

PART II - THE PLAN

THE COMPREHENSIVE PLAN

Introduction: In 1974, a generation ago, Walker Township prepared its last comprehensive plan. During the intervening years, much has changed. Obviously, the population has increased, and that pattern is continuing to this day. But, there have been other changes. In 1974, the Township primarily consisted of the Village of McConnellstown, with the balance of development being farm homes or scattered rural homes. Now, developments near Southside Elementary School have created a significant suburban environment. And, those types of homes are continually growing in number, fueled by the presence of both water and sewer infrastructure.



The State's laws on planning have also changed. Though the current Pennsylvania Municipalities Planning Code was in effect in 1974, it has been amended significantly. New elements have been added to the Code and provisions have changed. Article III of the Plan, in particular, has changed. Not only have the requirements of a comprehensive plan been increased, but also the role of the Comprehensive Plan has been strengthened. True, the Plan is still essentially a policy document with little direct force of law. Yet, its link to land use controls, water and sewer services, as well as other development activities has been greatly enhanced. Furthermore, the current State administration has clearly adopted the Comprehensive Plan as one of their yardsticks in awarding grants.

Why a Comprehensive Plan? There are two basic reasons. The most obvious is that it has been a generation since the original Plan was prepared. As already noted, much has happened during the intervening years and much has changed. The Township has grown – the personal auto has become an even greater factor in life – employment patterns have shifted and age patterns changed. So too has the attitude of the people. Years ago, new growth – of any kind – was viewed as a positive. Since then, many realize that unchecked growth often brings noise, traffic congestion, and a whole host of negative consequences. And, that realization is not just in Walker Township or Huntingdon County – it is Statewide.

A community, business, or individual has a choice in life. One can wonder about or plan for the future. It is amazing to consider the amount of personal planning in contemporary society. Books abound which help us to plan for better health, raise our children, achieve

a better income, and retire. Certainly, no amount of planning can guarantee absolute success but, certainly, it can help to reach desired goals.

This is true for a township as well as an individual. The steps are quite basic. First, there must be some self-examination. Where is Walker Township now? What are its resources, strengths, needs? And, how has it fared over the past two and one-half decades? Next, what current qualities do its citizens wish to retain? What positive changes for the future are desired? Finally, what strategy is needed to move Walker to that desired future?

The Walker Township Comprehensive Plan is a “mini” plan. Traditional comprehensive plans were done on a big budget and large scale and take two years plus to complete. This Plan was done on a shorter timeframe and smaller budget. However, that in no way diminishes its effect or importance as a complete comprehensive plan document. Rather, it is recognition of the recently completed Huntingdon County Comprehensive Plan, *Continuity Through Conservation II*. The Walker effort was able to use much of the research and related work of the County effort. Consequently, this is not the typical thick document with a myriad of background analysis, encyclopedic information, goals, policies, and objectives. Rather, it is a condensed document focusing on land use and items relating to Walker’s development over the next 10 to 20 years. But, it is a full comprehensive plan with all the required elements, including those new sections added by Acts 67 and 68 in the year 2000.

The Walker Township Comprehensive Plan is an official policy, a policy not just to guide growth but also to enhance the quality of our Township in the upcoming years. To preserve the best of Walker – and encourage change for the better, that is what this document is about.

STATEMENT OF COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

These policies represent nearly a year of citizen and official considerations. It began with the Town Hall Meeting in McConnellstown in November of 1999, included a citizen survey of practically all the households in the Township, and involved many meetings of the Walker Township Planning Commission, often including the input of the Township Supervisors who frequently participated in this process.

Generally, the goals expressed in this Plan are a reflection of Walker's evolution. They reflect the residents' rural roots and a dislike of extensive, over-regulation. Yet, they demonstrate its citizens' desire to retain the rural flavor of life that is now prevalent. Walker Township wishes to grow, but to do so within bounds. It encourages large-scale economic projects, either retail or industrial, but recognizes more urban places are suited for such endeavors. Perhaps most of all, it is a desire to pass onto the next generation, the children and grandchildren of today's decision-makers, a more prosperous community, but one which still has the qualities which have attracted so many people to the area over the past decades.

Objective 1: To sustain a quality, rural way of life.

Objective 2: To encourage new, moderately intensive, development in those areas which are now served by community water and sewer facilities or where such facilities can be reasonably extended for only a modest cost.

Objective 3: To support family farms in the Township while still allowing farmers self-determination.

Objective 4: To support transportation improvements consistent with community land use policies.

Objective 5: To modify existing land use controls of the Township to reflect the Walker Township Comprehensive Plan.

Objective 6: To encourage local land use patterns to provide for needed local services such as local retail and health care facilities.

LAND USE PLAN

The Future Land Use Plan represents the preferred future development of Walker Township over the next decade. Primarily, this Plan attempts to:

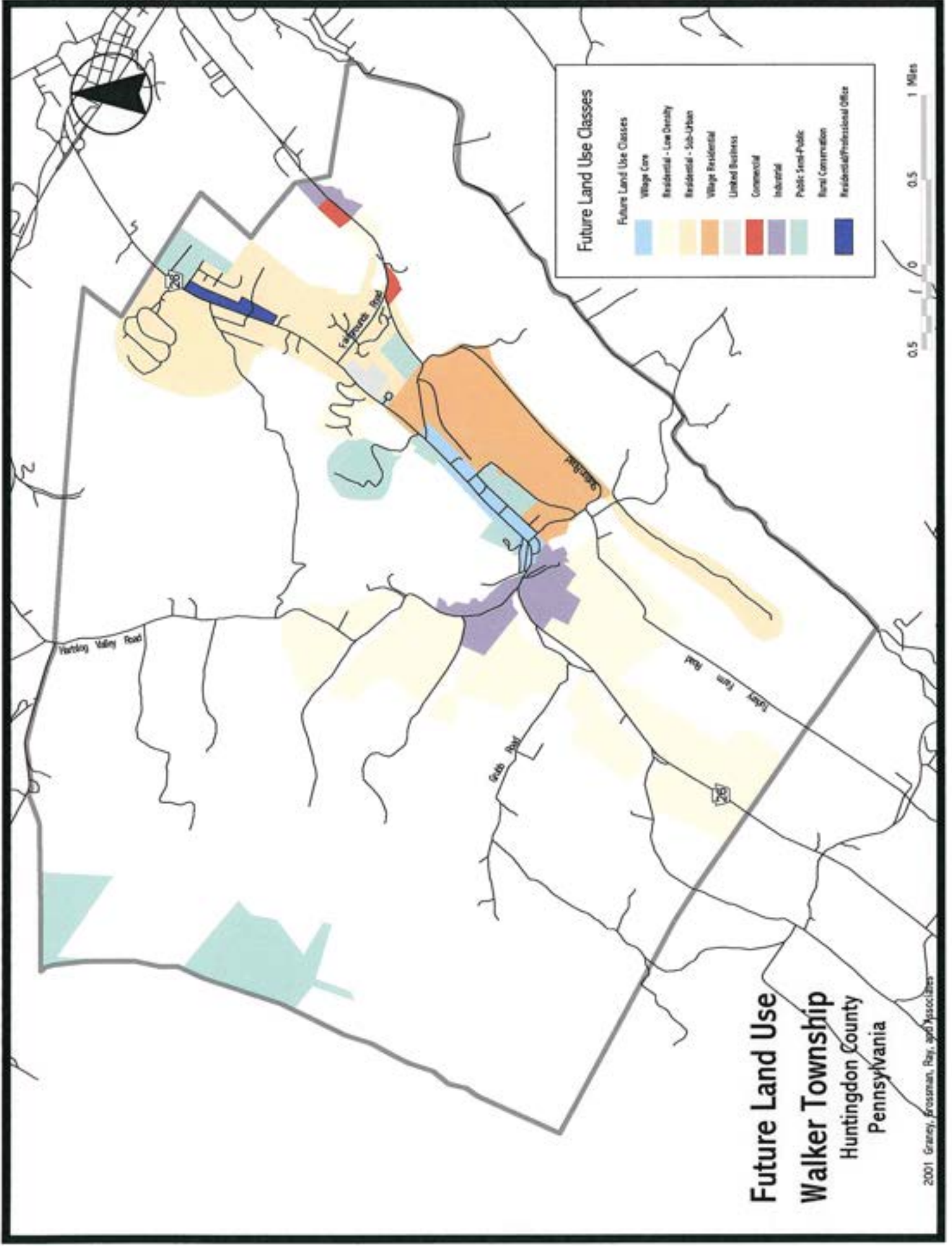
- Steer development toward areas where there is both the land and infrastructure to support that development.
- Make recommendations about the forms of development that are appropriate in various portions of the Township.
- Make recommendations about the density (number of people and buildings per acre) and intensity (level of activities, such as cars, noise, and smoke) of land use in various portions of the Township to prevent the creation of environmental or infrastructure problems.
- Provide sufficient land resources to provide for sufficient new development in the future.
- Provide a range of living and working opportunities.

