

Suggested Audiences

- Citizens
- Community Leaders
- Educators
- Students

Standard Categories

- Environment and Ecology
- Civics and Government
- Geography

Standard Statements

4.8 Humans and the Environment

4.9 Environmental Laws and Regulations

5.3 How Government Works

7.3 Human Characteristics of Places and Regions

Content Objectives

- Explain how people use land resources and how their activities affect local/regional environments
- Research and explain the role of four planning tools
- Analyze the major components of a comprehensive plan and why it is an important tool
- Analyze five planning concepts included in the Municipalities Planning Code
- Identify at least three tools which aid municipalities in dealing collectively with land use issues and how they affect citizens' lives

Instructional Strategies

- Analysis
- Compare and Contrast
- Discussion
- Lecture
- Listening
- Map Reading
- Organizing
- Reading Research
- Small Group Work

Assessment Strategies

Participants will:

- Develop presentations that include recommendations for a comprehensive plan based on a given scenario.

Materials

Included:

- Major Planning Tools
- Major Planning Tools Worksheet
- What is Planning Worksheet
- Toolbox Vocabulary
- Keystone Township Map
- Map Key
- Invitation to Visioning
- Community Visioning Worksheet
- Comprehensive Plan Considerations
- Keystone Township Citizen's Roles (cut)

Additional Materials:

- Flip Charts, Markers, and Cards
- Supportive Information Such As *Land Use in Pennsylvania: Practices and Tools*
- A Comprehensive Plan
- Subdivision and Land Development Ordinance
- Zoning Ordinance
- An Official Map

Time

- 1.25 hours per each activity

Land use decisions are some of the most important issues facing Pennsylvania communities.

The Pennsylvania state legislature has delegated growth management and land use regulation powers to local government through the Municipalities Planning Code (MPC). The MPC delegates powers on land use to the municipality to engage in comprehensive planning and to enact zoning, subdivision and

Pennsylvania Planning Toolbox

official map ordinances, if it chooses to do so. It authorizes municipalities to coordinate development based on existing infrastructure (public water, sewer and transportation) and to consider multi-municipal planning. There is no statewide land use planning entity in Pennsylvania. The responsibility of land use decision-making rests with local government.

There are over 2,560 municipalities in Pennsylvania, each making decisions that impact their future...each deciding the tools they will use or not use for building sustainable and economically vital communities while conserving natural, cultural and historic resources. Their vision should be reflected in a municipal comprehensive plan that is consistent with the broader vision outlined in the county comprehensive plan.

Citizen education is critical for developing leadership that will guide the growth and development of each community in a healthy, safe and vibrant way.

Overview

Pennsylvania Planning Toolbox includes two activities:

Activity 1: *The Planning Toolbox*

Activity 2: *A Comprehensive Plan for Keystone Township*

The following activities provide a broad overview of four key components described in the Municipalities Planning Code (MPC). Discussions focus on the role of citizen leadership in making planning decisions on a local level. The activities challenge participants to learn about the tools that can be used by municipalities to help define future growth and land use. Participants will apply their knowledge as they take on the role of community members and develop a comprehensive plan for their community.

Activity 1: *The Planning Toolbox*

Summary: Participants will discuss the concept of planning and examine samples of planning tools outlined by the MPC. They will study samples of the zoning ordinance, subdivision and land development ordinance (SALDO), the official map and the comprehensive plan. After completing a worksheet, they will discuss the purpose of their tool in land use planning and review examples of specific ordinances using real-life scenarios.

Questions: What are four tools that a community can implement to help guide future growth and land use decisions? How can these tools help your community? Why are they used in some communities and not others?

Activity 1

Preparation

- Copy and cut the Major Planning Tools (p 79). You could provide an opportunity for participants to select one of four tools out of a “hat” or count off by fours. Each participant should be assigned one of the four planning tools.
- Copy Major Planning Tools Worksheet (p 80) for each participant.
- Collect samples of a comprehensive plan, subdivision and land development ordinance, zoning regulations and the official map from communities. For additional information, view and copy the Pennsylvania Planning Series booklets at www.newpa.com. Click on “Get Local Gov Support,” then “Community Planning.”
- Provide cards and markers/pens.
- Copy and prepare What is Planning Worksheet (p 81).

Procedure

Discuss the importance of the community and “a sense of place.” What is planning? Discuss why and when we plan. We plan for a party. We plan for a vacation. What do you think about when you plan for a camping trip?

1. Why plan? Discuss reasons for planning and write them on the board. Some reasons could include: to keep a sense of order, to avoid danger, to avoid problems, to have a sense of peace, security, and to know where we are going so we get there. If we don’t know where we are going, we could end up somewhere else we don’t want to be.

