

CHERRYTREE TOWNSHIP

COMPREHENSIVE PLAN

PREPARED BY:

CHERRYTREE TOWNSHIP PLANNING COMMISSION

ASSISTED BY:

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INTRODUCTION

INTRODUCTION

INTRODUCTION TO THE TOWNSHIP OF CHERRYTREE

Early History of Cherrytree Township

Prepared by: Carl Garon, Edited by General Engineering, Inc.

Cherrytree Township is located in a nearly central position on the northern boundary line of Venango County south of Crawford County. On the east it is separated from Oil Creek Township by the stream of that name; Cornplanter and Oakland Townships adjoin on the south. Plum Township borders on the west. The Township has not been materially reduced since the original division of the County into townships in 1806. Until about 1803, there were only two families in the Township. They were the Reynolds and Tuthill families. A number of settlers occupied tracts of land north and west of the village. As part of the proceedings of that date, however, Cherrytree and Plum Townships were united under one administration, and not separately organized until 1817. Cherrytree Township contains 36.3 square miles. The name "Cherrytree" reportedly came from the abundance of Cherry trees in the years of early settlement. The name was sometimes spelled one word and at other times as two words, Cherry Tree.

The first permanent settler of Cherrytree was William Reynolds, an Englishman. He came to America with his son, John. Upon their arrival at New York they were met by land agents, including representatives of the Holland Company. The representatives of Holland Company induced them to journey to northwestern Pennsylvania. In 1797, they secured a four hundred acre tract on Cherry Tree Run (a branch of Oil Creek), embracing the site of the village and church of that name. The following year, the rest of the Reynolds family joined with him at Philadelphia. Some of the early settlers associated with this region were: Henry Prather, the four Hamilton brothers, and John Stiver who settled on a tract of land which is now Breedtown. Stiver sold his land in 1818 to Amos S. Hancox, a sea captain, and to Charles, Nathan, John and Joseph Breed. In addition to farming in the Township, the settlers had blacksmith shops, grist mills, saw mills, cheese factories, tanneries, and distilleries. The population in 1850 was 930; in 1870 it was 2326; and in 1880 it was 1618.

The village of Cherrytree is now the only settlement formally classed as "a village" in the Township. It is situated on the road from Franklin to Titusville, formerly known as the Oil Creek Road. The first house in the village was built by John Elder, a blacksmith.

The first post office was opened June 27, 1824 with the name Cherry Tree. The name was changed to Cherrytree on July 18, 1895. It continued with that name until December 27, 1906. In 1906, the name was changed to Skiddo because of another town in Indiana County named Cherrytree. Plans to re-name it Cherrybrook were rescinded on April 29, 1907. On November 15, 1907, the post office was closed. The area's mailing address was changed to Titusville.

Cherrytree Township contributed largely to the interesting and exciting episodes of the early oil discoveries. It was here that Drake's Well was drilled in August 1859, a short distance south of Titusville, an event which marked the beginning of a new era in the history of western Pennsylvania.

Statutory Authority/Intent

A prime responsibility of a Local Government Planning Commission, is to prepare and adopt a Comprehensive Plan as an overall policy guide for the physical development of the Township; pursuant to the requirements of Pennsylvania Act 247 of 1968, as amended by Act 170 of 1988 which states:

"The governing body shall have the power to adopt and amend the comprehensive plan as a whole or in parts."

This Comprehensive Plan identifies and assesses a broad range of social, economic, and environmental issues by incorporating the traditional elements of a Comprehensive Plan as required by the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended by Act 170 of 1988). The overall intent of this plan is to provide a framework from which policymakers can act to manage, enhance, and preserve the natural and manmade environment within Cherrytree Township. It is intended as a document to be periodically reviewed, amended, and updated to be maintained as a useful tool for development. To be effective, the planning effort should have support of local citizens. This citizen support can not be maintained without periodic updates and citizen education. The importance of citizen participation cannot be stressed enough.

A relevant portion of the Pennsylvania Municipalities Planning Code is provided in **Appendix C** of this plan.

Overall Goals of the Cherrytree Township Comprehensive Plan.

1. To have a Comprehensive Plan which is accepted as the primary guiding policy statement of the Township, and to implement the recommendations when feasible.
2. To have the adopted Comprehensive Plan reflect the highest goals expressed by Cherrytree Township citizens.
3. To maintain and improve the overall quality of life for all citizens of Cherrytree Township by: a) providing for safety, health, and education; b) encouraging a stable and enduring economic base; and c) preservation, conservation, and wise use of the natural and historic assets of Cherrytree Township.

Implementation of this Plan

1. Base Township policies, budget decisions, and administrative actions on the Comprehensive Plan.
2. Update portions of the plan as they become out-dated.

This document should be revised on a continual basis as objectives and recommendations are accomplished, become out-dated or new problems or crises arise, so that it will remain an effective tool for policy formulation and budget decisions. It should always be used to plan for at least five years in the future.

Implementation Recommendations Include:

1. The recommendations in the Plan constitute a mandate for the local governing body, either to implement them, within reasonable economic and time limits, or to change the Comprehensive Plan. The Township's priorities will be reflected in other Township plans, ordinances, regulations, budgets, and resolutions.
2. Use the plan as a guide for annual work schedules and budget proposals.
3. Prepare an Annual Report describing how objectives and recommendations are being reached.

PART 1 - BACKGROUND ANALYSIS

SECTION A
PHYSICAL SETTING/NATURAL RESOURCES

A. THE PHYSICAL SETTING/NATURAL RESOURCES

Cherrytree Township is located in north Venango County. The Township lies to the east and north of the City of Franklin, the County Seat. It occupies a land area of 36.8 sq. miles. The Township is traversed by U.S. Route 8. Pittsburgh, PA, Erie, PA, Youngstown, Ohio, and Buffalo, New York are the Borough's closest metropolitan areas.

Communities are shaped by the nature of the land on which they are sited. The land of Cherrytree Township has many remarkable land features and geologic characteristics which contribute to the quality and shape of the community. Its location along Oil Creek places it on some of western Pennsylvania's most interesting and historic areas. The center of the Township's development is in the valley bottom along the tributaries to Oil Creek.

The features of the land, while adding attractive character, create problems and impediments to community development. Costs for development are increased if development is to be safe and minimize impacts such as flooding, high water tables, etc. Careful consideration and planning, must be given to any development in and around flood sensitive areas to minimize negative impact. **See Exhibit No. 1.**

A.1 TOPOGRAPHY

Cherrytree Township is centrally located in the far north area of Venango County. It is characterized by level to gently rolling terrain with small areas of sharply sloping areas to the bottom of Oil Creek. To a great extent, development is at the confluence of tributaries to Oil Creek in Cherrytree Township.

Oil Creek flows north to south bordering Cherrytree Township on the east. Cherrytree Run, Kane Run, Benninghof Run, and other unnamed tributaries to Oil Creek outline the development in Cherrytree Township. Prather Creek and its tributaries to East Branch drain a small portion of the Township to a westerly direction towards the Allegheny River.

The elevation of land in the Borough varies from approximately 1100 feet in the southern corner of the Township along Oil Creek to 1690 feet on the south side of T-669 and west side of T-576 in the northeast portion of Cherrytree Township **See Exhibit No. 1.** The topography establishes two (2) distinctly different environments. These are the broad base valley floor and the gently rolling hillside.

The valley floor consists of silt loam material or sand, gravel, and silt outwash from material deposits by the streams and downward movement of weathered materials from glacial till associated with the Illinoian Glaciation. Generally, this area has topsoil amendable to agricultural use. The soils are loamy somewhat poorly drained.

Soils are generally formed of unconsolidated water sorted materials along the East Branch of Sugar Creek (southeast) from weathered noncarbonate sedimentary rock (sandstone, shale, siltstone) along Oil Creek (west) and from glacial till throughout the largest extent of the Township.

The areas within the narrow stream sides are steep, deep stoney well drained soils underlain by shale, siltstone, and sandstone and subject to flooding when stormwater runoff from high intensity rain storms accumulates rapidly and streams overflow.

Upland rolling hillsides are characterized by gently sloping deep, gravely, moderately well drained to somewhat poorly drained soil underlain by glacial till.

A.2 GEOLOGY

Cherrytree Township lies in the Appalachian Plateau. The Township is underlain by sedimentary rock. All surface rocks formed during either the Mississippian or Pennsylvanian period. The Mississippian period consists of red beds, shale, and sandstone. Of the Pennsylvanian period, cycles of sandstone, limestone, shale, clay, and coal predominate. Cherrytree is underlain primarily by sedimentary rock of the lower Pennsylvanian period.

The south eastern limit of the Wisconsin Glaciation lies to the west side of Cherrytree Township. The southern limit of the Illinoisan Glaciation lies to the east and south of Cherrytree Township. Bedrock in Cherrytree is covered with unconsolidated clay, silt, sand, gravel, and boulders commonly referred to as "till". Glacial outwash and alluvial deposits are found in the French Creek, and Oil Creek drainage basins. The basins are underlain by coal bearing rocks of the Pottsville and Allegheny groups.

A.3 SURFACE DRAINAGE

Cherrytree is drained by three (3) major basins: The Oil Creek basin, the Sandy Creek basin, and the French Creek basin. Chapter 93 of the Pennsylvania Code names three (3) sub-basins in the Township: Benninghof Run, Cherrytree Run, and Prather Creek. Each is a Cold Water Fishery. Each basin includes all unnamed tributaries to it.

A.4 SLOPE

Exhibit No. 2 shows topography, not as a function of elevation above sea level, but rather by the percent of slope of the land. The map provided as **Exhibit No. 2** is based on the United States Geological Survey mapping which translates distance between adjacent contours into a percentage of slope.

Generally, land having a slope of **15% or less is preferred for development**. This slope condition usually occurs along river terraces, tributary stream valleys, and on ridge tops.

Slopes **exceeding 25% are usually restrictive with respect to development**. Steep slope areas generally are not suitable for development for both economic and environmental reasons. By comparing the Map **Exhibit No. 2** with the Existing Land Use Map it can be seen that no development has occurred on slopes exceeding 25%. A significant amount of the land which is classified as having excessive slopes in Cherrytree Township and isolated to the area of streambanks and should not be considered as having potential for routine future development.

Additional factors such as soil type, subsidence characteristics, or flood potential affect the suitability of development for lands having an otherwise desirable slope. This is addressed further under the section on soils

Usually the easiest and therefore **preferred land to develop** is the level to rolling areas having a slope of **less than 8%**. Assuming other factors, such as flooding and soils, do not present limitations, this slope category is generally suitable for large scale or intensive land uses. The upper slope areas in this category may impose some restraints on intensive land development. Generally, single family residential development is not restricted. Land with **slopes between 0% and 3% is usually** suitable for slab on grade buildings, large buildings, and major road development. Traffic circulation is not dictated by topography.

Land between 8% and 15% slope is considered to be generally suitable. Topography becomes a major planning factor that can limit road placement and may require special engineering design and construction. Practical use narrows to placing smaller buildings on large tracts and possibly terraced construction.

Land within the range of 15% to 24% slope can be utilized, barring other limitations, with careful site planning. Special consideration should be given to erosion, sedimentation and slope stability problems. These land areas should be limited to low density residential development and to development which adapts to the character and quality of the land being developed, such as vistas. Land over 25% slope is generally considered unsuitable for development. In most cases, development in these areas should be avoided.

SLOPE STABILITY

The reshaping of the natural land surfaces to accommodate development can accelerate erosion, sedimentation, and site stability problems. Steep slopes in the Township do not constitute a large portion of the remaining undeveloped land area. However, it is noted that development, the steep slope areas should be carefully controlled to eliminate the potential hazard of slope failures.

Hazards associated with development of steep slopes are not only associated with certain natural soils but also with the underlying geology and ground water. (Water functions as a lubricant to the soil and geologic materials). Movement may be activated by top slope excavation, top slope filling or loading, or alteration of the natural ground water conditions. Because undesirable movement can be destructive and costly, developments considered on or near sites having conditions associated with steep slopes should be reviewed in detail to assess safety.

A.5 SOILS

Exhibit No. 2 through No. 8 provide information of soils characteristics to be used as a tool for development consideration. **Table 1** presents a list of Soils in Cherrytree Township.

TABLE 1 - SOILS OF CHERRYTREE TOWNSHIP INCLUDE:

| Map Symbol | DEP Class. | Soil Name | Percent Slopes | Major Component Hydric | Hydric Inclusions | Prime Agricultural Soils | Soils of State wide Importance |
|------------|------------|---|----------------|------------------------|-------------------|--------------------------|--------------------------------|
| AgB | A6 | Allegheny silt loam | 3 - 8 | No | NA | Yes | NA |
| AhA | A1 | Alton gravelly loam | 0 - 3 | No | Yes | Yes | NA |
| AhB | A1 | Alton gravelly loam | 3 - 8 | No | NA | Yes | NA |
| AhC | A1 | Alton gravelly loam | 8 -15 | No | NA | No | NA |
| AhD | F15 | Alton gravelly loam | 15-25 | No | NA | No | NA |
| AIA | F15 | Alvira silt loam | 0 - 3 | No | Yes | No | Yes |
| AIB | F15 | Alvira silt loam | 3 - 8 | No | Yes | No | Yes |
| AIC | F15 | Alvira silt loam | 8 -15 | No | Yes | No | Yes |
| ArB | F15 | Alvira and Ravenna very stony silt loams | 0 - 8 | No | Yes | No | NA |
| At | D13 | Atkins silt loam | | Yes | NA | No | Yes |
| Bt | F15 | Brinkerton and Frenchtown very stony silt loams | | Yes | NA | No | NA |
| CoB | E14 | Cookport loam | 3 - 8 | No | Yes | No | NA |
| FeA | F15 | Frenchtown silt loam | 0 - 3 | Yes | NA | No | Yes |
| FeB | F15 | Frenchtown silt loam | 3 - 8 | Yes | NA | No | Yes |
| GiB | A9 | Gilpin silt loam | 3 - 8 | No | No | Yes | NA |
| GiC | A9 | Gilpin silt loam | 8 - 15 | No | No | No | NA |
| GiD | A9 | Gilpin silt loam | 15 - 25 | No | No | No | NA |
| HaA | A4 | Hanover silt loam | 0 - 3 | No | Yes | Yes | NA |
| HaB | A4 | Hanover silt loam | 3 - 8 | No | Yes | Yes | NA |
| HaC | A4 | Hanover silt loam | 8-15 | No | Yes | No | NA |
| HaD | A4 | Hanover silt loam | 15-25 | No | Yes | No | NA |
| HdB | A4 | Hanover very stony silt loam | 0 - 8 | No | NA | No | NA |
| HdD | A4 | Hanover very stony silt loam | 8 -25 | No | Yes | No | NA |
| HdE | A4 | Hanover very stony silt loam | 25-45 | No | NA | No | NA |
| HeB | A4 | Hazleton channery loam | 3- 8 | No | NA | Yes | NA |
| HeC | A4 | Hazleton channery loam | 8-15 | No | NA | Yes | NA |
| HeD | A4 | Hazleton channery loam | 15-25 | No | NA | No | NA |
| HIB | A4 | Hazleton very stony loam | 0 - 8 | No | NA | No | NA |
| HnD | A4 | Hazleton and Gilpin very stony soils | 8 -25 | No | NA | No | NA |
| HnF | A4 | Hazleton and Gilpin very stony soils | 25-70 | No | NA | No | NA |

Source: USDA - SCS 11/15/95
 DEP: Technical Manual for Sewage Enforcement Officers

TABLE 1 - SOILS OF CHERRYTREE TOWNSHIP INCLUDE: (Con't)

| Map Symbol | DEP Class. | Soil Name | Percent Slopes | Major Component Hydric | Hydric Inclusions | Prime Agricultural Soils | Soils of State wide Importance |
|-------------------|-------------------|--------------------------------|-----------------------|-------------------------------|--------------------------|---------------------------------|---------------------------------------|
| MoB | E14 | Monongahela silt loam | 3 - 8 | No | NA | Yes | NA |
| Ph | D13 | Philo silt loam | | No | NA | Yes | NA |
| Po | D13 | Pope loam | | No | Yes | Yes | NA |
| RaA | F19 | Ravenna silt loam | 0 - 3 | No | Yes | Yes | NA |
| RaB | F15 | Ravenna silt loam | 3 - 8 | No | Yes | No | NA |
| RaC | F15 | Ravenna silt loam | 8 - 15 | No | Yes | No | NA |
| Re | F15 | Rexford silt loam | | Yes | NA | No | Yes |
| Ty | F15 | Tyler silt loam | | No | Yes | No | NA |
| Um | E14 | Urban Land-Monongahela complex | | No | Yes | No | NA |

Source: USDA - SCS 11/15/95

DEP: Technical Manual for Sewage Enforcement Officers

Exhibit No. 3 shows soils which may have some development potential in terms of on-lot sewage disposal with the Township. The exhibit indicates no soil types with moderate or few (minor) limitations associated with use for on-lot sewage disposal. All soil types are identified by the Soil Survey of Venango County, Pennsylvania, USDA, SCS, as having severe limitations associated with use of on-lot sewage disposal systems. The Technical Manual for Sewage Enforcement, DEP publication #182 revised 12/93 classified soils into fifteen (15) groups, based on limitations for subsurface disposal and probable percolation rates. Soils in Cherrytree fall into the following groups (see **Table 1**).

TABLE 2 DEP PUBLICATION #182 12/93 SOILS

| | |
|-----------|--|
| Group A1 | Soils which do not have seasonal high water tables, severe flooding hazard, extreme shallowness to bedrock, limestone bedrock but have a very rapid percolation rate with hazard from insufficient filtration and renovation of (sewage) effluent. |
| Group A4 | Soils which do not have seasonal high water tables, severe flooding hazard, extreme shallowness to bedrock, limestone bedrock and are well drained soils with probable percolation rates of one (1) inch of water in 15 to 30 minutes. |
| Group A6 | Deep well drained soils, probable percolation rate of one (1) inch of water in 30 to 45 minutes. |
| Group A9 | Moderately deep well drained soils, probable percolation rate of one (1) inch of water in 45 to 60 minutes. Rates variable due to variation in parent material. Malfunctions may be expected in many individual cases although percolation rate is satisfactory. |
| Group D13 | Soils that occur on floodplains and have a high flooding hazard and are not suitable for subsurface disposal systems. |
| Group E14 | Moderately well drainage soils on upland sites. These soils have seasonal high water tables which is the major limitation for subsurface disposal systems. |
| Group F15 | Some water poorly, poorly, and very poorly drained soils on upland sites. These soils have high water tables and are unsuitable for subsurface disposal systems. |

DEP publication #182, classifies a small portion of Cherrytree soils more favorably than the Soil Survey of Venango County. These soils are the Group A4 Soils and consist of the Hanover, Hazleton, and Hazleton-Gilpin Soils. **Exhibit No. 3**, therefore, identifies these soils, up to 15% slope as having moderate limitations for on-lot disposal. All others are classified as having severe limitations.

Comprehensive Plan: Cherrytree Township, Venango County, Pennsylvania

Without further clarification, it would appear that this would open up a large area of the Township to possible on-lot development. It should be noted that the soil survey indicates severe limitations caused by wetness and poor percolation rates. The moderate limitations mapping should not be misconstrued as soils suitable for on-lot. The areas mapped under DEP's A4 group classification for instance, do contain wet and wetlands soils. The extensiveness of the Hazelton, Hanover, and Hazleton-Gilpin soils in the Township (A4 soils) indicate only the "possibility" for on-lot sewage disposal on a case by case basis.

Exhibit No. 4 shows soils exhibiting slight to moderate development limitations in terms of building roads, and subdivisions. Those noted as housing severe limitations generally become cost prohibitive to develop given construction obstacles and safety.

Exhibit No. 5 indicates soils identified as prime agricultural soils. These soils include: Prime farmland soils are soils that are deep, well drained and are level to nearly level. They have yields that average in the upper range of yields for most crops. These soils require a minimal amount of erosion control management. The specific soil mapping units that qualify for prime farmland have been determined by the Soil Conservation Service State Soil Scientist for Pennsylvania.

TABLE 3 SOILS QUALIFYING FOR PRIME FARMLAND

| Symbol | Soil Name |
|--------|--|
| AgB | Allegheny silt loam, 3 to 8 percent slopes |
| AhA | Alton gravelly loam, 0 to 3 percent slopes |
| AhB | Alton gravelly loam, 3 to 8 percent slopes |
| GiB | Gilpin silt loam, 3 to 8 percent slopes |
| HaA | Hanover silt loam, 0 to 3 percent slopes |
| HaB | Hanover silt loam, 3 to 8 percent slopes |
| HeB | Hazelton channery loam 3 to 8 percent slopes |
| Ph | Philo silt loam |
| MoB | Monogehala silt loam 3 to 8 percent slopes |
| Po | Pope loam |
| RaA | Ravenna silt loam 0 to 3 percent slopes |

It should be noted that the soils designated as prime agricultural land are, in most cases, the same soil types exhibiting fewest impediments to development i.e. steep slopes, flooding, and high water tables. Therefore, careful consideration should be given to the loss of the few remaining undeveloped prime agricultural areas to development.

Additionally, farmland of Statewide Importance have traditionally produced crops at sustainable yields with erosion control or water management practices. Farmland ratings also consider the land use and the potential for conversion to farmland. Federally funded projects require the completion of a farmland impact rating. Some state regulations such as mine permit applications also require a review of prime farmland soils and restoration plans. The Natural Resources Conservation Service (formally the Soil Conservation Service) is the agency that makes prime farmland determinations.

TABLE 4 SOILS OF STATEWIDE IMPORTANCE

| Symbol | Soil Name |
|--------|---|
| AIA | Alvira silt loam, 0 to 3 percent slopes |
| AIB | Alvira silt loam, 3 to 8 percent slopes |
| AIC | Alvira silt loam, 8 to 15 percent slopes |
| At | Atkins silt loam |
| FeA | Frenchtown silt loam, 0 to 3 percent slopes |
| FeB | Frenchtown silt loam, 3 to 8 percent slopes |
| Re | Rexford silt loam |

A.6 FLOODING

Exhibit No. 6 identifies soils classified as subject to flooding or flood plain soils. It can be seen, while comparing this exhibit to **Exhibit No. 7** (which is the Flood Hazard Boundary Map), that only a small extent of the soils mapped are considered to be in the Flood Hazard Area.

The U.S.D.A., SCS indicates that soils subject to flooding included At (Atkins silt loam) on a frequent basis, particularly between September and July, and on an occasional basis, Ph (Philo silt loam) and Po (Pope silt loam) usually between November and May.

A.7 WETLANDS

Exhibit No. 8 indicates areas with wetlands identified by the U.S. Department of the Interior Fish and Wildlife Service, National Wetlands Inventory Mapping.

Hydric soils are soils which are saturated, flooded, or ponded long enough in the growing season to develop anaerobic conditions in the upper part, a condition in which oxygen is effectively absent. This soil condition, with hydrophytic vegetation and under certain hydrological conditions, may constitute wetlands. Hydric soils, and soils which contain inclusions of hydric soils in low spots and drainageways, may be indications of possible wetland areas. These areas are also mapped on **Exhibit No. 8**, and listed on **Table 1**.

The soils and plant types are indicators of this hydrology. All three; hydric soils, hydrophytic plants, and hydrology must be present at some period within a growing season. The list of Hydric soils is not a substitute for on site wetland determinations or delineations done by a qualified individual, team or firm.

SECTION B
POPULATION/DEMOGRAPHICS

B.1 INTRODUCTION

In this section the demographic conditions of Cherrytree Township have been identified and depicted in graphic illustrations. Also historic population fluctuations and housing demands are presented to be examined.

This section is intended to offer a comprehensive view of past, current, and future socioeconomic conditions in the Township. This data, taken collectively, is presented to help the Township, determine future needs, opportunities, and constraints, specifically as they relate to the local housing market.

A review of socioeconomic trends can help in forecasting change and in formulating social, economic, and environmental policy recommendations relative to growth and development in Cherrytree Township.

B. 2 POPULATION GROWTH TRENDS 1950 - 1990

The growth trends in this section of the Comprehensive Plan are not intended to be policy goals nor are they intended to advocate specific levels of growth. Instead, they serve as a reference point for which planning, policy evaluation, and the management of programs is essential.

According to census data, the population of Cherrytree Township has achieved, like neighboring Townships, some growth between 1950 and 1990, which is consistent with Pennsylvania as a whole. Growth trends in the Township have showed periods of rise and decline. Over the past decade there has been a decline with the U.S. Census Bureau indicating a loss of 34 persons between 1980 and 1990. Neighboring more developed areas of Venango and Crawford County has shown a fairly constant out migration and a declining population, likely to be attributed to limited economic opportunities. The following table (Table 5) shows population trends of Cherrytree Township, Venango County, and Pennsylvania. Table 5A shows population trends in some of Cherrytree's neighboring communities for comparison purposes.

TABLE 5 - POPULATION TRENDS OF CHERRYTREE TOWNSHIP, VENANGO COUNTY, AND PENNSYLVANIA (1950-2000)

| Year | Cherrytree Township | % Change | Venango County | % Change | Pennsylvania | % Change |
|------|---------------------|----------|----------------|----------|--------------|----------|
| 1950 | 1,296 | | 65,328 | | 10,498,012 | |
| 1960 | 1,568 | + 17 | 65,295 | - .05 | 11,319,366 | + 7.27 |
| 1970 | 1,522 | - 3 | 62,353 | - 4.5 | 11,800,766 | + 4.08 |
| 1980 | 1,635 | + 7 | 64,444 | + 3.2 | 11,864,720 | + 0.54 |
| 1990 | 1,601 | - 2 | 59,381 | - 7.9 | 11,881,961 | + 0.15 |
| 2000 | * | | * | | 12,101,253 | + 1.81 |

Source: U.S. Census Bureau

* Data not available

Looking at the changes over the past census decades between 1950 and 1990, neighboring communities look like this:

TABLE 5A - POPULATION TRENDS IN NEIGHBORING COMMUNITIES (1950-2000)

| Year | Cornplanter Township | % Change | Titusville | % Change | Oil City | % Change |
|------|----------------------|----------|------------|----------|----------|----------|
| 1950 | 2774 | | 8423 | | 19581 | |
| 1960 | 2628 | - 5 | 8356 | - 0.8 | 17692 | - 10 |
| 1970 | 2391 | - 9 | 7331 | - 12 | 15033 | - 15 |
| 1980 | 3038 | + 21 | 6884 | - 6 | 13881 | - 8 |
| 1990 | 2968 | - 2 | 6434 | - 6.5 | 11949 | - 14 |
| 2000 | * | | * | | * | |

Source: U.S. Census Bureau

* Data not available

TABLE 5B - POPULATION CHANGE BETWEEN 1980 AND 1990 IN SELECT PLACES.

| In Select Municipalities | | In Select Counties | |
|--------------------------------------|-----------|--------------------|-----------|
| Location | % Change* | Location | % Change* |
| Cherrytree Township, Venango County | - 2 | Venango County | - 7.9 |
| Cornplanter Township, Venango County | - 2 | Crawford County | - 3.0 |
| Rousville Borough, Venango County | - 21 | Warren County | - 5.1 |
| President Township, Venango County | - 6 | | |
| Oil Creek Township, Venango County | - 14 | | |
| Allegheny Township, Venango County | + 8 | | |
| Sugarcreek Borough, Venango County | - 7 | | |
| Cranberry Township, Venango County | - 8 | | |
| Oakland Township, Venango County | - 2 | | |

Source: U.S. Census

* Rounded to whole percent

To summarize, between 1960 and 1970, Cherrytree Township experienced a minor population decline probably attributed to limited economic opportunity. The trend reversed in the 70's with an out migration from surrounding developed areas i.e Titusville and Oil City. Minor economic turbulence countered with major efforts of various agencies working towards a more progressive economy, saw a minor decline between 1980 and 1990.

B.3 POPULATION BY AGE, GENDER, AND ETHNICITY/RACE

The following table identifies fluctuations in population by age, gender, and race. It has been included in order to allow planning projections of the future labor force, housing needs, and social services needs. Titusville is included in many of the tables throughout this plan, due to Cherrytree's close proximity.

TABLE 6 - POPULATION CHARACTERISTICS FOR 1990

| | Population | % Female | Age | | Race | | | | % Change in Pop. 1980-1990 |
|----------------------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|-------------|----------------------------|
| | | | %<18 | %>65 | % White | % Black | % Other | % Hispanics | |
| Venango County | 59,381 | 51.5% | 25.9% | 15.0% | 98.7% | 0.8% | 0.4% | 0.3% | -7.9 |
| Cherrytree Township | 1,601 | 50.5% | 27.5% | 10.6% | 99.8% | 0.1% | 0.1% | 0 % | - 2 |
| Titusville | 6,434 | 54.5 | 25.8% | 18.0% | 99.0% | 0.3% | 0.8% | 0.4% | -6.5 |
| Cornplanter | 2,968 | 50.9% | 25.8% | 16.9% | 98.9% | 0 | 1.1% | 0.2% | - 2 |
| Oil City | 11,949 | 53.1% | 24 | 17.9% | 99.0% | 0.5% | 0.5% | 0.5% | - 14 |
| Pennsylvania | 11,881,961 | 52.1% | 23.5% | 15.4% | 88.6% | 9.2% | 2.2% | 1.9% | |

Source: U.S. Census Bureau

According to the data in **Table 6**, Cherrytree Township has a greater proportion of people under the age of 18 than the percentage of those over the age of 65. The following table, **Table 7**, further details the population of Cherrytree by categorizing in the age of individuals into small age groups.

TABLE 7 - PERCENT OF PERSONS BY AGE, 1990

| | Percent of Persons | | | | | |
|----------------------------|--------------------|------------|-------------|-------------|------------|-------------|
| | Total Population | 0-4 | 5-17 | 18-59 | 60-64 | 65+ |
| Venango County | 59,381 | 6.6 | 19.3 | 53.4 | 5.6 | 15.0 |
| Cherrytree Township | 1,601 | 6.9 | 20.6 | 55.3 | 6.6 | 10.6 |
| Pennsylvania | 11,881,961 | 6.7 | 16.8 | 56.0 | 5.1 | 15.4 |

Source: U.S. Census Bureau

Table 6 indicates that slightly more than one half of the residents of Cherrytree Township are female. Generally, the ratio of females to male increases with population density. This is demonstrated in **tables 13 and 18** as well. **Table 6** also reflects an aging population in Cherrytree Township, 27.5% of the population are children, 61.9% are work force age adults and 10.5% are retirement age persons.

While in general, the County and State population as a whole is aging, Cherrytree Township has a relatively younger population.

B.4 POPULATION DENSITY

Table 4 depicts persons per square mile of land area.

TABLE 8 - POPULATION DENSITY, 1990

| Area | Square Miles Land | Square Miles Water | Persons Per Square Mile | Total Population |
|----------------------------|--------------------------|---------------------------|--------------------------------|-------------------------|
| Venango County | 675.1 | 8.0 | 86.9 | 59,381 |
| Cherrytree Township | 36.8 | 0.0 | 43.5 | 1,601 |
| City of Franklin | 4.6 | 0.1 | 1,579.9 | 7,329 |
| Pennsylvania | 44,819.6 | 1,238.6 | 258.0 | 11,881,961 |

SECTION C
HOUSING RESOURCES

C.1 INTRODUCTION

One of the most important elements in our lives and our communities is housing. Not only is it a shelter, but a focal point for family activity and socialization. Residents are affected by the adequacy and decency of the housing stock. Planning evolved as a result of early efforts to improve substandard housing. Poor housing conditions led to adoption of zoning ordinances, subdivision controls, and building codes, which are now responsibilities of the local governments.

The structural condition of housing, as well as its location affect the perceived quality of life for residents. The proximity of a home to community facilities, urban centers, industrial areas, employment opportunities, rural areas, transportation networks, schools, and recreational opportunities are some of the factors which enhance or diminish a resident's perception of the housing situation.

Economically, housing represents a large portion of a household's budget (20 to 30 percent of a household's income). From the municipalities perspective, residential taxes are the primary source of local government revenues. These revenues provide the community services and facilities to residences.

In this section of the Comprehensive Plan, the housing trends will be reviewed, collectively, to determine the housing needs in Cherrytree Township. As a result of the findings, a list of opportunities for housing, as well as constraints to housing, are noted in Section **K, Housing Opportunities and Constraints**.

TABLE 9 - HOUSING UNITS AND TENURE, PERCENT CHANGE, 1990.

| Area | Total Housing Units | 1980-1990 Percent Change | Percent Occupied | | Percent Vacant |
|----------------------------|---------------------|--------------------------|------------------|-------------|----------------|
| | | | By Owner | By Renter | |
| Venango County | 26,961 | +10.7 | 61.9 | 21.2 | 16.9 |
| Cherrytree Township | 639 | +10.4 | 76.4 | 11.0 | 12.7 |
| Complanter | 1,204 | +13.1 | 75.2 | 12.0 | 12.9 |
| Titusville | 2,746 | + 2 | 52.9 | 39.4 | 7.6 |
| Oil City | 5,449 | - 3.7 | 55.1 | 34.3 | 10.5 |
| Pennsylvania | 4,938,140 | 9.5 | 64.3 | 26.7 | 9.0 |

Source: U.S. Census Bureau

As compared to Venango County, Cherrytree Township has a lower percentage of vacant housing units. The percentage of vacant housing in the Township is higher than the State and higher than more densely populated neighboring communities, while it compares to similar communities. The combined percent of Owner and Renter occupied housing units is comparatively higher in Cherrytree Township than that of Venango County.

