



# SHENANGO TOWNSHIP

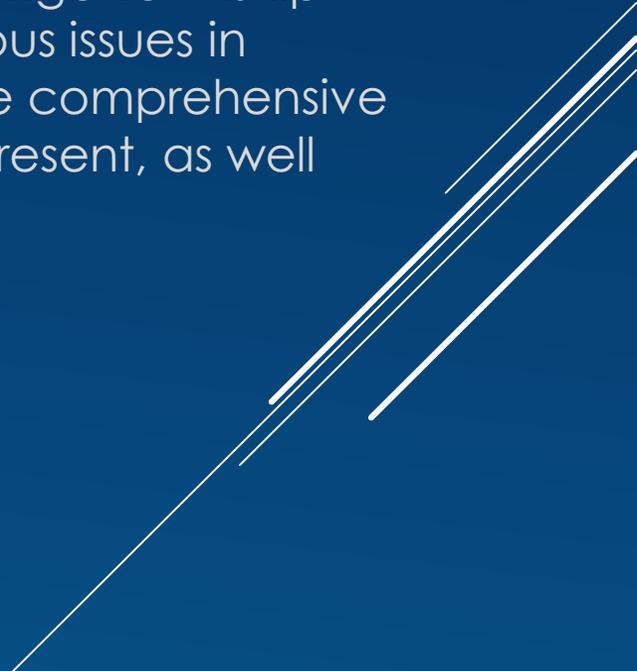
# COMPREHENSIVE PLAN

2017



# ▶ CHAPTER 1 – INTRODUCTION & PURPOSE

A comprehensive plan is a document that is designed to state basic policies and to guide future growth and development of the community. It carries no weight of law, but it can assist decision makers. It contains no rules or regulations, but it serves as a basis for any land use provisions enacted by the Shenango Township. It is broad in scope, examining the physical, social and economic characteristics that mesh to make the Shenango Township of today, but it seeks to apply this knowledge to the future. It speaks to various issues in general terms, but it can also make specific recommendations. Basically the comprehensive plan is, in part, a factual report that examines how the past has led to the present, as well as a report that can be used to chart the community's path into the future.

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# CHAPTER 1 – INTRODUCTION & PURPOSE

## Contents of the Comprehensive Plan

The Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as amended, mandates that the comprehensive plan contain certain basic elements. These elements are:

1. A statement of community development goals and objectives;
  2. A land use plan;
  3. A housing needs plan;
  4. A transportation and circulation plan;
  5. A community facilities and utilities plan;
  6. A statement of plan component interrelationships;
  7. A discussion of short and long range implementation strategies; and
  8. A statement of the relationship of the community's future development to adjacent areas.
  9. A plan for the protection of natural and historic resources.
  10. A plan for the reliable supply of water.
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# CHAPTER 1 – INTRODUCTION & PURPOSE

## Uses of the Comprehensive Plan

The comprehensive plan is an official statement setting forth basic policies concerning physical development and social and economic goals.

1. Policy determination: the plan aids in the consideration and evaluation of alternatives for general, short-term and long-range development policies;
  2. Policy effectuation: the plan lends guidance to specific and immediate programs and problem areas;
  3. Communication: the plan informs individuals of the present and future growth and development policies of the community;
  4. Conveyance of advice to the Township Board of Supervisors;
  5. Education: the plan helps everyone who uses it to understand the conditions, problems, and opportunities of the community by providing factual information.
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# CHAPTER 1 – INTRODUCTION & PURPOSE

## Development of the Comprehensive Plan

### The Studies

The studies conducted in the areas previously mentioned attempt to objectively analyze the community from a number of different perspectives. Each individual study takes an in-depth look at a topic. When completed, each study will then lend support to the development of the plan.

### The Community Development Goals and Objectives

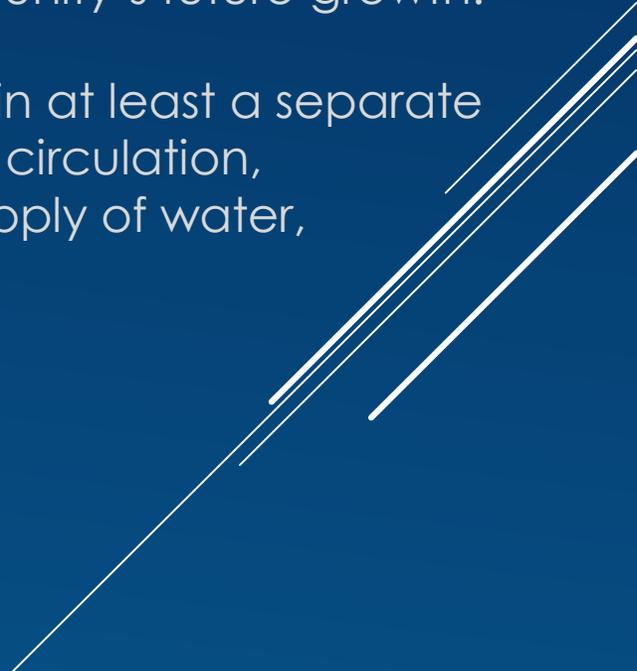
Often developers and even municipal officials will dismiss the plan's community development goals and objectives as meaningless rhetoric and idealistic theory. While it may be true that some statements may be lofty, their importance cannot be overstated. In addition to being statutory requirement, they are not only supposed to guide the policy decisions made in the development of the plan, but also are closely examined by the courts should a land use decision be challenged.