Can plans be changed? Is it easier to make changes when you have the security of an existing plan?

Planning is a road map to guide the actions of the future so we can know the steps we need to take to reach goals and meet expectations.

Planning can be done on many levels. Communities can choose the type of planning tools they want to use and those they don't want to use. If they select to implement a planning tool, they follow the guidelines outlined in the MPC. Many communities use planning tools because they feel that the tools provide guidelines for future growth. Communities enact ordinances which are laws that protect the rights of landowners from potential unwanted situations while maintaining a community character. Some communities prefer not to adopt tools that might restrict the rights of individual land ownership. One community's interests may differ from those of other communities. Communities are encouraged to join together to plan for the best situation for multi-municipal decisions. The responsibility rests with the leadership and local citizenry of each individual community. Citizen education is critical in making wise decisions. It is imperative that every Pennsylvanian understand their responsibility in making land use decisions and become involved in the democratic process within their own communities.

2. Who does the planning? What does a "planner" look like? Planners could look like you. Some people study laws, regulations and designs associated with planning, successfully pass examinations and achieve professional standing as planners. There are affiliations with professional planning organizations such as the American Institute of Certified Planners. There are college courses and degrees in land use planning.

Community leaders are elected by local citizens to govern their community to the best of their ability. They are NOT required to have a planning degree or any special training but they do have a vested interest in the welfare of their community.

Many take classes, attend conferences and study other communities to learn about local government issues so

they can make the best decisions for their communities. Many elected leaders rely on the advice of officially recognized and appointed entities of local government such as the planning commission or the Environmental Advisory Council. Many rely on the advice of knowledgeable and motivated citizenry. Learning about local government is important to help your community make wise decisions.

While some areas of land planning include federal and state involvement, groundwater management or wildlife management, the core of land use planning for Pennsylvania rests with a local form of government called a municipality. A municipality could be a township, a borough or a city. There are 2,563 municipalities in Pennsylvania: 56 cities, 959 boroughs and 1,456 townships of the second class and 91 townships of the first class (2007).

The control of land use in Pennsylvania is dominated by municipalities, not by the state or federal government. Pennsylvania has more local governments than any other state except Illinois and Minnesota.

Local government control means that land decisions are made by members of your municipality which are given jurisdiction by the Pennsylvania MPC.

Historically, people in Pennsylvania have preferred less involvement by state government. Local governments are more responsive, controlling land close to home. However, fragmentation hinders the ability of communities to work together, to share responsibilities and to develop a long-term economic plan. Some say it increases sprawl and limits issues to amateur concerns, not addressing the widening challenges of suburbanization and revitalization.

To address some of the concerns, there are amendments to the MPC that encourage municipalities to cooperate

with each other, incentives to develop and apply comprehensive plans and to protect natural and historic areas. If you are interested in helping make land decisions, it is important to understand Pennsylvania's local government and to involve yourself in the process.

3. Municipal Government. Each person in Pennsylvania lives in one of 67 counties and also belongs to one of the 2,563 municipalities. Each municipality decides how it wants to plan for the future per the MPC. This code outlines the framework for municipalities to govern themselves. (Philadelphia and Pittsburgh have their own code.) The MPC was recently amended to encourage more cooperative planning among municipalities and to support forestry and protect natural and historic resources.

Each municipality has many planning tools it may choose to use. Municipal governments are allowed by state law to choose which of these tools they want to use based on the authority outlined in the MPC. We are going to review four of the planning tools. Have a collection of each of the tools: Comprehensive Plan, Zoning Ordinance, SALDO, and Official Map.

4. The Planning Toolbox. “Open” the “Planning Toolbox” and learn about four important land use planning tools. Participants will divide into groups, and each group will receive one tool to review. They will fill out the worksheet, discuss it in groups and reorganize into new groups, or present to the large group to share information. Ask if anyone has previously reviewed or used any of the planning tools.

Have participants count by fours and gather at one of four designated work areas. All the “ones” will review information on “the comprehensive plan,” “twos” will review “the official map,” “threes” will review “the subdivision and land development ordinance,” and “fours” will review the “zoning ordinance.”

Activity 1

Each group is given a description of their tool, a worksheet and samples of their assigned tool. Participants will follow the protocol for working in groups and designate a facilitator and a timekeeper.

5. Present Information. Each group is to present information on their assigned planning tool to a core group so each must learn the information well enough to teach it to others. Each group must insure that each person in the group is able to teach information to others. Participants may use notes or draw a poster to help them remember the information.

Participants review samples and identify examples of the purpose of the planning tool. They are to take notes and understand the planning tool assigned to them. On the worksheet provided, cut and distribute the photos of planning tools in action, and have participants determine which tool is associated with the photo.

