

Fairview Township Comprehensive Plan



2012

Fairview Township Comprehensive Plan 2012

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Acronyms

TND	Traditional Neighborhood Development
SALDO	Subdivision and Land Development Ordinance
LERTA	Local Economic Revitalization Tax Assistance Act
MPC	Municipal Planning Code

A Plan for Fairview Township

Purpose

This Plan's purpose is to set forth Fairview's policy relative to community development and environmental protection. The Plan looks ahead ten (10) years to envision what Fairview Township should look like and then defines the efforts needed to get there. Municipal tax dollars will then be allocated toward these goals. This edition of the Plan continues the fine efforts which began over a decade ago in the 1998 Fairview Township Comprehensive Plan. That Plan was created when the Township of Fairview and the Borough of Fairview were consolidating. This Plan will do well to emulate the 1998 edition and pay close attention to preserving this unique and special area; or as many of our citizens have observed, "Keep Fairview, Fairview."

Fairview is classified as a Second Class Township within Erie County and has a strong foundation upon which to build. Besides being one of the few successful municipal consolidations in Pennsylvania, our community has other assets. One asset is the Fairview School District and its close cooperation with the Township, in most Pennsylvania communities this is not the case. Other assets are Fairview's Water and Sewer Authorities as well as Fairview's Parks and Recreation Authority also having excellent working relationship with the Township. All are focused on providing services that enhance Fairview, making it the high quality community that it is.

1998 Plan Recommendations Realized

Recreation

In 1998, there were some public parks in the community but their use was minimal. Struchen Flats provided recreational access to Elk Creek and Buseck Park provided an enjoyable area for pedestrians in the Village area, but they existed as passive facilities. At this time the County of Erie had just given the Pleasant Ridge property to the Township, presenting the Township with fresh opportunities to enlarge recreational facilities. Since that time significant improvements have been made. First, Pleasant Ridge Park is now a true township park and a real asset to the citizens of the Township, providing a picnicking and recreational focal point. Flag Park at Fairview Industrial Park was added, featuring a large pond and 110' flag pole. Another very visible park is Fairview Central, a small passive facility at the northwest corner of Routes 20 and 98...a "Welcome to Fairview" beacon. Avonia Beach Park, which allows citizens of Fairview public access to Lake Erie, was purchased and developed with grant monies from an extensive list of state agencies and local organizations. In addition, Fairview School District's resources remain active through the Fairview Parks and Recreation Authority. The cooperation between the Township, School District and Parks and Recreation Authority has provided ongoing benefits. An example of this cooperative action would be the Chris Batchelor Memorial Court, a truly first class tennis resource.

Transportation

Major transportation improvements stemming from the 1998 Plan have come to pass. The Route 20 and Route 98 Intersection Project, Route 5 and Route 98 Intersection Project and Route 98 Corridor Project were all completed as a result of cooperative efforts with PennDOT. Fairview Township oversaw the installation of new traffic signals at Route 98 & Klier Dr and at Dutch Rd & Route 5. The Township also upgraded the traffic signals at Millfair Rd & Route 20, Manchester Rd & Route 5 and Manchester Rd & Route 20. Fairview has increased its road inventory, adding Klier Dr at the industrial park, roads in our new subdivisions and the assumption of Melhorn Rd and Avonia Rd (north of route 5) from the state. PennDOT took over Millfair Rd from Route 5 to Route 20 with plans to build a bridge over the railroad tracks and a traffic signal at the Route 5 intersection.

Municipal Building

The Township Municipal Building was replaced in 2006/2007. The increased office, meeting and garage space has proven to be very beneficial and will satisfy the Township needs for many years.

Public Water and Sewer

New developments in the township have led to dramatic changes in water and sewer service since 1998. Due to increased demand, two new public water wells have been drilled in District 3 and future sites are being researched. Water demand has increased significantly in District 1 as a result of Lake Shore now purchasing bulk water. After many years of work the Act 537 Sewer Facilities Plan was completed in 2008. Sewer service has expanded with the development of new subdivisions. Sunnydale and a portion of Princess Anne now have sewer due to failed septic systems within those neighborhoods.

Land Use

The 1998 Plan, through its land use provisions, essentially helped preserve Fairview's residential values. It is interesting to note that by the 1990 Census, the Township enjoyed the highest median value of owner-occupied dwellings in the county. In the 2000 Census, they also ranked number one.

A comparison to Erie County is tabled below.

Median Value Owner-Occupied Homes – Per Census Data			
Year	Value – County	Value – Fairview	Percent
1990	\$54,000	\$106,000	196
2000	\$85,300	\$139,700	164
2009	\$107,300	\$173,600	162
<i>Sources: 1990 Census, 2000 Census, American Community Survey (2005-2009)</i>			

One of the purposes of the land use ordinance is to preserve housing values. The 1998 Plan and its policies, as incorporated into the zoning ordinance, have achieved this purpose.

Housing

Zoning has indeed helped to preserve Fairview's housing stock. Generally, Fairview has been a community of single family homes; and this pattern continues to current day, though in recent years more "condos" and multifamily units are seen. The Township has also maintained the high quality of its housing stock with its code enforcement. In the typical western Pennsylvania Township the number of "problem" homes needing physical remediation is usually between 8% to 10%. A field survey of housing in Fairview showed only 2.4% of the units as substandard, and the most serious cases were already being resolved.

Environment and Natural Assets

In addition to its role in guiding growth and protecting housing, the Township Zoning Ordinance must be credited with protecting Fairview's special natural assets. These include farmland, the Lake Erie shoreline and bluff areas, as well as important stream corridors. Once again this policy is linked to the 1998 Plan. There is one new challenge the Township recognizes—balancing regulations that provide protection and guidance with flexibility allowing Fairview citizens more use of their land.

Citizen Surveys

Both this update and the 1998 Plan have made a concerted effort to receive input from Fairview citizens. Citizen concerns as presented in the 1998 Plan were as follows:

- develop downtown area with improved facades and a family restaurant
- increase recreational opportunities
- increase safety and control traffic along Rt 98
- expand existing municipal building
- improve water and sewer services
- accept and enjoy Fairview's status as a bedroom facility

Summary

The foregoing list of concerns is meant to serve as a transition to the recommendations of this Plan. Make no mistake, not everything envisioned in 1998 was realized. Some important tasks remain, and the citizens of today have somewhat different priorities. This Plan is intended to address both the tasks which remain from the 1998 Plan and the current priorities of today's Fairview citizens.

2012 Comprehensive Plan Overview

These are the elements of the comprehensive plan the Township will use to fashion a vision for its future:

- Community Development Objectives
- A Plan for Fairview's Economy
- Land Use and Future Growth Plan
- Transportation Plan
- Public Utilities and Services Plan
- Natural and Historic Resources Plan
- Housing Plan

Property owners on the township's 5,000+ mailing list were sent a survey to complete; 30% of the recipients responded. To encourage further participation, Fairview Township held three public meetings and numerous workshop sessions which were open to the public.

Citizen's concerns are as follows:

- keep Fairview, Fairview, without endless subdivisions
- address traffic concerns in certain locations
- encourage the use of the Route 5 corridor for single family development
- maintain the present quality of township services such as road work and snow removal, which are rated highly
- identify the I-90 interchange area as best suited for industrial and warehousing uses
- identify Route 20 as best suited for commercial development
- maintain Avonia Beach and Pleasant Ridge Parks, cited as the most popular recreational resources in the township
- address concerns about downtown businesses, properties around the I-90 Interchange and Pleasant Ridge Manor

The Policies / Ideas in this Plan originated from the following sources:

- The 1998 Plan
- Citizens' participation
- Input from Planning Commission and Zoning Hearing Board
- Input from the supervisors
- Input from staff
- Input from Recreation Board, Sewer and Water Authority
- The current zoning ordinance and subdivision regulations

The State

Over the past decade the Commonwealth has enacted new laws and adopted various regulations which have had a major impact on every municipality, affecting its local government, its residents and its businesses. This legislation covers a multitude of topics from storm water management, state wide building codes, new agricultural laws emergency management, recycling and even leaf burning. Our state legislators and administration have control and responsibility of these items and they need to be accountable for them.

Fairview Township Community Development Objectives

Fairview's citizens have indicated a desire to preserve the best features of Fairview while still fostering slow and steady growth. The following objectives are listed to further define our efforts toward developing Fairview in a positive way.

Land Use

- Preserve and protect existing residential neighborhoods.
- Maintain current development standards for new residential developments (subdivisions) regardless of their intended market.
- Preserve existing rural resources.
- Allow greater use options for residential/rural properties.
- Recognize "Right to Farm" rights for local agriculture.
- Promote the continued positive use of the "Pleasant Ridge County Home" property.
- Promote low transportation impact in commercial and industrial growth
- Identify logical growth areas.
- Continue the overall land use policy to promote Fairview's historic focus on single family homes.

Environmental

- Preserve and protect the Lakeshore and Lake Bluffs.
- Protect stream corridors.
- Protect natural areas.

Energy Conservation

- Allow for alternative energy technologies, while respecting neighboring homes as per land use ordinances.
- Provide appropriate areas for commercially scaled alternative energy development.
- Educate citizens objectively about alternative energy options.

Scenic/Aesthetic Goals

- Protect viewsheds (Elk and Walnut Creek corridors).
- Screen visual distractions.
- Introduce modern landscaping requirements in land use ordinances.
- Follow sound sign control practices.

Economics

- Promote new economic growth that emulates the Fairview Business Park.
- Encourage/support appropriately sized commercial development in the “Downtown.”
- Introduce design review guidelines for the Fairview Downtown.
- Promote retail developments to serve densely developed neighborhoods.

Housing

Fairview can expect a steady number of new homes at a rate of about 300+ per decade. Historically, these have been predominately single-family dwellings, though that pattern is changing.

- Preserve existing residential areas by promoting complementary residential patterns.
- Promote innovative residential development (TND or PRD) to mix single-family with multi-family dwellings.
- Continue to follow the current policy of code enforcement in the subdivisions and require demolition when needed.
- For income-eligible residents, look to the County or USDA for housing rehabilitation funds.

Transportation

- Resolve traffic problems at these key intersections:
 - Sterrettania Road and Route 98
 - Route 5 and Hardscrabble Dr
 - Route 5 and Millfair
 - West 38th and Millfair Rd
 - Route 20 and Route 98, especially during school hour traffic
 - Along Route 20 at Maple/Water and at Lakeview/Old Ridge
 - Improve the Route 98 / I-90 Interchange.
 - Open new roads:
 - Platz Road Extension*
 - Fairfield Drive Extension
 - Marginal access road, Route 20 opposite Dobler Road*
 - Eaton Road Extension*
- *These roads should line up and intersect Route 20 with a traffic light.*

- Encourage second means of access in these subdivisions:
 - Brandy Run
 - Olde Ridge
 - The Commons
 - Walnut Heights
- Create bike trails and pedestrian ways for both school and public recreation. Use the School District property as a logical hub.
- Improve school traffic patterns
- Improve bus service (as possible)

Public Facilities and Utilities

- Follow Sewer Authority priorities as set forth by the Act 537 Plan
- Continue to develop new groundwater sources - Water Authority
- Build a connection between the Route 5 and Route 20 service area (use proposed Eaton Road alignment) - Water Authority
- Install interconnect between District 3 and District 1 - Water Authority
- Follow Growth Area priorities not currently served
- Do not fund public water or sewer projects in Rural Resource Areas
- Continue the development of township recreational resources, especially Pleasant Ridge Park and Avonia Beach Park
- Continue support of the Fairview Recreation Authority
- Continue support of the two Volunteer Fire Services consistent with Township resources

Historic Resources

- Continue informal support of the Township's historic resources, especially the Sturgeon House
- Offer ordinance options as requested

A Plan for Fairview's Economy

Three entities will be the focus of Fairview's economic plan. These are the commercial districts, the industrial districts and Erie County owned property, including Pleasant Ridge Manor. The slow economy and ever-increasing regulations have hurt our commercial and industrial properties.

Enhancing "downtown" Fairview is a very desirable goal for both economic and aesthetic and perceptual reasons. Economically, a vital commercial core contributes to the tax base of a community while actually demanding less in services than residential areas. Aesthetically and perceptually, a rejuvenated downtown would give Fairview the pleasant aspect of prosperity and vitality that creates pride in one's community and gives it its unique identity.

Industrial and commercial properties throughout Fairview are facing the pressures of our economy. Innovation to stay viable in today's market requires flexibility in the traditional norms that have been handed down from the past. Fairview wants to allow for these possibilities with a key item in place and that is the protection of our residents.

Pleasant Ridge Manor has been a community institution in Fairview for generations, but due to changing state regulations its future is questionable, and its retention is a township priority.

The Closing of Downtown Businesses

The renewal of the Downtown is not a new concern for the Township. It was a feature in the 1998 Comprehensive Plan. A key component was the moving of overhead utilities underground and installing new street lights. The cost estimates came in excessively high, even with grant funds, and plans were put on hold. A rejuvenated Downtown is in the 2012 Plan with an emphasis on creating a favorable environment for commercial growth.

Analysis

One of the most obvious aspects of Fairview's Downtown is its variety of uses. The two prime corners at Routes 98 and 20 are occupied by convenience stores, with a fast-food restaurant on a third corner and a small park and branch bank sharing the fourth corner. Such uses can be classified as "Highway Commercial," as they rely on more vehicular traffic than local walk-ins. Conversely, the former Weislogel's Market and the Chestnut Place Card Shop are more typical of historic downtown patterns. With the closing of some of our larger, long term businesses, like Downey Chrysler and Weislogel's Market, significant gaps are left in our Downtown.

Another characteristic of Fairview's downtown is its lineal nature and its decidedly "residential" look. If the downtown is examined along West Ridge Road (Route 20) from the Lakeview Road intersection and moving west to the intersection with Maple/Water Streets, there are some 20 residential uses mixed with a variety of commercial uses, some of which are housed in converted dwellings.

Unlike many older downtowns, the one in Fairview does not have a pedestrian-friendly circulation pattern which encourages multiple shopping from a single stop. True, the former Weislogel's Grocery, the Northwest Savings Bank, the Chestnut Place Card Shop, the Lynch Music Store and Wagner/Giblin Insurance Office formed a potential core. This core has

adequate parking areas next to one another, which could promote pedestrian shopping, but they are separated by busy roads (Routes 20 and 98) from other sections of the downtown.

Route 20 presents a particular barrier. It has three lanes, with a 35 mph speed zone, which traffic often exceeds. Business owners report many customers are hesitant to cross it. Even at the traffic light found at the Route 20 and Route 98 intersection, its wide radii and signal patterns can discourage pedestrian crossings. Another characteristic is no on-street parking. Thus, outside the northwest core area, with its adjacent parking lots, each business in downtown Fairview needs to provide parking on site. This is a particular problem for any business along Route 20 east of Avonia Rd as it discourages multiple visits to local businesses by downtown shoppers.

This situation cannot be easily remedied, as much of the current Route 20 configuration was designed to reduce traffic congestion along that route, not to promote walking. In addition, there is little open land. As is often the case, adjusting a road for cars may result in a more auto-efficient roadway, but not one that is pedestrian-oriented. Also, to the north of the commercial zoning area are sound residential neighborhoods. Consequently, the rejuvenation of the downtown area in Fairview is more difficult than improving an area with a more traditional circulation pattern.

It could be possible to control traffic along West Ridge Road (Route 20) by installing two additional traffic lights—one at the Maple/Water intersection and another at Lakeview Avenue. However, such facilities are expensive to install and maintain. Before any additional traffic controls can be seriously considered, a traffic study is needed to select the best alternative.

Several additional challenges to the development of Fairview's business district exist in the form of competition. Just a few miles west, a traditional downtown area in Girard draws consumers. From a contemporary market standpoint, however, an even greater challenge to Fairview's development is the proximity of "big box" competition to the east. Wegman's, Walmart, with a Super Center coming and Lowe's are all in easy driving range.

The rejuvenation of the Fairview Downtown area will require us to work through some obstacles in order to achieve success. A variety of mixed uses, a lack of pedestrian friendly shopping, a major highway bisecting the area and numerous vacant buildings are but a few of the obstacles that will require creative thinking to strengthen the center of our community.

Economic Plan

The purpose of this Plan is to encourage revitalization. Establishing a vibrant business area both downtown and at the I-90 Interchange that does not overwhelm our local traffic. Slow, steady growth has worked well for Fairview thus far and should be pursued into the future.

Over the next decade, here are some initiatives that could promote a more functional retail center. These include:

- Adopt a targeted LERTA** program to encourage downtown development. *Special Note: There are options relative to the LERTA approach.*
- Create an "overlay" Traditional Neighborhood Zoning District for the entire area along Route 20, as shown on the following map. Its boundaries vary along rear property lines

while protecting viable residential uses along Chestnut Street. This district would exercise modest design control, but could also give developers more site flexibility in a built environment with a variety of lot sizes. (Land Use Ordinance)

- Create a pedestrian friendly downtown including possible new traffic signals.
- Create public parking for the downtown business area.

****LERTA (Local Economic Revitalization Tax Assistance Act):** This is a program where assessable improvements to properties are exempt from real estate taxes for a specified period of time (usually 5 years). To be effective, all three taxing bodies (municipal, county, and school district) must participate.

One unknown in the downtown equation is the future of the Fairview Evergreen Nursery property. There is some talk that their operations center may move west. Indeed some activities are already in their Girard Township location. If that is the case, then it opens up the potential for multi-use development at this site.

At this time, the type of downtown **physical enhancement** popular over the last decade in western Pennsylvania **is not recommended**. Such additions as benches, period street lights, planters, and similar street furniture are certainly attractive amenities, but for several reasons they should not be included in the current township plan. One reason is PennDOT's financial crisis. These programs received their base funding from the state. With the Commonwealth in an ongoing budget crisis, grant availability is questionable. Another reason is impact. Although these enhancement programs do improve appearance, an increase in retail trade has not always been seen. Also, the existing park at the northwest corner of Routes 98 and 20 already provides some of the amenities these programs offer. This Plan suggests initial steps be taken to foster private investment first. Then, as these efforts bring renewed retail vigor, an enhancement program could be initiated. Finally, the installation of future water and sewer service needs to be considered. It makes no sense to install new sidewalks, curbs, and even streets, to see them cut in a few years for new water mains and sewers.



Legend

-  downtown district
-  parcels

Source
Pictometry
County of Erie
Fairview Township

Downtown District Map

The Interchange

Fairview Business Park is another valuable economic asset of the Township. It has been quite successful attracting light industrial development but has not seen commercial construction. It is important for the economic future of Fairview that this valuable asset be utilized in a manner that will complement the Township. This area is not suited for heavy industry, but is certainly an excellent location for industrial / commercial development given its location on I-90. It is Growth Area #5 in the Land Use Plan. The Township looks forward to working with the Economic Development Corporation of Erie County to complete the development of this key Interchange property.

The Southwest quadrant of the I-90 / Route 98 Interchange would be the next priority in the plan. Growth area #6 has available land for commercial and light industrial development. Water and sewer have been brought under I-90 to the property. At this time, the sewer pump station and line extensions for both sewer and water will be completed by the property owner when development occurs.

Pleasant Ridge Manor

Pleasant Ridge Manor has existed along Route 20 in Fairview for several generations. Originally the County Poor Farm, it is now a 312 bed, fully licensed, nursing home. According to the most recent state survey, the facility is doing a good job. Due to changing requirements of the physical plant by the Commonwealth, its future is now uncertain. As previously noted, this has been an important facility not only to the County but certainly to the Township for many years. It has provided nursing care for families within our community and employment for many local residents.

With these factors in mind it is one of the policies of this Plan to retain Pleasant Ridge Manor. The Board of Supervisors will work positively with Erie County to continue the institution at the current location, noting the County owns extensive acreage here, and if a new structure is indeed needed, it could easily be constructed very close to the existing one.

An important consideration at this time is the cost of extending public water and sanitary sewer service to the site. The Township has offered to have the needed preliminary engineering study completed so an accurate cost estimate can be provided to the County. It is also open to other suggestions of assistance.

However, if, after all alternatives are evaluated, the site is to be abandoned, the Township believes that the County's extensive land holdings in Fairview should not be declared as surplus property and merely auctioned off. The Township would wish to actively work with a County agency to assure that any future use of this prime property would be a true benefit to the community. Therefore Fairview recommends, in such an event, that the property be turned over to a responsible public agency such as the Erie County Economic Development Corporation or the Erie County Redevelopment Authority. In this manner both the Township and the County could assure local citizens of a positive future for this valuable resource.

A Land Use Plan and Future Growth Areas

As previously noted, the Future Land Use Plan has several functions. The most important ones are to protect current properties, to guide the Township's future development in accordance with its land use ordinances, to indicate to the Fairview Sewer and Water Authorities where to expect growth in its service areas, and finally, to preserve its natural assets.

As noted in the first pages of this Plan, the policies espoused by the 1998 Plan appear to be quite effective. However, every community is dynamic, not static. Even good policies must be reviewed periodically. The desire for Fairview to remain like it is today, only better, creates our guidance for the decision making necessary to shape our future.

To develop a Future Land Use Plan, an analysis of past development patterns is appropriate. A close look has been taken at what has materialized in Fairview Township, especially since the 1998 Plan. The conclusions listed below are based on the comparison of the existing land use maps of the two background plans; those being from 1996 and 2010, respectively. From this map review, generalizations can be made.

Residential Development

The biggest change in Fairview's land use over the past fourteen years is residential. This has occurred in four types of development:

- Random homes on large lots in rural areas. Some are "farmettes," with accommodations for horses; others simply are large-lot rural homes.
- Infill of existing residential developments with vacant lots such as The Commons, Manchester Farms, Olde Ridge, etc.
- New subdivisions such as Brandy Run, Stoneridge, Mill Stone, Pine Grove, Swanville Place and Evergreen Farms.
- Multi-family was a highly increased area of development offering "empty nesters," young professionals, and smaller families housing with limited or no maintenance. Places such as Buckingham Place, Fairview Landings, Turtle Creek, Swanville Apartments and the Village at Walnut Creek.

Commercial

Based upon the 1996 Existing Land Use Plan, this category showed the least change. One area that did realize significant growth was along the east end of Route 20 (Tri-State Business Institute). Perhaps the most dramatic observation is the lack of "neighborhood" business developments envisioned at selected nodes suggested by the 1998 Plan.

Industrial

Industrial development has been quite vigorous over the intervening years. This is particularly true with the Fairview Business Park (East and West) which has seen extensive development. This has been a good example of industrial development creating a visual asset. Room for more development is adequate within this Park. In addition, Fairview has experienced light industrial development along Middle Rd and Blair Rd.

Agriculture

The primary agricultural land in Fairview is found south of I-90. However, there are parcels throughout the Township that are used agriculturally. Some of these sectors are developed in general crop farming, while others are fields used by Fairview Evergreen Nursery. One important consideration for the current Plan is the new state laws designed to protect farming. The Pennsylvania “Right to Farm” legislation must be considered in any amendments to the Township’s land use ordinance. Further complicating this issue is the fact that many of these agricultural areas have residential developments next to them.

Implications for the Current Plan

To a large extent the Future Land Use Plan of 1998 remains valid, although adjustments must be made. In the residential category, new developments such as Evergreen Farms and Brandy Run have capacity for the near term anticipation of new single-family homes. With the current high demand for condos and apartments, new developments are anticipated in areas zoned R-3. Commercial infill Downtown, new commercial / light industrial development at the I-90 / Rt 98 Interchange and possible development along the west end of Route 20 warrant attention. This Plan fully realizes that all types of growth—*residential, agricultural, commercial, and industrial—are primarily the result of private-sector decisions, based upon market needs and costs, not a plan.* It must be stressed these areas were selected as logical extensions of past patterns and not as an “official” endorsement of particular properties. Certainly, the marketplace is an issue, as the entire country has been in the grip of an economic slow down for an extended period.

The Future Land Use Plan is similar to the 1998 Plan, with some changes:

- Public parks and special environmental areas are identified and shall be protected.
- Traffic concerns are of the utmost importance.
- Future light industrial development should emulate the standards of the Fairview Business Park.
- A mixed use district of both commercial and light industrial should be considered on Route 20 and possible other areas.
- Given development patterns since 1998, there appears to be excessive land zoned R-3.
- The Downtown area should be identified as a TND area, with design review criteria established (either zoning or SALDO).

Zoning Issues

To better understand the zoning ordinance and its role in good planning, the following overview is presented.

Current Zoning

The eleven zoning districts now used in Fairview Township are as follows:

R-1 Village: Single-family dwellings with complementary and accessory uses permitted. Churches, parks, playgrounds, forestry and by special exception; educational and philanthropic uses, bed and breakfast inns and family day care.

R-2 Suburban Single: Single-family dwellings with complementary and accessory uses permitted. Churches, parks, playgrounds, municipal buildings, public libraries, fire/police stations and by special exception; educational and philanthropic uses, bed and breakfast inns and family day care.

R-3 Suburban: Single-family and multi-family dwellings with complementary and accessory uses permitted. Churches, parks, playgrounds, municipal buildings, public libraries, fire/police stations and by special exception; educational and philanthropic uses, group homes, bed and breakfast inns and family day care.

B-1 Neighborhood Business: Local (retail store, bank and office), corner restaurant, bed and breakfast, coffee house, arcade, retail and minor manufacturing of bakery goods and sweets, personal service business and other similar uses. Converted houses within the village allow owner occupied businesses.

B-2 Highway Commercial: Regional (retail store, bank, office, professional service business), chain restaurant, hotel/motel, tavern, bowling alley, retail and small manufacturing of bakery goods and sweets, personal service business, outdoor recreational/commercial, auto (sales, service, rental, repair and fuel station), integrated centers, office complexes and other similar uses.

I-1 Light Industrial: Assembly/manufacturing, building supplies, labs, utility companies, office buildings, transportation, warehousing, contractor equipment storage and other similar uses. Auto repair by special exception.

I-2 Industrial Park: Fairview Business Park. Basically, a light industrial district on Fifty (50) acres or more.

