

permit pursuant to the provisions of the Official Map of Millcreek Township Adoption Ordinance.

603.2 Conditional Use Applications.

.201 Where the Board of Supervisors, in the Zoning Ordinance, has stated conditional uses be granted or denied pursuant to express standards and criteria, the Board of Supervisors shall hold public hearings on and decide requests for such conditional uses in accord with the standards and criteria expressed in the Zoning Ordinance. In granting a conditional use, the Board of Supervisors may attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of the Pennsylvania Municipalities Planning Code in the Zoning Ordinance.

Section 604 Parties Appellant Before the Zoning Hearing Board. Appeals may be filed before the Board in writing by the landowner affected, any officer or agency of the Township, or any person aggrieved. Requests for a variance and for special exceptions may be filed by any landowner or any tenant with the permission of such landowner.

Section 605 Time Limitations.

605.1 No person shall be allowed to file any proceeding with the Board later than thirty days after an application for development, preliminary or final, has been approved by an appropriate municipal officer, agency or body if such proceeding is designed to secure reversal or to limit the approval in a manner unless such person alleges and proves that they had no notice, knowledge, or reason to believe that such approval had been given. If such person has succeeded to his interest after such approval, they shall be bound by the knowledge of the predecessor in interest. The failure of anyone other than the landowner to appeal from an adverse decision by the Zoning Officer on a challenge to the validity of an ordinance or map pursuant to Section 608 shall preclude an appeal from a final approval except in the case where the final submission substantially deviates from the approved tentative approval.

605.2 All appeals from the determinations adverse to the landowners shall be filed by the landowner within thirty days after notice of the determination is issued.

Section 606 Stay of Proceedings.

606.1 Upon filing of any proceeding referred to in Section 604 and during its pendency before the Board, all land development pursuant to any challenged ordinance, order or approval of the zoning officer or any agency or body, and all official action thereunder, shall be stayed unless the Zoning Officer or any other appropriate agency or body certifies to the Board facts indicating that such stay would cause imminent peril to life or property, in which case the development or official action shall not be stayed otherwise than by a restraining order, which may be granted by the Board or by the

court having jurisdiction of zoning appeals, on petition, after notice to the Zoning Officer or other appropriate agency or body. When an application for development, whether preliminary or final, has been duly approved and proceedings designed to reverse or limit approval are filed with the Board by persons other than the applicant, the applicant may petition the court having jurisdiction of zoning appeals to order such persons to post bond as a condition to continuing the proceedings before the Board.

606.2 After the petition is presented, the court shall hold a hearing to determine if the filing of the appeal is frivolous. At the hearing, evidence may be presented on the merits of the case. It shall be the burden of the applicant for a bond to prove that the appeal is frivolous. After consideration of all evidence presented, if the court determines that the appeal is frivolous, it shall grant the petition for a bond. The right to petition the court to order the appellants to post bond may be waived by the appellee, but such waiver may be revoked by the appellee if an appeal is taken from a final decision of the court.

606.3 The question of whether or not such petition should be granted and the amount of the bond shall be within the sound discretion of the court. An order denying petition for shall be interlocutory. An order directing the responding party to post bond shall be interlocutory.

606.4 If an appeal is taken by a respondent to the petition for a bond from an order of the court dismissing a zoning appeal for refusal to post bond and the appellate court sustains the order of the court below to post a bond, the respondent to the petition for bond, upon motion of the petitioner and after hearing in the court having jurisdiction of zoning appeals, shall be liable for all reasonable costs, expenses, and attorney fees incurred by the petitioner.

#### Section 607 Substantive Questions on the Validity of an Ordinance.

607.1 A landowner who, on substantive grounds, desires to challenge the validity of an ordinance or map or any provision thereof which prohibits or restricts the use or development of the land in which the landowner has an interest shall submit the challenge either

.101 to the Zoning Hearing Board under Section 602.7  
OR

.102 to the Board of Supervisors under Section 603.104 together with a request for a curative amendment under Section 609 herein.