To achieve this, the Land Use Plan divides Walker Township into several functional classes. These functional classes roughly fall into two targeted growth areas and a rural resources area (see map).

Targeted Growth Area I: Targeted Growth Area I represents the portion of the Township north of McConnellstown to the Smithfield Township line along both Route 26 and Fairground Road. This area is planned for full infrastructure, with areas devoted to:

- Suburban residential areas (primarily single-family dwellings and related uses, including public uses).
- Commercial and light industrial uses, divided into subclasses, which include limited business, health care, industrial, and commercial.

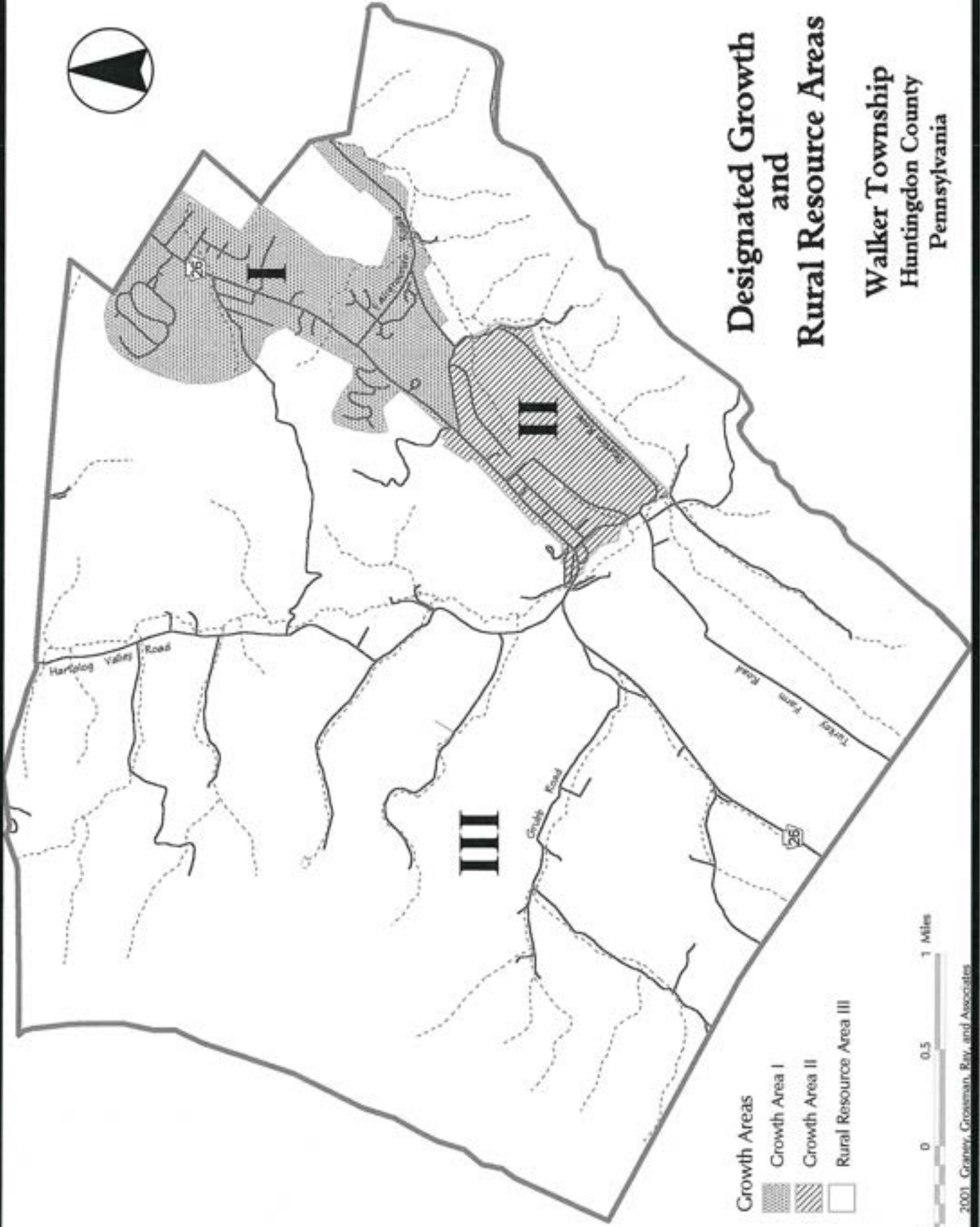
Analysis and Issues: The patterns of recent growth and development along Route 26 and Fairground Road north of McConnellstown have seen full utilization of land, rather than strip development. This can be seen in the construction of new public roads, such as Leister Lane and Jennifer Drive. This pattern is to be preferred for better traffic management and sensible accommodation of development where infrastructure is available (see illustration). What has risen in recent years is pressure for more





Designated Growth and Rural Resource Areas

Walker Township
Huntingdon County
Pennsylvania



Growth Areas

- Growth Area I
- Growth Area II
- Growth Area III
- Rural Resource Area III



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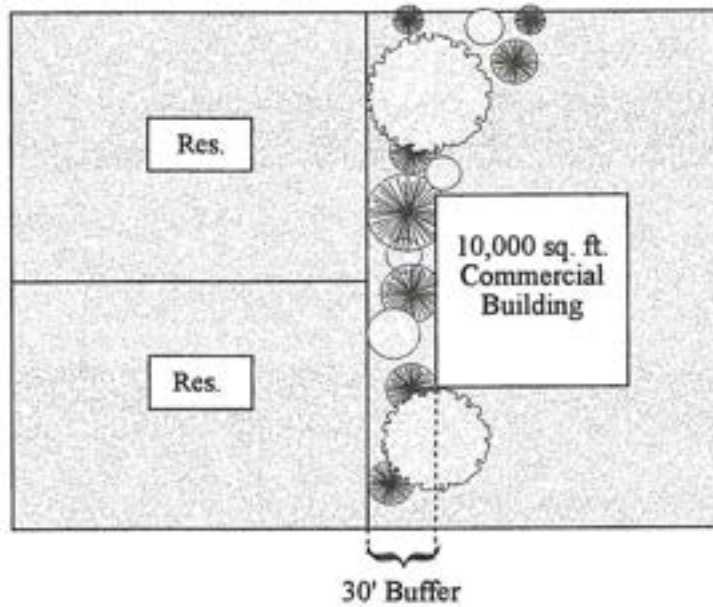
commercial uses along Route 26 and concern by neighboring homeowners about what that will mean to neighborhood stability and quality of life. From the standpoint of commercialization, it must be admitted that traffic impacts on major roads detract from residential development. However, commercial development must not come with disregard of the needs of the resident homeowners. One tool to accommodate the needs of both uses is the development of buffering standards. Existing business districts should be amended to include some reasonable standards for buffering on any side of a new development, which borders a residential district. The buffer standards should stipulate that buffer areas could not be used for other uses, such as parking. It must also include the physical size of the buffer, and the nature and type of plantings. One approach may be the sliding-scale buffer shown in the attached illustration. In addition to significant buffering standards, other concepts can help build and sustain this area as a highly desirable area for high-quality development (see illustration). Another approach is to consider office-oriented commercial use zones in lieu of traditional retail inclusive zoning districts. Such districts are much less disruptive to nearby residential districts.