I-3 Heavy Industrial: Most light industrial uses, junkyards, landfill/transfer station, concrete/asphalt processing facilities and mineral/aggregate extraction.

A- 1 Rural: Essentially a low-density rural residential and limited farm land district.

A-2 Agrarian: Rural residential and full agriculture use.

A-3 Conservation: Essentially the floodplain and Coastal/Bluff Hazard Area.

Possible New Districts

*A proposed twelfth district would be B-3 Light Industrial / Highway Commercial Mix along Route 20 from Millfair Rd to Manchester Rd.

*A proposed thirteenth district would be B-4 Light Industrial / Neighborhood Commercial Mix along Canal Rd north side and Middle Rd.

Density by District		
District	Lot Area(s)	Residential Density in Dwelling Unit Per Acre
R-1 Residential Village	10,000 Square Feet	4.4 DU/Acre
Other Uses	20,000 Square Feet	
R-2 Residential	20,000 Square Feet	2.2 DU Acre
Other Uses	1 Acre (Net)	
R-3 Residential (1 Family)	15,000 Square Feet	2.9 DU/Acre
Residential (Multi-Family) (15-Unit)	73,000 Square Feet	8.9 DU/Acre
B-1 Business	20,000 Square Feet	
Business Village	10,000 Square Feet	
B-2 Commercial	20,000 Square Feet	
Commercial Village	10,000 Square Feet	
*B-3 Light Industrial/Highway Commercial Mix		
*B-4 Light Industrial/Neighborhood Commercial Mix		
I-1 Industrial	1 Acre	
I-2 Industrial Park	1 Acre	
I-3 Heavy Industry	1 Acre	
A-1 Rural	1 Acre	1 DU/Acre
A-2 Agrarian (Dwelling)	2 Acres	
Other	10 Acres	

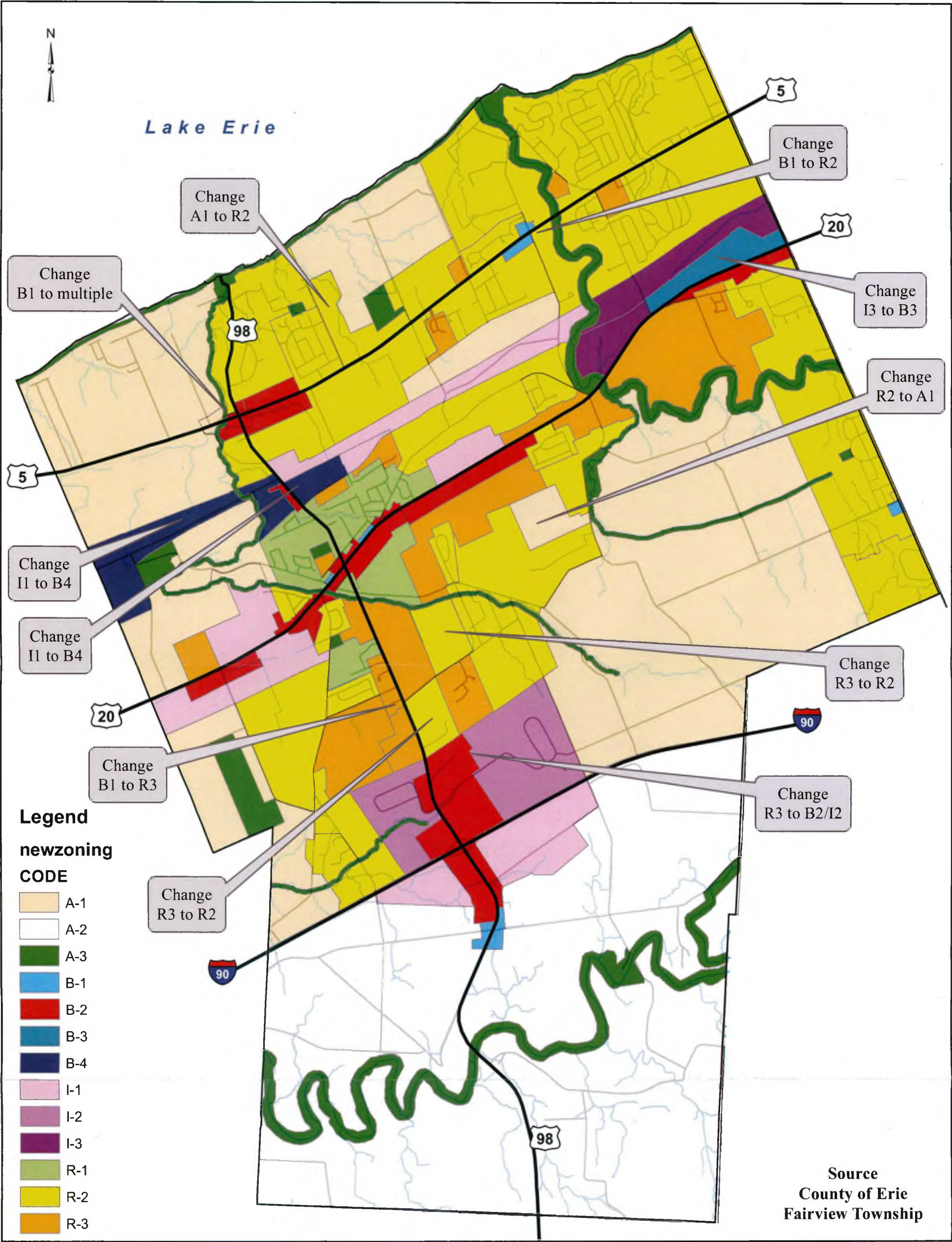
Land Use

Zoning determines the use of the properties throughout Fairview Township. A land use study looks at current property use in the township. The study provides an understanding of our zoning's effectiveness and what changes, if any, may be needed. It also looks at the current trends and needs of our society and the land characteristics of our township. Some practical issues from this study are as follows:

- Highway Commercial – Some areas west of Polly on Route 20 may be difficult to use, due to wetland issues. The area on the east end of Route 20 – Manchester to Millfair – should be given consideration in changing to a new mixed zoning district of light industrial and highway commercial.
- Neighborhood Business: In 1998, the following areas were identified as Neighborhood Commercial. Future sites to provide services close to our residential neighborhoods for such everyday staples as a loaf of bread or a gallon of milk. These areas include:
 - Heidler and Millfair – This is an area where a retail “neighborhood” store could be located. Most of these stores are franchise operations, with some specific requirements relative to traffic flow of 10,000 vehicles a day or more and a population of 3,000 to 5,000 residents in a one-mile radius. This location does

not currently have such characteristics, nor is it likely to reach those numbers over the next decade.

- Route #5 and Dutch Rd intersection – Though this location does have higher traffic flow than the prior area, daily volumes are still below current convenience-store thresholds.
- Avonia Road and Route 5 - This area should be examined on a lot by lot basis and compared with the larger area of Highway Commercial zoning beside it.
- Route 98 west of McCray - A portion of this area has been developed as townhouses and needs rezoned to the appropriate residential district.
- Types of residential uses (patio, town home, apartments) will be more market popular in the future.
- Alternative energy technology needs to be accommodated for while giving respect to the impact on neighboring properties.
- The issue of agricultural use and zoning has become an important one to Fairview. Past zoning regulations may have been at odds with Pennsylvania's new Right-to-Farm (RTF) laws. Those disparities must be corrected in the revised zoning regulations. At the same time, it is important to understand the difference between activities covered by the RTF standards and those pertaining to desire for animals, poultry, or similar pets for personal use.
- Intermodal containers are standardized steel boxes that are used for the secure movement of goods. These containers are becoming the new standard for shipping. Their use and storage have to be addressed by the Township's zoning ordinance.
- The homes along Chestnut St must be protected while promoting improved Downtown viability.



Proposed Future Land Use Map

Growth Areas

In looking for potential growth areas, a very conservative attitude was adopted. Growth areas were selected based upon, these criteria:

- Are they reasonably near to existing sewer and water facilities?
- Are they generally larger parcels where little land assembly would be required?
- Are they contiguous to current developed areas, promoting infill?
- What is the current zoning?

While selecting these growth areas, local officials are aware of the public sentiment that the residents of Fairview Township wish to retain the rural flavor of the community and not see an endless sea of either subdivisions or commercial development. Consequently, the potential growth areas were chosen with care. There are seven areas seen that generally meet the above criteria:

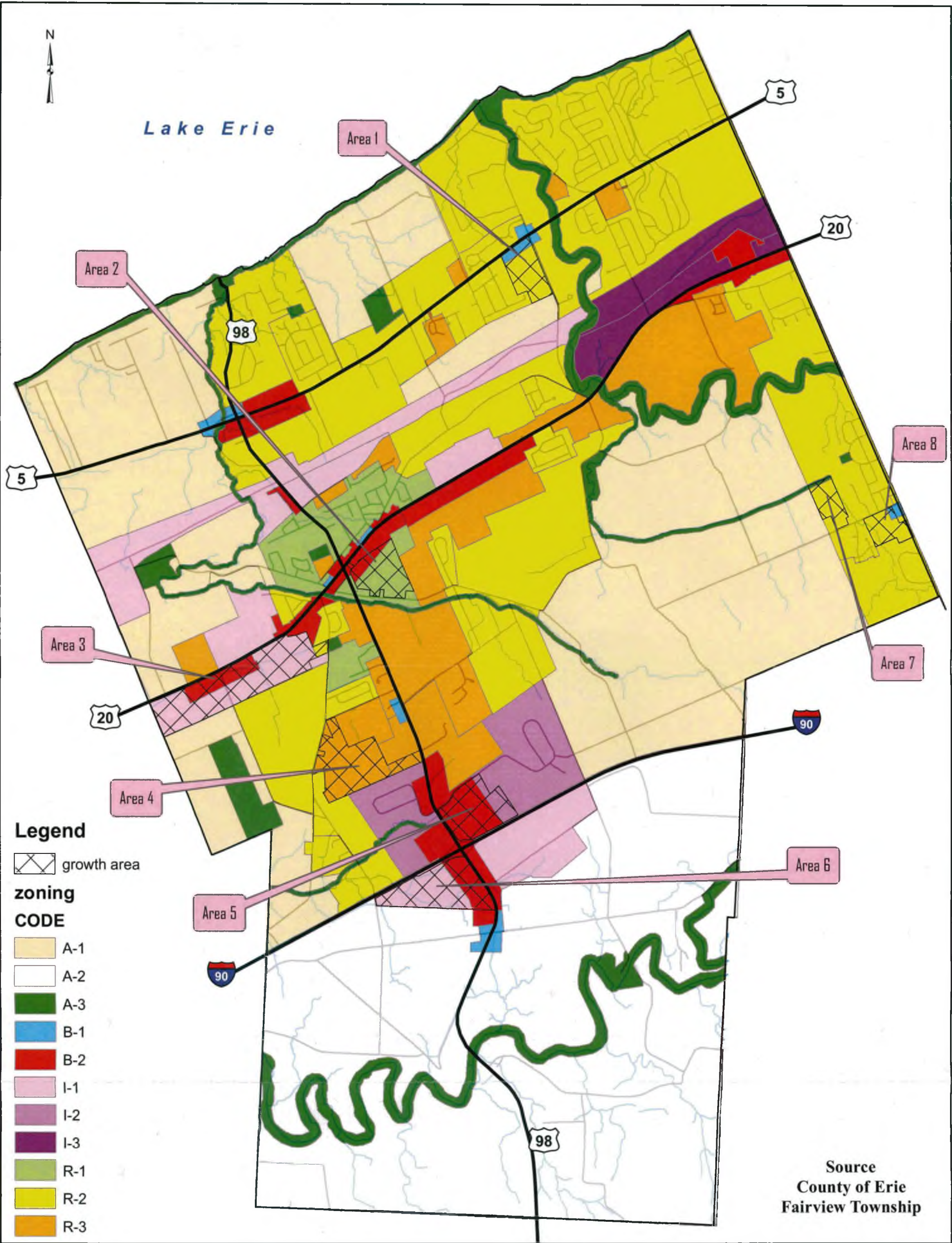
- **Area #1, The Route 5 Northeast Infill Area:** This is an area of 53 acres. It is surrounded by residential development on three sides and would be a natural infill area for additional homes. To the south of this sector is farmland, which would provide for a buffer area between any residential development and the railroad corridor. A small area at the southwest corner of Dutch Road and Route 5 is reserved for commercial, as indicated by the current zoning map.
- **Area #2, The Fairview Village Infill Area:** This area is currently used by Fairview Evergreen Nursery for its main office, greenhouses and a staging / shipping area. This area is about 66 acres. With the firm's operations shifting more and more west of the Township, there is a potential for this operations center to also move. The area has excellent potential for both residential and commercial uses. With possible access on Water Street and Route 20 it has the potential for good traffic circulation.
- **Area #3, the Route 20 Growth Opportunity Area:** This area is opposite Pleasant Ridge Manor as well as two major industries. It has 182 acres and could accommodate a variety of uses. A light industrial park with commercial frontage along Route 20 is a real possibility. Residential use on the southern portion fronting Barker Rd is also possible. In fact, any number of intense uses is possible. Public water and sewer would need to be extended to this area. This is the only area that is not truly "infill" land. Yet, ownership patterns and Route 20 access argued strongly for inclusion. Current zoning patterns show its development was a prime concept of the 1998 Plan. That concept should be continued, depending upon the future of the county home (Pleasant Ridge Manor) and public utility extensions.

- **Area #4, Franklin Road Infill Area:** Area #4 is north of the Fairview Business Park off Franklin Road. Both sewer and water services are reasonably close. This area is about 114 acres. It is zoned now and seen in the future as residential land. There are some limited topographic and environmental challenges to this area, but it can be developed. A “Growing Greener” type of development would be ideal for this property.
- **Area #5, Business Park—South:** This area includes about 85 acres and extends from Route 98 east to Parcels #3, 5, and 6 of the Fairview Business Park. There are some wetland considerations, but these limitations have been studied and development can be accommodated. Given its location near the I-90 / Route 98 Interchange, it is a prime commercial area.
- **Area #6, The Southwest Interchange Quadrant Area:** There are water and sanitary sewer lines under I-90 here, which allows for future development. Currently, this area of about 107 acres is vacant. It is best suited for interchange-type development. Development could vary from light industrial to commercial, perhaps even a chain-family restaurant.
- **Area #7, The Southeast Growth Area:** This area is just west of existing housing developments, north of Heidler, and is an area of about 32 acres. The recent housing development along Stoneridge Road demonstrates that it is well suited for additional homes.
- **Area #8, The Southeast Growth Area.** In total, there are about 35 acres in this area. The sector near the intersection is now zoned B-1, Commercial, while the balance of land, about 30 acres, is zoned R-2.

These “Growth Areas” are essentially areas that are logical extensions of existing development patterns. They *do not* limit development in any other area of the Township.

With the exception of the Route 20 Growth Area, the selected sectors are essentially infill or represent an extension of existing developed areas. These “Growth Areas” should be capable of absorbing residential, commercial, and industrial growth for at least one, or possibly two, decades.

As Fairview Township heads into the next decade, growth is a certainty. The Land Use elements presented in this Plan intend to reasonably accommodate that growth and still “keep Fairview, Fairview.”



Growth Area Map

The table below gives an overview of the capacities with certain assumptions being made:

1. The gross area of all was decreased by 20% to allow for roads, easements, etc. In a few instances (Areas #4 and #5), the allowance for unusable land was increased due to wetlands, etc.
2. Density was determined by current zoning regulations.
3. Residential use was assumed as single family.
4. The average household size was estimated at 2.5 persons.

Growth Area Capacity				
Area	Dwelling Units	Population	Industrial	Commercial
1	82	205	0	86,000
2	78	195	0	588,000
3	0	0	2,000,000	2,000,000
4	168	420	0	0
5	0	0	0	915,000
6	0	0	0	1,600,000
7	59	147	0	0
8	38	95	0	200,000
Total	425	1,062	2,000,000	5,389,000
<i>Source: Consultant estimates</i>				

Official Map

In order to realize the projects contained in this section and those in the Transportation Plan the Township should adopt an Official Map Ordinance.

Transportation Plan

A sound Transportation Plan is necessary for the efficient operation of the Township. It is also needed to preserve the qualities that Fairview Township residents enjoy.

Proposed Improvements and Policies

Downtown: The Downtown Plan calls for a traffic study for the downtown area for two basic purposes:

- Slow down vehicle traffic in Downtown Fairview.
- Create crosswalks—east and west—in the downtown. Prior to any final decision on the location for these, a study on improving all forms of traffic needs to be done.

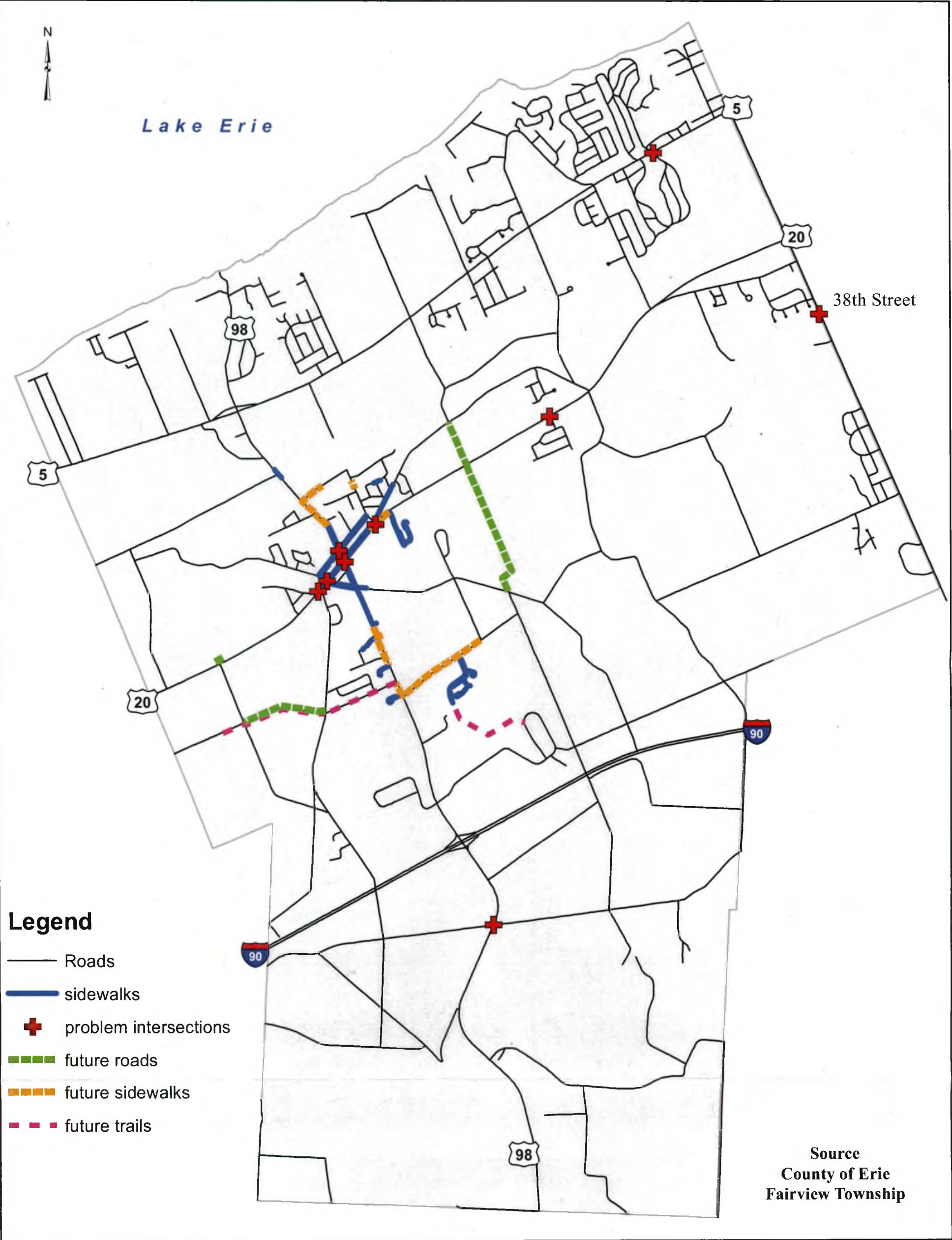
Extension of Platz Road: This would involve a new road of nearly 5,000 feet. Similar to Eaton Road, it is an equal distance between Bear Creek and Avonia Road. It would run through open and wooded land. There are problems with wetlands, and the distance is considerable. The Platz Road extension would provide a good central access point to Route 20. The terminus of Platz Road on Route 20 should form an intersection with the proposed Eaton Road extension. A traffic light at this intersection is recommended. This road extension increases the importance of the bridge over I-90 to carry traffic south to Sterrettania Road.

Extension of Fairfield Road: It would be approximately a half mile of road from Franklin Road west to Dobler Road. This will improve our east-west travel, provide emergency detour for Downtown and improve the connection of Pleasant Ridge Park with our community.

Extension of Eaton Road: Suggested in the 1998 Plan, the extension of Eaton Road would provide another north-south access road between Avonia Road and Dutch Road. They are about two miles apart, so this would represent a convenient access point about half way. This extension would be about 1,600 feet. It would extend from Old Ridge south to Route 20. The use should be designed primarily for auto travel and not truck traffic. Such an extension would also benefit the public water system. There is a need to connect water mains between Routes 5 and 20 service areas. Consequently, the right-of-way for this road should be wide enough to accommodate the proposed water line loop. Also, it should line up with the proposed Platz Road Extension.

Second Access Roads to Neighborhoods: This is both a public safety and a traffic issue. The Land Development Plans, for neighborhoods with single access roads, do have provisions for a second access road as expansion involves neighboring properties. The problem occurs in the amount of time it takes to realize those provisions.

Route 20 at Dobler Rd: Pleasant Ridge Manor, PHB Inc and industries on the north side of Route 20. A marginal access road is needed, with a single access point to Route 20. This marginal access road should be aligned with Dobler Road, forming an intersection. A traffic light at this intersection is recommended.



Transportation Plan Map

Problem Intersections

The following locations were identified on the Township Citizens Survey or at public meetings as presenting potential safety issues. They should be vetted by the Township Engineer and, where merited, grouped for a traffic study.

- Sterrettania Rd and Route 98 (Avonia Rd)
- Chestnut St and Route 98 (Avonia Rd)
- West 38th and Millfair (need cooperation from Millcreek and PennDOT)
- Hardscrabble and Route 5 (golfer crossing)
- Millfair and Route 5
- Polly Drive and Route 20
- Franklin Rd/ Linda Ave and Route 20
- Lakeview Dr/ Old Ridge Rd and Route 20
- Route 20 and Route 98 (Avonia Road) (beginning and end of the work day)

Other Issues

Avonia Road from Route 5 to Lake Erie

The Township now owns this segment of Avonia Road. This road needs improved drainage, widened road surface and stabilized berms. Under the turn-back program with PennDOT these items will be taken care of.

Problems-Issues

- Improve sidewalks to school complex
- Access/traffic light at school to improve traffic flow
- Pedestrian crossing of Route 98 at Water Street
- Route 98 underpasses – efforts should continue despite the railroads reluctance to allow
- Continuous left turn lane on Route 20, from Millfair to Manchester

Bike-Hike Trails

One of the requests via the Citizens Survey was for biking and hiking trails. The first segment is recommended from Fairview School District, west along McCray Road, north along Route 98, west on Fairfield, south on Franklin, then north on Dobler to Barker Rd and Pleasant Ridge Park. Eventually, the Fairfield Road extension will be developed and that would provide another link in this trail. The second segment will go east on McCray Rd to Brandy Run and then travel south through the Brandy Run subdivision to an easement that will access Fairview Flag Park inside Fairview Business Park. Both of these trails would provide recreational opportunities for our residents as well as athletes at the high school. This expands the connection Fairview School District already has with the downtown part of Fairview via sidewalks. The developments on the east side of Route 98 by the school district are also planning to connect into this system of trails.

Transit

Currently, daily transit service in Fairview is provided by two routes of the Erie Metropolitan Transit Authority. Bus Route 29 follows Route 20 from Erie and terminates at the Tri-State Business complex. Bus Route 31 uses West Lake Road, travels south at Manchester, uses Route 20, and then returns to West Lake Road via Millfair. From a standpoint of employment potential for local businesses and alternate travel opportunities for our residents, the Township officials should explore with “the E” the potential of a route extension to service these actions.

Public Utilities and Services Plan

This section deals with water and sewer services and their ability to service Fairview Township and the proposed growth areas listed. It takes a look at our emergency services and our police protection. The Plan comments on our schools, library and parks. Finally there is a review of utilities and other pertinent services to our community.

Water Service

As noted in the background section, there are two water districts, District 1 and District 3, in Fairview Township. Most of District 1 receives water from the City of Erie through Millcreek. A portion of District 1 is supplied from the water wells for District 3. District 3 having its own well system does allow Fairview a degree of independence with a realization of quantity limits. New development may demand connection of certain District 3 main lines to the District 1 water system and a re-designation of the districting.

