

## Appendix



**APPENDIX A**

**PUBLIC OUTREACH MEETINGS**

**JANUARY 18 & 20, 2007**

**for**

**CENTRAL BRADFORD REGION**

**COMPREHENSIVE PLAN**

**APPENDIX A.1**  
**MEETING ANNOUNCEMENT**

**PUBLIC OUTREACH MEETINGS**

**JANUARY 18 & 20, 2007**

**for**

**CENTRAL BRADFORD REGION**

**COMPREHENSIVE PLAN**

**North Towanda Township, Towanda Borough & Towanda Township**

*are working on a*

**Central Bradford Region Multi-Municipal Comprehensive Plan**

*and will hold*

## **COMPREHENSIVE PLAN**

### **PUBLIC OUTREACH MEETINGS**

**Thursday, January 18, 2007, 7 pm**

**&**

**Saturday, January 20, 2007, 10 am**

*At the*

**New Towanda Elementary School Cafeteria**

**(State St. & Western Ave. - use parking lot by main office)**



**Your attendance will enable you  
to learn about the Comprehensive Plan  
and to share your ideas for the  
future of the Central Bradford Region**

**Please try to attend one of these meetings**

**Note: the same material will be  
covered at both meetings**

**APPENDIX A.2**

**EXIT SURVEY**

**PUBLIC OUTREACH MEETINGS**

**JANUARY 18 & 20, 2007**

**for**

**CENTRAL BRADFORD REGION**

**COMPREHENSIVE PLAN**

Central Bradford County Comprehensive Plan

North Towanda Township  
Towanda Borough  
Towanda Township

Outreach Meetings - January 18 or January 20, 2007

Exit Survey

PLEASE NOTE: Your municipal officials greatly appreciate your sharing opinions about this meeting and the Comprehensive Plan. You do not need to provide your name or contact information to fill out this survey. Only provide contact information if you want to be contacted for further information.

1. Circle the municipality where you reside.                      North Towanda Township  
   Towanda Borough                      Towanda Township                      Other

2. Do you have any suggestions that the Central Bradford Advisory Committee should consider? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Should we contact you for further details?        \_\_\_\_\_Yes        \_\_\_\_\_No  
Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Email \_\_\_\_\_

3. What was the most important information you learned today? \_\_\_\_\_

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4. If you disagree with any of the information presented today, please explain.

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5. Please list any additional community goals that should be considered. \_\_\_\_\_

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6. Are there other areas in which these municipalities should work together?

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**APPENDIX A.3**

**EXIT SURVEY COMMENT TALLY**

**PUBLIC OUTREACH MEETINGS**

**JANUARY 18 & 20, 2007**

**for**

**CENTRAL BRADFORD REGION**

**COMPREHENSIVE PLAN**



January 24, 2007

MEMO

To: Doug Hovey

From: Jo Rockwell

Re: Exit Interview Comment Tally - Central Brad. Comp. Plan Public Meetings/January

- A. Privately funded housing for middle income seniors and the handicapped. 8
- B. Improvement of recreational and trail facilities. 10
- C. Better economic development activities for small business/retail. 8
- D. Varied issues regarding transportation problems. 12  
(Includes 3 suggestions for passenger rail travel)
- E. Plan should advocate for tourism promotion. 2
- F. Consolidate services. 4 (One suggestion for paid professionals/fire dept.)
- G. Population decline & school enrollment decline reflecting need for better cooperation between municipalities and school district. 3
- H. Environmental issues re: air and water pollution, 3
- I. Continue historic preservation efforts. 3
- J. Home area-based food growth expansion - interesting suggestions here. 1
- K. Promote fairer taxation for industry (all of whom have been granted less taxes upon appeal) and individual property owners, 1
- L. These meetings are a good beginning for improved communication between the municipalities and the public, 1
- M. Adjacent municipalities should be involved in this plan. 1
- N. More visibility and visual presence is needed for municipal & state police. 1
- O. Educational investment versus returns must be evaluated. 2\*

There were three comments from two school board members present and one of their strong supporters that the school's athletic plan which includes the building plan for a new football stadium were not mentioned. This is a questionable topic, in my opinion, because it includes th data from the whole school district, not just the municipalities. We should probably look it ove

MEMO

To: Doug Hovey

From: Jo Rockwell

Re: Recap of Exit Surveys/Public Outreach Meetings, CBC Comprehensive Plan

I copied everyone's comments as they were written (some should have been doctors, but I did my best!). I was going to group them, but in order to get them to you this a.m. I will have to confess that will take longer.