- Begin to build interconnected access for abutting commercial areas without resorting to arterial roads for local trips. This can be done by limiting curb cuts and requiring abutting parking areas to connect to each other.
- Establish reasonable standards to encourage continued road construction for residential development (modest road widths, optional curbing, and appropriate paving standards).
- Encourage a hierarchal transportation system (discourage dead ends, limit number of homes per cul-de-sac, requiring at least emergency secondary access).

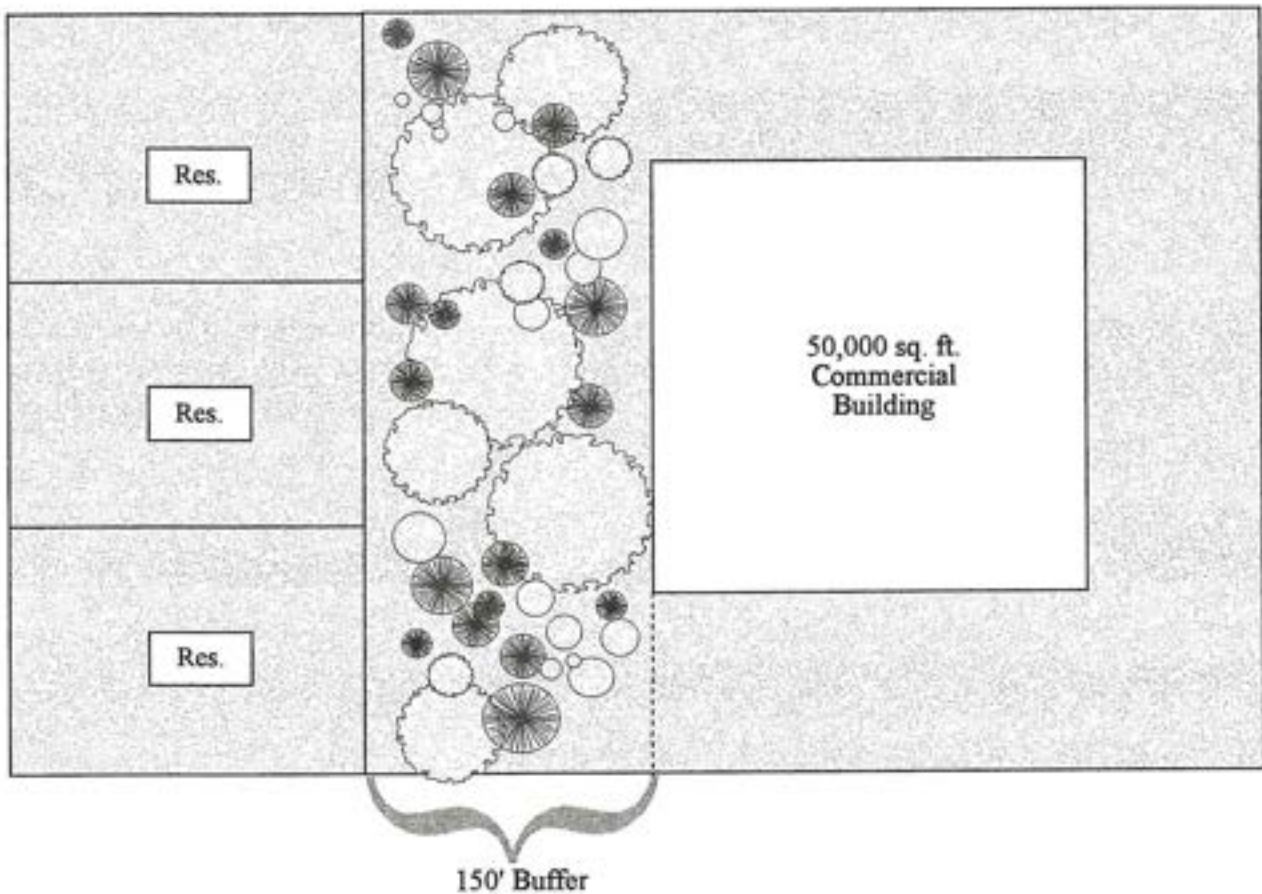
TOOLBOX

- Large-scale commercial will want to locate in this area – buffering is essential.
- Densities for single-family dwellings should be about 2 to 4 units per acre.
- Discourage pressure to re-zone for intense businesses, especially retail, which would negatively impact residential areas.
- Explore some areas for multi-family dwellings as an adjunct to commercial areas or suitable arterial frontage uses. Emphasize low-profile design.

Sliding Scale Buffer Yards



Three foot Buffer
per 1,000 sq. ft. Gross
Floor Area



- Provide for residential/office-type commercial use zoning districts. Professional Offices tend to be daytime facilities minimizing conflicts with residential uses.

Targeted Growth Area II: The second targeted growth area is the Village of McConnellstown and its immediate environs. The main difference between this area and the area to the north lies in the McConnellstown areas:

- Higher density
- Mix of new and historic structures
- Mix of residential, institutional, and small-scale commercial uses

Judging by the age of housing, McConnellstown has been a successful community for over 150 years. New development can contribute to this core area and benefit from it as well. Therefore, this area is divided into two principal land use classes:

- Village Core – This encompasses the portions of McConnellstown, which have already been developed, principally along Route 26.
- Village Residential – This represents the outskirts of the historic district where future development may occur.

Analysis and Issues: McConnellstown was designed and grew as a local service center for nearby farms. Residents could easily walk to their businesses or social activities. One disadvantage of this today is that Route 26 brings noise, dangerous speeding vehicles, and other undesirable impacts. If strict residential zoning were applied, disinvestments and housing deterioration would result. If full commercial zoning were applied, the viability of historic homes and the quality of life of those who choose to live in the pleasant small-town environment would be jeopardized.

The solution is to continue to allow a mixture of residential and commercial uses while regulating scale (such as building size). Most residential homeowners would rather see a neighboring older home used as a well-maintained professional office than a poorly maintained, absentee-owned residential rental. Likewise, a 2,000 square foot antique store is less of a detriment on residential use than a 2-acre “big-box” superstore.

A second issue is not whether the areas around the old village will develop, but how they will develop. Good design has not traditionally been one of the strengths of planning in Pennsylvania. The likely result would be surrounding development that would isolate and even negatively impact the village core.

The ideal approach is to integrate the best design features of the old McConnellstown into new residential neighborhoods. These essential design features include:

- Complete sidewalks or a footpath system
- Provisions for small areas of green space
- Street trees
- Sensible, interconnected streets
- Relatively small building size

This new village residential area does not need to include the full range of mixed uses as the village core, but should focus on high-quality residential neighborhoods.

TOOLBOX

Village Core:

- Single homes on 10,000 to 20,000 square foot lots.
- Duplexes on 12,000 to 14,000 square foot lots.
- Multi-family uses regulated to no more than 3 to 4 units per building, with possible exception for townhouses (minimum block of 4).
- Develop different standards for conversion of existing buildings versus new construction (encourage adaptive reuse of old homes as offices, set minimum square feet for apartments within older homes).
- Limit new buildings for commercial purposes to 3,000 to 5,000 square feet of building size.
- Limit size of parking and require parking lots in side or rear yard areas, use landscaping.

