

*Adopted
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**Warriors Mark Township
Huntingdon County
Pennsylvania**

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**2004
COMPREHENSIVE
PLAN UPDATE**

December 2004

**Prepared by:
Warriors Mark Planning Commission
and
Thomas R. Deans Associates**

RESOLUTION NO. 2005 - 02

WHEREAS, in 1992 the Board of Supervisors of the Township of Warriors Mark (hereinafter "Board"), pursuant to the Municipalities Planning Code (hereinafter "MPC"), adopted a Comprehensive Plan (hereinafter "Plan") for Warriors Mark Township; and

WHEREAS, the Township, due to the changes within the Township since the adoption of the Plan in 1992, desires to amend and update said Plan and pursuant thereto the Warriors Mark Township Planning Commission has reviewed a proposed plan amendment and update and forwarded it to the Board together with the public comments from the public hearing said Commission held pursuant to the MPC; and

WHEREAS, the Township, pursuant to the MPC forwarded copies of said proposed Plan Amendment to the contiguous municipalities and the Tyrone Area School District, and has received comments from these entities with regard to the same; and

WHEREAS, the Board has held a public hearing, pursuant to public notice with regard to adopting the proposed Plan Amendment; and

WHEREAS, the Board now desires to adopt the proposed Plan Amendment, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference.

NOW THEREFORE, BE IT RESOLVED and the same is hereby resolved by the Board of Supervisors of the Township of Warriors Mark that the document attached to this Resolution as Exhibit "A" together with all the maps, charts, and textual matter found therein, is hereby adopted to amend the Township of Warriors Mark Comprehensive Plan,

This Resolution made and adopted this 1st day of February, 2005.

Warriors Mark TOWNSHIP BOARD OF SUPERVISORS

L. Stewart Neff
L. Stewart Neff, Chair

Rodney L. Marshall
Rodney L. Marshall, Vice Chair

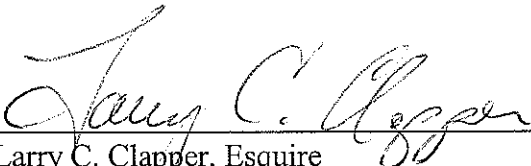
Donald E. Bickle
Donald E. Bickle, Supervisor

ATTEST:

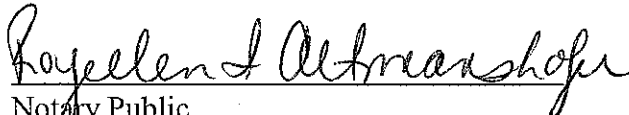
Catherine G. Noll
Catherine G. Noll, Secretary

I, LARRY C. CLAPPER, Esquire, Solicitor for the Township of Warriors Mark, hereby swear and attest that the foregoing is Warriors Mark Township Resolution No. 2005-2 enacted by the Warriors Mark Township Board of Supervisors at their scheduled meeting of Tuesday, February 1, 2005.

Dated: 2/17/05


Larry C. Clapper, Esquire
Warriors Mark Township Solicitor

Sworn to and subscribed before me
this 17th day of February, 2005.


Notary Public

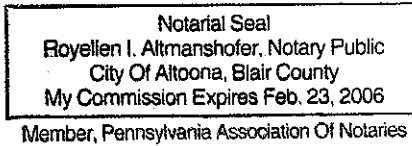


TABLE OF CONTENTS

CHAPTER	PAGE
Introduction	1
Population and Housing Data	2
Existing Land Use	4
Physical Features Analysis	5
Public Utilities Plan	6
Transportation Plan	7
Future Land Use Plan	
Residential	9
Industry & Commerce	11
Agricultural and Resource Protection	11
The Environment as a Core Value	12
Growth & Development Guidelines	14
Update Summary and Conclusions	15
Statement of Interrelationships	16
Community Development	18
Objectives	20
Appendix	22

Comprehensive Plan Update

INTRODUCTION

The Warriors Mark Township Comprehensive Plan was completed and adopted in 1992. Richard C. Sutter and Associates prepared that document. The current Update of 2004 has been prepared by Thomas R. Deans Associates in conjunction with public workshops conducted by the Township Planning Commission and with new mapping provided by the Huntingdon County Planning Commission.

Much of the 1992 Plan provides excellent description of the Township. That Plan should be retained for reference. Therefore, this Update addresses only those topics and issues that need to be "corrected" as a result of the passage of time and events and availability of new data.

The chapter topics of this Update are introduced by their orientation from the 1992 Plan. The respective chapters then proceed with updated information. Many of the described changes are the result of the issues listed below that have emerged in the Township and region during the 1992-2004 period:

- Residential growth in the Township at twice the County rate
- Dependence upon on-lot septic systems for sewage disposal
- Degradation of Spruce Creek and related research study
- The construction of I-99 north of the Township
- Demolition of the Elementary School and property purchase by the Township

The Update Summary chapter highlights the changes that occurred during the 1992-2004 period, along with an indication of new attitudes on the part of the public during the last twelve years.

The responsibility to plan for and regulate land use rests squarely upon local government. Municipalities bear some resemblance to families in which responsible parents are alert to preventing accidents and avoiding situations that could prove costly. In this case, the parent clearly recognizes his responsibility, knowing that prevention is often cheaper than the cure.

For public officials, the recognition of responsibility may come slowly. Nevertheless, the PA Municipalities Planning Code states that local government must bear responsibility for the welfare of the whole community, or bear the liability. The guiding principles of this Plan represent prudent policy for the Township.

POPULATION AND HOUSING DATA

The 1992 Comprehensive Plan contained population and housing data based upon the U.S. 1980 Census. Total population and housing statistics have changed quite naturally since then. This update will refresh selected demographic and housing characteristics.

Total Population

Warriors Mark Township is one of the fastest growing townships in Huntingdon County. Only Juniata and Springfield Townships out paced it. The table below shows the significant increase of 19% for the 1990-2000 period. The 2003 estimate continues the growth trend with a population of 1660 persons.

POPULATION							
	1950	1960	1970	1980	1990	2000	2003
Huntingdon County	40,872	39,457	39,108	42,253	44,164	45,586	45,707
Warriors Mark	956	1,008	1,135	1,377	1,375	1,635	1,660

Source: U.S. Census

The growth rate of neighboring Centre County continues to contribute to the Township's development. Proximity to State College will continue to provide impetus for growth, according to regional planners.

Housing

There were 664 housing units in the Township as of 2000. This was a 22% increase from 1990. This appears to be a continuing trend, supported by County data and by Sewage Reports of the SEO reflecting increasing numbers of perc tests since 2000. The Township's housing growth is more than two times greater than that of Huntingdon County as a whole.

As of 2000, median housing value was \$102,300, significantly higher than the median value of \$72,800 for the County. Only neighboring Franklin Township was higher at \$123,800.

Socioeconomic Profile

Household data, education, income and other data have been updated and is summarized in the next table. Median household income for the Township at \$42,687 is higher than either the County or State level. Age-wise, Warriors Mark has a younger population than the County or State with more than one-fourth of the Township population under age 18.

**Demographic Profile
Warrior's Mark Township**

	Warrior's Mark	Huntington County	Pennsylvania
1990 Population	1353	44164	11881643
2000 Population	1635	45586	12281054
Change and % Change	282 (21%)	1422(3%)	399411 (3%)
1990 Housing Units	545	19286	4938140
2000 Housing Units	664	21058	5249750
Change and % Change	119 (22%)	1772(9%)	311610(6%)
Persons per Household	2.65	2.44	2.48
Percent Housing over 60 years old	33.1%	32.8%	30.3%
1990 Median Household Income	29444	23067	29069
2000 Median Household Income	42687	33313	40106
Change & % Change	13243(45%)	10246(44%)	10246(44%)
Persons Below Poverty	115	4631	1304117
Percent Persons Below Poverty	7.0%	11.3%	11.0%
Median Age	37	37.7	38
Percent Persons under Age 18	25.2%	21.7%	23.8%
Percent Persons Age 65 & over	11.1%	14.8%	15.6%
Percent HS Grad	90.7%	74.6%	81.9%
Percent College Grad	20.6%	11.0%	22.4%

Source: 2000 U.S. Census

EXISTING LAND USE

The 1992 Comprehensive Plan documented the proportional land uses as shown below. At that time, agriculture and vacant land dominated the Township at more than 98% of the total land. Residential use occupied only 176 acres, or less than 1%.