6. Develop Hypothetical Situations. Participants will develop two brief hypothetical situations involving their planning tool that can be solved by looking in the planning tool under the suggested page number. They are to describe the situation on separate cards with the answers (and page number) if appropriate. The cards are collected by the facilitator.

Here are some examples of scenarios that could be used:

1. Your township wants to check this document before it rezones and changes zoning regulations. What are you going to use? Answer: The Comprehensive Plan

2. Your planning commission is reviewing a plan to build 50 new lots and dedicate open space in the area. What tool will you use to review the plan for the development? Answer: Subdivision and Land Development Ordinance.

3. *Your neighbor wants to open a candy store in the neighborhood. What tool will you use to see if this is allowed?* **Answer:** Zoning Ordinance

Regroup participants into groups that will have representatives from “one”, “two”, “three” and “four” in each. Participants explain their planning tool to the other three so that all have an understanding. Distribute the two hypothetical situations to different groups. Groups must decide what tool they will need to solve the situation and travel to the location of the tools needed. They are to answer the problem. When groups have completed the task, they share their situations and the tools they used.

Activity 2:

A Comprehensive Plan for Keystone Township

Summary: Participants will participate in contributing information in the development of a comprehensive plan for a fictional community called Keystone Township. They will become characters in a community and present their recommendations on specific aspects of the comprehensive plan. They will assume the perceived role of their character as they make decisions and learn the value of leadership, compromise and information.

Questions: What are the elements considered in developing a comprehensive plan? How do different members of the community differ in their point of view? What skills and techniques help you to work with individuals and groups with different views?

Preparation

- Copy the Keystone Township Map for each team of participants (p 82).

- Cut and copy the Community Visioning Worksheet for each team of participants (p 83).
- Cut and copy the Toolbox Vocabulary and assign it to the appropriate characters (pp 84-86).
- Cut and copy the Invitation and Township Description for each team of participants (pp 87-88).
- Copy and cut out the citizen’s roles and provide a role to one or more participants (p 88).
- Provide groups of participants with flip charts and markers to develop their presentation.
- Comprehensive Plan Considerations Activity Sheet (p 89).

Procedure

We are going to divide into groups and become members of Keystone Township. We have been invited to participate in a community visioning process to help the planning commission develop a comprehensive plan for the township. Keystone Township did not have a comprehensive plan but would like to develop one. The planning commission has asked for input from the community. Each of you will be assigned a role and your group will be assigned one aspect of the comprehensive plan to address. Your task is to make recommendations based on your role and include a tool from the toolbox in your discussions.

A comprehensive plan is a statement of future goals for the community. It is an official document that will guide future decisions about how to develop the community. Each group will share their contribution to the whole group.

Review the description of Keystone Township. Hand out roles to each person. Each group will be assigned one aspect of the comprehensive plan to address. Groups

may review actual plans from other communities before developing their suggestions. Be sure to represent the role of your namesake when contributing to the discussions. Participants will prepare recommendations for a comprehensive plan based on the views of your group. The group will discuss elements as listed on the Community Visioning worksheet.

Each group receives a map, map key, township description, Toolbox vocabulary, visioning worksheet and their comprehensive plan considerations. They may use a flip chart and markers. Allow 20 minutes for the group to review the information and prepare their recommendations.

Display recommendations on flip charts.

Using different colored dots or markers, distribute three dots per person and have each person select three recommendations that they feel would be a top priority for Keystone Township. Discuss the top priorities.

Select three people from the class to be Planning Commissioners. Explain the importance of the Planning Commission.

Question: What is a planning commission?

Planning commissions are made up of three to nine people living in the community who advise and make recommendations to elected officials who will make final decisions on land use issues in the municipality. They are appointed volunteers who provide ideas on land use regulations, zoning and subdivision controls. They have two functions: to prepare a comprehensive plan and to review/comment on development proposals. They must keep records of their activities. They prepare plans for recreation, open space, greenways, environmental protection, natural resources, agriculture

and forestry. They have great influence on the protection, enhancement and conservation of open spaces. Sixty percent of the municipalities have planning agencies and 66 counties have planning agencies.

Select one person to record the key points to the recommendations. Each group presents their ideas. The Planning Commission is encouraged to question the recommendations and to encourage alternatives that might improve the community.

Closing

Planning deals with the “where,” “what,” and “how” of land use. The “where” of planning addresses the natural resources as well as the man made infrastructure. Starting with an inventory of the green and man made landscape, we are better equipped to make decisions about where future growth should occur. How did you demonstrate sensitivity to green space as you made your recommendations?