# CHAPTER 1 – INTRODUCTION & PURPOSE

## The Plan Document

The plan document itself is the final element of a comprehensive plan. After the studies have been completed and a factual base exists from which to make decisions, and after the community development goals and objectives have been stated to guide future decisions, a preferred plan chosen from several alternative plans will form the foundation for the community's future growth.

The Pennsylvania Municipalities Planning Code requires that the plan contain at least a separate element for future land use, future housing needs, future transportation and circulation, future community facilities, the protection of natural resources, a reliable supply of water, an implementation plan and a statement of community objectives.

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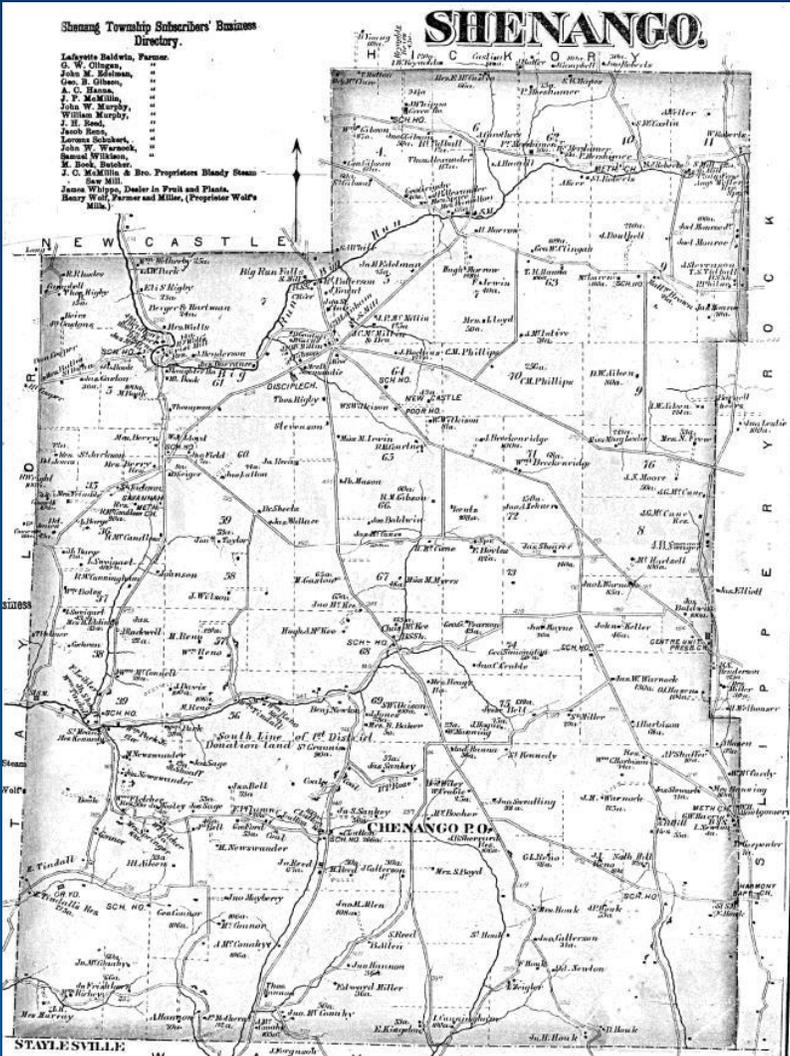
# CHAPTER 1 – INTRODUCTION & PURPOSE

## **Adoption of the Comprehensive Plan Document**

The Pennsylvania Municipalities Planning Code contains the procedural requirements for adopting the comprehensive plan. The Board of Supervisors of Shenango Township must hold at least one (1) public hearing after having given public notice of the hearing. The plan can then be adopted by resolution of the Board of Supervisors, provided that a majority of all members of the Board of Supervisors vote in the affirmative.

Although it is not specifically required, the planning commission should hold one or more public meetings on the comprehensive plan. Such meetings held during the plan preparation and after the plan completion, help to keep municipal residents informed of the planning process prior to the public hearing by the Township Board of Supervisors.