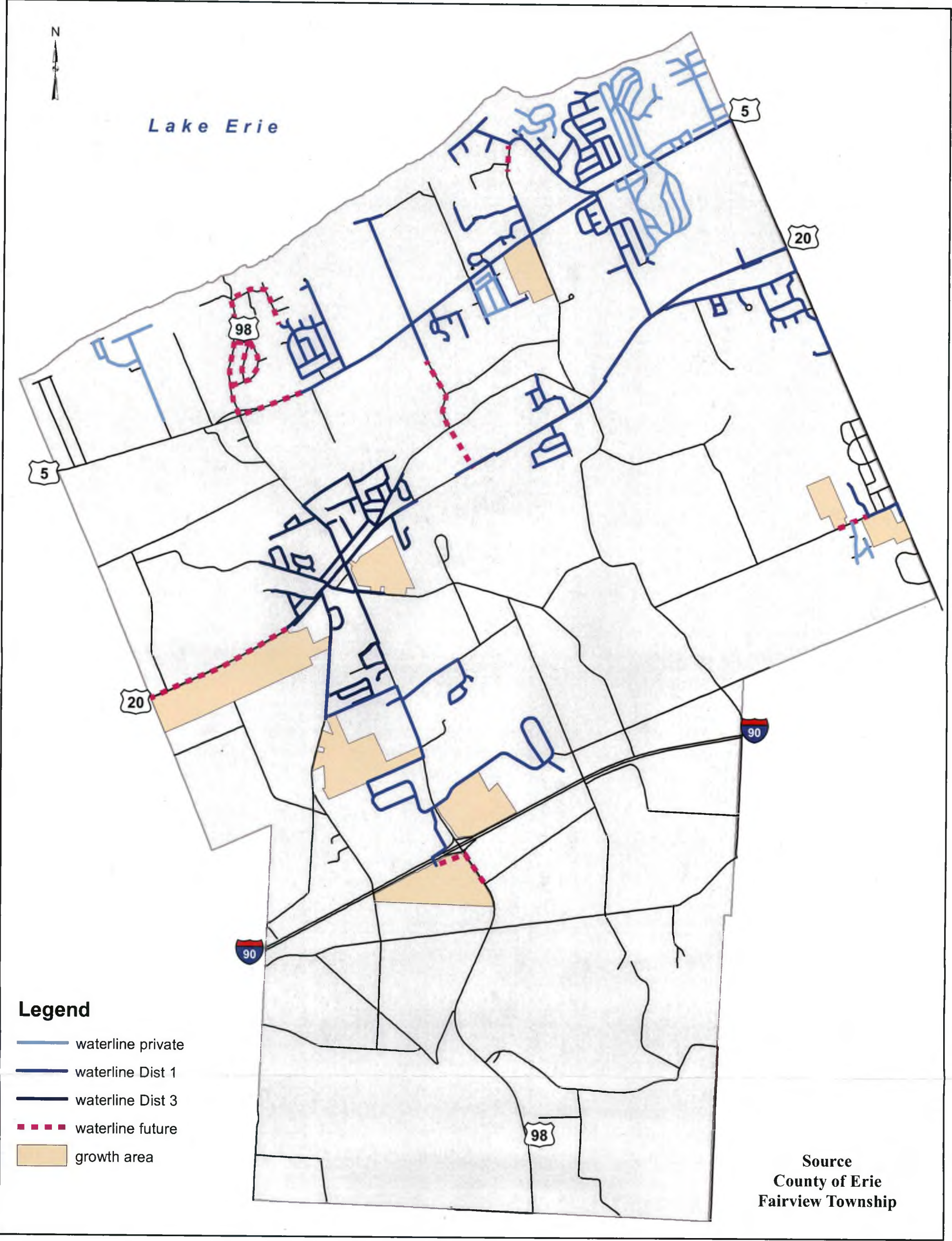
District 1

District 1 is focused on Route 5, the eastern portion of Route 20, Heidler Rd at Millfair Rd and south of Fairfield Dr on Route 98. It has nearly 1,400 customers, including three bulk users (Lake Shore, Colony, and Manchester Heights), which effectively increases the customer base to nearly 1,800 households. The main source for District 1 is the Erie Water Works, via Millcreek Township. This district regularly uses 400,000 to 500,000 gallons per day (gpd), against a 500,000 purchase agreement limit. However, negotiations for an increase in that supply are underway and formal approval is expected. One of the issues with the District 1 service is separation. Part of it is served via connections near Route 5, while another major section receives its water via connections in the Route 20 area. The Authority wishes to construct a system loop between these areas using an existing line along Eaton Road and its proposed extension to Route 20. At this time this is a long range project. The south end of District 1 is served by District 3 wells.

District 3

District 3 is based in the former Borough of Fairview. This district uses a well field off Franklin Road and wells on and near the Fairview School complex. Some 8 wells are used with a combined safe yield of over 450-plus gallons per minute. The well system serving District 3 and portions of District 1 has two storage tanks with a combined capacity of 871,000 gallons.

Water Authority officials relate that residential development and the Fairview Business Park has put increasing demands on this system. As such, they have explored new areas, including the school property, for additional wells and will continue exploring for new sources. Given the potential development (Evergreen Farms, Brandy Run, Fairview Business Park and future growth areas) on this system more water will definitely be needed.



Future Water Service Map

Service to the Growth Areas

The following represents a preliminary analysis of water service needs for the designated “Growth Areas”:

- Growth Area #1: In Water District 1, access to a 12-inch main (Route 5) and an 8-inch main (Dutch Road).
- Growth Area #2: In Water District 3, access to 12-inch (Route 20) and 6-inch lines (Water Street).
- Growth Area #3: Located on Route 20, about 2,800 feet from service on Route 20. In water District 1, access to 12 inch line (Route 20) and a 12 inch line (Franklin Road). Line pressure may be an issue in this area. Due to the distance, this is viewed as an expensive area to service and grant assistance may be needed.
- Growth Area #4: In Water District 1, access to a 12-inch line (Route 98), servicing the Business Park, and a 12-inch line on Fairfield Drive.
- Growth Area #5: In Water District 1, access to a 16-inch line on Klier Drive.
- Growth Area #6: In Water District 1, access to an 8-inch line under Interstate 90.
- Growth Area #7 & #8: In Water District 1, access to a 12-inch line on Heidler, and an 8-inch line on Stonebridge.

In addition to the Growth Areas, water service to the Avonia Rd and Route 5 area is a Township concern. Water could be obtained via existing lines on Route 5 to the Whitehall Village area.

Sewer Service

Fairview Sewer Authority currently transports all public sewage to the City of Erie plant, via Millcreek and Erie City lines with a 3.3 MGD limit. However, there is the possibility of a small connection to the McKean Township sewer plant near the village of Sterrettania. Whitehall Village is serviced by a private operator and has limited capacity (70,000 gpd).

Over the past years, the Sewer Authority has pursued an aggressive program to reduce I & I (infiltration and inflow) to its lines. This effort was especially effective in the Swanville and Khakwa areas, reducing treatment costs and keeping flows under the agreement limits.

The Fairview Act 537 Plan

Fairview Township's Act 537-Sewer Facilities Plan was adopted in 2008 and has three basic sets of recommendations. This Plan is set forth in the background report, and most of its primary recommendations have been constructed. It is not reproduced here to avoid confusion with this Plan's recommendations.

Service to the Growth Areas

As noted in the Land Use Plan, some growth areas were designated. One criterion for this designation was the proximity of sewer service. All are proposed to be part of the effluent that is transported by main lines, through Millcreek, to the City of Erie.

Growth Area #1: Access to gravity sewer about 600 feet from the corner of Route 5 and Dutch Road.

Growth Area #2: Access to a gravity sewer on Route 20. A pump station may be needed.

Growth Area #3: Access to force main sewer on Chestnut Street. Due to distances and other possible issues, this would be an expensive project. Traditionally, economic development projects qualify for grant funds. Providing sanitary sewer service to this area would be a substantial undertaking as two pump stations are envisioned, one west of Dobler Road along Route 20, and one near the American Legion.

Growth Area #4: Access to gravity sewer on Route 98, as it is extended through the Fairview Evergreen Farms and Fairfield Subdivisions. However, a pump station may be required.

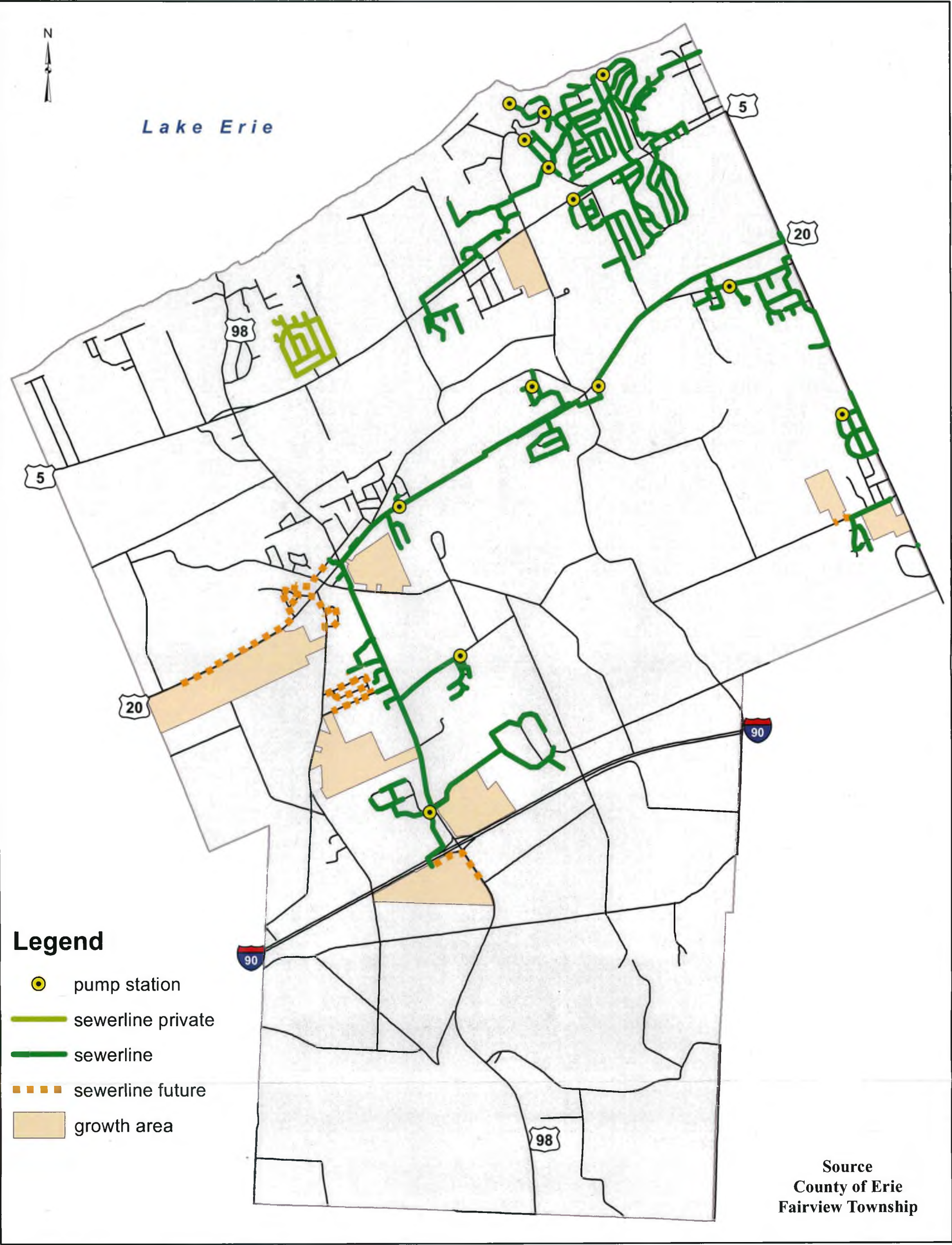
Growth Area #5: Access to gravity sewer on Klier Drive.

Growth Area #6: Access to force main sewer under Interstate 90. A pump station will be needed.

Growth Area #7 & #8: Access to gravity sewer on Heidler Road

Certain factors must be kept in mind relative to the expansion of water and sewer facilities:

- The cost of expansions will be borne by the developer.
- Issues of line and service capacity need to be monitored.
- Any development in Rural Resource Areas will not be supported by public funding or grants.



Future Sewer Service Map

Public Safety

Police

The Township's police protection is via the Pennsylvania State Police. No changes are recommended.

Emergency and Fire Protection

The Fairview Volunteer Fire Department provides emergency and fire services to 75% of the Township. They have the following future needs:

- New station to replace current West Lake Road facility
- New station south of I-90
- New pumper-tanker
- New or upgraded radio infrastructure

The Lake Shore Volunteer Fire Department services the northeast section of Fairview and an adjoining section of Millcreek Township. Fire Department officials note that they have made some recent equipment upgrades. They have the following future needs:

- New Ambulance
- New or upgraded radio infrastructure

Parks

Recreation programs for Fairview are operated jointly with participation of both the School District and the Township through the Fairview Recreation Authority. This approach has effectively made the physical resources of both organizations available to Township residents. As noted in the Background section, the Recreation Authority, comprised of members appointed by both bodies, offers a number of activities throughout the year. It is a success and no changes are recommended.

The physical resources of the Township are:

- Avonia Beach Park: A Lake Erie beachfront facility.
- Fairview Central: A passive "welcome" facility at Routes 20 and 98.
- Buseck Park: A small passive facility next to the Post Office in the Village area.
- Struchen Flats Park: A natural area providing fishing access to Elk Creek.
- Flag Park: A passive recreational area within Fairview Business Park East.
- Pleasant Ridge: The principal picnicking facility with walking and jogging trails, restrooms, a pavilion with kitchen facilities, playgrounds and ball fields.

Other facilities within the community are available to residents. One is the Chris Batchelor Memorial Tennis Courts (a six court facility) on school district property. Another is the American Legion Post 742, home to the Little League Baseball fields as well as picnic grounds with a pavilion. The Fairview Elementary School has a large playground facility that is open to families in our community.

Modern recreation planning does not use set criteria, such as those developed by the National Recreation and Park Association in the 90s to determine the need or the use for facilities. Those standards, promoted two decades ago, are hardly inclusive. In that era criteria for such popular activities as in-line skating or “dek” hockey were not even considered. This Plan recommends no additions to the Township’s park inventory.

However, the issue of ongoing improvements to existing facilities must be considered, especially in this time of limited finances. The further development of Pleasant Ridge Park and Avonia Beach Park will be approached as demand and funding dictate. Both are now “works in progress” and both are intended to serve the entire Township. In addition, residents desire the development of hike/bike trails in Fairview. This too would be a community wide benefit.

Consequently, the fee charged via the SALDO for new developments, at a rate of \$200 per lot, will assist in the further development of the Fairview parks system.

Other Services

Schools

Fairview Elementary, Fairview Middle and Fairview High School are all on one 90 acre campus that is centrally located. The facilities are in good to excellent condition with Fairview High School next in line for reconditioning. There is room for expansion of students in all three buildings. The grounds are very well maintained, and a new upgrade has just started on the sports stadium.

As stated before, there is a strong working relationship between the School District and the Township, and this should be encouraged to continue.

Lincoln Community Center

Located at the intersection of Route 5 and Manchester Road, this branch of The Erie County Library System opened in 2010. It appears to be a great asset to the residents of Fairview and the northeast section of Millcreek Township. No changes are anticipated or recommended for this facility.

Internet Service

Both Fairview Citizens and its industrial base have pointed out the need for improved broadband internet service. This is a problem particularly in the Fairview Business Park. This Plan recommends the extension of such services to the business park and adjacent developed residential areas as a first priority. The ultimate goal is to extend such service to the entire Township.

Penelec

Fairview receives its electrical power from Penelec, a Division of First Energy. In the past five years we have seen a major effort in the protection of power service with the tree trimming and pole replacement programs that Penelec has authorized. This activity has established a significant improvement in the reduction of power outages. With our difficult weather possibilities here in Fairview, this is a safety issue that we are concerned with and thankful for the improvements.

National Fuel

Approximately 90% of Fairview has natural gas service. Line extensions will be researched and considered based upon the reasonability of the request by prospective customers.

Garbage Service

Waste Management has contracted with Fairview to provide residential service to any resident choosing service. There is a guaranteed rate for three years, 2011 through 2013.

Cable TV

A new contract will be negotiated in 2014 for service within Fairview Township. A joint contract with other communities in Erie County is being investigated.

Erie County Health Department – for on-lot septic systems.

Erie County Conservation District – for soil and erosion, farm and land management and environmental concerns and education.

Natural and Historic Resources Plan

Natural Resources

The Township already has good protection for natural resources in its zoning ordinance (bluff setback area and stream setbacks). Some additional suggestions are being prepared via the CZM contract, primarily for steep slopes and riparian concerns.

Historic Preservation

The Plan policy is to have historic initiatives be left to the property owners, rather than an imposition from the Township. In the event a formal historic district is proposed by its citizens, a “model” section for the Zoning Ordinance is included in concurrent material developed with the Plan.

Currently, the only site listed on the National Register of Historic Places is already in the hands of the Historic Society.

Housing Plan

The Plan is divided into two elements. First is the examination of existing housing; the second is an expanded housing element, which explores the future housing needs of the Township.

The first concern of any housing plan is the condition of the current housing stock. To determine housing conditions, a complete windshield inspection of Fairview was completed. Only 1.4% (49 units) of the houses in Fairview were identified as deteriorated. Four (4) of these were clearly identified as dilapidated and under the scrutiny of Township personnel. Two (2) of these units have since been demolished. As further witness to the excellent condition of Fairview Township homes, reference was made to the 2007 Erie County Housing Plan Update. Using a needs matrix, it was determined that Fairview Township had the least need for housing rehabilitation within Erie County. That is why this Plan does not recommend Fairview institute its own “Rehab” program but refer those in need of such assistance to either Erie County or to existing USDA programs.

Another traditional concern is housing affordability. Fairview Township housing is typically listed as the highest valued in Erie County. Past Census and market data (see 2007 Erie County Housing Plan Update) confirm this statement. Though this may be true, HANDS, a well-known developer of affordable housing, has just completed its latest “rent to own” complex in the Township. Some 25 single-family units on Evergreen Trail, just off Route 20, are available to limited income families. This clearly indicates that though housing values are high in the Township, it does not preclude the construction of modestly priced homes.

Based upon the foregoing, Fairview’s housing stock is in excellent condition. It has a high market value, and there is a good range of affordability. This Plan’s primary recommendation is for Township leaders to continue their current program of code enforcement and sound development standards.

A second element of this Housing Plan is concern with the future. This presents somewhat of a quandary. The 2010 Census indicates Fairview lost 38 persons from 2000 to 2010, yet that same source shows an increase of 307 housing units. In fact, Census data from 1990 to 2010 indicates an annual increase in housing of just over 30 units per year. Building permit records from the Township confirm this pattern. From January 2008 to the end of December 2010, 113 new housing units were permitted (see table)—this during a historical housing market crisis.

Changes are becoming evident in the type of housing recently constructed. Historically, Fairview has been a community centered on the single-family dwelling. Though single family units still comprise the majority of our housing, the number of multi-family units is growing.

Table H-1 Housing Permits – Fairview Township

Year	Single Family	Duplex	Apartments and Condos	Total
2008	9	14	0	23
2009	35	0	21	56
2010	19	8	7	34
2011	15	1	8	24
Total	78	23	36	137

Source: Township building permit data

Based upon the Census itself, as well as Township permits levels, we can project ongoing residential construction in Fairview of both single and multi-family dwellings.

There has been much speculation that Millcreek is “built out,” and Fairview will receive the growth traditionally focused there. However, recent contacts with Millcreek do not completely concur with that assumption. Assessment data from 2006 to 2010 showed some 479 new residential permits in Millcreek. However, there were also 116 residential demolitions. Much of the new housing in Millcreek is multi-family and often on “redeveloped” land. Millcreek Township expects that trend to continue.

This Housing Plan predicts that Fairview will continue to experience housing growth over the next decade. It projects about 300 new units, generally as follows:

Table H-2	
Projected New Housing Units – Fairview	
Single-Family Units	160
Duplex Units	20
Multi-Family and Condos	120
<i>Source: Consultant estimates</i>	

These projections are based upon the following sources:

- The demonstrated growth patterns from the Census
- The Erie County Assessment Records
- Fairview permit records
- An interview with the Millcreek Code Office

The projection also illustrates a slow, subtle change in the Fairview Township housing market to more units suited to an older consumer. There is an increase in consumers who desire a smaller home with little to no maintenance concerns. In spite of this, there will continue to be a steady demand for single-family units in Fairview.

Plan Actions

- Continue code vigilance and enforcement.
- Monitor the slow trend to more multi-family options. Amendments to the Land Use Plan may need to be adopted. It is important to make sure that the higher-density district (R-3) is focused where infrastructure support is best available.
- Stay consistent with the current development patterns of Fairview. New construction, including multi-family units, should continue to be low-rise (no more than three stories).

Appendix A – Implementation
Note: High Priority (H) – 0 to 3 Years
Medium Priority (M) – 4 to 10 Years
Long Range Priority (L) – Over 10 Years

Economic Plan

Activity	Priority
LERTA	H
TND	H
Pedestrian Crossing*	M
Transportation/Improvements	M
Pleasant Ridge Manor	H
Fairview Business Park	M

*Safety study needed

Note: Any physical improvements to the Downtown (streets, highways, sidewalks) must coordinate with possible water and sewer constructions.

Land Use

Activity	Priority
Priority given to Growth Areas	H
Review zoning ordinance for modern uses and increased use flexibility	H
Revise zoning map –as needed	H
Accommodate alternate energy	H
Consider Marcellus/Utica gas well issues	M

Transportation

Activity	Priority
Platz Road Bridge	H
Platz Road Extension	M
Fairfield Road Extension	M
Eaton Road Extension	L
Polly Road Second Outlet*	M
Brandy Run Second Outlet*	M
Route 20 Marginal Access and Traffic Light	M
Problem Intersections (except Downtown)	H
Expand Bus Service	M
Traffic Improvements and Pedestrian Crossings in the Village	M
Bike Hike Trails	
Fairfield to Pleasant Ridge Park	M
Brandy Run to Flag Park*	M
*Developer responsibility	

Public Utility and Services

Activity	Priority
Water Service	
New wells – District 3	H
Eaton Road link for District 1	L
Fairweather Farms service	M
District 3 Link to Erie Water system	L
Sewer Service	
Growth Areas – Timing depends on developer; developer responsible for costs	
Act 537Areas – By 537 Plan priority	Varies
Parks*	
Improve Pleasant Ridge	H
Improve Avonia Beach	H
Fire Service	
Support fire services and improvements consistent with budget	On-going
<i>*Developer fees to assist</i>	

Appendix B – Plan Interrelationships

Economic Plan, Downtown: This is dependent upon changes to land use with the mixing of commercial and residential uses on one lot and the implementation of a Traditional Neighborhood District. Another important connection is the efforts to improve transportation activities by slowing auto traffic and making improvements to encourage more pedestrian traffic.

Economic Plan, Pleasant Ridge Manner: Preserving this facility is key to our community needs and could possibly lead to a major change in our infrastructure.

Land Use: The primary linkages are to housing, agriculture, economic development, and commercial activity as they are effected by these plans:

- Zoning changes to a number of areas, including downtown.
- Recognition of Right-to-Farm provisions.
- Mixed-use zoning.

Transportation: This element has important links to many major Plan elements.

- Traffic and pedestrian crossing in the Downtown.
- Platz Rd bridge.
- Road extensions, with their opening of multiple use corridors.
- Recreation – Bike/hike trails to Pleasant Ridge and Flag Park.
- Economic Development – With low impact to local traffic.

Water and Sewer:

- Nearly all growth areas listed in the Land Use Plan need water and sewer extensions
- The key issue of the Route 20 Opportunity Area and Pleasant Ridge Manor is the need for these services.

Fairview Township Background Report



2011

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Fairview Township Comprehensive Plan Background Map 1: Regional Location Map

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

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Preface: The Background Report

What is the purpose of the Background Report in the comprehensive planning process? It is to establish a base line. Where is Fairview now? This Plan is an update of one prepared just a little over a decade ago. Consequently, there is little need for a lengthy document. Rather, the emphasis is on recent trends.

Government Overview

Fairview Township operates under Pennsylvania's Second Class Township Code. It is governed by a three-person Board of Supervisors. The Supervisors are the governing and primary administrative body of the community. In general, they:

- Set general Township policy
- Repair and maintain Township roads; purchase and maintain road equipment
- Repair and maintain storm drain facilities
- Employee administration
- Adopt budgets; set Township tax rates
- Oversee land use controls
- Work with Township authorities (Water and Sewer, Recreation)
- Participate in county and regional activities (Coastal Zone, Emergency Management, etc.)

Each of the three Supervisors takes specific responsibilities as a specialty from these broad responsibilities.

The Township also has a five-member Planning Commission as well as a five-member Zoning Hearing Board.



In addition to its own staff, there are three authorities which assist the Township. The Water and Sewer Authorities are separate legal entities but share a common board and staff. They own and operate the Township's extensive water and sewer system, including those portions from the former Borough of Fairview.

Also, there is the Park and Recreation Authority. This is a seven-member operation, which has four members appointed by the Township and three by the

Fairview School District. Though the recreation facilities are owned by the Township or the School District, the Authority oversees operations.

Fairview is a unique entity in Erie County—in fact, a rarity in the Commonwealth—a consolidated municipality. Generally, only one in three attempts at municipal consolidation has been successful. Although Springfield Township and East Springfield Borough had merged (approved in 1978), that was under prior legislation. Fairview Borough and Township consolidated under the provision of the current Pennsylvania Constitution. Initial work on this process began in 1992, and it was presented to the electorate in 1994 (Borough approved 67% and Township approval was 56%). After some study, the Township form of government was retained and the consolidated entity was officially launched in 1998.

Historic Resources

A Brief History of Fairview

Fairview's first settlement is credited to 1797 by Francis Scott.

Fairview's first settlement is credited to 1797 by Francis Scott. However, the major impetus for early development is generally given to the Harrisburg and Presque Isle Company. This was a land development firm formed after the Revolutionary War. Many familiar local names are associated with that company, such as Swan, Kelso, and Ainsworth.

Captain Richard Swan settled locally in 1802. Other early settlers were the Nicholsons, Kelsos, and Sturgeons. The Township name is credited to Captain Swan and Colonel Forster, due to the excellent views from their land, overlooking Lake Erie. It was, by them, adjudged to be a "fair view."

Fairview is one of the original sixteen townships in Erie County (1800). Though originally quite large, it was significantly reduced in size by the formation of Girard Township in 1832. Fairview Borough was formed in 1868 and continued in existence until the two Fairviews consolidated in 1998.