1990 LAND USE		
CATEGORY	PERCENTAGE	ACRES
Residential	0.9	176
Commercial	0.06	10
Industrial	0.6	119
Agricultural	58.0	11,500
Vacant	40.5	8,035

Source: 1992 Warriors Mark Comprehensive Plan

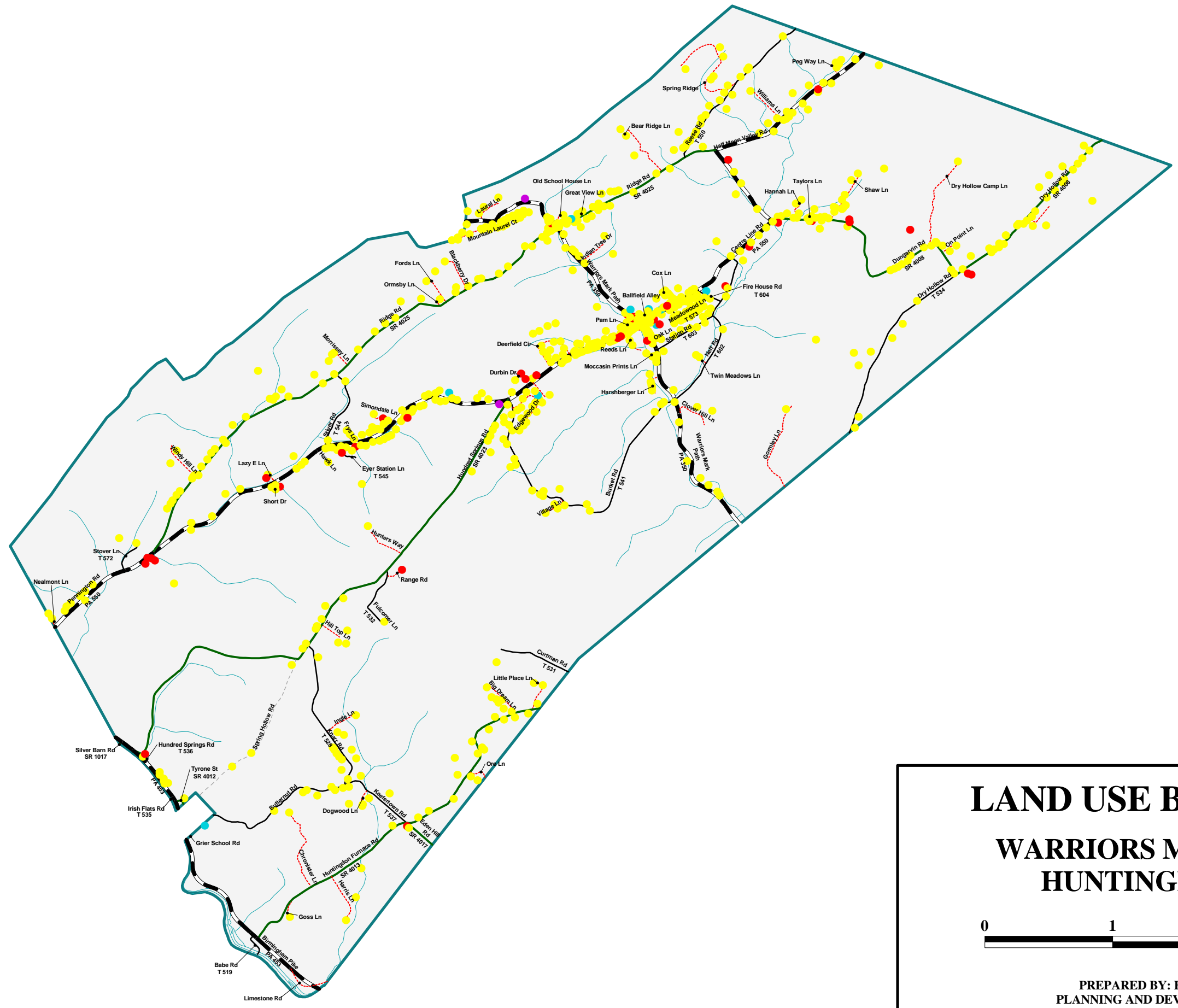
The prevalence of agriculture and vacant or wooded areas still comprises the majority of the Township. Farmland enrolled in the Agricultural Security Area comprised 8,337 acres, of 42% of Township land, as of 2002. Within this rural landscape, however, residential growth is evident.

Since 1990, a total of 211 lots were sold in the Township, according to Huntingdon County records. Assuming an average two-acre lot, this would add 422 residential acres to the Township during the 1990 - 2002 period. However, during this same twelve-year period, 52 residential subdivisions were reviewed and approved by the County Planning Commission encompassing an estimated 3,100 acres.

The table below shows the impact of recent subdivision activity. Scenario one reflects the Township acreage showing only the number of housing lots sold since 1990. When these lots are added to all prior housing lots, an estimated 598 acres, or 3% of the Township landmass, results. However, when the acreage from approved subdivisions is calculated under Scenario Two, the potential build-out rate or land allocated to residential use is 17%.

2003 LAND USE ESTIMATES (With Two Residential Scenarios)		
CATEGORY	SCENARIO ONE (based on lots sold)	SCENARIO TWO (based on approved subdivisions as of 2003)
Residential	3% (598 acres)	17% (3,276 acres)
Commercial/Industrial	1% (129 acres)	1% (129 acres)
Agricultural	57% (11,289 acres)	49% (9,950 acres)
Vacant	39% (7,824 acres)	33% (6,485)

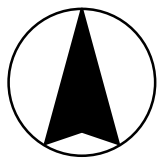
Source: Consultant Analysis



LEGEND

- Residential
 - Commercial
 - Industrial
 - Public / Semi-Public
- Roads by Class**
- Federal
 - State
 - Township
 - Private
 - Forest
 - Jeep
 - Streams
 - Municipal Boundary

**LAND USE BY STRUCTURE
WARRIORS MARK TOWNSHIP
HUNTINGDON COUNTY**



PREPARED BY: HUNTINGDON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
JULY 7, 2004

PHYSICAL FEATURES ANALYSIS

The 1992 Comprehensive Plan described the Township's physical features, including: topography, soils, and floodplains/drainage/wetlands. Such features do not change much over time; however, their interpretation and importance may. Natural features of the Township that have gained in local significance are soils, tributaries of Spruce Creek and the role of wetlands.

Soils

The description of soils in the 1990 Plan deserves an update. While soils per se have not changed, an update takes its cue from two recent developments:

- The Huntingdon County Planning Commission in a recent countywide mapping initiative performed the analysis of Township soils.
- The Pennsylvania Municipalities Planning Code (MPC) was amended to place greater emphasis upon prime agricultural land, based on soils.

The MPC now defines prime agricultural land as "land used for agricultural purposes that contains soils of the first, second, or third class as defined by the U.S. Department of Agriculture's county soil survey." Accordingly, the County has provided mapping showing these soil classes. The first, second, and third class soils cover an estimated 46% of Warriors Mark Township. This is further discussed in the Future Land Use Chapter.