TABLE 10 - MEDIAN HOUSING VALUE AND CONTRACT RENT, 1990

| | 1990 Median Housing Value | 1980 Median Housing Value | 1990 Median Rent | 1980 Median Rent |
|----------------------------|---------------------------|---------------------------|------------------|------------------|
| Venango County | 38,300 | 49,546 | 305 | 218 |
| Cherrytree Township | 45,200 | 49,704 | 342 | 192 |

U.S. Census Bureau

TABLE 11 - YEAR HOUSING UNITS WERE BUILT

| Year Housing Units Were Built | Total Units | Percent of Total Units | | | | | | | Median Year |
|-------------------------------|-------------|------------------------|------------|-------------|-------------|-------------|------------|------------|-------------|
| | | Before 1940 | 1940-1949 | 1950-1959 | 1960-1969 | 1970-1979 | 1980-1989 | After 1989 | |
| Venango County | 26,961 | 41.0 | 8.1 | 11.2 | 10.3 | 18.7 | 6.1 | 4.5 | 1951 |
| Cherrytree Township | 639 | 24.1 | 5.5 | 17.7 | 11.4 | 24.9 | 9.4 | 7.0 | 1962 |

U.S. Census Bureau

C.2 HOUSING STOCK

According to the U.S. Census Bureau, as of 1990, Cherrytree Township had 639 housing units. Of those, 76.4% are owner occupied units, 11% are renter occupied, and 12.7% are vacant. A higher owner/renter ratio exist in the Township as compared with Venango County.

Nearly a quarter of Cherrytree Township's housing stock was built prior to 1940 (24.1%). Between 1980 to 1990, 16.4% of the total houses in the Township were built. The housing stock in Cherrytree Township is not as dated as some neighboring communities, or as dated as the County, as a whole. Residents for the most part, appear to be maintaining newer structures. There is evidence, however, of the other extreme, where the need for major housing rehabilitation efforts is evident.

TABLE 11A - HOUSING STOCK, 1990

| | No. of Housing Units | No. Occupied | % Unoccupied | Owner % | Renter % |
|----------------------------|----------------------|--------------|--------------|--------------|------------|
| Venango County | 26,961 | 22,405 | 16.9% | 75% | 25% |
| Cherrytree Township | 639 | 558 | 12.7% | 76.4% | 11% |

U.S. Census Bureau

TABLE 11B - STRUCTURES BUILT BEFORE 1940

| | Total Year-Round Housing Units | # of Structures Built Before 1940 | % of Structures Built Before 1940 |
|----------------------------|--------------------------------|-----------------------------------|-----------------------------------|
| Venango County | 26,961 | 11,054 | 41% |
| Cherrytree Township | 639 | 154* | 24.1% |

U.S. Census Bureau

C.3 CONDITION OF HOUSING

For housing units to be healthy and safe, they need to be physically adequate, protected from the elements, structurally sound, and not contain hazards such as faulty wiring, lead paint, or inadequate heating. Determining these conditions would involve an in depth visual inspection and assessment of each unit's interior and exterior. Such an analysis is beyond the scope of this study. Housing is highly visible indication of socio-economic conditions. It is also important because it is an area in which public funds are available and expended (taxes). A field survey of housing stock in Cherrytree was conducted in an attempt to identify areas that require housing rehabilitation assistance. This survey was based on exterior site surveys. The criteria used to determine the level of applicability are defined:

- **Standard** - Units that require no repair
- **Minor substandard** - Minor deficiencies noticed (i.e. chipping and peeling paint, damaged gutters, minor wood damage, etc.)
- **Major substandard** - Major deficiencies noticed (i.e. rotten/damaged lumber, broken windows, weather damaged wood, damaged roofing, damaged porches, etc.)

The following tables indicates the findings. The table presents a breakdown of housing units based on street location.

Table 12A indicates housing units by Township Route in the Township.

Table 12B indicates housing units by State Routes in the Township.

The U.S. Census data indicates 639 housing units in 1990. The 1996 field survey indicates 656 units. The tables, summarized indicate that of the 656 units, 73% are standard units, 21% need minor maintenance, and 6% have major deficiencies such as broken windows, foundations, rotten/damaged lumber, etc.

TABLE NO. 12A CONDITION OF HOUSING

| Row | Township Route No. | Road Name | Standard | Minor Substandard | Major Substandard | Total |
|-----|--------------------|---------------------------------|----------|-------------------|-------------------|-------|
| | T-302 | Dempseytown-Gresham | | | | |
| | | Crawford County Line to T-649 | 10 | 6 | 0 | 16 |
| | | T-649 to SR 4022 | 5 | 7 | 0 | 12 |
| | | SR 4022 to Oakland Township | 0 | 1 | 0 | 1 |
| | T-506 | Township Line Road | 5 | 1 | 0 | 6 |
| | T-508 | Stone Spring House | | | | |
| | | Crawford County line to SR 0027 | 2 | 0 | 0 | 2 |
| | | SR 0027 to T-663 | 4 | 2 | 1 | 7 |
| | | T-663 to T-649 | 4 | 1 | 1 | 6 |
| | | T-649 to SR 4022 | 1 | 3 | 4 | 8 |
| | T-518 | Lamey Road | 3 | 3 | 0 | 6 |
| | T-520 | Peoples Road | 9 | 0 | 1 | 10 |
| | T-540 | Cherrytree Road | | | | |
| | | Crawford County Line to T-667 | 1 | 2 | 0 | 3 |
| | | T-667 to T-663 | 10 | 4 | 1 | 15 |
| | | T-663 to T-649 | 2 | 1 | 0 | 3 |
| | | T-649 to T-651 | 4 | 1 | 0 | 5 |
| | | T-651 to SR 4022 | 7 | 0 | 0 | 7 |
| | | SR 4022 to End | 19 | 3 | 0 | 22 |
| | T-542 | Miles Road | 2 | 0 | 2 | 4 |
| | T-566 | Carter Road | 1 | 1 | 0 | 2 |
| | T-568 | Pastoris Road | 3 | 0 | 0 | 3 |
| | T-574 | Shrene Road | | | | |
| | | T-669 to T-663 | 9 | 3 | 2 | 14 |
| | | T-663 to T-621 @ Masson Farm | 12 | 4 | 0 | 16 |
| | T-576 | Dutch Hill Road | 14 | 8 | 1 | 23 |
| | T-578 | Trout Run | 17 | 1 | 0 | 18 |
| | T-588 | No Name | 0 | 0 | 0 | 0 |
| | T-595 | Tarrwoods Road | 6 | 2 | 3 | 11 |
| | T-602 | No Name | 0 | 0 | 0 | 0 |
| | T-615 | Deets Road | 2 | 1 | 0 | 3 |

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TABLE NO. 12A CONDITION OF HOUSING CONTINUED

| Row | State Route No. | Road Name | Standard | Minor Substandard | Major Substandard | Total |
|-----|-----------------|--------------------------------|------------|-------------------|-------------------|------------|
| | T-617 | Hamilton Corner Road | | | | |
| | | T-619 to SR 008 | 21 | 5 | 0 | 26 |
| | | SR 008 to Cornplanter Township | 14 | 8 | 0 | 22 |
| | T-619 | Vooves Road | 5 | 0 | 1 | 6 |
| | T-621 | Pioneer Road | 6 | 11 | 2 | 19 |
| | T-633 | Turkey Farm Road | 16 | 1 | 0 | 17 |
| | T-635 | No Name | 0 | 0 | 0 | 0 |
| | T-649 | Prather Road | | | | |
| | | Plum to T-508 | 2 | 0 | 0 | 2 |
| | | T-508 to T-302 | 5 | 1 | 0 | 6 |
| | | T-302 to T-540 | 8 | 2 | 0 | 10 |
| | | T-540 to SR 0008 | 18 | 3 | 0 | 21 |
| | T-651 | Sopher Road | 4 | 1 | 1 | 6 |
| | T-663 | Breedtown Road | 11 | 2 | 0 | 13 |
| | | T-508 to T-302 | 3 | 0 | 4 | 7 |
| | | T-302 to T-540 | 2 | 1 | 1 | 4 |
| | | T-540 to T-578 | 8 | 0 | 0 | 8 |
| | | T-578 to T-670 | 9 | 2 | 0 | 11 |
| | T-665 | Foster Road | 7 | 3 | 0 | 10 |
| | T-667 | Perry Street Road | 12 | 1 | 1 | 14 |
| | T-669 | Black Road | 1 | 2 | 0 | 3 |
| | T-670 | Old Route 8 | | | | |
| | | Alley between 670 and SR 008 | 0 | 1 | 0 | 1 |
| | | Crawford County line to T-663 | 23 | 3 | 0 | 26 |
| | | T-663 to T-669 | 7 | 0 | 0 | 7 |
| | | T-669 to SR 008 | 2 | 0 | 0 | 2 |
| | | Dewey Road | 5 | 2 | 1 | 8 |
| | | | | | | |
| | | | | | | |
| 1 | | Subtotal | 341 | 104 | 27 | 472 |

TABLE NO. 12B CONDITION OF HOUSING CONTINUED

| Row | State Route No. | Road Name | Standard | Minor Substandard | Major Substandard | Total |
|----------|-------------------------|---------------------------------------|------------|-------------------|-------------------|-------------|
| | SR 0008 | William Flinn Highway | | | | |
| | | Crawford County Line to T-669 | 8 | 0 | 0 | 8 |
| | | T-669 to T-649 | 2 | 1 | 0 | 3 |
| | | T-649 to T-651 | 7 | 3 | 1 | 11 |
| | | T-651 to T-633 | 2 | 1 | 1 | 4 |
| | | T-633 to SR 1009 | 31 | 3 | 2 | 36 |
| | | SR 1009 to T-518 | 2 | 1 | 1 | 4 |
| | | T-518 to T-595 | 8 | 3 | 3 | 14 |
| | | T-595 to Oakland Township | 7 | 3 | 2 | 12 |
| | SR 4022 | Plum Township to T-302 | 6 | 1 | 0 | 7 |
| | | T-302 to T-520 | 8 | 4 | 0 | 12 |
| | | T-520 to T-540 | 12 | 3 | 0 | 15 |
| | | T-540 to SR 0008 | 14 | 0 | 0 | 14 |
| | SR 1009 | SR 0008 to T-621 | 6 | 0 | 1 | 7 |
| | | T-621 to Cornplanter Township | 5 | 2 | 2 | 9 |
| | SR 0417 | T-595 to Oakland Township | 6 | 4 | 1 | 11 |
| | SR 1011 | Crawford County line to T-588 | 1 | 0 | 0 | 1 |
| | SR 0027 | Plum Township to Crawford County line | 15 | 2 | 0 | 17 |
| | | | | | | |
| 2 | Subtotal | | 139 | 31 | 14 | 184 |
| | | | | | | |
| 3 | Total | | 480 | 135 | 41 | 656 |
| | Percent of Total | | 73% | 21% | 6% | 100% |

C.4 HOUSEHOLD COMPOSITION

A **HOUSEHOLD** consists of all persons who occupy a room or group of rooms, which constitute a housing unit. There are a total of **639 households** in Cherrytree Township (family and non-family). To obtain an average of persons per household, the Township population is divided by the number of households. An average of **2.5** persons per household reside in Cherrytree Township.

TABLE 13 - PERCENT OF FAMILIES BY TYPE WITH AND WITHOUT CHILDREN

| Area | Total Families | Married Couples | | No Spouse Present | | | |
|----------------------------|----------------|-----------------|-------------|-------------------|-------------|---------------|-------------|
| | | | | Male Headed | | Female Headed | |
| | | Children | No Children | Children | No Children | Children | No Children |
| Venango County | 16,584 | 37.3 | 46.3 | 1.7 | 2.1 | 7.8 | 4.7 |
| Cherrytree Township | 459 | 41.4 | 44.7 | 2.4 | 2.2 | 2.8 | 6.5 |
| Pennsylvania | 3,176,451 | 35.0 | 45.2 | 1.6 | 2.7 | 7.5 | 8.0 |

Source: U.S. Census Bureau

Note: children are defined as own related children under age 18 living in the household.

In Cherrytree Township, there is a comparatively high percentage of families that are married couples with children and comparatively less female headed single parent households with children. Correspondingly, there are comparatively more male headed single parent households with children in Cherrytree Township.

TABLE 14 - NON-FAMILY HOUSEHOLDS

| Area | Total Non-Family Households | Persons Living Alone | | | |
|----------------------------|-----------------------------|----------------------|------------------|------------------|-----------|
| | | Total | Age 65 and Older | Percent of Total | Other |
| Venango County | 6,568 | 5,355 | 2,662 | 49.7 | 1,213 |
| Cherrytree Township | 124 | 86 | 46 | 53.5 | 38 |
| Pennsylvania | 1,546,959 | 1,142,393 | 536,599 | 47.0 | 404,566 |

Source: U.S. Census Bureau

Venango County and Cherrytree Township are similar in that they both have a relatively high percentage of persons over age 65 living alone as compared to the State. This reflects a somewhat aging population in Venango County. The State also is comprised of urban areas that contain proportionately more people in the work force and accounts for some of the noted differential.

There are 225 units in proximity to the Township and located in the County; 65 are for the elderly, 160 for families, and 14 for the handicapped. A breakdown of the assisted housing inventory is depicted on **Table 14-A**

TABLE 14A - ASSISTED HOUSING INVENTORY

| Project | Total Units | Elderly | Family/General | Handicapped |
|-------------------|-------------|-----------|----------------|-------------|
| Evergreen Arbors* | 100 | 0 | 100 | 6 |
| Cherry Hill Apts* | 20 | 0 | 20 | 2 |
| Colonial Manor* | 65 | 65 | 0 | 4 |
| Mertle Circle* | 40 | 0 | 40 | 2 |
| TOTAL | 225 | 65 | 160 | 14 |

* Public Housing Units

Sources: Venango County Housing Authority
Franklin Housing Authority

Evergreen Arbors - 2 to 3 Bedroom units

Cherry Hill Apartments - 3 to 4 Bedroom units

Colonial Manor - efficiently and 1 bedroom units

Mertle Circle - Four 1 Bedroom units, twelve 2 bedroom units, twenty two 3 bedroom units, two 4 bedroom units

There appears to be a significant demand for additional intermediate and personal care facilities. Currently, there are 5 nursing homes containing 586 beds.

The hierarchy of elderly care consists of four levels, they include:

| <u>Level of Care</u> | <u>Facility</u> |
|----------------------|-------------------------|
| Personal Care | Personal Care Home |
| Intermediate Care | Nursing Home |
| Skilled Care | 24 hour nursing service |
| Acute care | hospital |

A **personal care** home is defined as a premise that provides food, shelter, personal assistance or supervision for a period exceeding 24 hours for more than three persons not requiring skilled nursing care. **Intermediate care** and **skilled care** facilities, on the other hand, cater more to individuals that cannot function without skilled nursing care.

Personal care homes are typically privately owned and competitive by nature. In addition, turnover ratios are lower for personal care homes than they are for nursing homes. The nationwide increase in the demand for personal care homes is being caused by a trend to relieve acute care and skilled nursing care beds. Nursing home operations are typically housed in new construction or converted commercial structures designed specifically for skilled nursing care. Nursing homes normally do not have large waiting lists due to a high turnover rate caused by death and transfers to personal care facilities. Licensed nursing homes and personal care homes primarily servicing Cherrytree Township residents are identified on Table 14B.

TABLE 14B - LICENSED NURSING/PERSONAL CARE FACILITIES

| Facility | Capacity | # Personal Care | # Intermediate Care | # Skilled Care |
|--|----------|-----------------|---------------------|----------------|
| Caring Place Franklin | 132 | 32 | 53 | 47 |
| Grandview Health Care Oil City | 111 | 0 | 86 | 25 |
| Presbyterian Home Oil City | 121 | 0 | 72 | 49 |
| Venango Manor Franklin | 214 | 0 | 29 | 185 |
| Chestnut Manor Personal Care Home Franklin | 8 | 0 | 0 | 0 |

Source: Caring Place, Grandview Health Care, Presbyterian Home, Venango Manor, Chestnut Manor Personal Care Home

In addition to the nursing and personal care homes listed above, the Venango Visiting Nurse Association (VNA) provides skilled services to residents in Venango County, in their homes. VNA is a private non profit health care agency, and is medicare certified. Referrals are made by physicians and admission is based on Medicare admission criteria and the health insurance carrier. Funding is provided by Medicare, Department of Public Welfare, private insurance, and contributions. Also, retirement Community Homes are located in Franklin and Oil City.

In Cherrytree Township and in Venango County, there appears to be growing demand for affordable family housing. The Venango County Housing Authority has 213 certificates and 131 units under Section 8 contract. There is a waiting list of 200 families. Low income families that quality for assistance pay 30% at their gross monthly income for rent. The balance of the rent payment is federally subsidized. In order to qualify for rental assistance in Venango County, family income must not exceed those listed in **Table 15** below. The Franklin Housing Authority has 128 Section 8 certificates (those who qualify under the Section 8 program).

To illustrate the maximum rental payment of a federally subsidized household in Venango County, Fair Market Rents (FMR) are listed in **Table 15A** by bedroom sizes.

**TABLE 15 - SECTION 8 RENTER ASSISTANCE:
VERY LOW INCOME LIMITS**

| No. of Persons/Household | Income Limit |
|--------------------------|--------------|
| 1 person | 11,500 |
| 2 persons | 13,100 |
| 3 persons | 14,750 |
| 4 persons | 16,400 |
| 5 persons | 17,700 |
| 6 persons | 19,000 |

Source: Venango County Housing Authority (Department of Housing and Urban Development)

TABLE 15A - FAIR MARKET RENT

| No. of Bedrooms | Monthly Rent |
|-----------------|------------------------------|
| 1 | \$341.00 including utilities |
| 2 | \$410.00 including utilities |
| 3 | \$534.00 including utilities |

Source: Venango County Housing Authority

The largest single area of need in terms of rental assistance appears to be for 2 and 3 bedroom units. The families requesting Section 8 assistance under this category are typically female headed households with one or two children.

In February 1996, HUD enacted new regulations that are now in effect, which mandates to agencies utilizing HUD funding that waiting lists must be in the order of received application (first come, first served). Prior to the new regulations, priorities could be given to those most in need. Currently, 308 applications for Section 8 Assistance are on file with the Venango County Housing Authority.

Source: Venango County Housing Authority

SECTION D

ECONOMIC FACTORS/ANALYSIS

D. ECONOMIC FACTORS/ANALYSIS

D.1 INTRODUCTION

Cherrytree Township's economic climate is predicated somewhat by the regions' economy. Considering that Cherrytree is a bedroom community without a substantial business district, outside neighboring factors play a definite role in shaping community economy. The nature of development is also determined by the planning for, and control, of development by the public through local government.

This section examines income and employment statistics for Cherrytree Township and Venango County.

D.2 INCOME - MEDIAN, PER CAPITA, HOUSEHOLD, AND FAMILY

TABLE 16 - MEDIAN INCOME

| | Household | Percent Change 1980-1990 | Family | Non-Family |
|--|-----------------|-----------------------------|-----------------|-----------------|
| Pennsylvania | \$29,069 | 2.7 | \$34,856 | \$15,099 |
| Venango County | \$22,593 | - 19.7 | \$27,161 | \$12,326 |
| Cherrytree Township | \$27,243 | - 1.3 | \$30,772 | \$11,058 |
| Oil City, Venango County | \$20,411 | - 19.8 | \$25,737 | \$12,352 |
| Titusville, Crawford County | \$19,059 | - 15.9 | \$23,582 | \$ 9,487 |
| Complanter Township, Venango County | \$27,391 | - 20.3 | \$35,125 | \$15,682 |

Source: PA County Data Book

Table 16 shows the median family income. Most of Venango County's municipalities median family incomes are comparable to the County's level. Cherrytree Township and Venango County fall below the State's income level.

Unemployment

Unemployment trends are what one might expect for a manufacturing area in the northeastern United States and especially Northwestern Pennsylvania. The economic climate in Venango County is below that of the State. The economic climate Cherry Township is more comparable to that of the State, than to Venango County is a whole. The median family income is higher in Cherrytree Township than the County's. The non-family median income is lower, however.

TABLE 17 - PER CAPITA INCOME BY RACE AND HISPANIC ORIGIN

| | TOTAL | WHITE | BLACK | AMERICAN INDIAN | ASIAN | OTHER | HISPANIC ORIGIN |
|---------------------|----------|----------|----------|-----------------|----------|----------|-----------------|
| Pennsylvania | \$14,068 | \$14,688 | \$ 9,140 | \$10,546 | \$13,210 | \$ 5,772 | \$ 7,489 |
| Venango County | \$10,696 | \$10,732 | \$ 5,456 | \$ 4,289 | \$29,723 | \$ 6,531 | \$ 4,784 |
| Cherrytree Township | \$ 8,521 | \$ 8,608 | \$ 1,513 | | | \$15,000 | \$ 7,800 |

Source: PA County Data Book

The per capita income in Cherrytree Township is significantly less than that of Venango County and far from approaching that of Pennsylvania. Venango County's per capita income is also significantly lower than that of Pennsylvania. This can be attributed to the Appalachian Region of Northwest Pennsylvania, which has a history of economic distress. On a positive note, the region is slowly gaining to overturn the present situation of economic distress.

D.3 EMPLOYMENT AND INDUSTRY TRENDS

TABLE 18 - EMPLOYMENT STATUS BY GENDER, 1990

| | Males | | | | Females | | | |
|---------------------|-----------|------------|--------------|-------|-----------|------------|--------------|-------|
| | Total | % Employed | % Unemployed | % NLF | Total | % Employed | % Unemployed | % NFL |
| Pennsylvania | 4,416,669 | 66.9 | 4.5 | 28.3 | 4,976,147 | 49.9 | 2.9 | 47.2 |
| Venango County | 21,884 | 61.0 | 5.7 | 33.1 | 24,049 | 43.7 | 3.4 | 52.9 |
| Cherrytree Township | 600 | 67.3 | 6.3 | 26.3 | 612 | 48.0 | 2.1 | 49.8 |

Source: PA County Data Book

*NOTE: NLF = Not in labor force

The Labor Market

Venango County's economy has experienced, and is experiencing, a transition away from the goods producing sector to the service producing sector. Evidence of this trend is depicted on **Table 19**. While 300 jobs were lost in the goods producing industries between August of 1995 and August of 1996, 100 jobs were added to the service producing industries.

**TABLE 19 - VENANGO COUNTY LABOR MARKET AREA
NONAGRICULTURAL WAGE AND SALARY EMPLOYMENT
August, 1996**

| | Industry | Total - All Jobs | | | | Changes between August 1995 and August 1996 | |
|------------------------------|-------------------------------|------------------|------------------------------|-------------|-------------|---|--------|
| | | Average 1995 | % Change between 1990 & 1995 | August 1995 | August 1996 | # of employees | % |
| Goods producing industries | Mining & Construction | 600 | - 33.3 | 600 | 600 | 0 | 0 |
| | Manufacturing | 4,700 | - 9.6 | 4,900 | 4,600 | - 300 | - 6.1 |
| Service producing industries | Trans/Public Utility | 1,200 | 7.7 | 1,100 | 1,100 | 0 | 0 |
| | Wholesale and Retail Trade | 4,300 | + 19.4 | 4,500 | 4,500 | 0 | 0 |
| | Finance/Insurance/Real Estate | 800 | - 11.1 | 800 | 700 | - 100 | - 12.5 |
| | Services * | 4,900 | + 4.3 | 5,000 | 5,100 | + 100 | + 2.0 |
| | Government | 4,200 | No Change | 4,000 | 3,800 | - 200 | - 5.0 |
| | TOTAL | 20,700 | - 0.5 | 20,900 | 20,400 | - 500 | - 2.4 |

Source: PA Department of Labor and Industry, March 1996

* Services Include: Hotel and other Lodging Services, Business Services, Auto Repair and Parking Services, Misc. Repair Services, Motion Pictures, Amusement & Recreation Services, Health Services, Religious Organizations, Legal Services, Educational Services, Social Services, Museums, Botanical and Zoological Gardening, Membership Organizations, Engineering and Management Services, Private House Holds and Services not elsewhere classified.

It is important to note that the timber trade is not included in the mining industry category. The timbering trade is broken down into two (2) categories. The first category involves timber tracts (the growing of timber for harvest as in the case of Christmas trees). This data is included in the agricultural, forestry, and fishing category. The Pennsylvania Department of Labor and Industry has indicated that there are currently under 25 employees in this category, and therefore, the data is suppressed. In 1994 an average of 85 people were employed in agriculture. The second category involves the lumber and wood product industry. Employment under this category is included in the manufacturing section in the above table.

TABLE 20 - VENANGO COUNTY LABOR FORCE 1990-1996

| Venango County Labor Force | Yearly Average | 1991 | 1992 | 1993 | 1994 | 1995 | 1996* |
|----------------------------|----------------|--------|--------|--------|--------|--------|--------|
| Civilian Labor Force | 25,600 | 25,400 | 25,300 | 25,500 | 25,600 | 25,700 | 25,500 |
| Employment | 24,100 | 23,400 | 23,000 | 23,200 | 23,500 | 23,800 | 23,600 |
| Unemployment | 1,400 | 2,100 | 2,300 | 2,200 | 2,100 | 1,900 | 1,900 |
| Rate of Unemployment | 5.6% | 8.2% | 9.3% | 8.8% | 8.3% | 7.3% | 7.5% |

Source: Pennsylvania Department of Labor and Industry
 * = To August of 1996

Venango County's unemployment rate was at a low point in 1990 with an average rate of 5.6%. The County's unemployment rate peaked during 1992 with an average unemployment rate of 9.3 percent. Since 1992, Venango County's unemployment rate has steadily declined. This is due to the increase in service producing industries. Between 1995 and 1996, a slight increase is indicated between 12 months of 1995 and the year to date (August) of 1996. The number of unemployed remains the same and the percent rate change is an apparent outmigration of the labor force.

Table 21 below reflects the labor market for Venango and surrounding counties.

TABLE 21 - SELECTED LABOR MARKET AREAS, AUGUST 1996

| | Civilian Labor Force | Employment | Unemployment | Rate % |
|---------------------------|----------------------|---------------|--------------|------------|
| Clarion County LMA | 18,300 | 16,700 | 1,600 | 8.2 |
| Crawford County LMA | 40,200 | 37,400 | 2,800 | 6.4 |
| Erie, MSA | 139,600 | 130,400 | 9,200 | 6.2 |
| Sharon MSA | 53,600 | 50,800 | 2,900 | 4.7 |
| Venango County LMA | 25,100 | 23,100 | 1,900 | 7.5 |
| Warren County LMA | 21,700 | 20,400 | 1,300 | 5.5 |
| Pennsylvania | 5,803,000 | 5,460,000 | 343,000 | 5.0 |

* LMA - Labor Market Area

MSA - Metropolitan Statistical Area

Source: PA Department of Labor and Industry

Next to Clarion County, Venango County has the highest unemployment rate among the above listed northwest Pennsylvania counties.

TABLE 22 - OCCUPATIONS OF EMPLOYED PERSONS AGE 16 AND OLDER, 1990

| | Total | Percent of Employed Persons | | | | | |
|--------------------------------|------------|---------------------------------------|---|-------------|------------------------------|-----------------------------|------------------------------------|
| | | Management/ Professional Specialty | Technical Sales Administration Support | Service | Farming/Forestry/ Fishing | Prec. Prod. Craft/Repair | Operator/ Fabricator Laborer |
| Venango County | 23,858 | 20.6 | 28.0 | 17.0 | 1.8 | 12.5 | 20.2 |
| Cherrytree Township | 698 | 16.0 | 26.2 | 11.7 | 3.0 | 18.1 | 24.9 |

Source: PA County Data Book

Venango County shows a higher percentage of Management/Professional and Technical, Sales, Administrative, Support and Services than Cherrytree Township. Cherrytree Township on the other hand, has comparatively a higher percentage of people employed in farming/forestry/fishing, precision production and craft/repair, and operator/fabricator/laborer occupations. The Pennsylvania Department of Labor indicates the number of self employed persons in the County in farming/livestock is approximately 300.

TABLE 23 - CLASS OF WORKERS, 1990

| | Total Workers Age 16+ | Percent of Total Workers | | | | | |
|----------------------------|-----------------------------|--------------------------|------------|------------|------------|------------------|------------------|
| | | Private | Government | | | Self Employed | Unpaid Family |
| | | | Local | State | Federal | | |
| Venango County | 23,858 | 81.7 | 5.8 | 3.1 | 2.8 | 6.2 | 0.5 |
| Cherrytree Township | 698 | 83.5 | 2.1 | 2.1 | 1.1 | 9.6 | 1.4 |

Source: PA County Data Book

Cherrytree has comparatively higher percentages of self employed and unpaid family status persons than Venango County. This is, in part, attributed to service, agriculture (farming, and lumber production), and lack of economic opportunity.

D.4 POVERTY STATISTICS

TABLE 24 - POVERTY, 1989 PERCENT OF PERSONS LIVING BELOW POVERTY LEVEL BY AGE

| | Total Persons | Percent of Total Population | Percent of Persons by Age | | | | |
|----------------------------|---------------|-----------------------------|---------------------------|-------------|-------------|------------|------------|
| | | | Under 5 | 5-17 | 18-59 | 60-64 | Over 65 |
| Pennsylvania | 1,283,629 | 11.1 | 10.7 | 22.9 | 48 | 4.0 | 14.3 |
| Venango County | 8,688 | 15.1 | 12.5 | 26.9 | 47.8 | 3.6 | 9.2 |
| Cherrytree Township | 240 | 15.1 | 17.1 | 24.6 | 46.7 | 2.5 | 9.2 |

Source: PA County Data Book

Venango County is among the highest of all the Pennsylvania's 67 counties in the percentage of residents receiving cash assistance from the Department of Public Welfare. The area has failed to reverse the economic downturn which has been a steady trend in the last two decades. Cherrytree Township has a significantly higher percent of children under age 5, in this poverty classification than the Venango County or neighboring communities. Although the survey indicated satisfaction with low-moderate income housing in it Township, the data supports a need for housing for new first time buyers and young couples. This need is also reflected in **Table 25** below.

TABLE 25 - POVERTY, 1989 PERCENT OF FAMILIES LIVING BELOW POVERTY LEVEL BY TYPE

| | Total Families | Percent of Total Families | Percent of Families Below Poverty | | |
|----------------------------|----------------|---------------------------|-----------------------------------|-------------|---------------|
| | | | Married Couples | Male Headed | Female Headed |
| Pennsylvania | 259,117 | 8.2 | 41.0 | 6.0 | 53.0 |
| Venango County | 2,008 | 12.1 | 50.1 | 6.8 | 43.1 |
| Cherrytree Township | 46 | 10.0 | 65.2 | 4.3 | 30.4 |

Source: PA County Data Book

TABLE 26 FAMILIES WITH CHILDREN UNDER AGE 6 BY WORK STATUS, 1990

| | Married Couples | | | | No Spouse Present | | | |
|----------------------------|---------------------|---------------------------|---------------------------|-----------------------|-------------------|--------------------|----------------|--------------------|
| | Both in labor force | Only father in work force | Only mother in work force | Neither in work force | Male Headed | | Female Headed | |
| | | | | | in labor force | Not in labor force | In labor force | Not in labor force |
| Pennsylvania | 374,937 | 318,121 | 9,325 | 12,917 | 30,819 | 5,603 | 88,898 | 87,650 |
| Venango County | 1,792 | 1,570 | 45 | 58 | 148 | 30 | 379 | 561 |
| Cherrytree Township | 53 | 50 | 0 | 2 | 7 | 0 | 6 | 10 |

Source: PA County Data Book

Table 26 indicates that the percentage of married parents with children under the age of 6, who have both parents in the work force compares to that of the County and State. Cherrytree Township has 50% of married couples in this category as compared to 52% for Venango County, and 52% for Pennsylvania. Married couples, not in the work force, also compare at percentages approaching 2% for the Township, the County, and the State.

Where only one spouse is present, only 56% are in the work force in Pennsylvania, 47% are in the work force in Venango County, and 56.5% are on the work force in Cherrytree Township.

With work status of families with children under 6 comparable to the County and State, and poverty statistics (Tables 24 and 25) higher for the same groups, a lack of economic opportunity is apparent.

D.5 PRIMARY BUSINESSES IN CHERRYTREE TOWNSHIP

Primary businesses in this community include:

- Huston Well Drilling, Inc.
- Titusville Veterinary Clinic
- Northrop's Bridal and Tuxedo Shop
- Dairy Queen
- Grandview Estates Manufactured Housing
- Country Garden's Florist and Gift Shop
- John's Upholstery
- Pat & Petes Mobile Homes
- Blue Ox Timber Resource
- Becker's Auto Sales
- Foley Lumber
- Crawford Machine Shop
- J & M Auto Repair
- Schenberg's Auto Repair
- Fisherman's Pride Taxidermy
- E-Z Lumber
- Lesh's Lumber Mill
- Tune Town
- Biltz Salvage
- Jim Whittling Motors
- Daily Camper Sales & Service
- Cherrytree Complex Warehouse
- Grandview Estates Mobile & Modular Homes
- Crosscreek Resort, Inc.
- Friends of Tomorrow Recycling Center
- Cherrytree Mini Storage
- The Play House
- Oil Creek Campground Resort
- Valley View Turkey Farm Campground
- Wilcox-Warren Greenhouse & Nursery
- Ann Hasbrock Accounting
- Booth's Collision
- On-Target Archery
- Mathew's Inspection Station
- Windy Hill Amphitheater
- Sub Station

- Ongley Sawmill
- Cherrytree Fill Station Garage
- Mini Driving Range
- Seven Oaks Craft Shop
- Greer's Used Auto Sales & Salvage
- Clark's Construction Co., Inc.
- Tarr's Construction
- Stack's Catalog Sales
- Patterson's Beauty Shop
- Yvonne's House of Beauty
- Cauvels Auto Sales, Inc.
- Busted Flush Sporting Clays
- Balloons Galore
- The Guest House
- Gephardt Ostrich Farm
- Northwest Martial Arts
- Cherrytree Hardwoods
- Venango Timberland
- Winter's Auto Service
- Cherrytree Motors
- Kilner Auto Body
- Owen's Kennels

Clearly, it is demonstrated that the Township is comprised primarily of service type commercial services, a little manufacturing, and very little industry.

D.6 FUTURE GROWTH POTENTIAL

Venango County is presently among the most economically depressed counties in Pennsylvania. Unemployment rates, poverty, and the number of public welfare recipients are very high. The County's economic climate is suffering. A strong commitment to turn this trend around is evident by dedicated agencies and groups. Cherrytree Township is a microcosm (epitome) of Venango County. The County's future will have a direct effect on the Township.