During its early years, the Township was primarily a farming community. Early agriculture favored grain, fruit, and vegetables. As *The 1884 History of Erie County* states, "There is hardly an acre of worthless land in the Township" (page 741, Warner, Beers & Co.). A variety of small businesses, however, were found in Fairview, including grist mills, woolen mills, saw mills, and even paper mills.



Schools were one-room affairs, with the first school started in 1804. Other schools followed in 1812 and 1816. By 1884, some eight schools were found in Fairview.

In those days, transportation facilities were by trail or road. Ridge Road and Lake Road were among the first through roads. These were then supplemented by the Erie Extension Canal (1844) and then the railroad. The County history of 1884 noted that President Lincoln traveled by train to Washington to his inaugural in 1860 and later his returning funeral train also traversed the same line in the Township. For a time, there was even a public airport in the Township.

People of Fairview were involved in the War of 1812, the Civil War, as well as the two World Wars and subsequent conflicts.

Though it has seen significant commercial and industrial development, Fairview has generally been dominated by residential development and farming—as it remains today.

Historic Sites and Structures

In the 1997 Background Plan, some 14 properties were listed as historic resources. However, of these, only the Samuel Sturgeon House, 7463 Main Street, was listed as on the National Register of Historic Places. Other properties were listed with brief descriptions. As of 2009, the Sturgeon House remains the only officially listed property (see Pennsylvania Historical and Museum Commission website). The State's historic website does list other resources, including some of the 1997 Plan. However, they are either classified as "ineligible" or of "undetermined" status. Conversely, some of the resources listed in 1997 (sic the Methodist Church and South High School) are not seen on any State list.



Physical Resources

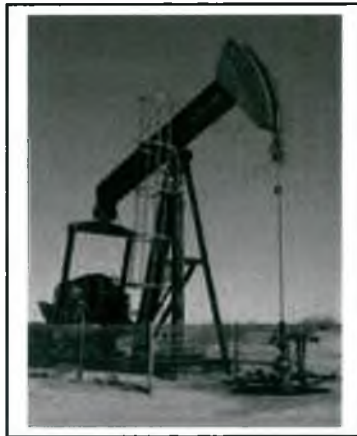
One of the primary uses of the Background Report is to highlight assets and attributes of a community. It is from this that the local officials can decide which ones to use, which ones to preserve, which ones are important, and which ones have little or no impact upon the community. In this section, a listing of notable natural resources will be examined.

Natural Resources

Energy Resources

Increasingly, the idea of energy independence is becoming a central policy issue, not just for the national and state governments, but for local governments and individuals as well. Fairview Township has energy options that do not exist in many areas.

The most plentiful and conventional energy resource in the Township is natural gas. In January 2010, the State Department of Environmental Protection (DEP) listed 82 well sites in Fairview



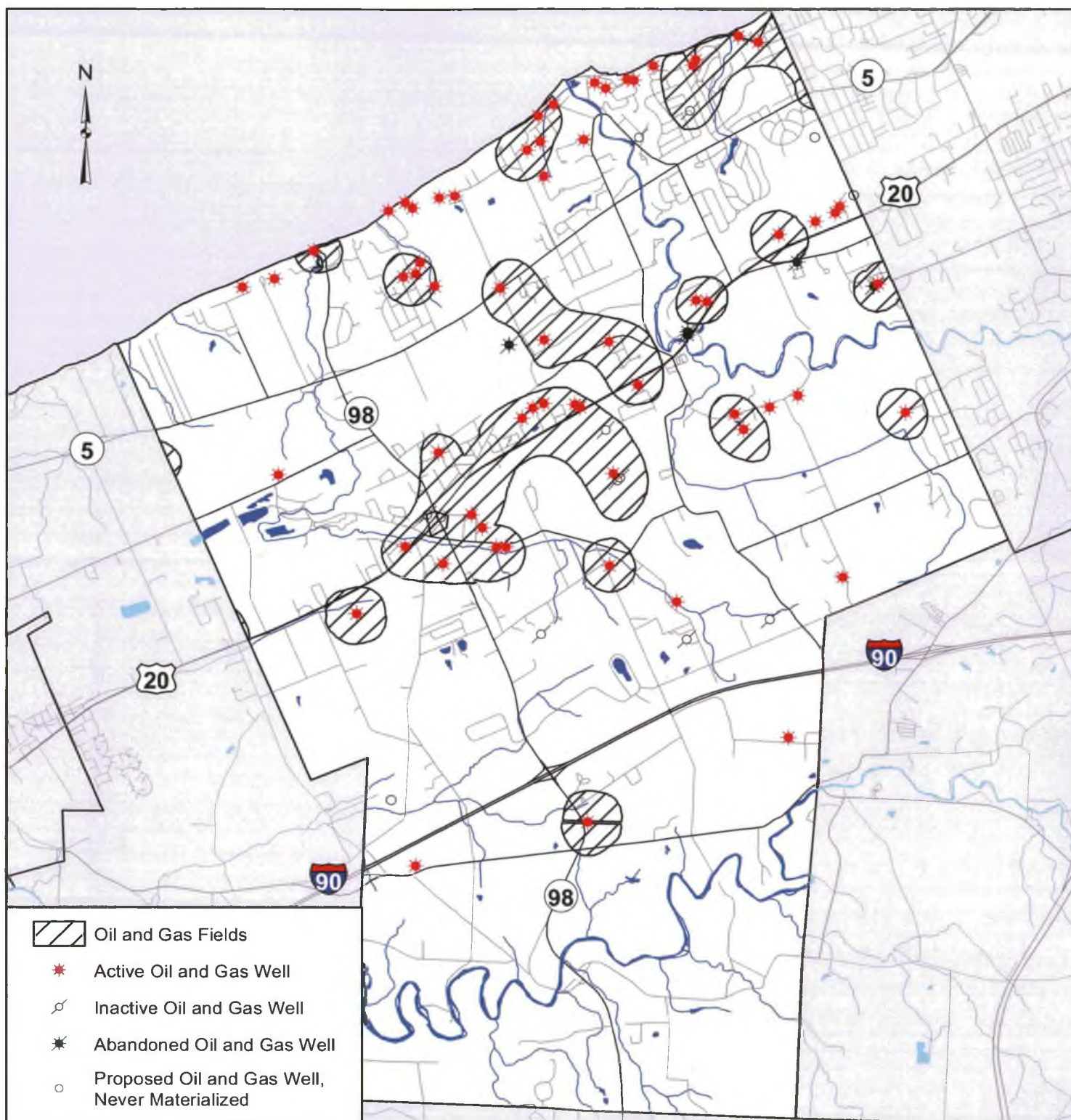
Township, of which 64 were actually producing gas. Of the remaining 18 sites, three were never acted upon, five have been abandoned, and ten were inactive. Most of the wells were drilled in areas specifically identified as known gas fields. However, it should be noted that there are producing wells in all areas of the Township north of PA 832 and SR 3018. Currently, the exploration of, and drilling for, Marcellus shale gas has been quite prominent in the news. And, often, it is given in a negative manner. Gas well explosions are of legitimate concern. State geological maps do show that northwest Pennsylvania is underlain with such shale deposits. But, these deposits are limited in depth. This is reflected in drilling permits for such gas. In 2009 and 2010 (January through

July), no such permits were issued for Erie County. In fact, the closest activity was in Forest County. In addition to some Marcellus shale, there is a Utica formation. Some recent exploitation in eastern Pennsylvania indicates this shale may also be economically viable.

A new component of the energy picture is wind power. According to the United States Department of Energy's National Renewable Energy Laboratory, most of Erie County north of Interstate 90 has potential energy winds at a 50 meters (164 feet) height classified as a fair source of power for wind turbines.



While this may or may not be a viable source for commercial applications, local residents may become increasingly interested in erecting their own wind turbines. This will be especially true as efficiencies increase, costs come down, and /or subsidies increase. To date, no large significant wind energy facilities have been constructed in the Fairview area. There have been some attempts at Lake Front wind turbines east of Erie. However, these facilities were abandoned, due to wind gust strength, which blew off the blades of the turbines.



Fairview Township Comprehensive Plan Background Map 2: Oil and Gas Well Locations

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

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With both home and commercial wind turbines, the concern to local governments is obviously relative to its land use ordinances, both in the land development arena and with zoning.

Another potential source of power is from water—an abundant resource in Fairview Township. Elk and Walnut creeks, as well as Lake Erie, convey sizable amounts of energy, daily, all year round. Currently, there are no economically viable technologies which are readily available to take advantage of the flows and currents contained within Fairview Township's waters. However, research is advancing rapidly on numerous fronts, mainly in the area of electrical generation with little or no significant ecological impact. And while the Township's waterways are primarily regulated by State agencies, Fairview should be aware of the potential energy asset they have for future development.



A traditional energy source is solar. In spite of the fact that Erie City is listed as one of the “100 cloudiest” cities in the United States, some will look to this option. And, as various solar energy technologies are constantly being improved, perhaps not in vain. New technologies can disguise solar panels as roofing or siding. Yet, the traditional solar panel remains the most common. Concerns about these panels, usually aesthetic, can perhaps be addressed in zoning regulations.

A final energy resource that is present in Fairview Township is biomass. With the increasingly suburban face the Township puts forth, it is easy to forget about the agricultural tradition of the community. Even today, over one quarter of Fairview's land area is dedicated to agricultural activities. Farming, by its very nature, produces large amounts of biomass beyond the harvested crops. Often, farmers have found ways to use these leftover plant parts to some extent, most notably as compost to assist in fertilizing the fields by adding in digested organic matter. However, in recent years, new technologies are transforming the biomass into usable sources of energy, namely, methane or ethanol. The original ethanol boom, based mainly on corn, is over, due to a variety of factors. Still, research is ongoing to find ways to transform agricultural waste into usable energy. As with wind and water, biomass energy should not significantly impact the Township in the near term. However, toward the end of this Plan's life (2020), one should not be surprised by new developments in several different energy technologies having a direct impact upon Fairview Township.

A final energy resource that is present in Fairview Township is biomass.

Soil Study

The soils of a community shed light on a variety of different assets which influence there. The quality of the land for farming, the slopes, and how it can address waste disposal are just a few of the important attributes of a soil that play a role of a community's development. The following discussion will highlight the land's influence of Fairview Township.

Prime Farmland Soils

Former Governor Tom Ridge had a significant place in the preservation of prime farmland soils in Pennsylvania. Between executive orders and changes to the Pennsylvania Municipalities Planning Code (PaMPC), communities now need to protect prime farmland soils. The rationale behind this policy was the rapid suburbanization of southeastern Pennsylvania, where long-established farms were being snapped up by developers. The same attributes that make land desirable for agricultural development make it desirable for any other type of development. Prime farmland soils are deep and well-drained, with slopes of 8% or less.

**Communities
now need to
protect prime
farmland soils.**

In Fairview, 5,546 acres, or approximately 30% of the community, are made up of prime farmland soils. Another 8,935 acres (47.8%) are soils of Statewide importance. These are soils, typically of the same soil family as prime farmland soils, but usually lacking a

**Approximately
30% of the
community is
made up of
prime farmland
soils.**

characteristic such as total soil depth or being of a more moderate slope. Fully three quarters of the Township soils are desirous for farming. Only roughly 20% of the Township is made up of soils typically too shallow, stony, and/or steep to be productive.



Hydric Soils

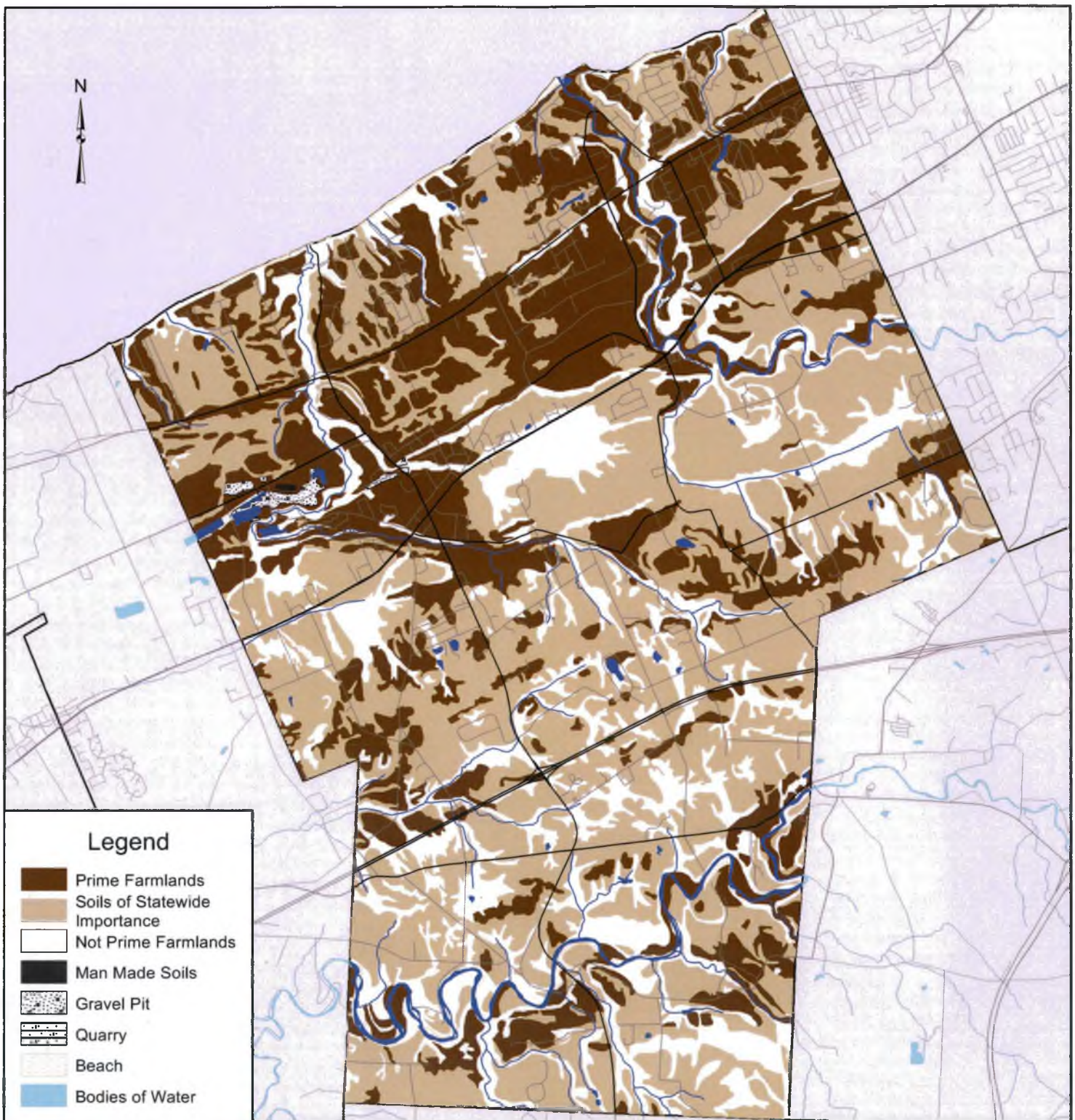
Another measure of soil suitability for development is whenever the soil is hydric or not. As one might expect, a hydric soil has a significant water component to it. Typically, a hydric soil is a precursor to wetlands. Indeed, one needs to have such a soil to have wetlands, though not all areas with hydric soils are wetlands.

In Fairview Township, there are 3,288 acres of hydric soils, or about a sixth of the Township. Though it does not preclude development, hydric soils are a hindrance to both residential and commercial construction.

Finally, it should be noted that quite a large portion (60%) of the Township is comprised of soils with a hydric component. These soils should not be a significant impediment to development in the Township. For most of these soils, the hydric component is 5% or less, presenting a marginal impact on the soils overall capacity to handle water drainage.

On-Lot Sewage Capabilities

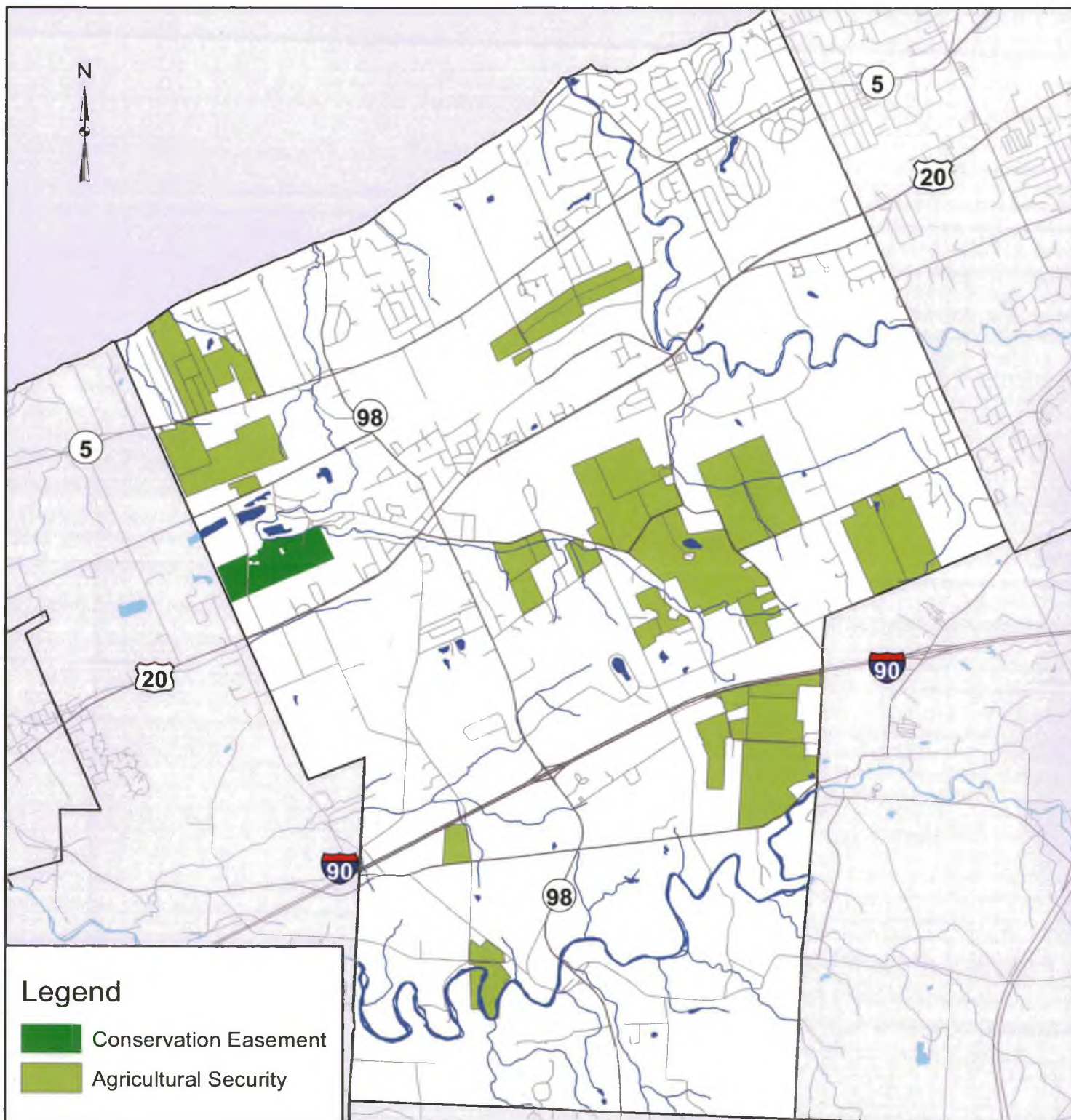
In most suburban/rural communities, one of the most important soil characteristics is how well it handles the various on-lot sewage disposal schemes available today. In western Pennsylvania, there is very little land where there are even moderate limitations to on-lot sewage disposal. In some communities, virtually all the soils have severe limitations when disposing properly of human waste. Fairview Township is no exception.



Fairview Township Comprehensive Plan Background Map 3: Prime Farmlands

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

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Fairview Township Comprehensive Plan Background Map 4: Agricultural Security Areas

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

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For the classic on-lot system, consisting of a septic tank and drain field, only a very small percentage of the Township falls in this category. However, today, there are numerous technologies available for on-lot sewage disposal, including the sand mound and small flow disposal systems. When these options are combined with the public sanitary sewer system, most new residences will have accessible sewage disposal options. Collaboration between the developers, engineers, and the Erie County Department of Health is needed to find the proper location and methodology for individual on-lot sewage disposal.

Severe Slopes

A profound limiting factor to development area severe slopes, typically those over 15% here in Pennsylvania. With precipitation levels both liquid and frozen, locally and the freeze-thaw cycles, large amounts of runoff from impervious surfaces such as roofs and paved areas can result in significant erosion problems.

Fortunately for Fairview, only 5% of the Township has a slope in excess of 15%, and most of this is located in the Elk and Walnut creeks corridors. Much of this land is already protected by the Township's zoning ordinance.

Other Natural Features

Wetlands and Floodplains

Wetlands and floodplains are interrelated physical features that are increasingly being recognized for their importance to the ecological health of a community. Though they comprise less than 4% of the total area of the Township, these areas are important for both surface and ground waters. They are also important habitats for both plants and animals.

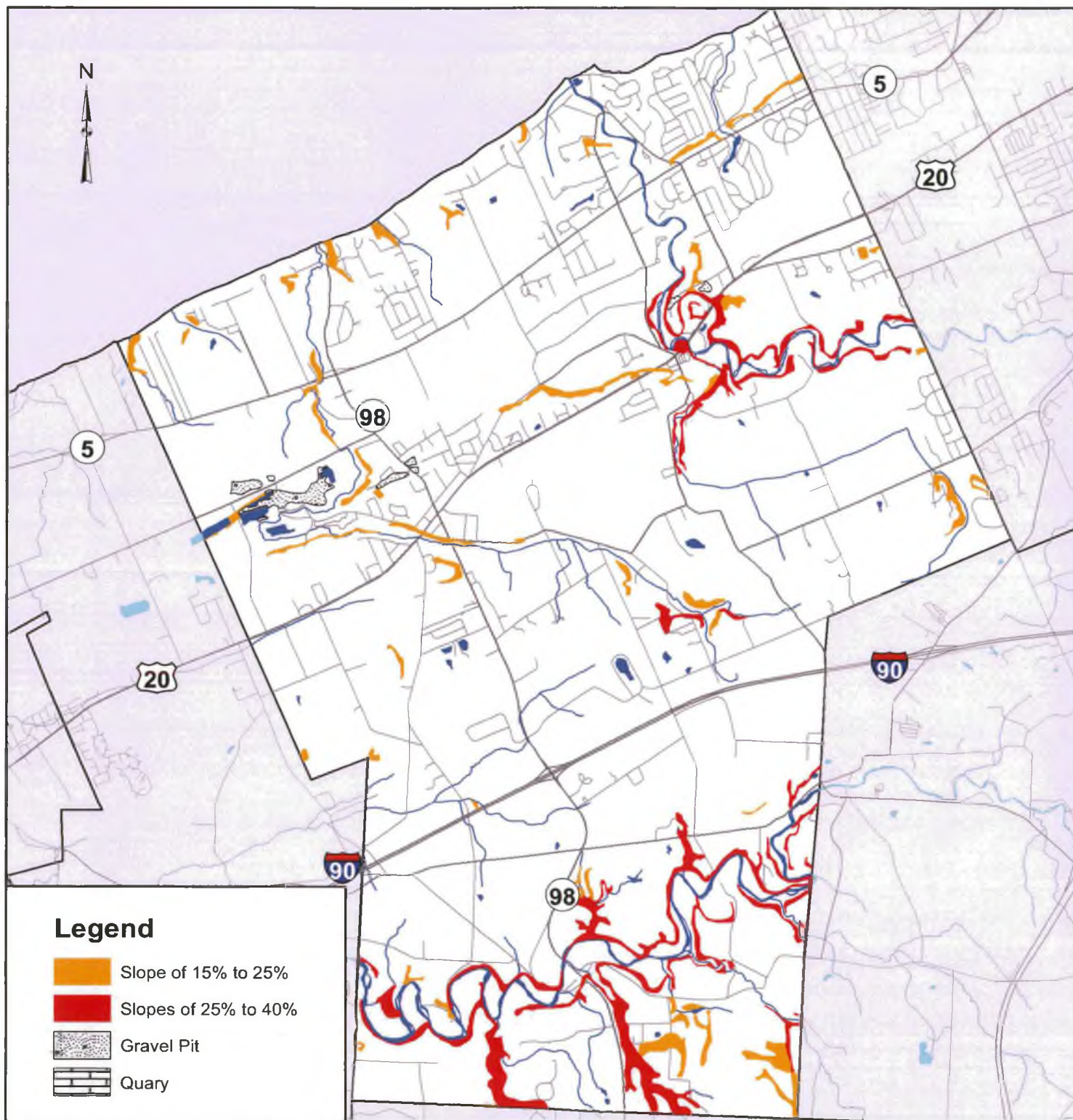
One of the most significant areas of wetlands is a wooded area north of Route 5, between Dutch Road to the east and Lord Road in the west. While much of this land has been given a "residential" land use tag, this is because there are very large properties with single large residences on the parcel. It is unlikely that in the near term that any of this wetlands habitat will be anything other than the wooded lands they currently are.

Streams and Bodies of Water



There are numerous runs, brooks, streams, and ponds within the Township. However, for this study, the most important are Elk and Walnut Creeks, Trout Run, and Lake Erie.

