

Relationships

Statement of Regional Relationships

Developments in neighboring municipalities can be powerful forces. It is wise to be aware of regional activities and to understand their significance. The following are examples of activity occurring in the area.

- Union Township has formed a Joint Sewer Authority and will be constructing a sewer system with 10 miles of collection lines near Port Trevorton. Residential build out parcels will soon be available.
- Municipalities abutting the Susquehanna River are participating in the State Greenway project and related river-based initiatives. Future recreation-related grants will require such multi-municipal participation.

“Regionalization” is an approach increasingly used by State and regional planning agencies. Particularly true in rural areas of smaller population, many infrastructure and recreation-related projects will not materialize without inter-governmental cooperation.

An assessment of neighboring land use is required by the PA Municipalities

Planning Code. The purpose is to assure compatibility of existing and proposed development on each side of the municipal boundary. Five townships and one Borough surround Penn Township. The next table lists these neighboring areas and shows the status of land planning in each.

Status of Land Use Administration					
	Comp Plan	Zoning Ord.	Sub-division Ord.	Ag Security Area	Environmental or Agricultural Ordinances
Monroe Township	X *	X	X	X	
Jackson Township			X **	X	
Middlecreek Township			X	X	
Washington Township			X **	X	
Union Township	***		X **	X	X
Selinsgrove Borough	X *	X	X		

Source:
 *Currently updating Comp Plan
 **Under Snyder County's SLD Ordinance
 ***Currently securing grant for Comp Plan

The majority of contiguous townships do not have zoning, but all neighboring townships have Ag Security Areas that occupy considerable land mass. Such Ag Areas function as a type of “grass-roots zoning” in that farmers declare their own intention to farm into the future.

Prevalence of agriculture is also reflected by the Township’s participation in the County’s purchase of agriculture land easements.

Prevalence of Agriculture		
	Easement Acres	Ag Security Areas
Monroe Township	168	6,083
Jackson Township	429	6,629
Middlecreek Township	272	5,205
Washington Township	0	5,816
Union Township	0	2,743
Penn Township	392	4,908

Source: Consultant Analysis of Conservation District Data

Easements and Ag Areas are powerful tools in preserving the rural way of life. They are predominate land uses throughout the region.

Therefore, existing and proposed development in Penn Township is compatible with development and plans in contiguous portions of neighboring municipalities. In addition, consistency with Snyder County's new Comprehensive Plan has been achieved.

Statement of Plan Relationships

The various chapters of the Comprehensive Plan must be consistent with each other. It is the obligation of this Plan to present a coherent picture with recommendations which are also compatible. Careful attention has been paid to the preservation of agriculture in each of the component plans.

Housing

- Housing requires availability of land which often impacts upon agriculture. The location of future housing is of great importance to Penn Township considering its desire to preserve a rural way of life and maintain a productive agricultural economy.
- Households demand municipal services. The location of housing will dictate the cost of the service. This is true of water, sewer, and road service.
- The Housing Plan encourages growth in areas where necessary sewer and water are available. It also would avoid prime agricultural areas.

Transportation

- Land use conflict and traffic danger are frequent companions. Strip development, unplanned access and egress and uncontrolled driveways are land use issues that negatively affect traffic flow and safety.
- The quality of residential neighborhoods is directly affected by roads and traffic. Calm traffic and sidewalks add to the value of housing.
- Business moves to an area where access and good transportation are available. The proposed Routes 11/15 Bypass will affect the community's land uses in many

ways due to its close proximity to the Township.

Community Facilities

- The availability of sewer and water is a critical factor in determining the location of housing. Such infrastructure is mandatory for industry and for clustered housing.
- A "growth boundary" approach to zoning would take into consideration the location of sewer and water lines, along with prime agriculture soils.
- Recreation facilities include important passive corridors along rivers and streams, such as "greenways."
- Land use policies requiring riparian buffers will be key if such recreation

is available in the future.

Land Use

- The Land Use maps take into account policies of transportation, community facilities and housing. Agriculture as a mainstay of the economy is highlighted.
- The location of physical characteristics, such as flood plains, wetlands and streams dictate where housing and community facilities should or should not be placed.
- The Land Use Plan and map are the basis for subdivision and land development decisions and can be used to communicate the reasons for sometimes difficult and controversial municipal decisions.