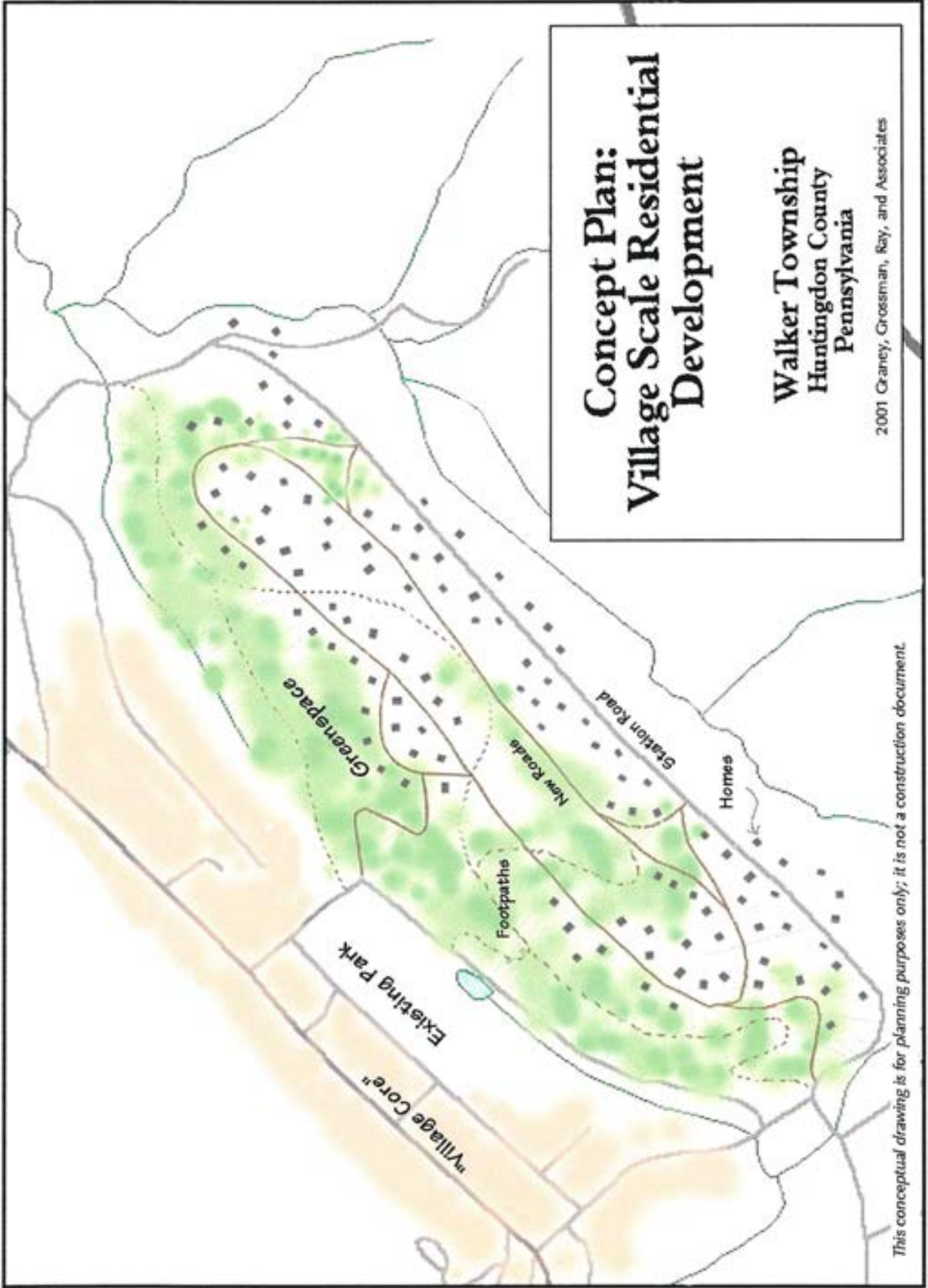
Village Residential (See Concept Plan):

- Examine the use of the new chapter of the Pennsylvania Municipalities Planning Code (Traditional Neighborhood Development) to develop an appropriate element in the Township's zoning ordinance.
- Residential use and minimum density similar to core, but no commercial uses.
- Mandatory greenspace, whether linear (trails) or small "greens" and passive recreation, or greenspace in exchange for full density. The Township should be willing to accept dedicated greenspace here.

Concept Plan: Village Scale Residential Development

Walker Township
Huntingdon County
Pennsylvania

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This conceptual drawing is for planning purposes only; it is not a construction document.

- Explore possibility of two-tiered “density bonus” for higher planning standards.
- Mandate a sensible street system that requires interconnection and full pedestrian access (sidewalks and a footpath).
- Consider some small-scale mixed-density areas (townhouses or limited quads).

Rural Resource Areas

There are parts of Walker Township where significant growth and development is not financially feasible, infrastructure will not be extended, and dense or intense land uses are not desired. This is not to say that these rural resource areas are to be left pristine or unused. Conceptually, they can be regarded as working landscapes, with space provided for agriculture, low-density housing, forestry, and compatible activities.

Analysis and Issues: Several issues are present which require careful planning. The first is that this portion of the Township tends to have some physical limitations to development, primarily steep slopes and floodplain areas. As mentioned in the Background Analysis, floodplain development is regulated in Pennsylvania; however, steep slope development is not. Improper development of steep slopes causes downgrade stormwater, erosion, and stability problems. There is a need to prevent these while still allowing economically profitable use of the land.

Another issue is agriculture and the continued viability of land for agricultural purposes. Pennsylvania’s farmers are aging and faced with a generally poor economic outlook. A majority of Pennsylvania’s farms are now part-time operations. While agriculture is the ideal use for rural land, the sale of some land for development is often a necessity.

Finally, in a land-based economy, certain activities, such as mineral extraction, can lead to conflict. Thus, whether the issues are farm preservation, steep slopes, or a lack of infrastructure, the central issue always returns to density (the number of people and buildings per acre). For the basic protection of health and safety, the provision of on-lot water and farmland protection, development densities must be kept low in this area. One positive result of this lower density is that land use conflicts are also lessened. Thus, the Township can allow a greater range of land uses, in low-density settings, by creating greater distances between different kinds of development.

Generally speaking, certain areas of the Township are better suited for residential development. The suburban density would provide for lots with utilities in a “country setting” at perhaps 1 dwelling per 37,000 to 43,500 square feet. Low-density residential

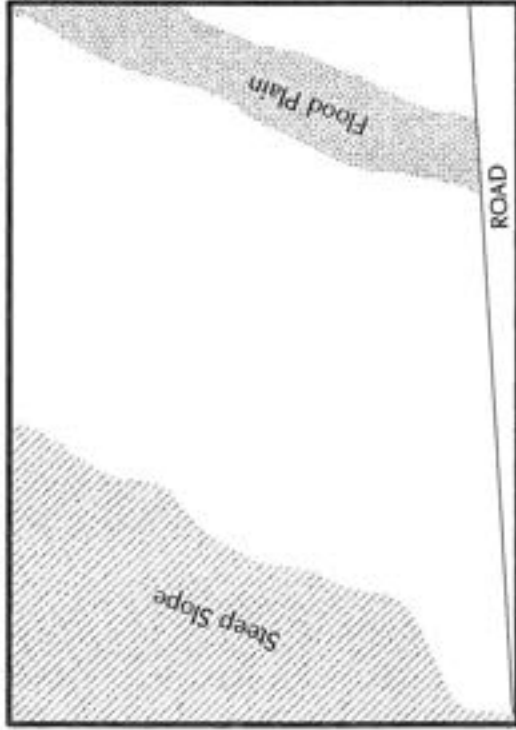
would be an alternative to agriculture at perhaps 1 dwelling per 2 acres (recognizing these are well outside future public utility service areas). Areas with less road access and flood or slope concerns will likely still be developed at lower densities.