However, the following are the main categories - not necessarily in the order in which they were mentioned most often. There are two exceptions: 1) Privately funded housing for seniors & handicapped and 2) Further extension of our local trail and 3) better economic development for small business/retail, seem to be the subjects mentioned frequently and 4) loss of population and tax base of grave concern.

I understand our next meeting is on Feb. 8<sup>th</sup>, and hope that everyone has much to say about the subjects mentioned. This is one interesting topic! Your leadership has been the greatest asset to the project and I am excited about the outcome of these first two meetings.

If you want to know specifically who said something, I have the survey forms here. I will give them to you at the next meeting, along with the sign-in sheets.

Have a good week!

j

**CENTRAL BRADFORD COUNTY COMPREHENSIVE PLAN**  
North Towanda Township, Towanda Borough, Towanda Township

**Recap of Exit Surveys from Outreach Meetings on 1/18 and 1/20/07**

**1. Circle the municipality where you reside. 24 Exit Surveys were completed:  
(Only 2 were unsigned)**

No. Towanda Twp.:	5 Responses
Towanda Twp.	2 Responses
Towanda Borough	16 Responses
Wysox Twp.	1 Response

**2. Do you have any suggestions that the CBAC should consider?**

*" Consider an aging population as an asset instead of a liability. Encourage development of housing units (from small individual to apartments & condos). Not just government housing, but private funded units and communities. "*

*"No. It looks like much thought and consideration has gone into the development of the plan. "*

*" Our business is dependent upon people from outside this area. They are here for the wildlife and country settings. Hunting is on the decline. We need more recreation (bike trails, hiking, snowmobile trails, cross country skiing to get more people into the area at all times of the year. "*

*" ...From my perspective, I see lots of good ideas but when negative things happen instead of rolling up the sleeves and fixing the problem, I see just the opposite ... the good idea is soon abandoned. For example: County Park Camping (re: Mt. Pisgah) has been closed due to vandalism) or Skate Board Park (Towanda Boro) "*

*" Middle income housing project. Historic homes refurbished. "*

*" Re: promoting tourism: consider connecting the river parkway with Travis road and restoring a stream crossing on Sugar Creek to continue along Sugar Creek Road - Ideal for cycling & hiking. "*

*" Consider putting reflectors on street lights on the parkway to shield the direct arc from glaring at drivers' eyes. "*

*" Bike-hiking trail in North Towanda - foot bridge over Sugar Creek at end of Travis Road. Make Bradford Co. more visible re: recreation, events (Riverfest, etc.) in tourist magazines. "*

*" Recreation: as youth organizations see an increase in 2 parent working families, blended, and those where folks have 1.5 jobs to make ends meet, we are losing or have lost our volunteers. Couple that with increased liability insurance, we are finding it difficult to find enough quality facilities: Therefore, I propose utilizing the old Towanda Borough landfill for development of 3 full - size soccer fields (this is 6 youth sized fields), 2 or 3 baseball and 2 or 3 softball fields. To do so requires water from the borough - and some kind of sanitary holding tank for restrooms. "*

*" Given the amount of agricultural land and our historic farming base, I think we need to be looking at more locally based food systems. Preservation of prime soils and incentives for local food production would be a start. Farm to school cafeteria connections would also help develop this. There are lots of models and ideas out there to draw on, but I think it's important to our future. "*

1) *"While the airport serves the needs of corporate personnel and other needs, there is*

*no focus on having viable public transportation between Scranton and Elmira." (Route cancelled)*

2) *"The plan has no consideration of a revitalization of Towanda through the return of retail activities."*

1) *"Democracy Education, small business, transportation, leadership. Greater community input has been harmed by the rejection of the citizens of the Towanda Area School District's desire not to consolidate. Education is a tremendous burden to taxpayers and it does not have to be this way. (Little return for maximum investment).*

2) *"Small business with global markets need to be nurtured."*

3) *"Transportation could be improved: Wysox, Towanda, Sayre, Athens"*

4) *"Selfless leaders need to be cultivated."*

*"No. How will this information be used? Will these municipalities continue to work cooperatively to achieve the goals?"*

*"The comprehensive athletic plan should be included." (School plan?)*

1) *"Where is economic development to attract new businesses?"*

2) *"Consolidation of the municipalities would encourage larger retail businesses to consider locating in this area. While only creating minimum wage jobs, it does create jobs & taxes. Could possibly attract a large outlet mall."*

*"Consider developing more rail transportation."*

1) *"More emphasis on incorporating rail traffic in future development."*

2) *"Impact of I-99 (in NYS) on area development"*

3) *"Need bike paths."*

*"Housing for seniors - similar to townhouses with lawn and maintenance care - within an income for people on Social Security."*