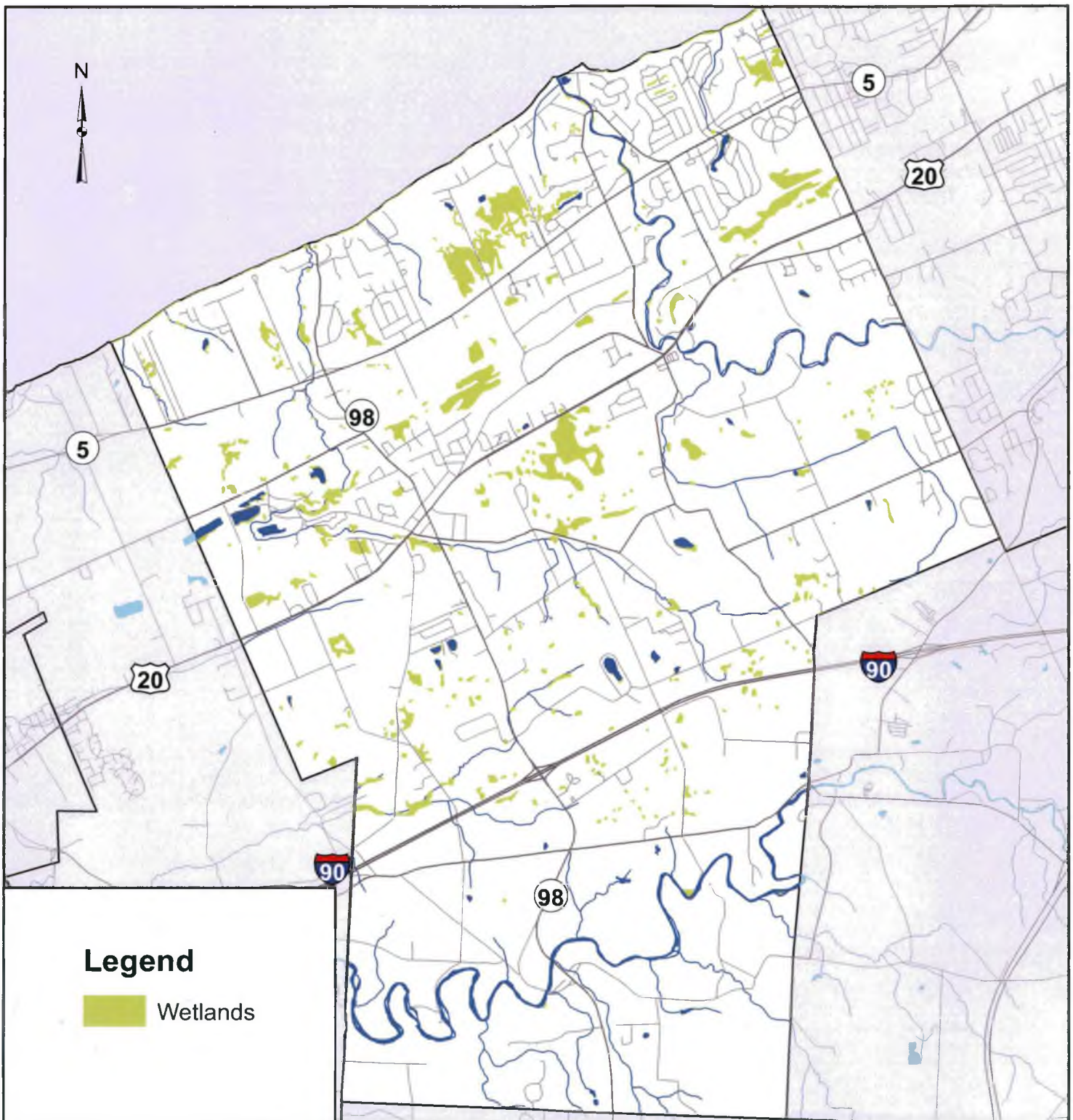
These three entities have an important impact upon the ecological health of the region, and work needs to be done to preserve these assets. Overall, the State and Federal governments have the prime control on the Lake and the creeks. The Township does not own some Lake shore or beach at Avonia on the east bank of Trout Run.



Fairview Township Comprehensive Plan Costal Zone Management Map Background Map 5: Severe Slopes

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

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Fairview Township Comprehensive Plan Costal Zone Management Map Background Map 6: Wetlands

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

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At this time, Walnut Creek is the second most popular fishing destination of Erie County streams tributary at Lake Erie. The Pennsylvania Fish and Boat Commission has a sizeable access-area facility here, parking, good access, a marina, and some limited facilities.

To Fairview Township, the quality of these waters is important. One reason is fishing. The impact of the sports fishing industry is huge locally. Yet, it is so familiar that most forget that the Township streams present world-class steelhead, trout, and Coho fishing. Likewise, Lake Erie is a fishery that is increasingly popular.

Tourism is one of Pennsylvania's largest industries. Just west of Fairview along the Lake shore, in Ashtabula and Conneaut, Ohio, an active sports fishing industry exists. These communities do have advantages with harbor areas where lake charters can depart from. Elk Creek in Girard Township is also popular. However, one can rightly argue that the quality of the fishing and fish is just as good like Fairview waters. It is an asset worth exploiting.

Special Areas

Significant biological areas have been identified in the Township and often have a mixture of qualities not neatly categorized.

Places identified as "BDAs" (Biological Diversity Areas) by the Natural Heritage Inventory completed in 1993 include:

- Fairview Swamp Forest
- Walnut Creek Valley
- Walnut Creek Mouth
- Devil's Backbone

In addition to these areas, the Lake Bluff area is also of concern. Fortunately, that area already enjoys protection through the Township's zoning ordinance.

Demographics

The United States Census Bureau, by law, conducts a census of population every ten years. The most recent census was taken in April 15, 2010. Results will be published in 2011.

Rather than produce lengthy pages of text, this report will focus on trends and changes, using bullets, statistics, and short paragraphs. If possible, “2010” data will be used as an update.

Population Overview

- From 1950 to 2000, Fairview Township’s population increased from 3,025* to 10,140—an increase of 7,115, or 235 percent.

**Includes Fairview Borough*

- The 2010 Census for Fairview was 10,102—a reported loss of 38 persons, in spite of an increase of 307 housing units.
- From 1990 to 2000, the increase was 313 persons—3.2 percent. In the same time period, Erie County increased its population by 1.9 percent.
- In the 2000 Census
 - 4.9% of Fairview’s population was 0 to 4 years
 - 22.5% of Fairview’s population was 5 to 19 years
 - 11.0% of Fairview’s population was 20 to 34 years
 - 44.0% of Fairview’s population was 35 to 64 years
 - 17.6% of Fairview’s population was over 65*

**Note: These numbers are skewed by the presence of 558 persons in nursing homes over the age of 65.*

- Gender: 47.8% male; 52.2% female
- Households: 3,535; Family Households: 2,831 (80.1% of all households)
- Average Persons Per Household: 2.7; Average Persons Per Family: 3.05

Note: In 1990, the average household had 2.8 persons and the average family 3.12 persons. Figures include both the Township and the Borough.

- 509 Township residents who are over 65 are in nursing homes (about 30%).
- The County projects Fairview’s 2010 population at 10,956. This would represent about 300 new households.

Observations on Population

In spite of the 2010 Census report, it can be assumed that Fairview Township will continue to grow at a steady pace. All evidence points to an undercount in the Township of 300 to 500.

However, even as the total population of Fairview will increase, the size of the average household will decrease. This is due to a general aging of the population, an increase in single-

person and parent-households, and related societal changes. For a more detailed discussion of this matter, please see the Erie County Housing Plan Update of 2007.

As the County and Township population ages, the average number of persons per household will continue to decrease. This will lead to changes in the demand for housing. Those changes will be twofold. The first will be the result of smaller household size. That will result in a greater demand for housing from the general population. Simply stated, an average household size of 2.4 persons per household will require more housing for a given population than current needs. The second change will be in the type of housing. As the general population ages, there will be a greater demand for homes that require less maintenance. This will result in more condos, apartments, or small lot developments.

Raw demographic statistics for Fairview's age profile can be misleading. In 2000, some 1,784 persons, or 17.6% of its population, were over the age of 65. However, if the population in nursing homes is removed from the general population, only 13.3% of the Township residents are 65+. This proportion is more consistent with proportions in Erie County, as a whole.

Overall, population growth in Fairview Township will be driven more by residential development than by natural increase (the surplus of births over deaths). If historic birth and death data is reviewed (see Pennsylvania Department of Health, Vital Statistics), deaths are nearly double births. In looking at the age profiles, once more, it is obvious that nursing home populations significantly impact these figures. In 2007, the Erie County Department of Planning developed new population projections. Those projections indicate a steady growth in Fairview to a population of 11,500—a 13% increase by 2030. With proposed housing developments such as Evergreen Farms (128 parcels) underway, the County projections may even be conservative.

If the popularity of Fairview holds for new development, this population increase will create land use, transportation, and infrastructure issues that must be addressed in the new plan.

Land Use

One of the key elements to any comprehensive plan is the land use section. The purpose of the background section is to discuss the current land use of Fairview Township as well as its current land use controls.

In the northeast quadrant, Fairview looks quite suburban.

The current land use in Fairview is shown on the Land Use Map (following page). And, it illustrates the diversity of this Township. Located off Route 5, in the northeast quadrant, Fairview looks quite suburban. Developments such as Colony, Lake Shore, Manchester Heights, and contiguous housing give this area a typically suburban look. This image is reflected by other areas

culminating at Whitehall Village.

In Fairview Village, the vision is one of a small borough, which it once was. However, south of Route 20, development is not nearly as pervasive. Certainly, the Kahkwa Club area, Brandy Run, and the new Evergreen Farms development are seen as more recent

Much of Fairview (about 44%) remains in a rural farm, wooded, or undeveloped context.

manifestations of resident growth. But, there remain large areas of open land.

Industrial lands are seen along the railroads, off Route 20, and most recently, at the Fairview Business Park (Route 98 and I-80).



Colony

Regardless of these patterns, much of Fairview (about 44%) remains in a rural farm, woodland, or undeveloped context. This is especially true south of I-90 and east of Route 98.

The acreage of current land use is shown by Table LU-1

In comparing the current land use with the 1998 Plan, a few trends are obvious:

- There has been extensive residential infill development, especially off of Route 5 and Route 98 south of Water Street.
- The amount of industrial and commercial land has increased dramatically as a result of development of the Fairview Business Park.



Fairview Business Park

However, even with this new development, there remain wide areas suitable for development in Fairview.

Table LU-1 Fairview Land Use – Parcel Area				
Land Use	Parcels	Acres	Square Miles	Percent
Agriculture	136	5,064.4	7.91	28.80
Cemetery	4	146.7	0.23	0.84
Commercial	116	187.7	0.29	1.06
Industrial	107	938.5	1.47	5.35
Mixed Use	7	33.4	0.05	0.18
Mobile Home Park	2	11.6	0.02	0.07
Multi-Family Residential	31	71.0	0.11	0.40
Parks and Recreation	34	959.1	1.50	5.46
Public	40	276.7	0.43	1.57
Residential	3,481	6,675.4	10.43	37.97
Vacant	101	549.7	0.86	3.13
Vacant Residential	365	499.8	0.78	2.84
Wooded	115	2,172.6	3.39	12.34
Total	4,539	17,586.6	27.47	100.00
<i>Source: Consultant and County GIS</i>				

Current Land Use Ordinances

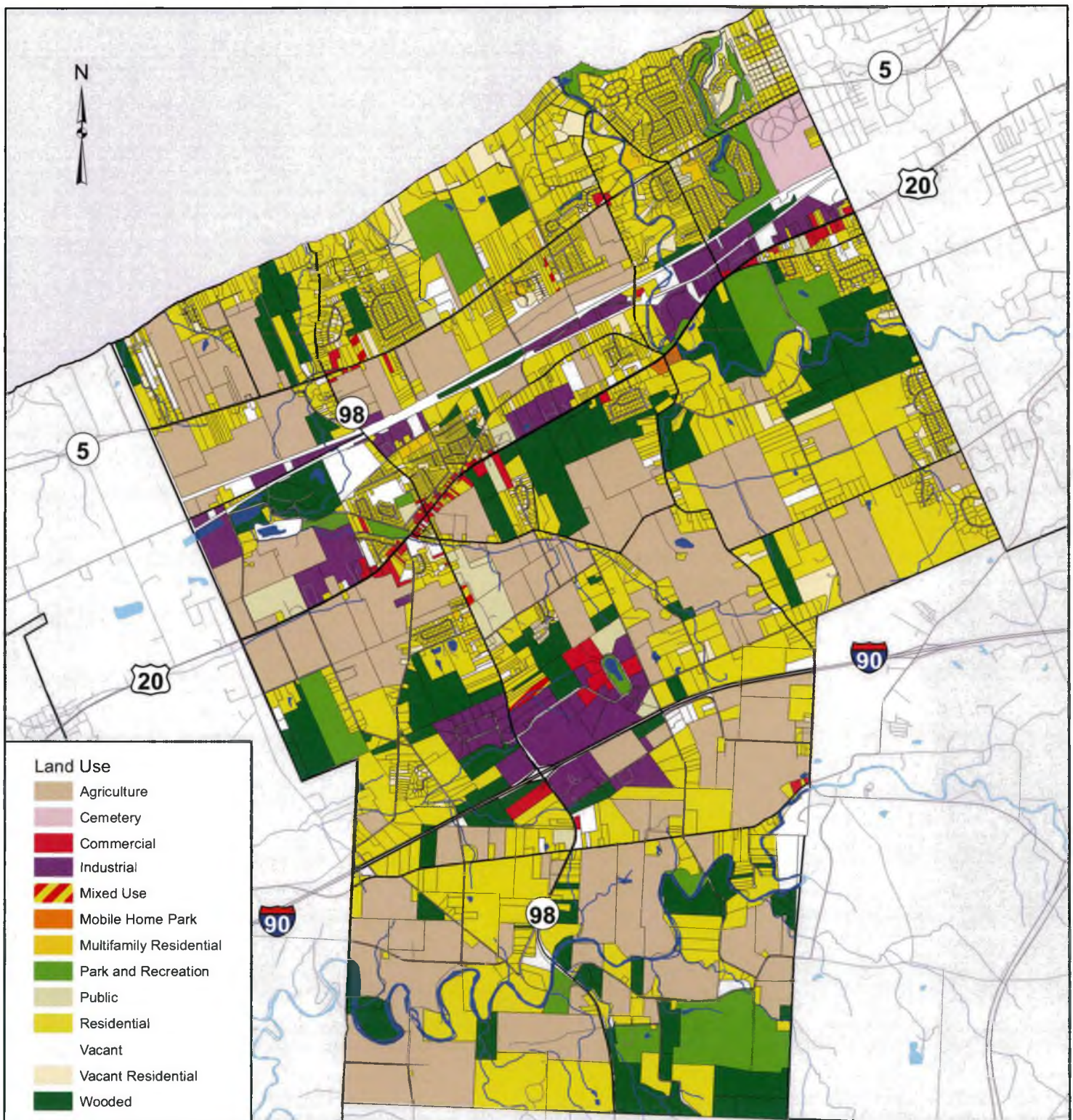
The Township has two primary land use ordinances: zoning and subdivision regulations.

Its zoning ordinance is dated from 2006 and includes some 11 zoning districts, which include:

- 3 Residential districts
- 2 Business-Commercial districts
- 3 Industrial districts
- 3 Rural, Farm, Conservation districts

The text includes provisions found in a typical ordinance—definitions, parking, fences, nonconformity, etc. The Zoning Map follows the Future Land Use Plan of the 1998 Plan very closely.

The subdivision and land development ordinance (SALDO) is dated 1998 and must also be viewed as a product of that comprehensive plan. Unlike the zoning regulations, it has not been updated on a regular basis. As a result, there are amendments now pending due to changes to the Pennsylvania Planning Code, new construction or design standards, and policy issues. Its modernization is concurrent with this Plan.



Fairview Township Comprehensive Plan Background Map 7: Current Land Use

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

GCCA
2009

Housing

This element will be divided into four general categories:

- Census data
- Permit information
- Housing conditions
- The Fairview housing market

Census Data

As noted in the prior demographic section, Census 2010 information is literally just being released. Consequently, this section of the Background Report will be brief, only covering the essentials. All 1990 data used for comparative purpose combines Fairview Borough and Fairview Township figures.

Table H-1					
Housing Units – Fairview Township					
	1990	2000	2010	Change	2000-2010
Fairview Township	3,397	3,711	4,018	+307	+8.3%
<i>Source: 1980, 1990, and 2000 Census</i>					

These figures are somewhat of an anomaly. According to the 2010 Census, the Township lost population from 2000 to 2010. The 2000 population was 10,140; in 2010, it was listed at 10,102—a drop of only 38 persons. Yet, the housing count increased by 307 units. That is nearly identical with the 1990-2000 increase of +314, while the population increased in that decade by 313 persons. In 2000, there were 176 vacant units—a 4.7% rate. In 2010, a vacancy of 204 units was reported—also five percent.

So in 10 years, some 307 new housing units were built, and the Township lost 38 persons? It is difficult to explain this apparent paradox, and an undercount is assumed.

According to the most recent data available, from the American Community Survey, in 2009, there were 3,564 households in the Township; and of these, 77.7% were family households. In family households, approximately 13% were age 65 and older; for non-family households, the figure was 12.3 percent. Given the general aging of population in western Pennsylvania, these are modest numbers. According to the 2009 data, the typical home in Fairview is a single-family unit (88.6%), with just under one percent of all occupied units mobile homes. Approximately 7.3% were in some type of multi-family unit.

Some 87% of all housing units were owner-occupied. Consistent with prior Census reports, Fairview's median value of owner-occupied housing was much higher than Erie County—by some 66,300, per 2009 figures.

Types of Units

Census 2000 lists housing units by type. In Fairview, 93.8% were single-family homes, 2.3% mobile homes, and the balance of the housing stock was composed of a variety of multiple family configurations. With less than 4% of its housing stock in multi-family units, Fairview has developed in a traditional suburban fashion. Yet, as noted above, the market for such options as townhouses is increasing.



Table H-2 Units in Structure – 2000		
	Number	Percent
1-Unit*	3,478	93.8
2-Unit (Duplex)	26	0.7
3 to 19 Units	78	2.1
20 or More Units	37	1.0
Mobile Homes	86	2.3
Others (RVs, etc.)	6	0.2
Total	3,711	100.0**
<i>*Includes 80 attached units</i>		
<i>**Does not add to 100%, due to rounding</i>		
<i>Source: STF-3 Files, DP-4</i>		

For more recent housing data, building permits for January 1, 2008 to December 31, 2010 were reviewed. In total, some 113 new units were constructed—about 37 per year. Nearly half of these units were some type of multi-family units.

Consequently, although the Township remains a community of single-family homes, there appears to be an increase in the construction of multi-family options that will likely continue in future years.

Tenure

In “Census” jargon, tenure relates to owner- or renter-occupied housing. Census 2000 reported that 90% of all occupied units were lived in by unit owners and 10% by renters. Once again, this type of pattern is typical of suburban places that are generally composed of single family homes. Yet, given current development patterns, the percentage will change.

Financial Characteristics

In their “long form” sample survey, the Census asks for homeowners to estimate the value of their homes and renters to give the monthly contract rent. Results follow.

Table H-3 Fairview Township, Erie County Value and Rents		
Value-Owner-Occupied	Fairview Township	Erie County
Median Value – 2000	\$139,700	\$85,300
Median Contract Rent	\$428	\$360
<i>Source: Census 2000, STF-3 Files</i>		

In terms of value, estimated values in Fairview were the highest for Erie County. These are not appraised values, but past experiences have shown them to be proportionally correct. Contract rent comparisons with other Erie County communities showed the Township in the top five, Countywide. According to the American Community Survey results (2009), the median value of an owner-occupied home in Erie County, in 2009, was \$107,300; for Fairview Township, it was \$173,600. This is a 62% difference.

Age of Units

The Census also reports on the estimated year the home was built. For Fairview Township, the median was 1968. This figure indicates most units are newer, compared to Erie County as a whole (median year built 1957). A comparison with 1990 Census data relative to the year built shows very similar results. It must be noted, however, that this is sample survey data and only some 16% of the database is asked about this issue with the results computed via modeling software.

Summary of Census Data

Census data reflects a growing community with solid values relative to housing and rents.

In all, Census data reflects a growing community with solid values relative to housing and rents. It also shows a community of high homeownership. The increase in housing units between 1990 and 2000 was 50 less than the change from 1980 to 1990, but still significant. There was also a modest increase in mobile home of 15 units. But, this is not a significant change. Changes to the Census Bureau's procedures will make future housing comparisons more difficult. Only basic data is now gathered by the decennial census.

The Bureau's "American Community Survey" will provide the detailed information in the future.

Condition of Housing

The quality of housing is a vital element of any community. Homes that are in poor condition, especially if clustered, are one of most negative factors that can impact a neighborhood. In this instance, the Township is very fortunate. In 1996, a survey of housing conditions was completed in the Township using both Erie County Planning personnel with assistance from the Township. Out of 3,632 housing units, some 90 were classified as deteriorated and 13 as dilapidated.

In 2009, a similar survey was undertaken. In this instance the lead was by Township personnel although the consultant did accompany the Township personnel during part of this effort. The findings were a pleasant surprise. Overall, only 49 deteriorated homes were identified, and many of these had relatively minor problems. An estimated 5 were dilapidated and the code office of the Township was aware of all of the problem units with appropriate actions underway. As a

proportion of the total housing stock this translated to 1.4% considered “problem units”. In the 1996 survey it was 2.4% of all homes. This survey finding is less than 60% of the 1996 survey results.

Good code enforcement pays!

**Good code
enforcement
pays!**

Transportation



According to PennDOT information, there are just over

112 miles of public roads in Fairview Township. This includes approximately 38 miles of State highway and 74 miles of Township roads. State-maintained roads play an important role in transportation in Fairview. They are the primary highways that provide west-to-east access. They connect Fairview not only with its nearby neighbors, but also to larger cities up and down the Lakeshore. Included in this grid are a few north and south roadways, facilitating transportation between these main thoroughfares.

Starting closest to the Lake is PA Route 5, also known as West Lake Road, or the Seaway Trail. It is a major State highway, shuttling traffic from Ohio to the New York border and beyond. Volume on Route 5 is given as 16,000 vehicles per day, at the Millcreek border. In Fairview Township, PA Route 5 is primarily lined with housing developments and farm fields. Much of the use of this road is to serve the numerous residential areas which abut this highway. This function is shown by comparative volumes. By the time Route 5 reaches Route 98, traffic counts drop to under 8,700; and west of that intersection, it is estimated at 4,000 vehicles a day—just 25% of the volume at its eastern border. Obviously, most of the Route 5 traffic is generated by the many subdivisions between Millfair and Avonia Roads.

The next highway south is U.S. Route 20, or West Ridge Road. In the area of the former Fairview Borough, it was called Main Street. U.S. 20 has businesses along its corridor with shops, offices, and industries lining many sectors. Road volumes per PennDOT are somewhat of an anomaly. From the Millcreek border to the Fairview Village area, an AADT (annual average daily traffic) count of 11,000 is reported. But, from the Village west, it increases to 14,000 vehicles daily. Why? Likely the presence of large employers/destinations such as the County Home and major industries which abut Route 20 west of Fairview Village account for this increase.

South of U.S. 20 is Interstate 90. It sits at a point in the Township between the fairly level lands of Elk Creek basin. And while I-90 is important to the community, especially in terms of the Fairview Business Park located at the Route 98 Interchange, it does not have the same direct impact that the other highways do. Volume on I-90 is listed at 22,000 vehicles daily.

The most southern of the east-west highways is PA 832, or Sterrettania Road. It originates at PA 98 and continues east to Presque Isle State Park. In years past, Sterrettania Road served an important arterial function. Today, it is more of a collector roadway for locals to avoid the traffic snarls of the larger highways. West of PA 98, the roadway continues as SR 3018, or Tannery Road (so named because of the tannery once located along it). It connects to the west with Girard Township and Girard Borough.

The primary north-south highway in Fairview Township is PA Route 98.

The primary north-south highway in Fairview Township is PA Route 98. Known as Avonia Road, PA 98 extends from West Lake Road and eventually ends in Vernon Township, Crawford County, just west of Meadville. It fulfills a multitude of tasks in the Township. Its corridor is residential, commercial, industrial, and rural in the few short miles of its existence in Fairview Township. It

is a very important element of the local transportation grid, connecting the paralleled strands of east-west traffic with one another. Reported traffic volumes vary from 6,000 to 4,700 daily vehicles from Route 5 to Route 832, showing Avonia Road's importance locally. Once south of Route 832, its volume drops to 2,400, primarily servicing through traffic.

There are several other, lesser, State roads that also function to connect the main east-west roads, as well as other areas of the Township. Millfair Road is located along the border between Fairview and Millcreek Townships. The section between Route 20 and West 38th Street is extensively traveled. This is primarily due to the residential development around the Kahkwa Country Club as well as through traffic to and from Millcreek via West 38th Street. In fact, the 38th and Millfair intersection is viewed by many residents as a problem, due to the stop sign configuration. Though a short section of this road from Route 20 to West 38th is a State road (SR 4016), for the most part, it is Township Road 442. Recently, there have been discussions relative to a new bridge being constructed along Millfair between routes 5 and 20 as a result of the Tom Ridge Airport expansion program, and that portion of Millfair is now a State road.

Another major north-south road is Manchester. It is a Township road from its southern terminus at Route 20 to Route 5. North of Route 5 it becomes SR 4007, and essentially makes a "U" turn in the Manchester area and is then called Dutch Road from that point to Route 20. After it crosses Route 20, it becomes Bear Creek Road until the Township's southern border with McKean, terminating at the Village of Sterrettania. During its many miles in Fairview, it retains the SR 4007 designation. Volumes along the road are in the 900 to 1,000 vehicles per day range.