607.2 Persons aggrieved by a use or development permitted on the land of another by an ordinance or map, or any provision thereof, who desires to challenge its validity on substantive grounds shall first submit their challenge to the Zoning Hearing Board for a decision thereon under Section 602.7.

607.3 The submissions referred to in Sections 607.1 and 607.2 shall be governed by the following:

.301 In challenges before the Zoning Hearing Board, the challenging party shall make a written request to the Board

that it hold a hearing on the challenge. The request shall contain the reasons for the challenge. Where the landowner desires to challenge the validity of such ordinance and elects to proceed by curative amendment under Section 609.1, the application to the governing body shall contain, in addition to the requirements of the written request hereof, the plans and explanatory materials describing the proposed use or development of the landowner in lieu of the use or development permitted by the challenged ordinance or map. Such plans or other materials shall not be required to meet the standards prescribed for preliminary, tentative or final approval or for the issuance of a permit, so long as they provide a reasonable notice of the proposed use or development and a sufficient basis for evaluating the challenged ordinance or map in light thereof. Nothing contained herein shall preclude the landowner from first seeking a final approval before submitting the challenge.

.302 If the submission is made by the landowner to the Board of Supervisors under Section 607.102, the request also shall be accompanied by an amendment or amendments to the ordinance proposed by the landowner to cure the alleged defects therein.

.303 If the submission is made to the Board of Supervisors, the Township solicitor shall represent and advise the Board of Supervisors at the hearing or hearings referred to in Sections 603 and 609.

.304 The Township may retain an independent counsel to present the defense of the challenged ordinance or map on behalf of the Township and to present witnesses on behalf of the Township.

.305 Based upon the testimony presented at the hearing or hearings, the Board of Supervisors or the Zoning Hearing Board, as the case may be, shall determine whether the challenged ordinance or map is defective, as alleged by the landowner. If a challenge is found to have merit, the Board of Supervisors shall proceed as provided in Section 609.1. If a challenge heard by the Zoning Hearing Board is found to have merit, the decision of the Zoning Hearing Board shall include the recommended amendments to the challenged ordinance which will cure the defects found. In reaching its decision, the Zoning Hearing Board shall consider the amendments, plans, and explanatory material submitted by the landowner and shall also consider:

.3051 the impact of the proposal upon the roads, sewer facilities, water supplies, schools and other public service facilities and land;

.3052 if the proposal is for residential use, the impact of the proposal upon regional housing needs and the effectiveness of the proposal in providing housing units of a type actually available to and affordable by classes of persons otherwise unlawfully excluded by the challenged provisions of the ordinance or map;

.3053 the suitability of the site for the intensity of use proposed by the site's soils, slopes, woodlands, wetlands, flood plains, aquifers, natural resources and other natural features;

.3054 the impact of the proposed use on the site's soils, slopes, woodlands, wetlands, flood plains, aquifers, natural features, natural resources, the degree to which these are protected or destroyed, the tolerance of the resources to development and any adverse environmental impacts; and

.3055 the impact of the proposal on the preservation of agriculture, soils of local and statewide importance, and other land uses which are essential to public health and welfare.

.306 The Board of Supervisors or the Zoning Hearing Board, as the case may be, shall render its decision within forty-five days after the conclusion of its last hearing.

.307 If the Board of Supervisors or the Zoning Hearing Board, as the case may be, fails to act on the landowner's request within the time limits referred to in 607.306 above, a denial of the request is deemed to have occurred on the forty-sixth day after the conclusion of the last hearing.

607.4 The Zoning Hearing Board or the Board of Supervisors, as the case may be, shall commence its hearings within sixty days after the request is filed unless the landowner requests or consents to an extension of time.

607.5 Public notice of the hearing shall include notice that the validity of the ordinance or map is in question and shall give the place where and the times when a copy of the request, including any plans, explanatory material or proposed amendments may be examined by the public.