*"Senior middle income housing."*

*"Egress & exit from/to Plank Road & 220 By-Pass. A hiking & biking path on new sewer right of way to Monroeton, and a path across the river to make a loop to Merrill Parkway. Same on old canal route to Wysox boat launch on Rt. 187. Get rights to develop islands in river for recreation - trail connecting recreational facilities: Towanda H.S. facilities to Clyde Miller Field., etc."*

1) *"Transportation via bus to Scranton/Elmira, if only a couple times a week."*

2) *"Why does retail growth seem to be overlooked?"*

3) *"Some type of play needed to attract and keep younger people."*

*"More planning for viable retail stores - especially help to put in specialty stores on Main St. How do you attract entrepreneurs to do this? Maybe that a combined "bricks n mortar" and "internet commerce" would work. A combination could make a business more viable - could attract a younger population."*

### **3. What was the most important information you learned today?**

*"From the discussion with people after the presentation - there is a high level of energy among people to improve the living conditions and total atmosphere of Central Bradford County. Need a plan to tap that!"*

*"Great effort."*

*"Population trends."*

*"I've just moved back into the Towanda area and this meeting helped me to familiarize myself with what's happening in the area. Thanks for allowing the community to be involved in your planning!"*

*"That we are linked (3 communities) but it saddens me that Wysox, Monroe Twp. and*

*Monroeton are not linked as well - our futures and our pasts were/are linked."*

*" I learned that a number of my concerns were confirmed. These include the stagnation of jobs and the loss of young adults and retirees. I also and most importantly learned that there are people interested in improving our local situation who have not moved away."*

*" What a Comprehensive Plan included. I was not totally aware of the process."*

*" Bringing people together to emphasize the need for working together."*

*1) "Need to reverse declining population"*

*2) "Degree to which US-220 is not used."*

*" That our sewer system is able to take continuous growth."*

*" Seeing the various maps."*

*" Goals are clear. I think our transportation is car dependant, and we could have an automated rail shuttle (like in large airports) from Waverly to Sayre to Athens, Milan, Ulster, N. Towanda to Towanda. All that is needed is a side spur when freight trains run. Coordinated with EMTA - this could be a real asset."*

*" Omission of the T ASD Athletic Plan"*

*" Goals #3, #5, and #6, and #8 - Hooray!"*

*" I thought this is an excellent start of a good comprehensive plan."*

*" The extent of the population decline in the 0-4 age group & the implications for reducing spending in education."*

*" Reduction of school age population."*

**4. If you disagree with any of the information presented today, please explain.**

*" Projection that population will decline in Towanda through next 50 years - doesn't have to happen!"*

*" Not enough information yet to agree or disagree. Should provide address where comments could be e-mailed or snail mailed."*

*1) " Since industry does not contribute anywhere close to its fair share to the community in terms of tax burden support - and this is now impacting people in that many have lost their homes - what would you recommend government do? - What would you like to see industry do (to become better "neighbors") - to more equitably distribute burden?"*

*2) " Why would we advocate a dam across polluted toxic waters?! We all know that Osrasm & Dupont are major pollution sources - that they have been out of compliance with EPA standards for years and it's best to let the affluent - keep moving."*

*3) " Why is the airport, which primarily serves industry and not the community, getting so much in public money? It does not serve the public, does it?!"*

**5. Please list any additional community goals that should be considered.**

*" Have you considered the needs of persons with disabilities. Perhaps discussions with Don Black at SERVE plus Health & Human Services people. (Both should be considered.)"*

*" The loss of the public bus connections to Scranton & Elmira last fall has hurt elderly people and minorities greatly. Public transport needs more emphasis."*

*1) Expanding sewer/water further whenever possible.*

*2) Recognize how difficult working class that are not employed by industry or government have it."*

*" Retail"*

*" Economic development-attracting new businesses to area. More open discussion meetings. Q&A type."*

**APPENDIX A.4**

**NEWS ARTICLES**

**PUBLIC OUTREACH MEETINGS**

**JANUARY 18 & 20, 2007**

**for**

**CENTRAL BRADFORD REGION**

**COMPREHENSIVE PLAN**



**Local News**

## Public input meetings to be held for Bradford County Comprehensive Plan

BY JAMES LOEWENSTEIN  
01/12/2007

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**TOWANDA – The public will have a chance to help create a comprehensive plan to guide the development of central Bradford County.**

The Central Bradford Comprehensive Plan Advisory Committee discusses the upcoming public outreach meetings, to be held in Towanda. From left, Carl Lafy, Mike Welliver, and Lee Sullivan.