“What” we plan must respect the constitutional right of the landowners balanced with the needs of society to use and protect natural resources wisely. The decisions should rest with the values and goals of each community and its relationship to other communities. How did you incorporate other communities in your plan?

“How” we plan requires an understanding of many elements including economics, timing and procedures. Achieving land use goals requires creativity, foresight and commitment. How did you incorporate economic needs while maintaining the character of your community?

When we plan we are comparing what exists now to what should or could exist in the future. Communities have many tools available to them if they choose to formalize their planning process.

Assessment and Review

1. What tools are available for planning in your community?
2. How is planning beneficial to a community?
3. What happened in the group dynamics as people exercised the role of their namesake?
4. How was it addressed?
5. Explain what could happen in a real life planning session?
6. What are some strategies for working with differing views?

Concepts and Vocabulary Task

There are some additional planning tools and concepts that will help participants decide how to develop their plan. Prepare a set of vocabulary cards and place one with each name tag that might be appropriate for that name tag. The person that is assigned a tool must try to think of ways to apply that tool when discussing their

aspect of the comprehensive plan. They must share the definition of their tool in their discussions.

The Toolbox Vocabulary: One or two of the following will be assigned to each person to review and use in planning discussions.

- Multi-municipal planning
- Infill traditional development
- Agricultural preservation
- Conservation easements
- Brownfields
- Traditional neighborhood development
- Transfer/purchase of development rights
- Designated growth area
- Conservation subdivision design
- Greenway

What are the features *that make a township handsome? A river, with its waterfalls and meadows, a lake, a hill, a cliff or individual rocks, a forest, and ancient trees standing singly. Such things are beautiful; they have a high use which dollars and cents never represent. If the inhabitants of a town were wise, they would seek to preserve such things, though at a considerable expense; for such things educate far more than any hired teachers or preachers, or any at present recognized system of school education.*

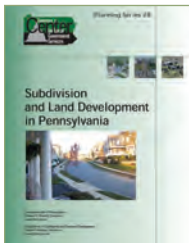
Henry David Thoreau (Poet/Writer/Naturalist)

Activity 1: Major Planning Tools

The Municipalities Planning Code provides the state framework for planning for these communities who choose to plan, and even for communities who choose not to plan. The Comprehensive Plan is a guide, not a legal document or an ordinance, that provides a vision and guidelines for future growth and development. The other three tools listed are land use ordinances which are legislative actions of the governing body of the municipality. To enact or amend an ordinance requires the voting procedures of the governing body. The ordinances help implement the comprehensive plan.



The Comprehensive Plan is an official document that guides decisions on land use and development in the community. It is a statement of future goals for the community and provides a formal vision for future growth, natural resources protection, parks, historical resources and transportation systems. It contains a plan for future water supply and determines where growth and development will occur including municipal services, roads, sewer, police, fire protection, schools, parks and open space. It should be updated continually in response to changes. Ordinances should be adopted to support the comprehensive plan.



The Subdivision and Land Development Ordinances regulate the creation of property lines and development on those properties. It is the most common type of ordinance. “Subdivision” refers to the creation of new lots or changes in property lines. “Land development” involves regulations concerning construction. When a developer buys a large farm and creates a new development on it, the community could have regulations in place. The community establishes elements that it requires of a developer. Such elements include lot size, street widths and curves, drainage, water supply, driveways and sidewalks. The regulations could determine that the improvements are paid by the developer, not taxpayers. Communities avoid future complaints about drainage, traffic or lot size.



The Zoning Ordinance is the second most common type of land use ordinance. It is a tool a community may utilize to regulate how land is used in different areas or districts of the community and establishes location for different types of development. The zoning ordinance consists of two parts: a text and a map of the zoning districts. The text contains information on building height, area, setback, density and other standards. The zoning map delineates the boundaries of specific districts or zones. It divides all land within a municipality into zones and creates regulations that apply to specific zones. Zoning should account for all types of land uses and housing types.



The Official Map is a land use ordinance that declares the future public projects and projected areas of a community. It identifies private property where open space is desired or where public improvements are envisioned. It demonstrates the intent of the local government to acquire land for municipal purposes. It identifies future road improvements, wellhead protection areas, parks and future public land. It is the least known tool with less than three dozen municipalities having adopted an official map.

Activity 1: Major Planning Tools Worksheet**Planning Tool Being Reviewed** _____

1. Read the description. Summarize the job of your planning tool:

2. Open the samples of the planning tool. Examine the table of contents or the key. List a minimum of five major categories that are listed in the table of contents or on the key.

1.

2.

3.

4.

5.