An assessment of growth potential in Cherrytree Township requires careful evaluation of both positive and negative attributes.

Available population and demographics reflects decades of out migration associated with the decline of the petroleum and agriculture industries.

Population projections in the 70's were optimistic given growth from 1950 to the late 1960's. County plans prepared in 1968, and 1970, projected growth to 2500 persons by the year 1990. The economic situation for the County looked good. This situation rapidly over turned. With a population of nearly 900 less in Cherrytree than envisioned during better economic times, and over 19,500 less than originally envisioned for the County population, Cherrytree and the County strive to regain economic security with obvious recent gain.

Growth has also been limited by environment and topographic features including flooding and by the lack of public infrastructure. Route 8 is an example of development that has occurred sporadically in an area lacking public infrastructure. The development has occurred, however, not without problems associated with lack of infrastructure. This area, not only needs adequate infrastructure to meet the basic requirements of potential development, put to alleviate the environmental degradation and potential health hazards associated with some visible improperly functioning on-lot systems.

Uncontrolled growth with inadequate support infrastructure is eventually environmentally destructive and conflicts with the goal of local community enhancement.

Venango County has begun to chip away at the negative attributes of the County by implementation of flood control projects of various agencies and highway improvements linking urban and industrial centers.

Positive attributes include positioning between the industrial north east and rural Appalachia. This allows for industrial growth potential intertwined with rural/recreational opportunity. With manufacturing and agriculture beginning to increase, Cherrytree Township has a favorable location to major traffic roads to exist as a favorable geographic location.

Following are agencies that have a primary responsibility to enhance the economic future of Venango County:

Venango County Office of Economic Opportunity (O.E.O.)
Venango Economic Development Corporation (V.E.D.C.)
Northwest Pennsylvania Regional Planning and Development Commission (NWPRP&DC)
Oil Region Heritage Area - Private Non Profit
Allegheny Valley Trails Association (AVTA)

Tourism, Recreation, Retirement, and Economic Growth

There is a need to consider the "quality of life" in Cherrytree Township and in Venango County. People residing and choosing to reside in Cherrytree Township will be attracted by having a good quality of life. Although it is quite important to have a satisfactory job, where people reside has become increasingly more important. Tourism and recreation planning is based on the area's natural beauty and historical past. Regional tourism and historical planning efforts are currently focused on the oil region which encompasses all of Venango County, plus Titusville in Crawford County.

Another group of individuals focusing in the quality of life, is retirees. Older residents should be encouraged to remain in the area. Retirees could be attracted to the small community atmosphere by creating retirement villages. Retirement is a growth industry and could offer stability to both the economy of Cherrytree and the County's economy.

Growth Potential

Venango County's growth or decline naturally effects Cherrytree Township. The County's efforts for economic growth lie with agencies who market existing buildings that are currently vacant. Also, the availability of necessary infrastructure at various locations is "key" to attracting development for commercial businesses and industry.

Cherrytree Township is lacking in the availability of empty sound structures, but not in availability of developable property. Lack of public infrastructure in the Township is a current obstacle for influx of desired commercial business and industry.

SECTION E

PUBLIC UTILITIES AND INFRASTRUCTURE

E. PUBLIC UTILITIES AND INFRASTRUCTURE

E.1 INTRODUCTION

One of the many goals of local government is to provide essential facilities such as water and sewage to the community for the common good of the private sector. These facilities are public infrastructure (water, sewage, waste disposal and other utilities) which are major factors in attracting and retaining residents, businesses, and industries. The following evaluation of the Township's existing facilities will establish the framework to develop specific recommendations for the Township Comprehensive Plan. (Part II of this document)

E.2 WATER SUPPLY

Cherrytree Township lies within the Ohio River Basin and is drained by the Allegheny River and its tributaries.

Residents of Cherrytree Township rely primarily on drilled wells (50'-100' deep). The U.S. Census indicates that 78.9% of the community is served by wells. High iron is the primary reported limitation on use.

Water quality for surface waters in Cherrytree is fairly good. Seven to eight taxonomic orders of benthic invertebrates can be identified in the East Branch of Sugar Creek and three (3) or four (4) taxonomic orders of benthic invertebrates can be identified in Oil Creek. Benthic invertebrates are a good indication of water quality because of their long life span and sensitivity to pollutants, such as acid mine drainage. The east branch of Sandy Creek and Oil Creek rate among the highest water quality in Venango County. Very little acid mine drainage pollution is indicated in local waters. Some iron and manganese are dissolved by sulfate which, when exposed, is oxidized to weak sulfur acid. Sulfate is found in coal bearing rock. Most of the recharge to ground water is by precipitation infiltration into the valleys in unconsolidated glacial materials and through permeable fractured sandstone and coal. Permeable clays and shales, frequently result in the seeps and springs common to the Township. While ground water quality in the Township is reportedly quite variable, iron and sulfate concentrations are typically noticeable, but quality is still generally adequate for domestic use. Water well yield is reported to vary between 1 and 550 gpm with a median of 20 gpm.

Residents in Cherrytree Township feel that water quantity is sufficient, but have an interest in public water to eliminate quality problems requiring treatment of individual supplies.

The largest water system in this Township is the system serving Cross Creek Resort.

Drinking water is provided by three (3) individual wells. An additional well provides water required for golf grounds. Quantity is reported to be adequate. Quality is reported to be inadequate, requiring treatment (chemical filtration and softening). Because of the expense in water treatment, interest in public water has been indicated.

E.3 SEWAGE

According to the 1993 Pennsylvania County Data Book, the percentage of household serviced by a public sewer system is only 0.6%. The remaining portion (99.4%) is individual on-lot or some other individual system type. The City of Titusville system services a small portion of the Township with a collection and conveyance system. The Township's sewage agreement with the City of Titusville is currently being developed/refined. Service to Cherrytree Township is currently limited by hydraulically organic overload conditions at the Titusville plant and in portions of the collection/conveyance system.

The plant serves the City of Titusville and a portion of Oil Creek Township and a few customers in Cherrytree Township. The plant is a Sequential Batch Reactor type treatment facility.

Under a consent order and agreement, the City is updating their sewage facilities plan (Act 537 Plan). The plan is still in a draft form and negotiations between the City of Titusville and the Department of Environmental Protection are still continuing. The Draft Act 537 Plan considered, among other alternatives, providing service to the entire region (the City and adjoining municipalities) in the future. Proposed modifications to the plant may increase capacity by a reported 60%. Resolution of infiltration and inflow induced hydraulic overload problems are still pending. If the ability for future expansion of the service area is obtained by the City, service may be offered at a pro rata with purchase of treatment capacity. The fee would be based on debt service, Operation & Maintenance Costs, and flow contribution by the Township. The City does not foresee adoption of the final plan until 1997.

Cross Creek Resort has a sewage treatment facility which is an extended aeration treatment. The system consists of a barscreen, a comminutor, aeration, sand filtration, and disinfection by chlorination. The system discharges to a tributary of Cherry Run under NPDES Permit No. PA 0030686. Winter flows are reportedly around 4000 gpd. Peak season flows are reportedly around 18,000 gpd. The system is permitted at 27,000 gpd. Inspection reports indicate the system functions sufficiently with no problems indicated. Although capacity is available, no expansions of facilities generating wastewater flows, are proposed or planned at this time.

On-lot sewage disposal is the primary method of sewage handling in Cherrytree Township. Exhibit 3 and Table 2 indicate that a the majority of Cherrytree Township's total land area has restrictions severely limiting the use of on-lot sewage disposal technologies. Clearly, the problems of inadequate sewage handling (lack of public infrastructure) can be seen in the more developed section of the Township, i.e. Route 8 and T-670,. Malfunctions are visible.

It is already evidenced that new development in the Township is severely limited. Existing development with growth potential is induced to relocate out of the Township. In some cases, new development, with little wastewater generation, is restricted to holding tanks. Other businesses, such as Marys' Kitchen, have relocated outside of the Township where sewage handling is less of a hardship. The Dairy Queen, wishing to expand, can not because of soil limitations for on lot sewage. Other businesses, such as the used car lot on Route 8, have given up on expansion possibilities in the Township. Incentive for existing business to remain is limited. Future business development is deterred as well.

On-lot sewage system permitting is currently handled by the Oil Region Joint Sewage Agency. (814) 676-8812 located at P.O. Box 378, Seneca, PA 16346. Three (3) sewage enforcement officers currently handle matters in Cherrytree Township. They are Mr. Randy Spence, Mr. Richard Palm, and a Mr. Nicholas Melnick.

Records in the Township for 1995 indicate: Records for January 1996 to November of 1996 indicate:

Permits Issued = seven (7)

Permits Issued - Five (5)

E.4 SOLID WASTE

Henry M. Warrington of Cooperstown, PA provides curbside pick-up in the Township. Waste is then received by the Tri-County Industries, Inc. Landfill located in Grove City, PA, which provides transfer station service to County Environmental in Leeper, PA. The County has a "pending" contract with Tri-County Industries, Inc. to provide ultimate disposal pending obtainment of proper permits from the Department of Environmental Protection. County indicates that the negotiations have been pending since July of 1992.

There is currently no curbside recycling. There is one day annually, usually in May, when there is "scrap-pick up". The most local recycling center is:

Friends of Tomorrow Recycling in Cherrytree Township, PA (814) 827-3506. The company operates 9:00 A.M. to 5:00 P.m. Tuesday through Saturday. The facility accepts:

- a. aluminum c. brass e. radiators
- b. copper d. stainless steel f. other precious metals

Magdovitz & Co. Multi-Material Recycling in Oil City, PA (814-676-1354). The facility operates Tuesdays 7:00 a.m. - 9:00 a.m., Thursdays 10:00 a.m. - noon, and Saturday 10:00 a.m. to 4:00 p.m. The company purchases recyclable waste including:

- a. green, clear and brown glass c. cardboard
- b. #2 milk plastic and #2 colored plastic d. copper, brass, and aluminum cans

Virgile Scrap Metals in Oil City, PA (814-676-9287). The facility operates from 9:00 a.m. to 5:00 p.m., Monday through Saturday and accepts large scrap metals such as:

- a. steel d. aluminum cans g. radiators j. stainless steel
- b. copper e. cast iron h. lead k. catalytic converters
- c. brass f. lead batteries i. aluminum sheet

Under Act 101 of 1988 Section 902, funds are available for assisting municipalities with recycling programs. Some recycling facilities participate in a program where they will collect two (2) compartmentalized bins. Recyclables must be specified. One facility operates 24 hours/day and 7 days/week. The cost to the municipality is \$4,000/bin. However, the County will prepare a grant application under Act 101 for 90% reimbursement which make the one time cost to the municipality only \$800.00. The program is run with a three (3) month trial period before a service agreement is drawn up. Financially distressed communities are eligible to receive an additional 10% of approved costs.

Eligible development costs include recycling program design costs, recycling market investigations, development of recycling market commitments, development of recycling program ordinances, development of recycling public education programs, and the costs of developing contracts or procuring equipment and services for recycling programs.

Eligible implementation costs include vehicles used to collect or transport recyclable materials to processing or storage facilities, reusable containers for the storage and collection of household recyclable materials, and the acquisition and/or renovation of buildings used for processing and storing recyclables.

To obtain a grant application, contact the Meadville DEP planning and recycling coordinator, Mr. Guy McUmbler, who can also provide assistance in completing the application. Any other inquiries should be directed to Carl Hursh, Chief, Recycling and Markets, Department of Environmental Protection, Bureau of Waste Management, Division of Waste Minimization and Planning, P.O. Box 8472, Harrisburg, PA 17105-8472, telephone (717) 787-7382.

E.5 UTILITIES, (ELECTRIC, GAS, CABLE AND TELEPHONE)

a. Electricity is provided by GPU-Energy

Regional Headquarters
1600 W First Street
Oil City, PA 16301
(814) 676-7555

c. Gas service is provided by National Fuel

R.D. 2, P.O. Box 567

Seneca, PA 16346
1-800-222-2137
1-800-365-3234

b. Telephone services provided by GTE North Incorporated

Local Service Center Location:
260 Seneca Street
Oil City, PA 16301
1-800-483-4600

d. Other

Triax Cable Vision provides television services
68 5th Street
P.O. Box 2200
Buckhannon, VA 26201

SECTION F
TRANSPORTATION

F. TRANSPORTATION

F.1 INTRODUCTION

It is important that roads and walkways provide essential functions such as movement of vehicles and pedestrians in a safe manner. It is also important that development and improvement to roads and walkways be coordinated with land use plans, community plans, facilities plans, housing plans, and economic plans. Roads and walkways are the vantage point from which potential residents, businesses, industries, and tourists view the community. The following present a brief overview of the roads in Cherrytree Township. Walkways will be addressed under recreation, in Section G of the Background analysis.

F.2 ACCESSIBILITY

Major highways in Venango County are Interstate 80, U.S. Route 322, State Route 8, and U.S. Route 62. U.S. Route 322 traverses the County from the northwest to the southeast, also south of Cherrytree Township. State Route 8 traverses Cherrytree, north to south, and connects to U.S. Route 62 and 322. U.S. Route 62 and Interstate 80 transverse Venango County, east to west, south of the Township. Access, by interstate routes, to the nearest metropolitan areas are Interstate 80 to Youngstown, Ohio, Buffalo New York, and Interstate 79 to Erie, PA (north) and Pittsburgh, PA (south).

Route 8, through the Township, is a two lane road with many curves, hills, and short sight distances. This road is being pursued for inclusion in the 12 year plan. It is currently inadequate for through traffic and commerce given its potential service as an economic lifeline to Titusville. The road has been recommended for development into four lanes in the 1971 Recommended Regional Highways Venango County plan and in the Venango County Planning Commissions Venango County Transportation Plan of 1989.

State Route 417 serves to connect the Township to the Borough of Cooperstown and to Franklin, allowing a useful bypass of traffic associated with Oil City and Oil Refinery Row in Cornplanter and Rouseville. The County 1989 Transportation Plan determined it to be inadequate for semi-trailer traffic, inadequate for commerce, adequate for small vehicles, and fair overall after an assessment of hills, sight distances, and speed constraints.

The nearest metropolitan areas are listed below with approximate distances from Cherrytree Township.

| | |
|------------------|-----------|
| Philadelphia, PA | 330 miles |
| Pittsburgh, PA | 100 miles |
| Erie, PA | 50 miles |
| Harrisburg, PA | 228 miles |
| Youngstown, OH | 75 miles |
| Cleveland, OH | 140 miles |
| Buffalo, NY | 140 miles |
| New York, NY | 335 miles |
| Baltimore, MD | 330 miles |
| Washington, DC | 330 miles |

Regional highways include secondary traffic routes or minor arterials on the state system and serve as connecting links between communities. In Cherrytree Township, State Route 8 may be considered a regional highway, linking the Township to Franklin, Oil City, Titusville, Slippery Rock, Butler, and Union City, to name a few.

Community streets are traffic collector roads connecting regional highways.

Although SR 417 is a part of the State Highway system, it primarily functions to connect the Township to other State Routes which more directly link communities such as State Route 8 to U.S. Routes 62 and 322.

A windshield survey of this route reveals little obvious congestion or other major detriments to truck and car traffic.

Local streets function as access within neighborhood to individual properties and link community streets.

F.3 LOCAL ROADS

Local roads and pedestrian traffic were analyzed and the findings below.

The Pennsylvania State Data Center 1993 Venango County Data Book reports that of the Township's total workers, 78.5% commute alone, 15.7% carpool, 4.2% walk, and 0.9 work at home. The census also indicates that 45.3% travel less than 15 minutes to work, 42.8% travel between 15 and 29 minutes to work, 5.4% travel 30-44 minutes to work, 2.2% travel between 45-59 minutes to work, 1.7% travel between 60 and 89, and 0.4 travel 90 or more minutes to work.

For most of the roads in the Township, the rights-of-way width of local roads is 33'. Several are 40' wide. Most cartways are 24 feet wide with the exception of Stone Springhouse (T-508) and Hamilton Corner Road (T-617) which have 16 feet wide cartways.

Some local Township routes are partially paved and most are unimproved. One curve on T-540 on the north end of the township has been identified as not having sufficient signage. The yield sign reportedly is struck, damaged, or knocked out fairly often. The more obvious impoundment to emergency vehicular traffic is long driveways with limited turn around space and steep slopes in some individual properties.

In general, local roads in the Township, improved and unimproved, are well maintained. Access to emergency vehicular traffic is impeded by dead end roads in only a few instances. Roads such as Dewey Road, are dead end roads, but have cul-de-sac areas and do not appear on the following list. Dead end roads includes T-633 - Turkey Farm Road, T-621 - Pionoe Road, and T-669 - Black Road.

Intersections are not obviously dangerous in the Township. The public survey resulted in the identification of several roads which were important to the community for upgrade or widening. They are T-518, T-633, T-540, T-320, T-635, and T-508.

Lamey Road (T-518). There doesn't appear to be an identifiable major problem with T-518. Winter maintenance is provided, only to the last residence, between November and April. It is possible that this may be the concern of the individual respondent who identified Lamey Road.

Turkey Farm Road (T-633). The Turkey Farm Road was identified as a road for improvement. Turkey Farm Road is a tar and chip road. With the possibility of ditch maintenance, no major problems are identified.

Cherrytree Road (T-540) Cherrytree Road is gravel on both ends and unimproved for the most part. The road is very well maintained with no problems identifiable in the windshield survey.

Dempseytown-Gresham Road (T-302) like T-540, no obvious problems are identified.

Miller Farm Road (T-635) Miller Farm Road is partially maintained by the Township and is partially by the State. The road was recently marked for daylighting in some areas. The Township is currently working with the State to develop more holding areas for vehicles.

Stonespring House (T-505) would benefit from widening. Because it is a fairly well traveled road linking SR 0027 and SR 4022, winter maintenance become difficult where snow removal vehicles need to pass oncoming traffic.

F.4 STATE ROUTES

The Pennsylvania Department of Transportation maintains data on State maintained roads. Available traffic count data for the State Routes in Cherrytree Township is provided below.

| Route | Average Daily Traffic | Traffic Pattern | Location | % Truck Traffic | Recommended Treatment |
|--------------|------------------------------|------------------------|---|------------------------|------------------------------|
| SR 0008 | 3024 | Rural minor arterial | Oakland Township line to SR 417 | 8% | widen |
| | 5044 | Rural minor arterial | T-417 to T-518 | 8% | Widen |
| | 5136 | Rural minor arterial | Near SR 1009, approximately 1000 feet to the south | 10% | widen |
| SR 4022 | 257 | Rural collector | T-478 in Plum into Cherrytree Township | 27% | widen |
| SR 0417 | 5453 | Rural minor arterial | Near Sugarcreek Municipal line (2000') | 28% | widen |
| SR 1011 | 596 | Urban minor arterial | Crawford County line to Drake Well gate | 9% | widen |
| SR 0027 | 2238 | Rural minor arterial | Plum Township line into Cherrytree | 6% | widen |
| SR 1009 | 214 | Rural collector | In Cornplanter at SR 1004 and 1007 before Cherrytree Township | 11% | widen |

The recommended treatment for the routes are coded in the far right hand column

It appears that a substantial amount of traffic enters the Township on SR 0417, joining Route 8 and increasing traffic volume by approximately 40%. A minor increase occurs with the entry of SR 1009 traffic from Cornplanter Township yielding a 2% increase in traffic volume.

State Route 4022 carries approximately 257 vehicles into and out of the Township.

Approximately 596 vehicles travel SR 1011 to Drake Well Museum each day.

F.5 BRIDGES

The Route 8 Study, Oil City to Titusville, is in the first four years of the Northwest LDD Twelve Year Transportation Program adopted by the Pennsylvania State Transportation Commission.

Aside from Route 8, the Drake Well Park bridge on SR 1011 is on the first four years of the Twelve Year Plan for design. The bridge is to be replaced with the original trusses provided if possible in the second four (4) years.

Local bridges included in the Twelve Year Plan are the T-649 bridge over Prather Creek and T-520 bridge over Prather Creek. Both bridges are in the third four (4) years for replacement.

F.6 AIRPORTS

The **Titusville Airport** is in the Twelve Year Plan as follows:

First 4 years: Access road improvement, visual approval, slope indicator, stormwater improvements, runway rehabilitation, design apron, T-hanger, and taxi land (complete)

Second 4 years: R/W overlay, non-directional radial beacon

Third 4 years: Rotating Beacon, localizer

The Titusville Airport (814) 827-5302 is located in the Northwestern most corner of Cherrytree Township and extends into Oil Creek Township, Crawford County. The Titusville Airport is located on approximately 200 +/- acres in the two (2) Townships. The main runway is 4900 feet long. Buildings include a terminal building, one (1) city hanger and twelve (12) private plane hangers for various businesses. The airport utilizes the volunteer fire department for aircraft rescue and fire control support.

Recent improvements included runway rehabilitation, the installation of fuel facilities consisting of two (2) new 10,000 fuel tanks, (one (1) aviation fuel and one (1) jet fuel), and pumping systems. Also, in 1996, a new terminal building was erected. Over the past twelve (12) months, three (3) private hangers were constructed and the taxiway and apron were resealed.

Planned improvements include a utility building to house maintenance equipment and ten (10) T-hangers. Proposed projects will be funded in part, by Act 117 monies. The facility is on a waiting list for a GPS approach and V.O.R. siting. Currently V.O.R. siting is out of the Franklin airport. The Titusville Airport will have its own ability to signal landings and take offs.

The **Venango Regional County Airport** (1-800-428-4322) is located on 420 acres in Franklin at 1560 Airport Road, Franklin, PA. The main runway is 5200 feet long. There are ten (10) buildings with plane hangers for various businesses, the Police Department, and private owners which can house approximately 52 aircraft. Four (4) daily commuter flights are available between Franklin and Pittsburgh. The airport has an aircraft rescue/fire fighting vehicle, which is FFA Index A firetruck carrying 500 gallons of water and 500 pounds of dry chemical extinguisher.

There are seven (7) airport employees and various tenants employ approximately 60 more. The terminal can accommodate approximately 85 persons.

Recent improvements include a 12,300 sq. ft. terminal building in 1993. Also, the T-hanger was expanded in 1993 by twelve (12) units and in 1995 by nine (9) units.

Proposed improvements include runway overlays (both runways) and additional T-hangers (seven (7) to ten (10) units). Improvement funding is usually:

- 90% FAA share (aviation fuel and ticket taxes - AIP Program)
- 5% State share (fuel taxes)
- 5% airport share (fluxuation fuel sales)

F.7 OTHER TRANSPORTATION

The nearest **bus line services** are:

- a. The Cranberry Bus Company, Oil City, PA (814) 676-3082
- b. Fullington Trailways, Oil City, PA (814) 677-1307
The Fullington Bus Company has service out of Franklin to Dubois PA, Pittsburgh, PA, and to Erie PA once each day and back
- c. Baker's Transport, Franklin, PA (814) 437-1997

Locally, Venango County, in cooperation with Baker's Transportation Service, and funds, in part from the State and Federal Departments of Transportation provide, public Transit Service in Franklin, Oil City, and Cranberry areas. The regular bus service provides various programs based on age and/or income. Regular bus service does not extend into the Township, however, van pick-ups can be scheduled.

The nearest **rail services** are:

- a. AM Trak, Erie, PA 1-800-872-7245
- b. Conrail, Oil City, PA (814) 677-4037

F.8 PEDESTRIAN TRAFFIC

There are currently no sidewalks in Cherrytree Township.

SECTION G

EXISTING PUBLIC SERVICES/RECREATION

G. EXISTING PUBLIC SERVICES/RECREATION

G.1 INTRODUCTION

This section inventories existing parks and recreational facilities conveniently available to residents of Cherrytree Township, as well as local public services i.e fire and police protection, municipal facilities, and public institutions. Primary businesses providing service in the community are also inventoried. This section will provide the basis for the public services plan recommendations in Section II - Comprehensive Plan.

G.2 PARKS AND RECREATION

The nearest renowned points of interest within convenient access of Cherrytree Township include:

| | |
|--|-------------------------------------|
| Samuel Justus Bicycle and Recreation Trail in Oil City, PA | (814) 676-8521 |
| Drake Well Park and Museum in Titusville, PA | (814) 827-2797 |
| Hasson Park in Oil City, PA | (814) 676-8521 |
| Oil Creek/Titusville Railroad in Oil City, PA | (814) 676-1733 or (814) 827-6228 |
| Two Mile Run County Park in Franklin, PA | (814) 676-6116 |
| The Allegheny National Forest and Reservoir | (814) 723-5150 |
| The Oil Creek State Park and Bicycle Trail | (717) 787-8800 |

There are no community public parks in Cherrytree Township

In the Township, there is State Game Lands 96. State Game Lands 96 is located in the southeast portion of the Township and consist of 4,972 acres of undeveloped valuable green space. There are 837 acres in Cherrytree Township. The Game Lands are maintained by the Game Commission. The Game Commission is currently planning for the fiscal years 1997 and 1998. There are no plans for expansion of services or development in the upcoming two (2) years or in the foreseeable five (5) years. The facility currently has some roads and parking lots. Refuge and habitat, as well as food pots are provided. Valuable green space for hiking, hunting, and bird watching is provided.

An amphitheater is located in the Windy Hills area. Tunetown has offered various out of town events on a year round basis, but may be discontinued.

Locally, the Township sponsors events such as horse shows, fund raisers, women auxiliary, boy scouts, the Cherrytree 4H Renegades, and other activities on municipal property or with municipal support.

Additional recreational facilities are needed in the Township. The provision of trails has been a proven popular, and economic means to provide recreational space and should be pursued.

Other local recreational opportunities include:

1. **De Bence Antique Music world "See and Hear" Museum** in Franklin, PA.
2. **The Drake Well Museum** in Titusville, PA.
3. **The Franklin "Civic" Operetta Theater** in Franklin, PA
4. **Colonial Drake Theater** in Oil City, PA
5. **Venango County Airport - Airshows** in Franklin, PA
6. **Venango Museum of Art, Science, and Industry** in Oil City, PA
7. **Venango County Historical Society** in Franklin, PA
8. **Privately owned camp grounds** are located in Kennerdell and Tionesta.
9. **Seneca Hills Bible Conference.** Rt. 8 (Pittsburgh Road) provides retreat usage and provides a chapel, shelters, a dining hall, a swimming pool, mini golf, cabins, a nurses station, and other amenities. The conference is located on 250 acres on Sandy Creek. Facilities are available from September through May for church group rental.
10. **The Varha Therapeutic Equine Center** provides recreational rehabilitation to the public. The center is a privately owned non-profit organization in R.D. 1 Franklin, PA. The general public may rent fair ground facilities/amenities for fund raising. Service is currently provided to approximately 115 clients a year. Approximately 35 to 40 are Polk Center residents. The center opened in 1980 and plans to operate year round beginning in the Fall of 1997. The operations currently include a full time park staff member and 25 volunteers. Six (6) houses are available for therapeutic use in an outdoor arena. The center plans a new indoor arena in the Fall of 1996. It is anticipated that, at full time operation, clients will be increased to 200 per year. Seven (7) more houses will be acquired at this time.
11. **Golf facilities** located in convenient distance to Cherrytree Township include:
 - Cross Creek Resort in Cherrytree Township
 - River Ridge Golf Course in Franklin, PA
 - Sleepy Hollow Golf Course in Cooperstown, PA
 - Speer Public Golf Course in Franklin, PA
 - Green Acres Golf Course in Titusville, PA
 - Dandy's Frontier (miniature) Golf course in Cranberry, PA
 - Hi-Level Golf Course in Kossuth, PA
 - Lucky Hills in Franklin, PA
12. **A public pool** is located in Oil City for use by all ages.
13. Oil City has the **Youth Alternative Program** (814) 676-5785 which offers recreational opportunities suited to specific interests of children. Past program activities have included outdoor activities such as biking, rock climbing, softball, scenic touring, canoeing. Indoor activities have included shopping trips, board games, etc. The program is a free service offered to youth and funded by the United Way and the Samuel Justice Charitable Trust. There are two full time staff members and occasional volunteers assistance.
14. **Roller skating** is available in Cranberry, PA.
15. A **YWCA** is located in Oil City, PA, and a **YMCA** is located in Oil City, PA
16. **Camping** in the Township includes **Valley View Turkey Farm and Campgrounds.** (814) 782-7893 and the **Oil Creek Campground Resort.**

G.3 POST OFFICE

United States postal service is out of the Titusville office (814) 827-6114 and the Oil City office (814) 677-1266. The post office in Titusville has three (3) carrier routes (R.D. 3, R.D. 4, and R.D. 5). The post office in Oil City has One (1) rural carrier with R.R. 1. Postal services in Cherrytree Township appears adequate.

G.4 FIRE AND POLICE PROTECTION

Cherrytree Township has a fire station located in the Township facilities. The Fire Department has 32 active members. Emergency vehicles include a pumper truck, a tank truck, a rescue vehicle, and a brush truck. There is 1100 sq. ft. of storage area, which houses all vehicles, but does not provide enough storage space for safety. Overhead storage does not meet criteria for temperature controlled storage space. The fire department would ideally need a new storage building. Periodically, activities set the Township building requires space such that emergency vehicles must be displaced outside of the building. An additional need for space is that for an office. Currently the computer and office equipment is housed with the vehicles. The brush and rescue vehicle may need replaced in the near future.

Cherrytree Township Quick Response Squad is currently made up of eleven (11) individuals. They are currently

| | | | |
|--------------------|----------------|-------------------|----------------|
| Terry Aites | (814) 677-5378 | Sam Gettig | (814) 827-2786 |
| Scott Attenborough | (814) 827-2312 | James McClintock | (814) 827-7007 |
| Doug Buchanan | (814) 827-1108 | Robert Montgomery | (814) 827-3989 |
| Paul Buchanan | (814) 827-1108 | Joseph Zimba | (814) 827-2043 |
| Bob Daniel | (814) 827-2148 | Kelly Coogan | (814) 676-9584 |
| Joseph Downing | (814) 827-1811 | | |

Public police protection is provided by the State. Emergency 911 service was installed in December of 1995. The State Police Office is located in Seneca (814) 676-6596.

G.5 THE TOWNSHIP OFFICE

The Township Office is centrally located and, at present, appears adequate for the Borough's needs. The building, however, does not provide space for social functions without encroaching on emergency vehicle storage space. The Township has recently upgraded for American Disability Act (ADA) Compliance.

The municipality has an office, an open garage in back used to store anti-skid, and a closed garage to share equipment. Equipment available to Cherrytree Township for maintenance is reported to be generally in good repair and includes:

1990 John Deer 77B Grader, 1995 Case 580 Super L Backhoe, 1981 Ford Tractor with mower/ditcher, 1986 Ford Dump Truck with plow, wing, and spreader, 1991 International Dump truck with plow, wing, and spreader, 1995 Ford F-450 1½ ton truck with plow and spreader.

G.6 CHURCHES

Churches and/or cemeteries of Cherrytree Township include:

| Name | Location |
|--|----------|
| Breedtown Baptist Church | T-540 |
| Breedtown Baptist Cemetery | T-540 |
| Cherrytree Presbyterian Cemetery | T-540 |
| Cherrytree Bible Church | T-540 |
| Open Door Baptist Church | T-617 |
| Abandoned | T-574 |
| Cherrytree Evangelical Church | SR 0008 |
| Fairview Cemetery (New Alcorn) | T-649 |
| Old B'nia Jewish (Jewish German Reformed) Cemetery | T-670 |
| Jewish Tree of Life Church | T-670 |
| Old Alcorn | T-508 |
| Boxton Cemetery | SR 4022 |
| Dutch Hill (Old Catholic) Cemetery | T-576 |
| Jamison Corners (Free Methodist) | T-633 |
| Free Methodist Church | T-633 |
| Kerr Cemetery | T-649 |
| Spangler Cemetery | SR 4022 |
| Tarr-Kellogg Cemetery | T-595 |
| Preston-Roden Cemetery | T-602 |

G.7 SCHOOLS

The Cherrytree school is an elementary education school located on Wallaceville Road. The school is part of the Titusville Area School District and accommodates grade 1-5. Enrollment in 1996 was 125.

The superintendent of the Titusville Area School District has indicated that no renovations are necessary or planned beyond routine maintenance. Recent improvements include networking for computers, electrical upgrades, and window replacement over the past three (3) year period. The school employs ten (10) persons, two (2) of which reside in the Township. The building was constructed in 1956.

SECTION H
EXISTING LAND USE

H. EXISTING LAND USE

H.1 LAND USE

Cherrytree Township is comprised of approximately 36.8 square miles. The major land use categories that make up Cherrytree Township include residential, agriculture, commercial, public, religious/institutional, and vacant.

Most of these categories are self explanatory except, perhaps the public classification. Public includes municipal owned property, fire stations, parks, government owned property available for public use, and clubs. Region/institutional include churches, cemeteries, schools, and other institutional organizations. With Titusville as the most densely populated area in close proximity to the Township, fairly intense residential/commercial development exist along Routes 8. T-670 and T-576 Public uses in Cherrytree Township currently include Cross Creek Resort, State Game Lands No. 96 located in the southwest corner of the Township, Oil Creek State Park, and Drake Well State Park.

Residential

The existing land use map depicts a "not so desirable" strip of development along Route 8 which is an area of happenstance commercial establishments scattered among residential uses.

Commercial

Commercial development in the Township include community oriented business catering to immediate needs of residents in the immediate area i.e. stores, service stations, motor vehicle service garages, etc. The major tourist oriented commercial facility is Cross Creek Resort which functions as the areas' most accessible meeting and seminar center, as well as a golf resort.

Public

The Titusville Municipal Airport occupying a northwest portion of Cherrytree Township, and extends into Oil Creek Township, Crawford County. Other public uses include Drake Well State Park, State Gamelands 96, and Oil Creek State Park.