Warriors Mark Run

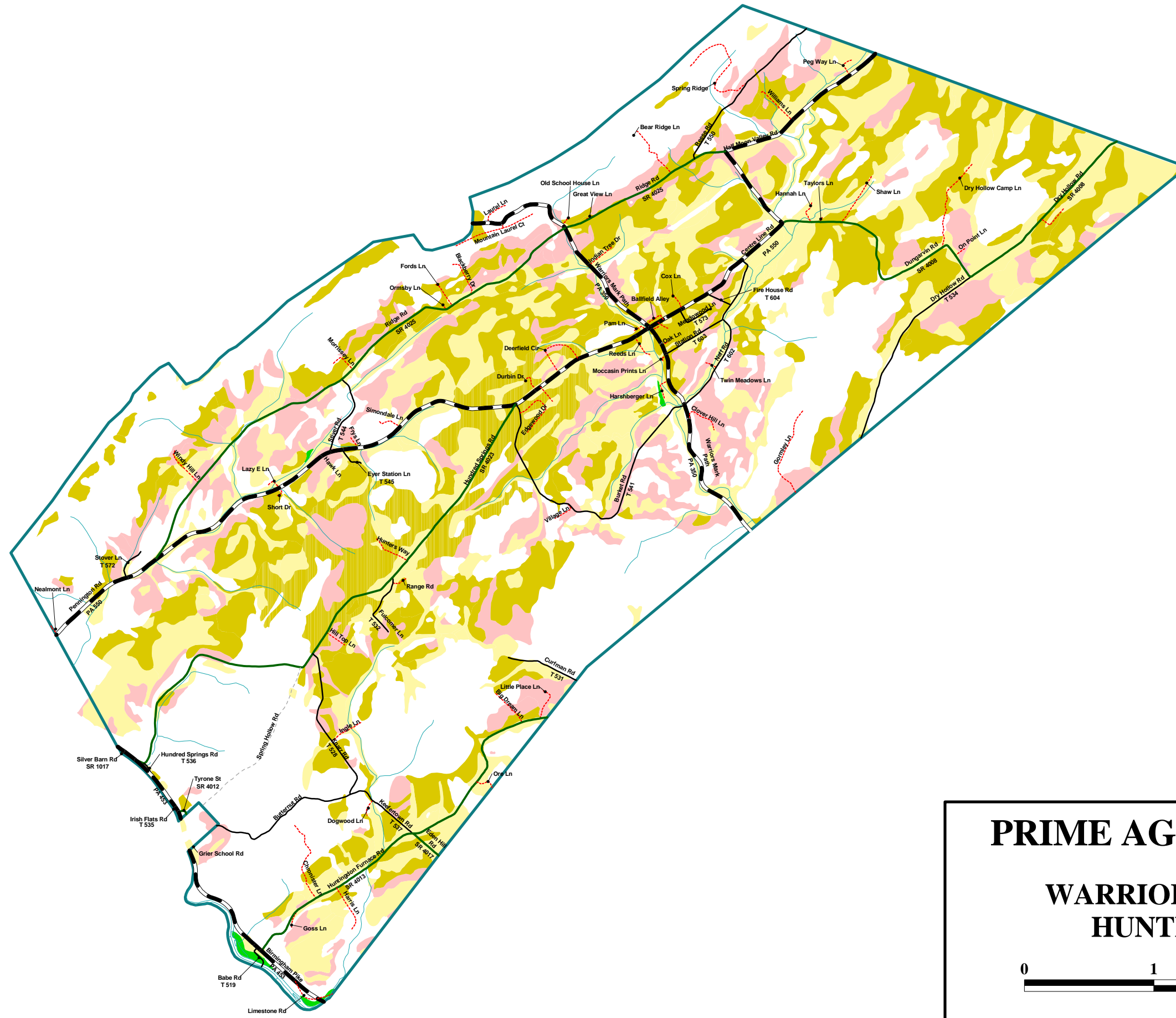
Spruce Creek, a coldwater fishery of exceptional value, is located in the region just south of the Township. Warriors Mark Run is one of five tributaries in the Spruce Creek watershed and it flows through the Township and the village of Warriors Mark.

In the past decade, increased concern and regulation of waterways are new realities. The Center for Watershed Stewardship at Penn State University is studying Spruce Creek and has conducted meetings in the Township in order to assess the linkages between this important water resource and land uses in the watershed. The Warriors Mark Run watershed itself encompasses approximately two-thirds of the Township.

Role of Wetlands

Like Warriors Run, wetlands are another water resource increasingly recognized as vital to groundwater quality and quantity.

A number of hydric soils are located in the Township. However, not all hydric soils are recognized as wetlands or are identified on the National Wetlands Invention maps. In cases where "wet soils" are known locally from practical knowledge but are not shown on the wetlands map, Township officials may and should require field-testing where development is proposed.



LEGEND

- Roads by Class**
- Federal
 - State
 - Township
 - Private
 - Forest
 - Jeep
 - Streams
 - Municipal Boundary
 - Agricultural Security Area
- Prime Agricultural Soils by Class**
- Class I
 - Class II
 - Class III
 - Class IV

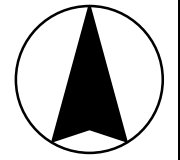
PRIME AGRICULTURAL SOILS

WARRIORS MARK TOWNSHIP

HUNTINGDON COUNTY



PREPARED BY: HUNTINGDON COUNTY
 PLANNING AND DEVELOPMENT DEPARTMENT
 JULY 7, 2004



PUBLIC UTILITIES PLAN

The 1992 Comprehensive Plan recommended a public/community sewage system for Warriors Mark Township. Indeed, the Plan assumed that construction was immanent. Envisioned as a gravity system with discharge to Warriors Mark Run, it was to have served the central part of the Township where the municipal water system presently is located. However, construction of such a system never occurred.

This recommendation was based on the 1992 Plan's assertion that malfunctioning on-lot septic systems were widespread. However, present Township officials and the Sewage Enforcement Officer dispute such malfunction.

Township officials and residents made known in meetings and in a community survey during 2003-04 that there is no desire or need for a public sewage system. Rather, Township officials should manage development growth via land use ordinances that provide density and lot size guidelines. Such ordinances would in effect require adequate area for on-lot systems to perform.

Alternatives to On-lot Sewage Systems

Where greater housing density is appropriate (such as village areas and designated growth areas), alternatives to on-lot systems may be needed for smaller lots. Such alternatives are community module systems and small flow facilities described below.

Community sewage systems are an alternative for major land development. With a modular, pre-engineered aerobic treatment system, housing can be clustered on smaller lots. The modular underground system could be located in a common open space within the development. This approach has much to recommend it.

For proposed development in sensitive environmental areas, such as near Warriors Mark Run, small flow sewage treatment facilities should be considered. Serving up to five housing units, small flow systems may be designed to higher effluent standards and are subject to annual inspection by the Township as prescribed by ordinance. This may be a desirable alternative, allowing growth in an otherwise sensitive area.

Responsibility for Land Use

Warriors Mark Township controls sewage disposal via the Sewage Facilities Planning Module, a component of Act 537. The Module states that the local Planning Commission should:

"Evaluate the possible impact of on-lot sewage disposal on natural resources described in the comprehensive plan, including prime agricultural land preservation, wetland protection, historical/archeological preservation, and stormwater management."

It is a prime responsibility of Township officials to approve only those sewage facilities that maintain the quality of the water supply and prevent surface and ground water contamination.

TRANSPORTATION PLAN

The 1992 Transportation Plan focused upon the condition of Township and State roads located within the Township and provided guiding principles for their maintenance. Those guidelines remain valid to the present. The Section contained below adds a regional context and describes transportation's relationship to land use. It also addresses bike trails, the safety of pedestrians and safety concerns regarding driveways.

Regional Considerations and the Relationship to Land Use

In 2003, construction of 1-99 began in the region with enlargement of the Bald Eagle Interchange. Connecting with Route 350, this Interchange is just one mile north of the Township border.