607.6 The challenge shall be deemed denied when:

.601 The Zoning Hearing Board or the Board of Supervisors, as the case may be, fails to commence a hearing within the time limits set forth in 607.4, above;

.602 The Board of Supervisors notifies the landowner that it will not adopt the curative amendment;

.603 The Board of Supervisors adopts another curative amendment which is unacceptable to the landowner; or

.604 The Zoning Hearing Board or the Board of Supervisors, as the case may be, fails to act on the request forty-five days after the close of the last hearing on the request, unless the time is extended by mutual consent of the landowner and the Township.

607.7 Where a curative amendment proposal is approved by a grant of a request for a curative amendment application by the Board of Supervisors, or a validity challenge is sustained by the Zoning Hearing Board, or the court acts finally on appeal from denial of a curative amendment proposal or validity challenge, and the proposal or challenge so approved require the further application for subdivision and land development under either Township or County provisions in effect at the time, the developer shall have two years from the date of such approval to file an application for preliminary or tentative approval under subdivision and land development regulations. Within the two year period, no subsequent change or amendment in the Zoning Ordinance, any subdivision and land development ordinance, or any other governing ordinance or plan shall be applied in any manner which adversely affects the rights of the applicant as granted in the curative amendment or the sustained

validity challenge. Where the proposal appended to the curative amendment application or the validity challenge is approved but does not need further application under any subdivision and land development ordinance, the developer shall have one year within which to file for a building permit. Within the one year period, no subsequent change or amendment in the Zoning Ordinance, any subdivision and land development ordinance, or any other governing ordinance or plan shall be applied in any manner which adversely affects the rights of the applicant as granted within the curative amendment or the sustained validity challenge. During these protected periods, the court shall retain or assume jurisdiction for the purpose of awarding such supplemental relief as may be necessary.

**Section 608 Procedure to Obtain Preliminary Opinion.** In order not to unreasonably delay the time when a landowner may secure assurance that the ordinance or map under which the proposal to build is free from challenge, and recognizing that the procedure for preliminary approval of the development may be too cumbersome or may be unavailable, the landowner may advance the date from which time for any challenge to the ordinance or map will run under Section 605 by the following procedures.

608.1 The landowner may submit the plans and other materials describing the proposed use or development to the Zoning Officer for a preliminary opinion as to their compliance with the applicable ordinances and maps. Such plans and other materials shall not be required to meet the standards prescribed for preliminary, tentative or final approval or for the issuance of a building permit so long as they provide reasonable notice of the proposed use or development and a sufficient basis for a preliminary opinion as to its compliance.

608.2 If the Zoning Officer's preliminary opinion is that the use or development complies with the ordinance or map, notice thereof shall be published once each week for two successive weeks in a newspaper of general circulation in the Township. Such notice shall include a general description of the proposed use or development and its location, by some readily identifiable directive, and the place and times where the plans and other materials may be examined by the public. The favorable preliminary approval under Section 605 and the time specified therein for commencing a proceeding with the Zoning Hearing Board shall run from the time when the second notice has been published.

**Section 609 Curative Amendment Procedures.**

609.1 **Landowner Curative Amendment Procedure.** A landowner who desires to challenge on substantive grounds the validity of a zoning ordinance or map or any provisions thereof, which prohibits or restricts the use or development of land in which the landowner has an interest may submit a curative amendment to the Board of Supervisors with a written request that the challenge and proposed amendment be heard and decided.

as provided for in Section 607. The Board of Supervisors shall commence a hearing thereon within sixty days of the request as provided in Section 607. The curative amendment and challenge shall be referred to the Planning Commission at least thirty days prior to the hearing on such proposed amendment or challenge to provide the Planning Commission an opportunity to submit recommendations. Notice of the hearing shall be given as provided in Section 607 and Section 610.

609.102 The hearing shall be conducted in accord with Section 602.5 and all references therein to the Zoning Hearing Board shall, for the purposes of this section be references to the Board of Supervisors. If the Township does not accept a landowner's curative amendment brought in accordance with this section and a court subsequently rules that the challenge has merit, the court's decision shall not result in a declaration of invalidity for the entire zoning ordinance or map, but only for those provisions which specifically relate to the landowner's curative amendment and challenge.

