

VALLEY TOWNSHIP
MONTOUR COUNTY, PENNSYLVANIA

COMPREHENSIVE PLAN
1990

Prepared by the
VALLEY TOWNSHIP BOARD OF SUPERVISORS
VALLEY TOWNSHIP PLANNING COMMISSION
and the
VALLEY TOWNSHIP ZONING HEARING BOARD

with the assistance of
LANDPLAN, INC.

VALLEY TOWNSHIP
MONTOUR COUNTY, PENNSYLVANIA

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VALLEY TOWNSHIP COMPREHENSIVE PLAN

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CHAPTER 1.

BACKGROUND INFORMATION

A. PHYSIOGRAPHY

The study of the physical characteristics of an area forms an integral component of any comprehensive development plan. The features of the natural system and the interrelatedness of the natural process significantly affect policy planning. Each area has unique combinations of topography, geology, soils, location, and water and forest resources that need to be analyzed to determine what interrelationships exist.

1. Regional Location

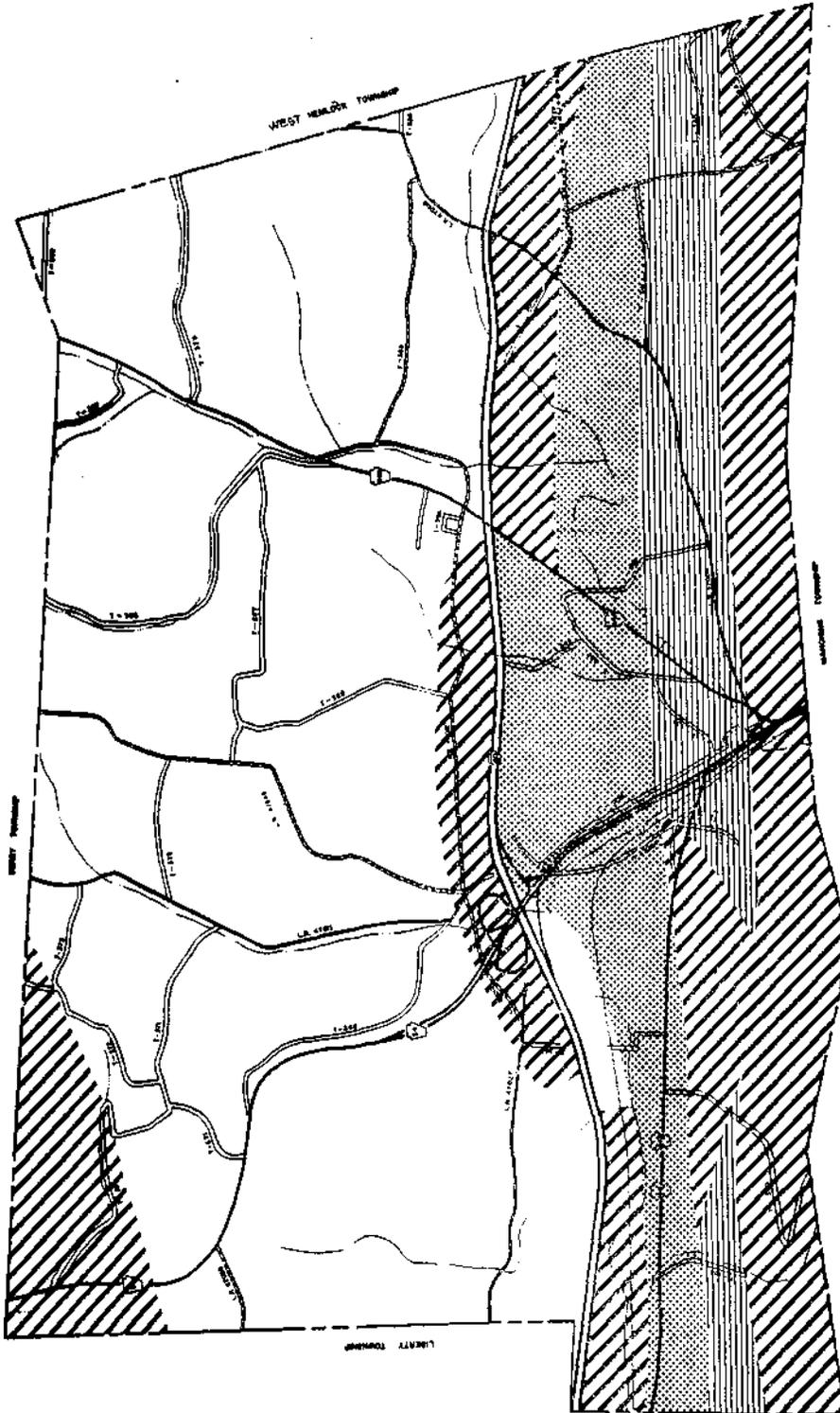
Valley Township is located in Montour County, which is east of the geographic center of the state. This area lies in the Appalachian Mountain Range of Pennsylvania, north of Montour Ridge. The Township contains 15.8 square miles (approximately 10,112 acres) and is bordered by Derry, Mahoning, West Hemlock, and Liberty Townships. To the south is the Borough of Danville, the County's largest urban area.

Access to this semi-rural community is very easy because Interstate 80 passes through the Township with an interchange located at the Village of Mausdale. State Routes 45, 54 and 642 also serve as arterial highways for traffic traveling through the Township and to surrounding areas.

2. Geology

Valley Township lies in that area of Montour County that is characterized by narrow rolling valleys and mountain ranges. The geologic origin of the County itself had its beginning millions of years ago as layers of sand, gravel, silt, and living materials. (See Map 1.)

Exposed rocks in Montour County were formed during two geological periods. Principal formations during the first period consist of 1) Tuscarora formation (medium to thick bedded quartzitic sandstone), found in the mountain areas near the southern boundary of the County, 2) Clinton group (fossiliferous shale and sandstone), found topographically below the Tuscarora formations, and 3) several limestone formations occurring as belts on the east-west mountains and ridges in the southern section and the ridge area along the



**MAP I
GEOLOGY**

- LEGEND**
- MARINE BEDS & CATSKILL FORMATION
 - HAMILTON GROUP & ONONDAGO FORMATION
 - ORISKANY & HELDERBERG FORMATIONS
 - KEYSER, TONOLOWAY, & WILLS CREEK FORMATIONS

**VALLEY TOWNSHIP
MONTOUR COUNTY, PENNSYLVANIA
COMPREHENSIVE
DEVELOPMENT PLAN**

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SCALE: 1" = 1 MILE



western boundary of the County. Major formations of the second period include 1) the Susquehanna group (shale and sandstone), found in eastern central and northern and southern tips of the County, 2) Mahantango, Marcellus and Onondago (shale with sandstone, and thin-bedded shale with limestone), found in the central portion of the County extending west to the County boundary, and 3) Oriskany and Helderberg formations (partly calcareous sandstone intermixed with cherty limestone and imbedded with shales and sandstone), occurring as a narrow belt in the west central part of the County.

Older rock formations found in Valley Township include the Keyser, Tonoloway, and Wills Creek limestone formations. The younger formations are the Marine beds and Catskill formations of the Susquehanna group, the Hamilton group and Onondago formation, and the Oriskany and Helderberg formations.

3. Ground Water

The geology of the County plays an important role in determining the extent and location of ground water supplies. County ground water is presently subject to some contamination which could get worse in the future especially in limestone areas. Sandstone formations generally yield the best ground water, while shales are usually fair and limestone is rated as poor.

4. Topography

Topography, the nature of the land surface, determines to a great extent the uses to which land will be put. The more level the land, the wider the range of uses the land can support. The greater the degree of slope, the more restrictive the land uses become. These restrictions are usually economic, for almost any degree of slope can be overcome – for a price. As the slope of the land increases so does the cost of development and the impact of building on the environment. The land slope in Valley Township can be determined by following the contour lines on Map 2. The closer the lines, the greater the slope.

The topography of Valley Township is characterized by primarily flat land or rolling hills and valleys with only moderate limitations for building.

Major and minor drainage patterns are also delineated on Map 2, showing the water run-off patterns into Valley Township's numerous streams.

VALLEY TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

TOPOGRAPHY AND
DRAINAGE AREAS
MAP 2

COMPREHENSIVE
DEVELOPMENT PLAN

KEY:  WATERSHED BOUNDARIES



MAP PREPARED BY:
LOCAL GOVERNMENT RESEARCH CORPORATION

ADAPTED FROM: U.S. GEOLOGICAL SURVEY TOPOGRAPHIC MAP

5. Soils

The analysis of soil type and location is important from several perspectives. Historically, knowledge of soils was necessary from a strictly agricultural viewpoint, but now soils carry implications for development. Construction of buildings, septic tank efficiency and agriculture are all areas that depend on careful soils analysis for optimum results. The U.S.D.A. Soil Conservation Service completed the last soil survey for Montour County in 1955, but this data must be updated in terms of new soil classifications for the area. (See Map 3.)

The three major soil types in Valley Township are the Watson-Warrior-Comly Association, the Mifflinburg-Washington-Warrior Association, and the Weikert-Hartleton Association. The first (WWC) are deep to moderately deep soils of the undulating to strongly sloping areas of gray shale and sandstone. The soils are somewhat poorly drained, but are fairly well suited to cultivation. Much of the land is in crops or pasture land, although a significant portion is wooded. The seasonal high water table severely limits the non-agricultural uses of the soil.