# CHAPTER 2 – EARLY HISTORY & SETTLEMENT PATTERN



Named for the Shenango River, Shenango Township was incorporated in 1796 as a part of Beaver County, Pennsylvania; Lawrence County did not yet exist. Shenango later became one of Lawrence County's original townships and quickly became one of the most populous areas, because the land was suitable for many different purposes. One of the first settlers to live in Shenango was William Carins. He came to this area in 1796 and was the man who gave Shenango its name. Carins was awarded the land after his service in the Revolutionary War; he was paid in 500 acres of land. Carins worked as a cloth weaver and ran a small store where he sold his goods. William Tindall was another one of Shenango's first settlers. Tindall was paid 400 acres for his service in the Revolutionary War.

# CHAPTER 3 – DEMOGRAPHIC ANALYSIS

## Overview

Demographics is an organized way to analyze what used to be called vital statistics of populations. In the context of a local comprehensive plan, it is a tool used to identify related options such as housing opportunities, community facilities, employment opportunities, and land use. Each geographic area is settled based on early methods of access from inland waterways, rail lines and vehicular routes. Further, agrarian activities, early industries and land acquisition and ownership established demographic patterns and general characteristics. Most Townships in Western Pennsylvania still exhibit development patterns based on the efforts of early settlers, family traditions and skills handed down through generations. Lawrence County's rural municipalities such as Shenango Township supported the early growth of New Castle, the County seat, and certain population characteristics unique to the region evolved as settlements continued to expand at crossroads and along watercourses into the neighboring state of Ohio.



# CHAPTER 3 – DEMOGRAPHIC ANALYSIS

## Overview (continued...)

During the most recent decade, 2000 to 2010, while Lawrence County and New Castle continued to lose population, declines also occurred in Shenango and Taylor Townships, and the remaining comparison municipalities such as Hickory, Slippery Rock, and Wayne Townships experienced moderate growth (Table 3-1). The Township's service delivery costs depend on Act 511 tax revenues for funding and each community's ability to continue to provide services to their residents and property owners at pre-recession levels will depend on a variety of factors, chief among them is supporting new commercial and service businesses. Providing a positive environment for new nonresidential development will dictate which neighboring communities can attract employment opportunities and local planning efforts will give some communities a competitive advantage.

**TABLE 3-1**  
**CURRENT POPULATION, 2010**

	Lawrence Co.	Hickory Twp.	New Castle City	Shenango Twp.	Slippery Rock Twp.	S. New Castle Boro.	Taylor Twp.	Wayne Twp.
<b>Male</b>	43,909	1,214	11,029	3,714	1,640	350	501	1,291
<b>Female</b>	47,199	1,256	12,244	3,765	1,643	359	551	1,315
	91,108	2,470	22,273	7,479	3,283	709	1,052	2,606

*Source: U.S. Census Bureau, Table DP-1, 2010*

# CHAPTER 3 – DEMOGRAPHIC ANALYSIS

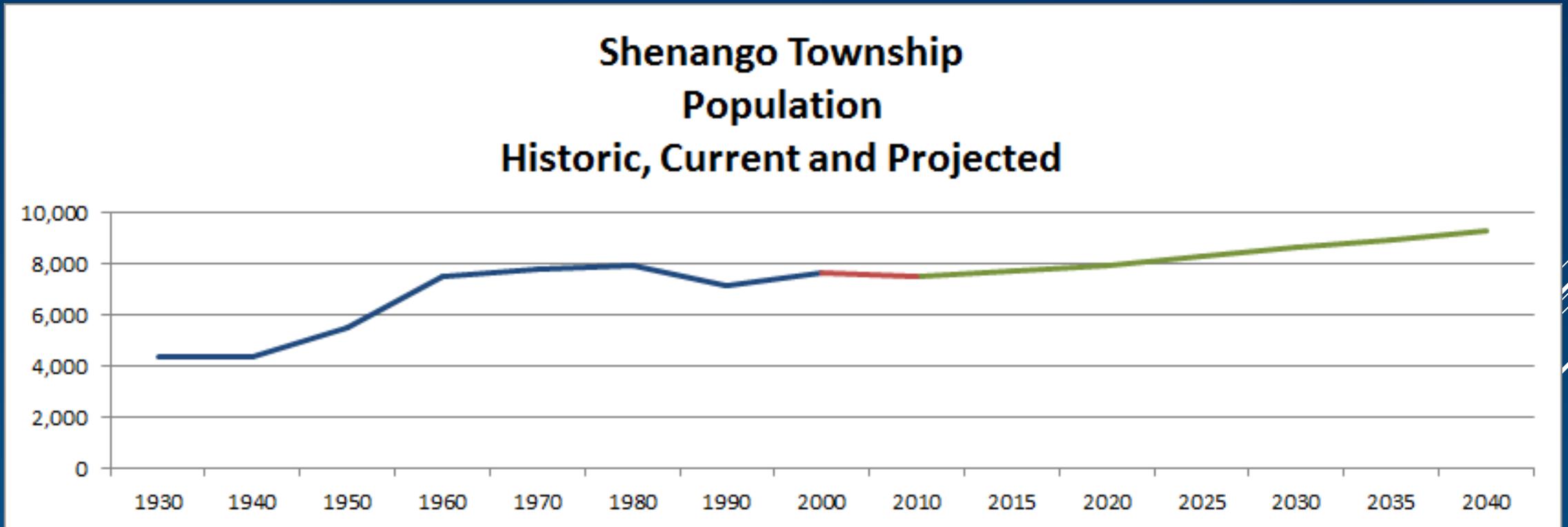
The Township's population previously peaked in 1980 prior to the collapse of the steel manufacturing industry in the region. Projections indicate a probable new peak population between 2035 and 2040.

