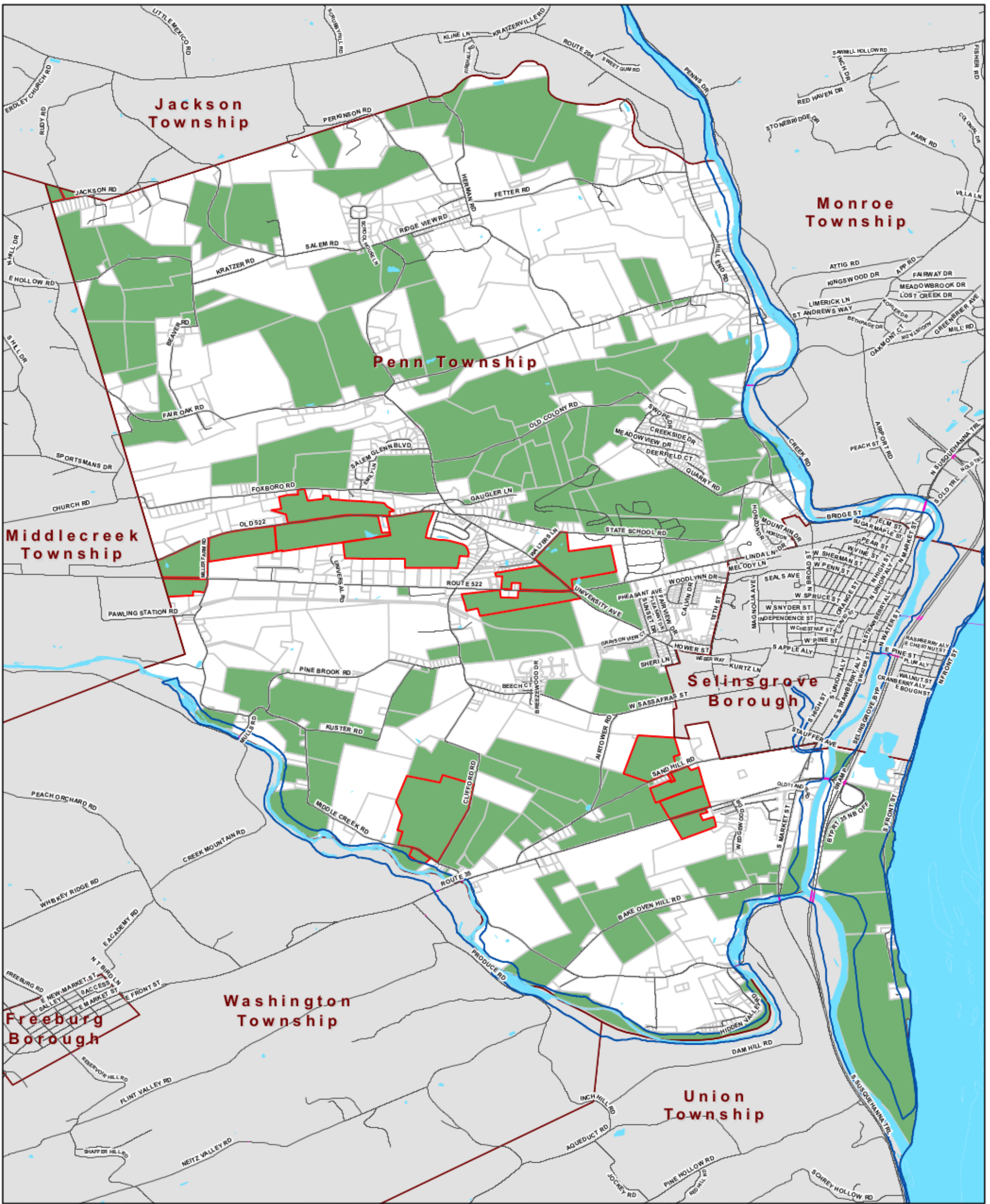
Minor revisions to the Zoning Map, including consideration of an updated zoning classification for parcels as proposed by the Penn Township Planning Commission, is recommended. Additionally, a core goal of this Comprehensive Plan is to build upon the Township's resiliency so that residents and businesses can plan for, survive through, and quickly recover from any future flood events. In the same way, the Recreation Map as well as the Zoning Ordinance can and should be used to preserve existing recreational facilities and to identify possible potential future recreational facilities.