Residents of Towanda Borough, and Towanda and North Towanda townships, are invited to attend two public outreach meetings next week to learn about the plan and to provide their input into what the plan should say, according to members of the Central Bradford Comprehensive Plan Advisory Committee.

The meetings will be held at 7 p.m. on Thursday, Jan. 18 and 10 a.m. on Saturday, Jan. 20.

Both meetings will be held in the

cafeteria of the Towanda Area Elementary School, located at the intersection of State Street and Western Avenue in Towanda.

The content and format of the two meetings are identical. Two meetings are being held in case it is inconvenient for a member of the public to attend one of the meetings, said Jo Rockwell, a member of the Central Bradford County Comprehensive Plan Advisory Committee.

Rick Biery, the regional program manager for the Northern Tier Regional Planning & Development Commission, said it is important for the public to provide their input during the development of the plan, which is called the Central Bradford Comprehensive Plan. "This is the future of the community" that is being planned, he said.

Lee Sullivan, a member of the committee, said the plan will guide the development of central Bradford County for the next 10 to 20 years.

The plan will help to make sure the development of the central part of the county is done in a way that is "logical, and not haphazard," said Carl Lafy, the manager of the Bradford County Airport.

The meetings will include presentations on the plan, which will be made by committee member Lee Sullivan and Doug Hovey, a consultant working on the plan.

There will be various ways that the public will be able to provide its input at the meeting, including discussing their views with members of the committee and filling out a survey.

The plan is intended to guide the development of central Bradford County in various areas, such as transportation, historic preservation, economic development, housing, parks, and municipal sewer and water facilities, committee members said.

At the public meeting, members of the public could indicate, for example, whether a

skateboard park is needed, where sewer lines need to be extended, and where historical buildings are located that need to be preserved, Biery said.

When complete, the plan will be adopted by the municipalities of Towanda Borough, North Towanda and Towanda townships, according to the committee.

"A comprehensive plan is considered a tool or mechanism through which the municipalities identify their goals and objectives for the future and establish practical strategies to achieve those goals," according to a written information provided by the committee. "It is meant to be used by municipal officials, county planning staff, and other government agencies, authorities, private citizens and the business community. A comprehensive plan provides a framework for municipal decisions relating to land use, housing, transportation, community facilities and utilities and other community-related issues.

"Comprehensive municipal planning is an orderly process or activity through which a municipality attempts to correct present problems or issues, and address its future development," the written information states. "A comprehensive plan is a policy document and is not an enforceable ordinance or regulation."

It is also hoped that business owners from Towanda Borough, and Towanda and North Towanda townships will also attend the meeting, the committee members said.

The development of the plan is being funded by Towanda Borough, North Towanda Township, Towanda Township, and the state of Pennsylvania.

James Loewenstein can be reached at (570) 265-1633; or email: [jloewenstein@thdailyreview.com](mailto:jloewenstein@thdailyreview.com)



## Our Opinion

# Towanda area's comp plan better with public input

An important opportunity is coming up for residents of Towanda borough, and Towanda and North Towanda townships. As reported in The Daily Review this past Friday, residents of the three municipalities are invited to attend two public outreach meetings this week to learn about the a comprehensive plan for development of the region over the next 20 years or so, and to influence what the plan should say.

It is important for the public to provide input to shape the plan, which is called the Central Bradford Comprehensive Plan. "This is the future of the community" that is being planned, said Rick Biery, the regional program manager for the Northern Tier Regional Planning & Development Commission.

The plan will help to make sure the development of the central part of the county is done in a way that is "logical, and not haphazard." It is a policy document and is not an enforceable ordinance or regulation. When completed, it will be presented to the municipalities for adoption.

Here is how planners themselves define a comprehensive plan: It is considered a tool or mechanism through which the municipalities identify their goals and objectives for the future and establish practical strategies to achieve those goals. It is meant to be used by municipal officials, county planning staff, and other government agencies, authorities, private citizens and the business community. A comprehensive plan provides a framework for municipal decisions relating to land use, housing, transportation, community facilities and utilities and other community-related issues.

The meetings will be held at 7 p.m. on Thursday, and 10 a.m. on Saturday. Both meetings will be held in the cafeteria of the Towanda Area Elementary School, located at the intersection of State Street and Western Avenue in Towanda.

If you live in the affected areas, it is in your best interest to attend and educate yourself to what's in store for the future as well as to make a contribution to shaping what that future will be.