3. Look at some of the information that is addressed in your planning tool. Pretend that two people in your community will be developing on their land and need to use the planning tool to see if they are allowed. Develop two scenarios that can be answered using your planning tool. List the page or the area of the map that you will find the correct answer. Examples could be: *Uncle Joey wants to build his swimming pool in his side yard. How far does he have to be from the neighbor's yard? Look on page ?? for the answer, or Marvin wants to pave the parking lot next to his store. It consists of six spaces each nine feet by 20 feet. Is this acceptable? Look on page ?? for the answer.*

Question 1:

Page number for the answer: _____

Question 2:

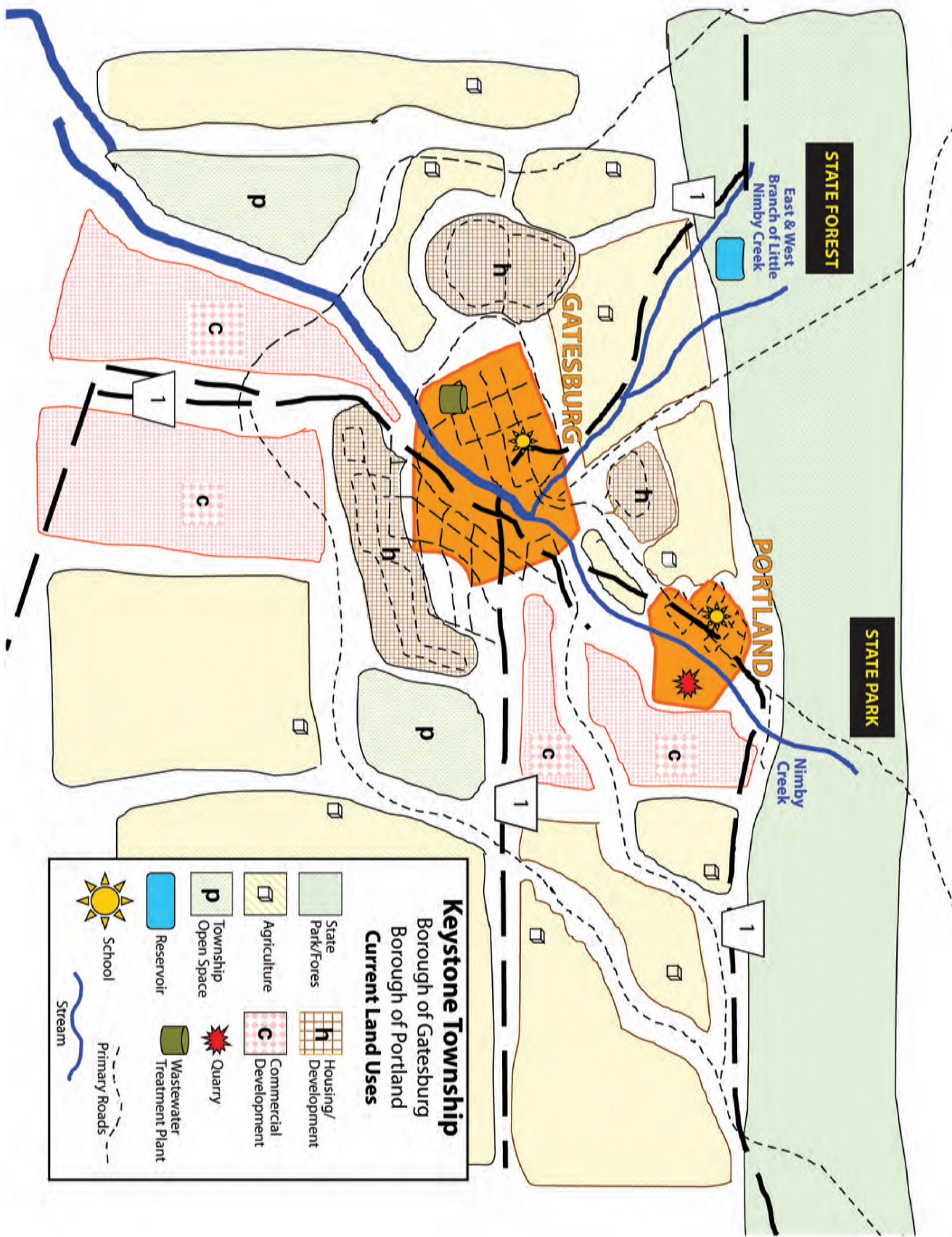
Page number for the answer: _____

Activity 1: *What is Planning?*

What is Planning? Cut and distribute the photos below. Have participants examine and determine the planning tool that is associated with the photo.