1-99 will provide new access to State College for Township residents. For residents of northern and central Warriors Mark Township, the new 1-99 will be advantageous in terms of reduced commuting time, according to Penn DOT officials. Route 550, currently used by local commuters to Penn State, may actually see decreased commuter traffic. This would be the case if residents choose to travel Route 350 North to 1-99.

Local land use may be impacted by the completed 1-99. In the Township, along Routes 550 West and 350 North should be considered in this regard.

Should commercial and industrial growth be directed to Route 550 near Nealmont in order to alleviate traffic congestion in the central part of the Township? Will residents of Laurel Heights change their travel patterns for a State College destination? Might the attractiveness of Spring Mount and the condition of Route 350 North be deciding factors in selecting a home site? Such questions have been evaluated in the land use planning process.

The impact of regional highway access is an important local factor in guiding growth. Such highway location is critical in the development of zoning regulations. The rather direct access to the regional highway network at Nealmont is a key factor in locating larger-scale commerce and residential development, along with industry, at the far western end of the Township.

Driveways and Points of Access

An important part of transportation planning is the local control of driveways and access. The Subdivision and Land Development Ordinance should regulate the design and location of driveways.

Destinations should have a single, well-defined point of access. For the goal of safety in any development, the objective is to limit the number of "curb cuts" to the smallest number possible. Consolidation of driveways should be a goal wherever possible.

Driveways must be controlled for the good of the community. Points of access, particularly along strip developments, can sometimes be dangerous or, at the least, confusing. Land use ordinances should address such situations.

Pedestrians and Bikers

The Municipalities Planning Code includes pedestrian systems and bikeways as required elements of the Transportation Plan.

Communities need to have "walkability". Sidewalks and footpath easements in residential developments add to the quality of life and increase safety. Walking and biking are increasingly popular, as reflected in the trend toward Rails to Trails and linear greenways.

"Traffic calming" refers to slowing vehicles in populated areas. The goal is to make streets inviting and safe for pedestrians and bicyclists. "Slowing down" is to be encouraged, particularly in residential areas. How?

- People drive faster on wider pavements. For built up areas, therefore, wider may not be better.
- Shade trees have a calming effect. In some cases, landscaping can be regarded as a speed control measure. Street trees also promote safety for walkers if planted between the cartway and sidewalk.
- Gateways are entrances to villages and boroughs. This is where vehicles should reduce speed. Trees can be used for this purpose and are known as "gateway plantings".
- Sidewalks and footpaths are desirable in and around residential and village areas. Such corridors benefit people of all ages.

Bike trails are increasingly popular across the Commonwealth. The nearest designated bike path is along Route 45 at Seven Stars. Connection with this nearby bike trail should be considered. Coordination with Penn DOT and neighboring Franklin Township is recommended in order to establish such a link.

FUTURE LAND USE PLAN

An updated Land Use Plan reflects the changes since the 1992 Comprehensive Plan and recommends new responses to all that has occurred since then. Changes in recommendations are in part due to: 1) the absence of public sewer (which was assumed to be in place in the 1992 Plan), 2) the new emphasis placed on prime agricultural land by the Pennsylvania Municipalities Planning Code and 3) the local commitment to Spruce Creek as a high quality watershed.

The 1992 Plan advocated high-density growth in the Frogtown area. However, this area comprises prime agricultural land and much of it is enrolled in the Township's Agriculture Security Area. It is no longer being considered as a recommended growth area.

During the mid-1990's, the State developed a land use planning approach known as "growing smarter." The Township Planning Commission devoted an entire workshop in 2003 to this important concept, the principles of which are found in the Appendix.

Nothing is a more visible reflection of a community than how it uses its land. Land use tells a story about the people living there. For example:

- Homes will show either pride or neglect.
- Residential yards may have gardens or other revealing use.
- Streams may be polluted or clear, their banks littered or clean.
- Sources of livelihood and major employers are visible.
- Open fields may be abandoned or have a productive use.
- Parks and other gathering places may exist.
- Worn footpaths indicate community patterns.

As population grows, so does the realization that land is finite and should be treated with care. Environmental stewardship is the legitimate business of local government. The Municipalities Planning Code has been amended several times to strengthen powers of local government to guide land use and protect natural resources.

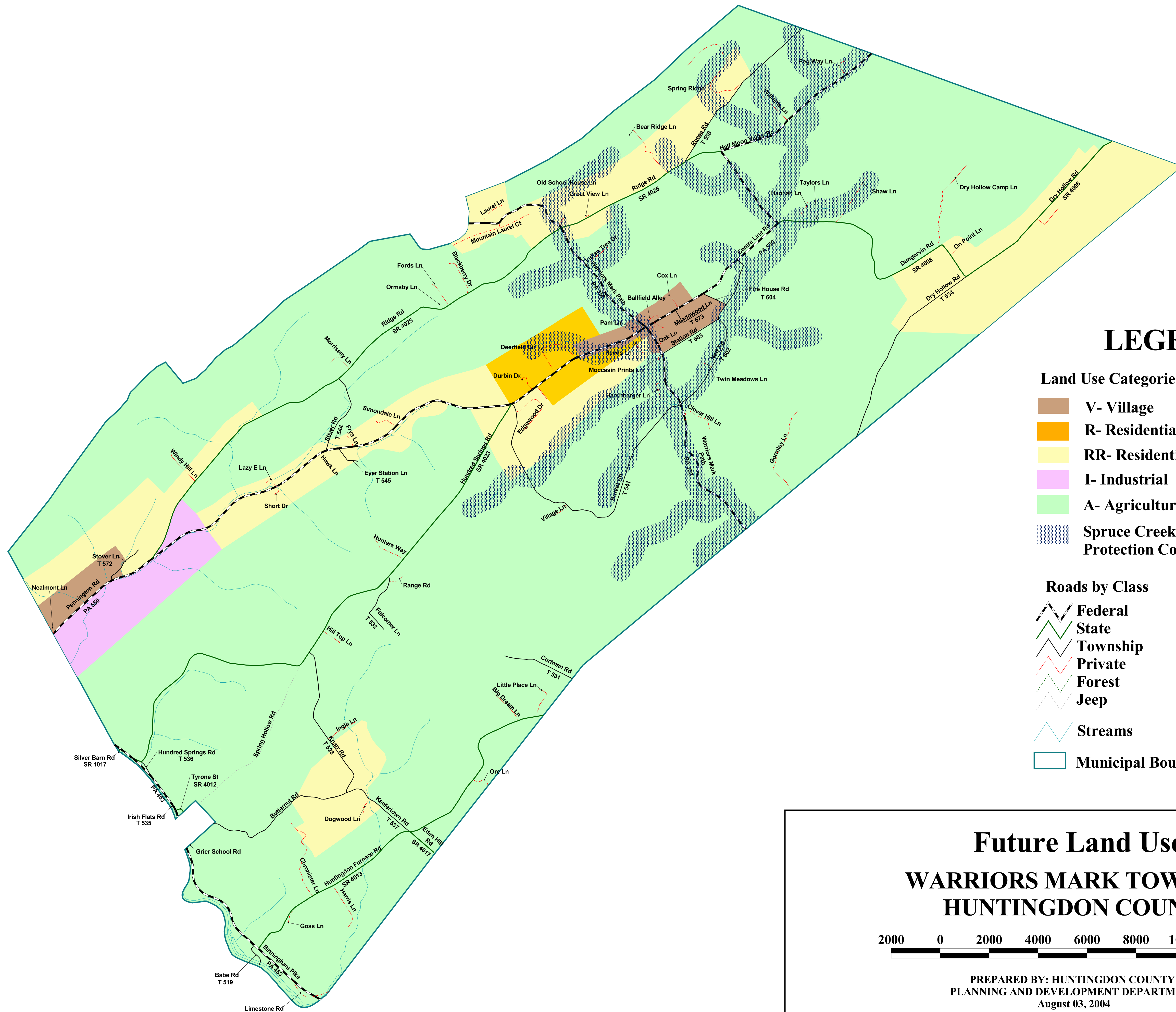
Central goals of this plan are to encourage growth in or near existing village areas where infrastructure can support it and to protect sensitive environmental areas for future generations. What values and policies should local officials adopt when applications for subdivision and land development are received? The guidelines of this chapter should be applied. They are reflected in the attached Future Land Use Map.