## HISTORIC POPULATION, 1930-2000

	1930	1940	1950	1960	1970	1980	1990	2000
<b>Lawrence County</b>	98,613	98,303	106,421	114,068	108,477	107,945	97,096	95,375
<b>Hickory Twp.</b>	1,357	1,397	1,738	2,165	2,236	2,456	2,317	2,356
<b>New Castle City</b>	48,674	47,638	48,834	44,790	38,559	33,621	28,334	26,309
<b>Shenango Twp.</b>	4,370	4,365	5,540	7,516	7,798	7,937	7,187	7,633
<b>Slippery Rock Twp.</b>	1,518	1,797	1,828	2,198	2,541	3,234	3,196	3,179
<b>S. New Castle Boro.</b>	1,038	998	993	955	940	879	805	808
<b>Taylor Twp.</b>	1,257	1,161	1,228	1,402	1,152	1,519	1,326	1,198
<b>Wayne Twp.</b>	2,661	2,877	2,925	3,205	3,130	3,130	2,785	2,328

*Source: Southwestern Pennsylvania Commission, Total Population at Decennial Censuses 1930-2010*

# CHAPTER 3 – DEMOGRAPHIC ANALYSIS



# CHAPTER 3 – DEMOGRAPHIC ANALYSIS

## Summary

Key observations in terms of population characteristics are as follows:

- Shenango Township's population grew by 36% between 1950 and 1960, the largest increase in a single decade from 5,516 persons to 7,516 persons.
- In 1980, the Township's previous population peak was 7,937 persons.
- Projections point to a 2020 population of 7,971 persons and increase through 2040 to about 9,300 persons.
- The Township's median age between 1990 and 2010 increased at a lesser rate than communities in the region (6.3 years).
- School-aged children represented the smallest percentage of total population in Shenango Township within the region and Lawrence County in 2010.
- The age cohorts of 45 to 49 and 50 to 50 years as of the 2010 Census indicates a surge in retirement age persons in 10 to 15 years.

# CHAPTER 4 – HOUSING & HOUSEHOLDS

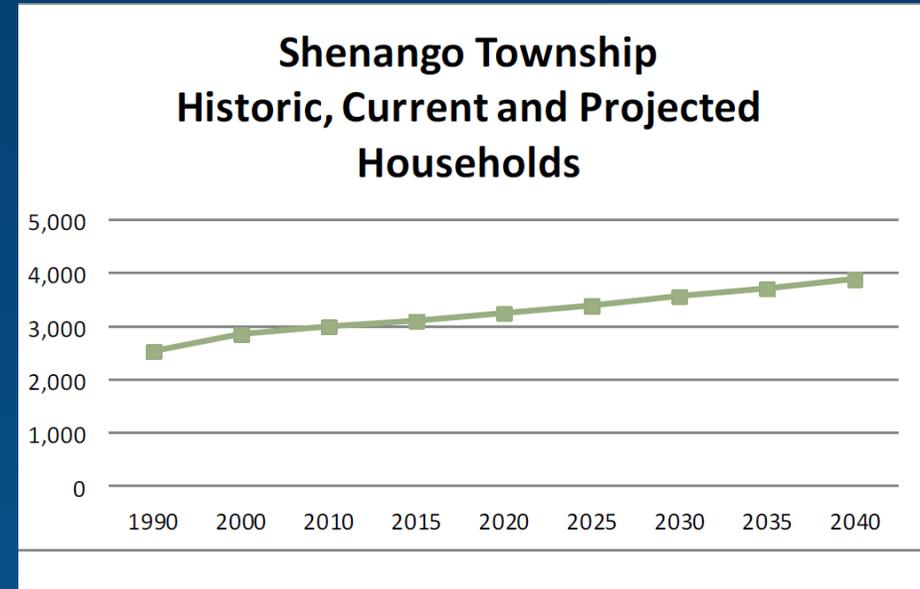
## Background

Between 1990 and 2010, Shenango Township gained 552 housing units defined as “...a house, an apartment, a mobile home, a group of rooms, or a single room occupied or intended to be occupied as separating living quarters.” This represents an increase of about eighteen percent (18%) over a twenty (20) year period, or an average of about .9% annually. This rate of growth in housing units was the highest in the region. It should be noted that American Community Survey data from the 2010 U.S. Census are adjusted every four (4) years and benchmark data can be revised.