TOOLBOX

- Institute standards to link density to land suitability through “net density” standards. Through this approach, unsafe or unsuitable portions of a tract to be developed will not be used for home sites in return. The developer will be given the option to subdivide land in several different ways.
- The use of conservation subdivisions is a Plan option to preserve prime farmland and allow full development. The basic density of 1 dwelling per 2 acres would be preserved, but actual lot sizes could be smaller. (If need be, septic fields can be located on easements separate from the building lot.) The farmland tracts, with conservation easements, could be used as green acreage with continued agricultural use (see illustration).
- Examine options to simplify the sale of frontage lots to give farmers some quick development options, while using shared access approaches to limit curb cuts (see illustration).
- Develop a list of farm-compatible accessory businesses for zoning to make farming more profitable (mini-storage, repair and service businesses, etc.).
- Develop good standards to buffer mining, animal raising, and other “rural industrial” uses from residential areas. (See sliding scale buffer in Growth Area I.)

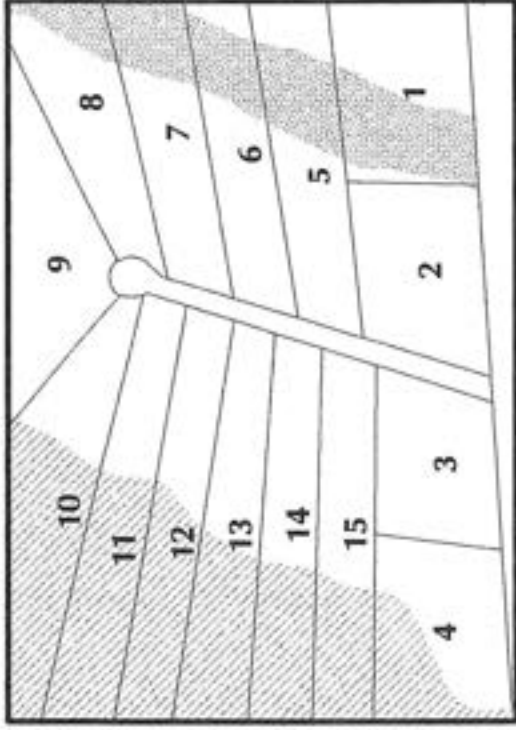
CONSERVATION DEVELOPMENT AREAS

Net Density Options



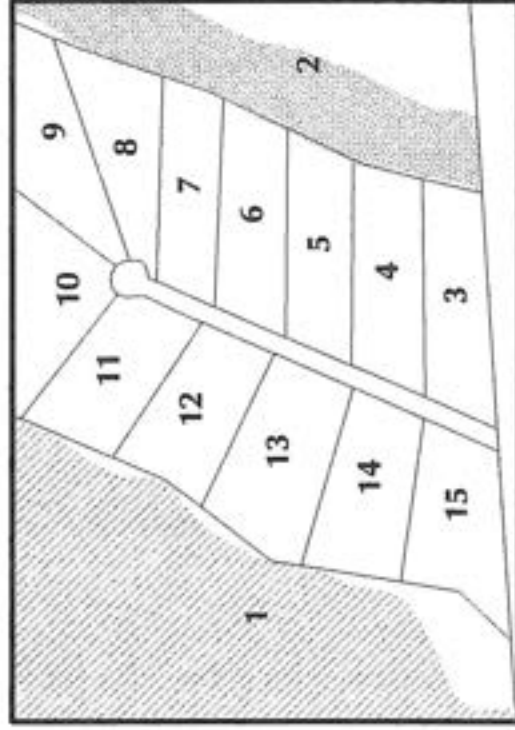
EXISTING SITE:

50 Acres with 20 Acres of Undevelopable / Constrained Land



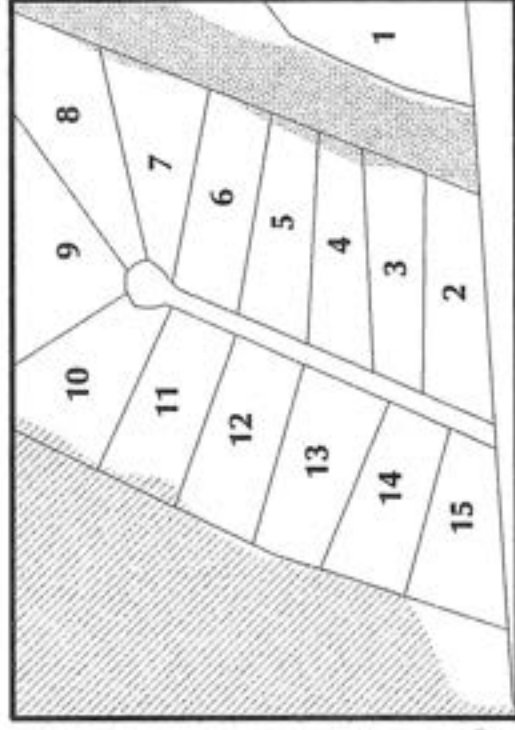
OPTION 1:

15 Large Lots
Average size 3.3 Acres



OPTION 2:

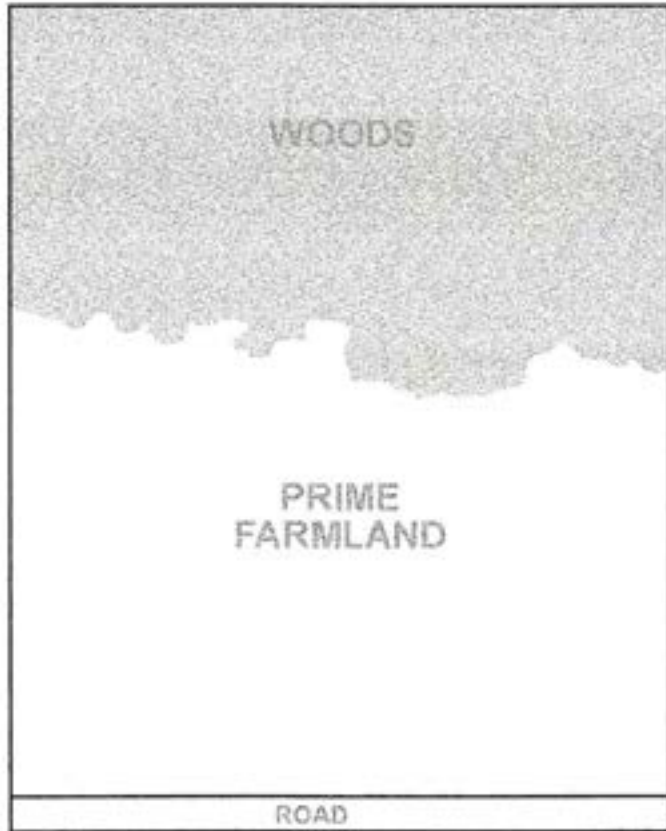
13 - Two Acre Lots and
2 - Mini Farm or Estate Lots
(10 to 15 acre)