Agriculture/Vacant

A few decades ago the major farm activity in Cherrytree Township was dairying. Recently due to economic, labor and soil fertility problems, many farms have been converted to beef raising or abandoned entirely for pasture or tillage. Beef farming requires less labor, machinery and perhaps a more suitable use of land, also it allows land owners to have a second job or income service. A few small orchards, truck farming and christmas tree farms still exist. Some diary farms still operate a noticeable amount of land has not been tilled or pastured for several years and is reverting to wood lands. The

Comprehensive Plan: CHERRYTREE TOWNSHIP, Venango County, Pennsylvania

The Windy Hill Farms is the largest farming operation to have ceased in the Township as a result of subdivision of land and conversion of use. Windy Hill Farms consist of timberland area, gas and oil rights, cattle facilities, commercial and recreational land.

Tract 15 & 16 has lagoons adjacent to Oil State Park, Drake Well State Park and Cross Creek Resort. Available farm operations information specific to the Township, is limited. The data for 1992 encompassing the 15724 zip code area indicates 43 farms in 1992. Eleven (11) are less than 50 acres and thirty-two (32) between 50 and 999 acres). Crops indicated were grain, hay, silage, and sweet corn primarily. Livestock included cattle and calves, dairy production, pigs, sheep, lambs, and wool, poultry. Operators with the principal occupation of farming is thirty (30) in the Township. Of the 43 farms, eleven (11) are idle cropland.

The U.S. Department of Agriculture indicates the following for Venango County. Information is provided for Crawford and Warren Counties for comparison purposes.

TABLE 35 - 1992 AGRICULTURE DATA - CROPS AND LIVESTOCK

| County | Venango | Warren | Crawford |
|---|---------|---------|---------------|
| Farms (number) | 348 | 385 | 1 122 |
| Land in farms (acres) | 52 760 | 67 388 | 211 037 |
| Average size of farm (acres) | 152 | 175 | 188 |
| Estimated market value of land and buildings: | | | |
| Average per farm (dollars) | 139 104 | 134 142 | 161 052 |
| Average per acre (dollars) | 935 | 850 | 892 |
| Farms by size: | | | |
| 1 to 9 acres | 8 | 17 | 27 |
| 10 to 49 acres | 67 | 62 | 175 |
| 50 to 179 acres | 190 | 176 | 517 |
| 180 to 499 acres | 71 | 107 | 328 |
| 500 to 999 acres | 10 | 20 | 68 |
| 1,000 acres or more | 2 | 3 | 7 |
| Total cropland | | | |
| (farms) | 343 | 361 | 1 085 |
| (acres) | 31 344 | 35 158 | 137 617 |
| Harvested cropland | | | |
| (farms) | 324 | 345 | 1 025 |
| (acres) | 19 298 | 22 556 | 95 416 |
| Operators by principal occupation: (farming) | 155 | 192 | 675 |
| Livestock and poultry: | | | |
| Cattle and calves inventory | | | |
| (farms) | 241 | 273 | 806 |
| (number) | 7 369 | 13 753 | 43 096 |
| Beef cows | | | |
| (farms) | 169 | 119 | 302 |
| (number) | 1 627 | 1 039 | 3 864 |
| Milk cows | | | |
| (farms) | 64 | 128 | 453 |
| (number) | 1 836 | 5 791 | 18 534 |
| Hogs and pigs inventory | | | |
| (farms) | 56 | 51 | 118 |
| (number) | 2 682 | 434 | 3 175 |
| Sheep and lambs inventory | | | |
| (farms) | 21 | 15 | 34 |
| (number) | 1 011 | 1 889 | 509 |
| Chickens 3 months old or older inventory | | | |
| (farms) | 28 | 28 | 86 |
| (number) | 1 670 | 766 | Not available |

Comprehensive Plan: CHERRYTREE TOWNSHIP, Venango County, Pennsylvania

Cherrytree Township's forests and woodlands are still of some economic significance with logging being the primary activity. Firewood, pulpwood, and isolated maple syrup operations are minor individual, part time sources of income. The mixed appalachian hardwoods (Oak, Cherry, Ash, Maple, Hickory and others) in Cherrytree Township provide quality lumber for furniture, cabinets, paneling, flooring and related industries. Some sawmills operate in the township, but most timber is trucked to outlying areas for processing.

Land use, reported in the 1988 Venango County Land Use Plan indicate the following for Cherrytree Township.

TABLE 36 - CHANGE IN LAND USE 1976 TO 1996

| | 1988 | % | % Change 1976-1988 | % Change 1988 to 1996 |
|----------------------|-------------|----------|---------------------------|------------------------------|
| Total Acres | 23232 | 100% | | |
| Residential | 765 | 3.3 | +21 | |
| Commercial | 52 | 0.2 | +25 | |
| Industrial | 20 | -- | +80 | |
| Public/Institutional | 250 | 1.1 | +58 | |
| Agriculture | 2208 | 9.5 | -27 | |
| Recreation | 2583 | 10.9 | -12 | |
| Vacant | 17407 | 75.0 | | |

Source: County of Venango, Consultant survey John Hummer
 -- insignificant

Cherrytree has had zoning ordinances prepared in the past, but never adopted.

The accompanying map depicts the existing land use in Cherrytree Township. The Commonwealth of Pennsylvania owns approximately ___% of the area in the Township. The largest land usage, in overall acreage, is vacant property which accounts for approximately ___% of the Township land area. The reason for "non-use" of the land or "vacancy" can be partly attributed to soil conditions not conducive to development abandoned for operations, and lack of public infrastructure. The remaining land uses, by percent of the Township area, are: residential ___%; public ___%; religious ___%; and commercial ___%.

Table No. 37 shows a breakdown of developed land use in Cherrytree Township.

Comprehensive Plan: Cherrytree Township, Venango County, Pennsylvania

TABLE NO. 37 - DEVELOPED LAND USES

| Township Route No. | Road Name | Religious Institutional | Residential | Commercial | Industrial | Public |
|---------------------------|----------------------|--------------------------------|--------------------|-------------------|-------------------|---------------|
| T-302 | Dempseytown-Gresham | | 29 | | | |
| T-506 | Township Line Road | | 6 | | | |
| T-508 | Stone Spring House | | 23 | 1 | | |
| T-518 | Lamey Road | | 6 | | | |
| T-520 | Peoples Road | | 10 | | | 2 |
| T-540 | Cherrytree Road | 3 | 55 | 3 | | |
| T-542 | Miles Road | | 4 | | | |
| T-566 | Carter Road | | 2 | | | |
| T-568 | Pastoris Road | | 3 | | | |
| T-574 | Shrene Road | 1* | 30 | 2 | | |
| T-576 | Dutch Hill Road | | 23 | 1 | | |
| T-578 | Trout Run | | 18 | | | |
| T-588 | No Name | | 0 | | | |
| T-595 | Tarrwoods Road | | 11 | | | |
| T-602 | No Name | | | | | |
| T-615 | Deets Road | | 3 | | | |
| T-617 | Hamilton Corner Road | 1 | 48 | 3 | | |
| T-619 | Vooves Road | | 6 | | | |
| T-621 | Pioneer Road | | 19 | | | |
| T-633 | Turkey Farm Road | 1 | 17 | 1 | | |
| T-635 | No Name | | | | | |
| T-649 | Prather Road | 1 | 39 | 1 | | |
| T-651 | Sopher Road | | 6 | 1 | | |
| T-663 | Breedtown Road | | 43 | 5 | | |
| T-665 | Foster Road | | 10 | | | |
| T-667 | Perry Street Road | | 14 | | | |
| T-669 | Black Road | | 3 | | | |
| T-670 | Old Route 8 | 1 | 36 | 7 | | |
| Subtotal | | 7 | 472 | 25 | 0 | 2 |

* Abandoned/dilapidated excluded from subtotal

TABLE NO. 37 - DEVELOPED LAND USES (con't)

| State Route No. | Road Name | Religious/ Institutional | Residential | Commercial | Industrial | Public |
|-----------------|-----------------------|-----------------------------|-------------|------------|------------|----------|
| 0008 | William Flinn Highway | 1 | 92 | 24 | | |
| 4022 | | | 48 | 2 | | |
| 0417 | | | 11 | 1 | | |
| 1009 | | | 15 | 2 | | |
| 1011 | | | 1 | 0 | | |
| 0027 | | | 17 | 0 | | |
| Subtotal | | 1 | 184 | 29 | 0 | 0 |
| Total | | 8 | 656 | 54 | 0 | 2 |
| | | | | | | |

Source: Consultants Housing Survey

Notes: The majority of commercial uses listed are secondary uses in permanent residential structures and amenities.

The study of land use in Cherrytree Township was undertaken in four progressive stages:

1. Field Survey - The basis of this stage was a complete "windshield survey" of the entire Township. The various types of land use were located and recorded on field sheets, along with important notes about each use.
2. Mapping - Information obtained in the "windshield survey" was transferred to a composite property map of the Township. This map shows the location of the various land uses and to what extent the land is being utilized by each use.
3. Analysis - Acreage for each land use category was calculated from field maps to determine the efficiency of land use in the Township.
4. Interpretation - Information relative to the implications of land use in Cornplanter Township was prepared.

Analysis:

Residential: In Cherrytree Township, the largest use of developed land is in the residential segment.

Residential development is found throughout the Township. It is, however, mainly concentrated along Route 8, Old Route 8 (T-670), T-576 and T-578 in the northern most portion of the Township and just south of Titusville. Residential concentrations are scattered throughout the Township.

Commercial: Commercial uses are found throughout Cherrytree Township, the area of concentration being Route 8. Commercial uses seem particularly visible in those areas of the Township which border the City of Titusville and exist as in home occupations.

Industrial: There are no significant industrial uses in the Township.

Public/Semi-Public: Public/semi-public uses are quite important in Cherrytree Township. The largest uses include Drake Well State Park and Historical and Museum Commission. Public uses including a school, cemeteries, and a municipal building make up a less prominent percentage of public/semi-public uses.

Interpretation: The current land use in the Township can also be utilized as a base to determine the direction of development. Generally, Route 8 and proximity to Titusville have been the two factors which have contributed to growth. Stimulants to growth and deterrents to growth are discussed in Section D.6 of this plan.

PART II
COMPREHENSIVE PLAN

SECTION I
GOALS AND OBJECTIVES

I.1 INTRODUCTION

The following statement of goals and objectives is an expression of the desires of the Cherrytree Township and the local Planning Commission, in regard to the future Program Planning Policies. These recommendations are based on an overall analysis of the existing conditions and trends documented in Part I of the plan.

I.2 GENERAL PLANNING GOALS

- Promote diverse, but controlled economic opportunities.
- Encourage the expansion of existing businesses, support local industries.
- Direct development to areas that are environmentally suitable and where infrastructure is available or, scheduled for installation, or able to be installed.
- Develop provisions for the diverse housing needs of all of the Township residents.
- Encourage the rehabilitation of the condition of the existing housing stock.
- Encourage diverse, but compatible land use patterns.
- Develop/maintain a safe water supplies and safe disposal of sewage.
- Promote public/private cooperation/communication in policy matters and public investment.
- Identity, preserve, maintain and enhance natural resources, including prime farmlands, traditional agricultural enterprises, wetlands, and waterways.
- Develop an efficient, environmentally sensitive solid waste disposal program which includes recycling.
- Promote the preservation of the Township's historic, archaeological, and cultural resources.
- Promote the development of recreational and tourist opportunities.
- Develop appropriate emergency service programs such as fire protection and (or) emergency management programs.

I.3 HOUSING POLICY RECOMMENDATIONS

Housing is a foundation on which our communities are built. It is housing that causes other facilities, utilities, and amenities to become important.

The Venango County Planning Commission has completed several studies which are intended to provide a guide to creating suitable, well planned housing programs and plans.

A windshield survey of Cherrytree Township is summarized in **Tables 12A and 12B**. It is evidenced that the Township is suffering from some deterioration of its housing supply. It becomes evident in viewing housing stock that redevelopment programs and code enforcement is necessary to accomplish rehabilitation of, or demolished of, dilapidated buildings, as well as to prevent conversion of use. Converted barns, for instance, are not viewed or suitable safe living quarters.

The poverty statistics indicated in **Tables 24 and 25** also become more clear in inventorying the housing stock. It appears that families with small children, who would potentially be first time buyers, are largely inhabitants of dilapidated structures. The number of households in Cherrytree Township which may qualify for financial and assistance, based on income, is 46. There is an apparent need for public housing units for elderly and low income families in the Township.

Housing Goals:

1. Encourage the rehabilitation and stabilization of the existing housing stock.
2. Ensure the availability of a variety of housing choices to all Township residents regardless of age, sex, national origin, familial status, or physical handicap.

Housing Objectives:

1. Implement a housing rehabilitation strategy plan that prioritized rehabilitation efforts.

A housing condition survey was conducted as part of this Comprehensive Plan. The results of this survey can be found in the Housing Resources section of this document, beginning on Page I-16. Rehabilitation efforts should be prioritized to those areas of the Township that suffer the most deterioration.

2. Continue to support rehabilitation efforts through the infusion of available public funding.

The Venango County Office of Economic Opportunity administers low income housing rehabilitation programs. The primary funding source is Community Development Block Grant Funds. Cherrytree Township is encouraged to should seek CDBG funds from the County for rehabilitation activities. Additional State and Federal funding sources should also be sought.

3. The Township needs to should enforce newly developed building code standards that reinforce basic health, safety and energy standards.

4. Support adaptive reuse activities by identifying structures and developing plans and financing for reuse activities.

Occasionally, an older structure may be vacated and made available for public use or reuse. The structure might be a school, office building, or other non-residential structure. The functional reuse of an old structure for residential purposes in a innovative method for providing housing and maintaining the Township tax base.

5. Encourage the residential ownership.

First time home buyers should be encouraged to take advantage of the Pennsylvania Housing Finance Administration (PHFA) First Time Home Buyer Program.

6. Encourage housing development investment opportunities.

The Township does not appear to have opportunity limited by land area for middle/high income housing construction. Limits appear to be, at this time, available public infrastructure. The Township may want to select a desirable location for a relevant community for retirement aged persons interested in living in a small, quiet community in an area with most potential for public infrastructure, and which blends into existing residential areas.

I.4 ECONOMIC DEVELOPMENT RECOMMENDATIONS

Economic Development Goal:

1. Promote diverse and controlled economic opportunities.
2. Promote development of business/industry that will broaden the Townships tax base, and which do not significantly contribute to environmental degradation.

Economic Development Objectives:

1. Support efforts to expand the tourist trade market in the Township and Venango County.

The marketing of tourism is part of the economy and should be capitalized on. The Venango County Tourism Promotion Agency is responsible for these efforts in Venango County.

2. Support the efforts of the Venango Economic Development Corporation (V.E.D.C.) to market areas bordering the Township as a location to potential industrial investors.

The V.E.D.C. is working towards providing a wide variety of choices to the potential investors. These efforts should be encouraged by the Township. Should a developer choose a site in Venango County, other than the Township, economic opportunities can still potentially exist for residents of Cherrytree Township.

3. Encourage the necessary infrastructure to activate potential growth areas.

It is of vital importance that infrastructure be accessible to areas that are conducive to growth. Without the necessary infrastructure, the efforts to market growth areas in the Township are futile.

4. Promote community awareness.

Community involvement is essential for economic development. Local attitude can either be the greatest asset or deterrent to obtaining both industrial/commercial establishments and significant tourist attractions. By involving local business leaders the Township will be able to expand economic development efforts.

I.5 ENVIRONMENTAL POLICY RECOMMENDATIONS

Environmental Goals:

1. Direct development to areas that are environmentally suitable and where infrastructure is available or scheduled for installation. To achieve this goal, a goal which must go hand in hand is that intergovernmental cooperation.
2. Promote the improvement and/or maintenance of the nearby water supply systems and sewage systems.
3. Preserve, maintain, and enhance the natural resources, including prime farmlands, wetlands, and waterways.

Environmental Objectives:

1. An updated wastewater management plan in accordance with Act 537 should be completed.

The Township is included in Venango County's original 537 Plan. This plan is outdated and the Township should have a separate plan. The plan would offer a direction for meeting the Township future infrastructure needs.

2. Develop an aquifer protection program.

An aquifer protection program should be specifically developed to coordinate existing actions taken to protect the groundwater supplies from contamination caused by sensitive land uses such as mining, industrial activity, well drilling, and sewage disposal systems.

3. Encourage soil management and erosion and sedimentation controls as regulated by the Soil Conservation Service.

Soil erosion depends on many factors including soil type, ground cover and rainfall. Erosion can be obvious and evidenced by muddy creeks or deep gullies. However, more destructive and less obvious forms of erosion, such as sheet erosion, can cause damage to productive properties. Proper conservation techniques can be utilized to prevent the loss of productive soils.

4. Protect wetlands functions and values.

Wetlands provide flood and water storage, pollution control, wildlife habitat and a major food supply for untold numbers of aquatic organisms, migratory waterfowl and other wildlife. Proper conservation technique can prevent loss of productive habitat and flood storage functions.

5. Encourage management of timber resources in Cherrytree Township.

Woodlands are areas dominated by trees, shrubs, and other vegetation. Woodland vegetation serves to restrict runoff, induce groundwater recharge, minimize flooding, reduce erosion and sedimentation, and provide shelter and food for wildlife.

Good forest management practices on public and private lands should be encouraged for production of wood products, forest stand improvement, and restoration. Consideration may be given to the development and inclusion of procedures in any Zoning Ordinance and for the management of woodlands in open space.

6. Protect prime agricultural and open-space lands from encroachment by residential and strip-commercial development. Foster agricultural use of prime agricultural land. Foster the development of agricultural businesses, forestry and related land uses.

Major road improvements should be discouraged in prime agricultural areas. "Cluster" development may be encouraged to retain productive farmland soil areas as open space areas.

7. Introduce Township wide land use regulations and performance standards that adequately address potentially hazardous land uses, in preparation for future location of an industry in the Township.

I.6 ENERGY CONSERVATION RECOMMENDATIONS

Energy Conservation Goals:

1. Increase public awareness of the need to conserve energy.

2. Initiate a cooperative effort with the private and public sectors on energy conservation programs. Encourage and receive energy conservation suggestions from the public and implement suggestions that are feasible.

Energy Conservation Objectives:

1. Pass a energy conservation resolution as an official policy of the Township.
2. The Township should encourage "energy audits" of businesses, the elementary school, and individual homes. Some utility companies provide this service at no cost. Their recommendations can save money, provided the conservation measure is economically feasible.
3. Provide education on Act 222, the existing State Law regarding insulation requirements for new construction.
4. Provide voluntary guidelines for new construction, which detail life-cycle costing for energy conservation measures. These can include: energy efficient building designs and orientation; heating, ventilating and air conditioning systems design; lighting; insulation; active and passive energy designs; landscaping; variations of glass; and siding materials.
5. The Township should encourage owners to implement energy saving measures in existing buildings. Funding for energy conservation measures through the weatherization program may be available for qualifying low income and elderly residents.
6. The Township may wish to be a resource for free information on energy conservation. Pamphlets and books are available from the Governors Energy Council and the local utility companies.

I.7 TRANSPORTATION POLICY RECOMMENDATIONS

Transportation Goal:

1. Improve and maintain the existing transportation network system to provide safe and efficient means of travel.

Transportation Objectives:

1. Support efforts to improve the existing State Route roadway conditions.

The Township should continue their prioritization of local roads for maintenance and improvements. State roadways are assessed at the County and State level where, if conditions warrant, are included in the PennDOT 12 Year Highway Plan. Where obtainment of easements/rights-of-ways are possible, consider cul-de-sacs on dead end roads for emergency vehicle access, etc.

2. Support and utilize existing public transportation.

Public transportation can be requested by residents who qualify based on age and/or income.

I.8 COMMUNITY INVESTMENT RECOMMENDATIONS

Community Investment Goals:

1. Promote governmental cooperation and coordination with State, regional, and Venango County agencies, in both policy matters and public investment.
2. Support the expansion of Venango County public service programs.

Community Investment Objectives:

1. Promote consistency among all levels of government. This is of virtual importance to the success of a coherent planning activity.
2. Pursue alternative funding strategies to defray the public costs for capital improvements to infrastructure.

The long term development of the Township depends on infrastructure availability. In order to defray the cost to the public, the Township should pursue available funding sources once projects are prioritized.

I.9 LAND USE CONTROL POLICY RECOMMENDATIONS:

Land Use Control Goals:

1. Encourage diverse, but compatible land use patterns.
2. Maintain a high quality of life.

Land Use Control Objectives:

1. Reconsider adoption of zoning and subdivision land use controls.

Uncontrolled growth can lead to congestion, incompatible land uses, and hazardous conditions. Controlled growth and compatible land uses are desirable planning goals. Venango County administers a county wide subdivision ordinance that is enforced. If the Township were to enact its own subdivision ordinance, a combined position of Township Manager, code enforcement officer, and permit officer, may be economical. An ordinance is only as good as the commitment to enforcement.

2. Seek "limited" commercial development which requires large sites and need for vehicular circulation in areas where public infrastructure may be developed.
3. Adopt an "Official Map" by ordinance, under Article IV of the Municipalities Planning Code showing reserve areas for a community park, public lands, open space, etc. Until zoning is realized in the Township, the official map can serve as a tool to reserve important land uses. The map enables the Township to negotiate and acquire said lands for a period of one year after a development proposal occurs.

I.10 AGRICULTURE PRESERVATION RECOMMENDATIONS

Agriculture Lands Preservation Goal:

1. Limit development of agricultural lands to low intensity uses such as parks, natural preserves, and other uses that maintain natural vegetation and stabilize land.

Agricultural Lands Preservation Objectives:

1. Implement an agricultural lands preservation program, either singularly or jointly with adjoining municipalities. The primary aim of a conservation area is to preserve and protect the natural resources through low intensity use.
2. Encourage development clustering where productive forestland may be retained in "open spaces".
3. Selectively locate future public facilities (sewer, water, major road improvements) such that good agricultural areas in the township are not developed and are preserved.
4. Encourage existing agricultural activities, including timber management/harvesting and to promote expansion of these activities.

SECTION J
FUTURE LAND USE PLAN

J. FUTURE LAND USE PLAN

J.1 HISTORICAL OVERVIEW

The current location of Cherrytree Township was first established in 1797. The first permanent settler, William Reynolds, secured a 400 acre tract along Cherrytree Run. Among early settlers were teachers, tanners, sawmill operators, grist mill operators, distillery owners, orchard owners, and store owners. In 1818, there were 50 taxable inhabitants. It is well known that Cherrytree contributed largely to the excitement of early oil discoveries with the development of the first oil well, the Drake Well. The first flowing well was struck in 1861. Edwin L. Drake, in 1859, drilled the worlds first oil well. On August 27, 1859, Drake struck oil, the well began providing a reported 20 barrels of oil per day. By 1862, production boomed, prices of oil fell, and Mr. Drake and his partners went of business. In the 1930's the American Petroleum Institute acquired the site of the Drake Well, built a small museum, and turned it over the Commonwealth of Pennsylvania. In 1963, the present museum was erected.

Today, well heads, pipelines, and powerhouses still mark the present wooded Oil Creek Valley landscape, leaving a reminder of the history shaping events that still today, influence global economy.

Prior to 1862, oil was hauled to the nearest railroad stations in Union City and Corry. The Oil Creek railroad was extended from Corry to Titusville in 1862. With the Drake Well marking the beginning of the petroleum industry, Pennsylvania became the leader of the petroleum industry until the beginning of the 20th century.

A little of Cherrytree's history is depicted on Exhibit 1.

1. The Drake Well. On August 27, 1859 the well was drilled with steam power and a walking beam to a depth of 69 1/2 feet.
2. The Shaffer Farm Station was the terminus of Oil Creek R.R. in 1865.
3. The Sherman Well was located on the Foster Farm in March of 1862. The well was a barrel spouter. The owner sold a shotgun for money to finish it.
4. The Fertig Well was the second flowing well from third sand (July, 1861).
5. The home of John Benninghoff was the scene of the Great Robbery of January 1868. \$260,000 in currency and bonds were stolen and never recovered.

Sources: History of Venango County, PA Volume 1
(reprinted in 1984 for the Venango County Historical Society)
Venango County Historical Society

J.2 LAND USE DEVELOPMENT AND NATURAL RESOURCES

Environmental Considerations for land use in Cherrytree Township include:

- Topography
- Geology
- Slope
- Soils
- Flooding
- Wetlands

Cherrytree Township has some land area, that because of environmental sensitivity, function, or aesthetic value, should be protected from development. The preservation of agriculture areas and open space is a current community goal which has been established by the public opinion survey.

TOPOGRAPHY AND DEVELOPMENT

Topography is largely tied into slope, soils and geology and is not addressed as a separate issue in the plan. The background analysis identifies the frame work from which the development of recommendations in this plan item evolve. **Refer to land use map** and Part 1, Section A of the Background Analysis.

GEOLOGY AND DEVELOPMENT

Geology is largely ties into slope, soils and topography and is not addressed as a separate issue in the plan. Geology will play a greater role as other plans develop i.e. water studies.

SURFACE DRAINAGE

There are no significant impoundment or navigable streams in Cherrytree Township which would be of economic significance. A number of farm ponds provide some agricultural uses, fire protection, recreation and beauty to industrial land owners. Many small streams provide good drainage to most areas without significant flooding. Fishing is being the major economic and recreational use. Oil Creek which is the East boundary of the Township may also be used for some boating and provides a scenic area for walking trails in the Oil Creek State Park. Some small floodplain areas exist, but are mostly limited to individual farms or fields and are not an economic threat to the Township. They exist as some of the best tillable land, but are of course subject to brief flooding.

SLOPE AND DEVELOPMENT

The development of environmentally sensitive (and economically valuable not only in terms of aesthetics, but also in terms of function), can cause costly and irreversible adverse impacts in the community, It is recommended that steep slopes be maintained in natural cover as part of a conservation or grass area to protect environmental integrity and aesthetic value.

SOILS AND DEVELOPMENT

The soils which limit development in terms of stability coincide with other constraints i.e. flood plains, steep slopes, etc. This issue is not addressed as a separate issue in the plan. Where development is planned, **exhibits 2 through 8 should be referenced.** For example, a planned elderly residential area in an area with limitations posed by soils i.e. a high water table, would cause geology and hydrology to become very important to development. Water control (drainage systems) and careful foundation design would then become imperative to stability of any structures erected.

Another important note is the **preservation of agricultural lands**. Free publications are available from the Pennsylvania State University, Publications Distribution Center (814) 863-5560 on agricultural area preservation. For example, publication EC411 discusses Farmland Preservation Programs and the Impact on Local Government and Taxpayers. The development of Agriculture security areas is a tool for protecting quality farm land from urbanization and environmentally harsh uses such as for a future hazardous waste site. Agricultural security areas help by limiting the ability of restrictive ordinances to diminish the ability for normal farming practice. For example, the agricultural security areas would be protected for nuisance ordinances ie. tractor operation on roads. Similarly, agricultural security areas limit consideration for certain uses, ie. hazardous waste site establishment.

Because land values in Venango County are relatively low, there is not, at this time, a large differential between farmland and developed land. For the future however, as sprawling would begin to take place, the available agricultural land in the Township may become more at risk for loss.

Various studies conducted by the Pennsylvania State University found that dollar for dollar, more tax dollars are spent in maintaining residential land are that are generated in property taxes. Agriculture generates more in property taxes, than is required to maintain it. Dollar for dollar, farm land was first, commercial was second, industrial was third, each with positive gains. Residential was the only non subsidizing use. The Township is encouraged to do a cost of community services study. Such a study can be done by the Planning Commission and/or Township. Guidance for such a study is available from the American Farm Trust (1-202-659-5170). Agricultural land consuming development should not occur without consideration given to knowing how various land uses and mixes of land uses will impact the tax base. Additional information on fiscal impacts of land use is available from the Venango County Cooperation Extension.

Section G of Appendix D lists service and funding programs available to help establish farmland conservation areas.

FLOODING AND DEVELOPMENT

The Flood Hazard Boundary Map, identified as Exhibit No. 7, as prepared by the Federal Insurance Administration identifies only small areas along Prather Creek and it's tributaries as a Special Flood Hazard Area. There are four factors which influence the ability of the Region's streams to handle storm water run-off. These are the number of constriction points on each stream, the amount of vegetative covering on steep slopes, the density of development, and soil characteristics. Human action can have an impact on all four (4) factors.

1. CONSTRICTIONS

Constrictions, whether natural debris or manmade, may be the result of inadequate controls on use of flood plain areas and structures within the flood plain. Consequently, policies should be adopted to control flooding problems.

2. VEGETATION AND STEEP SLOPES

Steep slopes should be protected and preserved in their natural state.

3. DENSITY OF DEVELOPMENT

Construction on, and use of the flood plains should be controlled, through flood plain provisions. To minimize of storm water runoff, it may be reasonable to consider intensive development rather than low density in larger areas. Larger areas of each parcel can then be left open for the soil to absorb rainfall.

4. SOIL CHARACTERISTICS

Soil permeability is decreased by human activity i.e. compaction in parks, yards, trails, and ballfields, for example. In summary, surface water flow is accelerated with human impact. Decreased permeability, increased susceptibility to erosion by lessening of vegetative cover, increased impervious area as a result of development, and constrictions in waterways, all result in accelerated water flow. Development should therefore, be approached carefully as not to accelerate stormwater run off. Proper stormwater management should be a part of all plans for development.

WETLANDS AND DEVELOPMENT

Wetlands are now recognized for their value, not only in the traditional role of wildlife habitat, but also for recently defined rules in flood control, water supply and water quality, and prevention of storm and flood damage.

Wetlands are a transitional area (what ecologist call an ecotone) between upland and water environments.

Federal and State regulations control the permitted uses in and around wetland areas. Where small or minor impacts are anticipated to result from a project in or near a wetland area, they may be covered by general permits. Examples are minor road crossings and agricultural crossings. The general permit allows for simplified expedited approval of projects. For project with larger impacts, Joint Permits (D.E.P. and U.S. Army Corps of Engineers) are required. This permit requires a detailed environmental assessment. The regulation requires disturbed wetlands to be replaced at a minimum of a 1:1 ratio, or commitment to the Pennsylvania wetland replacement fund program.

Projects in and around wetlands areas in the Township need to be given special consideration since destruction of wetland areas would compound flooding problems. Development in areas requiring mitigation, handled appropriately, may actually result in additional community benefits in terms of recreational and educational opportunities. Since some of the Township's mapped future consideration may be given to a rails to trails project and possibly wetlands habitat educational stations or similar activities compatible with conservation areas.

Free publications are available from the Pennsylvania State University, Publications Distribution Center (814) 863-5560 on wetlands topics. Function and value information is provided. For example: Publication EC384 discusses Wetland for Wildlife While Controlling Stormwater (1991).

J.3 EXISTING LAND USE REGULATIONS

The Venango County Subdivision and Land Development Ordinance was adopted by the County Commissioners in 1974, amended in 1976, and again in 1991.

The County Ordinance, while encouraging planned development of the total County community, fosters the elimination of problems inherent in developments with little or no planning. Subdivision and Zoning Ordinances should be an outgrowth of goals created through citizen planning, or in other words, should stem from the Comprehensive Plan. As such, the County plan and the previously developed plan, specific to Cherrytree Township should be reviewed for meeting the specific needs and goals of Cherrytree Township. It should then be decided whether the County plan adequately provides for the Township. At that time, a decision could be made to re-develop, or not to re-develop, local subdivision and land development, as well as zoning ordinances. It would be advantageous, in any case, to remain cognizant of the County Ordinance content.

Cherrytree Township has the following ordinance in effect:

* indicates data not available

SEWAGE

| <u>Title/Topic</u> | <u>Status</u> | <u>Ordinance #</u> | <u>Date</u> |
|--|---------------|--------------------|-------------|
| • Cherrytree Township Sewage Permit Ordinance | To be updated | 115 | May 1979 |
| • Intergovernmental Cooperation with Other Municipalities to Establish and Maintain the Oil Region Joint Sewage Agency | To be updated | 91-1 | Sept. 1991 |
| • Use and Maintenance of Holding Tanks for Sewage for Residential and Commercial Structures | To be updated | 1 of 1995 | Oct. 1995 |

GARBAGE DISPOSAL/JUNK

| <u>Title/Topic</u> | <u>Status</u> | <u>Ordinance #</u> | <u>Date</u> |
|---|---------------|--------------------|-------------|
| • Prohibiting Nuisances including Garbage rubbish, Abandoned/Junked Automobiles, Conducting Business in Unsafe Structures | To be updated | 110 | Feb. 1991 |
| • Regulate and License Junk Dealers, Junk Yards, and Scrap Yards | To be updated | 102 | Feb. 1962 |

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| <u>Title/Topic</u> | <u>Status</u> | <u>Ordinance #</u> | <u>Date</u> |
|--|---------------|--------------------|-------------|
| • Prohibiting Garbage, Rubbish, Trash Abandoned in Streams and Roadways | To be updated | 101 | May 1961 |
| • Regulating Junk and Scrap Yards and Providing for Permits for Engaging in such Business | To be updated | 89-1 | (*) |
| • Regulating Collection and Disposal of Garbage, Rubbish, and Ashes and Regulating Dumps and Landfills | To be updated | 111 | April 1972 |

MUNICIPAL BUSINESS

| <u>Title/Topic</u> | <u>Status</u> | <u>Ordinance #</u> | <u>Date</u> |
|--|---------------|--------------------|--------------------------|
| • Setting Compensation for Township Supervisors (pursuant to Act 60 of 1995) | To be updated | 2-1995 and 86.3 | Dec. 1995 Dec. 1986 |
| • Cherrytree and Oil Region Council of Governments | To be updated | 91.2 | Sept. 1991 |
| • Assessment/Levy, Collection of Taxes for General Revenue | To be updated | 107 | Jan. 1996 |
| • Reassembling the Cherrytree Township Planning Commission | To be updated | 1 of 1994 | (*) 1994 |
| • Umbrella Ordinance Civil Penalties | Current | (*) | Currently being reviewed |

BUILDING

| <u>Title/Topic</u> | <u>Status</u> | <u>Ordinance #</u> | <u>Date</u> |
|---|-------------------------------------|--------------------|---------------------------|
| • Requiring a Permit to Construct, Enlarge, Demolish Structures and Establishing Minimum Requirements | Superceding ordinances 87-1 and 109 | (*) 1996 | Currently being developed |

CABLE TELEVISION

| <u>Title/Topic</u> | <u>Status</u> | <u>Ordinance #</u> | <u>Date</u> |
|--|----------------|--------------------|-------------|
| • Cherrytree Township Cable Television Franchise Ordinance | Being reviewed | 2 of 1994 | Nov. 1994 |

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OIL AND GAS

| <u>Title/Topic</u> | <u>Status</u> | <u>Ordinance #</u> | <u>Date</u> |
|---|----------------|--------------------|-------------|
| • Cherrytree Township Oil & Gas Ordinance | Being reviewed | 1 of 1981 | Sept. 1981 |

ROADS

| <u>Title/Topic</u> | <u>Status</u> | <u>Ordinance #</u> | <u>Date</u> |
|--|----------------|--------------------|-------------|
| • Regulating Vehicles on Roads by Weights/ Loads | To be reviewed | 86.4 | (*) 1986 |
| • Vacating T-635 from its Intersection with T-574 to T-576 | To be reviewed | (*) | Nov. 1978 |
| • Prohibiting Cuts/Openings in Public/Township Roads without a Permit | To be reviewed | 113 | June 1974 |
| • Vacating T-516 from its intersection with the S.E. line of T-617 to Cherry Run | To be reviewed | (*) | (*) 1979 |
| • Regulation and Restricting Operation of Vehicles on T-520 (Peoples Road) bridge | Being reviewed | 86.1 | Oct. 1986 |
| • Regulation and Restricting Operation of vehicles on T-649 (Fairview Road) bridge | Being reviewed | 86.2 | Oct. 1986 |

Venango County does not administer a county wide zoning ordinance, nor does the Township currently have a specific zoning ordinance. Cherrytree Township is undertaking a Comprehensive Plan, which this document represents, additional ordinances can be adopted using the Comprehensive Plan as a catalyst. Cherrytree Township is reviewing and concluding all zoning ordinances above.