RESIDENTIAL

Existing Housing

The village of Warriors Mark is where it began--with the traditional clustering of houses and commerce. Warriors Mark still reflects this pattern. Interestingly, current policy at the State level advocates compact villages as a means of achieving "smart growth".

In the existing village areas, keeping the existing homes in good condition is a central goal. Establishment and enforcement of codes should be exercised as a core policy by the Township. Housing rehabilitation programs, as they become available at the local or county level, should also be endorsed.



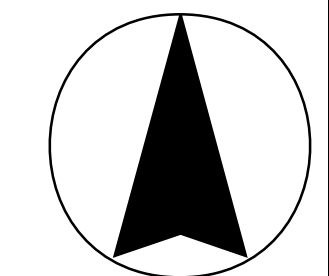
LEGEND

- Land Use Categories**
- V- Village
 - R- Residential
 - RR- Residential Rural
 - I- Industrial
 - A- Agriculture and Resource Protection
 - Spruce Creek Watershed Protection Corridor
- Roads by Class**
- Federal
 - State
 - Township
 - Private
 - Forest
 - Jeep
 - Streams
 - Municipal Boundary

Future Land Use WARRIORS MARK TOWNSHIP HUNTINGDON COUNTY



PREPARED BY: HUNTINGDON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
August 03, 2004
Revised January 12, 2005



The neighborhood concept within village areas is a key component of smart growth thinking. At the heart of the neighborhood is the importance of the pedestrian. Local ordinances should require sidewalks or footpath easements in the higher density portions of the Township.

The "streetscape" is the public domain. Sidewalks and curbs are important to the appearance and safety of the town. Elderly persons and the very young would benefit from such neighborhood improvements.

Residents tend to invest in their property when they have confidence that their investment will be "protected" by sound municipal policies. The value of existing homes is dependent upon homeowners keeping their own property in good condition, while the municipality plays a role in maintaining a safe, attractive streetscape and enforcing codes.

New Construction

The traditional village as a way of laying out new housing (along, with small-scale commerce) is once again a modular idea. In fact, the 1992 Plan advocated the "centers concept" or village development. Such compact arrangement is "strategic" including growth away from agricultural areas and other sensitive environments.

This Update documents significant residential growth in the Township. At the time of the 1992 Comprehensive Plan, residential land comprised less than 1%. However, given the current rate of subdivision activity, this percentage could increase to 17% if full build-out of approved subdivisions were to occur.

Residential growth does not need to involve great amounts of land or change the basic rural land patterns. In fact, a community survey and a visioning session conducted in 2003 strongly indicated the community's desire to retain rural atmosphere and protect natural resources. Accordingly, locations for new residential growth were identified by evaluating the following key elements:

- Projected municipal sewer/water locations
- Location of productive farmland and prime soils
- Location of environmentally sensitive areas
- Location of designated Bio-diversity areas
- Capacity of local and regional roads

INDUSTRIAL AND COMMERCIAL

The Existing Land Use Update documented a very small percentage of land currently utilized for industrial and commercial. These uses are estimated at 1%. For rural areas where agriculture is the prominent employer, such small land allocations are typical.

Existing industry comprises quarrying and extraction-related activity and is located in the western end of the Township. A considerable land mass is held in ownership by New Enterprise, but the bulk of this area is currently farmed or in woodland. It is unknown if or when these

extended land holdings will be developed. Currently, quarried land is in close proximity to Nealmont, which, in turn, is served by the Tyrone Sewer Service. This general area is also well served by the transportation network with its proximity to I-99.

It would appear, based upon the strength of existing and potential infrastructure, that the area proximate to Nealmont represents the most appropriate area for future industry and larger-scale commerce, whether quarrying or otherwise.

Regarding commercial development, village areas traditionally have been mixed use areas. Here, housing and small-scale commercial enterprise should be accommodated. Standards for commercial use found in the Subdivision and Land Development Ordinance should be enforced. Land uses as they presently exist are shown on the attached Land Use By Structure Map.

AGRICULTURE AND RESOURCE PROTECTION

A large portion of the Township is enrolled in an Agriculture Security Area (ASA). As of 2002, the ASA comprised 42% of the Township land mass. This is a strong indicator of the importance of agriculture locally. Relatedly, prime agriculture land comprising Classes I, II and III soils occupy the following proportions of the Township:

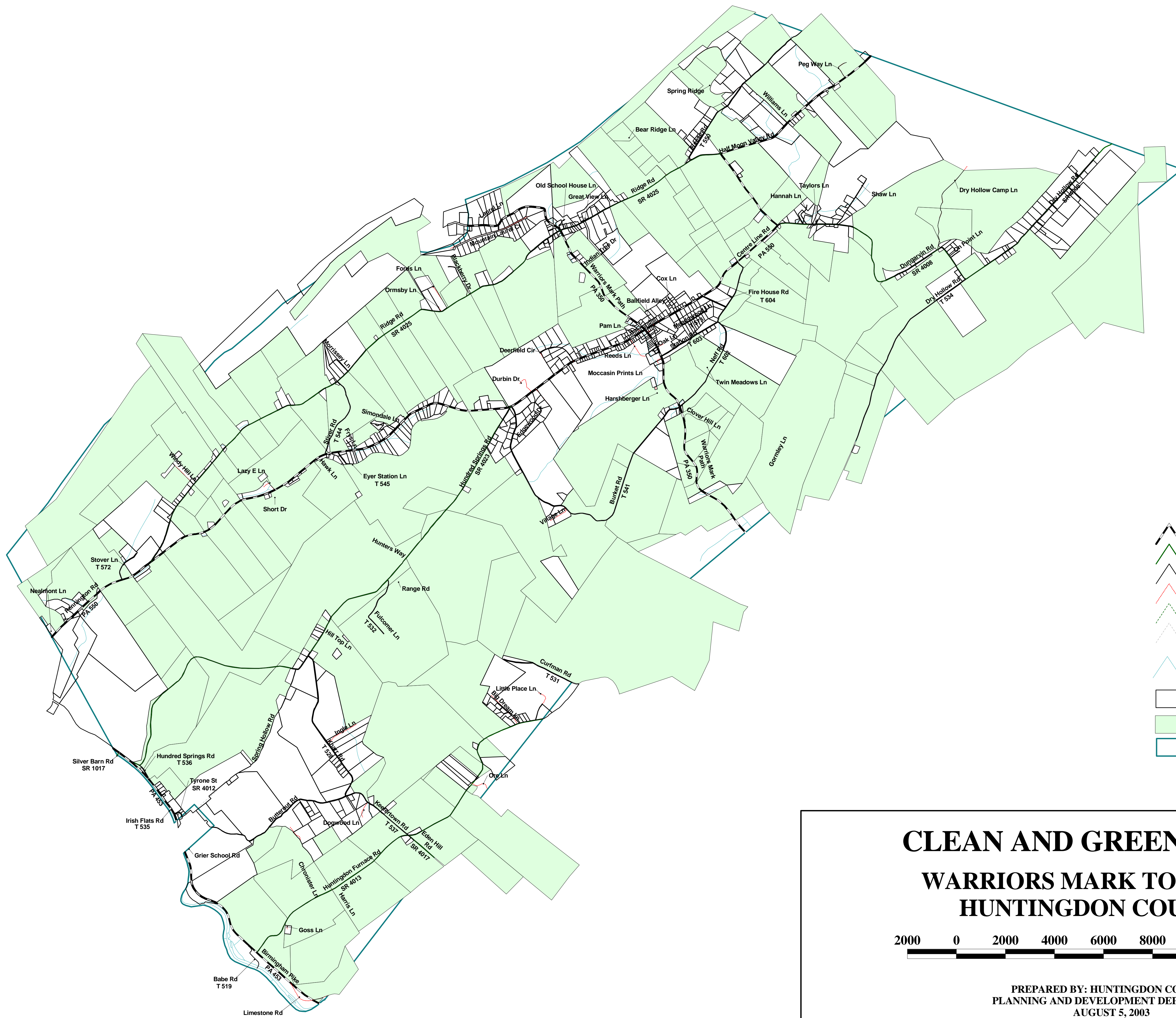
Class I: 24 acres or .12%
Class II: 4199 acres or 22%
Class III: 4407 acres or 23%

The presence of prime agriculture soils in the township is demonstrated in the attached Prime Agriculture Soils Map, which also documents the average now included in the Agriculture Security Areas.