**TABLE 4-2  
TOTAL HOUSEHOLDS  
HISTORIC, CURRENT AND PROJECTED**

	Lawrence Co.	Hickory Twp.	New Castle City	Shenango Twp.	Slippery Rock Twp.	S. New Castle Boro.	Taylor Twp.	Wayne Twp.
1990	36,350	895	11,374	2,557	1,122	303	470	1,025
2000	37,091	925	10,727	2,854	1,203	309	474	894
2010	37,126	1,010	9,765	3,014	1,273	279	455	1,056
2015	37,846	1,064	9,570	3,130	1,320	275	454	1,150
2020	38,811	1,115	9,539	3,254	1,367	276	456	1,229
2025	40,169	1,172	9,660	3,407	1,423	282	463	1,304
2030	41,695	1,230	9,839	3,573	1,480	287	474	1,374
2035	43,163	1,282	10,014	3,734	1,531	294	482	1,433
2040	44,621	1,332	10,190	3,898	1,579	304	491	1,485

*Source: U.S. Census Bureau, 2007-2011 American Community Survey, 2010; Table DP-1, 2000 and 1990; Projections Southwestern Pennsylvania Commission, Cycle 9a Forecast.*



# CHAPTER 4 – HOUSING & HOUSEHOLDS

## Housing Value, Owner-Occupied Units

Municipality	1990 Median Value
Hickory Township	\$ 53,000
New Castle City	\$ 29,100
Shenango Township	\$ 47,500
Slippery Rock Township	\$ 49,800
New Castle Borough	\$ 30,500
Taylor Township	\$ 39,200
Wayne Township	\$ 40,200

Municipality	2010 Median Value	% Increase Since 1990
Hickory Township	\$ 118,000	223
New Castle City	\$ 56,000	195
Shenango Township	\$ 121,400	255
Slippery Rock Township	\$ 136,600	275
New Castle Borough	\$ 67,100	220
Taylor Township	\$ 76,200	195
Wayne Township	\$ 97,900	243

In 2010, as housing values in the County increased, median values in many municipalities more than doubled.

# CHAPTER 5 – SOCIO-ECONOMIC PROFILE

## Overview

Most Townships of the Second Class in Western Pennsylvania have evolved as residential suburbs of older boroughs and smaller cities where land costs and a rural environment are preferred over small-town neighborhoods with high density building lots, however commuting times to work from rural Townships increases as a result.

As these formerly rural-agricultural areas develop, the sequence usually begins with large-lot residential subdivisions requiring private wells and on-lot septic systems because the demand for public utilities has not required line extensions into undeveloped corridors. The link between land use and transportation has been demonstrated consistently as the pattern of development is repeated in comparable communities with access to employment centers.

# CHAPTER 5 – SOCIO-ECONOMIC PROFILE

## Overview

While origin and destination (O & D) studies can provide information on areas where new employment opportunities are being created, a closer look at travel times reported to the ACS can lead to supportable conclusions. According to interval data, 44.3% of all commuters travel between 10 and 19 minutes to work in Shenango Township. This would put most work sites between about 7 and 15 miles of a majority of Township workers, slightly more distant for travel on higher speed arterials and slightly less for travel on local collector roadways. When combined with the contiguous time intervals, 5 to 9 minutes and 20 to 24 minutes, 68.8% of all commuters travel times are accounted for. Based on these data, the bulk of Shenango Township workers are probably employed locally within a 5 to 15 mile radius of their homes.

	Shenango Township	
Total:	3,334	100.0
Less than 5 minutes	105	3.1%
5 to 9 minutes	425	12.7%
10 to 14 minutes	727	21.8%
15 to 19 minutes	751	22.5%
20 to 24 minutes	395	11.8%
25 to 29 minutes	180	5.4%
30 to 34 minutes	217	6.5%
35 to 39 minutes	85	2.5%
40 to 44 minutes	122	3.7%
45 to 59 minutes	206	6.2%
60 to 89 minutes	86	2.6%
90 or more minutes	35	1.0%

# CHAPTER 5 – SOCIO-ECONOMIC PROFILE

## Income Characteristics

The percentage of Township households with annual income between \$75,000.00 and \$149,000.00 in the year 2000 was 12% or 343 households, while ten years later that percentage grew to 25% or 720 households. Further, only 72 households reported income of \$150,000.00 or more in 2000 while ten year later 147 households reported income in that range. At the other end of the income ranged, 24.6% of total households in Shenango Township reported income less than \$25,000.00 in 2010, second in percentage only to Taylor Township, with Hickory and Wayne Townships reporting less than 20% of households in that range. A similar ranking occurred in 2000 with Shenango Township reporting 31.5% of all households below \$25,000.00 annual incomes and Taylor Township with 37.2% in the lower income range. In both census reports (Table 5-6) the predominant industry employing Township workers became the norm, which may explain the increase in the upper-middle range. However, with a quarter of all households still reporting incomes less than \$25,000.00 in 2010, and with an increase in fixed income households, while manufacturing providing employment for fewer householders, future tax increases must be considered carefully. This analysis provides an argument for an increase in land zoned for commercial service and advance technology employers for a broader tax base to support service delivery costs.