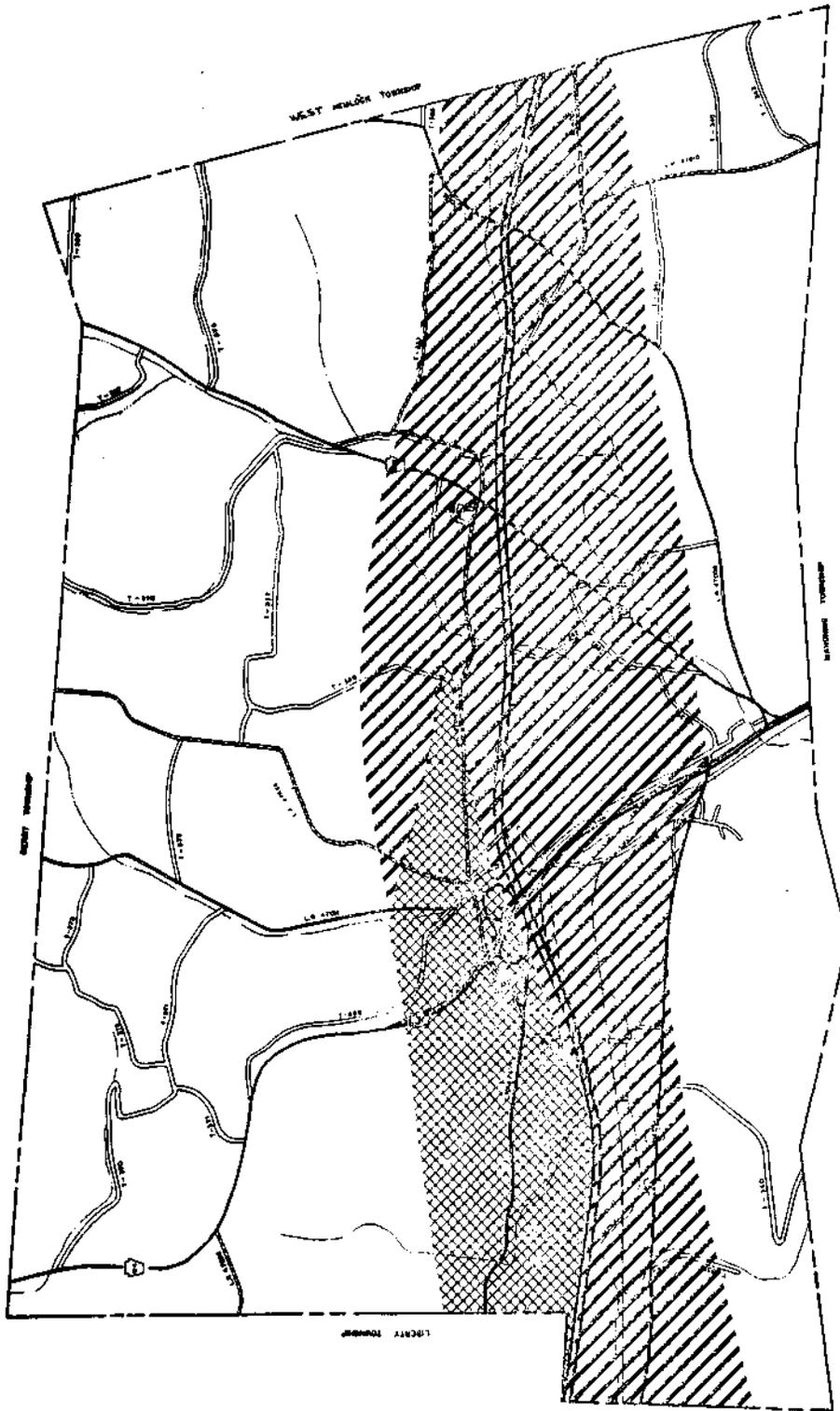
The second association (MWW) contains deep soils of undulating limestone and shale areas. The Warrior soils are poorly drained, but the others are well-drained, which means that they are suitable for on-site sewage disposal systems. There is, however, a danger of ground water contamination because channels in the limestone allow septic tank waste to drain into the water table. The others are also excellent for non-agricultural uses, except the Warrior soils.

The third association (WH) is generally found on ridge tops where soils are deep. Most of the soils is poorly suited for agriculture because of limited moisture holding capacity. Weikert soils impose severe limitations for non-agricultural use. The Hartleton soils have only slight limitations for on-site sewage disposal.

As can be seen on Map 3, the best agricultural soils in Valley Township are located in the flat lands running east to west along Interstate 80. Unfortunately, this area is also well suited to non-agricultural uses.

B. POPULATION

Of all the considerations that affect the future of a community, none is more important than the growth or decline of its population. Excessive increase in the number of residents can invoke the fears of citizens of rural areas that might suffer the pains of population growth. Without planning for growth, the



MAP 3

MAJOR SOIL ASSOCIATIONS

- LEGEND**
-  MIFFLINBURG - WASHINGTON - WARRIOR
 -  WEIKERT - HARTLETON
 -  WATSON - WARRIOR - COMLY

VALLEY TOWNSHIP
MIFFLIN COUNTY, PENNSYLVANIA
**COMPREHENSIVE
DEVELOPMENT PLAN**

PREPARED BY:
PAUL W. HARTLEY, JR., DISTRICT ENGINEER
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SCALE: 1" = 100'





results can be devastating. However, by taking steps now, the Township can preserve its semi-rural character while welcoming new residents.

1. Trends

According to the most current U.S. Census Bureau statistics (1980), Valley Township experienced a 30% increase in population between 1970 and 1980. This represents an increase of 374 persons from the 1970 population of 1,251. And, if the projected figures for 1990 are accurate, the Township will have grown another 32% or 525 people in the ten years since 1980. (See TABLE 1 below.)

TABLE 1

POPULATION TRENDS

VALLEY TOWNSHIP

<u>Year</u>	<u>Population</u>
1940	625 (U.S. Bureau of Census)
1950	683 "
1960	937 "
1970	1,251 "
1980	1,625 "
1990	2,150 (projected, Twp. Sewage Facilities Plan Update)
1995	2,690 "
2000	3,225 "

MONTOUR COUNTY

<u>Year</u>	<u>Population</u>
1940	15,466 (U.S. Bureau of Census)
1950	16,002 "
1960	16,730 "
1970	16,508 "
1980	16,675 "

As shown by the figures above, the Township population has been steadily increasing for the past 40 years; it has nearly doubled since 1960 and almost tripled since 1950. Future projections for the area (contained in the Township's recent revision to its Sewage Facilities Plan) indicate a continuation of this trend well into the 21st century. In

fact, if the projections in that Plan for the year 2020 are to be believed, population in Valley Township will top the 7,000 mark; more than tripling the anticipated 1990 numbers.

The 1980 Census information indicates that at that time, 52.5% of the population was male and 47.5% female, 6.3% was over 65 years of age and 31.8% was under the age of 18.

2. Composition

The general characteristics of Valley Township population in 1980 indicate a fairly high proportion of young people in the community. At that time, 31.6% of the population, or 514 people, were under 18, continuing the trend established in 1970 when 38% of the Township's total population, or 475 persons, were under 18 years of age.

In contrast, only 6.3% of the population in 1980, or 102 persons, was over age 65. And, according to the 1970 Census figures, 7.9%, or 99 people, were over 65 years of age at that time. Thus, it can be assumed that Valley Township is a young community with a comparatively low median age when the number of persons under 18 increases by 39 over a ten year period (1970 to 1980) and the number of elderly citizens increases by only 3 persons during the same time period.

3. Distribution

As in the mid-1970's, the population appears to be pretty evenly scattered throughout the Township. The density of population in the Township has increased however as a result of the increase in persons residing in the community. In 1970 there were 79.1 persons per square mile and in 1980, 102.9 people per square mile were living in Valley Township. And, if the population reaches 2,150 in 1990, as anticipated, the density will increase to 136.8 persons per square mile. Additional dramatic population increases will only serve to increase the density figure further.

Although increasing rather rapidly, the density of population in Valley Township in 1980 was still below the County average of 128.7 and well below the State average density.

4. Projection

It is fair to say that past population trends (significant increases every decade) are not likely to be altered or slowed in the next 15 to 20 years. Interstate 80 and the Danville Interchange most certainly will continue to

influence the Township's growth as new commercial and possibly industrial development are drawn to locate in the Township because of its accessibility to the Interstate highway and various commercial and industrial market areas. Further, transfer of ownership of the sewage treatment plant located along PA Route 54 to the Township should also increase interest and spur additional development at least in the southwest quadrant of the municipality. Residential growth will likely be a major part of this new development as people are attracted to the area by the availability of jobs.

C. HOUSING

Housing is another important indicator of a community's growth or decline. The number of housing units, their condition, and their value can tell a great deal about a municipality and its economic well-being.

1. Trends

In 1980, according to the U.S. Bureau of Census, there were 511 households in Valley Township; an increase of 169 households, or a 49% rise, during the 10 years since 1970. (Census figures show there were 342 households in Valley Township in 1970.) Preliminary surveys conducted by the Township indicate that there are in excess of 700 households in 1990, or an addition of at least 189 occupied housing units, another 37% increase over 1980 figures. (See TABLE 2 below.)

TABLE 2

HOUSEHOLDS IN VALLEY TOWNSHIP

<u>Year</u>	<u>Households</u>
1970	342 (U.S. Bureau of Census)
1980	511 "
1990	700 (projected, pre-census information)

1980 Census statistics further show that there were approximately 3.18 persons per household in Valley Township, an actual decrease from 3.66 persons per household in 1970. If previously-noted projections are accurate for 1990, the average number of persons per household will decrease again, this time to 3.07. Thus, although there are more housing units being built in the Township and the municipality's population density continues to increase, the actual family size is decreasing. Therefore, individual households are not

experiencing additional demands for available space within the housing unit.

Of the 447 owner-occupied housing units in the Township in 1980, only 19, or approximately 4%, were valued at less than \$20,000; 324, or 72%, had values from \$20,000 to \$50,000; and 104, or about 23%, were valued at over \$50,000. The median value of a Township housing unit in 1980, as determined by the Census Bureau, was \$43,800.

2. Projections

The number of housing units in the Township will obviously continue to grow in direct proportion to the community's increase in population. As community sewage treatment facilities are extended to serve areas with identified on-site, sub-surface sewage disposal system malfunctions, other lands in proximity to the new service areas will begin to experience the pressure to develop residentially. For example, significant pressure could be applied on farm land in the vicinity of Mausdale, along PA Route 642, because of that area's general accessibility and its proximity to proposed package sewage treatment.

The demand for additional housing units will also continue to grow as new residents are attracted to the area by the availability of jobs in the service businesses located along PA Route 54, near the Danville Interchange of Interstate 80, and associated with the Geisinger Medical Center facility.

D. ECONOMICS

A community's existence depends to a great extent on its ability to establish an economic base from which it derives employment and income necessary to import those goods and services it cannot produce itself; no community is self-sufficient. A balanced economy requires that income equal outgo. Income is derived from export of locally-produced goods and services; outgo, on the other hand, is money leaving home to import goods and services not produced locally.

Basic industries, or those producing goods for export and thereby generating income, are the economic lifeblood of the community and serve to sustain flows of money and capital into the area which can be paid out in wages, reinvested in capital improvements, and taxed to provide for a better community. Without them, most money would tend to be drained out of the area, leaving an unstable deficient economy.