Meanwhile, people continue to move to rural areas. Given the preponderance of agricultural land in the Township, the potential for conflict between neighboring land uses increases. Not only that trends indicate that the number of Pennsylvania farms will decline while the number of animals per farm will increase. A well-conceived zoning ordinance can be a means to minimize conflicts that the agricultural community encounters.

Agriculture by its very nature needs a supportive environment. As farmers seek to survive while increasingly surrounded by residential development, for example, agricultural fields need to be buffered where new development poses conflict.

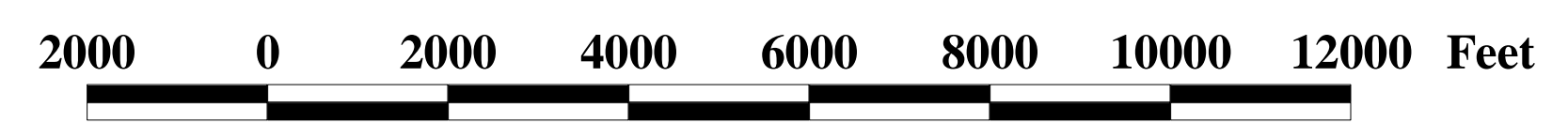
Agriculture can be buffered by wildlife habitat such as hedgerows and woodlots. Land use ordinances should provide for such open space corridors to the greatest extent possible. Biodiversity areas such as Dungarvin Ponds North, identified in Huntingdon County's Natural Heritage Inventory, deserve particular protection.



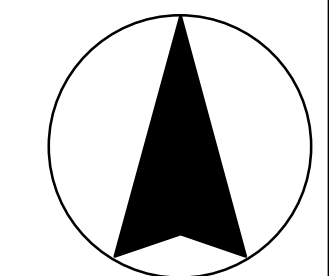
LEGEND

- Roads by Class**
- Federal
 - State
 - Township
 - Private
 - Forest
 - Jeep
 - Streams
 - Tax Parcel Boundary
 - Clean and Green Parcels
 - Municipal Boundary

CLEAN AND GREEN PARCELS WARRIORS MARK TOWNSHIP HUNTINGDON COUNTY



PREPARED BY: HUNTINGDON COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
AUGUST 5, 2003



Hunting clubs recognize the value of such habitat and, like farmers, have placed their significant land holdings in the Clean and Green Program. In this regard, agricultural land and other lands earmarked for resource protection deserve similar protection. A zoning ordinance would logically place development limitations upon both of these land uses. Fragmentation of habitat need not accompany development. Woodlands can and should be preserved where residential use is proposed by clearing only those trees necessary for the development.

Agricultural land and natural habitat greatly contribute to the visual appeal of Warriors Mark Township. The Survey and visioning session of 2003 showed a strong preference by Township residents to preserve the rural environment. Township officials should preserve prime agricultural land to the greatest extent possible. The presence of an Ag Security Area (see Prime Agricultural Soils Map) and a significant amount of acreage in the Clean and Green program, (see attached Clean And Green Map) attest to the land owners recognition of the Township's agricultural land assets.

Zoning Ordinances must comply with the Pennsylvania Municipalities Planning Code (MPC) and provide designated areas to accommodate all types of land uses, including agriculture. Section 603 of the MPC states that zoning ordinances shall protect prime agricultural land, including "the continuity, development and viability of agricultural operations."

THE ENVIRONMENT AS A CORE VALUE

Identification of sensitive land areas is an important planning task. Township officials and developers alike should know where fragile features exist, such as stream corridors, floodplains, wetlands, and steep slopes. Such areas should be mapped on every application for subdivision and land development. Why is this important?

- The natural environment is the community's chief asset.
- The Municipalities Planning Code empowers local officials to protect the environment for the benefit of the community.
- Land use ordinances should contain provisions protecting stream corridors and other natural features.
- Mapping the location of sensitive features should be mandatory during zoning and subdivision and land development review.

Spruce Creek and the Idea of Watershed

Spruce Creek is a cold-water fishery of exceptional value located south of the Township. A Plan for the Spruce Creek watershed, including the local Warriors Mark watershed, is being developed as a result of multiple meetings and surveys conducted with residents of the Spruce Creek community. When completed, Warriors Mark officials should vigorously endorse the Plan for the Warriors Mark Watershed. Top concerns of the study expressed during the 2003-04 period were:

- Increased, sprawling suburban development
- Lack of land use planning

- High quality streams for fish and wildlife
- Open space

Meanwhile, the Township's land use ordinances should require adequate buffers along stream banks. The Planning Commission should carefully review development plans to identify stream corridor overlay districts, where they exist.

Floodplains as Runoff Recipient

When there is a flood, it is an event that affects the entire watershed. Every slope in the watershed deflects rain toward the stream and every paved parking lot and house roof accelerates the runoff. The severity of the flood is determined by surrounding land uses.

Warriors Mark Township is a participant in the National Flood Insurance Program (NFIP), which regulates development in the floodplain. The availability of flood insurance and the determination of rates are dependent upon local enforcement of the Floodplain Ordinance.

Prior to establishment of the NFIP, development occurred in the floodplain, such as parts of Warriors Mark village. Protecting this area from flooding would now be very costly and, in effect, impossible. Due to such prohibitive costs, Warriors Mark must be diligent in managing new growth in flood-prone areas, particularly along Route 350.

Wetlands

Like floodplains, wetlands are areas best left to nature. Wetlands reflect a precarious link between the local water table and ground water sources. They also decrease flooding by acting as a retaining pond for runoff.

Wildlife depends upon wetlands for an undisturbed habitat. Local residents recognize this fact and use wetlands for hunting, trapping and passive recreation. Wetlands provide a vital habitat for birds and mammals found nowhere else.

Stormwater Management

The Commonwealth as part of the amended Stormwater Management Act has developed new guidelines. Infiltration of stormwater at the site in order to recharge aquifers is the primary goal of the new guidelines. Accordingly, structural stormwater management facilities that move runoff offsite should be avoided and used only as a last resort. The benefits of such management are:

- Flood impact is decreased
- Erosion and sedimentation are decreased
- Damage to downstream communities is minimized
- Groundwater aquifers are recharged

Township officials have faced public complaint regarding runoff from development on steep slopes. Strict management of stormwater in sloped areas is essential. Development plans should contain effective designs that minimize the disturbed part of the site. Retaining existing vegetation to the greatest extent possible should be required. This will maximize infiltration at the site and minimize runoff.