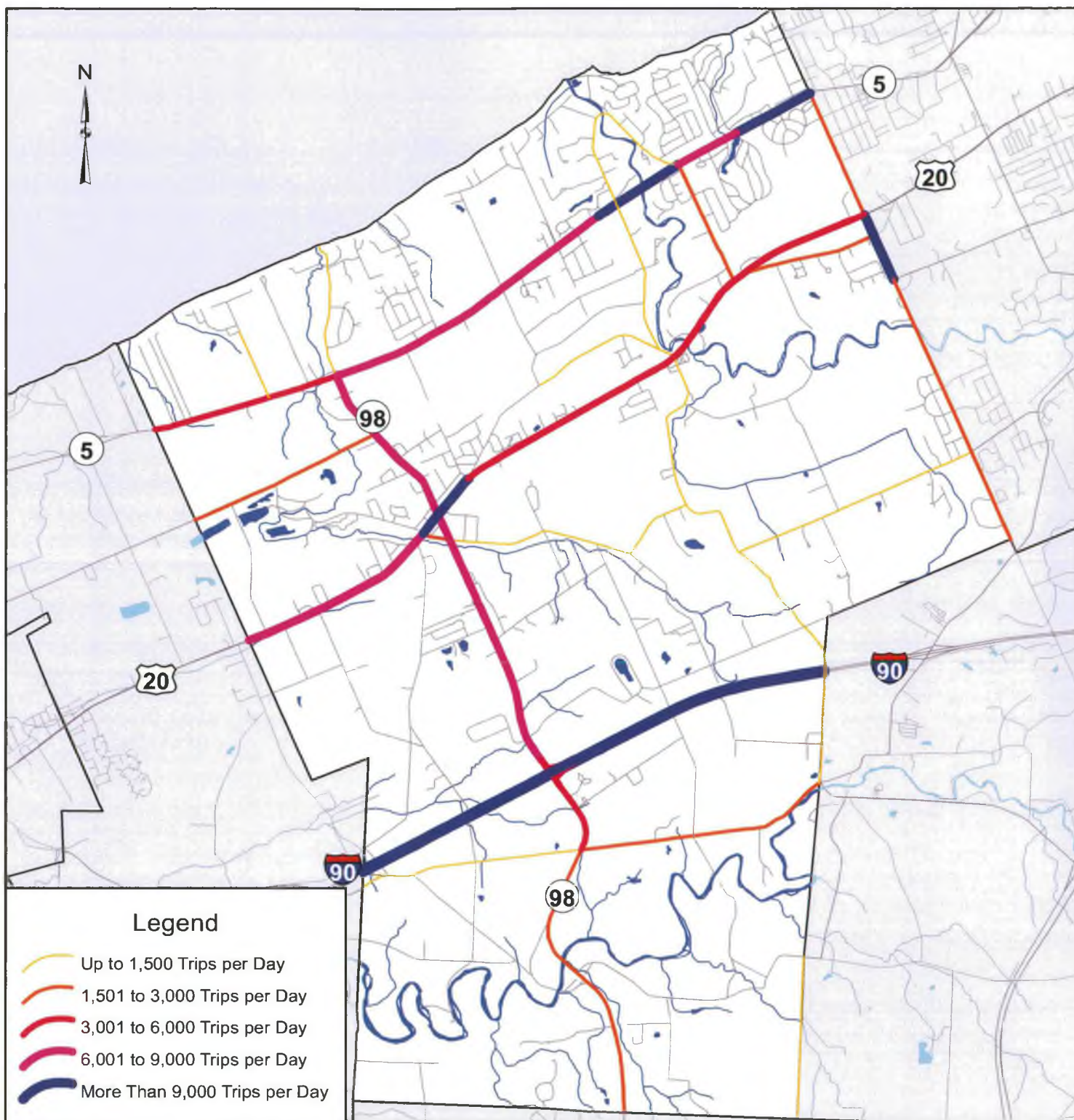
Water Street helps connect far-flung areas of the Township—SR 4004. It travels from the heart of the former borough, to Bear Creek Road. In Fairview Village, Water Street is a highly traveled popular shortcut between Route 20 to Route 98. Finally, Avonia Road north of Route 5 provides access to Avonia Beach, where Trout Run empties into Lake Erie. For some years, the Township has talked with PennDOT concerning acquisitions of this stretch of road. However, the Township desired drainage, cartway, and other improvements prior to acceptance, and PennDOT was not willing. However, as a result of the airport expansion—mentioned above—this change will take place.

Truck Volumes

As a companion to total vehicle traffic, it is important to determine the volume of trucks on its roads. Trucks add considerable stress to the cartways they travel on. Heavy truck usage will break up highways far quicker than corresponding car traffic. They can also create traffic problems.

For example, though Route 5 at the Millcreek line carries 16,000 AADT, the average daily truck traffic, however, is just 933. This represents only 6 percent of the total volumes. The bulk of PA 5 has only 437 truck trips per day (TTD), or 5 percent of the total vehicle trips.

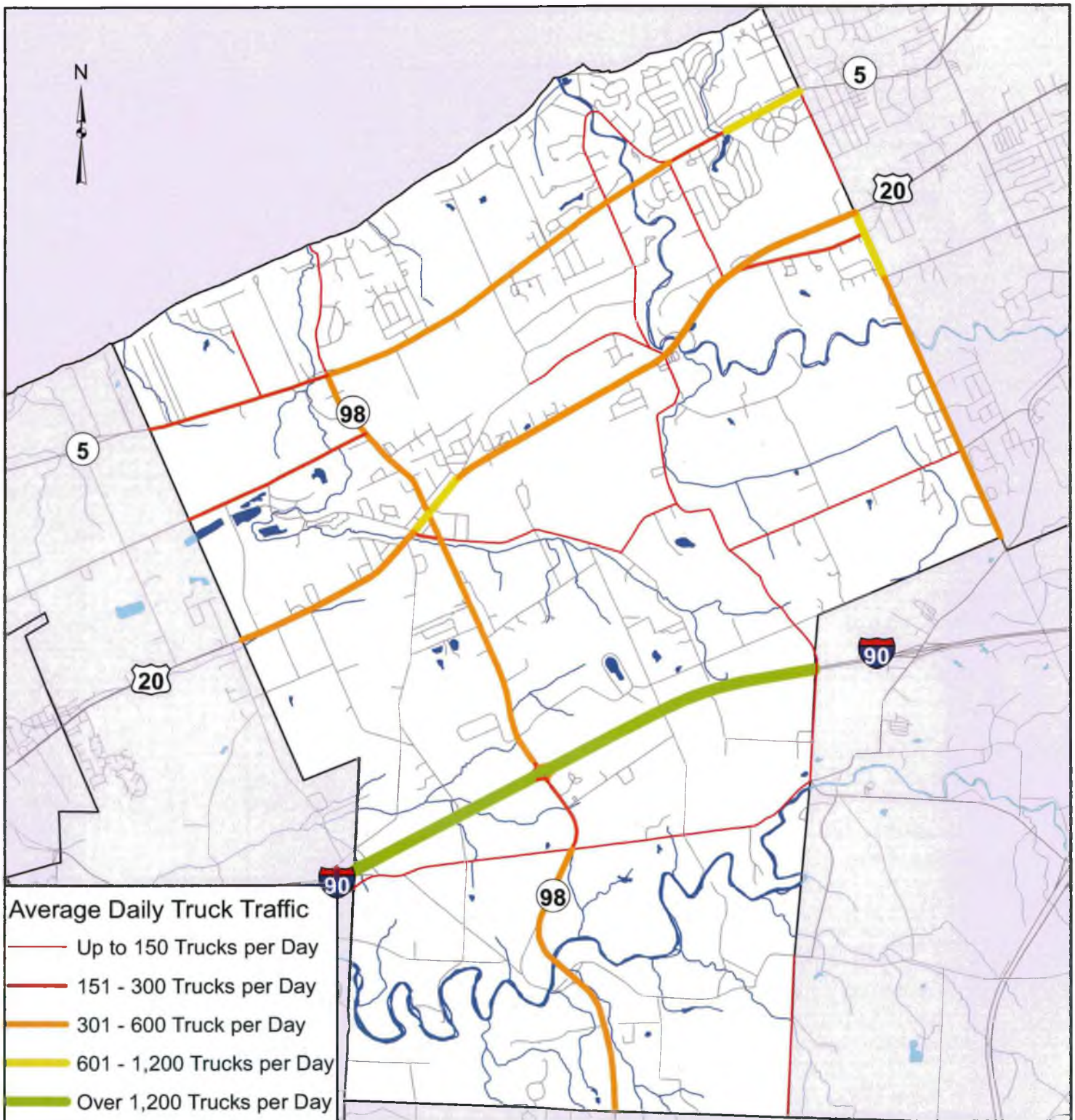
U.S. Route 20 has higher levels of truck traffic, with an estimated daily volume of 866 trucks east of Route 98 and 1,123 west of that highway. This reflects the more intense commercial and industrial development bordering this road.



Fairview Township Comprehensive Plan Background Map 8: Annual Average Daily Trips (AADT)

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

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Fairview Township Comprehensive Plan

Map 9: Average Daily Truck Traffic (ADTT)

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
 Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

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On Route 98, trucks account for around 6% of the traffic north of I-90. However, south of Sterrettania Road, trucks make up a significant proportion of the traffic. On a typical day, 542 are recorded—a full 23% of all traffic on the highway.

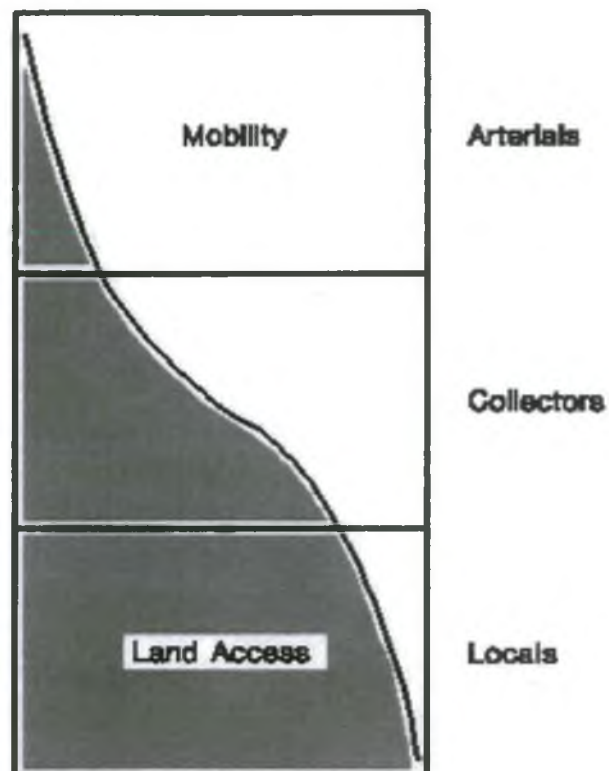
Obviously, I-90—the biggest volume roadway in the Township—has the highest number of trucks traveling its length. Typically, 5,815 trucks pass through the Township on any given day, or 27% of the Interstate's total volume. It is easy to understand the pounding the roadway takes.

Functional Classification

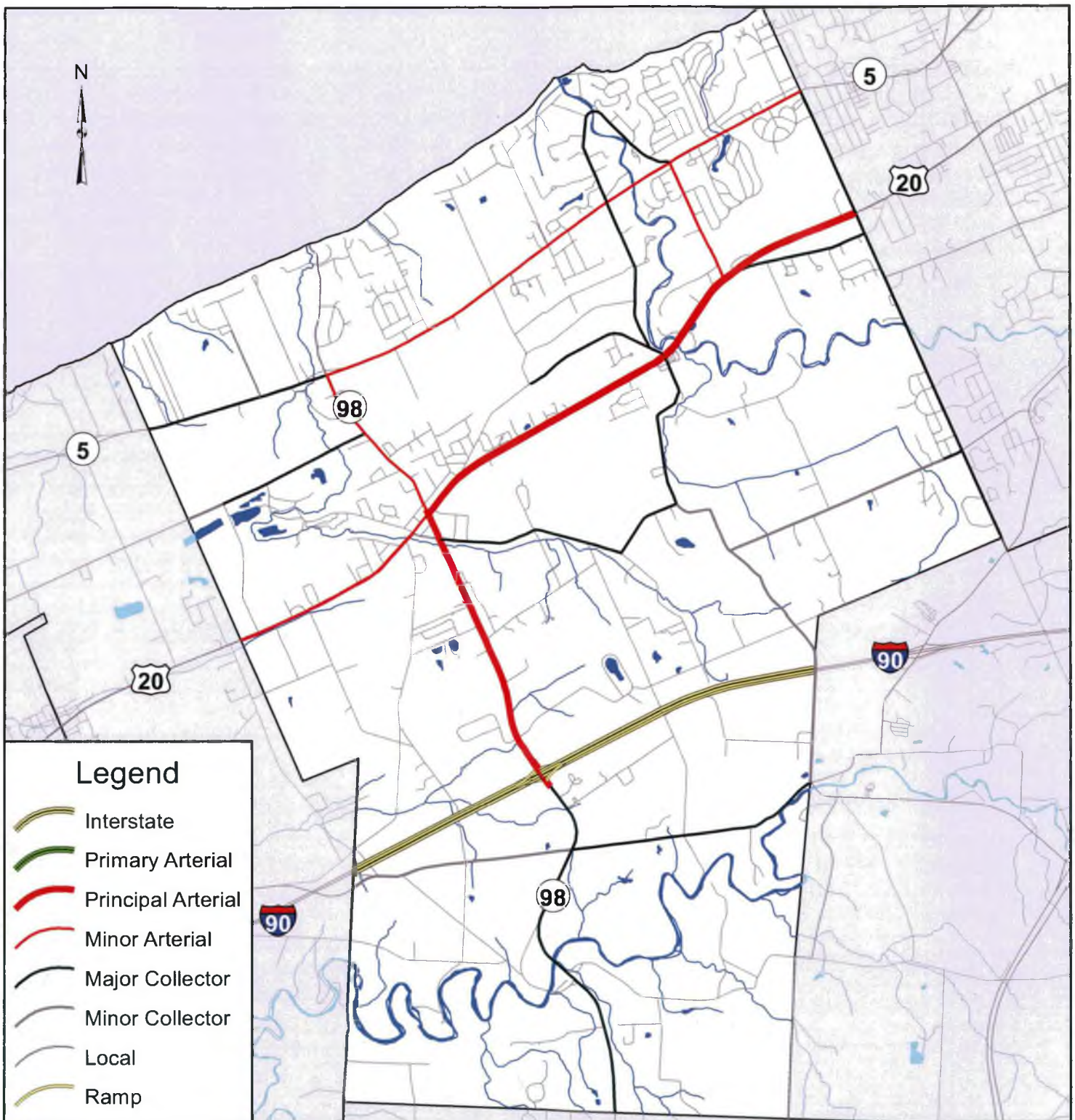
The Federal functional classification of roads is an effort to describe how a highway functions. The U.S. Department of Transportation and PennDOT both classify roads as rural and urban, beyond the other categories that exist. For the purposes of this study, the urban and rural classification will not be considered, only how the road functions overall.

The highest classification, that is, most intensely used, is interstate highway, of which I-90 is the only example in the Township. Just below this is the primary arterial highway which is typically four lanes wide. They may be physically divided, limited access, or open access. The only section of highway with this designation in the Township is PA 98, over I-90.

Far more important are the principal arterial roadways, much of PA 98 and US 20. These roads are ways to travel between major destinations. Just below this classification are the minor arterials, which, again, include portions of PA 98 and US 20, along with PA 5 and a portion of Manchester Road. It is interesting to note that US 20 west of Route 98 is a minor arterial designation, while it carries upwards of 30% more traffic than eastern portions of the road.



Next in the hierarchy are the major and minor collectors. These roads are intended to funnel local neighborhood traffic to the arterials. Roads like Dutch, Bear Creek, and Heidler, and Water Street, serve this function. Able to take large volumes, these highways typically see somewhere between 2,500 to 5,000 vehicles daily. Again, though, volume is not the only factor in coming up with the Federal functional classification. Millfair, between US 20 and 38th Street, sees nearly 12,500 VTD and is just a major collector.



Fairview Township Comprehensive Plan Background Map 10: Functional Classification

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

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The basic State designation of use is local roads. There are few of the State system with this classification. Water Street (SR 4004), between US 20 and PA 98, is in this category. Once east of Route 98, Water Street becomes a major collector. Another State road with the local functional classification is Avonia Road (SR 4005), north of PA 5. Though a State road, it serves a small overall population; hence, its designation.

State Road Projects

Currently, only one State-funded project is on PennDOT's Transportation Improvement Program (TIP). That is the rehabilitation of the Walnut Creek Bridge on Route 5. Preliminary engineering was undertaken in 2009, with final design work occurring in 2010. Construction is slated in 2011. Another project, a bridge on Millfair Road, is scheduled for the first four-year cycle of the 12-year program. (See prior comments) This is connected with the airport expansion.

Local Roadways

Currently, there are only a few projects in the early stages of development. The first is an extension of Fairfield Drive to Barker Road. There has been right-of-way acquisition for this project, including an effort to realize the connections on Franklin Road.

Another potential project deals with the recommendations from the Route 98 Corridor Study. Marginal access roads to the industrial park areas located on PA 98 were recommended to ease traffic flows. These marginal access roads have been plotted on the Official Map. Though as of the current time, no action is being taken on their construction.

The final local project proposal includes Millcreek Township and PennDOT as well. A center turning lane on US 20 is suggested from Manchester Road to Millfair. With projected projects along this road segment, it is necessary to address turning safety.

Public Transit Options

The Erie Metropolitan Transit Authority (EMTA) has a regularly scheduled route that comes into Fairview Township. EMTA Route 29 extends along West Ridge Road (US 20) to serve the Tri-State Business Institute complex, just west of Millfair Road. From there, one can access the rest of the regular EMTA system. Route 29 has regular weekday and Saturday hours. The weekday head time is 50 minutes, and the fare is \$1.10. Fairview is also on Route 19—the Albion route. However, this service only runs on Monday and Friday, with just two buses per day (fares vary from \$1.10 to \$3.30).

EMTA also provides portal-to-portal service—the "LIFT." Before obtaining service, an individual must fill out an application, available through the LIFT office or many local social service agencies. Once in the system, users can then call from 7:00 a.m. to 5:00 p.m. weekdays (8:30 a.m. to 5:00 p.m. weekends) to schedule service. Rates depend on many factors, including age, health, distance, and type of trip. Normally, a one-day notice for this service is needed.

In addition to public mass transit, Fairview residents have access to Erie Yellow Cab. While one can hail a cab in certain parts of the company's service area, for Township residents, one will need to call in a request for pickup. Service includes wheelchair-accessible vehicles.

There is long distance bus service available as well for Fairview residents. Both Greyhound Bus and Trailways operate out of the Intermodal Center, located at the foot of Holland Street in the City of Erie.

Rail

Amtrak passenger service is available at Union Station in the City of Erie, located at Griswold Park. Westbound departures occur at approximately 1:30 a.m. daily, while eastbound trains leave at 8:30 a.m.

Air Transportation

Erie International Airport, Tom Ridge Field, is the main aviation hub for the Erie region. Located just to the east of Fairview Township, the airport handles scheduled commercial, charter, recreational, and cargo aviation.



enable the airport to handle current traffic in bad weather. In addition to the runway expansion, other facilities at the complex will be upgraded, expanded, replaced, or created. The proposed bridge over the railroads on Millfair Road is part of this project.

Erie International Airport has customs officials to handle both international passenger travel and cargo. The main influx of cargo has occurred in the reach of package delivery, through services such as Fed-X and UPS.

There is also a small, private air strip located in the Township. It is roughly 1,800 feet in length, located just east of the former borough, along Water Street.



Amtrak
(Photo from Amtrak website)

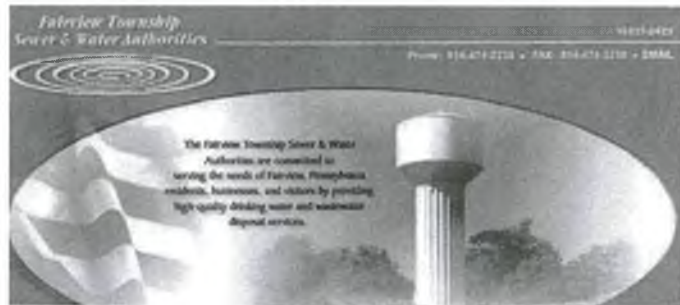
Contrary to the trends in all areas of aviation, Erie International is increasingly busy. In fact, a major runway expansion is planned in the foreseeable future, so the facility can handle larger planes and also

Public Utilities and Community Facilities

Public Utilities

Water service in Fairview Township is provided by the Township's Water and Sewer Authorities. Their offices are situated next to the Township Building, on McCray Road. The Authorities have a single board composed of seven Township residents.

Operations have a staff of six. There is a manager and two office personnel as well as operations supervisor with two technicians.



Water

Primary, water service in Fairview is comprised of two districts (see plate).

District 1: This district provides water to 1,395 customers, as shown below:

	No. of Connections
Domestic	1,315
Commercial	56
Industrial	21
Bulk	3
Total	1,395

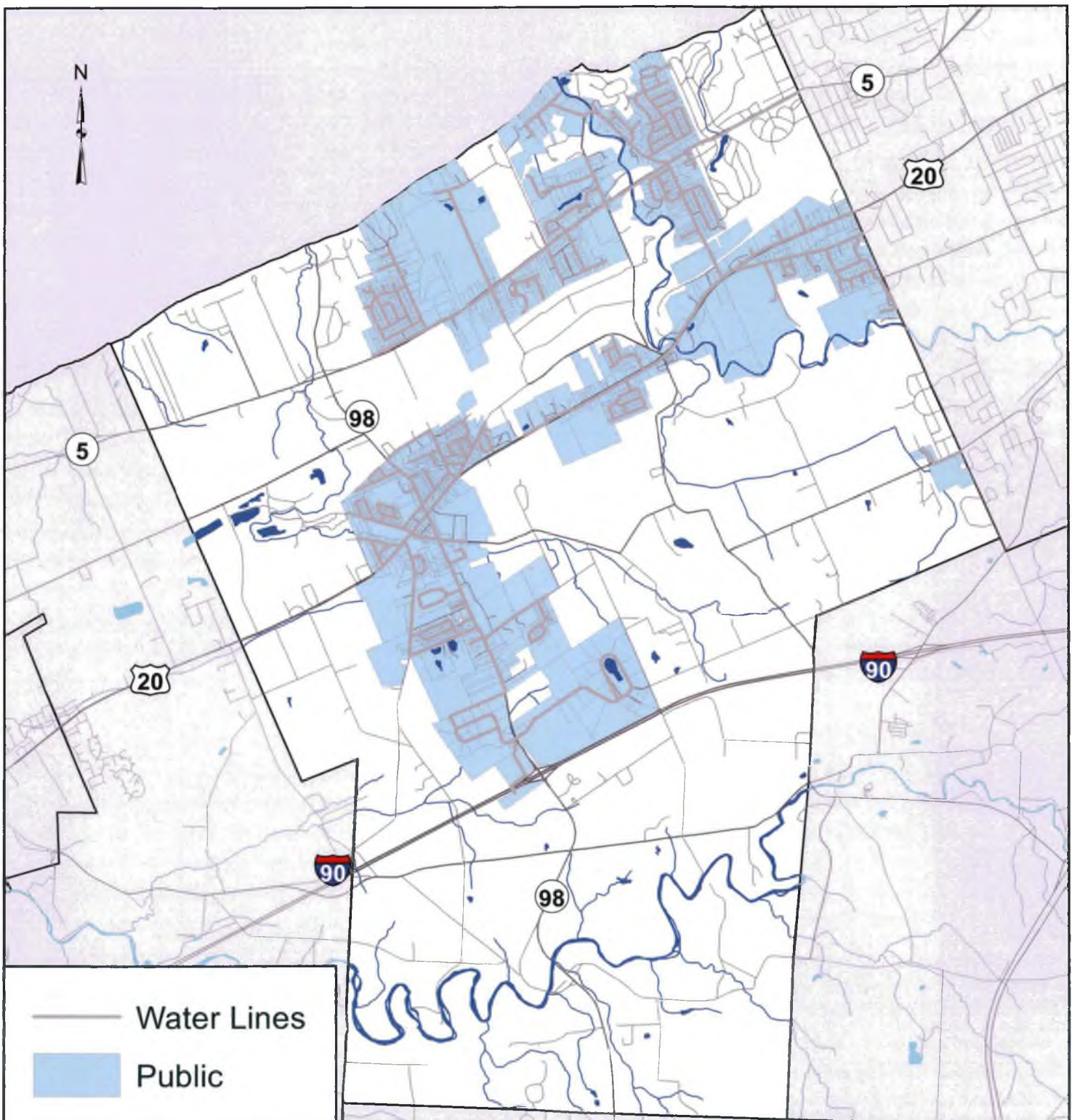
The bulk customers include three subdivision developments: Lake Shore, Colony, and Manchester Heights. Of these three customers, Lake Shore is the largest. On an average day, about 74,000 gallons of water is transferred to these users. In addition to those systems there are other smaller water systems within the Township: Palmer, Old Orchard, Sunnydale and Foley's End Campground.

The water source for District 1 is the Erie Water Works, a water authority based in the City of Erie. They draw water from Lake Erie. Treated water is then transported via lines in Millcreek to "take points" on the Fairview, Millcreek border. According to the Authority, some 400,000 to 500,000 gallons per day is purchased from Millcreek. There are two major "take" points for District 1: Swanville Road and at Route 5. A smaller connection services a limited number of users in the Heidler Road area. Recently, the available daily water, via Millcreek, has increased available water to 1,000,000 gallons per day, from the prior level of 500,000.

Overall, District 1 serves an estimated 3,200 persons.

District 1 has 12-inch mains, with 8-inch and 6-inch service lines. This system has a leakage of only 11 percent. That figure is quite low, as the rule of thumb is water losses become a concern only when they exceed 20 percent. On Route 20, District 1 extends to Grimm Industries. On Route 5, service extends to Whitehall

Village, ending at the Custard Castle.



Fairview Township Comprehensive Plan Background Map 11: Water Lines and Parcels Bordering Water Lines

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

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Overall, this district serves an estimated 3,200 persons. The average customer uses about 15,000 gallons per quarter, and the average cost is about \$127 per quarter.

District 3: District 3 includes all of the former Borough of Fairview, with extensions. A few are to areas contiguous to the former Borough boundaries. These generally involve a few homes in residential areas. However, the primary service extension was constructed to serve the Fairview Business Park located at the Interstate Interchange with Route 98. This extension along this road has 12-inch and 16-inch lines.