J.4 FUTURE LAND USE PLAN

Introduction

The quality of growth of any community, depends largely on its land use regulations or lack thereof. Cherrytree Township is not regulated by a zoning ordinance. Therefore, the specific siting of industrial, residential, or commercial uses are strictly guided by the market demand. The lack of administrative control over the development process may lead to several dilemmas:

1. Sites are often selected without consideration to surrounding land uses or the environment. This can cause conflicting land uses and (or) environmentally harmful activities.
2. Often times the amenities associated with acceptable uses are lacking or nonexistent. This includes landscaping, adequate parking, etc.

Based on regional planning policy, it is important for the Township and Venango County to stress a direction in terms of growth. It is the responsibility of Cherrytree Township to regulate land use preferably in a manner sensitive to regional goals.

The Township's resources should be controlled to sustain a balanced environment. The physical assets of the Township include the waterways, wetlands, farmlands, forest, etc. An understanding of the opportunities and constraints that guide regional growth will lead to responsible public policy. The proposed future land use map acts as a guide to growth, taking into consideration environmental constraints.

The following Future Land Use map (Exhibit No. 11) show existing and proposed uses. Possible future uses for residential public, recreation, are depicted on the map.

Goals

1. Safeguard residential development areas against intrusion of incompatible commercial establishments. Where there are many commercial properties interspersed with planned residential uses, even single commercial business can attract other business entities to locate within the same vicinity. This may lead to the inability to provide a strong residential neighborhood.
2. Encourage development around identified historically significant sites to be visually (aesthetically) compatible.

Objectives

1. Provide public infrastructure to correct problems associated with soil conditions not conducive to development in growth areas.
2. Develop policies, procedures, and regulations which will foster controlled growth with compatible land uses.

Recommendations

1. Growth areas between T-578 and T-576 south to T-699 should be studied for feasibility of being serviced by water and sewer facilities, particularly where growth is already existing but where the soils are known to be unsuitable for on-site sewage disposal.

2. Zoning ordinances should be enacted to guide and direct the ideal patterning of commercial development.
3. The provision of public infrastructure is encouraged in planned residential growth and commercial growth areas. Cherrytree Township is encouraged to update this Act 537 plan to begin to plan for eventual provision of such services.
4. Development of industry and commercial business should be encouraged where it will not adversely impact Cherrytree Townships' prime agricultural resources.
5. Prime commercial development locations should be planned for future commercial development (in or outside of the Township). Just as commercial entities can be intrusive to residential areas, so can the entry of residential or other incompatible uses into prime commercial districts. Vacant land conducive to commercial development should be conserved for that use.
6. Implement an active Citizen Participation Program. Establish land use policies based on desirable economic development, available public facilities available, needed, public facilities, residential development, aesthetics, compatibility with and existing and previously planned uses, and the cumulative effect on Venango County.
7. Zone agricultural districts. Agricultural districts can serve to protect and encourage culture and the rural environment and lifestyle. It is the intent of the Township to conserve agricultural land. Single family rural developments would be considered compatible with this land use. Restrict subdivision of agricultural lands greater than 20 acres to lots of no less than 5 acres in these areas is suggested.

Little effort has been extended to conserve agricultural land resources in the Township. Non-compatible uses such as junk storage have significant detrimental community impact. While residential and commercial development is encouraged, it must be in and around the protection of agricultural areas. It should be considered that while residential development creates a bigger tax base, a bigger tax base means more expenditures for education, infrastructure and transportation. Agricultural preservation areas require minimal infrastructure and can usually contribute more tax money than is required to maintain them. Properly maintained agricultural land can subsidize local government.

8. Consider variable methods for the use of transferable development rights consistent with the goals of the Agricultural Preservation Program.
9. The future land use plan should be viewed as a flexible guide. Land development proposals in the future, may vary enormously. Community growth is dynamic. If proposals are well planned, and if uses are sited carefully, they can be made to work well in their surroundings in the Township. Major changes should be evaluated in light of established development objectives. At some point, development objectives will need to be reviewed and updated.

SECTION K
HOUSING PLAN

K. HOUSING PLAN

K.1 INTRODUCTION

In this section of the Comprehensive Plan, the socioeconomic trends presented in background analysis will be reviewed collectively to determine the housing needs in Cherrytree Township. At the end of this section, as a result of the findings, and a list of opportunities and constraints are noted.

K.2 FINDINGS

The following findings were formulated as a result of the previously documented statistical data, as well as interviews with knowledgeable local professionals, some of which include: real estate brokers, real estate developers, hospital administrators, nursing home and personal care home administrations, and State agencies.

HOUSING STOCK

As of 1990, Cherrytree Township had a total year-round occupied housing stock of 558. Of those, 70% are owner occupied units and 30% are rental units. Home ownership as a major housing activity is encouraged. Rental housing is needed in every community. Opportunities for tenants to become homeowners is preferable, however.

Cherrytree does not have an overwhelming housing problem. There is slight local problem with housing affordability, and there are isolated portions of substandard housing. Close monitoring of the Township's housing stock is recommended to prevent widespread blight and deterioration.

Approximately one quarter of the Township's housing stock was built prior to 1940. Some of the Township's seasonal housing units lack the facilities for permanent residence. The danger develops when seasonal homes become permanent ones. Seasonal homes have the potential to become low income rental housing. Inadequate size, inadequate plumbing, and absentee landlords can lead to rural pockets of deterioration.

HOUSING CONSTRUCTION

Housing construction trends in Cherrytree Township indicates a slight increase in residential development between 1980 and 1990 (10.4%). Based upon the population projections, no great influx of persons can be expected in the Township. Other types of residential construction, i.e. remodeling, attached and detached additions, etc., are difficult to compile. The reason for this is the lack of records indicating compliance and/or enforcement of building permit ordinances. New construction has generally scattered throughout the Township. There appears to be space for additional residential development with consideration given to infrastructure.

ASSISTED HOUSING

Cherrytree Township currently has no assisted housing units, although units are available in Titusville. The most recent trend in units constructed has been for elderly occupancy. This is a reflection on the aging population in Venango County. The number of elderly units may be enough to satisfy the future demand. Many variables effect the predicted future housing needs for area residents including; economic progress, migration, and mortality rates. In any event, the availability of adequate affordable housing is a concern, especially because of Venango County's low per capita income, economic problems, and high percentage of elderly population.

ELDERLY HOUSING

A summary of the statistical data reveals a growing elderly population of persons over the age of 65. This indicates a potential need for additional nursing care, and personal care facilities. Interviews with the local hospitals and care facility administrators confirmed this finding.

An alternative to nursing home care is personal home care, provided the resident does not require 24 hour a day nursing care. The increased utilization of personal care homes has become a national trend. This is due, in part, to the overwhelming demand being placed on nursing homes. The exact future demand for various forms of elderly housing is unknown. It is assumed however, that as beds become scarce, both non-profit and for profit corporations will seek public assistance to create additional facilities.

It is likely that the Township's aging populations may begin to look for alternative housing arrangements at an increasing rate during the next 10 years. The range of elderly-specific housing choices are currently all outside of the Township. If elderly housing was available, the Township could benefit. Assisted or non-assisted elderly housing is recommended. The vacating of housing units by residents of future elderly the housing would further opportunities. Ideally, the vacated units would be occupied by young families.

MIDDLE INCOME HOUSING

In addition to the increase in the over age 65 population, Cherrytree Township is expected to experience its largest increase by age cohort of those persons between the ages of 45 and 60. This indicates an opportunity for an alternative to the typical single family housing style. Condominium construction is an alternative for persons desirous of choosing maintenance free housing. Real estate professionals and developers have verified the demand for this type of housing. The total demand for this type of private housing is purely speculative at this time, and depends largely on developer initiative to pursue this opportunity.

Another housing opportunity that was discovered during the Comprehensive Plan research includes the middle income rental housing market. This market appears to be limited and would cater to the professionals locating in the area for employment. This market demand could possibly be addressed through the rehabilitation of existing dwelling units in mixed use structures or new construction.

RENTAL HOUSING AND LOW/MODERATE INCOME HOUSING

The Venango County Housing Authority currently has 200 families on a waiting list for Section 8 rental assistance. It is estimated that 90% of those families are single parent households. This current phenomenon can best be explained by the increased divorce rate and the increased number of child births to unmarried parents. Nevertheless, the result is an increased need for additional housing assistance. One Venango County realtor expressed concern for available housing for those above the HUD Section 8 income level, who are unable to afford decent rental housing. The opportunity for tenants to become homeowners is a preferred scenario. The First Time Purchase Program is recommend for encouragement in the Township. The need for low/moderate income housing is well documented in this plan. Refer to Section K.3.

K.3 HOMEOWNERSHIP OPPORTUNITIES

In addition to the lack of assistance for single parent households, first time buyers are finding it difficult to obtain the required down payment for standard mortgages. For this reason, the Pennsylvania Housing Finance Agency (PHFA) created a first time homebuyer program whereby down payments are reduced to 5% of the purchase price. A local bank must sponsor this program. National City Bank of Franklin offers a Community Development Mortgage for qualifying applicants. Requirements include loans of up to \$60,000, one unit residence, and applicant cannot own another home. A 5% down payment must be provided by the borrower.

K.4 HOUSING REHABILITATION

It was previously documented that 24.1% of the housing stock in Cherrytree Township was built prior to 1940. Typically, structures of this era are of frame construction and require ongoing remedial treatment in order to remain free of code deficiencies. This, coupled with a low and moderate income population, translates into pockets of deterioration. Alternative sources of funding for rehabilitation need to be explored. Under the State Community Development Block Grant Program, grants can be awarded to low and moderate people to rehabilitate structures. Application can be made to the Venango County Office of Economic Opportunity or a competitive application submitted to the Department of Community Affairs.

K.5 HOUSING OPPORTUNITIES AND HOUSING CONSTRAINTS

Based on an analysis of the existing conditions of housing in Cherrytree Township, there are a number of opportunities and constraints that have an effect on growth. Positive features are referred to as **opportunities** on which the plan for community improvements can be built. Negative elements are those **constraints** or liabilities which must be overcome in order for housing needs to be adequately addressed. Cherrytree Township has many inherent strengths on which to built the community's future. However, there are a number of liabilities that require attention.

CHERRYTREE TOWNSHIP HOUSING OPPORTUNITIES AND CONSTRAINTS

Opportunities

- Available Land Resources
- Desirable second home and/or retirement location
- Direct access to PA Route 8
- Proximity to Route 62 and Rt. 322
- Some attractive & well maintained housing stock location
- Newly developed building codes

Constraints

- Lack of middle income housing opportunities
- Outmigration of Labor Force
- Development limitations due to lack of public infrastructure
- Underdeveloped rental housing resources
- Some dilapidated structures that need rehabilitation or removed which exist as "eye sores" to potential developers
- Conversion of seasonal home to permanent use structures.
- Lack of zoning regulating incompatible land use.

K.6 HOUSING PLAN

A. Goals

1. Stabilize/rehabilitate existing housing stock
2. Provide housing choices to accommodate all residents regardless of age, sex, national origin, family status, or physical handicap.

B. Objectives

1. Implement a housing rehabilitation/stabilization strategy plan
2. Infuse available public funding to provide adequate housing opportunities.
3. Enforce building code standards.
4. Encourage residential ownership.
5. Encourage housing development specific to accommodate housing opportunities currently unavailable in the Township i.e (low-moderate income and elderly housing)

C. Recommendations

1. Encourage the First Time Home Purchase Program.
2. Protect housing development areas through zoning
Restrict, by zoning, the extent of a property or primary residence which may be used for home occupations and other visually obvious commercial business indicators i.e. signage.
3. Encourage residential development concentration in any around existing residential areas, particularly those areas with would become more likely to receive consideration for public infrastructure with increased density.
4. Protect housing stock from conversion of use to reduce unsafe housing conditions in the Township by ordinance development. Zone to permit greater use of mobile homes meeting HUD construction standards.
5. Promote housing funding programs which provide financial assistance for rent, home purchase, and housing development.
6. Consider inclusionary zoning one method for providing low cost housing without use of public funds is to require a percentage of lots in a subdivision to be for low and moderate income families.
7. Continue to formulate and develop housing opportunities for County residents with special needs i.e. the physically handicapped, the elderly, and families with low and moderate incomes.

SECTION L

**PUBLIC UTILITIES AND
INFRASTRUCTURE PLAN**

L. PUBLIC UTILITIES AND INFRASTRUCTURE PLAN

L.1 INTRODUCTION

The evaluation of facilities and services in the background analysis, together with the Land Use Plan, results in the following recommendations for Cherrytree Township. This section will capitulate major findings, issues, and recommendations.

L.2 WATER

A. GOAL:

Provide adequate water service to Cherrytree Township.

B. OBJECTIVE:

1. Determine feasibility of water supply options in terms of quantity, quality and cost, including development of a ground water well field. Determine technical, economic, and administrative feasibility of contracting with the City of Titusville compared to development of a new source.

C. RECOMMENDATION:

1. Encourage the development of a water feasibility study.

The attractiveness of a community to existing and potential residents, businesses, and industry rests, to a great extent, on public infrastructure availability . A study should evaluate the physical capabilities and operational aspects of the existing facilities carefully in light of intergovernmental cooperation.

L.3 SEWAGE

A. GOALS:

1. Provision of public infrastructure to sustain an adequate quality of life.
2. Maintenance of on-lot disposal where soils are conducive and agriculture preservation is planned.

B. OBJECTIVES:

1. Plan to provide sanitary sewers to keep pace with new economic development.
2. Develop a plan for future of sewage handling in on-lot sewage management districts and where public infrastructure may be developed.

C. RECOMMENDATIONS:

1. Consider an update to the Township's existing Act 537 Plan to address on-lot sewerage in planned non-development areas of the Township, as well as to update to sewage service agreements between the Township and the City of Titusville to answer the question of how will the Township be served with sewage facilities in the future.

Develop the Act 537 Plan in light of the City of Titusville Act 537 Plan update, once the final plan is approved by DEP. The plan must be developed considered in terms of treatment plant adequacy and capacity as well as feasibility for the Township. As part of an Act 537 Plan update, the Township would need to evaluate other options concerning alternative treatment technologies and methods.

2. Various funding programs exist which promote cooperation between neighboring municipalities. These funding programs should also be examined the Act 537 process. The programs provide, for example, grants for shared facilities operations. In the case of the City of Titusville sewage treatment system, an eligible project may be a study to determine feasibility of joint acquisition and operation of the facility by City and the Township. Funding to the plans ultimately elected alternatives should be explored.
3. Develop an ordinance requiring a permit for on-lot sewage disposal system, irregardless of lot size or other circumstances. Without an ordinance, Act 149 of provides for permit exempt systems. Permit exempt systems can result in nuisances, particularly where soils are not conducive to standard inground sewage disposal technology. Ultimately the Municipality is responsible for sewage disposal within this municipal boundaries. It is anticipated that systems installed improperly, without proper testing and siting, will lead to future complication for the Township for nuisance and pollution abatement.

L.4 SOLID WASTE

Solid waste handling appears adequate. The Township should maintain a cooperative effort in maintaining the County Solid Waste Management Plan under State Act 101 (Venango County Planning Commission)

L.5 UTILITIES

Utilities appear adequate

SECTION M
TRANSPORTATION PLAN

M. TRANSPORTATION PLAN

M.1 INTRODUCTION

The evaluation of transportation systems in section F of the Background Analysis, results in the following recommendations for the Township of Cherrytree.

M.2 TRANSPORTATION PLAN

A. GOALS:

1. Provision/maintenance of adequate transportation facilities to safely accommodate exiting local and through traffic. Provision of adequate means for pedestrian use and development demands.

B. OBJECTIVES:

1. Establish a hierarchy of roads based on traffic volume, traffic conflict (i.e. intersections), parking need and availability, delivery to a higher order of roads, existing surface condition, etc. for repair efforts.

C. RECOMMENDATIONS:

1. Continue up keep internal local roads based on surface condition and funding availability.
2. Carefully consider road surfacing of unimproved or new roads in the Township. Some roads should be maintained as gravel surfaced roads in areas where preservation of conservation areas and agricultural areas is desired.

SECTION N
PUBLIC SERVICES/RECREATION PLAN

N. PUBLIC SERVICES/RECREATION PLAN

N.1 INTRODUCTION

The plan for public services and recreation is intended to work towards the following:

1. Provision for safety, health, and welfare of Cherrytree Township's residents.
2. Encourage educational, cultural, and social opportunities for the Township's residents, especially youth and senior citizens.
3. Provide for upgrade and expansion of the Townships' facilities to house, maintain, and repair equipment.
4. Provide for upgrade and expansion of the Townships' facilities to carry out Borough administrative tasks including upgrade of accessibility to handicapped person.
5. Encourage community participation in services betterment and recreational/educational opportunities.

N.2 PUBLIC SERVICES PLAN

A. GOALS

1. Provisions of public service necessary to adequate quality of life.

B. OBJECTIVES

1. Continued provision of public safety services in efficient manner.

C. RECOMMENDATIONS

1. Encourage the Titusville School District to coordinate activities in a cooperative effort to expand recreation opportunity.
2. Work with Titusville School District on maintaining elementary facilities offer cooperative grant procurement (i.e. environmental education grants) to the District.

Environmental education grants can be obtained to fund educational programs which educate on environmental issues. This type of program could also facilitate a sense of community, along with make use of shared efforts to promote walkways, nature observation stations, tree planting, as well as afford educational opportunities for children in the Titusville Area School District.

3. Consider additional A.D.A. grant and comparable procurement to provide equipment/work needed to provide complete handicapped or accessibility to municipal offices/restrooms.

Public services appear adequate. Some options however, may be considered by the Township. For example, grants are available for shared services for two or more municipalities, i.e. police services. The postal service, fire and police protection are addressed below.

THE POST OFFICE

The post office service out of Titusville and Oil City appears adequate.

FIRE AND POLICE PROTECTION SERVICES

The Fire Department is inadequate only in terms of having adequate space. Additional space should be obtained for the safe and efficient storage and maintenance of emergency vehicles.

Police protection is provided by the State. Emergency 911 service was installed in December of 1995.

MUNICIPAL BUILDING

The municipal building is located on T-540. The building is centrally located and, at present, appears adequate for the Township's needs. The building, however, does not provide space for social functions without encroaching on emergency vehicle storage space. Additionally, the building is in need of upgrade for American Disability Act (ADA) Compliance.

N.3 RECREATION PLAN

A. GOAL:

1. Provision of public recreational opportunities includes facilities necessary to enhance adequate quality of life. Indoor community recreation was not a highly expressed citizen interest. However, nearby opportunities should not be a substitute for local opportunity.

B. OBJECTIVES:

1. Additions to and improvements of recreational facilities and operations.
2. Improvements of historical/cultural history and resources.

C. RECOMMENDATIONS:

1. Encourage development of recreational facilities for the older population i.e. swimming pool, senior citizens center. An assessment of need may be warranted in cooperation with the Area Agency on Aging. Creating a separate building location for social activities may eliminate the existing confusion that comes with having to relocate emergency vehicles to create sufficient space for social functions.

2. Develop a Municipal Park.

Seek funding through the Department of Conservation and Natural Resources' Keystone Recreation, Park and Conservation Fund Community Grant Program to study and inventory recreations resources and needs. Funding is up to 100%. Small communities are also eligible for up to 100% funding for design and material costs for park rehabilitation up to \$20,000 of 100% of project costs. Projects over \$20,000, require a 50/50 match.

3. Encourage the preservation of and development of historical and cultural resources. Seek funding through the Pennsylvania Heritage Parks Program to inventory, preserve, and enhance historical, cultural, and recreational resources to stimulate tourism and business growth.

N.4 SUSTAINING BUSINESSES/PRESERVING THE TOWNSHIP/ENCOURAGING RECREATION

Many small Municipalities do not have the resources to market for large, new, neighborly businesses and industries. In this case, it is wise to support existing local industries and to pursue economic development as part of a larger regional approach, recognizing that economic benefits are not confined by municipal boundaries.

Venango County has aggressive county industrial development programs, and the Northwest Pennsylvania Regional Planning and Development Commission has a comprehensive package of economic development programs and services. The Township is encouraged to support the efforts of these agencies to promote county and regional economic growth and to increase awareness of the Township's community resources and amenities.

Community improvements are recommended to make the Township increasingly more attractive and more marketable for local, county, and regional agencies in their pursuit of economic development opportunities. The Township will gain benefits and opportunities on the potential associated with promoting tourism locally. A community improvements association may be considered and would consist of, for example, community members representing education, religious establishments, Township retail, Senior Citizens, Youth, the Board of Supervisors, the Planning Commission, and nearby local industry.

The rural landscape of Cherrytree Township provides a strong image identifying the community to its residents and visitors. It provides a focus for community life and face-to-face formal and informal interaction among people. If the Township provides an environment that people enjoy, residents and visitors will stop there and purchase the products, food, and services of the Township's businesses. Following are some considerations for enhancing the Township.

- Agree on a theme around which to focus preservation and development. (e.g., timbering, or other theme). Develop a coordinated plan for the preservation and development around the selected theme (e.g. facades, signs, and perhaps a community park).
- Complement private-sector investments with community improvements (e.g. sidewalks, small trees, and benches).
- Develop a small municipal park to include a gazebo, trees, benches, and attractive landscaping to serve as a showpiece for residents, visitors, and travelers and to provide a focal point for social, civic, and cultural activities within convenient access of the Township's businesses, and nearby communities.
- Protect the Township from happenstance development through a Zoning Ordinance protect the Township from uses that are incompatible with Route 8 development.
- "Capture" some of the region's tourist traffic that passes through or near to the Township by offering small rural community comfort and quality of life.
- Explore, through the Community Improvement Association, grants, trusts, and other resources, including donations of money and volunteer work from community-minded citizens and community service organizations.

SECTION O
CARRYING OUT THE PLAN

O. CARRYING OUT THE PLAN

O.1 CONTINUING THE EFFORT

To effectively carry out a plan, combined efforts, evaluations, investigations, and coordination is required by the Township Board of Supervisors, the Planning Commission and the appropriate agencies and citizens. The planning process must **shift from planning to organization and initiation** of individual studies and projects. As these studies and projects develop, the plan should be periodically reviewed and amended/updated to maintain as a useful tool for planned development, **realizing the positive effects of past planned efforts and establishing the continuation of planning for the future.**

O.2 PROFESSIONAL ASSISTANCE

When appropriate qualified professionals are not available to the Township on a full time basis for planning, intergovernmental liaison, environmental/historical/archeological coordination, and funding procurement assistance, the Township is encouraged to utilize the services of specialized consultants as need warrants.

O.3 COORDINATION

To realize some of the plan objectives outlined herein, coordination between the State, PennDOT, the County, the School District, Railroads, and adjacent municipalities will be required. Cooperation with the County to address mutual interests county wide is recommended. The Planning Commission is a good public opinion link and coordination is urged to encourage public participation in the Townships' projects.

O.4 CAPITAL IMPROVEMENTS PROGRAMMING

Specific public facility improvements (existing and proposed) need programmed over a period of 5 to 20 years, depending on the nature, cost, and need for the improvements. The benefits of such programming includes:

- The Township, and its citizens can prioritized improvements in relation to long-term goals and objectives.
- Revenues can be budgeted to satisfy these improvements.
- Alternative financing methods can be secured including special tax levies, sale of revenue bonds and/or general obligation bonds.

Projects should be inventoried, including cost, and then prioritized according to the annual operating budget. The projects can then be scheduled for completion in a long range program list with consideration given to financial requirements. The Cherrytree Township Board of Supervisors, at their discretion, can select projects according to the priority list and budget. Annually, the long-range program list should be updated at a public hearing. This provides the public an opportunity to participate in the review process.

0.5 GROWTH MANAGEMENT/ACTION PLAN

Prioritization will be required to approach the many projects listed in the Comprehensive Plan. This Action Plan utilizes a two step process for prioritization. **The first step** is the timing step. Timing is crucial for projects because many projects build upon each other. For example, a waterline extension may be unfeasible without water system upgrades. Along the same lines it would be imprudent to improve a road in 1997, then tear it up in 1998 for a sewer line installation. **The second step** for prioritization uses community worth or value. Projects are evaluated for their potential affect upon the community and placed into the following hierarchy. A project can be essential/requisite, desirable, or deferrable.

Essential/Requisite projects are "essential" or "required" to the community and address such urgent need i.e. health and safety, requisite compliance with State/Federal resolutions or prevention of imminent economic catastrophe.

Desirable projects may not be necessary for health or safety, but are still highly recommended. These projects might have great governmental or economic ramification.

Deferable projects are those which may result in improvements but do not respond to urgent need or result in great governmental or economic ramification. Deferrable projects are acceptable but may be implemented as the community has funds available.

Once each project is evaluated with respect to community effect, it should be evaluated in terms of available grant programs. Grant research was confined to potential eligibility. Grant programs change and coordination with the Planning Commission and Grants Professionals should be maintained to keep abreast of available sources.

The following Action Plan is not comprehensive given that funding sources change. The action plan is to serve as a guide for structured community planning in the Township.

TABLE 38 - HOUSING PROGRAMS ACTIVITY LIST

| Activity | Funding Code (G=Grant, L=Loans) | Funding Program Desc. Appendix Page No. | Timing | Community Impact |
|-----------------------------|---------------------------------------|---|----------------------------|------------------------|
| 1. Housing Rehabilitation | RECD DCED-CDBG | D-2 A-3 | At any date | Desirable |
| 2. Rental Assistance | RECD VCHA | D-3 M-1 | At any date At any date | Desirable Desirable |
| 3. First Time Home Purchase | HFA | L-1 | At any date | Desirable |
| 4. Elderly Assisted Housing | VCHA | M-1 | At any date | Desirable |
| 5. Low-Mod Income Housing | DCED-HP | A-1 | At any date | Desirable |

Funding Codes:

RECD - Rural Economic and Community Development

DCED - CDBG - Community Development Block Grant (Entitlement and Competitive)

VCHA - Venango County Housing Authority

HFA-PA - Housing Fiance Agency

DCED-HP - Pennsylvania Department of Community and Economic Development Home Program

TABLE 39 - PUBLIC UTILITIES AND INFRASTRUCTURE ACTIVITY LIST

| Activity | Funding Code (G=Grant, L=Loans) | Funding Program Desc. Appendix Page No. | Timing | Community Impact |
|--|--|---|---|---|
| 1. Water Study | PennVest AFP (G/L) | C-3 | At any date | Desirable |
| 2. Act 537 Plan | Act 537 SFP (G) Act 537 SER (G) PennVest OLSLSD (L) | B-1 B-2 C-1 | Immediate Immediate At any date | Essential/Requisite Requisite Desirable |
| 3. Review amending existing sewage facilities handling policies/agreements | Act 537 SFP (G) | B-1 | Immediate | Essential/Requisite |
| 4. Investigate cooperative opportunities in future sewage handling with the City of Titusville | Act 537 SFP (G) Act 339 (G) DCED-COG (G) DCED-CR (G) | B-1 B-3 A-5 A-8 | Immediate When/if public sewage plant capacity is acquired | Essential/Requisite N/A at this time N/A at this time N/A at this time |
| 5. Review public sewage options | Act 537 SFP (G) DCED - CDBG (G) PA DOC CF(G) PennVest CLP (G) DCED COP | B-1 A-2 E-2 C-2 A-3 | In Act 537 plan. After Act 537 Planning | Essential/Requisite |
| 6. Consider Act 101 Recycling Program | Act 101 (G) | Contact Venango County Planning Commission | At any date | Desirable |

Funding Codes:

- Act 339 - Sewage Treatment Plant Operations Grant
- PennVest CLP - PennVest Construction Loan Program
- PennVest OLSLSD - PennVest On-lot Sewage Disposal System program
- PennVest AFP - Pennvest Advanced Funding Program
- Act 537 SFP - Act 537 Sewage Facilities Planning Program
- Act 537 SER - Act 537 Sewage Enforcement Reimbursement Grants
- DCED - COP - Pennsylvania Department of Community and Economic Development Communities of Opportunities Program
- DCED - CDBG - Community Development Block Grant (Entitlement and Competitive)
- DCED - COG - Pennsylvania Department of Community and Economic Development, Council of Governments/Intergovernmental Cooperation Program
- DCED-CR - Pennsylvania Department of Community and Economic Development, Circuit Rider Program
- PA DOC - CF - Pennsylvania Department of Commerce, Community Facilities Grant

TABLE 40 - TRANSPORTATION ACTIVITY LIST

| Activity | Funding Code (G=Grant, L=Loans) | Funding Program Desc. Appendix Page No. | Timing | Community Impact |
|---|---|---|---|---------------------|
| 1. Investigate the need for improved signage on T-540 (north end of bend) | | | At any date | Desirable |
| 2. Upkeep of local roads including cul-de-sacs on existing dead end roads | Liquid fuels | | On-going | Essential |
| 3. Zone land use around the airport using the State compatible land use recommendations | SPAG (G) | A-7 | At any date | Desirable |
| 4. Sidewalks - Route 8 corridor Future residential Planning | CA-CDBG (G) Local assessments DCED-CLP (L) PennDOT (G) | A-2 N/A A-4 N-1 | At any date - with official map or zoning | Deferable |

Funding Codes

- DCED-CDBG - Community Development Block Grant (Entitlement and Competitive)
- DCED-CLP - Pennsylvania Department of Community and Economic Development - Local Government Capital Projects Loan Program
- PennDOT - Pennsylvania Department of Transportation
- SPAG - State Planning Assistance Grant Program

TABLE 41 - PUBLIC SERVICES ACTIVITY LIST

| Activity | Funding Code (G=Grant, L=Loans) | Funding Program Desc. Appendix Page No. | Timing | Community Impact |
|--|---|--|---|-----------------------------|
| 1. Handicapped accessibility, accessibility improvements to Municipal Building | DCED-CDBG (G) DCED - COP (G) DCED-CLP (L) | A-2 A-3 A-4 | Immediate (Presently occurring) | Requisite |
| 2. Investigate shared Municipal Police Protection | DCED-COG (G) DCED-CR (G) | A-5 A-8 | After police service feasibility study | Desirable |
| 3. Investigate educational grant opportunities with Board of Education (Titusville School District) | N/A | N/A | At any date | Desirable |
| 4. Inventory Municipal equipment/vehicles office supplies/office equipment look for availability through the Federal Surplus Property Donation Program | DGS | I-1 | On-going | Deferrable |

Funding Codes:

- DCED-COG Codes - Pennsylvania Department of Community and Economic Development, Council of Governments/Inter Governmental Cooperation Program
- DCED-COP - Pennsylvania Department of Community and Economic Development, Communities of Opportunity Program
- DCED - CR Pennsylvania Department of Community and Economic Development, Circuit Rider Program
- DCED - CDBG - Community Development Block Grant (Entitlement and Competitive)
- DCED - CLP - Pennsylvania Department of Community and Economic Development Local Government Capital Projects Loan Program
- DGS - Department of General Services Federal Surplus Property Donation Program

TABLE 42 - RECREATION ACTIVITY LIST

| Activity | Funding Code (G=Grant, L=Loans) | Funding Program Desc. Appendix Page No. | Timing | Community Impact |
|---|---------------------------------------|---|--|---------------------|
| 1. Develop a Municipal Park | DCED-CDBG (G) KS (G) | A-2 K-1 | At any date (with official map or zoning) | Deferrable |
| 2. Investigate property availability for use for a recreational/senior citizen center | KS (G) | K-1 | At any date | Deferrable |
| 3. Investigate the possibility of historic preservation activities | NPS-CLG (G) | H-1 | At any date, after committee review | Deferrable |

Funding Codes:

- KS - Keystone Fund (Community Grants Program and Trust Program, Heritage Parks Program, Land and Water Conservation Program.)
- DCED - CDBG - Community Development Block Grant (Entitlement and Competitive)
- USDA - U.S. Department of Agriculture (Timer Bridge Initiative Grants Program)
- D CED CR - P ennsylvania Department of Community and Economic Development, Circuit Rider Program
- NPS - CLG - National Park Service Certified Local Governments Program
- PennDOT - Pennsylvania Department of Transportation

TABLE 43 - ENERGY AND ENVIRONMENTAL ACTIVITY LIST

| Activity | Funding Code (G=Grant, L=Loans) | Funding Program Desc. Appendix Page No. | Timing | Community Impact |
|---------------------------------------|---------------------------------------|---|-------------|---------------------|
| 1. Develop aquifer protection program | WSR (G) | G-4 | At any date | Deferrable |
| 2. Energy Conservation ordinance | SPAG (G) | A-7 | At any date | Deferrable |

Funding Codes:

- WSR - Wild and Scenic Rivers Program
- SPAG - State Planning Assistance Grant Program

TABLE 44 - AGRICULTURAL PRESERVATION ACTIVITY LIST

| Activity | Funding Code (G=Grant, L=Loans) | Funding Program Desc. Appendix Page No. | Timing | Community Impact |
|---|---------------------------------------|---|---|---------------------|
| 1. Implement a Local Agricultural Preservation Program | AAS (N/A)* CAG (N/A)* | G-2 G-3 | After contacting farmers land owners in the Township and in adjoining municipalities to determine interest in participation in an agricultural preservation program | Desirable |
| 2. Encourage the Agricultural technologies loan program for farms. | ATS (L) | G-5 | At any date | Desirable |
| 3. Encourage the Agricultural Construction Programs. | ACP (G) | G-6 | At any date | Desirable |
| 4. Seek technical assistance from the Resource Conservation an Redevelopment Program. | RCD (N/A)* | G-7 | At any date | Desirable |
| 5. Encourage the Forest Stewardship Incentive. | FSI (G) | F-2 | At any date | Desirable |

Funding Code:

ATS - Agricultural Technology Loan Program

ACP - Agricultural Conservation Program

AAS - Agricultural Areas Security Law

CAG - Clean and Green

FSI - Forest Stewardship Incentive Program

* = Service support, no initial grant/loan

TABLE 45 - LAND USE CONTROL ACTIVITY LIST

| Activity | Funding Code (G=Grant, L=Loans) | Funding Program Desc. Appendix Page No. | Timing | Community Impact |
|---|---------------------------------------|---|------------------------|---------------------|
| 1. Zoning to protect agricultural areas, and to control residential/commercial development locations | SPAG (G) SCPAP (G) | A-7 A-6 | After committee review | Desirable |
| 2. Continue Ordinance Development/Refinement | SPAG (G) | A-7 | | Desirable |
| a. Energy - Develop building ordinance to include minimum standards for insulation/ventilation | | | At any date | Desirable |
| b. Agriculture | | | At any date | Desirable |
| c. Subdivision | | | Immediate | Desirable |
| d. Building | | | Immediate | Requisite |
| e. Sewerage | | | Immediate | Requisite |
| f. Environmental - Develop building ordinance to include compliance with State and Federal laws regulating construction impacting wetlands, floodplains, and waterways, and requiring erosion and sedimentation control plans and other applicable permits/plans. | | | | |
| g. Stormwater Management | | | At any date | Deferrable |
| 3. Community Conservation Planning | SCPAP (G) | A-6 | At any date | Desirable |

Funding Codes:

- NPS-CLG - National Park Service Certified Local Government Program
- SPAG - State Planning Assistance Grant Program
- SCPAP - Small Communities Planning Assistance Program

O.6 DEVELOPMENT AND IMPLEMENTATION STRATEGY

The content of a Comprehensive Plan is regulated by the Pennsylvania Municipalities Planning Code, Section 301. See **Appendix C**.

