

TABLE OF CONTENTS

**SECTION 1
INTRODUCTION AND OVERVIEW**

Planning Needs 1

Porter Township 1

Planning Issues Overview 3

Planning Process: Key Questions 4

Sidebar - State Mandated Plan Review 5

**SECTION 2
COMMUNITY CONSERVATION AND DEVELOPMENT GOALS AND OBJECTIVES**

Need for Goals and Objectives 1

Community Balance 1

County Planning and Area Wide Planning 2

A Guide and Policy Statement 2

General Community Development Objectives 2

Goal 1 - Quality Lifestyle 4

Goal 2 - Natural Resources and Open Space 6

Goal 3 - Land Use 8

Goal 4 - Housing 10

Goal 5 - Community Facilities and Services 13

Goal 6 - Road System 15

Goal 7 - Historic Resources 17

**SECTION 3
FINDINGS AND SUMMARY OF ACTIONS**

Planning and Development in Pike County, Contiguous Municipalities and the Region 1

Land Use 1

Housing 1

Community Facilities and Services 1

Natural Resources 1

Transportation 1

Historic resources 1

Demographics and Economic Base 1

**SECTION 4
PLANNING PROCESS AND INTERRELATIONSHIP OF PLAN ELEMENTS
AND IMPLEMENTATION STRATEGIES**

Framework for the Future 1

Planning *Process* 1

Conservation of Community Character 1

Community Vision 2

Community Involvement 2

Implementation Strategies 2

DRAFT

SECTION 5
PLANNING AND DEVELOPMENT IN PIKE COUNTY,
CONTIGUOUS MUNICIPALITIES AND THE REGION

Planning Code 1
County Planning 1
County Planning Mission 1
Conservation Planning 2
Planning and Zoning in Contiguous Municipalities 2
Contiguous Municipality Review 4
Regional Planning 4

SECTION 6
LAND USE PLAN

Introduction

Growth and Development 1
Importance of Regional Location 1
Need for Area Wide Planning 1

Land Use Goal and Objectives 2

Existing Conditions

Land Use Overview 4
Land Use Trends 4
Existing Land Use 4
Residential 4
Rural Residential 6
Commercial, Industrial and Institutional 6
Open Land 7
Agricultural Land 8

Planning Implications

Overview 8
Potential for Development 9
Existing Land Use and Environmental Controls 9

Future Planning Policies and Actions

Overview 10
Current Zoning Districts Affirmed 10
Residential Neighborhoods 10
Residential Policies and Actions 11
Nonresidential Development 12
Nonresidential Policies and Actions 12
Forestry 13
Mineral Extraction 14
Environmental Protection 15
Local Authority for Regulation 15
Integrated Approach 16
Range of Standards 16
Open Land Preservation 16
Porter Township Recreation and Open Space Plan 17
Conservation Subdivision Design 17
Conservation Design in Practice 18
Conservation Design Process 19
Regulate Density Instead of Lot Size 19
Transferable Development Rights 21
Traditional Neighborhood Development 21