Limited residential users are also served off McCray Road. In addition, there is an 8-inch line under I-90, in the southwest quadrant of Route 98 and I-90, though that line is not used. Though the extension for the GEIDC business park is modern and has good sized lines, the service district in the former Borough area has much smaller service line. Line sizes in this area of District 3 vary from 4- to 6-inch lines with a few 2-inch pipes for small neighborhoods (Walker and Birchard). There is a 12-inch ductile iron pike in the “downtown” area. In addition, District 3 has two storage tanks. One tank is off Fairfield and rated at 517,000 gallons. The other is in the GEIDC development, fed by a booster pump has a capacity of 354,000 gallons.



This system receives its water from a series of five shallow wells off of Franklin Street, with a sixth well off Route 98 on School District property. Only chlorination is required. The wellhead area is protected by appropriate zoning controls. Although the water in District 3 is “hard,” due to minerals in the groundwater, the quality is good. The most recent “Drinking Water Quality Report” for the District shows water quality easily meets DEP/EPA standards.

	Rated	Safe Yield
Well #1	100 GPM	75 GPM
Well #2	50 GPM	40 GPM
Well #3	150 GPM	125 GPM
Well #4	50 GPM	40 GPM
Well #5	100 GPM	75 GPM
Well #6	150 GPM	100 GPM

This system is older than that of District 1, yet its “unaccounted” water (leakage) is only 19 percent. Currently, residential growth in the District 3 service area has been consuming excess water production. As a result, the Authority is examining the feasibility of another well on the School District property.

The Authority has a three-person staff to maintain lines. Their duties include line flushing, leak detection, equipment maintenance, and repair.

District 3 has 763 customers.

	No. of Connections
Domestic	692
Commercial	57
Industrial	2
Public	12
Total	763

At this time, there is no interconnection between the two water districts.

In addition to those systems there are other smaller water systems within the Township: Palmer, Old Orchard, Sunnysdale, and Foley's End Campground. According to the recent Act 537 study these systems use wells for their water source.

Sewer

There are three primary sewer systems in Fairview Township.

**The Whitehall
Village subdivision
has a plant to
service homes in
that development.**

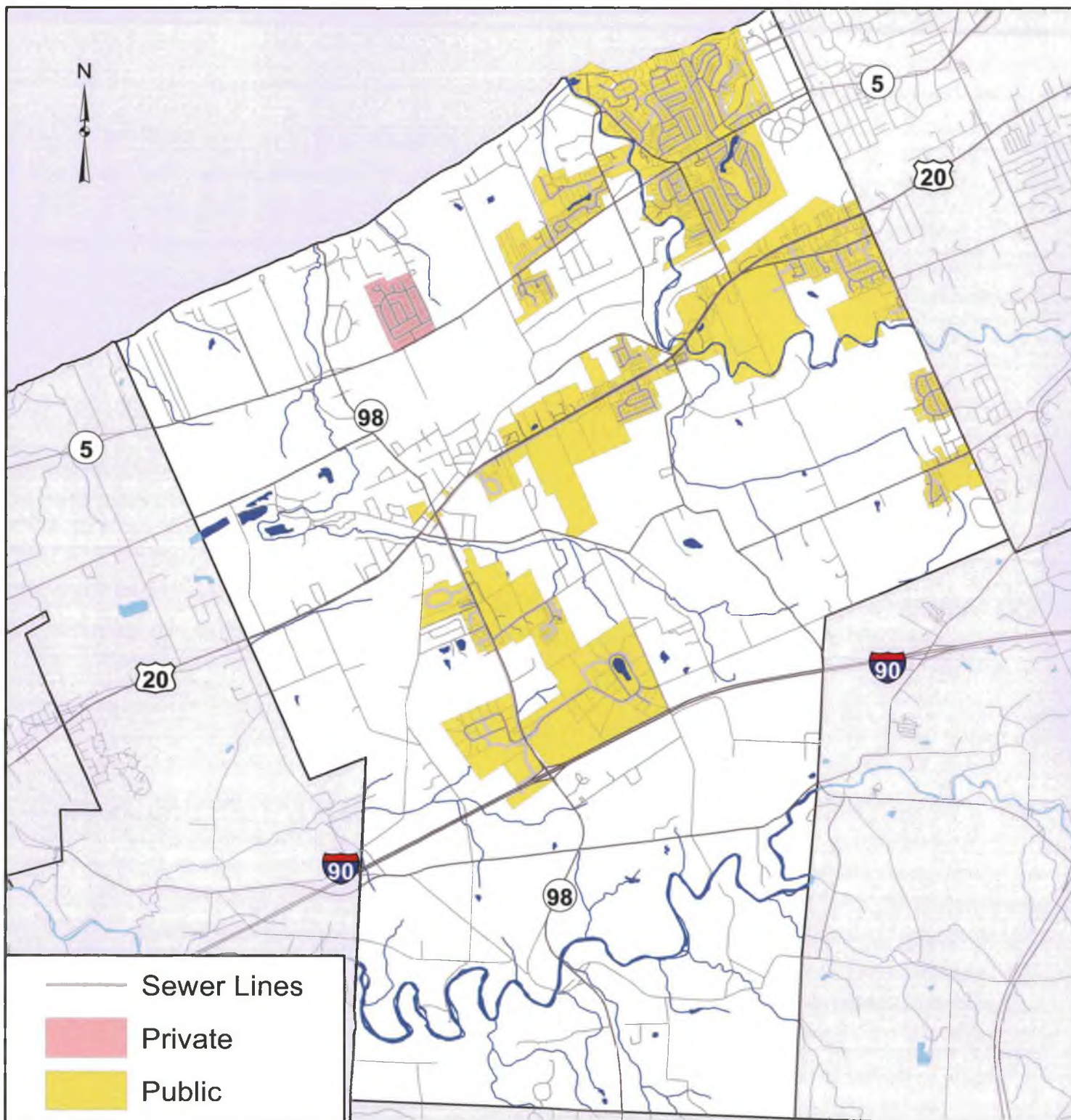
The Whitehall Village subdivision has a plant to service homes in that development. Plant capacity is given as 70,000 gallons per day with an average flow of 60,000 gallons per day. In the Township's Act 537 Plan, it estimates that the plant could accommodate some additional 40 EDU's (equivalent dwelling units) and could serve to handle some units in that area with malfunctioning septic systems.

It outfalls into an unnamed tributary of Trout Run. The only concern noted about the system is its age, however it appears to be functioning within its permit limits at the current time.

The second system is one constructed for McKean Township just inside the Fairview Township line, near Sterrettania. This plant has a capacity of 250,000 gallons per day with a use of about 47,000 gallons daily. Located along Elk Creek near the Village of Sterrettania, the Township sees little use for this facility for Township residents as the land use and zoning in the area is for low-density residential and agricultural.

The primary sanitary sewerage operation in the Township is operated by the Fairview Sewer Authority. A collection system it has no treatment facility of its own. Wastewater is transported to the Erie Sewer Authority for treatment via lines of the Millcreek Township Sewer Authority (MTSA) and the City of Erie. There are four connections to MTSA. These are at Langmore (north of Route 5), which provides service to areas north and south of Route 5, extending to just a few lots east of Eaton Road. The second and third connections are off Millfair Road; one just north of Route 20, and the second south of Route 20. This services Route 20 west and adjacent areas. In addition the Route 20 line was extended south at Route 98 (Avonia Road), to the Fairview Business Park which sits astride Route 98 just north of the I-90 Interchange. Similar to the water service, an extension was made under I-90 to the southwest quadrant of the Interchange. It provides a 2-inch force main, not at use at this time.

Finally, there is a Heidler Road connection. Currently, this services a few residents along Heidler as well as some in the Wildwood and Greenbrier areas. In 2010, some 58 units in the Princess



Fairview Township Comprehensive Plan Background Map 12: Sewer Lines and Parcels Bordering Sewer Lines

Source: Pennsylvania Department of Transportation (PennDOT), United States Department of Agriculture (USDA), Erie County Department of Planning, Pennsylvania State University, Pennsylvania Department of Environmental Protection (DEP), Pennsylvania Department of Conservation and Natural Resources
Projection: NAD 1983 State Plane Pennsylvania North FIPS 3701 Feet

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2009

Ann subdivision were added to the Authority's customers. This project necessitated an additional pump station. This project cost was about \$1.4 million.

At this time, the Erie City Sewer Authority is limiting inflow from the Fairview Authority to 3.3 MGD at the Millcreek take points. Conversely, the agreement with Millcreek allows for flows of 4.05 MGD. That limitation has been a cause for concern. Originally, it was believed that the City Authority limitation would be at the treatment plant and that the distance of flow via the Millcreek and Erie City mains would "flatten" the Fairview gallonage so at the point of entry to the treatment plant Fairview's flows would be within the 3.3MGD limit.

The Authority, however, has taken action to reduce "I&I" in the system. "I&I" is engineering jargon for inflow and infiltration. Essentially, "I&I" is rain water that either is introduced via illegal drains or groundwater coming through leaky joints in sewer lines. The Authority had taken action to limit such flows in its lines. Because of these actions, the current limits relative to treatment by the Erie City Sewer Authority is not a pressing issue; but in future years, the 3.3 million-gallon limit may have to be renegotiated. There are two downtown businesses, a bank and a convenience store, that may construct a line to connect the Authority's sewer system. However, this potential project is still in process.

According to the Sewer Authority, there are 1,454 customers on line, representing about 5,000 persons. The average quarterly fee is \$112 per EDU (Equivalent Dwelling Unit).

Domestic Customers – 1,362
Commercial Customers – 73
Industrial Customers – 18

The MS4 Stormwater Management Program

An activity related to its sanitary sewer permit (NPDES) is the MS4 program. MS4 is an acronym for "Municipal Separate Storm Sewer Systems." This program is required by the U.S. Department of Environmental Protection. In Fairview, the program involves dividing the Township into four quadrants. One of each quadrant is visited on a yearly basis, in accordance with site selection (see Act 537 Plan) and other criteria. One of the Supervisors performs this task. The type of flow is categorized; weather conditions noted; and if a laboratory sample is collected, the results of same are then reported to DEP. If problem areas are identified, corrective action is required.

Synopsis of the Fairview Act 537 Plan *Note: These recommendations are from 2008, and some have already been implemented.*

- New Developments – On-lot disposal only.
- Village of Fairview – Only as a contingency plan, except possible isolated area.
- Existing facilities are sufficient for projected flows.
- If excess development (over that projected) occurs, it will be necessary to initiate:
 - Flow monitoring (steps needed, page 30)

- Re-negotiate agreements (Millcreek and City/City Authority)
- MS-4 Sampling program (already initiated)

■ Areas needed sewerage services now:

- Princess Anne (north) (construct in 2010)
- Sunnydale/Bridlewood (completed)

Near-Term Future Service Areas

- A. Avonia Road-Whitehall – Use Whitehall facility (if feasible) for malfunction in Avonia, Sirak, and Gunter area.
- B. Fairview Village West (Linda and Glenn Avenue) – Pump station west or east of Trout Run – discharge to Route 20 sewer
- C. Sunnydale– Future, if needed.
- D. Fairview Village South – Fairlane/Lakewood and Fairfield, inclusive.
- E. Fairview Village East – Shanna and Dennis (voted down by residents)

Future (10-20-plus years)

- A. Avonia Road (North) and Fairweather Farms
- B. Fairview Village – Route 98 to Canal; Canal east to Easton pump station Manchester
- G. Kell Road (just east of borough, off Water)
- I. Sterrettania – Connect to McKean
- J. Old Orchard subdivision – Where?

Community Facilities

Parks and Recreation

As noted in the introduction of this report, Fairview is unique relative to its recreation program. Though facilities are owned either by the Township or the School District, the programming is under the Park and Recreation Authority. Four of its members are appointed by the Township, while three are appointed by the Fairview School District. The Authority has a director, with offices at the Township Building.



Pleasant Ridge Park

Recreational activities scheduled by the Authority are numerous and vary by season, with mailings sent to Township residents four times per year. In addition, program details are listed on the Township's website. These programs include swimming, wrestling, yoga, basketball, walking, Tai Chi, tumbling, soccer, and even foreign languages. And, they are diverse by age and skill level. Many of the programs are on school property, although other venues (Pleasant Ridge and the Chestnut Street Apartments for example) are used.

Fairview has a variety of recreational opportunities for its citizens. The centerpiece of its facilities is Pleasant Ridge Park, some 80 acres in size, located on Barker Road, south of Route 20.

Pleasant Ridge has:

- Walking, jogging trails
- Soccer and softball fields
- A pavilion with kitchen facilities and restrooms
- Playground
- Volleyball court

Avonia Park is 3.6 acres purchased from the Brugger family, with assistance from the State, the Lake Erie Conservancy, and the Sons of Lake Erie. The park is located at the mouth of Trout Run, where it enters Lake Erie, making it an excellent fishing location. Recently, road and parking improvements have been constructed along with a gazebo for visitors to enjoy the Lake views. The former residential building on the site will be used for education purposes.



Gazebo – Avonia Park

Buseck Park is a small passive park tucked beside the Fairview Post Office and near the Chestnut Street Apartments.

Fairview Central Park is another small facility. Its location at Routes 20 and 98 serves to welcome point for residents and visitors. The bell which is the focal point of the sitting area once hung at a local school.

Struchen Flats Park is secluded and essentially a “fair weather” facility. Some 17 acres in size, it offers fisherman a great spot for angling. It is a “fish access” area.



Struchen Flats Park West

Fairview Flag Park is some 18 acres located in the Fairview Business Park east. Essentially, a passive area, it has a pond and affords some parking. As the park is literally surrounded by a road, it is a great place for joggers and dog walkers.

Tennis: The Township has six public tennis courts, located on School District property, off McCray Road. The courts

are on McCray, not far from the Township Building. They are open to public use when not used by the school’s physical education classes, lessons, or tournaments. Known as the Chris Batchelor Memorial Courts, they also show the unique, positive, cooperation between the School District, Township Supervisors, and citizens. In a coordinated effort, \$300,000 was raised, the courts constructed on school property, with the Township constructing a pavilion.



Lincoln Community Center

Golf: There is a private golf course in the Township—Elk Valley. This is an 18-hole, public, par 72 course.

Other Community Resources

Tri-Boro Senior Center: Located on Route 20 in the “downtown” area, this is one of a dozen senior centers that GECAC operates throughout the County, via the Area Agency on Aging. It offers a variety of services, such as meals on wheels, as well as offering a place for recreation and socialization.



Fairview Central Park



**Chris Batchelor
Memorial Courts**

Branch Library: The Erie County Public Library Foundation has a branch in Fairview—the Lincoln Community Center. Hours are 10:00 a.m. to 6:00 p.m., Monday through Thursday, and from noon to 4:00 p.m., Friday through Saturday.

Fish and Boat Commission

The Pennsylvania Fish and Boat Commission has long been an active partner for anglers in the Fairview area. Its fish access area at Walnut Creek is a great spot. It has a boat-launch area, plenty of parking, an office, and restrooms.

Another fish-access area is at Avonia Beach Park. In fact, the Commission contributed to the purchase of this land. Struchen Park is yet another access area—very natural in its surroundings.

Finally, the fish hatchery at 2000 Lohrer Road must be noted. Located on a site of 87 acres, it consists of ponds, concrete raceways, and support buildings. Officially designated as the Fairview Fish Hatchery, the facility produces steelhead trout.

Fairview School District

This district encompasses all of Fairview Township. They have three school buildings on a campus just east of Route 98 and north of McCray Road. The elementary school is comprised of classes K through 4, Middle grades 5 through 8, and the High School grades 9 through 12.

Current enrollment is just under 1,700 students, and school officials relate they expect only modest increases. They note that although developments such as Brandy Run and Evergreen Farms generate new housing, families are usually smaller. Projections completed by the Pennsylvania Department of Education tend to be more optimistic. They project an 8.7% enrollment increase from the 2008-2009 to 2018 to 2019 period to 1,839 students.

Generally, the District's physical plant is in good shape, and the renovation of the high school is seen as five to ten years away. However, boilers at the high school do need replacement, with an estimated cost of \$1,000,000.

Public Safety

Police services for the Township are provided by the Pennsylvania State Police from the Girard barracks. Fairview is designated as Zone 14. On average, the Trooper E state police respond to over 600 incidents during the past two quarters, they are primarily motor vehicle incidents though incidents relative to persons or property averaged over 100 per quarter thus far in 2010. There is no Township police force.

The Fairview Fire Department is the front line for public safety services.



The Fairview Fire Department is the front line for public safety services. Formed in 1933 (Fairview Firemen's Relief Association), it has been in continuous service since that time. In the 1980s, the Department purchased property on Route 20, just east of the Village. They built there a five-bay facility, housing the engine company, a rescue company, a BLS ambulance, water tanks, brush truck, and fire police. Another station is located on Route 5, housing an engine, hazmat trailer, and a West County paramedic unit.

The Department offers emergency services as well as its fire services. Based upon their reports for 2010 they have about 60 to 70 calls per month, most for EMS services. They coordinate with, and have, mutual aid agreements with neighboring fire companies as well as County-wide emergency services. The Department is also part of the Erie County 911 system.

Currently there are 28 to 30 active members in the Department. And being an active member does require dedication. Constant training is mandated.

Department personnel report the 5:00 a.m. to 5:00 p.m. time period can be a challenge, as many of its members do work out of the area.

Funds are provided by an annual drive in the first quarter of the year, supplemented by support from the Township.

The Department does have needs. It would like to expand its West Lake Road facility or build a new station in that area. It also wishes to construct a station south of I-90. In addition to physical facilities, the current fire engine is 24 years old, and a new pumper-tanker is needed. Its costs are estimated at \$400,000 to \$500,000. Finally, the Department must redo its radio infrastructure to improve communications with other agencies as well as to its own mobile units.

Fairview Township

Erie County, Pennsylvania



Citizen Participation

**Citizens' Survey — An Overview
Public Meetings**

2010

Fairview Township

Erie County, Pennsylvania



Citizen Participation

Citizens' Survey — An Overview Public Meetings

2010

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Citizen Participation

Public input is a vital part of the process to develop a comprehensive plan. Commonsense dictates that such input is needed for a plan that is both successful and is implemented. Further, the Pennsylvania Municipalities Planning Code does require that the public have an opportunity to comment on a comprehensive plan prior to its adoption. However, that input, as outlined by Section 302 of the Code, presupposes an already prepared plan. Consequently, public input is near the end of the process after time, effort, and money have been expended. Fairview Township wanted such input during the initial background phase of the Plan.

To facilitate this input, a dual strategy was adopted. First, the *entire* Township would be surveyed. And, to make process as convenient as possible, the survey was kept to four pages. Respondents were also given the choice of providing either a written response or completing the survey “on line.”

The second mode was more traditional. There were a series of three public meetings. Two were similar in nature; the only difference was date and time. They included a “Power Point” presentation on background information, with extensive input from the citizens in attendance. The third was an Open House. No formal presentation was made, but data sheets and thematic maps were available.

Overall, the input process must be labeled a success. Combined attendance at the public meeting was about 75 persons—a good participation rate when there was no “hot button” issues present. The survey also was successful. There were some 910 respondents, representing 903 separate Township addresses. **The complete 226-page report of the survey is available at the Township Office.**

The views were quite varied. However, some themes were recurrent. **Many citizens like Fairview the way it is now.** They do not yearn for an endless suburbia. Certainly, changes and improvements are desired. Improving the Downtown and several traffic suggestions were offered. The following report is a synopsis of the citizen participation results.

Was the process successful? Yes! With over 900 responses and over 75 citizens willing to give up their time, input was great. The number of comments is indeed a good measurement. Consider the time people took for this input. Over 2,000 comments were entered. Certainly, it was a formidable number. **The people of Fairview care.**

Can the Supervisors take these results and use them as Plan goals? That would indeed be difficult, as there was such a diversity of viewpoints. **But, this is an excellent starting point.**

Fairview Township Citizens' Survey – An Overview

Two copies of the survey are available in an appendix to this report. One survey gives percentages while a second gives raw numbers. *Please Note:* The Township used a professional online survey company, “Survey Gizmo,” for the online survey. In order to assure uniform results, all “paper” surveys were entered into Gizmo format. On April 29, 2010, a survey report was downloaded from the survey website, and the results are given in this report. The following report follows the survey format. *Please see the Appendix for the detailed results.*

Response Profile

This response profile is typical in Pennsylvania where older residents and homeowners are more apt to return such surveys than younger persons or renters. At this time (May 2010), over 910 surveys have been received from the residents of the Township. There are about 3,500 households in the Township, but forms were sent to all on the mailing list of 5,200 addresses. In addition, up to two responses per household were permitted. However, less than 10 households had duo responses, and nearly all surveys returned were from individual households. This equates to a rate of about one in four of all households in the Township, or about 18% in total, of the 5,200 surveys mailed.

The typical survey respondent has lived in Fairview for 22 years, is currently employed or retired, is a homeowner (96%), and 35 to 64 years of age (60%). The raw numbers indicated 437 respondents were employed and 304 retired—a total of 741 out of the survey universe.

Rating Fairview

The Township is seen as an excellent place to live, with an excellent school system. Most municipal and public safety services were also rated as good or excellent. The only area not garnering such high scores was shopping, that was rated as fair (394) (44%) or poor (259) (29%). Just 220 in total rated shopping as excellent (28) or good (192).

Government Policies

Policies that dealt with public safety, roads, preservation of the Township’s rural character, and its residential areas were obvious priorities. Economic development also achieved a high score. Public recreation had a medium priority. Historic preservation also ranked in the medium to low category, with 59% of all votes at either a medium (332) or a low (196) ranking. Opinions on water and sewer extensions were mixed, as were police services. However, 76% of respondents indicated they would not support substantial tax increases to fund police services.

Important Issues Over the Next 10 Years

Overall, the preservation of farmlands and woodlands, the “Downtown,” better Internet services, as well as alternate energy ranked the highest. However, of the nine options given, many received only “Moderate Priority” rankings.

Where Should New Development Occur? (Major Road Corridors)

By this question, the Township was trying to determine where its citizens felt new development should be located. Opinions were quite mixed, with the “No Where” option seeing some high responses. For example, mobile home parks scored a 74% “No Where.” Route 5 is slightly favored for single-family development, Route 98, at the Interchange, for industrial/warehousing, and Route 20 for large retail and grocery outlets. In addition to numerous “No Where” entries, there were also many “No Option” responses. Four options had 25% or more surveys marked as “no opinion.”

Housing

The question on housing drew a very mixed response. “Middle-income” homes appeared to be the most favored, while “condos” were the least desired.

Zoning

Most opted for “Remain the Same,” with some support for larger residential lot sizes and to increase the distance between homes. Alternate energy sources (windmills, solar panels) also received favorable votes.

Recreation

As expected, though, Avonia Beach and Pleasant Ridge Park were the two most popular destinations for local residents. There were two surprising results from this question. The first was many Township residents did not take advantage of Fairview’s varied recreation resources. Also, many residents did not even know where some of Fairview’s parks were located. Buseck, Struchen Flats, Fairview Central, as well as “Flag” Park were unknown to many residents.



Transportation

Most major roads received an overall good to excellent rating. However, there were several written comments. These primarily centered on congestion, safety, or specific issues. Most were about the Route 98 and Route 20 intersection, the underpasses on Route 98, and suggestions for traffic lights at various locations, on both Route 20 and Route 5. Comments on the Interchange and Routes 98 and 832 also were received—as safety concerns. The stop sign on Millfair and 38th was another issue, as well as traffic around Tri-State Business Institute on Route 20.

Written Comments

Several questions of the Citizen Survey provided space for comments. Most of the sections elicited pages of input. In fact, some 2,055 individual comments were made. In this section, a summary is given. A full copy of all responses is on file at the Zoning Office, at the Township Building.

Comments – Question 5: “How do you rate Fairview Township” in 13 separate categories. In all, 106 separate responses were made.

There can be no overall specific presentation of all the comments. However, an overview would include:

- Many really like Fairview and the school system.
- Water and sewer rates are too high.
- Need more places to shop, but not necessarily superstores.
- A few mentioned a desire for a community center.
- Family restaurants were seen as a need.
- Some individual complaints—snow plowing—usually by specific incident.
- Water quality issues.

Question 9 concerned possible governmental policies/activities. Some nine options were listed and 122 individual comments were made. Once again, there were responses on all sides of any issue, especially police. As the outline below shows, there was no single view. Principal ideas were:

- Police are too expensive.
- We don’t need police – State police are fine.
- We do need police.
- Too much residential development—stresses the schools.
- Individual needs for water and sewer service.
- Taxes are too high.

Question 10 is once more a priority question, with nine separate topics listed. This comment section had 78 entries. There were many responses about the internet service. And, they varied. Some needed high-speed service; others had it. There were a few negative comments on growth—“We do not become another Millcreek.” There were a few comments about improving the Downtown “more like Girard or Edinboro.”

Question 11 listed five options of where new development would be appropriate by major road corridors (Routes 5, 20, and 98) as well as a “No Where” and “No Opinion” option. As previously reported, there were several “No Where” and “No Opinion” entries. However, this section received some 284 written responses. From a pure count, Route 5 appears a popular place for growth; but in reality, the responses are quite varied.

Though some gave one or another growth suggestion and named specific stores or restaurants (Target, Applebees, Olive Garden, etc.). Once more, there were very many concerned about growth—any type of growth. Others suggested focusing on current development nodes, such as the Fairview Business Park. Some respondents gave detailed and thoughtful responses.



This section of comments warrants reading to appreciate the wide range of respondents' attitudes.

Question 12 dealt with housing in the Township and what priority various housing types should be given. In contrast to question 11, this section had only 84 comments.

Although somewhat mixed, the general thrusts of comments were:

- Limit, contain, or discourage new housing (most entries).
- New housing will overload schools, driving up school taxes.
- The comments on “condos” were mixed. A few thought them a good idea (few kids, but good for the tax base), while one respondent called them “blight” on the landscape.