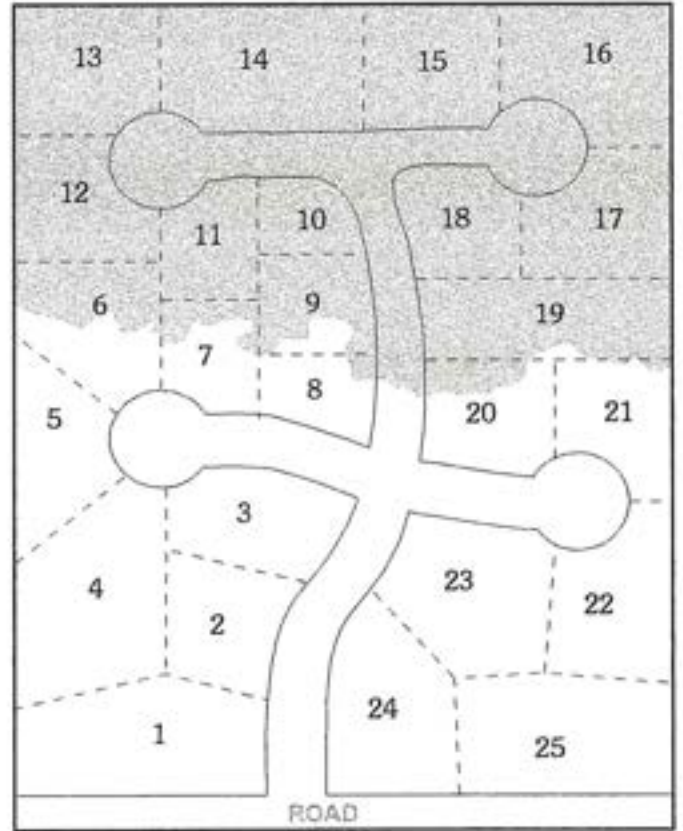
OPTION 3:

15 - Two Acre Lots with
Un-Subdivided Residual for
Forestry or Agriculture (20 acres)

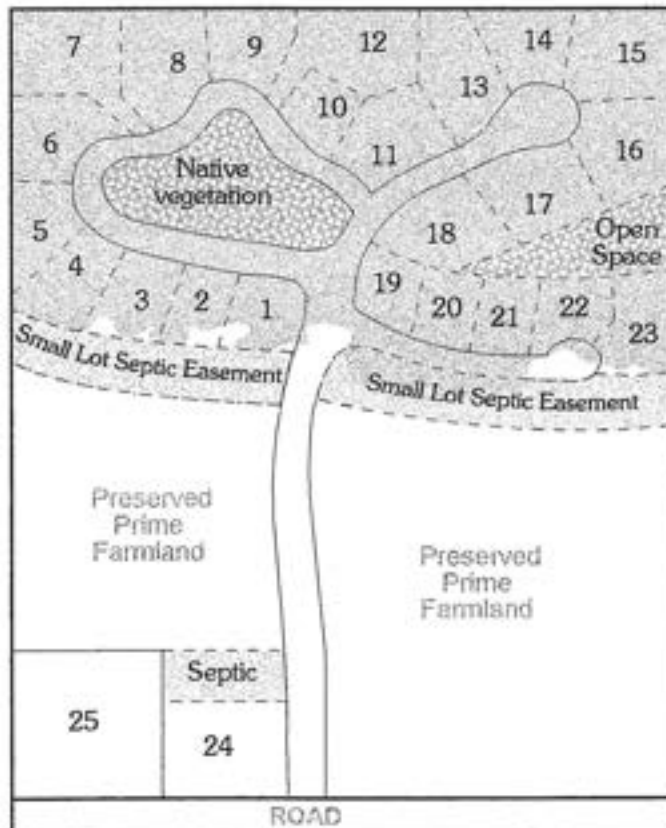
CONSERVATION DEVELOPMENT: Farmland Preservation



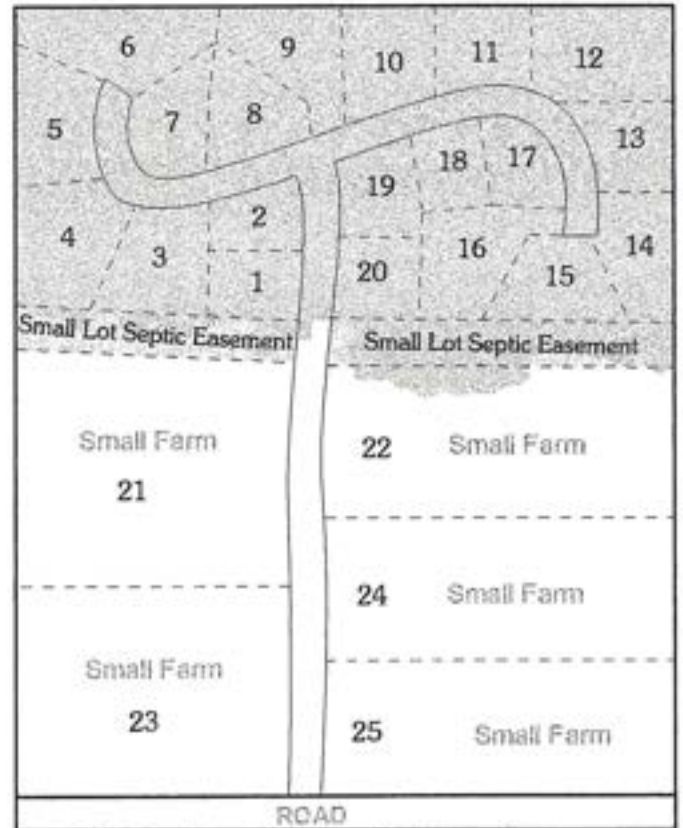
Typical Existing Condition



Conventional Development



Conservation Development



Alternative Conservation Development

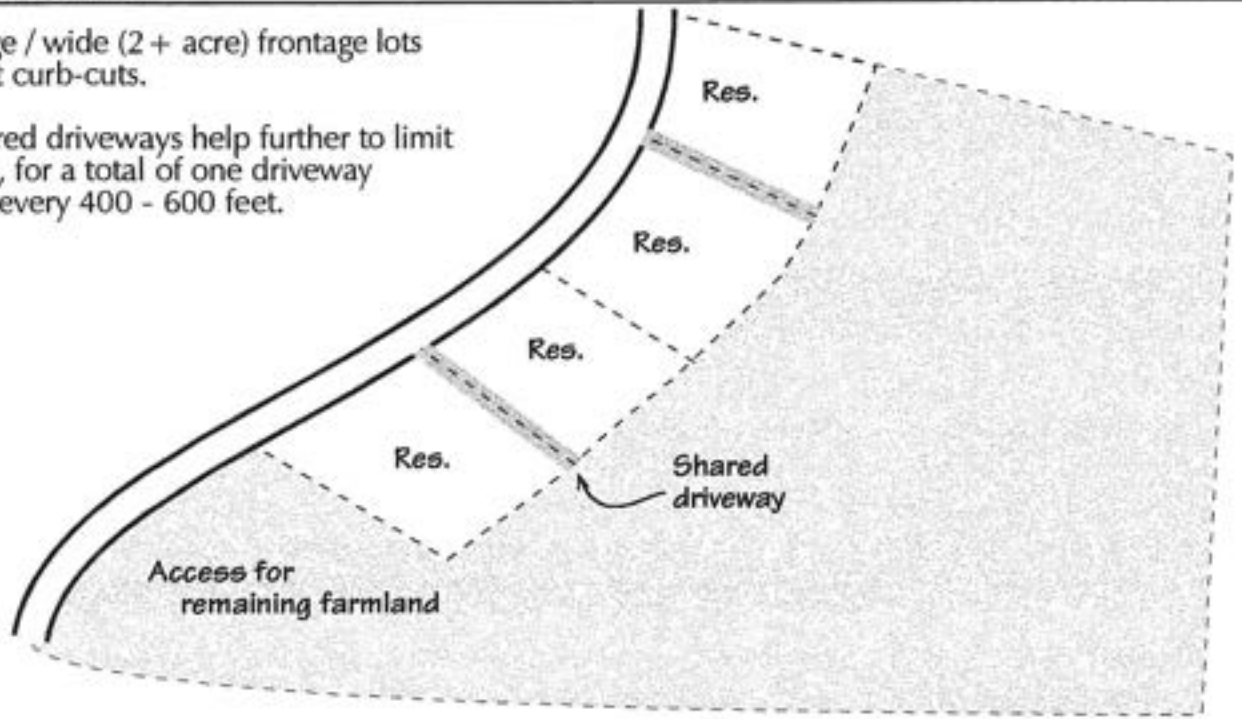
RURAL LOW DENSITY AREAS Along Major Roads

Concept Plans

OPTION 1:

Large / wide (2+ acre) frontage lots limit curb-cuts.