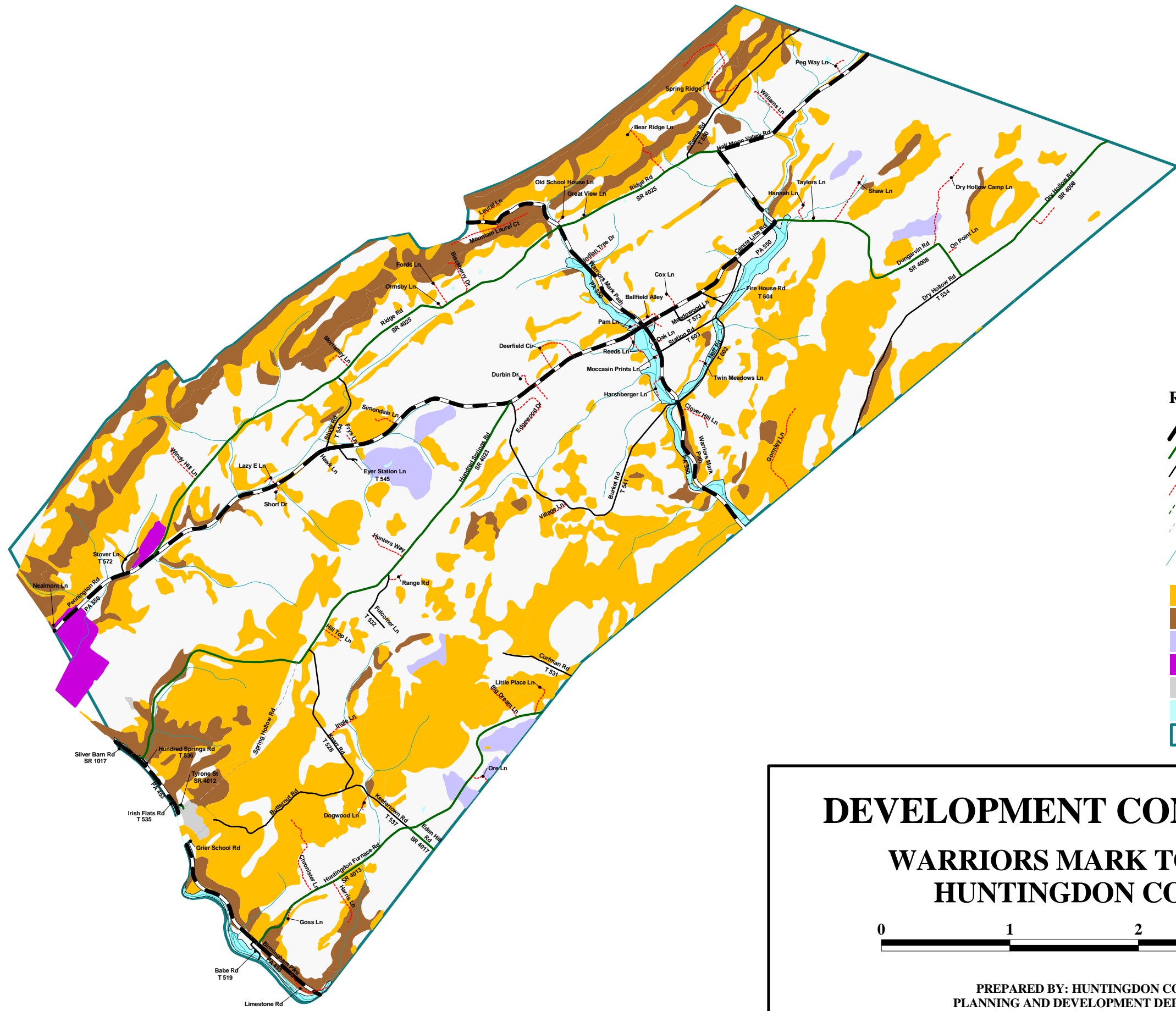
These environmental considerations and development constraints are reflected in the attached Development Constraints Map.

GROWTH AND DEVELOPMENT GUIDELINES

The guidelines below reflect the thinking of the Township Planning Commission and a majority of residents who participated in public workshops and surveys during the 2003-2004 period. Local land use ordinances should be implemented and interpreted in light of these guidelines.

- The location of community sewer and water, both existing and proposed, is key to future growth. Such projected infrastructure near Nealmont provides a location that can accommodate growth.
- Built-up areas may have space to handle new development. Where appropriate, rehabilitation and infill should be encouraged.
- Sensitive natural features should not be developed. These include streams corridors, floodplains, wetlands, wellhead areas, steep slopes and the Dungarvin Ponds North biodiversity area.
- Prime agricultural land should be protected from development to the greatest extent possible.
- Spruce Creek tributaries shall require special attention. Riparian forest buffers should be required along local streams to provide shade and to protect water quality and habitat.

Implementing these guidelines will enhance the quality of life in the Township, reduce the cost of providing municipal services to scattered development and conserve environmentally sensitive areas.



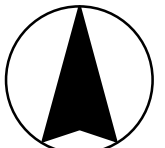
LEGEND

- Roads by Class**
- Federal
 - State
 - Township
 - Private
 - Forest
 - Jeep
 - Streams
-
- 15% - 25%
 - 25% +
 - Iron Ore Pit
 - Quarry
 - Urban
 - Floodplain
 - Municipal Boundary

DEVELOPMENT CONSTRAINTS

WARRIORS MARK TOWNSHIP

HUNTINGDON COUNTY



PREPARED BY: HUNTINGDON COUNTY
 PLANNING AND DEVELOPMENT DEPARTMENT
 JULY 7, 2004

SUMMARY AND CONCLUSIONS

This Summary characterizes the changes that have occurred since adoption of the 1992 Comprehensive Plan. These particular changes have implications for municipal policy and decision-making. Only pertinent changes from the 1992-2004 periods are addressed in this Update.

The foregoing chapter topics were introduced by their characterization from the 1992 Plan. The respective Update chapters then presented data "correcting" or "adding to" that of the 1992 Plan. Highlights of these findings follow:

Population and Housing Data

The 2000 U.S. Census indicated the Township's growth as more than twice that of Huntingdon County as a whole. The Update planning process allowed for public reaction to this growth. While a range of sentiment was expressed, the public largely stated concern and resistance, both verbally and in writing, to this level of growth and associated housing construction.

Existing Land Use

Agriculture and open space continue to dominate the Township, but residential sprawl has occurred at scattered locations since 1992. The 1992 Plan recommended the "centers concept" with clustering of residences. In the absence of incentives or regulations to concentrate development near existing settlements, the centers concept has not been achieved. During the Update process, however, the public expressed a preference for retaining the rural character of the Township.

Physical Features

New information about the Spruce Creek watershed and new State regulations regarding prime agriculture soils provided reason to update this chapter. Indeed, public participation during the Update revealed strong feeling in defense of stream corridors in particular. In turn, these physical features strongly influenced the Future Land Use chapter update.

Public Utilities Plan

The bullish projection for development as described in the 1992 Plan was based on the existence of an anticipated public/community sewer system. Such a system was never constructed. The larger-lot style of development that has occurred since 1992 has given local residents the opportunity to evaluate the changing rural landscape. While the public stated mixed feeling for public sewer, there was recognition during the public process that on-lot sewage disposal combined with high growth would likely result in degraded environmental conditions.

Transportation Plan

With increased residential development came increased traffic and growing concern for safety on local roads. The need for tighter regulation of driveways was acknowledged. With amendment to the MPC, a greater emphasis has been placed on pedestrian and bike trails. With regional highway construction associated with I-99, the Township area near Nealmont and the northern Spring Mount area have been identified as growth areas in order to accommodate increased traffic loads.

Future Land Use Plan

In the absence of public/community sewer, recent growth has occurred at scattered sites on larger suburban-style lots. Relatedly, high-density residential development is no longer proposed for Frogtown, as was recommended in 1992.

Another departure from the 1992 Plan relates to recreation. The Helena Chemical woodlands are no longer a recommended park site. Rather, with the Township's purchase of the former School Property, a park is envisioned there.

Since 1992, environmental concerns have assumed a greater importance in the public's awareness, as expressed in the 2003 community survey and in related public meetings. Steep slope development with associated stormwater problems have emerged as a major issue in the Township. The degradation of Spruce Creek also was clearly identified as a public concern locally and in the region. These environmental issues are a primary focus of the Plan Update.