609.103 The Board of Supervisors may determine that a validity challenge has merit and may accept a landowner's curative amendment, with or without revision, or may adopt an alternative amendment which will cure the challenged defects. the Board of Supervisors shall consider the curative amendment, plans and explanatory material submitted by the landowner and shall also consider:

.1031 the impact of the proposal upon roads, sewer facilities, water supplies, schools, and other public service facilities;

.1032 if the proposal is for a residential use, the impact of the proposal upon regional housing needs and the effectiveness of the proposal in providing housing units of a type actually available to and affordable by classes of persons otherwise unlawfully excluded by the challenged provisions of the ordinance or map;

.1033 the suitability of the site for the intensity of use proposed by the site's soils, slopes, woodlands, wetlands, flood plains, aquifers, natural resources and other natural features;

.1034 the impact of the proposed use on the site's soils, slopes, woodlands, wetlands, flood plains, natural resources, and natural features, the degree to which these are protected or destroyed, the tolerance of the resources to development and any adverse environmental impacts; and

.1035 the impact of the proposal on the preservation of agriculture and other land uses which are essential to public health and welfare.

609.2 Municipal Curative Amendment Procedure. if the Township determines that a zoning ordinance or portions thereof may be substantially invalid it shall take the following actions:

609.201 The Township shall declare by formal action, its zoning ordinance or portions thereof substantially invalid and propose to prepare a curative amendment to overcome such invalidity. Within thirty days following such declaration and

proposal the Board of Supervisors shall:

- .2011 By resolution make specific findings setting forth the declared invalidity of the zoning ordinance which may include: a) references to specific uses which are either not permitted in sufficient quantity;
- b) reference to a class of use or uses which require revision; or
- c) reference to the entire ordinance that requires revisions.

.2012 Begin to prepare and consider a curative amendment to the zoning ordinance to correct the declared invalidity.

609.202 Within one hundred eighty days from the date of the declaration and proposal, the Township shall enact a curative amendment to validate, or reaffirm the validity of, its zoning ordinance, in order to cure the declared invalidity of the zoning ordinance.

609.203 Upon the initiation of the procedures, as set forth in 609.201, the Board of Supervisors shall not be required to entertain or consider any landowner's curative amendment filed under 609.1 nor shall the Zoning Hearing Board be required to give a report requested under Section 602.7 or Section 607 subsequent to the declaration and proposal based upon the grounds identical to or substantially similar to those specified in the resolution required under clause 609.2011(a). Upon completion of the procedures set forth in clauses 609.201 and 609.202, no rights to cure pursuant to the provisions of Section 609.1 and Section 607 shall, from the date of the declaration and proposal, accrue to any landowner on the basis of the substantive invalidity of the unamended zoning ordinance for which there has been a curative amendment pursuant to this section.

609.204 Once the Township utilizes the procedures as set forth in clauses 609.201 and 609.202, the Township may not again utilize said procedure for a thirty six month period following the date of the enactment of a curative amendment, or reaffirmation of the validity of its zoning ordinance, pursuant to clause 609.202; provided however, if after the date of the declaration and proposal there is a substantially new duty or obligation imposed upon the Township by virtue of a change in statute or by virtue of a Pennsylvania Appellate Court decision, the Township may utilize the provisions of this section to prepare a curative amendment to its ordinance to fulfill said duty or obligation.

#### Section 610. Publication, Advertisement and Availability of Ordinances.

610.1 Proposed zoning ordinances and amendments shall not be acted upon unless notice of proposed enactment is given in the manner set forth in this section, and shall include a time and place of the meeting at which passage will be considered, a reference to a place within the Township where copies of the proposed ordinance or amendment may be examined without charge or obtained for a charge not greater than the cost of the copy.

The Board of Supervisors shall publish the proposed ordinance or amendment once in one newspaper of general circulation in the Township not more than sixty days nor less than seven days prior to passage. Publication of the proposed ordinance or amendment shall include either the full text thereof or the title and a brief summary, prepared by the Township solicitor and setting forth all the provisions in reasonable detail. If the full text is not included, then:

.101 A copy of the text shall be supplied to the newspaper of general circulation in the Township at the time the public notice is published.