The purpose of an Implementation Plan is to increase the likelihood of project actualization when projects are suggested in Comprehensive Plan. Further prioritization and refinement, is necessary to achieve the goals to be accomplished by the projects suggested.

The section on Growth Management and the Action Plan also discusses funding. If a municipality is with limited financial resources, it will need to be cognizant of, and use, grant funding programs. The list of programs in **Appendix A** is not comprehensive, but identifies some applicable sources.

PART III
APPENDICES

APPENDIX A

C O N T E N T S

Description of Financial and Technical Assistance Programs for Implementation Strategy

A. Pennsylvania Department of Community and Economic Development

1. Home Program
2. Community Development Block Grants/Small Communities Entitlement and Competitive Grant Programs
3. Communities of Opportunity Program
4. Local Government Capital Projects Loan Program
5. Council of Governments/Intermunicipal Projects Program
6. Small Communities Planning Assistance Program (SCPAP)
7. State Planning Assistance Grant (SPAG) Program
8. Circuit Rider Program

B. Pennsylvania Department of Environmental Protection

1. Act 537 Sewage Facilities Planning Grants
2. Act 537 Sewage Enforcement Reimbursement Grants
3. Act 339 Sewage Treatment Plant Operation Grants

C. Pennsylvania Infrastructure Investment Authority

1. PENNVEST On-Lot Sewage Disposal System Program
2. PENNVEST Construction Loan Program
3. PENNVEST Advance Funding Program

D. Rural Economic and Community Development (formerly Farmer's Home Administration)

1. Water and Waste Disposal Grants and Loans (Program #10.760)
2. Homeownership Loans (Program #502 and #504)
3. Rural Rental Housing Loans (Section 515)
4. Housing Preservation Grants
5. Technical and Supervisory Assistance Grants

E. Pennsylvania Department of Commerce

1. Infrastructure Development Program (IDP)
2. Community Facilities Grant
3. Site Development Grant
4. Appalachian Regional Development Supplemental Grant

F. Department of Conservation and Natural Resources

1. Community Grant Program
2. Forestry Stewardship Incentive Program

G. U.S. Department of Agriculture

1. National Timber Bridge Initiative Program (Forest Service)
2. Agricultural Areas Security Law
3. Clean and Green
4. Wild and Scenic Rivers Program
5. Agricultural Technology Loan Program
6. Agricultural Conservation Program
7. Resource Conservation and Development Program

H. National Park Service

1. Certified Local Governments Program

I. Pennsylvania Department of General Services

1. Federal Surplus Property Donation Program

J. Private Foundations

K. Department of Conservation and Natural Resources

1. Keystone Recreation, Park, and Conservation Fund

L. Pennsylvania Housing Finance Agency

M. Venango County Housing Authority (VCHA)

N. Pennsylvania Department of Transportation

PENNSYLVANIA Department of Community and Economic Development (DCED)

Program Home Program

Types of Assistance Grants to eligible applicants.

Project Types Low-moderate housing

Who is Eligible Rural municipalities

Program Use Federal Program administered by DCED for housing to benefit low-moderate income persons.

Application Procedure Contact the Bureau of Housing and Development for more information.

Where to Apply

Contact: Ms. Diane Kerr
Bureau of Housing and Development
Division of Community Development
507 Forum Building
Harrisburg, PA 17120
Phone: (717) 787-7156

Contact: Mr. Ernie Scutella, Housing Analyst
Northwest Regional Office
3rd Floor Rothrock Building
121 West 10th Street
Erie, PA 16501
Phone: (814) 871-4241

PENNSYLVANIA Department of Community and Economic Development (DCED)

Program Community Development Block Grants/Small Municipalities Entitlement and Competitive Grant Program.

Types of Assistance Grants

Project Types Water/sewer projects

Who is Eligible **Local government which are Federal non-entitlement counties or municipalities.** Applicants must demonstrate that no less than 70% of funding to be received will principally benefit persons of low/moderate income. the municipality may apply through its county or directly apply itself. Funding must be used to address local community development needs in the areas of housing, community facilities, economic development, and public services water and wastewater systems.

Entitlement funding is allocated to eligible municipalities and counties. Selected projects must meet specific program requirements to be approved. Funding is competitively awarded to eligible municipalities based on specific project proposals. DCED determines priority based on community need, project scope, impact on low/moderate income residents and other factors.

Eligible costs include engineering and construction costs. Ineligible costs include construction equipment purchases, operating and maintenance costs.

Program Use Acquisition, construction, reconstruction or installation of water and sewage facilities.

Application Procedure For competitive grants, contact DCED;s Small Community Program Division and request an application. Non-entitlement communities should contact their County Commissioners and request assistance through the County's annual allocation of Community Development Block Grant Funds.

Where to Apply Riley Stoy, Chief
Department of Community and Economic Development
Bureau of Housing and Development
Small Communities Program Division
Room 515, Forum Building
Harrisburg, PA 17120
Phone: (717) 783-3910
FAX: (717) 783-1402

Contact: Anthony J. Mottle: Regional Planner
Northwest Regional Office
Third Floor - Rothrock Building
121 West 10th Street
Erie, PA 16501
(814) 871-4241

PENNSYLVANIA Department of Community and Economic Development (DCED)

Program Communities of Opportunity Program

Types of Assistance Grants

Project Types This program replaced DCED's Housing and Community Development Program (H-CD) and DCED's Downtown Pennsylvania Program.

Eligible projects include building rehabilitation/restoration, sewer projects, water projects, stormwater projects acquisition/demolition of blighted structures, Business District Authority (Act 41) Assistance, restoring commercial building facades, commercial revitalization, site improvements for revitalization strategies.

Who is Eligible Counties, townships, boroughs, home rule municipalities, housing authorities, redevelopment authorities.

Program Use To improve economic opportunity and assist strategic planning and maintain social/economic diversity ensuring productive tax base and good quality of life.

Application Procedure Contact the district DCED office listed below

Where to Apply Pennsylvania Department of Community and Economic Development (DCED)
Bureau of Local Government Services
121 West 10th Street
3rd Floor Rothrock Building
Erie, PA 16501

Contact Person: Mr. Ernie Scutella, Housing & Redevelopment Supervisor
Phone: (814) 871-4241

PENNSYLVANIA Department of Community and Economic Development (DCED)

Program Local Government Capital Projects Loan Program

Types of Assistance Loans

Project Types Facility loans may be used for purchasing, constructing, renovating or rehabilitating municipal buildings. Equipment loans may be used to acquire cars, trucks, backhoe, lifts, sweepers and other types of mechanized vehicles, as well as data processing equipment.

Who is Eligible **Municipalities with populations of 12,000 or less.** Priorities are established for projects that impact upon the health, safety or welfare of the residents of a municipality, involve intergovernmental cooperation or benefit financially disadvantaged municipalities. Low interest loans to municipalities with populations of 12,000 or less to be used for municipal facilities and equipment.

Program Use To provide low interest (two percent) loans to those municipal governments which find conventional loans cost prohibitive. Maximum loans of \$50,000 or 50 percent of the project cost can be provided for building projects; and \$25,000 or 50 percent of the projects cost can be provided for equipment purchases.

Application Procedure Contact the Bureau of Local Government Services, Municipal Programs Division, or the department regional offices listed below. It is anticipated that applications will be received annually between March and April of each year.

Where to Apply

Contact: Brenda Fried
Pennsylvania Department of Community and Economic Development (DCED) Regional Office
Bureau of Local Government Services
Municipal Programs Division
Room 582, Forum Building
Harrisburg, PA 17120-0155
Phone: (717) 783-4657
FAX: (717) 783-1402

Contact: Anthony J. Mottle: Regional Planner
Northwest Regional Office
Third Floor - Rothrock Building
121 West 10th Street
Erie, PA 16501
(814) 871-4241

PENNSYLVANIA Department of Community and Economic Development (DCED)

Program Council of Governments/Intermunicipal Projects Program
(Proposed Shared Services Program)

Types of Assistance Grants

Project Types Projects promoting cooperation between neighboring municipalities and encouraging communities to work together to provide municipal services more efficiently and effectively i.e. shared public facilities operators, water studies, traffic studies, LMI surveys.

Who is Eligible Any group of **two or more municipalities or councils of government. Would have to involve the Borough and at least one other municipality i.e. French Creek. The DPW may be involved but does not count in the enumeration of participating governments.** Grants are limited to a maximum of 50 percent of project costs with a local match. The grantee share may be provided in cash, municipal labor, and other in-kind contributions. The match for personnel projects must be provided in cash. Funding is typically up to 10,000.

Program Use To provide financial aid and incentives to encourage local governments to undertake intermunicipal cooperative efforts

Application Procedure The application period usually opens April or May. Projects should demonstrate innovation and ease of application, efficient use of funds, and local commitment. Projects that effect cost savings or allow municipalities to undertake tasks that they otherwise could not afford are given priority.

Where to Apply Contact: Fred Reddig, Division Chief
Pennsylvania Department of Community and Economic Development (DCED) Regional Office
Bureau of Local Government Services
Municipal Programs Division
Room 582, Forum Building
Harrisburg, PA 17120-0155
Phone: (717) 783-4657
FAX: (717) 234-4560

PENNSYLVANIA Department of Community and Economic Development (DCED)

Program Small Communities Planning Assistance Program (SCPAP)

Types of Assistance Grants

Project Types Comprehensive plans and related plans strategies and update.

Who is Eligible All Pennsylvania boroughs, incorporated towns and townships are eligible, in accordance with Act 179 or 1984, to apply for planning assistance grants with the exception of the following:

- A. Municipalities designated as Federal Entitlement Communities under the CDBG program or those eligible to receive funds through the HUD Urban County CDBG Program.
- B. Borough, towns and township which are identified as entitlement municipalities under the Pennsylvania CDBG Program and which have populations of 10,000 or more based on the 1990 census.

Program Use Grants may be used to develop new or update strategies for, community development, neighborhood revitalization, economic development planning, housing, community conservation planning, or other planning and policy planning management and capacity building activities as eligible under HUD's CDBG regulations.

Application Procedure Applicants must demonstrate that the project will either principally benefit low to moderate income persons and families or aid in the prevention or elimination of slums or blight. The application must be sent to the regional offices listed below.

Where to Apply Pennsylvania Department of Community and Economic Development (DCED) Regional Office

Contact: Anthony J. Mottle: Regional Planner
Northwest Regional Office
Third Floor - Rothrock Building
121 West 10th Street
Erie, PA 16501
(814) 871-4241

PENNSYLVANIA Department of Community and Economic Development (DCED)

Program State Planning Assistance Grant (SPAG) Program

Types of Assistance Grants

Project Types Comprehensive community development plans and plan update, policies or plan components; environmental protection or physical development strategies or special studies to support the planning process; or develop or update ordinances.

Who is Eligible **Counties and municipalities.** Multi-municipal cooperation is encouraged. Financial assistance is available to develop and strengthen community planning and management capabilities. A 50 percent local match is required. The program is subject to state funding availability and projects completion within one year.

Program Use To provide financial aid and incentives to encourage local governments to undertake intermunicipal cooperative efforts

Application Procedure Grant applications are sent to designated department regional offices.

Where to Apply Contact: Anthony J. Mottle: Regional Planner
Northwest Regional Office
Third Floor - Rothrock Building
121 West 10th Street
Erie, PA 16501
(814) 871-4241

PENNSYLVANIA DEPARTMENT OF COMMUNITY AFFAIRS (DCED)

Program Circuit Rider Program

Types of Assistance Grants/Technical Assistance

Project Types Shared professional services i.e. recreation director, public works director.

Who is Eligible Any group of two or more municipalities willing to share the services of full-time employees who serve the same or similar function as the following: municipal managers; police chiefs; public works directors; personnel directors; recreation directors; municipal finance directors; economic development professionals; code enforcement directors; or public safety directors. Circuit Rider employees with other titles, but who perform similar functions as those listed, are also eligible. Basic grants are provided for the first three years of an approved project to employ a full-time shared professional. Maximum funding levels for Circuit Rider projects are based on 75 percent of eligible costs in the first year, 50 percent in the second year, and 25 percent in the third year. Grant funds may be used only to pay salary or wages and the cost of fringe benefits. The remainder of project costs must be provided as a local share. Local matching funds associated with the Circuit Rider Program must be provided in cash, as opposed to material or services.

Program Use To improve the delivery of basic municipal services by sharing key professional personnel by two or more municipalities.

Application Procedure Contact the Bureau of Local Government Services, Municipal Programs Division, or designated department regional offices listed below. The application period usually opens in April or May. Funding decisions are usually made in the Fall.

Where to Apply Contact: Fred Reddig, Division Chief
Pennsylvania Department of Community and Economic Development (DCED)
Bureau of Local Government Services
Municipal Programs Division
Room 582, Forum Building
Harrisburg, PA 17120-0155
Phone: (717) 783-4657
FAX: (717) 234-4560

Contact: Anthony J. Mottle: Regional Planner
Northwest Regional Office
Third Floor - Rothrock Building
121 West 10th Street
Erie, PA 16501
(814) 871-4241

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)

Program Act 537 Sewage Facilities Planning Grants

Types of Assistance Grants for 50% to 85% of eligible costs.

Project Types Act (Act 537) and Act 149 including sewage management plans and programs ie. ordinances.
Funds preparation of a sewerage facilities plans in accordance with the PA Sewage Facilities Act.

Who is Eligible Pennsylvania cities, towns, boroughs, townships, counties and municipal authorities.

Program Use Financial assistance to assist the preparation of official sewage facilities plans and updates to official plans.

Application Procedure Contact the Department of Environmental Protection regional offices listed below.

Where to Apply DEP Regional Office

Contact person: Mr. Dave Milhous
DEP Project Engineer
Northwest Regional Office
3rd Floor
230 Chestnut Street
Meadville, PA 16335
(814) 332-6945

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)

Program Act Act 537 Sewage Enforcement Reimbursement Grants

Types of Assistance Annual grants

Project Type Funds (50% - 80% of the eligible expenses for performing the on-lot sewage system permitting provisions of Section 7 of Act 537, the Sewage Facilities Act). This program is funded by an annual appropriation of state funds.

Who is Eligible Pennsylvania cities, towns, boroughs, townships, counties and other entities created by law and enforcing the Sewage Facilities Act shall receive reimbursement for expenses incurred pursuant to Department regulations.

Program Use Enables applicants to keep the application costs for permits to install new or repair existing on-lot sewage systems at a minimum.

Application Procedure The Department of Environmental Protection maintains a mailing list and sends out applications annually through a mass mailing. Contact DEP to request an application. Applications must be completed and submitted each year by the March 1 deadline for the preceding calendar year eligibility.

Where to Apply Anthony Maisano, Chief
Pennsylvania Department of Environmental Protection
Bureau of Municipal Planning and Finance
Administration Services Section
Post Office Box 8466
Harrisburg, Pennsylvania 17105-8466

Contact Person: Anthony Maisano, Chief
Phone: (717) 787-6744
FAX: (717) 772-5156

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)

Program Act 339 Sewage Treatment Plant Operation Grants

Types of Assistance Annual Grants

Project Types Sewage facilities acquisition/construction/modification. Annual grants equal to two percent of local cost of acquisition or construction of sewage facility. The program is funded by an annual appropriation of state funds.

Who is Eligible Municipalities, public school districts, and municipal authorities that have expended funds to acquire, construct, or modify eligible portions of sewage treatment facilities.

Program Use To improve the delivery of basic municipal services by sharing key professional personnel by two or more municipalities.

Application Procedure The Department of Environmental Protection sends our applications annually. Contact DEP to request an application. Applications are usually required to be submitted each year by the January 31 deadline for the preceding calendar year eligibility.

Where to Apply Contact: Anthony Maisano, Chief
Pennsylvania Department of Environmental Protection
Bureau of Municipal Planning and Finance
Administration Services Section
Post Office Box 8466
Harrisburg, PA 17105-8466
Phone: (717) 787-6744
FAX: (717) 772-5156

PENNSYLVANIA INFRASTRUCTURE INVESTMENT AUTHORITY (PENNVEST)

Program Individual On-Lot Sewage Disposal Systems Program

Types of Assistance Low interest loans at 1% up to 15 years.

Project Types On-lot sewage disposal system costs for repair/replacement

Who is Eligible Owners of individual on-lot sewage disposal systems if the owner occupies the single family residential housing unit serviced by the system and if the owners family income does not exceed 150 percent of the statewide median household income, adjusted for inflation. Loans vary between \$1,500 and \$15,000.

Program Use This program is a cooperative effort amount PENNVEST, the Pennsylvania Housing Finance Agency (PHFA), the Department of Environmental Protection (DEP), and local financial institutions to provide funding to address the public health and environmental needs which result from malfunctioning on-lot systems in areas where public collection and treatment facilities are not practical in the immediate future. Eligible costs include all testing, design, permits, and construction costs associated with the repair, rehabilitation, improvement, expansion or replacement of an existing individual on-lot sewage disposal system.

Application Procedure An applicant shall first obtain a valid permit and attachment from the local Sewage Enforcement Officer having jurisdiction for the municipality in which the proposed project is located. The applicant then obtains at least three independent bids, and submit an application to a local financial institution participating in the program.

Where to Apply The PENNVEST Board of Directors authorized development and implementation of this program at their July 20, 1994 meeting. To obtain application forms and lists of participating local financial institutions, please contact he Pennsylvania Housing Finance Authority at 1-800-822-1174.1 To be placed on a mailing list to receive more information, please contact:

Pennsylvania Infrastructure Investment Authority
22 South Third Street
Harrisburg, PA 17101
Phone: (717) 787-8137
FAX: (717) 787-0804

Contact Person: Brian Johnson - Region 1 Project Specialist
(717) 783-4490

PENNSYLVANIA INFRASTRUCTURE INVESTMENT AUTHORITY (PENNVEST)

Program Act Construction Loan Program

Types of Assistance Low interest loans and Supplemental Grants

Project Type Drinking water, stormwater and wastewater projects, including industrial wastewater systems.

Who is Eligible **Municipalities, authorities, and some private entities** are eligible for drinking water and wastewater project funding. **Municipalities and other governmental units** implementing stormwater ordinances and counties with Act 167 plans in place are eligible for stormwater project funding.

PENNVEST may finance up to 100% of eligible project costs. The project cap of \$11 million per project. This cap is increased to \$20 million if more than one municipality is served. This cap can be exceeded with Authority approval if four or more communities are served. The Authority may require the applicant to participate in financing when it is determined that the applicant has the financial capability.

Most of the loans have a term of 20 years and carry fixed interest rates ranging from 1% to 6%.

Program Use Assistance is available for construction, improvement, expansion, extension, acquisition, repair or rehabilitation of any facility or system for the collection and treatment, of wastewater, including industrial wastewater, or for the supply, treatment, filtration, storage, or distribution of drinking water. Stormwater control projects include work to eliminate storm water flooding (no in-stream projects), such as new systems, upgrade of existing systems, culverts/enclosures, detention and retention basins, sanitary and storm sewer separation, sanitary sewer infiltration, best management practices for non-point source pollution, and projects required for compliance with NPDES permits or state/federal compliance orders. Eligible costs include, construction, project design and engineering, administration, permit fees, legal fees, acquisition of property rights, necessary equipment, and interest during construction.

Application Procedure Contact the Pennsylvania Infrastructure Investment Authority to obtain an application. PENNVEST Board meetings are held several times each year.

Where to Apply Pennsylvania Infrastructure Investment Authority
22 South Third Street
Harrisburg, Pennsylvania 17101
Phone: (717) 787-8137
FAX: (717) 787-0804

Contact person: Brian Johnson - Region 1 Project Specialist
(717) 783-4490

PENNSYLVANIA INFRASTRUCTURE INVESTMENT AUTHORITY (PENNVEST)

Program Act Advance Funding Program

Types of Assistance Low interest loans feasibility studies.
Supplemental Grants

Project Type Drinking water feasibility studies/stormwater management studies, and the design and engineering of drinking water or stormwater management systems.

Who is Eligible Current/prospective owner/operator of any drinking water or wastewater system, public or private, or any governmental unit which owns/operators stormwater management system. The financial capability standards used for advance funding are more stringent than those used for construction funding. If advance funding is readily available locally at a reasonable cost, an advance funding loan is unlikely to be made available by PENNVEST.

Program Use To aid providers and prospective providers of water, wastewater and stormwater control service to finance the costs of the tasks required to apply for a PENNVEST construction loan.

Advance funding is primarily in the form of low interest loans for a 5 year term. Grants are possible, but very limited.

Application Procedure Application forms can be obtained from the PENNVEST office. A preliminary planning consultation with DEP is required.

Where to Apply Pennsylvania Infrastructure Investment Authority
22 South Third Street
Harrisburg, Pennsylvania 17101
Phone: (717) 787-8137
FAX: (717) 787-0804

Contact person: Brian Johnson - Region 1 Project Specialist
(717) 783-4490

**RURAL ECONOMIC AND COMMUNITY DEVELOPMENT
(Formerly Farmer's Home Administration)**

Program Water and Waste Disposal Grants and Loans (Program #10.760)

Types of Assistance Grants
Direct Loans

Project Types Sewer/Water Facilities

Who is Eligible **Municipalities, municipal authorities, counties, non-profit organizations and community action agencies.**
Population restriction is 10,000 people per community. Priority is given to rural communities with population of 5,000 or fewer people.

Rural Economic and Community Development is primarily a loan agency with supplemental grant money used at the discretion of Rural Economic and Community Development to maintain the water and sewer rates charged to the system users at reasonable levels. Interest rates are determined by the median income of the community and are classified as poverty, intermediate or market rates. Poverty classification is based on median household income equal or less than \$25,198, based on the 1990 census.

Program Use Acquisition of a water supply, water or waste water construction or improvement projects including legal and administrative fees, engineering fees, equipment costs relating to the project and all construction costs.

Application Procedure Contact the District Office listed below.

Where to Apply Rural Economic and Community Development County Office

Contact person: Pennwood Building
R.D. 2, Box 108
Franklin, PA 16323-4220
Telephone: (814) 437-3642
FAX: (814) 432-5753
District Office: District 1
P.O. Box 599
1345 Conneaut Lake Road
Meadville, PA 16335-0599
Telephone: (814) 336-6155 or 6156
FAX: (814) 337-0294

**RURAL ECONOMIC AND COMMUNITY DEVELOPMENT
(Formerly Farmer's Home Administration)**

Program Home Ownership Loans (Program #502 and #504)

Types of Assistance Low-interest loans and interested subsidies

Project Types Sewer/Water Facilities (including connection fees)

Who is Eligible Individuals of low or very low income living in Rural Economic and Community Development served areas in need of housing rehabilitation and unable to obtain affordable credit elsewhere.

Program Use Building or rehabilitation of a dwelling by providing a water supply and/or sewage disposal facility. modernizing kitchen/bathrooms, developing a drinking water well, connecting to a community water system.

Application Procedure Contact the County Office listed below to schedule an interview. The county supervisor will arrange a property inspection.

Where to Apply Rural Economic and Community Development County Office

Contact person: Pennwood Building
R.D. 2, Box 108
Franklin, PA 16323-9220
Telephone: (814) 437-3642
FAX: (814) 432-5753

District Office: District 1
P.O. Box 599
1345 Conneaut Lake Road
Meadville, PA 16335-0599
Telephone: (814) 336-6155 or 6156
FAX: (814) 337-0294

**RURAL ECONOMIC AND COMMUNITY DEVELOPMENT
(Formerly Farmer's Home Administration)**

Program Rural Rental Housing Loans (Section 515)

Types of Assistance Loans

Project Types Low/Moderate Income (LMI) housing

Who is Eligible Individuals, groups, organizations, corporations, authorities or associations who have had the ability and intention to maintain and operate the housing for the purpose of which the loan is made. Eligible applicants need to have economically designed/constructed rental housing for LMI tenants.

Program Use Building or rehabilitation of an apartment complex to provide safe, sanitary and affordable housing to low-moderate income tenants in rural areas.

Application Procedure Contact the District Office listed below

Where to Apply Rural Economic and Community Development District Offices

Contact person: Pennwood Building
R.D. 2, Box 108
Franklin, PA 16323-9220
Telephone: (814) 437-3642
FAX: (814) 432-5753

District Office: District 1
P.O. Box 599
1345 Conneaut Lake Road
Meadville, PA 16335-0599
Telephone: (814) 336-6155 or 6156
FAX: (814) 337-0294

PENNSYLVANIA DEPARTMENT OF COMMERCE (DOC)

Program Infrastructure Development Program (IDP)

Types of Assistance Grants and loans

Project Types Installation of specific infrastructure improvements necessary to complement industrial investment by private companies which increase Pennsylvania's share of domestic and international commerce and create new jobs.

Who is Eligible Eligible sponsors include local governments (boroughs, townships and cities), councils of governments, municipal authorities and redevelopment authorities. Eligible private businesses include agricultural, industrial and manufacturing businesses and research development enterprises.

Individual grants and loans may not exceed \$1,250,000. Interest rates are determined by the Department of Commerce, loan term shall be no greater than 20 years. Eligible costs include construction, site clearance, demolition, engineering and design expenses, legal costs and administration expenses.

Program Use Construction, expansion, improvement and rehabilitation is limited to: drainage systems, energy facilities, fire and safety facilities, transportation facilities, water systems and waste disposal facilities. Infrastructure improvement projects must be necessary for the operation of an eligible business or businesses at a specific job-generating site to be eligible. The infrastructure improvement must net one new full-time job (at the specific job site) within three years for every \$15,000 loaned or granted. The private business must be providing \$2 in investment for every \$1 in IDP funding.

Application Procedure Eligible sponsor provides a letter requesting application along with a letter of intent from the private business to Pennsylvania Department of Commerce. If project is determined eligible, application material will be sent. Completed applications are usually processed within thirty days of receipt.

Where to Apply Contact: Theodore P. Knorr, Supervisor
Pennsylvania Department of Commerce
Bureau of Grants
Room 494, Forum Building
Harrisburg, PA 17120
Phone: (717) 787-7120
FAX: (717) 234-4560

PENNSYLVANIA DEPARTMENT OF COMMERCE (DOC)

Program Community Facilities Grant

Types of Assistance Grants

Project Types Needed public facilities to strengthen income producing capability, improve health and safety and alleviate financial hardship of the community, i.e. sewer/water.

Who is Eligible Any Pennsylvania borough, township or city with a population of 12,000 or fewer people, and Municipal and County Authorities serving eligible municipalities. For projects serving more than one municipality, the total population served by the project may not exceed 12,000.

Program Use Construction, rehabilitation, expansion or improvement of water system facilities. Sanitary sewage collection and conveyance facilities and excluding sewage treatment facilities and storm sewers. Access roads to serve a public water or sanitary sewer facility are included.

Application Procedure A letter of intent to Bureau of Business Financing is usually required by April 15th. Applications are usually required by May 1st. Funding decisions are usually reached by July 31st.

Where to Apply Theodore P. Knorr, Supervisor
Pennsylvania Department of Commerce
Bureau of Grants
Room 494, Forum Building
Harrisburg, PA 17120
Phone: (717) 787-7120
FAX: (717) 234-4560

Contact Person: Theodore P. Knorr, Supervisor

PENNSYLVANIA DEPARTMENT OF COMMERCE (DOC)

Program Site Development Grant

Types of Assistance Grants

Project Types Installation of water facilities, pumping stations, distribution and water treatment facilities, sanitary sewage lines, channel realignment and access roads.

Who is Eligible Any Pennsylvania Municipality, Non-profit Industrial Development Agency or State Agency which will serve an industrial or tourist site.

Program Use To increase industrial employment encouraging the industrial growth of the Commonwealth. Maximum grants may be for \$50,000 or 50% of eligible project costs, whichever is less. Eligible costs include construction, engineering and legal costs (relating to construction). Some municipalities are eligible for maximum grants of up to \$70,000 or 50% of total eligible project costs, whichever is less.

Application Procedure A letter of intent to Bureau of Grants is usually required by April 15th. Applications are usually required by May 1st.

Where to Apply Theodore P. Knorr, Supervisor
Pennsylvania Department of Commerce
Bureau of Grants
Room 494, Forum Building
Harrisburg, PA 17120
Phone: (717) 787-7120
FAX: (717) 234-4560

Contact Person: Theodore P. Knorr, Supervisor
Phone: (717) 787-7120
FAX: (717) 234-4560

PENNSYLVANIA DEPARTMENT OF COMMERCE (DOC)

Program Appalachian Regional Development Supplemental Grant

Types of Assistance Grants

Project Types Construction tied into regional growth.

Who is Eligible **Communities within the Appalachian Local Development Districts.** Municipalities, municipal authorities, school districts, planning commissions, or public, or private non-profit organizations. There are no size or income restrictions. The bulk of funds available to Pennsylvania recipients are used to support enterprise development in Pennsylvania's seven Appalachian Local Development Districts.

Program Use Construction of water systems, sewer systems and treatment plants. Eligible costs include construction, project design and engineering costs, and all legal and administrative fees.

Application Procedure Contact the Office of Small Business or the Appalachian Local Development District listed below.

Where to Apply Martha Lester Harris, Deputy Secretary of Trade, Technology and Economic Development
Pennsylvania Department of Commerce
Bureau of Small Business and Appalachian Development
Office of Small Business
Room 462, Forum Building
Harrisburg, PA 17120
Phone: (717) 783-5033
FAX: (717) 783-4560

Contact: Northwest Pennsylvania
Regional Planning and Development Commission
614 Eleventh Street
Franklin, PA 16323
(814) 437-3024

**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES (DCNR)
BUREAU OF RECREATION AND CONSERVATION
KEYSTONE RECREATION, PARK, AND CONSERVATION FUND**

Program Act Community Grant Program

Types of Assistance Grants

Project Type Indoor/outdoor recreation facilities, walks, comfort stations, landscaping, park rehabilitation/development, land acquisition for public parks, recreation, or conservation small community projects for populations under 5000, plans, masterplans, studies

Who is Eligible Counties, cities, boroughs, incorporated towns, townships, home rule municipalities, authorities, council of governments.

Program Use Funds up to 50% of eligible costs or approved grant amount, whichever is less. For recreational or conservation projects, encourages intergovernmental cooperation and economic revitalization.

Application Procedure Order the grant application package from DCNR. Applications are usually due in February.

Where to Apply Department of Conservation and Natural Resources
Bureau of Recreation and Conservation
555 Forum Building
Harrisburg, PA 17120
Phone: (717) 787-7672

Regional Office: Northwest Regional Office
Third Floor - Rothrock Building
121 West 10th Street
Erie, PA 16501
Phone: (814) 871-4241

Contact: Norma L. Kline, Recreation and Park Advisor

**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES (DCNR)
BUREAU OF FORESTRY**

Program Forest Stewardship Incentive Program

Types of Assistance Grant

Project Type Financial assistance to develop/implement forest management plans

Who is Eligible Landowners owning at least five (5) acres of forestland

Program Use Funds up to 75% of eligible costs.