The next series of comments followed question 14 – Recreation. The questions centered on the seven public park and school facilities in the Township and the respondents use of them. There were 130 comments. Though a few questioned the use of tax funds for recreation and some wondered about the absence of both the American Legion Fields (private) and Walnut Creek (State) from the resource list, overall, general responses were positive:

- Avonia and Pleasant Ridge received the most accolades.
- Many did not know where Struchen Flats, Buseck Park, Fairview Central, or “Flag” Park were.
- Though some questioned Fairview Central Park, others thought it a very positive attraction.

Question 16 asks for road, bridge, and safety projects. Many responded to this question (439). There was a variety of suggestions (Appendix 8 and 9 of the “Gizmo” report):

- Speeding – an issue on many roads, especially Route 98 and Route 5.
- Avonia Road from Route 5 to the Lake is considered too narrow.

- Route 20 by the Tri-State Business Institute identified as congested.
- Several bad intersection comments were sent:
 - Route 20 and Route 98 received the most negative comments; at least twice that of any other intersection
 - The Route 20, Old Ridge Road, Lakeview intersection
 - Route 98 and Chestnut/Post Office
 - Route 20 and East Water/Maple Street
 - Millfair and West 38th stop sign
 - Route 98 and Sterrettania
 - Route 98 and McCray
 - Hardscrabble and Route 5
- Concerns for safety around school complex; suggestions for sidewalks on roads near the school.
- Various suggestions to accommodate bikers and walkers (wider roads; more sidewalks).
- Comment suggestions about access to the new Branch Library.

Question 17 asked for “Any new projects that are important.” There were 179 comments. Once again, these were quite varied, and widely supported single projects were difficult to identify. However, some themes were apparent:

- Downtown enhancement
- Avonia Park project encouraged
- Various sewer extensions
- Community center concept mentioned
- More restaurants, especially family style
- A community pool
- Bike paths
- Route 98 underpass graffiti cleanup and solve stormwater problems

Question 18 asked respondents to list problems for the Township. There were 193 separate entries in this category.

- Marina on Avonia Road criticized
- Shell Station issue
- High taxes, especially school system
- Local police
- Water quality
- Restrict growth in the Township

- Allow burning, especially “sticks”
- Recreational vehicles; trucks stored in residential areas were considered as a negative

Question 19 – “Any other ideas” elicited 166 comments. There are not many new ideas here. Taxes are mentioned, as well as Downtown development and more jobs. A few had issue with noise. However, most ideas were mentioned before.

The last series of comments, Appendix 13, deals with a Special Issue – garbage (question 20) and trash pickup. Some 274 respondents commented on this issue. However, about one half of the comments were really questions about the limits of service; and, on balance, the opinions were mixed.

Some liked the idea of a \$55 a quarter contract; others did not.

People stressed:

- Don’t eliminate competition.
- Don’t allow cost increases.
- What about yard waste – larger items for collection.
- There were strong feelings on both side of this issue.

Public Meetings

The first public meeting for input into the Plan was an evening session held at the Township Building. Due to a mix up in the newspaper, some citizens came a day early, on April 6th. Regardless of this confusion, some 45 still citizens attended the Wednesday night, April 7th, session. This was a good turnout for a comprehensive plan meeting, with no controversial issues. A Power Point presentation was followed by questions and comments. The Township Supervisors, staff, and Plan consultants were present.

Although a few persons had pet issues, overall, the participants had a wide range of suggestions. After asking each of those in attendance for ideas, concerns, etc., everyone was given stickers to “vote,” with the results to follow. With the exception of the R-2 animal issue, the top seven concerns addressed rural Fairview, growth concerns, sprawl, and the Downtown. Each participant was given a dozen “stickers” to vote for his or her priorities. The results are on the next page.

April 7, 2010 Meeting Results	
	Votes
Keep rural areas	38
R-2, More farm animals	37
Keep rural Fairview	29
Fairview – yes; Millcreek – no	26
Downtown Improvement – \$; speed	24
Improve traffic flow, Route 20 – Downtown	22
Prevent urban sprawl	21
Another major north/south road	19
Buses – mass transit	16
Fairview character	16
Alternate energy, schools and public	13
Beach areas natural	13
Community newspaper	12
Fully use industrial park	12
More information on website	12
Code of ordinances on website	11
Flood control/stormwater management	11
Incentives for small business	11
Zoning –small businesses – agriculture	11
Fairview signage	10
Police protection – improved	10
Stricter regulations on abandoned vehicles	10
Incentives for small agricultural business	9
Incentives, commercial downtown and density	9
Multi-use zoning – Downtown	9
Equitable water rates	7
West County water	7
Fully utilize existing commercial property	5
Lighting regulations	5
Alternate energy – does it work?	4
Senior living	4
Work with PennDOT on plowing	4
Concern wind turbines issues	3
Extend sewers/public plant	3
Sidewalks to Library at Manchester – handicapped	3
Does our agriculture exist?	2
No outdoor burning	1
Stormwater regulations	1
Electronic signs	0
School capacity	0

On Tuesday, April 20th, approximately 15 persons participated. The format followed the April 7th meeting. This was a daytime session. Once again, there was a single item that generated great interest—high-speed internet service. However, the other concerns were mixed. Farmland preservation, the “burning” ban, bad intersections, and civil defense/communications were part of the list. Overall, a variety of items were presented:

April 20, 2010 Meeting Results	
	Votes
High-speed Internet service	22
Burn sticks	13
Better communication process – public cautions, website	11
Preserve farmland	11
Communications – Civil Defense, Emergency Management	11
Route 932 at Franklin	10
Route 832 and Route 98	8
Downtown LERTA – Develop downtown	7
Mass transit/Girard/stops – Fairview Borough	6
More shopping options	6
Route 832 West – at Franklin (dangerous intersection)	6
Downtown restaurants – downtown family	5
Krider Road use	5
Buffer Krider	5
Commercial, 2 nd floor residential downtown	5
Junk yard on Millfair	4
School Road and Raymond Court – stop sign	4
No passing zone Route 5 at cemetery	4
Avonia Beach – multi-use	3
Tax base/development	3
Exit for branch library – exit only	3
Zoning – describe	2
Gate of Heaven lights	2
Address septic systems	1
Transportation impact fees	0
Nursery Land – future development	0

The last meeting was an Open House. It was also an evening meeting, scheduled for 6:30 to 8:30 p.m. In lieu of a formal presentation, thematic maps and data were supplied. The session on May 5th was sparsely attended—about six participants. The low participation could be due to the proximity of the prior sessions; in addition, the weather was threatening. Actually, due to storms, the session had to be terminated early at 8:00 p.m. Participants did suggest two areas for new growth and development. One area was across from Whitehall, off Route 5. The second area was off Heidler, between Uhlman and Bear Creek Road.

Fairview Township

Erie County, Pennsylvania



APPENDIX

Fairview Township Citizen Survey – Results
(Please have head of household fill out.) – 903 Surveys Returned
(Not all persons responded to all questions.)

SPECIAL NOTE: Due to the survey software program, not all rows will equal 100 percent.

The Township of Fairview is a prime growth area in Erie County. As such, it must address the issues of new residential, commercial, and industrial development.

As an initial step in the planning process, Fairview is conducting a citizen survey. The Fairview Township Board of Supervisors and Planning Commission recognized that no planning effort can be successful without the input of the citizens. **Please** take a few minutes and complete this questionnaire. Let us know what is important— take part in this process. Only one survey per household please. **Thank You!**

1. How long a resident of Fairview Township? 22 Years

2. Are you a: Homeowner – 96% Renter – 4%

3. Are you: Employed – 49% Self-Employed – 9% Unemployed – 3%

Retired – 34% Student – 0% Homemaker – 5%

4. Age: 18-24 – 1% 25-34 – 6% 35-64 – 60% 65+ – 34%

5. How do you rate Fairview Township in the following areas?

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't Know</u>
Employment opportunities	1%	12%	33%	21%	8%
Place to raise children	53%	40%	2%	0%	1%
School system	55%	36%	3%	0%	1%
Road system	19%	66%	12%	1%	1%
Snow removal	38%	50%	9%	1%	0%
Fire service	30%	46%	4%	1%	6%
Sewer or septic system	18%	50%	13%	5%	3%
Water system or well	22%	53%	12%	3%	2%
Recreation	15%	53%	20%	3%	2%
Youth activities	15%	41%	16%	3%	5%
Personal safety	26%	56%	9%	2%	2%
Housing quality	30%	61%	5%	1%	1%
Shopping	3%	21%	44%	29%	1%

Comments: _____

6. Overall, how do you rate the Township as a place to live?

Excellent – 42% Good – 54% Fair – 3% Poor – 1%

7. As you look ahead to the next five years, do you expect that Fairview Township will become a more or less desirable place to live? (Check one)

More Desirable – 32% Less Desirable – 11% Will Stay About the Same – 49% Don't Know – 8%

8. Policy: Below is a list of 9 possible government policies/activities. What are your priorities?

	<u>Highest Priority</u>	<u>High Priority</u>	<u>Moderate Priority</u>	<u>Low Priority</u>	<u>Don't Know</u>
	(Circle one answer for each item.)				
Public recreation	6%	24%	44%	19%	7%
Public safety (ambulance and fire services)	41%	42%	13%	1%	4%
Economic development	21%	39%	26%	1%	4%
Road maintenance	21%	51%	22%	2%	4%
Preservation of rural character	27%	30%	27%	10%	7%
Preservation of residential character	23%	40%	25%	7%	6%
Historic Preservation	11%	28%	37%	22%	7%
Public water and sewer extensions	18%	27%	27%	21%	8%
Police services	23%	29%	24%	19%	4%

Comments: _____

9. If Township police services are instituted, a significant increase of taxes can be expected.

Would you still be interested? Yes – 24% No – 76%

10. During the next ten years, what priority do you believe should be given to each of the following issues in order to preserve and/or enhance the quality of life in Fairview Township?

	Highest Priority	High Priority	Moderate Priority	Low Priority	Don't Know
(Circle one answer for each item.)					
Allow for tight controls in residential areas	19%	30%	28%	14%	8%
Allow for more home-based business	5%	19%	36%	29%	11%
Preserve farmlands and woodlands	29%	34%	26%	6%	5%
Septic system maintenance regulations	12%	27%	33%	19%	10%
Development of new roads	3%	13%	42%	36%	7%
Development of additional walking and biking paths	14%	24%	34%	23%	6%
Enhancement of downtown Fairview	20%	27%	31%	17%	5%
Alternate energy development (wind/solar)	20%	24%	31%	17%	7%
High speed internet service	20%	23%	28%	21%	9%

Comments:

11. In general, where should the following types of new development be encouraged (please check a specific travel corridor)?

	Route 5	Route 98	Route 20	No Where	No Opinion
A new single-family development	22%	17%	13%	15%	34%
A new townhouse/apartment complex	11%	13%	16%	29%	31%
A new mobile home park	3%	2%	2%	74%	19%
A "big-box" retailer (K-Mart, Wal-Mart, etc.)	3%	6%	40%	41%	10%
A "super" grocery (Wegman's, Giant Eagle, etc.)	4%	7%	41%	37%	12%
A new 50-acre industrial/office park	4%	32%	16%	24%	25%
A new 50-acre warehouse/distribution center	3%	33%	15%	24%	25%
A new commercial/shopping plaza	6%	11%	46%	23%	14%

Are there areas of Fairview Township where you believe intensive development (such as listed above) would be inappropriate? Where (please name a specific travel corridor)?

12. Housing (Rank your priorities using 1 as the highest and 4 as the lowest or Don't Know):

	Highest Priority	High Priority	Moderate Priority	Low Priority	Don't Know
(Circle one answer for each item.)					
We need more senior housing	7%	18%	31%	25%	19%
Housing rehabilitation programs are vital	6%	13%	31%	28%	22%
More middle-income housing	10%	21%	33%	23%	13%
More "condos" are needed	2%	8%	22%	52%	16%

Comments:

13. Land Use Controls: For many years, development in Fairview Township has been governed by our zoning ordinance and subdivision regulations. These controls were, by policy, restrictive. As we look to update our comprehensive plan, these policies deserve review. Zoning: Governs the use of land (residential, commercial, industrial) and use of open space (lot size, setbacks, etc.).

What is your view? (Check those which you would agree with.)

• Zoning for residential areas:

- Remain the same – 56%
- Allow more low-impact home-based businesses – 25%
- Smaller lot sizes – 3%
- Larger lot sizes – 37%
- Increase distance between homes – 40%
- Cluster design homes tighter together – 3%
- Expand on the allowable animals in some districts (hen chickens, goats, etc.) – 14%
- Allow alternate energy sources (windmills, solar panels, etc.) – 55%
- Allow outdoor wood-burning stoves – 34%

- Zoning for **commercial** areas:
 - Remain the same – 42%
 - Allow dual usage – residential in same building (apartment above or behind) – 26%
 - Allow alternate energy sources (windmills, solar panels, etc.) – 54%
 - Allow for more commercial development – 35%
 - Allow for less commercial development – 11%
- Zoning for **industrial** areas:
 - Remain the same – 56%
 - Allow for more industrial development – 32%
 - Allow for less industrial development – 12%
- Zoning for **agricultural** area:
 - Remain the same – 53%
 - Allow for more agricultural development – 29%
 - Allow for less agricultural development – 4%
 - Allow alternate public energy sources (windmills, solar panels, etc.) – 48%

14. Recreation: Which of the Township parks/recreation areas do you visit? Please indicate activity code.

	Picnic	Fishing	Hiking Biking Jogging	Swimming	Field Sports	Other	Don't Visit
Avonia Beach	11%	13%	12%	12%	0%	17%	34%
Buseck Park	0%	0%	1%	0%	0%	4%	93%
Fairview Central Park	1%	NA	3%	0%	1%	6%	90%
Fairview Flag Park (business park)	1%	1%	6%	0%	2%	4%	87%
Pleasant Ridge Park	14%	0%	24%	0%	10%	9%	43%
Struchen Flats Park	5%	9%	8%	3%	0%	4%	71%
School District Property	4%	NA	13%	7%	22%	16%	39%

FS = Field Sports (soccer, baseball, softball, etc.)

Comments: _____

15. Transportation Priorities

	Excellent	Good	Fair	Poor	Don't Know
Route 20 from the Millcreek line to Manchester Road	14%	47%	12%	4%	23%
Route 20 from Route 98 to the Girard Township line	13%	49%	10%	3%	24%
Route 98 from I-90 South	10%	44%	14%	4%	29%
Route 98 from I-90 to Route 20	10%	49%	12%	4%	25%
Route 98 from Route 20 North	9%	41%	19%	7%	25%

16. Any road, bridges, traffic, or safety projects you can suggest (please give specific intersection or road location).

17. List any new projects of any kind you feel are important to the Township.

18. List any problems you feel are the most important to the Township.

19. Please add any ideas you believe are important.

Special Issues:

20. Fairview Township has received a bid for \$55.00 a quarter for a 10-bag limit for curbside service on a five-year contract, which would eliminate any other hauler. Are you interested?

Yes – 41%

No – 59%

Comments: _____

OR Are you interested in having the Township pursue more competition in the residential garbage service for you to choose from?

Yes – 69%

No – 31%

Comments: _____

21. Fairview Township has been state-mandated to enact burning regulations against all kinds of solid waste and recyclable materials, leaf waste. Do you feel residents should be allowed to burn:

Sticks

Yes – 65%

No – 35%

Lumber

Yes – 39%

No – 61%

Recreationally (campfire)

Yes – 89%

No – 11%

22. Are you interested in serving on any of the following boards? (Numbers, not %)

Sewer and Water Authority – 24

Planning Commission – 45

Zoning Hearing Board – 39

Parks and Recreation – 37

If so, name and phone number: _____

Please return the Citizen Survey to the Township either by mail (7471 McCray Road, Fairview, PA 16415) or fax (814-474-1199) or on the home page of the web-site (www.fairviewtownship.com).

Comments

The Citizens' Survey's four pages had 22 separate questions. Of these, 12 provided space for comments. Most of the comment sections were a reflection of entries of that section. For example, item 8 contained a question about police service, with a follow-up. The "pro" and "con" of replies were reflected in the narratives. These comments ran to 179 pages—an estimated 2,600 separate comments. This makes it difficult to summarize easily. However, the sections of roads do include some specific recommendations. These are summarized in this Comment section.

Roads and Intersection Comments

There were between 400 and 500 individual comments on roads and transportation issues. These varied from complaints about speeding to suggestions for traffic lights. Principal entries were:

- Routes 20 and 98 – Complaints about congestion during rush hours (most comments here).
- In the former Borough area, suggested for traffic lights at Route 20 and Water/Maple, Route 20 at Lakeview/Old Ridge Road, Chestnut and Route 98, Water Street and Route 98.
- There were several comments on the Railroad Bridge on Route 98, primarily appearance and drainage (several comments).
- Most suggestion on Route 5 centered on adding a traffic light at Hardscrabble, pedestrian crossings at Branch Library, and at Manchester.
- On Route 20, speed was an issue, as well as congestion at the Tri-State complex; access to Polly Drive and Swanville Road.
- The Millfair and 38th Street intersection was also a concern.
- On Route 98/Avonia Road, concerns focused on the I-90 Interchange and the Route 98 and Route 832 intersection.
- Lower Avonia Road – Entries mentioned the narrow cartway and road conditions.

Numerical Results

Fairview Township Citizen Survey – Results
(Please have head of household fill out.) – 903 Surveys Returned
April 29, 2010

The Township of Fairview is a prime growth area in Erie County. As such, it must address the issues of new residential, commercial, and industrial development.

As an initial step in the planning process, Fairview is conducting a citizen survey. The Fairview Township Board of Supervisors and Planning Commission recognized that no planning effort can be successful without the input of the citizens. **Please** take a few minutes and complete this questionnaire. Let us know what is important— take part in this process. Only one survey per household please. **Thank You!**

1. **How long a resident of Fairview Township?** 22.6 Years
2. **Are you a:** Homeowner – 863 Renter – 37
3. **Are you:** Employed – 437 Self-Employed – 32 Unemployed – 23
 Retired – 304 Student – 3 Homemaker – 43
4. **Age:** 18-24 – 5 25-34 – 51 35-64 – 533 65+ – 300

5. **How do you rate Fairview Township in the following areas?**

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't Know</u>
Employment opportunities	7	114	300	187	75
Place to raise children	476	366	21	3	9
School system	496	320	30	4	9
Road system	174	593	107	13	5
Snow removal	344	448	83	10	3
Fire service	267	416	39	12	50
Sewer or septic system	158	451	115	47	31
Water system or well	199	477	112	30	15
Recreation	132	474	117	31	20
Youth activities	136	370	147	28	49
Personal safety	233	509	84	20	18
Housing quality	268	551	43	5	8
Shopping	28	192	394	259	12

Comments: _____

6. **Overall, how do you rate the Township as a place to live?**

Excellent – 380 Good – 439 Fair – 28 Poor – 5

7. **As you look ahead to the next five years, do you expect that Fairview Township will become a more or less desirable place to live? (Check one)**

More Desirable – 441 Less Desirable – 290 Will Stay About the Same – 97 Don't Know – 74

8. **Policy: Below is a list of 9 possible government policies/activities. What are your priorities?**

	<u>Highest Priority</u>	<u>High Priority</u>	<u>Moderate Priority</u>	<u>Low Priority</u>	<u>Don't Know</u>
	(Circle one answer for each item.)				
Public recreation	54	215	397	171	66
Public safety (ambulance and fire services)	365	374	116	13	33
Economic development	192	354	238	65	53
Road maintenance	189	463	195	17	38
Preservation of rural character	240	267	242	91	63
Preservation of residential character	204	361	222	63	53
Historic Preservation	103	207	332	196	64
Public water and sewer extensions	159	244	244	186	69
Police services	210	263	217	174	38

Comments: _____

9. If Township police services are instituted, a significant increase of taxes can be expected.

Would you still be interested? Yes – 670 No – 215

10. During the next ten years, what priority do you believe should be given to each of the following issues in order to preserve and/or enhance the quality of life in Fairview Township?

	Highest Priority	High Priority	Moderate Priority	Low Priority	Don't Know
(Circle one answer for each item.)					
Allow for tight controls in residential areas	173	273	253	129	75
Allow for more home-based business	51	170	325	258	99
Preserve farmlands and woodlands	265	307	236	54	41
Septic system maintenance regulations	105	242	301	168	87
Development of new roads	25	116	377	322	63
Development of additional walking and biking paths	125	214	306	209	50
Enhancement of downtown Fairview	181	244	283	150	44
Alternate energy development (wind/solar)	184	220	279	156	64
High speed internet service	179	208	251	185	80

Comments: _____

11. In general, where should the following types of new development be encouraged (please check a specific travel corridor)?

	Route 5	Route 98	Route 20	No Where	No Opinion
A new single-family development	220	171	129	155	350
A new townhouse/apartment complex	106	121	155	281	301
A new mobile home park	28	16	19	673	169
A "big-box" retailer (K-Mart, Wal-Mart, etc.)	29	55	369	385	97
A "super" grocery (Wegman's, Giant Eagle, etc.)	37	62	381	347	111
A new 50-acre industrial/office park	33	303	153	221	232
A new 50-acre warehouse/distribution center	30	310	141	227	232
A new commercial/shopping plaza	53	110	447	219	135

Are there areas of Fairview Township where you believe intensive development (such as listed above) would be inappropriate? Where (please name a specific travel corridor)?

12. Housing (Rank your priorities using 1 as the highest and 4 as the lowest or Don't Know):

	Highest Priority	High Priority	Moderate Priority	Low Priority	Don't Know
(Circle one answer for each item.)					
We need more senior housing	66	163	277	224	171
Housing rehabilitation programs are vital	53	121	279	252	198
More middle-income housing	87	193	301	206	115
More "condos" are needed	20	76	195	468	143

Comments: _____

13. Land Use Controls: For many years, development in Fairview Township has been governed by our zoning ordinance and subdivision regulations. These controls were, by policy, restrictive. As we look to update our comprehensive plan, these policies deserve review. Zoning: Governs the use of land (residential, commercial, industrial) and use of open space (lot size, setbacks, etc.).

What is your view? (Check those which you would agree with.) Note: Number in parenthesis show rank with topic.

- Zoning for residential areas:
 - Remain the same – 505 (1)
 - Allow more low-impact home-based businesses – 222 (6)
 - Smaller lot sizes – 27 (8)
 - Larger lot sizes – 328 (4)
 - Increase distance between homes – 363 (3)
 - Cluster design homes tighter together – 23 (9)
 - Expand on the allowable animals in some districts (hen chickens, goats, etc.) – 125 (7)
 - Allow alternate energy sources (windmills, solar panels, etc.) – 499 (2)
 - Allow outdoor wood-burning stoves – 306 (5)

- Zoning for **commercial** areas:
 - Remain the same – 379 (2)
 - Allow dual usage – residential in same building (apartment above or behind) – 234 (4)
 - Allow alternate energy sources (windmills, solar panels, etc.) – 491 (1)
 - Allow for more commercial development – 320 (3)
 - Allow for less commercial development – 100 (5)
- Zoning for **industrial** areas:
 - Remain the same – 509 (1)
 - Allow for more industrial development – 286 (2)
 - Allow for less industrial development – 107 (3)
- Zoning for **agricultural** area:
 - Remain the same – 477 (1)
 - Allow for more agricultural development – 262 (3)
 - Allow for less agricultural development – 46 (4)
 - Allow alternate public energy sources (windmills, solar panels, etc.) – 433 (2)

14. Recreation: Which of the Township parks/recreation areas do you visit? Please indicate activity code.

	Picnic	Fishing	Hiking Biking Jogging	Swimming	Field Sports	Other	Don't Visit
Avonia Beach	134	153	140	139	2	204	400
Buseck Park	4	3	13	1	1	40	845
Fairview Central Park	6	0	25	1	6	52	820
Fairview Flag Park (business park)	7	7	52	1	20	32	796
Pleasant Ridge Park	155	3	270	2	114	99	490
Struchen Flats Park	46	90	84	31	4	37	725
School District Property	46	0	154	77	250	181	454

FS = Field Sports (soccer, baseball, softball, etc.)

Comments: _____

15. Transportation Priorities

	Excellent	Good	Fair	Poor	Don't Know
Route 20 from the Millcreek line to Manchester Road	121	422	109	35	206
Route 20 from Route 98 to the Girard Township line	113	441	62	29	218
Route 98 from I-90 South	89	388	121	39	255
Route 98 from I-90 to Route 20	92	435	104	39	220
Route 98 from Route 20 North	78	365	165	59	222

16. Any road, bridges, traffic, or safety projects you can suggest (please give specific intersection or road location).

17. List any new projects of any kind you feel are important to the Township.

18. List any problems you feel are the most important to the Township.

19. Please add any ideas you believe are important.

Special Issues:

20. Fairview Township has received a bid for \$55.00 a quarter for a 10-bag limit for curbside service on a five-year contract, which would eliminate any other hauler. Are you interested?

Yes – 302 No – 427

Comments: _____

OR Are you interested in having the Township pursue more competition in the residential garbage service for you to choose from?

Yes – 509 No – 227

Comments: _____

21. Fairview Township has been state-mandated to enact burning regulations against all kinds of solid waste and recyclable materials, leaf waste. Do you feel residents should be allowed to burn:

Sticks	Yes – 567	No – 301
Lumber	Yes – 327	No – 514
Recreationally (campfire)	Yes – 774	No – 100

22. Are you interested in serving on any of the following boards? (Numbers, not %)

Sewer and Water Authority – 22 Planning Commission – 45 Zoning Hearing Board – 35
Parks and Recreation – 33

If so, name and phone number: _____

Please return the Citizen Survey to the Township either by mail (7471 McCray Road, Fairview, PA 16415) or fax (814-474-1199) or on the home page of the web-site (www.fairviewtownship.com).