

ZONING

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Township of Cambria

Appendix 27-3

Statement of Community Development Goals and Objectives for The Central Cambria Coalition (Jackson Township, Cambria Township, Ebensburg Borough)

Historic Resources.

Goal. To prevent and conserve the historic resources and heritage throughout Jackson Township, Cambria Township, and Ebensburg Borough.

Objectives.

- A. Maintain an inventory of buildings and structures that are eligible for placement on the National Register of Historic Places.
- B. Research and nominate individual properties to be placed on the National Register of Historic Places.
- C. Promote the preservation of the local heritage.

Natural Resources.

Goal. To conserve, protect, and properly utilize the natural resources of Jackson Township, Cambria Township, and Ebensburg Borough.

Objectives.

- A. Encourage quality development and redevelopment, which are sensitive to environmental protection issues.
- B. Preserve open green space by concentrating new development within the designated growth areas.
- C. Preserve viewsheds, greenways, and open green space.
- D. Preserve environmentally sensitive areas.
- E. Preserve the water resources of the multi-municipal area.
- F. Utilize the existing coal mines located throughout the multi-municipal area.

Land Use.

Goal. To preserve the existing scenic and rural character of Jackson Township, Cambria Township, and Ebensburg Borough.

Objectives.

- A. Conserve existing development concentrations throughout the multi-municipal area.
- B. Revitalize existing development concentrations throughout the multi-municipal area.
- C. Reserve land resources unsuitable for future growth and development as open green space and conservation areas.
- D. Preserve the historic community patterns of development through the multi-municipal area.

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- E. Recognize, preserve, and protect the historic and cultural resources as a means for preserving the visual and historic character of the multi-municipal area.

Goal. To guide future development utilizing recognized principals for good land use development principles and smart growth.

Objectives.

- A. Concentrate future development within designated and future growth areas, which have been determined to be the most suitable for development and where infrastructure (water and sewer service, and streets and roads) can be made easily available.
- B. Concentrate future development outside of and adjacent to designated growth areas to accompany the orderly extension of public infrastructure.
- C. Arrange the variety of land uses in such a manner that they are compatible, complementary, and stable.
- D. Prevent the mixing of incompatible land uses.
- E. Encourage “in-fill” development throughout the multi-municipal area.
- F. Insure that land use decisions in the multi-municipal area are consistent with the County Comprehensive Plan.
- G. Promote harmony among existing development, future development, and the natural environment.

Goal. To locate development in such a manner that access to public utilities and community facilities are most cost effective.

Objectives.

- A. Encourage the reuse of any existing developed land and structures throughout the multi-municipal area.
- B. Consider conservation subdivisions throughout the multi-municipal area.
- C. Use each parcel of land for the purpose to which it is best suited and most beneficial to the Townships, Borough, and their residents.
- D. Encourage balanced development among the various land uses while conserving open green space, natural drainage areas, and viewsheds.
- E. Prevent undesirable land use relationships by eliminating or preventing the adjacent mixing of incompatible land uses, such as, single household homes with intensive industrial operations, businesses, mobile home parks, and large commercial signs in primarily single household areas.
- F. Protect and preserve the value of the exiting residential areas and homes of the multi-municipal area. By preventing or reversing the indiscriminate spread of spot commercial zoning, multi-household occupations of single-household residences, low density scattered residential development, and other less desirable development patterns, which may be scattered through the multi-municipal area.
- G. Encourage new development to occur within and immediately adjacent to existing development concentrations, thereby enabling the most efficient and economic provisions of community facilities and the extension of public utilities.
- H. Reserve adequate public open green space and outdoor recreation areas facilities for the enjoyment of present and future population.

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- I. Provide oversight of subdivision and land development to insure that public concerns with accessibility, stormwater management, water supply, sewage collection and disposal, and other pertinent and unique factors are adequately considered.
- J. Update and enforce land use controls including: the Zoning Ordinance [this chapter], the Subdivision Land Development Ordinance [Chapter 22], the Floodplain Ordinances [Chapter 8], and the Stormwater Management Ordinance [Chapter 23] to insure orderly future development throughout Jackson Township, Cambria Township, and Ebensburg Borough.
- K. Encourage the “cluster” concept of land development to most efficiently utilize the land resources of the Townships and Borough while reserving adequate open space in all new subdivisions and land developments according to the principals set forth in the growing greener concept.
- L. Encourage traditional neighborhood design to maintain the historic look of the multi-municipal area.
- M. Prepare and follow land use policies, which provide for and strengthen the existing land use categories.
- N. Assess current and past zoning practices to determine compliance with the ordinances in effect as well as to update the inventory of nonconforming uses throughout the multi-municipal area.

Housing.

Goal. To ensure that opportunities for adequate housing are available to all residents of Jackson Township, Cambria Township, and Ebensburg Borough.

Objectives.

- A. Conserve the housing stock presently existing throughout Jackson Township, Cambria Township, and Ebensburg Borough.
- B. Preserve and protect the architectural integrity of structures throughout the multi-municipal area.
- C. Encourage additional non-assisted living areas for seniors.
- D. Work to provide more rental units for young business professionals and young families, who are moving to the area for the first time.
- E. Provide opportunities for the development of a variety of housing types within the multi-municipal area.
- F. Initiate a program for housing rehabilitation for low and moderate-income homeowners throughout the multi-municipal area.
- G. Enable that affordable housing is provided for all income groups throughout the multi-municipal area.
- H. Encourage the provision of housing for young professionals such as condos, town homes, and garden apartments.

Economic Development.

Goal. To maintain and create employment through economic development initiatives (job retention, job expansion, and job attraction) by increasing the number, variety, and choice of employment opportunities throughout Jackson Township, Cambria Township, and Ebensburg Borough.