Activity 2: Keystone Township Map



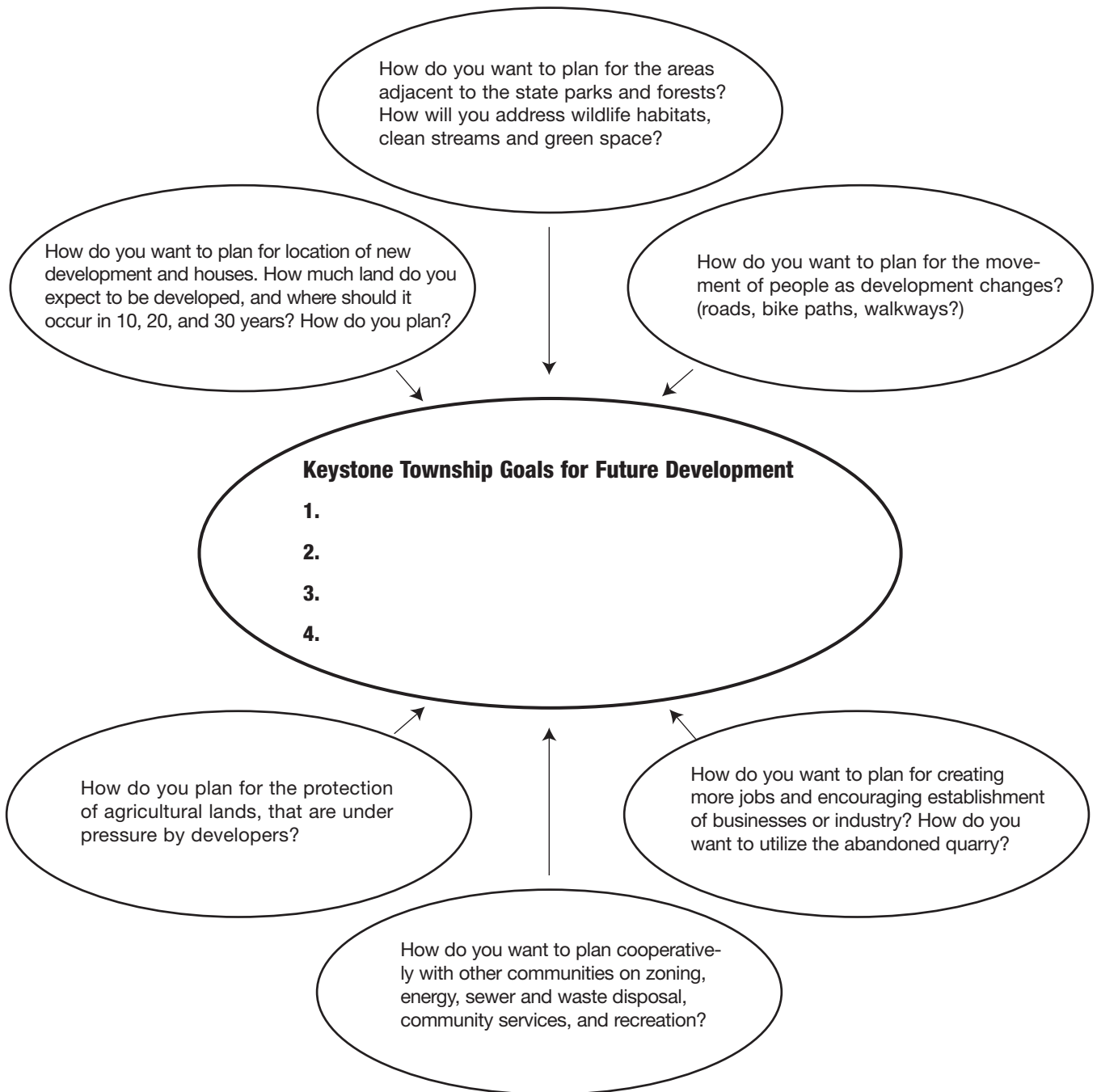
Activity 2: Community Visioning Worksheet

Assignment _____

Group Leader _____

Group Leader _____

What do you recommend for future land uses in your community? Develop and present your plan using flip charts. Here are questions to guide you. You are welcome to add additional recommendations.