.102 An attested copy of the proposed ordinance shall be filed in the county law library.

.610.2 In the event substantial amendments are made in the proposed ordinance or amendment, before voting on enactment the Board of Supervisors shall, at least ten days prior to enactment, readvertise, in a newspaper of general circulation in the Township, a brief summary setting forth all the provisions in reasonable detail together with a summary of the amendments.

.610.3 Zoning ordinances and amendments may be incorporated into the Township ordinance book by reference with the same force and effect as if duly recorded therin.

ARTICLE VII  
Additional Provisions.

Section 701. Nonconforming Uses.

701.1 Continuance. The lawful use of a building existing at the time of the effective date of the Zoning Ordinance may be continued, although the use does not conform to the provisions of this ordinance. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or more restricted classification. Whenever a nonconforming use has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use. Whenever the use of a building becomes nonconforming through a change in the zoning ordinance or district boundaries such use may be continued and if no structural alterations are made it may be changed to another nonconforming use of the same or of a more restricted classification.

701.2 Discontinuance. Whenever a nonconforming use of a building or structure, or part thereof, has been discontinued for a period of twenty-four consecutive months, or for a continuous period of thirty-six months if the building was originally designed and constructed for a nonresidential use such use shall not after being discontinued or abandoned be reestablished, and the use of the premises thereafter shall be in conformity with the regulations of the district.

701.3 Reconstruction. Any structure that is a nonconforming use and is subsequently destroyed by wind, flood, fire, or other similar peril, may not be permitted to be reconstructed as a nonconformity unless the landowner can demonstrate that the denial of permission to reconstruct as a nonconformity places an undue hardship upon the landowner due to the unique or particular circumstances of the nonconforming situation.

701.4 Historical Determinations. The provisions of this Section shall not apply to any building, structure or use which is designated by the Planning Commission and subsequently concurred to by the Township, to be of local historical significance.

701.5 Nonconforming Use Inventory. Upon enactment of the Zoning Ordinance, the Zoning Officer shall be instructed to undertake and complete an inventory listing of the nonconforming uses and structures within the Township, with respect to the literal terms of the ordinance. This inventory listing shall be completed within one year and shall serve as a reference of nonconformities within the Township.

Section 702. Variances. A modification of the literal provisions of the Zoning Ordinance may be granted by the Zoning Hearing Board as a variance to the ordinance when the landowner can demonstrate to the Zoning Hearing Board that the literal enforcement of the provisions of the ordinance would cause an undue hardship to the landowner due to the unique or particular circumstances of the property for which the variance is sought.

**ARTICLE VIII**  
**The Millcreek Township Conservation District Zoning Map.**

Section 801. Incorporation of the Zoning Map. The Zoning Map herein is incorporated into the Zoning Ordinance as an illustrative reference to the districts classified by Article III. The source of the base map is the United States Geological Survey, County Series Topographical Map. The Zoning Map was prepared by the Millcreek Township Planning Commission at the request of the Board of Supervisors to serve as an incorporated part of the Zoning Ordinance.

APPENDIX I  
Statement of Community Development Objectives.

With reference to Section 106 of the Zoning Ordinance, the following is Component B of the Comprehensive Plan of Millcreek Township, proposed and nearing completion at the time of drafting of the Zoning Ordinance.

The Goals and Objectives for Community Development of  
Millcreek Township, Clarion County, Pennsylvania.

prepared by:

The Millcreek Township  
Planning Commission, 1991.