Application Procedure Order the grant application package from DCNR.

Where to Apply Department of Conservation and Natural Resources
Bureau of Forestry
Division of Forest Advisory Services
P.O. Box 8552
Harrisburg, PA 17120-8552
Phone: (717) 787-2105

Contact: Ellen Roane, Program Coordinator

U.S. DEPARTMENT OF AGRICULTURE FOREST SERVICE

| | |
|------------------------------|---|
| Program | National Timber Bridge Initiative Grant Program |
| Types of Assistance | Grant |
| Project Types | Timber bridges (vehicular, pedestrians, commercialization) |
| Who is Eligible | Persons with authority to expend funds such as County Commissioners, Town Managers, Selectmen |
| Program Use | Provide a 1:1 match with awards varying between \$10,000 and \$50,000 for timber bridge construction. Projects include such as tourism and railroad infrastructure and portable timber bridges for stewardship management programs. |
| Application Procedure | Contact the forest service at the address listed below. The program opens in October with applications usually accepted until December 1st. Applications are usually evaluated in January. |
| Where to Apply | Local Timber Bridge Coordinator Mr. Edward T. Cesa U.S. D.A. Forest Service Northeastern Area State and Private Forestry 180 Canfield Street Morgantown, WV 26505 Telephone: (304) 285-1530 |

DEPARTMENT OF AGRICULTURE

Program Agricultural Areas Security Law

Types of Assistance Service

Project Types Forming agricultural security areas, a minimum size of 500 acres (combined), in any one or more municipalities.

Who is Eligible Farmers, land owners, local elected officials.

Program Use To protect farmers from government actions that would discourage farming. Enables farmers in security areas to be potentially eligible for programs where development rights are purchased from the farm owners by the County and State on a long term basis to keep land in agricultural use if other eligibility criteria are met.

Application Procedure For more information contact the Pennsylvania Department of Agriculture. Application deadlines are June 1 of each year.

Where to Apply Mr. Fred Wertz, Director
Department of Agriculture
Bureau of Farmland Protection
Room 404, 2301 North Cameron Street
Harrisburg, PA 17110
Telephone: (717) 783-3167

DEPARTMENT OF AGRICULTURE

Program Clean and Green

Types of Assistance Service

Project Types Agricultural preservation

Who is Eligible Land owners of farms, forests, open space

Program Use Encourage preservation of farms, forests, and open spaces by preferential real estate property assessment and taxes.

Application Procedure Contact Bureau of Farmland Protection

Where to Apply Mr. Fred Wertz, Director
Department of Agriculture
Bureau of Farmland Protection
Room 404, 2301 North Cameron Street
Harrisburg, PA 17110
Telephone: (717) 783-3167

U.S.D.A. FOREST SERVICE

Program Wild and Scenic Rivers Program

Types of Assistance Technical Assistance and Plan Development

Project Types Management Plan for river corridor

Who is Eligible Areas designated for program

Program Use Federal Program administered by the Forest Service to protect designated water courses that have a wild or scenic values.

Application Procedure Contact the USDA Forest Service for more information.

Where to Apply Contact Mr. Lionel Lemery, Coordinator
U.S.D.A. Forest Service
P.O. Box 847
Warren, PA 16307

U.S. DEPARTMENT OF AGRICULTURE

Program Agricultural Technology Loan Program

Types of Assistance Loan

Project Types Increase agricultural productivity

Who is Eligible Persons producing farm products for profit

Program Use Provide a loan match with awards varying for machinery/equipment purchase in connection with farm operations or associated buildings.

Application Procedure Contact the Bureau of Agricultural Development at the address listed below. The program opens in October with applications usually accepted until December.

Where to Apply Bureau of Agricultural Development Director
Chris Herr T. Cesa
PA Department of Agriculture
2301 North Cameron Street
Harrisburg, PA 17110-9408
Telephone: (717) 783-8460

U.S. DEPARTMENT OF AGRICULTURE

Program Agricultural Conservation Program

Types of Assistance Grant

Project Types Funds Conservation protection to benefit land and environmental quality.

Who is Eligible Farms and municipalities producing agricultural products

Program Use Provides up to \$3,500/person/year on up to 75% of costs, whichever is less for conservation practices.

Application Procedure Contact the USDA at the address listed below.

Where to Apply Mr. Rex Wright, Conservation Program Specialist
U.S.D.A., ASCS
Pennsylvania State ASCS Office
Suite 320
One Credit Union Place
Harrisburg, PA 17110-2994
Telephone: (717) 782-4547

U.S. DEPARTMENT OF AGRICULTURE

Program Resource Conservation and Development

Types of Assistance Technical

Project Types Assist rural communities if economic improvement through proper use/development of natural resources.

Who is Eligible Counties/Municipalities

Program Use Varies by project type.

Application Procedure Contact the USDA at the address listed below.

Where to Apply Ms. Sylvia Rainford, Public Affairs Specialist
U.S.D.A., SCS, Suite 340
One Credit Union Place
Harrisburg, PA 17110-2993
Telephone: (717)782-2290

NATIONAL PARK SERVICE

Program Certified Local Government Program

Types of Assistance Grants

Project Types Historic preservation activities

Who is Eligible Pennsylvania municipalities and counties

Program Use To fund historic preservation initiatives. Certification requirements are stringent. A community should only apply if genuinely interested in historic preservation.

Application Procedure Interested local governments must first become certified in historic preservation by the National Park Service. Upon certification, they may compete for periodically available grants offered by the Pennsylvania State Historic Preservation Office.

Where to Apply National Park Service
Contact: Mid-Atlantic Region
National Park Service
600 Arch Street
Philadelphia, PA 19106

PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES (DGS)

Program Federal Surplus Property Donation Program

Types of Assistance Distribution of surplus federal personal property and equipment.

Project Types Equipment purchasing

Who is Eligible Nonprofit, tax exempt organizations, institutions and local governments.

Program Use Purchase of property to be using within 12 months or acquisition for a period no less than 12 months, including maintenance equipment, hand tools, lawnmowers, paint, snow blowers, vehicles, heavy equipment, vehicle accessories, office equipment and supplies, copiers, and FAX machines. Extensive resources are available to locate specific items upon request. If an item is not in stock, the division will look specifically for an item.

Application Procedure The agency must provide information to update its file upon request. Interested agencies should write or call for an application and information packet. Once determined to be eligible, the agency is placed on a mailing list to receive newsletters listing available property. The agency can also call the warehouse directly to find out the property which may be available. Flyers are mailed on heavily stocked items.

Where to Apply DEP Regional Office

Contact person: Mr. Scott Pepperman, Administrative Office
Federal Surplus Property Division
Bureau of Supplies and Surplus Operations
Pennsylvania Department of General Services
Post Office Box 1365
Harrisburg, PA 17105-1365
Phone: (717) 787-9724
FAX: (717) 772-2491

PRIVATE FOUNDATIONS

Program Private Foundations

Types of Assistance Grants

Project Types Varies

Who is Eligible Varies

Program Use Private foundations provide support for a wide variety of public benefit projects. Some foundations provide funding for environmental infrastructure projects, or studies which lead to improvements in public health, public safety and environmental protection.

Application Procedure Varies by foundations. Contact the individual foundation to determine eligibility and application procedures.

Where to Obtain More information There are several sources for information on foundations and their programs including the Foundation Reported published by The Taft Group, and the Directory of Pennsylvania Foundations, published by Triadvocates Press in cooperation with the Free Library of Philadelphia. Many libraries have these publications.

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES (DCNR)

Program Keystone Recreation, Park, and Conservation Fund
Community Grants Program, Land Trust Grant Program, Pennsylvania Heritage Parks Program.

Types of Assistance Grants

Project Types Park rehabilitation/development. Land acquisition for public recreation/conservation, indoor recreation facilities renovation, recreation/parks/open space needs and feasibility studies.

Who is Eligible Any County, Borough, Incorporated Town, Township, home rule municipality, or any official agency created by units of government under the laws of the Commonwealth of Pennsylvania i.e. Authorities, Recreation boards or commissions, community service action agencies and other non-profit groups or organizations, and school districts are not directly eligible for grant assistance, but may cooperate with local municipalities on a voluntary basis to benefit from a grant.

Program Use Park Rehabilitation and Development Projects; acquisition of land for new areas; inholdings or preservation of natural areas and open space resources such as wetlands, flood plains and greenways; rehabilitation and development of basic outdoor park and recreation facilities and minor indoor recreation facility renovations; studies of recreation, park and open space resources and needs; feasibility studies; natural areas inventories; master site development plans; greenways, rails-to-trails, river corridor management studies, and the like

Application Procedure Contact the DCNR office listed below.

Where to Apply Department of Conservation and Natural Resources
Bureau of Recreation and Conservation
555 Forum Building
Harrisburg, PA 17120

PENNSYLVANIA HOUSING FINANCE AGENCY

Program First time home buyers.

Types of Assistance Reduced interest and down payment

Project Types New construction and existing homes.

Who is Eligible First time home buyers.

Program Use Privately funded and administered by local lending institutions.

Application Procedure Contact Area Lending Institutions.

Where to Apply Individuals should contact local banks for more information. This program varies with each lending institution.

VENANGO COUNTY HOUSING AUTHORITY (VCHA)

Program Rental Assistance.

Types of Assistance Rent subsidy based on income

Project Types Very Low Income Housing and Elderly Housing.

Who is Eligible Very low income persons and elderly

Program Use Federal Program administered by VCHA for housing to benefit very low income and elderly persons.

Application Procedure Contact the Venango County Housing Authority for more information.

Where to Apply Contact: Mr. Edwin Evans, Director
Venango County Housing Authority
P.O. Box 988
Oil City, PA 16301

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

Program Transportation Enhancements Program

Types of Assistance Grant - Reimbursement

Project Types Facilities for pedestrians and bicycles; acquisition or scenic or historic sites; scenic or historic highway programs; scenic beautification; historic preservation; rehabilitation of historic transportation buildings; preservation of abandoned railways; control and removal of outdoor advertising; archeological research; and mitigation of water pollution due to highway runoff.

Who is Eligible Not limited

Program Use Integrate transportation facilities into their surrounding communities and the natural environment. The program money is used to plant wildflowers, renovate historic bridges and markers, make rails-to-trails conversions, provide pedestrian access, and for historic preservation. All projects must have a direct relationship to transportation.

Application Procedure Contact the PA Department of Transportation at the address listed below. The department provides up to 80 percent in federal funding for an approved project. A local match, normally 20 percent, is provided by the municipality or organization working through a municipality. The Transportation Enhancement Advisory Committee, composed of representatives of groups, agencies and grassroots organizations, selects projects that the department will fund.

Where to Apply Pennsylvania Department of Transportation (PennDOT),
Center for Program Development and Management
Ron Myers, Program Coordinator
917 Transportation & Safety Building
Harrisburg, PA 17120
PHONE: (717) 783-2258

APPENDIX B

CHERRYTREE TOWNSHIP

R.D. 3, Box 44

Titusville, PA 16354

(814) 827-1078

Summary of a Township-Wide Survey

on

*"Community and Land Use Issues Important to
the Future of Cherrytree Township"*

SEPTEMBER 1996

Background

A community survey of Cherrytree Township residents was conducted to provide residents the opportunity to identify and rate issues important to the future of the Township. The survey results can assist the Township and its planning commission in focusing on and addressing issues that residents feel are important in guiding the decision making process and actions of Cherrytree Township.

A news release inviting Cherrytree residents to participate in the survey was printed in local newspapers on September 7, 1996. A follow up was released on Saturday, September 14. Residents were asked to contribute views to be considered in development of the Comprehensive Plan. Twenty six (26) completed surveys were returned. Responses included 26 households and a population of 70 persons, averaging 2.7 persons/household.

The survey sought community input on the following subjects:

- Census and Demographic Information
- Role of Government in Planning and Management of Growth
- General Attitudes on Land Use and Growth
- Residential Development and Housing Attitudes
- Open Space, Environment, and Recreation Attitudes
- Public Water/Sewer (infrastructure) and Environmental Attitudes
- Commercial and Industrial Growth
- Attitudes Concerning Government Services and Support Facilities

Space was provided for comments and to address additional issues important to the individual completing the survey.

Summary of Responses

Census and Demographic Information

The usefulness of demographic information in this survey is limited by the small response to the survey. The information indicates only information on "responding population:

Of the respondents, 38.5% were returned individuals, 30.5% work outside of Cherrytree Township, 23% work inside of the Township municipal boundaries. Of the 23% that work inside of the Township boundaries, one half (11.5%) work at home.

Of the respondents, 92% were home owners of single family homes, and 8% were renters of single family homes.

Role of Government in Planning and Management of Growth

Most agree in an active role in government, but would like an open house once a year to discuss and exchange ideas. Developers should assume the cost and liability of development.

General Attitudes on Land Use and Growth

Most agree that future development and growth of the Township should be controlled and well planned while agriculture, open space and environmental quality are preserved. Most residents anticipate the growth rate to be the same as the current rate, but would prefer a faster rate for residential, commercial, and industrial development.

Residential Development and Housing Attitudes

Slightly more than half of respondents agree that planned residential developments (PRD's) should generally be permitted within the Township with particular and equal emphasis on available retirement and single family housing.

Open Space, Environment, and Recreation Attitudes

Most agree that the environment should be a consideration when development is proposed. Conflictingly, slightly more persons indicated that wetland habitats should not be considered as an important environmental consideration. Generally, it was indicated that recreational opportunities are adequate with the Township, most interest appears to be in increasing youth and elderly recreation centers without an increase in taxes. Most respondents included that environmental quality (air, water, soil), is satisfactory and should be maintained.

Public Water/Sewer (Infrastructure) and Environmental Attitudes

Residents are served primarily by water wells (81%) and feel that it is adequate for their needs. Over half of respondents indicated that treatment was necessary for their individual water supply for iron, sulphur, hardness, or sediment control. If the Township provided public water, respondents felt that they should negotiate with Titusville, provided that the cost was reasonable to residents. Most feel public water is not necessary, yet most feel the Township should pursue a water study.

Most respondents do not welcome the idea of public sewers in the Township. Most currently rely on conventional on-lot sewage disposal system. Most reported regular maintenance (pumping) of their individual systems. Nineteen percent indicated malfunctions varying from seldom to frequent. Most feel that any future public sewer should be funded by developers and State government.

Commercial and Industrial Growth

Industrial development should be encouraged, most of the residents feel, that a shopping center is not needed.

Attitudes Concerning Government Services and Support Facilities

Interest in service and support facilities in the Township favored youth and senior centers and programs. Most felt the facilities were generally not needed within the Township, however. Of the priorities for Township services, police force and road improvements, ranked highest. The next priority was public sewers, ambulance, public transportation, and water. The road considered most important to respondents for widening/improvement is Route 8. Others indicated included SR 0417 and SR 0027, Township Routes Miller Farm Road, Lamey Road (T-518), Turkey Farm Road (T-633), Cherrytree Road (T-540, and the Gresham Depseytown Road (T-302). Low priority was given to parks and traffic signals.

Other

Interest was indicated in recycling and preservation of Cherrytree Township's rural character.

Summary

Many important issues were identified by the survey participants. The survey has given residents an opportunity to prioritize issues of concern in the Township which seem to focus on rural/environmental preservation and rural improvements. Individuals reading this report will have to determine their own priorities, and more importantly, take part in community discussions and studies relating to the issues. Issues can be addressed if people take an interest and become involved in planning for and implementing programs to tackle the issues.

APPENDIX C

COMPREHENSIVE PLAN

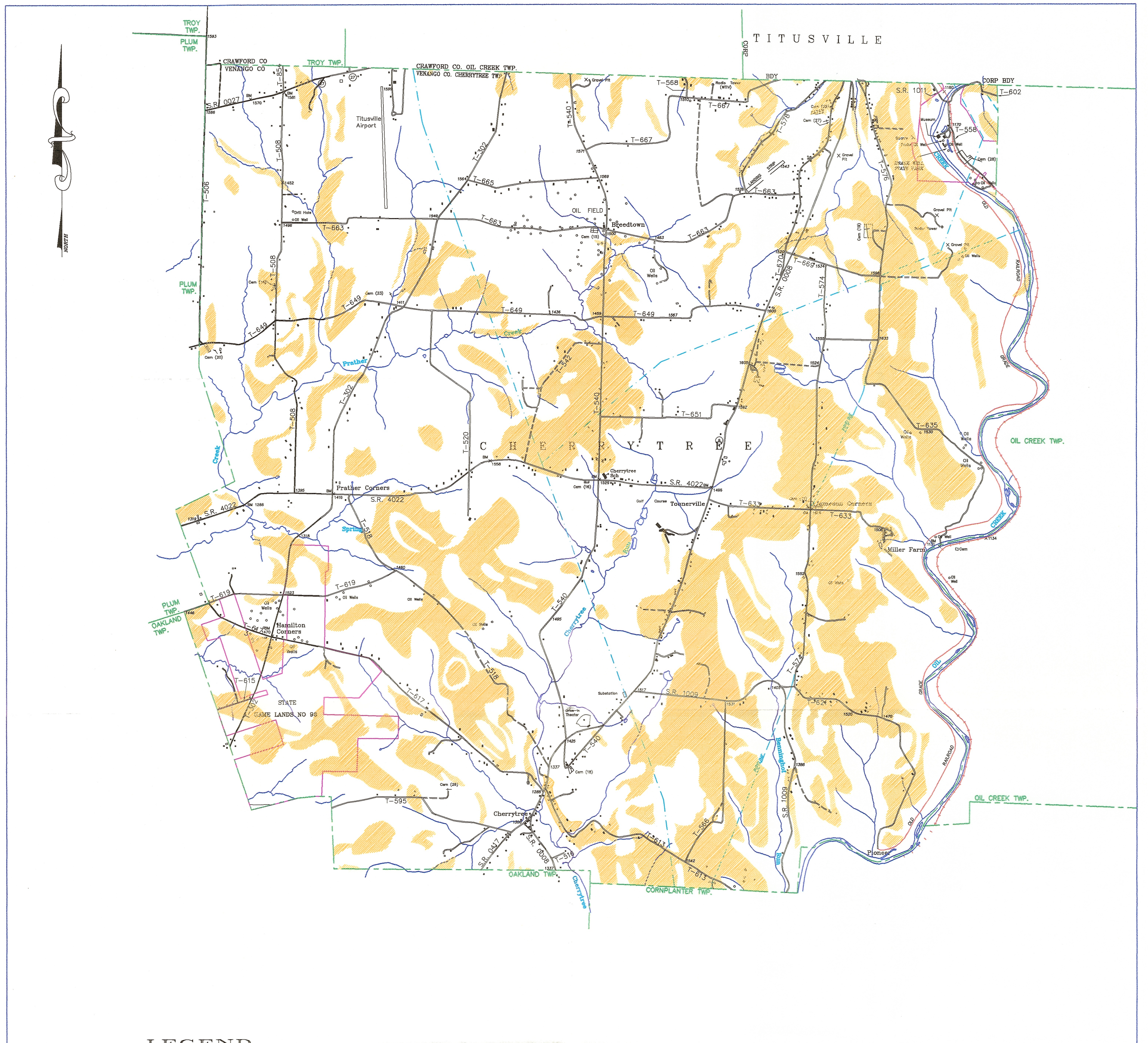
Comprehensive plans are legal documents. The content of a comprehensive plan is regulated by the Pennsylvania Municipalities Planning Code. In order to assure conformity to the State Planning Code, a relevant portion of Article III, Comprehensive Plans, outlining the minimum basis elements to be included is reproduced below:

Section 301. Preparation of Comprehensive Plan. --(a) The comprehensive plan, consisting of maps, charts and textual matter, shall include, but need not be limited to, the following related basic elements:

1. A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may also serve as a statement of community development objectives as provided in Section 606.
2. A plan for land use, which may include provision for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses.
 - 2.1 A plan 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.
3. A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.
4. A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.
 - 4.1 A statement of the interrelationships among the various plan components, which may include an estimated of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.
 - 4.2 A discussion of short and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.

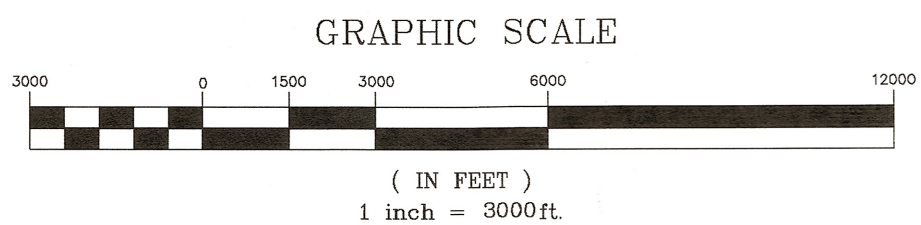
5. A statement indicating the relationship of the existing and proposed development and plans in contiguous municipalities, to the objectives and plans for development in the county of which it is a part, and to regional trends.

The remainder of this document can be found in the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended by Act 170 of 1988).



LEGEND

- SOILS WITH MODERATE LIMITATIONS FOR ON-LOT SEWAGE DISPOSAL
- SOILS WITH SEVERE LIMITATIONS FOR ON-LOT SEWAGE DISPOSAL



GENERAL ENGINEERING, INC.
 An
EADS
 Group Co.

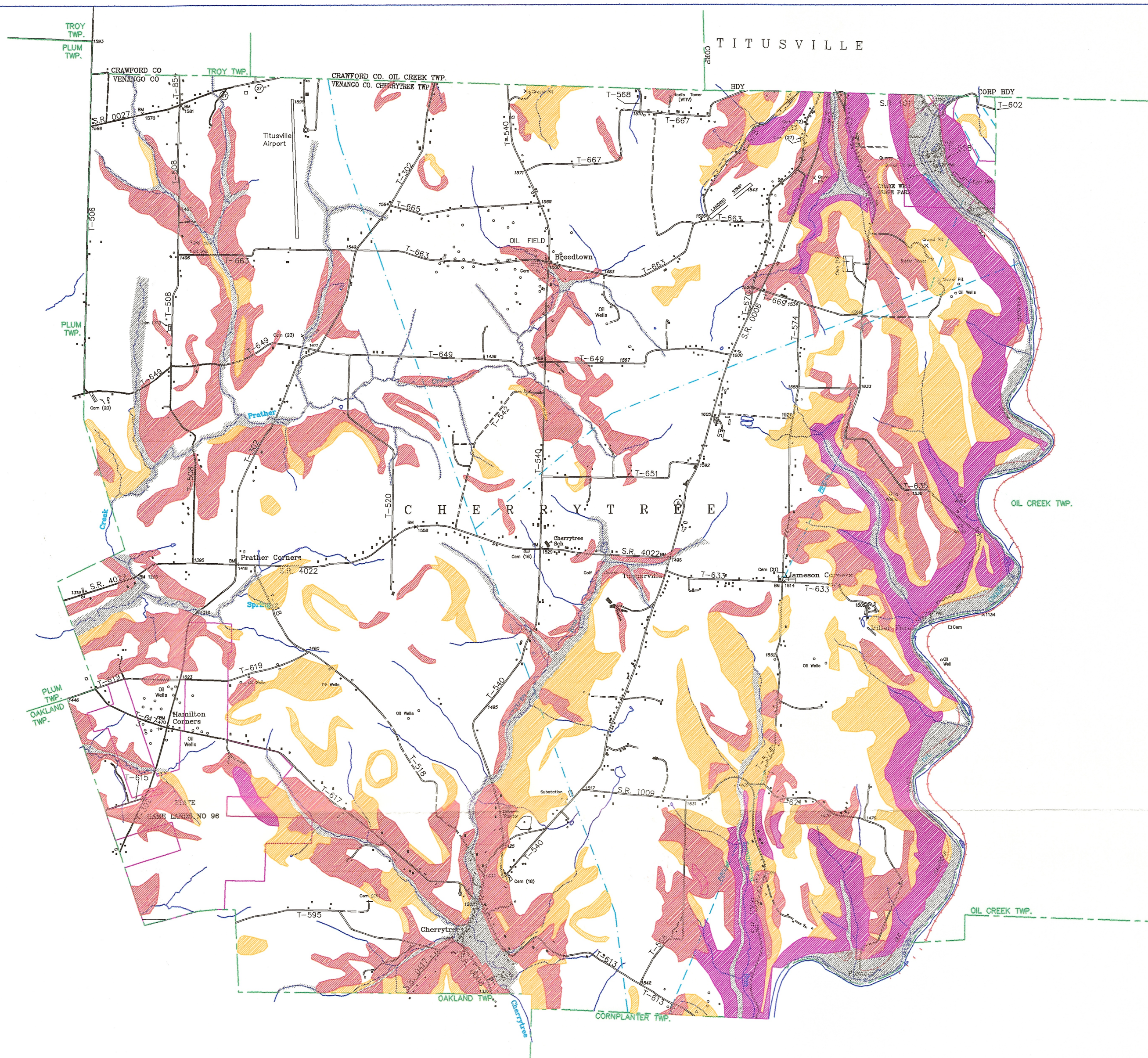
RD #3, BOX 52 P.O. BOX 684 CLARION, PA 16214
 PHONE: (814) 764-5050 FAX: (814) 764-5055

DRAWING: CHERRY.DWG

DATE: 12-05-96

CHERRYTREE TOWNSHIP
 COMPREHENSIVE PLAN

SOIL LIMITATIONS FOR ON-LOT SEWAGE DISPOSAL



LEGEND

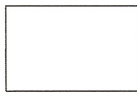




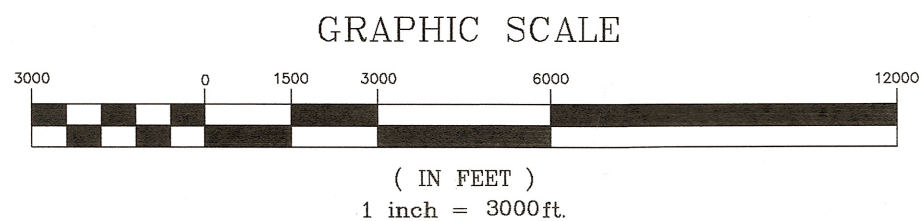
-  0 - 8% SLOPES
-  8 - 15% SLOPES
-  15 - 25% SLOPES
-  25 - 80% SLOPES
-  VARIABLE SLOPES (STREAM BANKS)

EXHIBIT 2

PAGE 1-4A



GENERAL ENGINEERING, INC.

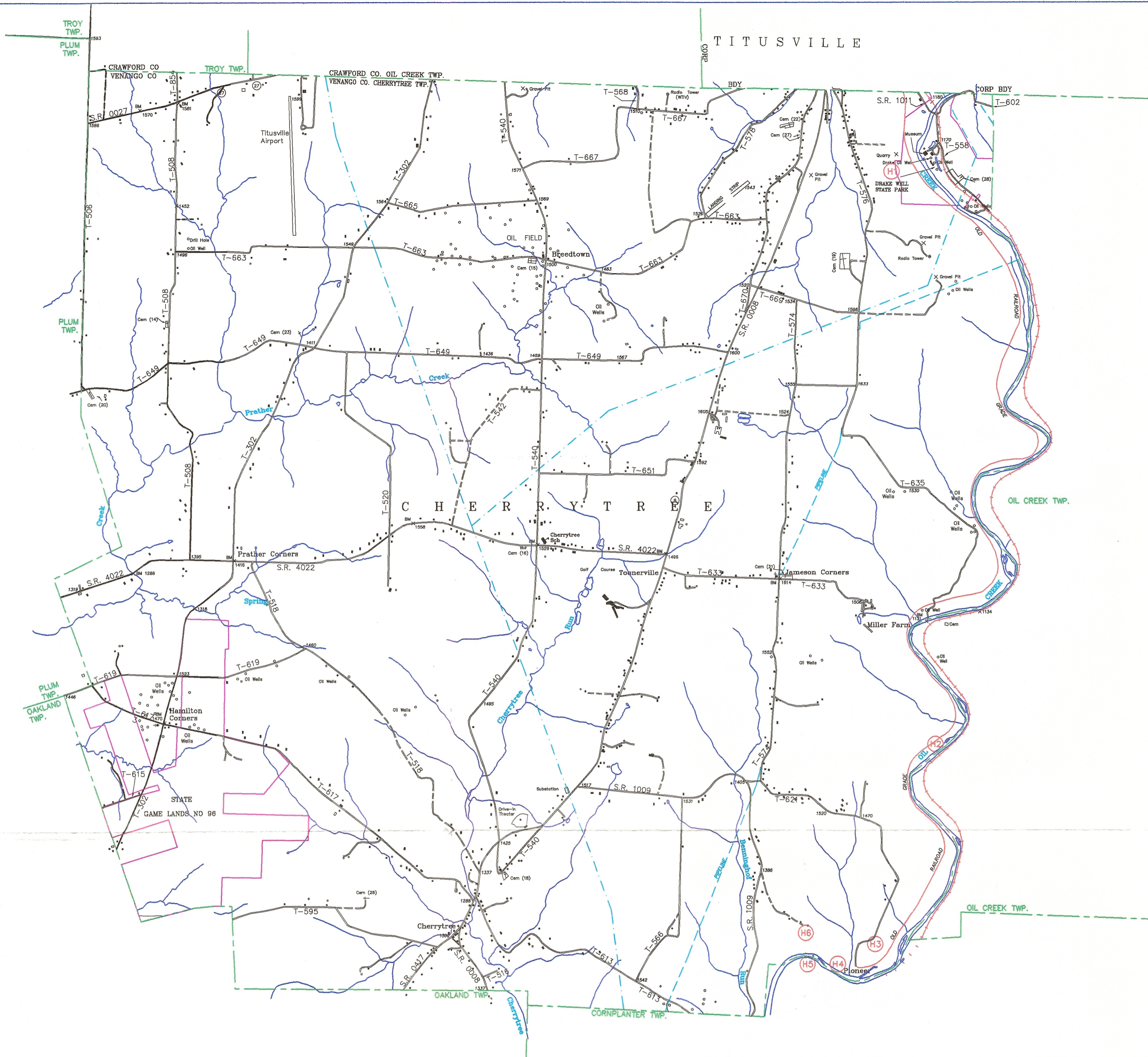
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PHONE: (814) 764-5050 FAX: (814) 764-5055

DRAWING: CHERRY.DWG

DATE: 12-05-96

CHERRYTREE TOWNSHIP
COMPREHENSIVE PLAN
SOIL SLOPES

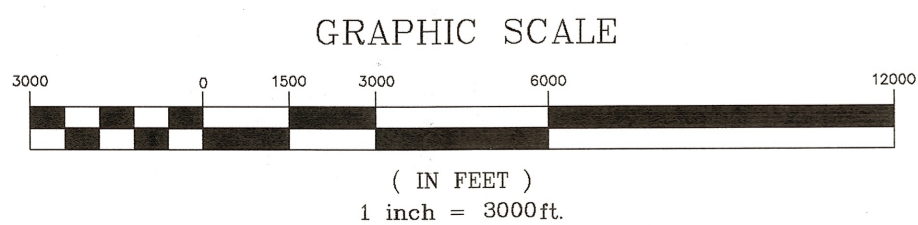


ROAD NAMES

| | | | |
|-------|-------------------------|-------|--------------------------|
| T-302 | DEMPSEYTOWN-GRESHAM RD. | T-602 | HUNT RD. |
| T-506 | TWP. LINE RD. | T-613 | OLD PETROLEUM CENTER RD. |
| T-508 | STONE SPRINGHOUSE RD. | T-615 | DEETS RD. |
| T-516 | PAT TARR RD. | T-617 | HAMILTON CORNERS RD. |
| T-518 | LAMEY RD. | T-619 | VORHEES RD. |
| T-520 | BARKER RD. | T-621 | PIONEER RD. |
| T-540 | CHERRYTREE RD. | T-633 | TURKEY FARM RD. |
| T-542 | MILES RD. | T-635 | MILLER FARM RD. |
| T-566 | CARTER RD. | T-649 | FAIRVIEW RD. |
| T-568 | PASTORIS RD. | T-651 | SOPHER RD. |
| T-574 | SHREVE RD. | T-663 | BREEDTOWN RD. |
| T-576 | DUTCH HILL RD. | T-665 | FOSTER RD. |
| T-578 | TROUT RUN | T-667 | PERRY ST. RD. |
| T-588 | DRAKE WELL RD. | T-669 | BLACK RD. |
| T-595 | TARRWOODS RD. | T-670 | OLD ROUTE 8 |
| | | T-854 | EAST TROY RD. |

KEY TO HISTORICAL PLACES

- H1 THE DRAKE WELL
- H2 SHAFFER FARM STATION
- H3 THE SHERMAN WELL
- H4 THE FERTIG WELL
- H5 THE FOUNTAIN WELL
- H6 HOME OF JOHN BENNINGHOFF



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PHONE: (814) 764-5050 FAX: (814) 764-5055