# CHAPTER 5 – SOCIO-ECONOMIC PROFILE

## Income Characteristics

**TABLE 5-9**  
**FAMILY INCOME**  
**MEDIAN AND MEAN, 2000-2010 (IN DOLLARS)**

	Lawrence Co.	Hickory Twp.	New Castle City	Shenango Twp.	Slippery Rock Twp.	S. New Castle Boro.	Taylor Twp.	Wayne Twp.
2010								
<b>Median family income</b>	53,800	56,810	40,495	59,572	47,763	48,036	43,750	61,181
<b>Mean family income</b>	62,968	64,102	47,382	70,079	59,446	48,912	45,063	66,716
2000								
<b>Median family income</b>	41,463	47,939	32,539	46,933	43,382	38,472	39,375	47,452
<b>Mean earnings</b>	43,907	45,199	34,660	47,454	44,932	39,172	39,299	49,025

Source: U.S. Census Bureau, 2007-2011 American Community Survey, 2010; Table DP-3, 2000.

# CHAPTER 5 – SOCIO-ECONOMIC PROFILE

## Summary

- The percentage of unemployed persons 16 years and older increased between 2000 and 2010 from 1.2% to 3.0%, but ranked second lowest in the region.
- About 68.8% of all Township workers were employed locally or within a 5 to 15 mile radius of their homes in 2010.
- Between 2000 and 2010 service industries gained 10.8% of the Township's work force while both manufacturing and retail trade declined by 5% each.
- The percentage of Township households with annual incomes of between \$75,000 and \$149,000 increased from 343 (12%) to 720 (25%) between 2000 and 2010.
- One quarter of all family households reported income below \$25,000 annually in 2010 and 13.9% of family households with children under 18 met the poverty guidelines.
- Of the 2,882 households (occupied housing units) reporting earnings and other sources of income in 2010, 39.2% reported Social Security as a source of income.
- In 2010, Shenango Township's median income at \$50,371 annually was highest in the immediate region, but third of the four competitive municipalities in the broader region examined.
- Revenue generated from real estate taxes between 1999 and 2011 increased by more than 375%.

# CHAPTER 5 – SOCIO-ECONOMIC PROFILE

## Summary

- Add expanding programs to include 422/65 corridors as well as opportunities for LERTA, gateway signage, media presence, and the development of a “Developers Packet” should be completed to increase the sustainability and diversity within the community.
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# CHAPTER 6 – EDUCATIONAL OPPORTUNITIES

## Overview

The Shenango Area School District is considered by residents in the Township to be an asset to the community and one of the primary considerations for buying a home. Response to the community survey indicates that the school district was the most preferred characteristic for living in the Township. For this reason in future marketing initiatives, the school district should be included in any discussion of promoting the Township to businesses considering relocation or expansion and, of course, for the development of new home sites.



# CHAPTER 7 – TRANSPORTATION & CIRCULATION

## Overview

Shenango Township's transportation network includes two (2) arterial roadways with segments carrying in excess of 6,500 annual average daily traffic (AADT) which is a measure of total volume of vehicular traffic for a year, divided by 365 days. US Route 422 located in the Township's northern tier and oriented east to west, the US 422 bypass south of South New Castle Borough and SR 65 oriented from northwest to southeast through the central and western portions of the Township, carry the highest volumes of pass-through traffic. These are Commonwealth owned and maintained roadways and segments carrying the highest volumes are located in the Township's northeast quadrant.

According to PennDOT's Bureau of Planning and Research Type 5 Map, there are approximately 91.46 miles of roads and streets in the Township's transportation system. The Commonwealth owns and maintains 25.35 miles of roadway and the Township owns and maintains 66.11 miles of roadway including 10.06 miles of Act 32 turnback roadways.

# CHAPTER 7 – TRANSPORTATION & CIRCULATION

## Access & Development

Much of the Township's early development occurred in areas accessible from the US 422 Corridor and Business 422 in close proximity to the City of New Castle. Predominantly residential development also developed along the SR 65 corridor, also known as Ellwood Road. At the interchange points, land was designated for commercial and service land uses which rely on higher traffic volumes. The Township's two (2) industrial zones, the MI General Industrial and IP Industrial Park Districts are also situated in the northeastern quadrant. The IP District is accessible from both Frew Mill Road and County Line Road and the MI District, which is located between two commercial districts between the US Business 422 corridor and the SR 65 corridor is accessible via access drives from the East Washington Street (SR 65) and US Business 422 rights-of-way.