B. The Goals and Objectives for Community Development of Millcreek Township, Clarion County, Pennsylvania

Land Use

Goal:

To protect, promote and facilitate public health, safety and welfare by encouraging the coordination of quality, environmentally sensitive development and land use that, by local government standards, is adequately and properly balanced among, residential, agricultural, recreational, commercial, industrial and conservation interests; Adequately supported by private and public facilities and services; Located and designed to maintain a high quality natural environment by preserving, conserving and restoring existing natural features, environmentally sensitive land and ecosystems, as well as land and features that that are significant as habitat and propagation areas of various flora and fauna; Located and designed to maintain the high and exceptional quality of the ground, surface and atmospheric water resources of the Township; Located and designed to maintain the quantities of water available for local consumption and use as well as protecting the natural flows of downstream environments; And adequate to meet the needs of current and future residents and land uses of the Township.

Objectives:

To develop, establish and enforce the regulations, standards and ordinances that will provide the general order and structure necessary to achieve the stated goal, including the establishment of residential, agricultural, recreational, commercial, industrial and conservation areas and zones that will achieve the stated goal based upon and including the following concepts:

a) To promote, protect and preserve the rural and village character of existing and new development within the Township.

b) To promote, protect, preserve and enhance private and public open spaces in a complementary manner consistent with the protection and preservation of the natural environment upon which human, animal and plant life are dependent.

c) To promote and encourage agricultural practices that are conducive to maintenance of sustainable agricultural and the short and long term benefits to the Township's residents inherently associated with a localized agricultural base.

d) To maintain and improve the aesthetic qualities of the Township by preserving and restoring natural features, environmentally sensitive land areas, and historical and cultural resources wherever and whenever possible.

B. The Goals and Objectives for Community Development of  
Millcreek Township, Clarion County, Pennsylvania

Land Use (continued)

e) To prevent: the overcrowding of land, danger and hazards of congested travel; loss of life and property from fire, flood, panic or other hazards and dangers; loss of recreational use of Township roads, facilities and features by poorly planned land use proposals; hazard to human, animal and plant life by the transportation, handling, processing and storage of solid, hazardous, nuclear, medical, manufacturing, and agricultural wastes products; while giving general consideration to the character of the Township and its various parts for particular uses, structures and facilities.

f) To encourage the development of public and private services to serve the needs of current and future residents of the Township, including health care facilities, educational facilities and programs, agricultural assistance and emergency services.

g) To encourage and require that development activities protect and provide reliable and adequate water supplies for residential, recreational, agricultural, commercial, industrial and conservation interests and uses by protecting ground, surface and atmospheric water resources of the Township through local regulations of wetlands, floodplains, groundwater recharge zones, natural drainage patterns, ambient air quality and other appropriate natural features.

h) To monitor and regulate existing public and private water and sewage systems, and to review for approval or disapproval proposals for new public and private water and sewage systems and facilities, in order to protect the natural environment of the Township including in particular the ground, surface and atmospheric water qualities and quantities.

B. The Goals and Objectives for Community Development of  
Millcreek Township, Clarion County, Pennsylvania

Environmental Protection

**Goal:**

To promote and encourage the protection and wise use of the natural resources and environmentally sensitive eco-systems of the Township; To guide the economic growth and development of the Township by the development of local plans and programs that will prevent the future loss of natural resources that are significant to the natural function of the various eco-systems present throughout the Township.

**Objectives:**

a) To delineate those areas of the Township where development should be particularly regulated, discouraged, or prohibited due to environmental factors such as steep slopes, floodplains, wetlands, limiting soils, flora and fauna preservation as well as other necessarily limiting factors that provide benefit to the Township by preservation management practices.

b) To develop the ordinances and regulations necessary to regulate the land use of steep slopes, floodplains, wetlands, limiting soils, watercourses and other land areas that are significant to the natural function of various eco-systems throughout the Township, in addition to being significant in performing natural functions such as groundwater recharging, drainage, wildlife propagation and habitat and other functions.

c) To delineate agriculturally-suited soils and lands so as to determine the areas of the Township that may require preservation, conservation and restoration efforts in support of agricultural development and activities.

d) To conduct a continuation of the surveys and studies of flora and fauna within the Township and to identify rare, unique or significant species, and to cause a determination to be made to address the areas and minimal acreages that are necessary for the continued survival of the species identified.

e) To conduct periodical studies and censuses of various populations of indicator species of flora and fauna in order to gauge the overall condition of the Township's environment.

f) To initiate educational programs for the Township's residents and the general public, including the continued cooperative research efforts of regional learning institutions and government agencies, that encourage the appreciation and protection of the environment of the Township.

g) To develop local standards of development performance and regulations that address the protection and preservation of the ambient air quality of the Township, including atmospheric water qualities and quantities.