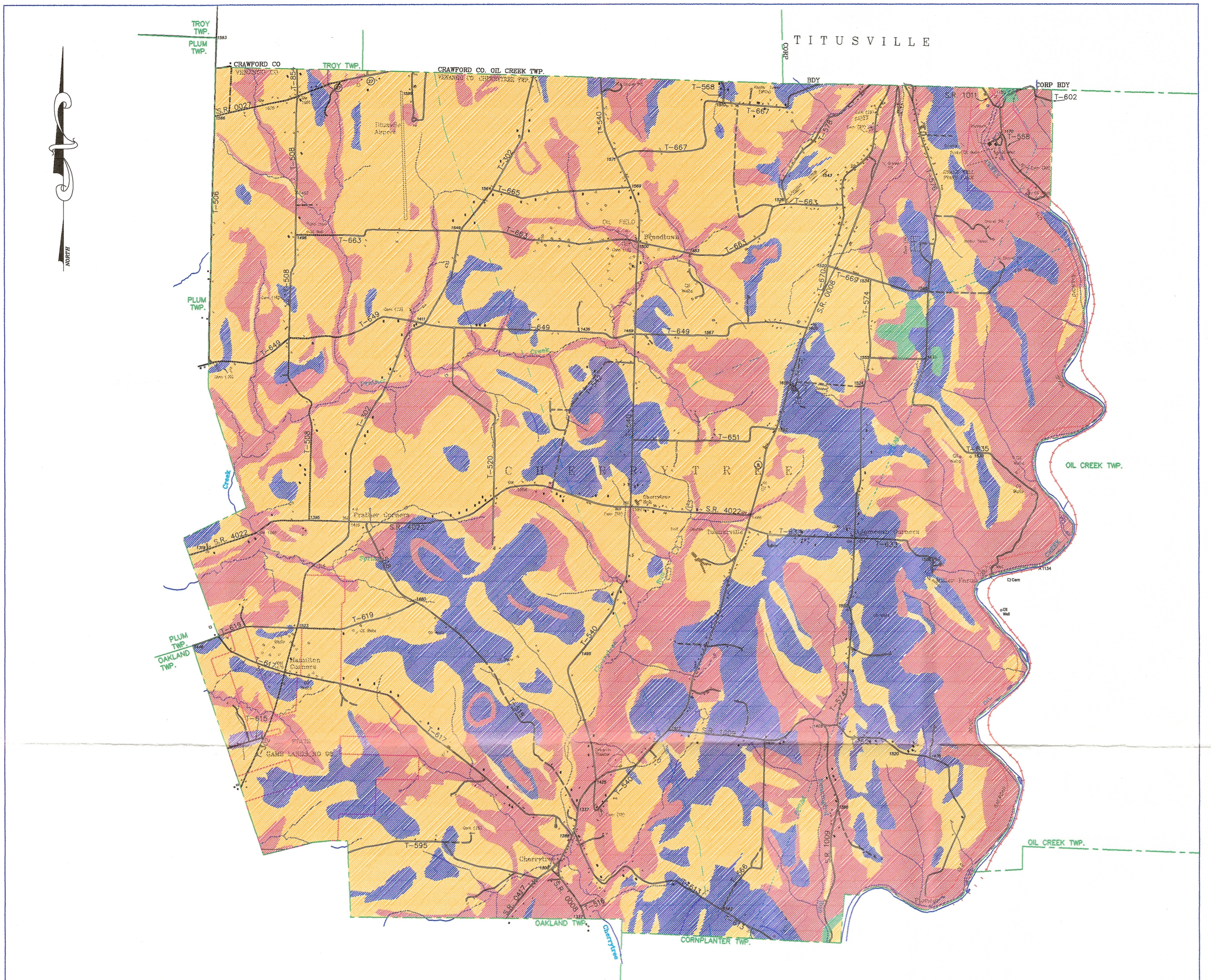
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DATE: 12-05-96

CHERRYTREE TOWNSHIP
COMPREHENSIVE PLAN
SITE MAP

EXHIBIT 1

PAGE 1-3A



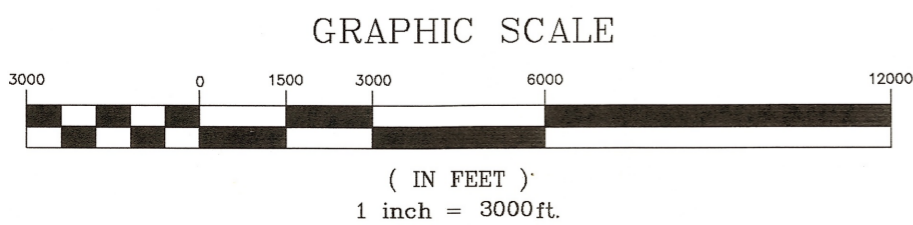
LEGEND

SOIL DEVELOPMENT LIMITATION (FOR HOMES WITH BASEMENTS, STREETS, PARKING LOTS, AND SUBDIVISIONS)

-  SLIGHT
-  MODERATE
-  MODERATE TO SEVERE
-  SEVERE

EXHIBIT 4

PAGE 1-7B



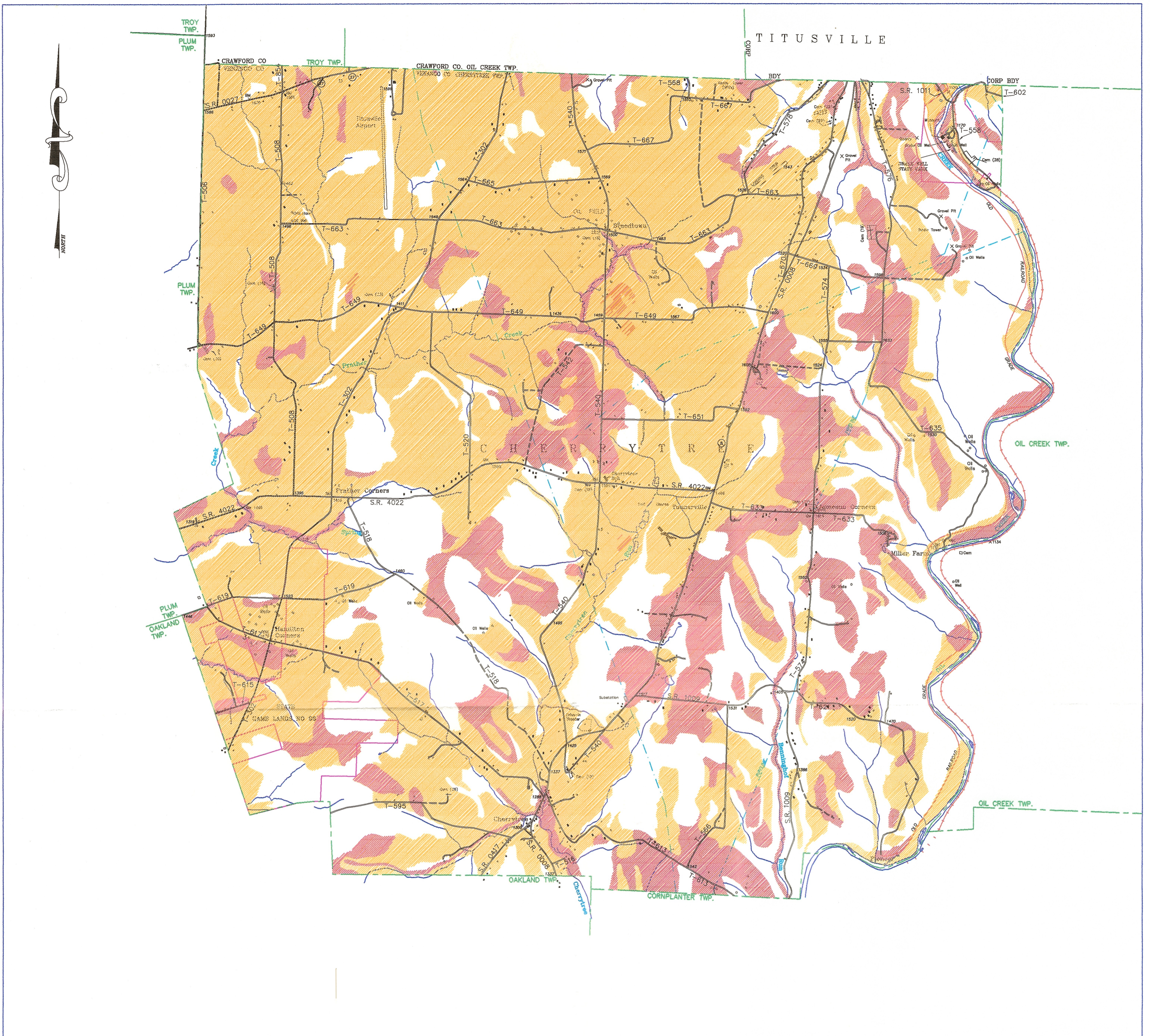
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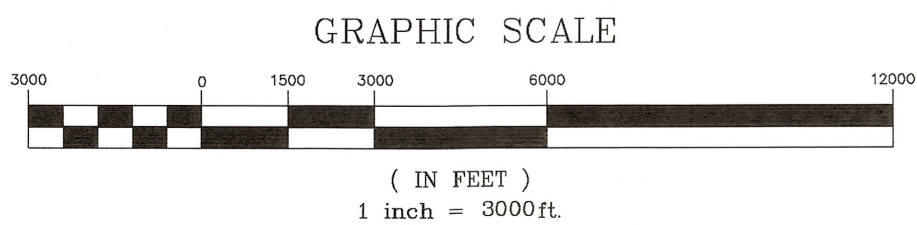
DATE: 12-05-96

CHERRYTREE TOWNSHIP
COMPREHENSIVE PLAN
SOIL LIMITATIONS FOR
SITE DEVELOPMENT



LEGEND

- PRIME FARMLAND (16%)
- ADDITIONAL FARMLAND OF STATEWIDE IMPORTANCE (55%)



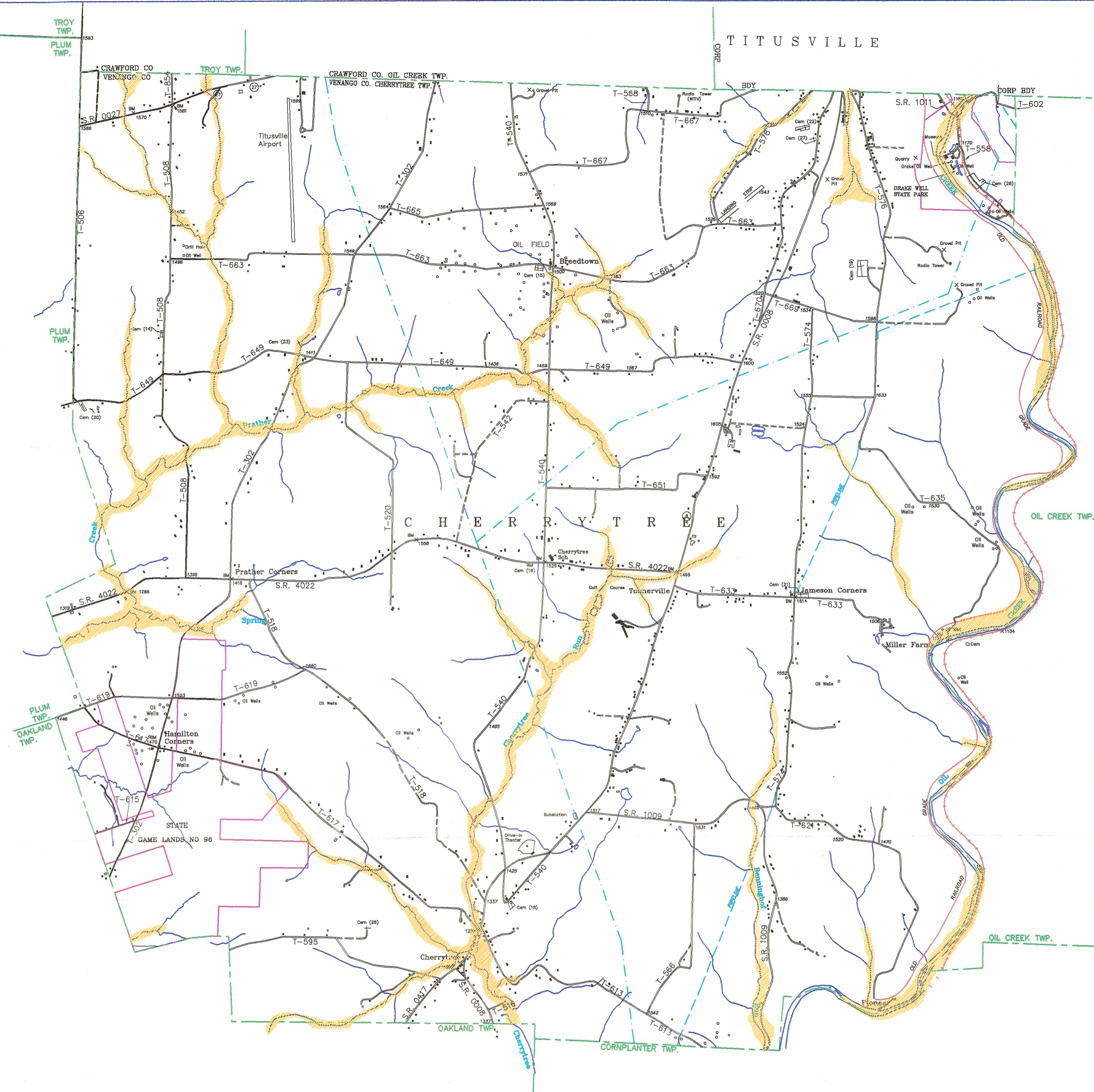
GENERAL ENGINEERING, INC.
 An
EADS
 Group Co.

RD #3, BOX 52 P.O. BOX 684 CLARION, PA 16214
 PHONE: (814) 764-5050 FAX: (814) 764-5055

DRAWING: CHERRY.DWG

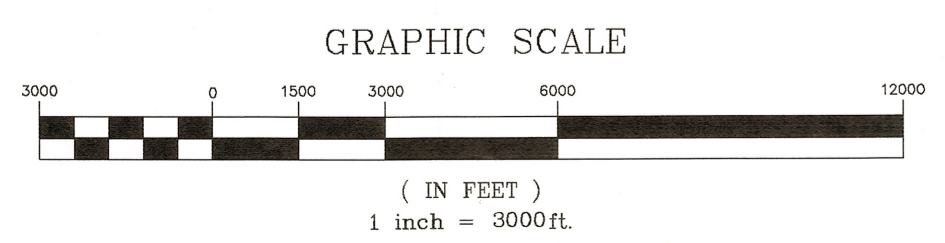
DATE: 12-05-96

CHERRYTREE TOWNSHIP
 COMPREHENSIVE PLAN
 PRIME AGRICULTURAL SOILS



LEGEND

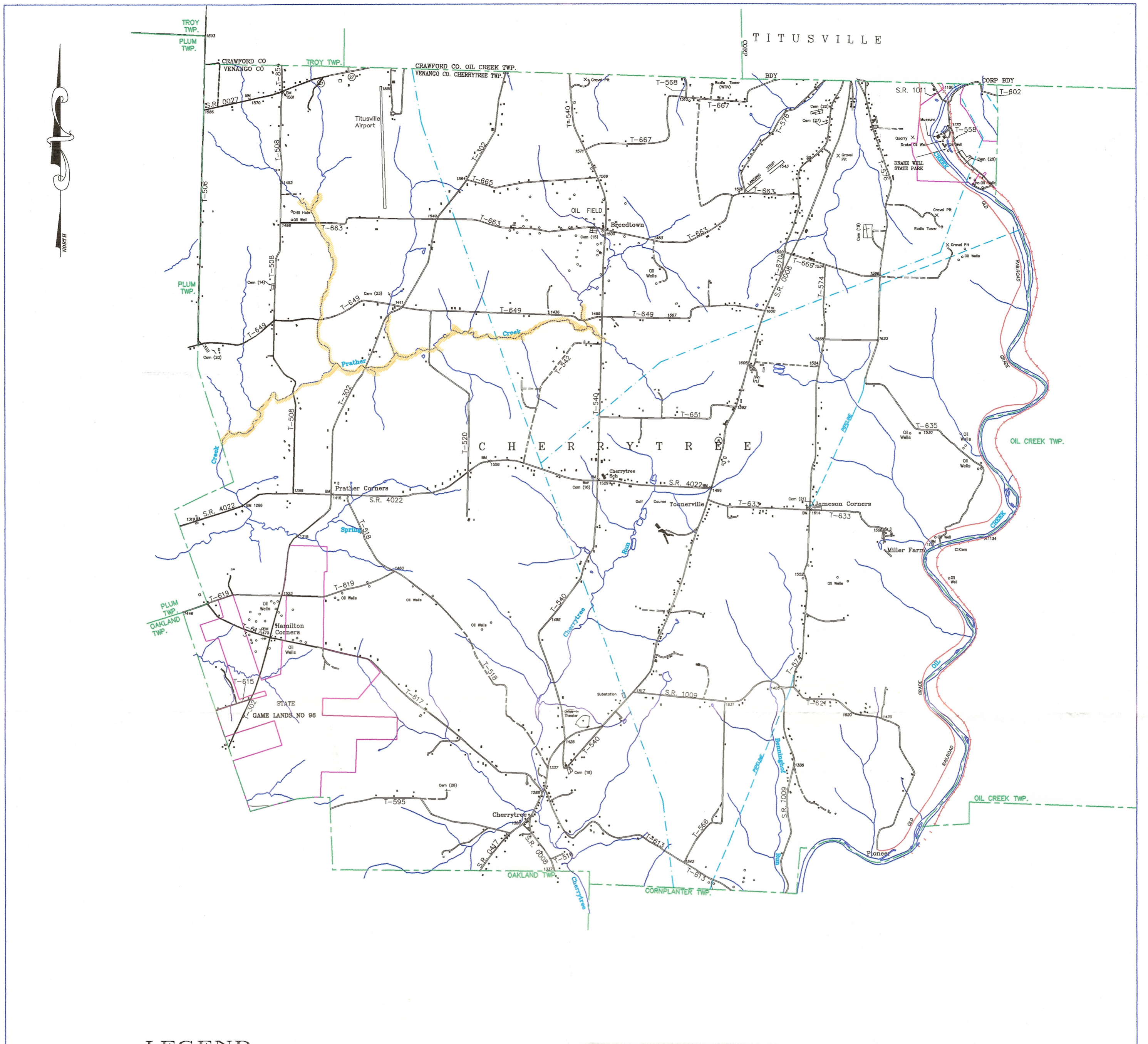
 FLOOD PRONE SOILS



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DRAWING: CHERRY.DWG DATE: 12-05-96

CHERRYTREE TOWNSHIP
COMPREHENSIVE PLAN
FLOOD PRONE SOILS



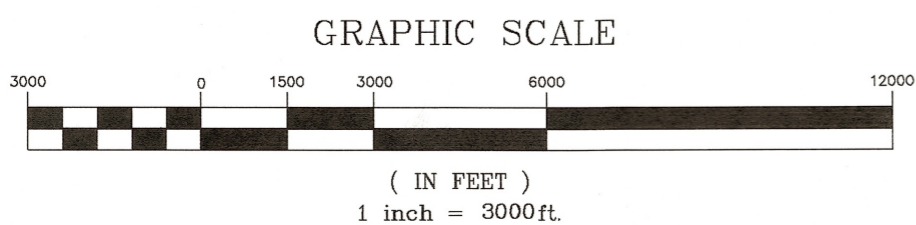
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 FLOOD HAZARD AREA - AREA A - AREAS OF 100 YEAR FLOOD

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 FEDERAL INSURANCE ADMINISTRATION
 TOWNSHIP OF CHERRYTREE COMMUNITY PANEL NO. 422530
 FIA FLOOD HAZARD BOUNDARY MAP EFFECTIVE DATE JANUARY 10, 1975

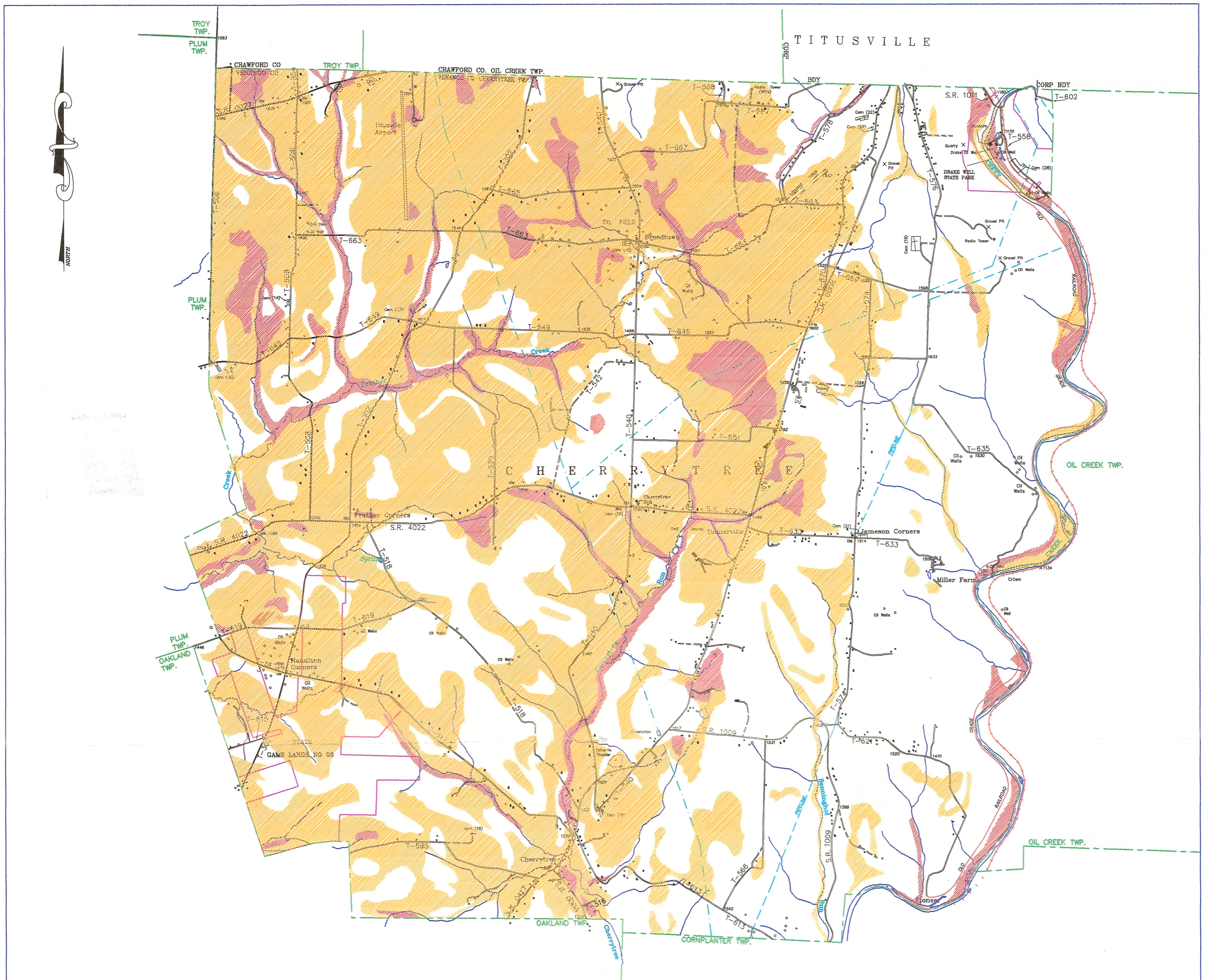
EXHIBIT 7

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 DRAWING: CHERRY.DWG DATE: 12-05-96

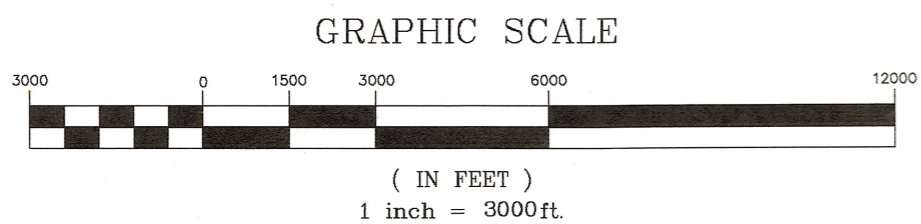
CHERRYTREE TOWNSHIP
 COMPREHENSIVE PLAN
 FLOOD HAZARD BOUNDARY MAP



LEGEND

- SOILS WITH MAJOR HYDRIC COMPONENTS (6.7% OF TOTAL LAND AREA)
- SOILS WITH INCLUSIONS OF HYDRIC COMPONENTS (47.2% OF TOTAL LAND AREA)

NOTE: THE U.S. DEPT. OF THE INTERIOR FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPPING MAY ALSO BE CONSULTED FOR PROBABLE WETLAND AREAS.



GENERAL ENGINEERING, INC.

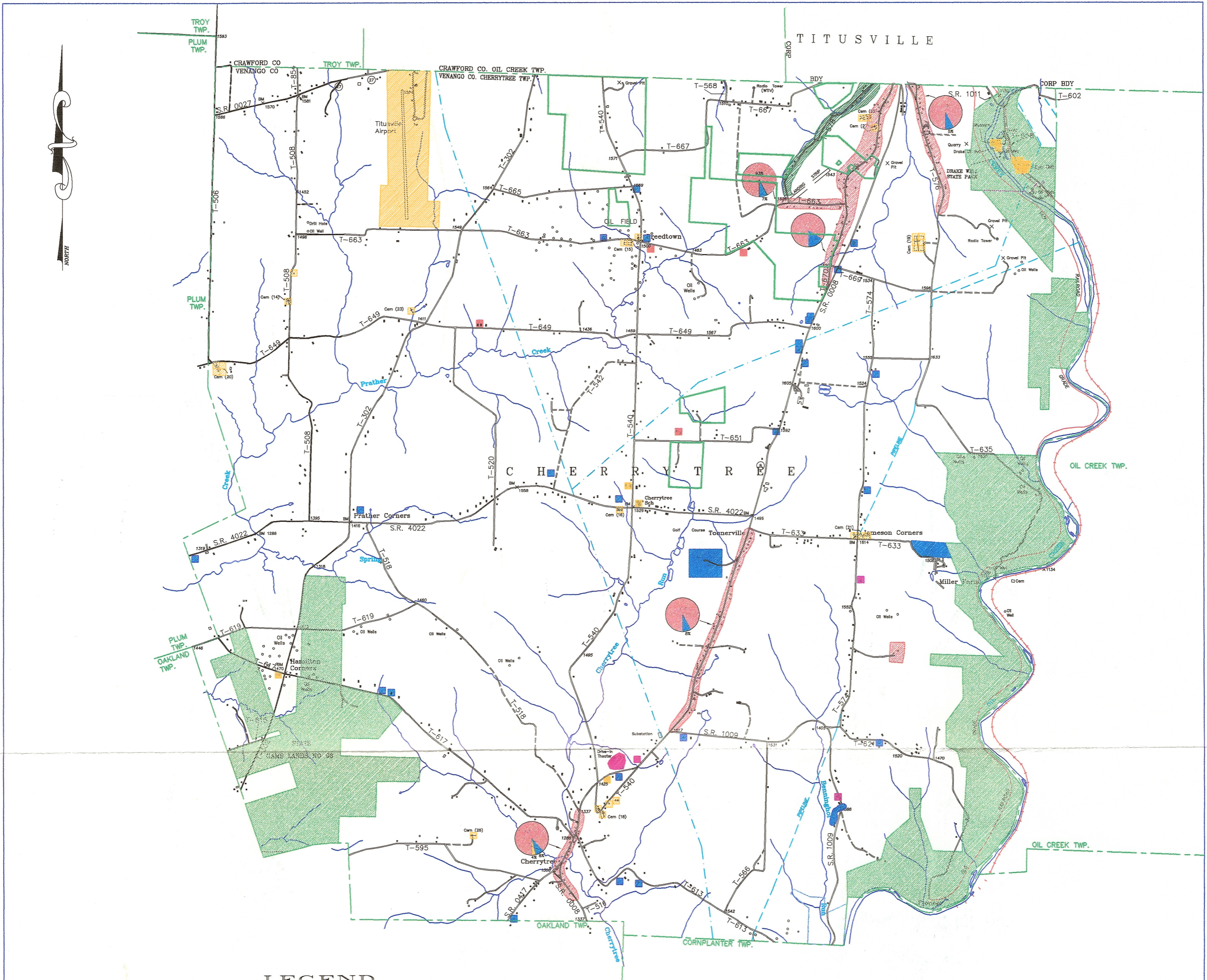
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DRAWING: CHERRY.DWG

DATE: 12-05-96

CHERRYTREE TOWNSHIP
COMPREHENSIVE PLAN
HYDRIC SOILS

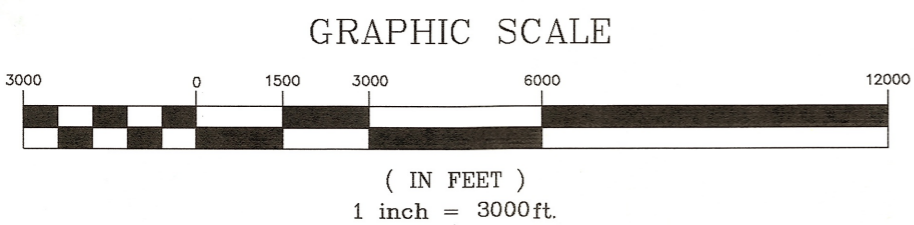


LEGEND

- | | | | |
|---|-------------------------------|---|--|
|  | PUBLIC/SEMI-PUBLIC (0.2%) |  | RURAL RESIDENTIAL/AGRICULTURAL & VACANT-WOODED (53% ±) |
|  | RESIDENTIAL COMMERCIAL (0.9%) |  | RURAL RESIDENTIAL/AGRICULTURAL/VACANT-OPEN AREAS (35% ±) |
|  | COMMERCIAL (0.5%) |  | RECREATIONAL (10.1%) |
|  | RESIDENTIAL (0.2%) |  | INDUSTRIAL (TIMBER/LOGGING) (LESS THAN 0.1%) |
| | |  | PROPERTIES INCLUDED IN AGRICULTURAL SECURITY AREA |

EXHIBIT 9

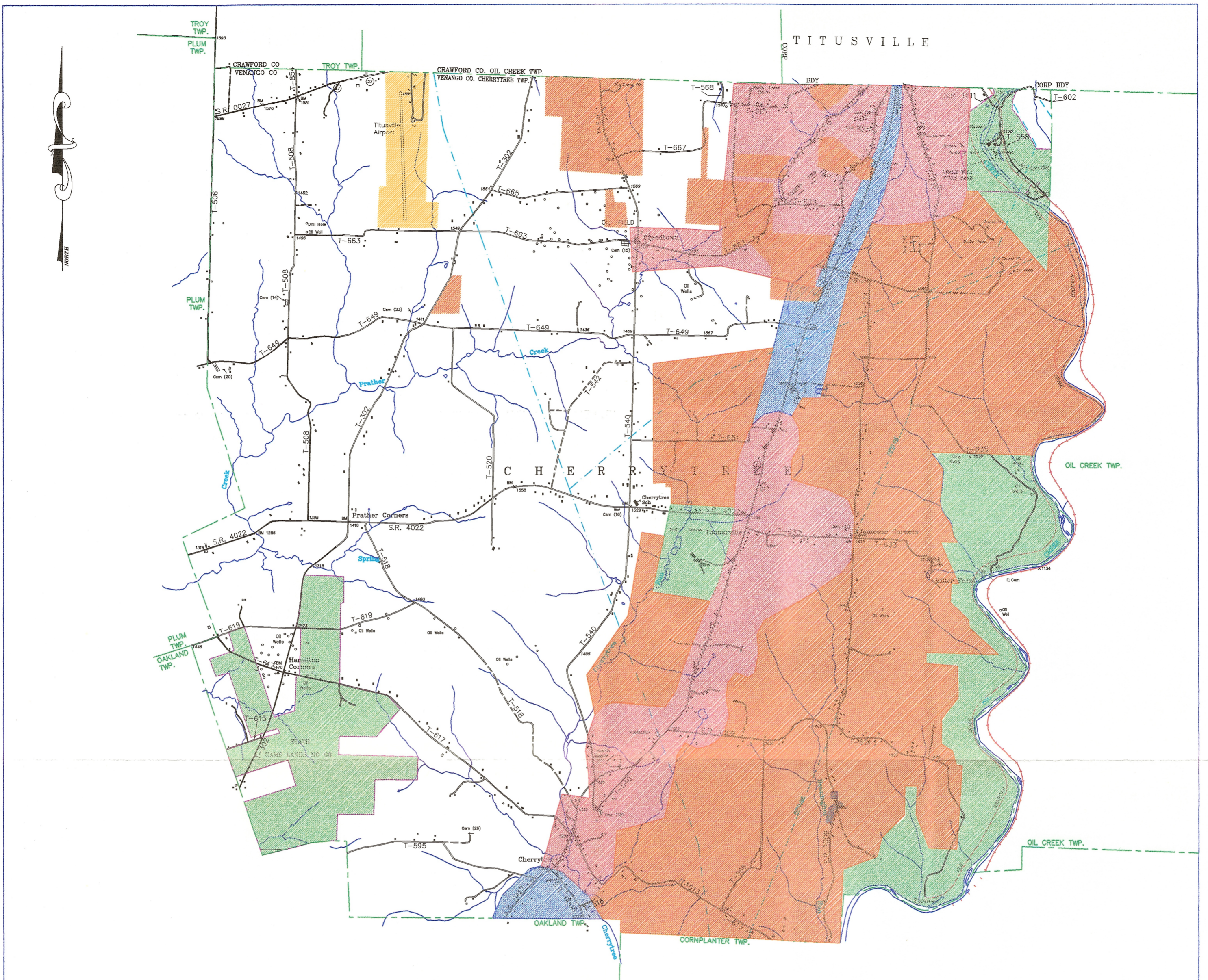
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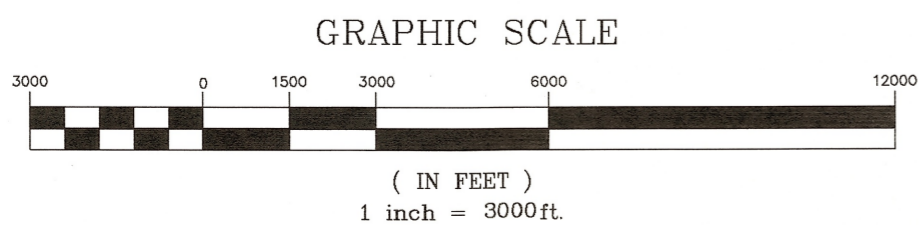
DRAWING: CHERRY.DWG DATE: 2-17-97

CHERRYTREE TOWNSHIP
 COMPREHENSIVE PLAN
 EXISTING LAND USE MAP



LEGEND

- | | | | |
|---|--------------------|---|--------------------------------------|
|  | PUBLIC/SEMI-PUBLIC |  | AGRICULTURAL/CONSERVATION AREAS |
|  | RESIDENTIAL |  | RURAL RESIDENTIAL/AGRICULTURAL AREAS |
|  | COMMERCIAL |  | RECREATIONAL/RESORT |



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CHERRYTREE TOWNSHIP
 COMPREHENSIVE PLAN
 FUTURE LAND USE MAP