Basic industries also tend to generate tertiary "spin-off" activities which either support industry or the population it

employs through the provision of various types of services. With this in mind, it becomes important to assess and analyze the qualities of the various sectors of the economy, to review the characteristics of the labor force, and to diagnose the general economic health of Valley Township and the surrounding region.

1. Income

According to the U.S. Bureau of the Census, the average per capita income for Valley Township residents in 1980 was \$6,793, as compared to the County per capita income for the same time period of \$6,353. Valley Township ranked third highest among Montour County municipalities in per capita income in 1980.

In 1980, the median family income was \$21,520 in Valley Township and \$18,654 county-wide. Thus, it can be said that the income of Valley Township residents was substantially above the average for Montour County at that time. In fact, 1980 statistics show that Valley Township was second only to Mahoning Township (\$23,385) in median family income in the County. With the increase in service related jobs in the Township since 1980, it is assumed that the same general trend will be found during the 1990 Census.

The comparatively high per capita and median family income can perhaps be best explained by re-examining the population distribution figures in Section B. of this Chapter and by reviewing the employment statistics of this Section. With only 102 residents over the age of 65 and only 514 persons under 18 years of age, 1009 persons remain as potential participants in the municipality's adult labor force. Subtracting the 146 persons categorized as disabled and the 117 individuals identified as unemployed (see Part 3 of this Section), 746 or almost half of the adult population was actually part of the income-producing labor force in 1980. Thus, when all of the incomes are totalled and divided by the Township's total population or by the number of families, respectively, relatively high per capita and median family incomes result.

Only 5.6% of the Township population, or 91 persons, was considered below the poverty level in 1980, compared to 8.6% throughout the County. At the same time, only 4.6%, or approximately 21 of all families in the municipality had incomes below the poverty level. County-wide 6.1% of the families fell into this category.

2. Employment

The service industry in Valley Township has grown

dramatically since the opening of Interstate 80 and the Danville Interchange. According to the 1980 Census, these industries were providing employment for 16.9% of all the workers in Valley Township. The major service industry employers in the Township include those businesses listed below in TABLE 3.

TABLE 3

SERVICE INDUSTRY EMPLOYERS IN VALLEY TOWNSHIP

Red Roof Inn	Hill Top Inn
Best Western Motel	Howard Johnson's Motel
Day's Inn	Orloski's Shell Station
McDonald's Restaurant	Tom's Citgo Station
Friendly's Restaurant	Leighow's Exxon Oil Co.
Dutch Pantry Restaurant	Valley Truck Repair
Kentucky Fried Chicken Rest.	Mausdale Garage
Blue's Country Crnr. Market	Valley Township

Even with the service industry growth, manufacturing still accounted for the highest percentage of employment, 21.9%, of the Township's civilian labor force in 1980. This trend was the same County-wide, as the manufacturing and service industries were "one and two" in the percentage of employment provided. Wholesale, retail trade positions were third, employing another 12.8% Township workers and accounting for 12% of all employment in Montour County.

According to the Township's occupation tax records other employers located in the Township include PADOT (Maintenance Yard), the Danville School District, Lewis Farms, Ralph Reedy Garbage Disposal, Valley Disposal, Mausdale Farm Supply, W.B. Laubach Insurance, I. Walter Hagenbuch Insurance, Edmeads Electrical Repair, Merrell's Nursery, Automotive Electric Service, Litterer's Auto Body, Paul's Auto Body, Auto Weld, Diehl's Repair Shop, and various other Home Occupations.

Further, although few may employ workers outside the immediate family, numerous farming operations situated throughout the Township appear to provide income and employment for their owners and/or operators. And, even though some of these agricultural areas are being threatened by development, farming will likely continue as a viable, principle or supplementary income for many municipal residents.

3. Unemployment

Statistics for 1980 do show that there were 117 persons in the Township, or 7.2% of the population, unemployed. The County unemployment rate for the same time period was 8.5%. Another 9.0% of the Township's population, or 146 persons, in 1980 were identified as disabled. County-wide this figure was slightly lower, at 8.2%.

E. COMMUNITY FACILITIES. SERVICES AND UTILITIES

The number, quality and range of public and semi-public facilities and services readily accessible to residents are important factors which both families and businesses consider when selecting new locations. Quite naturally then, community services and facilities are considered as important criteria by potential residents and business establishments when deciding where to locate their homes and businesses.

It is essential then, that the Township take the necessary steps to provide its present and future residents with those services which are needed in every day life so that it is better able to sustain or improve its economic base. This, in turn, will enable the provision of improved services through financing generated by a sound tax base.

1. Schools and Higher Education

The elementary and secondary public education needs of the Township are the responsibility of the Danville Area School District, which consists of the Townships of Cooper, Derry, Liberty, Mahoning, Mayberry, Valley, and West Hemlock and the Boroughs of Danville and Washingtonville in Montour County, as well as Riverside Borough and Rush Township in Northumberland County.

The 120 square miles of the Danville Area School District serves an estimated population of just under 18,000. Enrollment in the District's schools (K-12) for the 1989-90 school year was 2,724. These students are housed in five (5) elementary buildings, a middle school and a senior high school building. Of these facilities, only the Liberty-Valley Elementary School, constructed in 1966, is located in Valley Township. The majority of the remaining buildings, including the Middle School and the Senior High School, are located in Danville Borough.

In addition to the regular public school program, the joint effort of the Columbia and Montour County Boards of School Directors has established the Columbia-Montour Area Vocational-Technical School to provide technical and

vocational opportunities for students of the area served. The Danville Area School District is one of seven participating school districts in the "vo-tech" program.

The Danville Area School District also operates a Head Start Program located just west of PA Route 54 in Valley Township and a Practical Nursing Center in Washingtonville.

During the 1989-90 school year, there were approximately 225 children enrolled in various non-public schools and institutions residing in the Danville School District.

There are no colleges or universities located in Montour County; however there are several within a 30 mile radius of Valley Township, including Lycoming College and Pennsylvania College of Technology in Williamsport, Bloomsburg University in Bloomsburg, Bucknell University in Lewisburg, and Susquehanna University in Selinsgrove.

2. Libraries

The 26,500+ volume Thomas Beaver Free Library of Danville and the 26,000+ volume Bloomsburg Public Library are both available to the residents of Valley Township, as are the libraries of the colleges and universities in the area. The materials available for circulation at the Beaver Library include 18,217 adult books, 1,319 adult reference books, 6,937 children's books, 69 children's reference books, 383 adult video tapes and 120 children's videos.

3. Recreation

The Danville Area Playground Association operates a private, non-profit recreation area just off PA Route 642 in Valley Township, known as Sunnybrook Park. In addition to regular playground equipment, this recreation area provides basketball courts, a soccer field, picnic tables and pavilions, and a swimming pool.

The Montour County Recreation Authority also operates a recently-constructed Recreation Center in the Danville area. This facility was built as a replacement for the old YMCA building. Although not in immediate proximity of Valley Township, this complex offers some additional recreational opportunities for Township residents.

State Game Lands (located in Liberty Township) are also accessible and available to Valley Township residents.

4. Hospitals and Clinics

Within reasonable proximity of the Township are the Geisinger Medical Center in Danville, which offers a wide range of specialized medical services, the Bloomsburg Hospital, the Evangelical Community Hospital in Lewisburg, the Sunbury Community Hospital, the Family Counseling and Mental Health Center in Bloomsburg, and the Danville State Hospital for psychiatric care.

5. Ambulance Service

The Danville Ambulance Service provides ambulance services throughout Valley Township. Paramedics from Geisinger Medical Center also respond to most calls to provide a more sophisticated level of care at the scene.

6. Police Protection

Valley Township residents rely on the Pennsylvania State Police from the Milton Barracks to provide police protection. There is no local or Township police department.

7. Fire Protection

Fire protection in Valley Township is provided by Valley Township Volunteer Fire Department # 1. Mutual aid response is provided both by and for the Township Company as may be necessary. The Fire Department and its equipment are housed in quarters adjoining the Township Building on Indian Run Road.

8. Township Buildings

The Township offices are located in a recently-constructed one-story brick structure located along Indian Run Road, just north of McCracken Road in the Township. The Township Volunteer Fire Company is housed in quarters adjoining the Municipal Building.

The Township also owns and utilizes a one-story structure as a Maintenance Building and garage for Township road equipment. This building is also located along Indian Run Road, several miles north of the Municipal Offices. Road maintenance materials such as anti-skid and salt for winter use, and stone, pipe, and similar materials for spring and summer work are also stored at this location.

9. Road Maintenance

Maintenance of the Township's 30.01 miles of municipal roadways is handled by a crew of 2 full-time and 3 part-time men. Equipment used is adequate to meet the community's needs and ensure proper road maintenance.

10. Solid Waste Disposal

All municipal waste collection in Valley Township is being handled by private haulers as contracted by individual property owners. A recently-enacted Township Solid Waste Management Ordinance requires all such wastes collected to be disposed at the Lycoming County Landfill in Allenwood. As a participant in a 5 1/2 County Regional Solid Waste Management Group, the Lycoming County Landfill has agreed to accept all municipal wastes from Montour County for a specific period of time and at preferred rates.

11. Sewage Disposal Facilities

At the present time, most homes in Valley Township are served by on-site, sub-surface sewage disposal systems. Small segments of the Township are however served by a 140,000 gallons per day package treatment plant located along PA Route 54, near Mausdale.

The treatment plant was originally designed for and built by the Mausdale Interchange Development Corporation, a group of business owners in the vicinity of the Interchange, to service their developments. To assure proper operation and maintenance of the facility and to upgrade treatment of the effluent being handled by this plant, the PA Department of Environmental Resources (DER) ordered the Township to take over the plant in 1979. When this had not occurred by 1987, DER imposed Sewage Permit limitations on sections of the Township around the Interchange. In 1988 however, the Township was finally able to secure CDBG funds to purchase the plant and extend sewer lines into the Mausdale area to address identified malfunctions in that portion of the municipality. Although construction of the collection system to service Mausdale has not yet occurred, it is expected to begin in the near future.

According to the Township's June 1988 Sewage Facilities (Act 537) Plan Update, it is the Township's intention to "acquire the existing treatment plant and operate it on an interim basis, and construct facilities to convey the sewage to the Danville Waste Water Treatment Plant as a permanent solution." Additional interceptors will then be provided to serve other areas of Valley Township and Townships flowing by

gravity through Valley Township as funds become available and as may be necessary to help generate revenues to support the main interceptor to Danville.