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Objectives.

- A. Retain existing and create new small business growth throughout the multi-municipal area.
- B. Assist local economic development initiatives with technical, non-technical, and financial assistance.
- C. Work in close cooperation with the public utilities, existing development organization, and local, state, and federal agencies in efforts to assist in achieving desired economic development goals and objectives.
- D. Encourage the development of additional industrial/business parks complete with utilities and access within available areas throughout the multi-municipal area.
- E. Assist sponsors in obtaining funding for site purchase and site development.
- F. Support efforts to provide an adequate transportation network and supply of energy to existing business/industrial sites.
- G. Promote the attraction and location of industry by identifying and preserving sites that have favorable physical characteristics, adequate transportation, and available utilities.

Transportation.

Goal. To adequately maintain the existing highway, road, and street system throughout Jackson Township, Cambria Township, and Ebensburg Borough according to generally accepted maintenance standards necessary to meet the needs of the county's population, those of the commercial and industrial establishments, plus those of the recreation and tourism industry.

Objectives.

- A. Work with PennDOT to improve and maintain the major routes within the multi-municipal area: U.S. 22, U.S. 422, and U.S. 219 and State Routes 271, 3039, 3041, 3043, 3045, and 3047.
- B. Work to upgrade and maintain safe intersections which have been identified as being dangerous through the multi-municipal area, paying close attention to: the intersection of West High Street and New Germany Road and U.S. Route 219 and U.S. 422 intersection.
- C. Work to ensure all State Routes and Township roads are maintained at an acceptable level throughout the multi-municipal area.
- D. Provide adequate signage, signalizations, and lighting for all highways and streets throughout the more densely developed areas of the multi-municipal area.
- E. Increase the level of traffic enforcement, particularly in regard to speeding and obeying stop signs, plus other traffic control devices.
- F. Work to eliminate heavy truck traffic through Ebensburg Borough and throughout Jackson and Cambria Township, to insure safety for pedestrians and other drivers.
- G. Follow the transportation guidelines established by the Southern Alleghenies Planning and Development Commission, the Cambria County Planning Commission, and PennDOT.

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Goal. To plan and implement future transportation improvements to serve Jackson Township, Cambria Township, and Ebensburg Borough to solve existing transportation and identified traffic problems, as well as meeting projected future transportation needs.

Objectives.

- A. Prepare and maintain a list of candidate transportation projects (highways and bridges) and recommend them on a bi-annual basis for inclusion in the Pennsylvania Department of Transportation (PennDOT) Twelve-Year Program and the Transportation Improvements Program (TIP).
- B. Provide for safe, convenient usage of local routes by both bicyclists and pedestrians throughout the multi-municipal area: Share the Road Program.
- C. Ensure the efficient and safe movement of traffic among the commercial, residential, and industrial areas of the area.
- D. Provide for future traffic to, from, and within new developments.
- E. Institute a program of access management for ingress and egress to and from roadside development.
- F. Institute a pavement management program for all of the municipalities' streets and roads.

Community Facilities.

Goal. To provide community facilities including recreational facilities and organized activities and programs for the use and enjoyment of the residents and visitors of Jackson Township, Cambria Township, and Ebensburg Borough.

Objectives.

- A. Provide adequate maintenance for existing community facilities and services to assure their longevity in serving the residents of the Townships and Borough.
- B. Institute a phased improvement program for parks and recreation facilities throughout the multi-municipal area.
- C. Bring into American with Disabilities Act (ADA) compliance all municipal buildings and facilities to serve the residents of the multi-municipal area.
- D. Maintain the Ghost Town Trail for walking/hiking/biking throughout the Townships and Borough.

Goal. To increase the livability and attractiveness of Jackson Township, Cambria Township, and Ebensburg Borough through the adequate provision of a wide range of community facilities which are easily accessible to all the citizenry of the multi-municipal area.

Objectives.

- A. Provide adequate municipal buildings and facilities to accommodate the expanding needs of government in Jackson Township, Cambria Township, and Ebensburg Borough.
- B. Provide adequate school complexes with space for the necessary adjunctive facilities strategically located with respect to the communities, which they serve.
- C. Provide adequate fire, police protection, and emergency service to the multi-municipal area.
- D. Continue to share and purchase equipment among the three municipalities.

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Public Utilities.

Goal. To provide municipal water and sewer service to a majority of the residents and businesses of Jackson Township, Cambria Township, and Ebensburg Borough.

Objectives.

- A. Maintain and improve the water distribution system and the water quality in the multi-municipal area.
- B. Encourage regional and cooperative water and sewer authorities.
- C. Follow the standards of the Commonwealth Comprehensive Water Quality Management Plan.
- D. Maintain the existing sewage collection system and treatment facility to accepted standards set forth by the DEP and the EPA.
- E. Continue to inspect new on-lot sewage systems and monitor existing on-lot sewage systems as per any existing sewerage ordinance.
- F. Encourage development to occur in areas that are presently served with public water and sewer.
- G. Require all new residential, commercial, and industrial developments to tap into available public water and sewer systems.
- H. Review and implement the content, proposals, and recommendations of the Sewage Facilities Act 537 Plan for Jackson Township, Cambria Township, and Ebensburg Borough.
- I. Prepare and submit applications for financial assistance to Penn Vest, the Pennsylvania Department of Economic Development (DCED), and other applicable programs to expand community water and sewer systems, which will be needed for the future development of the multi-municipal area.
- J. Strengthen working relationships with the surrounding municipalities, the Cambria County Planning Commission, and the Southern Alleghenies Planning and Development Commission.
- K. Expand the function of the Central Cambria Coalition and continue to share services such as maintenance vehicles, recreation areas, joint purchasing, and other resources and functions.