B. Goals and Objectives for Community Development of  
Millcreek Township, Clarion County, Pennsylvania

Transportation

**Goal:**

To promote the maintenance and development of a coordinated transportation network to serve the needs of existing and future land uses, that maintains and provides safety and convenience of movement of the population, that provides for the preservation of aesthetic qualities inherent to a rural community, that meets the Environmental Protection Goal and Objectives, while assisting in the shaping of the Township's growth pattern.

**Objectives:**

a) To continue to develop supportive background studies of existing conditions and trends which will affect the growth and development of the Township: To formulate short range and long range vehicular traffic plans for the Township which allow for the continued and future use of existing roads, trails, and watercourses where necessary, for a variety of uses including, general vehicular movement, non-motorized vehicular movement, recreational uses where applicable, foot travel and recreational watercourse travel. Said studies and plans shall:

- 1) Identify the appropriate road classification for each street, road, highway, trail and watercourse within the Township and determine acceptable physical standards for each classification.
- 2) Identify any existing high accident traffic points as well as perceived hazardous conditions, and determine the physical improvements that are necessary to correct or eliminate the hazards identified.
- 3) Identify necessary improvements and standards to maintain the rural character of Township roads and trails in order to allow for an orderly upgrading of existing facilities to serve the future land uses and populations of the Township.
- 4) Identify methodologies to finance and implement the necessary improvements to the transportation networks of the Township including cooperative planning with the Pennsylvania Department of Transportation for state-owned roads within the Township.

b) To conduct a long range study of the need for public transportation within the Township with accompanying discussion related to financing and coordination with adjacent municipalities in order to best meet the future needs of the Township and its residents.

B. The Goals and Objectives for Community Development of  
Millcreek Township, Clarion County, Pennsylvania

Housing

**Goal:**

Encourage residential and recreational development to provide decent, livable, suitable and affordable housing for the Township's full and part time residents.

**Objectives:**

- a) To promote the development of residential housing areas within reasonable access to the primary transportation system of the Township and to discourage residential development within areas of significant environmental value.
- b) To establish acceptable minimum construction standards.
- c) To encourage the rehabilitation and restoration of existing aging housing stock as viable dwelling units.
- d) To allow alternative housing types to complement the single family detached housing that is predominate throughout the Township.
- e) To encourage environmentally sensitive sewage and water facilities for residential development activities.
- f) To encourage adequate lot sizing where on-lot sewer and water are developed so as to allow for the possibilty of alternative sites for facilities that have the potential to fail or degrade with the passage of time.
- g) To encourage the updating of existing sewer and water facilities in a community effort to minimize environmental degradation of the high or exceptional quality water resources common throughout the Township.

B. The Goals and Objectives for Community Development of  
Millcreek Township, Clarion County, Pennsylvania

Population

**Goal:**

To provide through community development efforts for the health, safety and welfare of all Township residents, present and future, without adversely affecting either the value of land and property within the Township, or degrading the environmentally sensitive eco-systems present throughout the Township nor the desireable rural character of the Township.

**Objectives:**

- a) To promote the protection and preservation of the natural resources, woodlands, wildlife habitats and air water resources from future unregulated development.
- b) To promote adequate open space configurations of land uses to provide for the recreational and agricultural needs and desires of present and future residents of the Township.
- c) To promote and foster the development of adequate and continual emergency management services and facilities to serve the complete variety of residents of the Township and their present and future needs.
- d) To encourage the participation of all residents of the Township in the development and utilization of local and regional educational facilities.
- e) To discourage disorderly and unregulated development of the Township in an effort to maintain and enhance the high quality of life afforded present day residents and projected future residents of the Township.