12. Water Supply Facilities

Water is now supplied to Township residents via private wells. Since a sewer line may be constructed from Valley Township into the Danville Wastewater Treatment Plant and collection system, the potential exists that a parallel water line could be constructed to serve Valley Township residents from the Danville water supply.

F. LAND USE

Perhaps the most basic element of a comprehensive plan is the evaluation of current land uses, which is undertaken to provide information on the various uses and activities that occupy land within the Township. This data is used to provide insights into the function of land use and to determine the relationships that exist between different uses. The manner in which land has been used in the past forms the environment of the present and has implications for the future. The analysis of this data is one step in the process to determine the means necessary to achieve an adequate, efficient, and attractive region. Once these existing conditions and relationships are known, the knowledge can be used by municipal officials and citizens to develop goals and objectives for the region that reflect a desire to preserve the existing positive attributes of the community and promote and encourage a better future. (See Chapter 2 of this Plan.)

For planning purposes the Township's existing land uses can be divided into at least five different categories: residential, commercial and industrial, public and semi-public, open space, and forest. A brief description and discussion of each category follows, as well as a TABLE indicating the approximate percentage for each of the land uses.

1. Residential

This category include all residential uses - single family dwellings, multiple family dwellings, farm houses, mobile homes and mobile home parks.

The predominant type of dwelling found in Valley Township is the single family home, either older farm houses or newly constructed dwellings. There are also a significant number of mobile homes located throughout the Township. The greatest number however seem to be situated in one of two mobile home parks in the Hess Hills Road area. (Approximately 32 mobile

home units are situated in the two parks, with space for additional expansion where conditions will allow.)

Allowing one-half acre of land for each dwelling unit, it is estimated that in 1980 approximately 275 acres of land in the Township, or about 2.7% of the Township's total land area, was devoted to residential use. As a result of all the development that has occurred since 1980 however, the estimated residential acreage for 1990 has increased to 350 acres. This represents approximately 3.5% of the total land area of the Township.

Although at one time residential development in the Township was located primarily along arterial highways, that does not necessarily seem to be the case today. New developments have begun to locate throughout the municipality, along collector streets and local roads, including the Keiter Development in the extreme southeast corner of the Township, the Valley View Development, located just north of McCracken Road in the central portion of the municipality, and several developments along Campbell Town Hill Road. Significant residential development has not occurred in the immediate vicinity of the Interchange, however most of the developments do have easy access to the interstate route via an adequate network of State and local roads. (See Section G. of this Chapter for a discussion of the transportation network serving the Township.)

Residential development in Valley Township will in all probability continue to increase in the future as workers attracted to the Danville area seek places to live within reasonable proximity of their work sites and as package sewage treatment facilities are extended to serve various areas of the municipality. Preliminary plans and designs for additional residential developments already submitted to the Township for consideration indicate that the trend is not likely to reverse itself or slow down dramatically in the near future. As long as satisfactory soils can be found for the placement of on-site, sub-surface sewage disposal systems (or a public sewage disposal system is available) and sufficient water supply can be located, residential development will continue in Valley Township.

2. Commercial and Industrial

This category includes all business establishments, including wholesale and retail trade activities, personal service operations, finance, insurance and real estate offices, auto and equipment repair shops, professional services and entertainment enterprises, as well as all industrial operations.

Although there are no exact figures available to indicate the specific amount of land that is devoted to commercial and industrial use, it is felt to be a reasonably small amount compared to the Township as a whole; probably less than 3% overall, or about 300 acres. Additional commercial or industrial development in the vicinity of the Interchange or near Mausdale as a result of improved sewage disposal capabilities, could however increase this percentage.

3. Public and Semi-Public

Public and semi-public land use includes space for government or municipal buildings, religious or cultural facilities, social or health service operations, parks and recreation areas, cemeteries, park and ride facilities, public meeting places or community halls, and schools or other educational facilities, as well as all streets, rights-of-way and easements used for public access.

Even with the area set aside for public road rights-of-way, the amount of land occupied by these uses is comparatively minimal. It is estimated that no more than 200-250 acres, or less than 2.5% of the total land area, is utilized for all of these purposes. And, even assuming further development in the Township, this percentage is not expected to increase significantly in the future.

4. Open Space

This category of includes all types of "undeveloped" land uses or activities, such as agricultural land uses, pasture lands, marginal land areas (including hollows, meadows, wetlands, floodplains, aquifer recharge areas, etc.), yard areas and similar uses not included in any of the other categories.

The majority of the land area in Valley Township is open space, with a high percentage of this area devoted to agricultural use. Without specific statistics it is difficult to know for sure, but it is estimated that as much as 50-60% of the Township, or between 5,000 and 6,000 acres, may be included in this category. Obviously though the percentage will decrease as the municipality continues to bow to the pressure of residential and commercial development.

5. Forest

The intent of this category was to separate all woodland areas of the Township from other land uses and recognize them as a significant use of their own.

Woodland areas appear to occupy a fairly substantial portion of the total area of the municipality, probably as much as 30-35%. Much of this area is located in the southern portion of the Township along the Bald Top Mountain and in the northeast section along the Mahoning Creek.

Figures from the mid-1970's indicate that there were approximately 3500 acres of forest land in Valley Township. Although it seems likely that some of these areas have fallen prey to destruction to make way for other development, the overall percentage probably has not changed all that much since then.

TABLE 4

LAND USE IN VALLEY TOWNSHIP

<u>Developed Land Uses</u>		
<u>Land Use</u>	<u>Estimated Acreage</u>	<u>% of Developed Land</u>
Residential	350 acres	38.9%
Commercial	300 acres	33.3%
Public/Semi-Public	250 acres	27.8%
TOTAL DEVELOPED	900 acres	8.9% of Total Area*
<u>Undeveloped Land Uses</u>		
<u>Land Use</u>	<u>Estimated Acreage</u>	<u>% of Undeveloped Land</u>
Open Space	6,000 acres	65.2%
Forest	3,200 acres	34.8%
TOTAL UNDEVELOPED	9,200 acres	91.1 % of Total Area*

* Total Township area - approximately 10,112 acres

G. TRANSPORTATION

One of the most significant factors that must be considered in planning for the controlled and systematic growth of an area is the requirement that adequate provision be made for the safe and

efficient internal and through circulation of people and goods. Transportation is an important key to future growth in Valley Township. Since the opening of the Interstate 80 Interchange, local residents have been aware of this fact.

The impact of the transportation network becomes more obvious when one realizes that the motor vehicle is the most important means of rapid transportation in use in the Township. Thus, roads must be built and maintained that do not function to the detriment of progress in the Township and withhold future development because of inadequacies in design and condition. Because roads are a major expense of the Township and require large capital expenditures in most cases, the future transportation network must be constructed around existing circulation patterns.

The incompatibility of the two major functions of a highway network, that of providing access to land and moving traffic, require a classification aimed at separating roads by function. A functional classification reveals the role that a roadway plays in the total circulation network within and frequently outside of a community and implies constraints which must be imposed to maintain safe driving conditions. TABLE 5 outlines a general functional classification and provides examples.

TABLE 5

ROAD CLASSIFICATIONS

Major Arterial	Provides for movement of large volumes of through traffic between regions and major metropolitan areas. Access is limited. (Example - Interstate 80)
Minor Arterial	Provides for movement of large volumes of through traffic between centers of regional importance and provides connections between collectors and major arterials. Access is generally unrestricted. (Example - PA Routes 54 and 642)
Major Collector	Provides for intercommunity travel within the County and between adjacent counties and provides connections to the arterial system. (Example - State Routes 2007, Columbia Hill Road, SR 2012, Frosty Valley Road, and SR 3008, Valley Road West)
Minor Collector	Serves traffic generators and community facilities, major subdivisions and rural village centers. (Example - State Route 2001, Camel Town Hill Road and McCracken Road)

Local Streets Provide access to abutting properties. Movement of traffic is generally at slower speeds. (Example - Township Routes and local subdivision roadways)

1. Highways and Roads

Three levels of government are involved with highways and roads; Federal, State and Township. Routes designated "U.S.", "PA", and "SR" (State Route) are maintained by the PA Department of Transportation. There are 26.84 miles of State roadways in Valley Township. Routes designated with a "T" are the responsibility of the Township to construct, reconstruct and maintain. Valley Township owns and maintains 30.01 miles of local streets and roads for citizens of the municipality.

a. Regional Highways

Interstate 80 is of modern design and construction and incorporates many state-of-the-art safety features. The major problem encountered with this highway is the volume of traffic it generates on highways around the Danville Interchange, which in many cases were not designed or constructed to carry heavy truck traffic and large volumes of vehicles. Interstate 80 is the only major arterial highway in the Township.

PA Routes 54 and 642 are the only two roadways in the Township designated as minor arterials.

b. Local Roads

The balance of the roads in the Township are a combination of major and minor collector routes, Township roads, local access streets and private roads, which are the responsibility of their owners to maintain.

2. Public Transportation

Residents of most rural areas have become almost entirely dependent on personal vehicles for travel around and through the Township. With the exception of the service provided for the elderly by the Area Agency on Aging, there is no public transportation operating in Valley Township.

Intra- and inter- state bus service is available however from the terminal in Danville.

A small, privately-operated grass strip airport is located in Riverside. Local commuters, however, utilize the

Williamsport/Lycoming County Airport in Montoursville or travel to the Scranton/Wilkes Barre Airport at Avoca for major air flights.

In recent years, the old Reading Railroad Line that served Mausdale has been abandoned.

The primary mode of transportation in Valley Township is private automobile and truck. Undoubtedly this trend will continue as the number of residents in the municipality increase. It is essential therefore that methods be devised to deal with the increase in traffic and be included in the Future Development Plan for the Township.

H. NATURAL. HISTORIC AND CULTURAL RESOURCES

To be able to fully understand the Township today and plan for its future, it is first necessary to know about the area's past and the heritage it offers. A brief history of the municipality and its beginnings, as it was recorded in history books of the area from the early 1900's, follows.

"It is thought that the first settler into the vicinity of what is now known as Valley Township was Philip Maus, the founder of the family whose members for many generations have been such factors throughout this portion of the State. He purchased a plat of land located on the Mahoning Creek in May 1769, which was the earliest date that it was possible to obtain a clear title to land that had been purchased from the Indians, and which included a great area of this section. At the close of the war of the Revolution, Philip Maus, together with his son and two carpenters, made plans to visit his purchase. The little party first appeared in the settlement at the mouth of the Mahoning, which had just been founded by Daniel and William Montgomery, and from there Mr. Maus proceeded to the site of his new home. With the aid of his son and the carpenters the pioneer built the first log cabin in Valley Township. It was located on the right bank of the stream. He proposed to clear away a small tract of woods near his humble home, but prowling Indians prevented an immediate consummation of that plan and the tools which he had provided for that purpose were, together with other personal possessions, finally buried, in order to preserve them from the savage foe.