Multi Municipal Planning	<p>If two or more communities cooperatively plan some aspects of land use they may develop and adopt a multi-municipal plan. This practice allows cooperation among communities to direct uses to logical locations throughout a larger geographic area. It allows for planning across borders and saves money, minimizes environmental impacts, preserves farms and open space. There is compromise involved.</p>
Conservation Easements	<p>A legal document that permanently restricts part of a property's uses to protect its conservation values. It is a written agreement between the landowner and a government or land trust organization that maintains the area for conservation no matter who owns the land in the future.</p>
Infill Traditional Development	<p>Encourage development in towns and cities by improving existing areas or scattered vacant sites making them desirable places to live thus encouraging people to live there instead of building new homes outside the town.</p>
Brownfields	<p>Abandoned industrialized sites left unused often because of environmental contaminants. These properties, once remediated, could provide viable space for industry, commercial uses, parkland and open spaces.</p>

Activity 2: *Toolbox Vocabulary – Page 2 (2/3)*

<p>Conservation Subdivision Design</p>	<p>A form of development that encourages developers to reduce lot size and keep more of the area dedicated to open space.</p>
<p>Greenway</p>	<p>A linear open space established along either a natural corridor such as a riverfront or stream valley or along a railroad right of way or canal converted to open space and/or recreational use. It could be an open space connector linking parks, natural reserves and historic sites.</p>
<p>Transferable Development Rights (TDR's) and Purchase of Development Rights (PDR's)</p>	<p>A zoning option that allows conservation and development to coexist within a municipality by shifting development rights away from agricultural lands or sensitive natural areas. Development rights are established for a given piece of land and can be separated from the title of the property then transferred to another location where development is desirable.</p>
<p>Traditional Neighborhood Development (TND)</p>	<p>TND is a compact form of development. It may be used to create a more diversified community for residents by having a walkable design with parks, stores and community facilities. It is recreating the small town character. Before a municipality can approve such development, it must usually amend the local zoning and subdivision ordinances.</p>

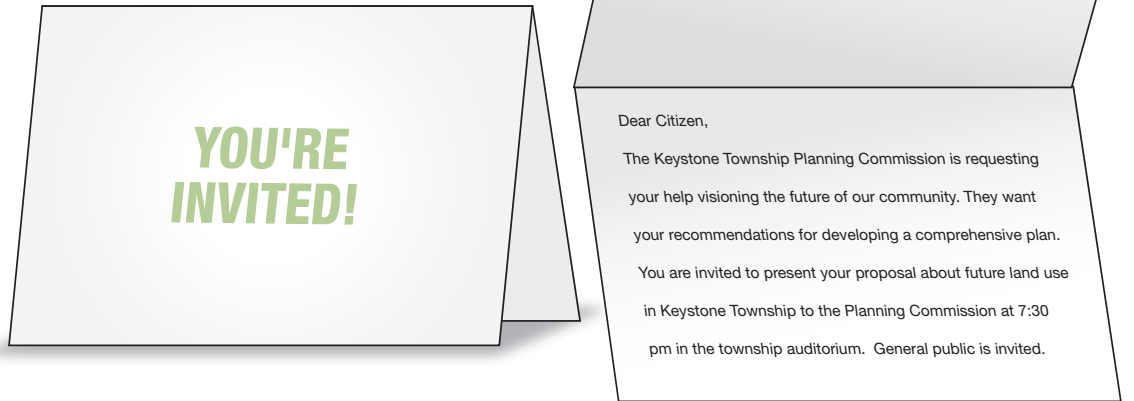
**Designated Growth
Areas
or Future Growth
Areas**

A growth area is a geographic delineation or boundary line within which development at higher densities is encouraged and roads, water, sewer lines are planned. Outside the boundary, the land remains rural and natural. These areas are drawn to include enough land for the future, keeping the growth adjacent to developed centers such as a town.

**Agricultural
Preservation**

Two methods to protect farming areas are easements and agricultural protection zoning. Farmers sell easements to a government entity or trust and get paid the difference between the value of the land for agricultural use and value for its best use. They permanently preserve land for agricultural use. Agricultural Protection Zoning ordinances designate areas where farming is the primary land use and thus discourage other uses.

Activity 2: Group Invitation



Read the following description of Keystone Township. Develop a community vision for future land use in your community. Use the Community Visioning Worksheet, Comprehensive Plan Considerations and the Toolbox Vocabulary. You are welcome to offer additional recommendations. Prepare your plan on a flip chart and use a map to draw growth boundaries and show recommendations.

Description

Located in the ridge and valley province of Pennsylvania, Keystone Township is beginning to feel land development pressures from local and outside sources. The township is located on the north side of the Nimby Valley. The northern tier of the township consists of a wooded ridge rich with hardwood forests and wildlife.

The East and West Branches of the Little Nimby Creek flow off of the ridge. The main stem of the Nimby Creek enters the township in the northeast through a gap in the ridge and flows southwest across the township. Both branches of the Little Nimby Creek are exceptional value streams. The Nimby Creek is high quality with some sediment problems from the surrounding farmland. Fishermen from across the state and nation visit these streams to fish for wild brook and brown trout.