# CHAPTER 7 – TRANSPORTATION & CIRCULATION

## Future Transportation Options/Land Use

The Township's past development patterns were dependent on access to developable land from two arterial corridors, US 422 and SR 65. In addition, as the City of New Castle continued to grow, suburban residential development pushed the extension of public utilities into those areas east and south of New Castle to support the demand for housing, commercial development and employment opportunities in light industrial plants. Vehicle trips for pass-through traffic continue to decrease in those corridors, access to points of destination outside the region remains adequate for property owners and businesses in the Township's northeast quadrant in terms of travel times and lane capacities. Links to interstate highways beyond Shenango Township's municipal boundaries provide options to both residential and commercial developers to invest in the Township's future. This approach variously called "smart growth" or "green growth" emphasizes infill development in areas already served by adequate infrastructure.

# CHAPTER 7 – TRANSPORTATION & CIRCULATION

## Summary

Two roadways have provided the primary access to developing areas in Shenango Township since the mid-20th century, US 422 including Business 422 and the US 422 bypass, and SR 65. These transportation facilities will continue to function as Township assets well into the future. As demand for additional housing and business development declined in the City of New Castle, suburban residential and retail development patterns emerged in Shenango Township. However, with the population decline, traffic volumes in the northeast quadrant also declined while moderate traffic volumes along segments of SR 65 remained fairly constant. The task before the elected officials is to use these transportation assets to full advantage, whether to promote infill development in the US 422 corridor or encourage new development in an area with development potential, but no public utilities. The commitment of Township funds designed to broaden the tax base, in this day of reduced tax revenues, must be weighed in the context of the best long-term interests of the community. Widespread support for the community's planning objectives can increase the likelihood of success but a concerted effort will be needed to maintain the delivery of the current level of services to residents and business owners.

# CHAPTER 8 – GOVERNMENT & COMMUNITY FACILITIES



# CHAPTER 9 – CURRENT & FUTURE LAND USE

## Future Transportation Options/Land Use

With an area of approximately 22.8 square miles or 14,623 acres, 88.4% is zoned for low and moderate density residential and agricultural land uses predominantly in 3 zoning districts categories, A-1 Agricultural, R-1 Rural Residential and R-2 Suburban Residential. 2 smaller lot residential districts, R-3 and R-4, represent about 3.5% of the total land area. The remaining land, about 8.1% or 1,188 acres, is divided into two (2) commercial designations, the C-1 Community Commercial and C-2 Highway Commercial Districts, and the I-P Industrial Park and M-1 General Industrial Districts.

The Township is accessed via three distinct commercial corridors: the U.S. Route 422 corridor, the US 422 Bypass and the PA Route 65 Corridor. The Route 65 Corridor is home to much of the township's shopping district. This area is served by the Lawrence Village Plaza, which includes general and specialty retail. This area is also served by both national chain fast food restaurants and local sit-down restaurants. The US 422 corridor is more of a light industrial area which is anchored by the McKesson Corporation. Distribution/warehousing, and light manufacturing facilities including the Portersville Valve Company dominate segments of the corridor.

# CHAPTER 9 – CURRENT & FUTURE LAND USE

## District Use Provisions

At present, there are 104 land uses provided for in nine (9) zoning district designations in the Township. Uses by Special Exception and Conditional Uses options attach supplemental criteria to specific uses in specific zoning districts in order to mitigate certain use characteristics deemed to be less than desirable. These criteria or conditions can, if not drafted carefully, stifle development in the worst case, or present property owners with impediments to investing in small scale business expansions, residential additions, or even making home improvements.

Of the 104 uses listed in the current Township Zoning Ordinance, 45 uses are listed as conditional or as uses by special exception requiring a public hearing and another 16 uses are listed as accessory uses to principal permitted uses. This equates to only 43 principal uses permitted by right Township-wide. Traditional zoning approaches have undergone significant improvements in the Commonwealth in the last two (2) decades including more flexible use options such as mixed-use and overlay zoning. Following the adoption of a long range community development plan, the time to consider these flexible options to land use regulations in order to implement the development objectives of the Comprehensive Plan is the next logical sequence in the community planning process.



# CHAPTER 9 – CURRENT & FUTURE LAND USE

## Summary

- Only 8.1% of the Townships 14,623 acres is zoned for nonresidential development.
- The Southwestern Pennsylvania Commission's later horizon estimates after 2030 appear to be high.
- Designated growth areas abutting the US 422 corridor and SR 65 corridor are recommended to encourage infill development.
- Lack of available leasable units 3,000 square feet of gross floor area and up are limiting nonresidential development options according to current and prospective business owners.
- About 55% of new lots created through the subdivision approval process have been developed annually on average from 2010 to 2013.
- 88.4% of the Township is zoned for low and moderate density residential land use.
- There are four (4) Natural Heritage Areas located in Shenango Township where land use should be restricted or limited.
- The acquisition of the Township's sanitary sewerage system by the New Castle Municipal Authority has the potential to address sewerage service demands in an area of the Township with development potential.
- Of the 104 land uses provided for in the current zoning text, only 43 principal land uses are permitted by right.