Statement of Relationships and Action Plan

The MPC requires that relationships be described in comprehensive plans. It became apparent during the planning process that many problems faced by the Township Supervisors in recent years are connected. Building new residences in sensitive environmental areas--is an example of an unfavorable and unsustainable mix.

Finally, an Action Plan was developed in order to provide direction for the Township.

STATEMENT OF INTERRELATIONSHIPS

RELATIONSHIP BETWEEN THE PLAN UPDATE AND OTHER PLANS

The Warriors Mark Township Comprehensive Plan gives policy guidance and direction to Township regulations and codes. In particular, the following municipal documents should be interpreted with consistency to the 2004 Plan Update:

- Subdivision and Land Development Ordinance
- Zoning Ordinance
- Stormwater Management Ordinance
- Act 537 Sewage Facilities Plan

RELATIONSHIP AMONG PLAN COMPONENTS

The Future Land Use Plan of this Update is a synthesis of population data, physical features analysis, public utilities plan, transportation plan, and housing data. Among these plan components, a strong relationship is drawn between proposed growth areas and availability of public utilities. The recommendations presented in this Comprehensive Plan are intended to cast favorable consequences on the Township and its environment, energy and fiscal resources, economic health and quality of life.

Environmental Consequences

This Comprehensive Plan makes recommendations that would minimize the impact of future development on sensitive environmental resources, thus encouraging a sustainable development pattern. Essentially, this plan encourages the maximum use of existing infrastructure and provides for the protection of the natural environment, particularly stream corridors and prime agricultural soils.

Energy Consequences

This Comprehensive Plan recommends a future land use pattern that would achieve energy conservation. Rather than encouraging additional municipal services, this Plan promotes the use and revitalization of the Township's existing infrastructure. This will ultimately reduce the amount of energy consumed. Relatedly, compact development in village areas will encourage less vehicle usage.

Fiscal and Economic Consequences

By promoting sustainable development, Warriors Mark Township Will benefit fiscally. The Future Land Use Plan provides an opportunity to strengthen the municipal tax base by balancing the rate of residential growth with agriculture, the Township's leading industry.

STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES

GOAL

To create a reasonable balance between development and open space while protecting agriculture and sensitive environmental areas and providing an attractive setting for new home development.

OBJECTIVES

Natural Resources and the Environment

1. Retain natural features that reflect the beauty and heritage of the Township.
2. Protect floodplains, wetlands, and stream corridors.
3. Protect and enhance the Spruce Creek watershed and its tributary, Warriors Mark Run.
4. Implement riparian buffer regulations along Warriors Mark Run.
5. Protect water resources by regulating land uses that would jeopardize the future water supply.
6. Regard rainwater as a natural resource to be retained and used locally.
7. Enhance water resources by effective stormwater management in all new development.

Transportation

1. Consider land use and transportation as related issues in order to enhance safety and efficiency in the Township.
2. Improve safety of local roads by consolidating access points and driveways to the greatest extent possible.
3. Improve the efficiency and appearance of the Route 350 and 550 intersection and village area with "traffic calming" tools such as sidewalks and improved access points.
4. Consider the regional transportation network such as 1-99 in the regulation of land uses.
5. Carry out regular maintenance of roads and participate in cooperative agility programs of the State where appropriate.
6. Develop an interconnected system of pedestrian and bicycle corridors that can be used for both transportation and recreational purposes.

Housing

1. Develop and utilize Township regulations to assure the Township will be a desirable living environment for families of the future.
2. Protect existing traditional neighborhoods from incompatible development.
3. Provide for a wide range of new housing with regard to density and affordability.
4. Concentrate residential growth in areas served by appropriate infrastructure.
5. Encourage "smart growth" practices that will promote high quality residential areas.
6. Promote housing patterns that respect the natural environment by retaining natural features as a part of the subdivision design.

Community Facilities

1. Identify future growth areas where infrastructure such as public water is located.
2. Consider adoption of wellhead protection measures to protect groundwater associated with the Water Authority.
3. Provide/approve sewage facilities that will maintain the water supply and prevent both surface and groundwater contamination.
4. Provide a range of recreational facilities to serve all age levels, particularly the growing younger segment of the population.
5. Utilize the former School Property to provide new recreational opportunity.
6. Consider establishment of a municipal building as a focal point for community services.

Land Use

1. Develop and utilize land use ordinances to preserve the scenic quality of the rural landscape, recognizing its role in securing a satisfying quality of life.
2. Protect wildlife habitat by preserving open space in unfragmented, consolidated patterns.
3. Direct new development to designated "growth areas" in order to minimize sprawl.
4. Recognize that agriculture is the Township's primary industry and that minimizing land use conflict should encourage its viability.
5. Protect the land resource base on which farming depends, namely productive Class I, II and III soils.

Comprehensive Plan Update

ACTION PLAN

The community development objectives and recommendations of this Update have been distilled and are presented below as attainable goals. The associated actions can be placed on the Township's municipal agenda for implementation in the coming years. The Actions have been prioritized and are presented in descending order of importance.

GOAL #1:

Protect sensitive environmental features such as groundwater resources, wetlands, floodplains and local tributaries of the Spruce Creek watershed.

Action: Develop and adopt a zoning ordinance that will

- Control land use at municipal wetland locations
- Retain wetlands and floodplains in their natural state
- Control land use along Warriors Mark Run

Action: Develop and adopt an Act 537 Sewage Facilities Plan in order to address potential pollution of water resources and, in particular, the water quality of the Spruce Creek watershed.

GOAL #2:

Preserve farming in prime agriculture land and enhance the viability of farming.

Action: Develop and adopt a zoning ordinance that will limit the number and location of subdivisions in prime agriculture land and provide adequate buffering between farms and other conflicting land uses.

GOAL #3:

Regulate stormwater runoff in order to eliminate erosion on slopes and to maximize infiltration at the site.

Action: Review and revise the Township Stormwater Management Ordinance to incorporate the State's new guidelines.

GOAL #4:

Improve safety and efficiency of local streets by better regulating driveways

Action: Revise the Subdivision and Land Development Ordinance by strengthening driveway regulations

GOAL #5:

Provide recreation facilities for all ages.

Action: Utilize the Old School property as a park site and develop a master plan for it

Action: Designate Route 350 south as a Bike Trail to connect with existing regional bike facilities. Coordinate with Penn DOT and Franklin Township.

Appendix

SMART GROWTH PRINCIPLES

The principles outlined below may be used as guidelines in the review of proposed development, particularly where State-funded grants may be anticipated. Because smart growth is currently favored in the evaluation of grants, local officials may wish to incorporate these characteristics into the local planning process to the greatest extent possible. Such principles are consistent with the objectives of this Comprehensive Plan.

Principles

Housing

- Traditional villages and towns (prior to 1950)
- Mixed uses in close proximity
- Compact layout of houses
- Smaller lots
- Within walking distance of some destinations
- "Traditional Neighborhood Development" (TND's)

Stormwater Management

- "Low impact development"
- Retain existing vegetation to greatest extent possible
- Minimize impervious surfaces (pavement)
- Reduce building setbacks (less driveway area)
- Cluster houses (fewer streets)
- Direct roof runoff to lawn rather than to pavement

Land Re-Use

- Healthy cities and town centers
- Use of Brownfields, not Greenfields.

Transportation

- Walkable Communities (slow-speed streets, shade cover, front porches, sidewalks)
- Road design standards that promote walking and biking

Natural Resources

- "Conservation subdivision design"
- Protection of water resources via land use regulation
- Emphasis upon watersheds (not just the streams)
- Riparian buffers
- Soil and wetland conservation
- "Green infrastructure" (interconnected habitat)

Development Results

- Sustainability (reduced use of finite land and less environmental impact)
- Sense of Place (retained natural and historic features and attractive public areas)
- Minimization of Traffic Congestion