B. The Goals and Objectives for Community Development of  
Millcreek Township, Clarion County, Pennsylvania

Economic Development

**Goal:**

To promote local policies that guide residential, commercial, industrial, agricultural and recreational development interests in the Township in a manner that will serve the needs of the residents of the Township by providing jobs, goods, services and tax revenues that complement the rural character of the Township as well as preserve and enhance the quality of rural residential life in the Township.

**Objectives:**

- a) To promote the development and location of light, non-invasive, environmentally sensitive industrial development within the Township by a concerted marketing strategy developed by Township residents and promoted in accord with County and regional development goals and objectives.
- b) To encourage the development of small commercial development to serve the needs of the various residents and recreational land uses common throughout the Township.
- c) To discourage the development of large scale regional commercial and industrial development that has the potential to adversely affect the infrastructure and/or the environmentally sensitive areas common throughout the Township.
- d) To seek innovative solutions to environmental remediation and restoration needs of the Township.

B. The Goals and Objectives for Community Development of  
Millcreek Township, Clarion County, Pennsylvania

Community Services and Facilities

Goal:

To promote the adequate enhancement of the quality of life and the value of property by fostering the establishment of community services and facilities to better meet the needs of the residents of the Township.

Objectives:

- a) To encourage the establishment of efficient methods of emergency management procedures and facilities including police and fire protection, ambulance and medical response services, environmental monitoring devices and procedures in general that serve to ensure the health, safety and welfare of the Township residents.
- b) To assist in the promotion and coordination of adequate educational opportunities and facilities for the residents of the Township.
- c) To promote and encourage the establishment and utilization of various social services to answer the needs of the various demographic representations of the Township.
- d) To provide community parks and recreational facilities and programs throughout the year to all age groups and a variety of interests.

B. The Goals and Objectives for Community Development of  
Millcreek Township, Clarion County, Pennsylvania

**Utilities**

**Goal:**

To encourage the development and maintenance of efficient, environmentally sound utility services to meet the present and future needs of the residents and landowners of the Township.

**Objectives:**

- a) To encourage the wise use of natural resources of the Township as a means of contributing to the overall efficiency of utility performance within the Township.
- b) To encourage the study and utilization of alternative energy sources for the benefit of the residents and other energy consumers of the Township.
- c) To require that sanitary sewage facilities and water development facilities demonstrate performances that meet or exceed local standards and state regulations for environmental protection.
- d) To encourage the replacement of existing electrical facilities that require replacement due to age, condition or damage with facilities that are underground and installed in an environmentally sensitive manner.
- e) To encourage the replacement of communications facilities that require replacement due to age, condition, technical obsolescence or damage with facilities that are underground and installed in an environmentally sensitive manner.
- f) To encourage the replacement and development of natural gas, oil, water and other transmission pipeline facilities to be installed and maintained in an environmentally sensitive manner by minimizing or avoiding disturbance to environmentally sensitive eco-systems and areas.

B. The Goals and Objectives for Community Development of  
Millcreek Township, Clarion County, Pennsylvania

Historical and Cultural Resources

Goal:

To promote and encourage the protection, preservation and restoration of historically and culturally significant and important sites, locations, features and structures to serve as permanent examples of the heritage and development of the Township.

Objectives:

- a) Establish local standards for the identification, preservation and restoration of the historically and culturally significant and important sites, locations, features and structures of the Township.
- b) Perform an inventory of the historically and culturally significant and important sites, locations, features and structures of the Township.
- c) Develop a local program to enlighten and educate the general public about the historical and cultural assets of the Township.
- d) Nominate or coordinate the identification of the historical assets of the Township with the appropriate local historical society and County, State and Federal agencies.
- e) Review development plans that may adversely affect the historical and cultural assets of the Township.

ENACTED this 10th day of September 1992

Millcreek Township  
Board of Supervisors

BY James A. Long  
Jim Long, Chairman

BY Walter, Daugherty

BY Jim Porter  
Jim Porter

ATTEST:

Shirley Spangler  
Shirley Spangler  
Township Secretary