Shared driveways help further to limit cuts, for a total of one driveway per every 400 - 600 feet.

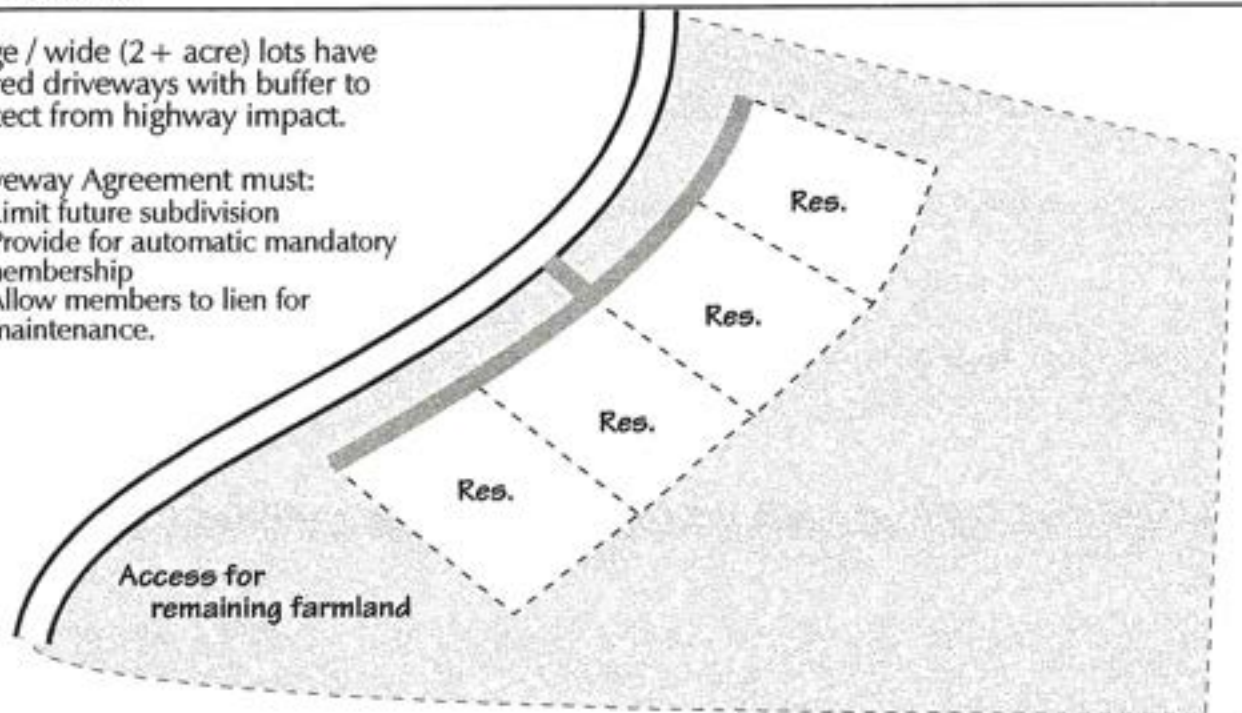


OPTION 2:

Large / wide (2+ acre) lots have shared driveways with buffer to protect from highway impact.

Driveway Agreement must:

1. Limit future subdivision
2. Provide for automatic mandatory membership
3. Allow members to lien for maintenance.



HOUSING PLAN

According to the 1990 Census, there were 631 dwelling units in Walker Township. A few were seasonal dwellings, but the vast majority were occupied year-round dwellings. Most of the Township's homes are owner-occupied. Local building permit data indicates that since 1990, the number of homes has increased by over 20 percent and the year 2000 Census housing should be over 750 units.

Housing growth means a preponderance of new dwelling units. That fact, coupled with a high percentage of home ownership, relative to high housing values and good household incomes are all positive indicators. Normally, these positive factors point to a sound housing stock. That certainly is the case for Walker. Visually, the housing stock looks essentially sound. That observation was confirmed by a 1998 field survey of all housing in the Township completed as part of the County's Comprehensive Plan. Of the Township's housing stock, only 7 percent, some 46 units, were judged to suffer from deterioration. Of those, 25 were classified as suffering only minor defects. Thus, though there are some problem homes in the Township, their number is limited.

Perhaps a more pressing housing issue will be one of housing type. Over the past decades, new homes in Walker have been single-family units on single lots. Some of these have been "stick" built, while others are manufactured units. Condos, townhouses, and apartments are not in evidence. In 1990, only 2 percent of the Township's housing stock was multi-family units, and these were duplexes, "tri's," or "quads." No apartment house or high rises in evidence. Yet, as the general population ages, these other housing types will become more popular. Patio homes, townhouses, and similar units are now emerging as the housing choice for older "Baby Boomers" in more urban areas. Such market preferences will also become popular locally. The challenge for Walker Township will be to accommodate these types of homes, but do it in a manner that is compatible with the rural qualities treasured by local residents (see Land Use Plan).

These conditions lead to the following policies:

- Township officials will keep a close liaison with the County's housing rehabilitation program so local properties in need of this service can benefit.
- Adoption of nuisance or property maintenance regulations to deal with the worst cases of housing dilapidation.

- Include more design guidelines in the Townships land use controls to encourage future multi-unit housing be developed compatible with Walker Township's current physical environment. Essentially, this would concentrate on reasonable densities as well as low building profiles (see comments in the Land Use Plan).

TRANSPORTATION PLAN

Transportation projects are expensive and normally require long planning horizons. Also, as all the major highways in Walker Township are State facilities, the Commonwealth is literally the keystone to this element of the Plan.

As is always the case, expensive projects need a well-financed funding source. The primary funding vehicle for transportation projects is the Federal Transportation Equity Act for the 21st century, better known as TEA-21. Funded by various liquid fuel taxes, a portion of these dollars is distributed to the states. Pennsylvania provides additional transportation funds by its own taxes on gas and diesel fuel. Some of these are returned to the local municipalities by way of Liquid Fuel Funds, but most are retained by the State. A percentage of these state dollars are then used for snow clearance, maintenance, or Commonwealth construction projects. However, a good portion represents the “match” for major transportation projects. Usually, those financed with Federal TEA-21 dollars require a State or local match of 10 percent to 20 percent of project cost.

To determine where these TEA-21 funds are spent, a Federally mandated planning regimen is followed. In Huntingdon County, the County Planning Commission is the lead transportation planning agency. They, and other regional counties, participate in a Rural Planning Organization, which is under the aegis of the Southern Allegheny Planning Commission. They in turn deal with the District Penn-DOT Office, while final decisions are made cooperatively with Harrisburg. Transportation projects are planning on two time levels. Future projects up to twenty-year horizons are part of the TEA-21 “Long –Range Plan.” Projects for imminent action are part of the “TIP” (Transportation Improvement Program), which has a four-year duration.

The prior paragraphs illustrate that Walker Township is somewhat removed from the transportation planning process. Thus, this a written plan with a clear set of priorities that can be filed with Huntingdon County, the Southern Allegheny, and, if needed, the Commonwealth.