In 1793, Philip Maus built his saw mill, and for years cut the lumber for every building that was erected in the neighborhood. The limestone that was found in abundant quantity in the neighborhood formed another natural resource to construct the homes of the settlers, and as Danville grew into a flourishing industrial community proved a great source of supply for her iron furnaces. Seven years later, this

sturdy pioneer built a flouring mill, which for its day was an imposing structure.

When the Maus family fortunes had grown to the point that justified the acquisition of a family carriage, one of the style of Louis XIV was purchased, and its arrival in the valley created a profound sensation among the neighbors. This vehicle is thought to have been the first one of its kind imported into the vicinity of what is now Montour County.

The Valley Furnace was built in 1846 by the sons of Philip Maus. It used anthracite and was operated by them for many years very successfully."¹

Valley Township was made from parts of Mahoning and Derry Townships in 1839. It was first called Baldy Township, but eight years later, was given its present name. Valley Township observed its 150th anniversary in 1989.

¹ Historical and Biographical Annals of Columbia and Montour Counties, PA, Volume 1, 1915.

CHAPTER 2.

GENERAL DEVELOPMENT GOALS AND OBJECTIVES

Based upon the analysis of regional and local conditions and the trends indicated in Chapter 1 of this document, and based upon the desires of the citizenry as interpreted by the Board of Supervisors, the Supervisors will undertake to provide for the health, safety and general welfare of all existing and future Township residents by the establishment of the following goals and objectives concerning future development of the community.

The overall purpose of the Valley Township planning effort is to provide, through a comprehensive planning process, a basis upon which to make pertinent decisions concerning issues such as land use, housing, environmental quality, transportation, community facilities and services, and the economy. The intent of the goals and subsequently-established recommendations (Chapter 3) is to maintain the mutual and complimentary coexistence between the natural environment and the manmade environment, and to provide a total environment for maximum human development and dignity.

A. DEVELOPMENT SUITABILITIES AND LIMITATIONS

In order to help formulate realistic goals and objectives to guide future development of the municipality though, the Township Supervisors felt it necessary to first identify and evaluate the community's growth potentials and its positive attributes, as well as its limitations or potential problems for development.

GROWTH STIMULI

1. Geographic Location

Since Valley Township is situated within minutes of Danville Borough and less than 10 miles from the Town of Bloomsburg, residents of the municipality are within reasonable commuting distance from many of the area's major employment centers. Thus, the Township's location is attractive to potential settlers because it combines the benefits of rural living with the conveniences of easily accessible urban areas.

2. Highway Access

U.S. Interstate 80 and PA Routes 54 and 642 provide regional as well as inter-municipal access for citizens of

Valley Township. Jobs, shopping areas (the Columbia Mall, Danville Borough and the Town of Bloomsburg), and social and recreational activities and functions are therefore readily accessible via an adequate highway network.

3. Community Character; Scenic Beauty

Many persons consider the natural or environmental qualities of an area, including its character, when choosing a place to live. The natural beauty of the area's stream valleys, its wooded hillsides, the semi-rural and rural farming landscapes, as well as the urbanized commercial segments of the community, all combine to form the appealing quality of life or character of the Township. The municipality's natural charm will most assuredly serve to induce future development to the area.

4. Community Sewage Disposal

Although community sewer service is presently only available in limited portions of the Township and the Township's current plans for extension are only for a very specific service area, at such time as additional interceptors are constructed and larger portions of the Township are served, the availability of community sewage disposal facilities will definitely act as a stimulus for new development.

5. Community Services and Facilities

As discussed in Chapter 1 of this Report, Valley Township residents have access to a variety of excellent community services (including adequate volunteer fire protection, ambulance service, and municipal road and highway maintenance, excellent health care and educational opportunities) and facilities (including the recently-constructed Municipal Building and numerous recreational facilities) within reasonable proximity of their homes. The location and quality of these services and facilities will also serve as an attraction for additional development in the Township.

GROWTH LIMITATIONS

1. Soils Suitability for On-site Sewage Disposal

A substantial portion of the land area remaining undeveloped in Valley Township may be unsuitable to provide for proper on-site, sub-surface sewage disposal. Utilization or over-utilization of poor soils areas for development could lead to severe sewage disposal problems and cause malfunction of systems installed in such areas, thereby posing health concerns for Township residents. Since community sewer

service is not expected to become available in all segments of the municipality nor is it expected to be expanded beyond its immediate service area in the near future, the soils suitability issue will likely remain a big limiting factor, especially for large-scale development.

2. Water Supply

The lack of a public water supply may also limit future development of the Township. The prospects of additional growth are already causing concern regarding the quantity and quality of on-site water supplies for Township citizens. Groundwater recharge areas and essential wetlands need to be protected against encroachment and adverse impacts from development. As a result, some areas of the Township may not be available for development.

3. Steep Slopes; Forested Areas

Steep slopes are another factor which will and should limit development in Valley Township. Uncontrolled development of such slope areas and/or massive deforestation projects could create numerous problems, including soil erosion, rapid stormwater run-off, water supply contamination, sedimentation of streams and waterways, as well as visual eyesores. Furthermore, it is difficult to construct and maintain roads to access developments in these areas.

4. Floodplains; Flood Prone Areas

Although comprising a relatively small portion of the Township's total land area, flood plains and flood prone areas still represent a limitation for future development. Development which is allowed to occur in these areas could endanger lives and at the very least could increase the potential for flood losses and damages. Locating future growth outside of flood hazard areas will allow flooding to occur in the space set aside by nature and should not create undue problems for people or their personal property. Through its participation in the National Flood Insurance Program, Valley Township is attempting to discourage or regulate development of its floodplains.

5. Prime Farmland

In order to avoid the loss of irreplaceable agricultural lands, development should be encouraged to locate in other areas of the Township. By eliminating or decreasing the availability and quantity of prime farmland for development, suitable areas for future growth will definitely be limited.

6. Additional Public Services

Because of physiographic constraints and the expansive location of the Township population, the municipality is not in a position to economically provide many large-scale public services for its residents, such as public water supply, public sewer systems throughout the community, or a municipal police force. Federal and State funding to finance such projects is in short supply and is generally being directed to alleviate existing problems in the urban areas. At least for the time being, the Township will have to continue to rely on sub-surface sewage disposal for the elimination of sewage wastes and on on-site wells for water supplies, as well as the current police protection provided by the PA State Police.

7. Interstate 80 and the Danville Interchange

Even though Interstate 80, the Danville Interchange, and PA Route 54 were identified as growth stimuli for Valley Township, problems also arise if uncontrolled or poorly-regulated development is allowed to occur adjacent to them. Development along Route 54, in the vicinity of the Interchange, has already created a proliferation of access points and intersections which cause traffic congestion and potentially hazardous situations for "through" traffic, and have thereby decreased the intended carrying-capacity of this arterial highway.

B. GENERAL DEVELOPMENT GOALS AND OBJECTIVES

The Valley Township Supervisors will seek to attain the following interrelated goals and their objectives to guide the development of the community over the next several years. The overall purpose of these guidelines is to accomplish the coordinated and harmonious development of the Township and its environs in accordance with the area's present and future needs.

AESTHETICS & COMMUNITY CHARACTER

GOAL # 1. Development densities and locations should be controlled in order to prevent overcrowding of the Township and to help maintain the character of the community's different segments.

Objectives:

- A. Recognize the value of and distinct benefits offered by each of the different segments of the Township.
- B. Consider the integrity of the various parts of the Township when selecting zoning district boundaries.

- C. Encourage development to locate in the appropriately designated areas of the community.
- D. Encourage innovation and ingenuity in design of new developments, i.e. cluster designs.
- E. Minimize the total amount of land area disturbed by development; encourage the preservation of adequate open space.

GOAL # 2. The peaceful, pleasant semi-rural environment and unique scenic qualities of the Township should be preserved for future generations.

Objectives:

- A. Preserve lifestyle choices for present and future Township residents through environmental character.
- B. Preserve the area's unique visual landscapes and vistas.

LAND USE & LAND USE CONTROLS

GOAL # 3. Land use policies and regulations should encourage development to locate in the best-suited areas of the Township. Development should be required to respect the natural capabilities and limitations of the Township and its environment.

Objectives:

- A. Maintain healthy living atmospheres.
- B. Prevent inappropriate development of fragile or sensitive land areas, including steep slopes, floodplains, aquifer recharge areas, wetlands, etc.
- C. Avoid hazards from malfunctioning on-site sewage disposal systems.
- D. Assure safe, reliable and adequate water supplies.
- E. Control stormwater run-off, soil erosion and sedimentation problems.
- F. Preserve and protect the area's natural resources.

GOAL # 4. Township land use policies and regulations should respect current Township residents and property owners and avoid creating economic hardship or inequities for them as development occurs.

Objectives:

- A. Encourage well-planned, well-conceived development to locate in the Township.
- B. Require developers to provide, at their expense, all necessary services and facilities for their developments.
- C. Avoid undue financial burden for the municipality and its residents caused by new development.

COMMUNITY HERITAGE & HISTORIC PRESERVATION

GOAL # 5. The Township and region's heritage should be understood, respected and protected by all Township policies and initiatives.

Objectives:

- A. Preserve the character and heritage of the community for future generations.
- B. Consider the Township's historical background when reviewing development proposals.

ENVIRONMENTAL CONCERNS

GOAL # 6. Environmental hazard areas, including steep slopes, floodplains, wetlands, soils which are inappropriate for the placement of sub-surface sewage disposal systems, and other fragile resource areas should be utilized only in ways which will not create nor increase problems for the Township, its residents, or surrounding communities.

Objectives:

- A. Prevent inappropriate development of floodplains and wetlands.
- B. Prevent development of unstable and steep slopes.

- C. Ensure coordination of land use policies with the sewage facilities recommendations in the Township's Act 537 Plan Update of 1988.
- D. Maintain safe, adequate water quality and quantity.
- E. Discourage open dumping.

GOAL # 7. Water quality in the Township should be protected from inappropriate development. The integrity of the Township's surface streams and groundwater recharge areas should be monitored and preserved.