# CHAPTER 10 – DEVELOPMENT CONSTRAINTS

## Summary

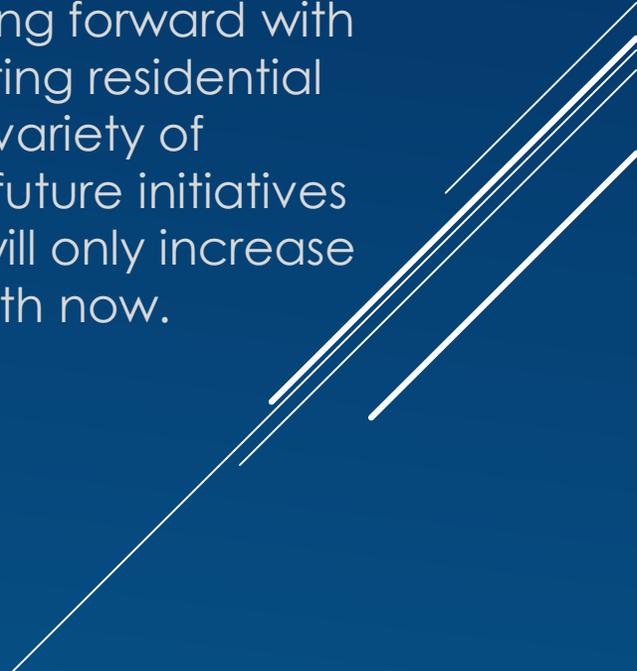
There are four (4) Natural Heritage Areas identified in Shenango Township. These are described in the Lawrence County Natural Heritage Inventory, prepared by the Western Pennsylvania Conservancy in 2002. Also of note and the largest of the areas is the Shenango Township BDA (Biological Diversity Area) at the headwaters of McKee Run. These areas are considered environmentally sensitive and can be severely compromised by intense development which involves earth disturbance. Natural assets such as these should be monitored as the Township continues to develop.

<b>SHENANGO TOWNSHIP</b>		
<b>ACREAGE CONSTRAINED FOR DEVELOPMENT</b>		
Steep slopes	1,454.85	10.0%
Wetlands	347.63	.23%
Floodplains	1,606.57	11.0%
Total	3,409.05	23.3%

# CHAPTER 11 – CITIZEN PARTICIPATION

## Summary

Marketing the Township's assets through a broadly distributed newsletter and better internet presence will increase its profile in the region. A portion of the annual budget should be committed to these activities when economic conditions permit. These strategies are not financially onerous and the investment could produce results in the near future. It is important to demonstrate to residents and businesses that Shenango Township is moving forward with more support for development in appropriate areas and is intent on protecting residential neighborhoods while encouraging additional residential development in a variety of configurations. Property owners will hold Township officials accountable for future initiatives to improve the overall quality of life. Competition for quality development will only increase in the future so it is important to provide the foundation for sustainable growth now.



# CHAPTER 12 – IMPLEMENTATION PLAN

## Summary

Shenango Township is projected to experience moderate, steady growth through 2040 based on current development patterns and permit trends. Designating the US 422 corridor as a growth area, and the SR 65 corridor as a future growth area are recommended as strategic objectives designed to increase nonresidential development opportunities. This in turn could broaden the Township's tax base and provide for some relief to individual taxpayers as service delivery costs increase. A related strategic action is the launch of a concerted property maintenance effort to provide private sector interests with an incentive to invest in Shenango Township's future.

The ability to finance new development or renovate or expand existing development is a key component to any community revitalization effort. Grant writing and economic development (and redevelopment) have been topics of discussion at several work sessions. While there have been opportunities in the past to direct staff to seek available funds for capital improvement projects and improve public facilities, a more focused effort is needed.

# CHAPTER 12 – IMPLEMENTATION PLAN

## Summary

At this point in the Township's evolution it is important to maintain the energy and commitment shown by the Committee's volunteers and to utilize their expertise to assist the Board of Supervisors in their effort to achieve a set of community objectives which will guide the Township into a future facing a variety of challenges. To that end, we recommend that the Board of Supervisors appoint an ad hoc subcommittee of the Steering Committee with the sole purpose of identifying candidates for a Township staff position which includes municipal management, as well as economic development skills. Potential candidates with community planning, engineering and grant writing backgrounds would be preferable, but the ad hoc committee with the elected officials' direction, can provide a job description that fits the Township's needs. This process should be given an abbreviated time line, but the end result should be a group of candidates for the Board of Supervisors to consider.

Shenango Township has invested time and money to prepare a plan to improve the quality of life of its' residents and business owners. Achieving the community objectives listed in this Implementation Plan are the keys to reaching those goals.