The majority of the township is productive farmland. In the past, soil and rainfall had been excellent for growing crops but the last few years, drought conditions have persisted and water shortages could be possible.

The town of Gatesburg was originally a farming town providing support services and supplies to farmers. It is located at the junction of major highways PA 8 and PA 15. The East Branch of the Nimby Creek joins the main stem of the Nimby Creek in town. Gatesburg is an attractive site for high tech industries because of the abundance of high quality water, gentle topography and access to Interstate 99, just south of town.

The small borough of Portland is located on the main stem of the Nimby Creek. The borough grew up adjacent to a cement plant which used the high quality limestone found on the valley floor. There is a large limestone quarry. The plant closed recently, leaving many people unemployed. The plant and quarry have been abandoned.

There are small community parks in both boroughs. People enjoy biking trails that could connect to the state parks.

Activity 2: Roles for Keystone Township Community Visioning**John McDonald and Family**

A farmer for 50 years, John is looking forward to selling the farm to finance his retirement, buying a home and boat on the shore and providing money for the college education of his 10 grandchildren.

Bill D. Ozer and Construction Company

A local housing developer, Bill is hoping to expand his company and sees the need to expand growth boundaries, establish large developments in the township and thus provide jobs in the construction company to help the economy of the community. He is willing to support conservation and set aside some of the land for permanent protection.

Hillary Dale and the Organic Farming Association

Hillary, an organic farmer located near Gatesburg, and the association are both concerned about the impact of growth and development on agricultural areas and both want to preserve farmland in the township.

Forest Glen and the Nimby Land Conservancy

As a member of the Nimby Conservancy, Forest is trying to protect the existing natural areas, preserving green space and the water quality of streams and ground water. His group wants to purchase areas to protect wildlife and hopes the township will limit growth. He'd like to see areas set aside for hiking and bike paths to the state park.

Brook Trout and the Anglers Club

An owner of the local tackle shop, Brook would like to see more tourism brought into the area to fish the local streams.

The group wants to protect the headwaters of local streams and enhance forested areas along streams for wildlife (riparian buffer zones).

Polly Waytogo and the Chamber of Commerce

Polly wants to be elected as a township supervisor by promising to bring in lots of businesses and restaurants and encouraging development. She is interested in protecting the historical sites and wants to protect the beauty of the area.

Walter Mart and the Wallymarket Corporation

As a national retailer, Walter wants development so more people will move to the Nimby Valley. He and his corporation want to open a large store with large parking lots near the main roads. He needs a large warehouse in a nearby location that can handle large truck traffic. He wants to provide jobs and help fund a community recreation center.

Lotta Bucks and Hy Tech and Co.

Lotta and Hy would like to bring a computer manufacturing company to the Nimby Valley. They want to be sensitive to preserving the rural flavor and quality of life for the employees that will work there. They need a place for their factory, clean water and good roads for marketing. They need an airport for their transportation needs.

Activity 2: *Comprehensive Plan Considerations*

Before developing a comprehensive plan, a community should examine its resources, needs and problems. The community should share the information with the county planning office to see how they could help. Here are some factors to consider before developing your plan for the future land use in Keystone Township.

1. Water Resources: Where are the water resources? Where is the watershed? Is there a source of drinking water? Is there need for a lake or reservoir? Do we need to consider developing a water source for future needs? How do you protect the water in the streams so they are safe for fishing and swimming? How do you want to protect the water resources?

2. Forest Resources and Green Space: Where are the forested areas? Why are they important? How do you want to protect the forest resources and wildlife habitat in the future? What type of recreation will you encourage in green space? Do you want to manage the forested areas for timber?

3. Farmland: How important is the farmland to the community and the region? Where should future farmland be protected? How could you encourage farmers to protect the land as farmland?

4. Slope, Drainage, Floodplain: Where is the land steep or flat, and how does this impact development? Where does the land drain well? Is there a floodplain? What type of development if any should be located in such areas?

5. Geology, Soils, Mining: What type of geology is in the valley? Is it stable? Has there been mining activity? Is there a potential for subsidence? What type of soils seem to be in the valley? What type of protection could be afforded to the soils?

6. Wetlands: Are there wetlands? Wetlands are valuable for ground water recharge, flood control, removal of toxins and are important wildlife habitats. How can you protect wetlands from future development?

7. Current Land Use: What is currently there? How can you preserve some of the qualities of the existing communities? How can you protect the history of the community? How can you protect the natural areas? What is happening in adjacent areas that could impact the growth of the township? How could you work with other communities? In what areas could you develop a multi-municipal plan?

8. Former Land Use: Determine if former land uses could lead to future land uses through development on old industrial sites or building tourism around historic uses. Could areas in town be revitalized to make them more attractive for people to live?