Objectives:

- A. Prohibit inappropriate development of floodplains, wetlands, and groundwater recharge areas.
- B. Avoid adverse impacts on the water supply of adjoining properties from new developments.

GOAL # 8. The capacity of the soils of all proposed development sites to accommodate on-site, sub-surface sewage disposal systems or the availability of community or package sewage treatment facilities should be demonstrated prior to approval of any new subdivision. Regulations requiring such documentation should be included in the Township's land use control regulations.

Objectives:

- A. Avoid development of environmentally-sensitive areas of the Township.
- B. Avoid adverse impacts to the water supply of adjoining properties.
- C. Minimize the need for the Township to install costly sewage treatment facilities to correct malfunction problems.
- D. Reduce potential health hazards.

GOAL # 9. Agricultural activities within the Township should be encouraged to continue where possible. Prime farm land should be identified and agricultural production should be recognized as a viable, necessary economic activity.

Objectives:

- A. Minimize the loss of irreplaceable farm land.
- B. Help maintain the semi-rural character of the Township.
- C. Help maintain an important lifestyle choice for Township residents.
- D. Minimize non-farm encroachments in farming-dominant areas of the Township or in areas of prime agricultural soils.

GOAL # 10. Effective stormwater management controls should be provided within all new developments and, where possible, improvements should be made to correct existing drainage or stormwater run-off problems throughout the Township.

Objectives:

- A. Avoid erosion and sedimentation problems caused by inappropriately located development of steep slopes or inadequate stormwater control facilities.
- B. Avoid siltation of Township streams and water bodies caused by uncontrolled stormwater run-off.
- C. Maintain intended stream carrying-capacities and reduce the potential for increased flooding problems.

HOUSING

GOAL # 11. Suitable, safe residential environments should be maintained and a variety of housing types and styles should be available for Township residents of all ages, family size, and income levels.

Objectives:

- A. Provide a variety of housing types and styles, encompassing all basic forms of housing, including single and two family dwellings, a reasonable range of multi-family units in various arrangements, mobile homes on individual lots, and mobile home parks.
- B. Ensure the provision of adequate "public" services and facilities to accommodate development, including sewage service, water supply, utilities, roadways, etc.

- C. Avoid the safety hazards caused by dilapidated or poorly maintained housing.

COMMUNITY FACILITIES & SERVICES;
PUBLIC UTILITIES

GOAL # 12. Adequate, accessible public facilities, services and utilities should be provided for all Township residents at a reasonable cost. Land use control regulations should require developers to supply all necessary sewer, water, and electric services for and within their proposed developments.

Objectives:

- A. Maintain quality living environments.
- B. Achieve maximum utilization of existing public facilities, services and utilities.
- C. Avoid inappropriate extensions of public services and associated costs.
- D. Avoid unnecessary duplication of services and facilities.
- E. Avoid unsightly aesthetic impacts from placement of utility rights-of-way, public service or utility facilities or structures, or other public works projects.

GOAL # 13. Recreational facilities and programs should be developed for use by Township residents of various ages and interests. Developers should be required to provide adequate space within new developments for appropriate leisure-time activities.

Objectives:

- A. Enhance the quality of life in the Township through the creation and utilization of recreational facilities.
- B. Assure the dedication or provision of adequate, accessible space for recreational activities throughout the municipality.

TRANSPORTATION

GOAL # 14. An adequate, safe transportation network should be provided throughout the Township. New developments should be located and designed to maintain the integrity of the existing street system and minimize potential safety hazards for all users.

Objectives:

- A. Provide for the safe, efficient movement of people and goods through the Township.
- B. Maintain the integrity of the existing street and highway networks by preserving their intended and/or designed carrying-capacities.
- C. Minimize unnecessary or potentially hazardous traffic conflicts by requiring thorough review of all proposed street intersections, including driveways.

ECONOMIC DEVELOPMENT

GOAL # 15. Commercial, industrial, institutional, and other non-residential uses and activities should be promoted or be encouraged to locate only in areas designated for such uses.

Objectives:

- A. Provide adequate, accessible space for commercial, industrial and other non-residential growth and development.
- B. Provide reasonable employment opportunities for Township residents.
- C. Maintain the Township's differing characters and avoid encroachment of commercial or industrial development into rural or residential areas.

INTERGOVERNMENTAL COOPERATION

GOAL # 16. Local and regional planning efforts and public sector expenditures should be coordinated to help maximize the effectiveness of such investments, to provide for orderly growth and development, and to foster pleasant, safe living environments.

Objectives:

- A. Promote harmonious, coordinated land development throughout the Township and surrounding area.
- B. Achieve positive working relationships with neighboring municipalities.
- C. Provide a variety of opportunities to better serve the future needs of the Township population.

CHAPTER 3.

FUTURE DEVELOPMENT PLAN

The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988, has provided local governments in the Commonwealth with the tools and mechanisms by which the future character of their communities may be guided. By furnishing municipalities with the legislative sanctions for the development and implementation of zoning ordinances, subdivision regulations, building and housing regulations, and the creation of numerous special ordinances, the Legislature of the Commonwealth has sought to provide for the health and general welfare of its residents through well-designed local control. It is important to remember that these comprehensive powers have been vested in local government so that specific goals and objectives may be determined by each individual community. Within this context, it has been determined that a municipality can best attain its goals and objectives when strategies and policies are based on past and present conditions and expected trends.

This Future Development Plan seeks to outline what are considered the most effective strategies for maximizing the chances of achieving the desired goals and objectives established for Valley Township. Based on the conclusions drawn in Chapter 1 of this Report and the general development goals and objectives outlined in Chapter 2, a set of specific growth recommendations has been developed in each of the four critical areas: Land Use, Housing, Transportation, and Community Facilities and Utilities. An attempt has been made to keep the guidelines and recommendations as brief as possible to avoid repetition of material and information presented in previous sections of this Report and to avoid setting forth specific regulatory provisions which are more appropriately located in implementing ordinances.

A. STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES

It is the overall purpose of Valley Township, through this planning process, to accomplish the coordinated and harmonious development of the community and its environs in accordance with the area's present and future needs. Through the establishment of a reasonable and thorough set of goals and objectives, it is hoped that a solid foundation has been laid upon which the Township Supervisors can base their future decisions relating to land use, housing, transportation, and community facilities and utilities. The overall objective of the recommendations contained in this Chapter is to preserve a pleasant, healthy, safe and convenient environment in the Township for living, working, shopping, and

leisure time activities.

B. FUTURE GROWTH RECOMMENDATIONS

The recommendations described below (not necessarily in order of importance) are intended to provide long-range direction for the growth of Valley Township. (The goal statements have been repeated from Chapter 2 of this Report to emphasize their importance.)

LAND USE (See also Future Land Use Planning Concepts in Part C of this Chapter)

AESTHETICS & COMMUNITY CHARACTER

General Goals

- * Development densities and locations should be controlled in order to prevent overcrowding of the Township and to help maintain the character of the community's different segments.
- * The peaceful, pleasant semi-rural environment and unique scenic qualities of the Township should be preserved for future generations.

Recommendations

1. Develop land use control regulations that consider the various parts of the Township and provide for growth accordingly.
2. Minimize the total area disturbed by development and retain open space in the Township by encouraging cluster development designs for major new subdivisions.
3. Conserve the amount of land needed to accommodate future growth by requiring developers to install community sewage systems to serve their developments and by offering them reduced lot size incentives to do so.
4. Encourage the removal isolation and/or screening of all man-made scenic detriments.
5. Encourage the use of aesthetically-pleasing landscaping practices to enhance the visual quality of the environment.
6. Encourage underground utility placement where feasible or, where such is not practical, blending of the utilities with the natural environment.

LAND USE CONTROLS

General Goals

* Land use policies and regulations should encourage development to locate in the best suited areas of the Township. Development should be required to respect the natural capabilities and limitations of the Township and its environment.

* Township land use policies and regulations should respect current Township residents and property owners and avoid creating economic hardship or inequities for them as development occurs.

Recommendations

1. Develop land use control regulations which give major consideration to the capacity of the area's natural resources, including soils, water supply, etc. to accommodate new development.

2. Require developers to provide, at their expense, all services and utilities necessary to serve the residents of their development.

3. Avoid the mixing of incompatible land uses, yet maintain neighborhood conveniences.

4. Discourage the indiscriminate spread of commercial and industrial uses and encroachment by these uses into existing or future residential areas.

5. Develop appropriate land use control regulations and administer and enforce those regulations in an equitable, consistent fashion.

ENVIRONMENTAL CONCERNS

General Goals

* Environmental hazard areas, including steep slopes, floodplains, wetlands, soils which are inappropriate for the placement of sub-surface sewage disposal systems, and other fragile resource areas should be utilized only in ways which will not create nor increase problems for the Township, its residents, or surrounding communities.

* Agricultural activities within the Township should be encouraged to continue where possible. Prime farmland should be identified and agricultural production should be recognized as a viable, necessary economic activity.

Recommendations

1. Require stormwater management controls to be incorporated into the design of all new subdivisions.
2. Maintain an effective, current sewage facilities planning and permitting program throughout the Township.
3. Minimize non-farm encroachments in farming-dominant areas of the Township through the development of well-conceived land use control regulations.
4. Promote the creation of Agricultural Security Areas and encourage "Clean & Green" tax benefit enrollments to preserve farmland.
5. Consider participation in a "Purchase of Development Rights" program if offered by the County as a means of preserving prime agricultural areas.

ECONOMIC DEVELOPMENT

General Goal

* Commercial, industrial, institutional, and other non-residential land uses and activities should be promoted or encouraged to locate only in areas designated for such uses.

Recommendations

1. Provide a variety of employment opportunities for Township residents while preserving a healthful and pleasant environment.
2. Design land use control regulations to avoid residential encroachment into areas designated for non-residential land uses to ensure the integrity of such activities.
3. Require appropriate buffers and/or transition areas in municipal land use regulations to ensure compatibility and protection of all adjoining land uses.

COMMUNITY HERITAGE & HISTORIC PRESERVATION

General Goal

* The Township and region's heritage should be understood, respected and protected by all Township policies and initiatives.

Recommendations

1. Develop a Township history and consult it when new projects are proposed.
2. Arrange for a local historian to provide a review of historical significance and impact for various types of development.

HOUSING

General Goal

* Suitable, safe residential environments should be maintained and a variety of housing types and styles should be available for Township residents of all ages, family size, and income levels.