The preservation of prime farmland may best be achieved through relieving development pressures from the identified farms. Additionally, open space could be set-aside and preserved from these same development pressures.



6. Future Land Use Plan

Goals	Objectives	Strategies
<p>6.1 Land use tools are kept current and consistent with actual situations.</p>	<p>6.1.1 Zoning Ordinance</p>	<p>From time-to-time, but no less than annually, the Penn Township Planning Commission members should review the Township’s Zoning Ordinance, the Zoning Officer’s duties and responsibilities, the Township Official Map and propose updates to the Township Capital Improvement Plan. Additionally, commission members will regularly meet with the Snyder County Planning staff to discuss concerns related to the county’s Subdivision and Land Development Ordinance (SALDO).</p>
	<p>6.1.2 Official Map</p>	
	<p>6.1.3 Official Map</p>	
	<p>6.1.4 SALDO</p>	
<p>6.2 Tools are in place to preserve agriculture and open spaces.</p>	<p>6.2.1 Ag Security Areas</p>	<p>The township’s long-established Ag Security Areas will be promoted, and additional farms will be invited to be part of this program.</p>
	<p>6.2.2 Farms First</p>	<p>The official position of the township is that farms and farming operations will receive priority when considering new development plans.</p>
<p>6.3 Decisions related to the Selinsgrove Center are transparent and considered by all organizations involved.</p>	<p>6.3.1 Community Asset</p>	<p>Selinsgrove Center was established in 1917 and has operated at its current location in the township since 1929. Any further operational decisions made by the Commonwealth of Pennsylvania, affecting the Center, should be communicated with township officials on a timely and regular basis.</p>

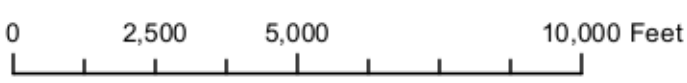


Penn Township Agriculture Security Areas

Open Space Conservancy

- Easement Properties
- Agriculture Security Areas

- Floodway
- Road Centerline
- Waterbodies
- Other Municipalities
- Penn Township
- Parcel Poly



PLAN ELEMENT 7: Implementation

The continuation and enhancement of active and open communication is important and was identified by Township residents as a desired outcome of this plan. The Township will maintain a high-level of regular communications via printed newsletters, web-based/on-line publications, and social media. Media advisories and press releases as well as brochures, flyers and other literature will be used as the need for communication dictates.

Implementation		
Goals	Objectives	Strategies
7.1 Intergovernmental relations	7.1.1 Coordination with PennDOT	Ensure that Penn Township’s Comprehensive Plan transportation objectives are coordinated with the ‘PennDOT Connects’ initiative and its successor initiatives.
	7.1.2 Coordination with Snyder County and other municipalities on recreational opportunities	Ensure that the recreational initiatives included in this Penn Township Comprehensive Plan are communicated and coordinated with and to similar objectives set by Snyder County and/or contiguous municipalities.
7.2 Strategic investment and transparency	7.2.1 Decision support tools used and regularly updated	Review Capital Improvement Planning process each year. Bi-Annually, revisit, revise, and potentially re-adopt the Official Penn Township Transportation Map, so that potential and planned transportation projects are documented and receive broad support.
	7.2.2 Accurate and consistent information is distributed to residents	Continue the Township Newsletter and regular social media postings. Host open houses, public information sessions, and seek out training opportunities, so that residents know what is going on throughout the Township and are informed on how decisions are being made.