DRAFT

Considerations for Conservation Design, TDR and TND 22

Conservation Easements 22

Agricultural Land Preservation 24

Tax Incentives - Clean and Green 24

Identifying Conservation Lands 25

Conservation Planning 25

Key Question 26

Selection Criteria Considerations 26

Potential Conservation Lands 27

Preservation Assistance and Funding 30

Additional Actions for Open Land Conservation 31

The Official Map for Open Space and Public Facilities 31

What Should be shown on the Official Map? 31

What Are the Benefits of the Official Map? 31

Official Map Actions 33

**SECTION 7
HOUSING**

Introduction 1

Housing Goal and Objectives 1

Housing Considerations

 Municipalities Planning Code Requirements 2

 Housing Affordability 3

 Affordability in a Growing Community 3

Existing Housing Conditions

 Overview 4

 Housing Trends 4

 Age of Housing 6

 Housing Demand 7

 Home Ownership 7

 Housing Value 7

 Housing Structural and Vacancy Characteristics 9

 Housing Affordability in the Township 11

Planning Implications

 Affordability - A Regional Issue 12

 Housing Stock 12

 Housing Programs 12

 Central Sewage 12

Future Planning Policies and Actions

 Overview 12

 Policies and Actions 13

Implementation Strategies

 Overview 13

 Sewage Planning 14

 Housing Programs 14

 Property Maintenance 14

DRAFT

SECTION 8
COMMUNITY FACILITIES AND SERVICES

Overview 1

Community Facilities and Services Goal and Objectives 1

Existing Conditions and Actions

- Growth and Development 3
- Planning and Cooperation 4
- Plan Focus 4
- Facility and Service Providers 4
- Intermunicipal Cooperation 4
- Schools 5
- Township Government 6
- Facilities and Services 6
- Local Priorities 6
- Township Facilities 6
- Local Road Maintenance 8
- Road Maintenance Cooperation 8
- Recreation Facilities 8
- Recreation and the Planning Code 9
- Recreation Priorities 9
- Land Acquisition and Development 10
- Police Protection 10
- Fire Protection and Emergency Medical Service 11
- Volunteers 11
- Paid Emergency Services 12
- 911 Numbering 13
- Emergency Response Actions 13
- Emergency Management 13
- Solid Waste Disposal and Recycling 14
- Water Supply 14
- Sewage Disposal 14
- On-Lot Sewage Disposal 15
- Potential for On-Lot Sewage System Malfunctions 22
- Sewage Disposal Actions 23
- Public Libraries 24
- Community Facilities in Private Communities 24
- Community Facilities for New Development 24
- Community Facility and Service Priorities 25
- Capital Improvements Program 26
- Informal v. Formal 26
- Prioritization of Municipal Needs 27

SECTION 9
NATURAL RESOURCES PROTECTION PLAN

Introduction

- Overview 1
- The Plan 1

Natural Resources Goal and Objectives 1

Existing Conditions

- Overview 3
- Physiography and Topography 3
- Planning Implications: Steep Slopes 4
- Geology and Hydrology 4

DRAFT

Glaciers in Pike County	8
Glacial Deposits	9
Groundwater	9
Groundwater Recharge	10
Recharge in the Township	10
Planning Implications: Need for Conservation	11
Planning Implications: Groundwater Quality	11
Soils	12
Soils: Findings	13
Planning Implications: Soils	14
Forest and Vegetative Cover	15
Forest Pests	16
Planning Implications: Forest Lands	17
Wetlands	17
Wetland Regulation	18
Planning Implications: Wetlands	19
Watersheds and Surface Waters	19
Stream Classification	20
Surface Water Quality	20
Water Quality Regulation	21
Planning Implications: Watersheds and Surface Waters	22
Floodplain	22
Floodplain Regulation	22
Floodplain Maps	23
Township Flood Zones	23
Natural Areas	23
Statewide Significance	23
Planning Implications: Natural Areas	24
Innovative Zoning Methods for Conservation	
Future Planning Policies and Actions	
Overview	24
Environmental Protection	24
Local Authority for Regulation	25
Integrated Approach	25
Topography and Geology	26
Improving Stormwater Management	27
Groundwater Conservation and Protection	28
Soils	30
Soil Erosion and Sedimentation Control	30
Forest and vegetation	31
Wetlands	31
Watersheds and Surface Waters	31
Floodplain	32
Habitat and Natural Areas	32
Dark Skies	33
Zoning Standards for Lighting and Glare	33

**SECTION 10
TRANSPORTATION**

Introduction

Transportation System	1
Access - Mobility	1
Transportation Goal and Objectives	1

DRAFT

Existing Conditions and Actions

- Highway Classification Factors 2
- Highway Functional Classification 3
- Expressway 4
- Arterial Highways 4
- Collector Roads 4
- Local Roads 6
- Public Roads in Porter Township 6
- Traffic Volume 6
- Road Network Level of Service 7
- Level-of-Service in the Township 7
- Land Use Planning Considerations 8
- Need for Regional Transportation Planning 8
- Township Roads - Condition and Future Plans 8
- New Road Construction and Dedication 9
- Condition of State Roads 9
- Specific Areas of Concern 9
- Bridges 10
- Subdivision Roads 10
- Airports, Railroads and Public Transportation 10
- Bicycle Routes 11
- Other Actions 11

**SECTION 11
HISTORIC PRESERVATION**

- Historic Resources 1
- National Register 1
- Site and Sign Design Guidelines 3
- Historic Preservation Actions 4

**SECTION 12
DEMOGRAPHICS AND ECONOMIC BASE**

- Demographics 1
- Historic Population and Recent Trends 1
- Population Density 5
- Population Projections 5
- Age of Population 6
- Housing Units 7
- Age of Housing 8
- Housing Value 9
- Types of Housing Units 11
- Household Size 11
- Vacant Units 12
- Seasonal Housing 12
- Seasonal Population 12
- Municipal Immigration 13
- Travel Time to Work 14
- Economic Base 14
- Employment by Sector and Job Type 14
- Income Levels 16
- Poverty Status 17

DRAFT

Regional Economy and Tax Consequences 17
Future Considerations 18
Demographic Profiles 19

APPENDIX

Community Survey Results

MAPS

- Land Use
- Conservation Opportunities
- Watersheds
- Geology
- Historic Sites