Recommendations

1. Design land use control regulations to provide for all basic forms of housing in order to offer a choice of life styles for Township residents.
2. Protect the integrity of residential areas by developing land use control regulations which will limit encroachment from incompatible land uses.
3. Develop effective controls for the rehabilitation or removal of unsafe or dilapidated housing.
4. Preserve the character and viability of existing residential areas through the development of land use control regulations.

TRANSPORTATION

General Goal

* An adequate, safe transportation network should be provided throughout the Township. New developments should be located and designed to maintain the integrity of the existing street system and minimize potential safety hazards for all users.

Recommendations

1. Encourage thorough review by PADOT of all proposed

new access points along State-owned collector and arterial highways (especially PA Routes 54 and 642) to avoid creating potentially unsafe intersections and situations. Request an opportunity for review of such applications by the Township Planning Commission and/or Township Supervisors to ensure coordination with Township plans and projects.

2. Require municipal Driveway Permits for the construction of all new driveways onto Township roads.

3. Require developers to design and construct new streets in accordance with applicable Township standards. Also require developers to address the impact of their proposals on the existing street system and provide for the correction of safety problems caused or worsened by the development.

4. Require the design of all new subdivisions to provide adequate access for emergency vehicles.

5. Require adequate off-street parking in all future developments.

6. Monitor State and County transportation policies as they relate to proposed or potential improvement projects in the vicinity of the Township to coordinate planning efforts and to determine their possible impact on the municipality.

7. Continue the current Township "black-top" program of surfacing one mile per year and increase the mileage of such improvements where additional funds become available.

8. Investigate the need for public transit facilities in the region with other area municipal officials and if determined appropriate, begin developing the plans to provide such a service.

COMMUNITY FACILITIES & UTILITIES

COMMUNITY FACILITIES & SERVICES

General Goal

* Adequate, accessible public facilities, services and utilities should be provided for all Township residents at a reasonable cost. Land use control regulations should require developers to supply all necessary sewer, water and electrical services for and within their developments.

Recommendations

1. Require developers to provide or donate right-of-way easements for public services through new developments, as appropriate.

2. Evaluate the effectiveness of the current law enforcement and police protection provided by the PA State Police for the Township. If the crime rate increases substantially or service becomes a problem, the Township should begin to explore the possibilities of providing municipal police service, perhaps in conjunction with other area communities.

3. Maintain the present level of fire protection provided by the Township Volunteer Fire Department. Increase citizen awareness of potential fire hazards by encouraging public education programs sponsored by the Department.

4. Maintain a current, realistic plan for handling and disposing of solid waste generated within the Township by residents, businesses and industrial enterprises.

5. Support the Columbia-Montour School District in their efforts to maintain adequate public education facilities. Consider, where appropriate, encouraging multiple community uses of those school buildings and grounds located in the Township or in the general vicinity of the municipality.

6. Endeavor to provide for community facilities in an orderly and timely fashion by establishing an annual capital improvements program and reflecting the needs for public facilities and services in the Township budget.

7. Actively pursue State and Federal grant assistance programs to provide cost-effective and financially feasible community projects.

8. Develop land use control regulations that will encourage efficient energy utilization and consumption in order to avoid the need for costly utility service extensions.

RECREATION

General Goal

* Recreational facilities and programs should be developed for use by Township residents of various ages and interests. Developers should be required to provide adequate space within new developments for appropriate leisure-time activities.

Recommendations

1. Determine the need for various types of recreational facilities and programs within the Township and develop a plan and/or establish a schedule to accomplish the identified needs, utilizing municipally-owned property where possible.

2. If determined appropriate, target additional sites for municipal acquisition and utilization for recreational purposes or to preserve or protect critical areas of open space.

3. Develop land use control regulations that require developers to provide adequate space for recreational facilities within new developments as a condition of final plan approval.

4. Consider the feasibility and practicability of planning for and developing multi-municipal recreation facilities to maximize financial investments and increase the variety or level of service provided.

WATER SUPPLY

General Goal

* Water quality in the Township should be protected from inappropriate development. The integrity of the Township's streams and groundwater recharge areas should be monitored and preserved.

Recommendations

1. Identify and map groundwater recharge areas and refer to these maps when reviewing proposed developments. Protect such areas by restricting the type and density of development allowed.

2. Require developers to undertake hydrogeologic studies where there are known water quantity problems or where, in the opinion of the Township Supervisors, such is warranted, prior to the approval of new subdivisions in order to avoid adverse impacts on the water supplies of adjoining properties.

3. Require the provision of natural planting buffers or the retention of existing vegetation along streams in the Township where new development is proposed.

4. Monitor water quality of streams and encourage citizen clean-up projects. Discourage encroachment in these areas where such activity threatens to degrade the natural

conditions or qualities of the stream.

5. Investigate the possibility of extending public water service from Danville Borough into portions of the Township if the demand for such service increases or quantity or quality of existing underground water supplies diminish.

SEWAGE DISPOSAL

General Goal

* The capability of the soils of all proposed development sites to accommodate on-site, sub-surface sewage disposal systems or the availability of community or package sewage treatment facilities should be demonstrated prior to approval of any new subdivision. Regulations requiring such documentation should be included in the Township's land use control ordinances.

Recommendations

1. Require developers to provide the necessary documentation to show that their proposed method of sewage disposal will be adequate and will not cause adverse impacts on adjoining properties.

2. Maintain a current Sewage Facilities Plan for the provision of such services in the Township as required by the PA Sewage Facilities Act, Act 537, as amended.

STORMWATER MANAGEMENT

General Goal

* Effective stormwater management controls should be provided within all new developments and, where possible, improvements should be made to correct existing drainage or stormwater runoff problems throughout the Township.

Recommendations

1. Require stormwater detention or retention devices to be provided within all new subdivisions, where necessary, to eliminate the destructive effects caused by erosion. Design the land use control regulations to require a performance guarantee be provided by developers to ensure maintenance of such facilities.

2. Require pre-development and post-development run-

off rate calculations with development plan submissions to assist in determining what stormwater controls may be appropriate.

3. Identify existing drainage or run-off problems and establish a schedule to correct them.

INTERGOVERNMENTAL COOPERATION

General Goal

* Local and regional planning efforts and public sector expenditures should be coordinated to help maximize the effectiveness of such investments, to provide for orderly growth and development, and to foster pleasant, safe living environments.

Recommendations

1. Maximize the effectiveness and extent of those limited State, Federal or regional grants or resources which may be available by coordinating major projects with adjacent municipalities or regional authorities, when possible.

2. Investigate the benefits of regionalizing services such as community sewage treatment, water supply, fire protection, public transportation, recreation, and sewage permit issuance.

C. FUTURE LAND USE PLANNING CONCEPTS

For future land use planning purposes, it is recommended that Valley Township be divided into six basic categories of land use: residential, commercial, industrial, public/semi-public, agriculture and open space, and forest. Specific recommendations for the location of each land use can be found on the attached Future Land Use Recommendations Map. It is intended that the Map will help illustrate and serve as a foundation upon which the Township can develop the necessary revisions to its implementing Ordinances; its Subdivision and Land Development Ordinance and its Zoning Ordinance.

Within several of the main categories, numerous sub-categories are recommended for inclusion. Those categories and sub-categories and a brief description of each are as follows.

1. **RESIDENTIAL**

a. **Low Density Residential**

Space should be provided for the orderly expansion of low density, single family detached residential developments in those areas of the Township where essential public services are not provided nor are expected to be provided for a considerable period of time.

b. **Moderate Density Residential**

Areas within the Township should be provided to meet the needs of higher density residential uses, including single family attached and multi-family housing developments, where adequate community sewer, water and other public facilities are available or will likely be available in the future.

c. **Rural Residential**

Areas should be identified within the community to provide for rural residential land uses which are adjacent to but not encroaching on agricultural lands or other essential open space areas.

2. **COMMERCIAL**

a. **Neighborhood Commercial**

Space should be provided for the orderly development of those areas necessary to meet the neighborhood need for goods and services, as well as to provide for their social, cultural and civic needs.

b. **Highway Commercial**

These areas should provide adequate space for the development of commercial activities oriented towards the public travelling on Interstate 80. Plans for development in these areas should assure that adequate public or community sewage disposal facilities are provided and that sufficient arrangements are made to accommodate the anticipated volumes of traffic entering, exiting and parking on the site.

3. **INDUSTRIAL**

Area should be designated for the location of light or limited industrial or manufacturing operations. Because of the Township's proximity to Interstate 80 via the Danville

Interchange, the space provided for this use should maximize the Interstate accessibility and avoid creating problems caused by increased volumes of traffic (particularly truck traffic) passing through established residential neighborhoods.

4. **PUBLIC & SEMI-PUBLIC**

Sufficient space should be provided for the development of these essential land uses, including space for parks and recreational facilities, religious and educational activities and other governmental, social or cultural facilities.

5. **AGRICULTURE & OPEN SPACE**

Areas with soils capable of producing agricultural or horticultural commodities or other undeveloped areas, including pasture lands, marginal land areas, i.e. wetlands, floodplains, meadows, hollows, aquifer recharge areas, etc. should be reserved for the maintenance of such activities as a means of preserving the integrity of this facet of the community for future generations. Open space areas should also be established as buffers between commercial or industrial developments and residential areas.

6. **FOREST**

Woodland areas should be separated from the other land uses and recognized as a significant use in their own right. These natural resources should be protected from inappropriate encroachment or development to avoid their destruction or elimination.