Walker Township’s transportation concerns can be briefly stated:

- Route 26 should remain a two-lane facility throughout Walker Township.
- No additional right-of-way or cartway for Route 26 should be considered for the McConnellstown area to preserve its village character.

- The 35 MPH speed limit in McConnellstown needs better enforcement.
- Safety studies are needed along Route 26 in the McConnellstown area, especially at the Hartslog Valley Road intersection.

PLAN FOR THE PROTECTION OF NATURAL AND HISTORIC RESOURCES

In the year 2000, Act 68 required a comprehensive plan to provide for the protection of natural resources. Such a requirement is appropriate for Walker Township – its residents are very conscious of their natural environment and prize it. The purpose of this element of the Plan is to set forth a strategy to assist the Region’s constituent municipalities in the preservation of these treasured assets.

Wetlands: The preservation of wetlands is important; these resources have many important functions:

- They limit sediment and runoff entering a stream as well as filtering contamination.
- Provide habitat for plants and animals.
- Limit erosion.
- Reduce flooding impacts.
- Provide breeding areas
- Provide recreational opportunities

Because of this, a two-part strategy is part of this Plan. As the basic management laws/regulations in wetlands are Federal and State, citizens or local officials who are aware of potential intrusions should contact the Commonwealth of Pennsylvania (DEP and/or DCNR) as well as the United States Army Corps of Engineers.

A second element is to include wetland protection in either the Township zoning or land development regulations. Buffer areas around wetlands should be 50 feet to 150 feet in size (technical information is available from the State for proper sizing).

Aquifer Recharge Areas: To date, a study identifying aquifer recharge areas for the Study Area has not been completed. As the Township has its own wells, a wellhead protection study is needed. To fully implement any recommendation, a wellhead protection policy needs to be prepared and adopted. Typically, these regulations can be included as sections in a zoning ordinance.

Woodlands: Within Walker Township, significant forested areas are already afforded protection because of ownership. The Commonwealth has large holdings via State Game Land 118. The Shenecoy Sportsman facility also provides protection by its holdings near McConnellstown. Various modes of protecting privately held woodlands are possible (conservation easements, acquisition of land etc.). However, a forest-stand delineation would be needed as well as implementation dollars. To help protect woodlands, cooperative action with Huntingdon County is appropriate. That group can coordinate with local land trusts or conservancies to provide protection if needed.

Steep Slopes: Walker can consider zoning or some type of land development controls to protect steep slopes. The unwise development of such lands can lead at the least, to erosion and, at the worst, to earth slides with property loss. In the past, the increased cost of developing on steep slopes has minimized this issue. If Walker finds slope development becomes a future problem, regulations for lands with 16 percent slopes or greater can be devised. Usually such regulations combine design criteria with increases in required lot sizes. Reference material is widely available (for example, see *Planning for Hillside Development*, 1996 American Planning Association). Such action can be considered during the Township's proposed review of its zoning ordinance.

Prime Agricultural Lands: One of the most popular techniques for preserving agricultural land is via the creation of Agricultural Security Areas. In fact, this approach is already used in Walker Township. A further step is possible. If desired by local farmers, the "Ag Security" areas can be placed by the County's participations in the PACE Program. Under that program, development rights are purchased so land remains in farming.

Floodplains: The municipality is covered by floodplain regulations. There are some suggested improvements in the Township's regulations that can be made during its upcoming review of its land use ordinances.

Unique Natural Areas: Huntingdon County has identified natural areas worthy of protection in *Continuity Through Conservation II*. The Township should work with the County on any needed initiatives.

Historic Preservation: The Huntingdon County Comprehensive Plan has no Walker resources listed in their Historic and Cultural Plan priority list. Local residents who reside in historically significant homes can be encouraged to list same as historic places. This can be facilitated through contacts with the Huntingdon County Heritage Committee and the Huntingdon County Historical Society. Such action would be consistent with the recommendations of the County's Plan.

COMMUNITY FACILITIES AND SERVICES

The two most important elements of this topic are community water and sewer services. These have the greatest impact on land development and population patterns. These two also represent areas where Walker Township has a direct influence.

Water and Sewer Services: The Walker Township Sewer Authority owns these two facilities. The water system has its own wells and standpipes. Generally, the system is in good condition. However, routine maintenance and upgrades are always a constant need, especially as Federal and State standards are constantly changing. Due to the importance of this service, to local residents, it is essential such upgrades be handled on a regular basis. For example, the water tank is in need of routine maintenance work, and that should be completed in an expeditious manner.

The future service area is shown on the plate, Future Water Service Area. Basically, the future service area encompasses the area projected on the Future Land Use Plan for Residential-Urban, Village, Commercial, and the Industrial area on Fairgrounds Road. At this time, there is no recommendation to extend services south of McConnellstown on Route 26 or north along Hartslog Valley Road. Such extensions should not be considered until the proposed service area is fully utilized.

Similar to the water system, the Municipal Authority owns the sewer system. And, similar to the water operation, maintenance employees are shared with the Township. However, there are fundamental differences. The sewer system is not contained in the Township. The sewer system utilizes the Huntingdon treatment system so local system expansion is limited to the treatment agreement with the Borough (200,000 gpd), though the system usually operates well below that level (nominally at 60,000 gpd).

The proposed future service area is virtually identical to that proposed for the water system. Also, this recommendation echoes the previous one in that extensions to service areas, beyond those set forth by the plate "Sewer – Future Service Area," should only be considered after those areas proposed by this Plan have been served.

Because of periodic storm inflow episodes, the Township may, in the future, need to institute a program of finding and disconnecting illegal storm-drain connections to the sanitary system. This issue may become important if the current development level is continued into the future.

Recreation: The Township's recreational facility is the Woodcock Valley Community Park. The Township has a program in place (Phase II) to provide restroom facilities, a large pavilion, and improve its ball fields. Longer-range projects include hard-court

basketball, a volleyball court, horseshoe pits, and more play areas with apparatus. Development beyond that level should be dependent on a professional facilities plan, demonstrated demographic need and the Township fiscal capacity to both construct and maintain the facility.

Other Sources: There are other facilities and services that impact on local residents. Telephone, electric, gas, and cable are among the most obvious. They appear adequate for current and future needs, and this Plan makes no comment on them.

With the new South Side Elementary School in the Township, educational services are obviously important. However, this Plan makes no comment on same.

Public safety is, however, an area of special interest to the Plan. The continued services of the McConnellstown Volunteer Fire Company are important to the community. This Plan supports their efforts and their continued presence in the Township.

There is no local police in the Township. Although the Pennsylvania State Police does have a station on Route 26, it cannot be classified as a local service. However, its presence is important from the standpoint of a detriment to criminal activities and for traffic safety. As noted in this section on transportation, more vigorous enforcement of speed limits is a priority.

PLAN INTERRELATIONSHIPS AND THE IMPACT ON CONTIGUOUS MUNICIPALITIES IMPLEMENTATION

In the body of various Plan elements, implementation strategies are discussed as well as timing suggestions. Consequently, a separate section is not included for this topic.

This Plan has various key interrelationships. The primary one is the link between the Future Land Use Plan and the Water and Sewer Plans. These separate recommendations should be considered as a unified strategy for future development in the Township. They are each dependent upon the other. In a similar vein, these are links between the Housing Plan and the Land Use Plan. Good design is needed to blend new housing options into the Township's land use environment.

A second area of linkage is between the Transportation Plan and the Community Facilities and Services Plan. Better enforcement of speed limits is needed if traffic safety in McConnellstown is the key element of this connection. Also, the restriction on road width must be followed to prevent Route 26 from becoming a wall.

Finally, the Plan must look at its possible impact on adjacent areas. A comparison of the "Current Land Use" plate to the Future Land Use Plan clearly demonstrates that no significant land use changes are contemplated for border areas. Therefore, no special "impact" policies are needed.