D. **EFFECT ON ADJACENT MUNICIPALITIES**

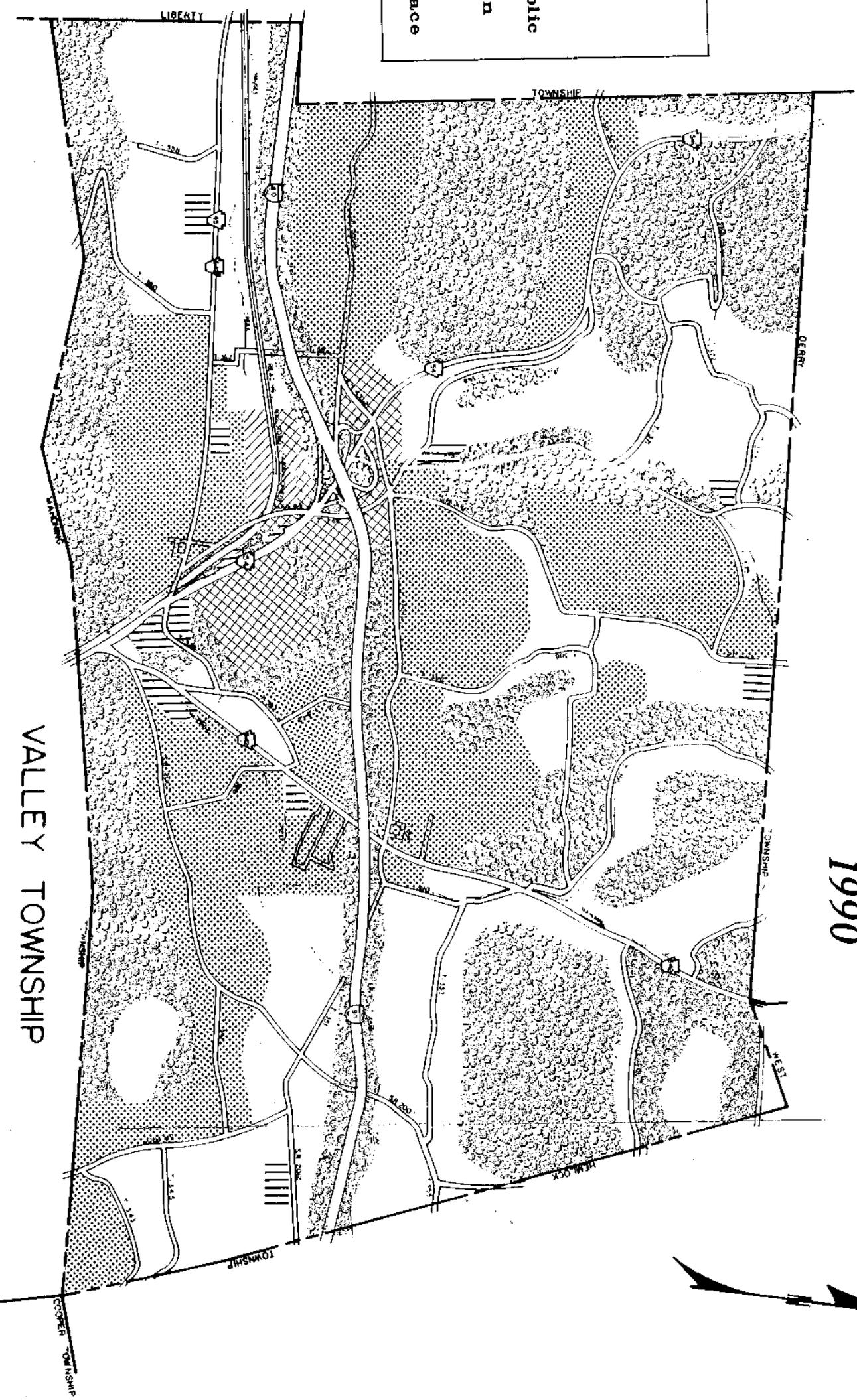
During the development of the Township's Future Growth Recommendations, consideration was given to the development policies and land use control regulations that each adjacent municipality employs; particularly as it relates to development immediately adjacent to Valley Township. The list below indicates the respective policies and controls that each follows.

FUTURE LAND USE RECOMMENDATIONS

1990

LEGEND

-  Residential
-  Commercial
-  Industrial
-  Public & Semi-Public
-  Agriculture & Open Space
-  Forest; Buffer Space



VALLEY TOWNSHIP
MONTGOMERY COUNTY, PA



<u>Township</u>	<u>Comprehensive Plan or Land Use Policy</u>	<u>Subdivision Ordinance</u>	<u>Zoning Ordinance</u>
Derry	County Comp. Plan	County	County
West Hemlock	County Comp. Plan	County	County
Liberty	County Comp. Plan	County	County
Mahoning	Twp. Land Use Policy	Township	Township

Subsequent to review of the above-mentioned land use controls and policies, the following can be stated with respect to the relationship between the Future Growth Recommendations for Valley Township and the development policies of each adjacent municipality.

The existing land use of Derry, West Hemlock, and Liberty Townships in the general vicinity of their borders with Valley Township is primarily agricultural, wooded, or residential. The terrain ranges from gently rolling to hilly in most sections with numerous stream valleys or hollows running through the area. Most of the existing development is agricultural in nature with primarily scattered home sites. A review of the development regulations in these municipalities indicates there are no significant conflicts between these patterns and those proposed in this Plan.

Although the majority of land in Mahoning Township adjacent to Valley Township is wooded and is likely to remain so because of its steep terrain, there is residential development along the south eastern border and significant commercial activity in the central portion along PA Route 54. Land uses in both communities are generally contiguous. Further, the future land uses proposed in this Plan conform with the proposed development patterns set forth by Mahoning Township.

E. INTERRELATIONSHIP OF PLAN COMPONENTS

The various elements of this Plan are interrelated from beginning to end. The background section evaluates current conditions and land uses in the Township; the goals establish broad desires regarding the type, location, intensity and timing of future development in the community; the objective statements describe the intent or purpose of each goal; and the recommendations illustrate specific ways that the goals can be achieved. The intent throughout the Plan is to provide for future growth of the community in such a way that will maintain the pleasant environment and quality of life in the Township.

CHAPTER 4.

IMPLEMENTATION STRATEGIES

This Comprehensive Plan is intended to serve as a guide for the future growth of Valley Township. The Plan is based on the analysis of existing physical, social and economic conditions and trends. The implementation of the Plan must be achieved through the coordinated efforts of private and public organizations at various levels. The primary responsibility however, rests with the Township Supervisors and municipal Planning Commission, which must remain in close contact with county and regional planning organizations and other governmental agencies regulating or addressing development.

No Plan is justified unless it is implemented. More important, a Plan without provisions for continuing planning and updating is self-defeating.

A. LAND USE CONTROL REGULATION RECOMMENDATIONS

Subdivision and Zoning regulations are the legal tools necessary to implement the recommendations made in this Plan and they represent the means to accomplish and realize the identified goals. Both the Subdivision and Land Development Ordinance, adopted in 1974, and the Zoning Ordinance, enacted in 1975, should be revised to reflect the changes that have occurred in the municipality during the past 15+ years, as well as to incorporate the more recent strategic planning goals included in previous Chapters of this report.

With proper, equitable administration and the use of sound enforcement practices, revised land use control regulations could help ensure progressive, realistic future development in Valley Township.

It is essential that the Goals, Objectives and Recommendations detailed in this Plan be critically evaluated on a regular basis and be adjusted as necessary to reflect changing conditions or new development techniques. Plans and recommendations are but ideas that need to be molded and can only be refined through active and continual involvement of the Township and its citizens, thus assuring the community will develop and utilize its resources to its best advantage.

B. SHORT & LONG-TERM IMPLEMENTATION STRATEGIES

As a means of prioritizing the schedule for implementation of

the specific recommendations made in Chapter 3 of this Plan, the strategies have been divided into two categories; short and long-term implementation. Each of the recommendations included in the short-term category should be undertaken within one year after adoption of this Plan. Those identified as long-term strategies should be considered for implementation within one to five years after Plan enactment.

SHORT-TERM IMPLEMENTATION STRATEGIES

1. Update municipal land use control regulations; Township Subdivision & Land Development Ordinance and Township Zoning Ordinance.

2. Assign the Township Planning Commission to evaluate the need for additional recreational facilities in the municipality and develop a plan or schedule for implementation.

3. Prepare a Capital Improvements Program to assist in planning for and making budget decisions involving major public investments for road construction, road maintenance, sewage disposal and treatment systems, etc.

4. Maintain a current, thorough Sewage Facilities Plan to ensure proper planning for sewage disposal in the Township.

5. Identify existing drainage or stormwater run-off problems and establish a schedule to correct them.

6. Pursue Federal, State and/or regional grants to assist the Township in providing necessary public facilities and services.

7. Schedule a series of meetings with officials from adjoining municipalities to discuss mutual concerns and to address potential opportunities for coordination of projects.

LONG-TERM IMPLEMENTATION STRATEGIES

1. Periodically review the Development Goals, Objectives and Recommendations (including the Implementation Strategies) of this Plan to determine if and where updates or adjustments need to be made. If substantial, unanticipated changes or development occur, reinitiate the planning process and prepare an amendment or revision to this document.

2. Determine the most appropriate location for the extension of municipal sewage disposal and treatment facilities (in accordance with the Township's Sewage Facilities Plan). Extend lines into areas to correct identified sewage

problems or to increase development potential.

3. Investigate the need for and potential to extend water service from Danville Borough into portions of the Township.

4. Investigate the need to develop and administer building or housing codes for the Township as a means of regulating new, higher density residential and commercial development and controlling the rehabilitation or removal of unsafe housing. Evaluate the need for adoption of a Building/Property Maintenance Code to address unsightly property, accumulations or structures.

5. Investigate the benefits of regionalizing public services such as community sewage treatment, water supply, fire and police protection, public transportation and sewage permit issuance.

RESOLUTION

WHEREAS, the Board of Supervisors of Valley Township, Montour County, PA, possess the legal authority under Article III of the PA Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988, to adopt and amend a municipal Comprehensive Plan; and

WHEREAS, the Board of Supervisors of Valley Township, Montour County, PA, enacted a "Comprehensive Development Plan" for the Township in 1974; and

WHEREAS, the Board of Supervisors of Valley Township, Montour County, PA, determined that substantial amendments were necessary to update the Township's Comprehensive Development Plan and on January 2, 1990, authorized the expenditure of municipal funds to complete such a project; and

WHEREAS, on April 30, 1990, the Valley Township Planning Commission, Zoning Hearing Board, Zoning Officer & municipal Solicitor, along with the Board of Supervisors and municipal consultant, completed the development of a revised "Comprehensive Plan for Valley Township, Montour County, PA - 1990"; and

WHEREAS, the Valley Township Planning Commission and Board of Supervisors held Public Hearings pursuant to public notice on the 28th day of June, 1990, in the Municipal Building, to receive public comment on the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Valley Township, Montour County, PA do hereby adopt the revised "Comprehensive Plan for Valley Township - 1990" in its entirety.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of JUNE, 1990.

VALLEY TOWNSHIP SUPERVISORS

Calvin E. Megargel
Calvin E. Megargel, Chairman

Steven F. Traub
Steven F. Traub, Vice-Chairman

Arthur B. Laubach
Arthur B. Laubach

ATTEST:

Bruce R. McCracken
Bruce R. McCracken, Secretary