### ITEMS OF AREA INTEREST

Items of Area Interest is a daily public service column to inform readers of upcoming civic, social and other not-for-profit, non-commercial events sponsored by community institutions, organizations and groups. Items may run three times prior to the event. There is no charge. E-mail announcements to [reviewnews@thedailyreview.com](mailto:reviewnews@thedailyreview.com). Put Items of Area Interest in the subject field. Items also may be mailed or delivered to Review offices in Towanda, Sayre and Troy.

#### Valley

Thursday, Jan. 18

**MILAN METHODIST CHURCH:** Will offer a luncheon from 11 a.m. until 1 p.m. on Thursday, Jan. 18, at the church. The menu will feature homemade macaroni and cheese, homemade stewed tomatoes, dinner roll and beverage. The cost will be \$4. The proceeds will benefit the church's charge budget fund. In addition to the luncheon, there will be a mini bake sale. The church will offer its cookbooks and religious T-shirts for sale.

#### Central Bradford

Thursday, Jan. 18

**TOWANDA OR ST. AGNES CLASS OF 1967:** Any interested members are invited to a planning meeting for the 40th reunion celebra-

tion at 6:30 p.m. on Thursday, Jan. 18, at the Weigh Station Restaurant in Towanda.

**PUBLIC OUTREACH MEETINGS:** Will be held at 7 p.m. on Thursday, Jan. 18, and 10 a.m. on Saturday, Jan. 20, to get the public's input for the Central Bradford Comprehensive Plan. Residents of Towanda Borough and Towanda and North Towanda townships are invited to attend the meetings, which will be held in the cafeteria of the Towanda Area Elementary School, located at the intersection of State Street and Western Avenue in Towanda Borough.

Friday, Jan. 19

**TOWANDA BOROUGH RESIDENTS:** Borough employees will be picking up Christmas trees in the Borough starting Friday, Jan. 19, through Feb. 2. Have your tree at the curb by these dates. Because officials want to accomplish this pick up as efficiently as possible, the crew, once through a neighborhood, will not return. Your cooperation is appreciated.

Saturday, Jan. 20

**TOWANDA JR./SR. HIGH SCHOOL:** Will be hosting the Bradford/Sullivan County Music Educators Association Bi-County Band Festival at 2 p.m. on Saturday, Jan. 20, in the new Towanda High School Auditorium. Cost is \$4 for adults and \$3 for students

and seniors.

**WELCOME HOME CELEBRATION FOR CPL. LARRY (DIGGER) LEIGHTON OF MONROETON:** Will be held at 2 p.m. on Saturday, Jan. 20, at Our Place Tavern in Monroeton. Everyone is welcome. Bring a dish to pass.

#### Troy/Canton

Thursday, Jan. 18

**LAWRENCE AND ALAN ROLOSON OF ROLOSON BROTHERS MAPLE SYRUP FROM TROY:** Will be presenting a Hobbyist Maple Syrup Making Class at 6 p.m. on Thursday, Jan. 18, at the Bradford County Library on Route 6 in West

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Local News

### First public outreach meeting held for Central Bradford Comprehensive Plan

BY JAMES LOEWENSTEIN  
01/19/2007

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**TOWANDA - On Thursday, the first public outreach meeting was held to get public input into what the Central Bradford County Comprehensive Plan should say, but only three residents attended the meeting.**

Two residents talk about housing with consultant Doug Hovey at Thursday's public outreach meeting for the Central Bradford County Comprehensive Plan. From left: Al Mackie, Larry Kacyon and Hovey.

However, an identical public outreach meeting will be held on Saturday, so residents will have another opportunity to provide their input into the plan.

Al Mackie, a North Towanda resident whose wife serves on a committee that is involved with writing the plan, said Thursday's meeting was worthwhile.

"I'm surprised there weren't

more people," he said. "Hopefully, there will be more people on Saturday."

The Central Bradford County Comprehensive Plan is a policy document that will help guide the development of Towanda Borough and North Towanda and Towanda townships in various areas over the next 10 to 20 years, such as transportation, historic preservation, economic development, housing, parks, and municipal sewer and water facilities, according to those working on the plan.

"An important part of (developing a) comprehensive plan is citizen participation," Doug Hovey, a consultant working on the plan, told those attending the meeting, which was held in the cafeteria of the Towanda Area Elementary School. "A good comprehensive plan is not just something created by planners and elected officials. There should be some consensus (from the public) that goes into the plan."

North Towanda Township Supervisor Charmaine Stempel said there were a lot of events in the community Thursday night, which drew away people who might have otherwise attended the outreach meeting, including two basketball games in the Towanda School District, a theater production by the Winding River Players, and a performance of a Towanda High School play that recently won a statewide competition.

At the beginning of Thursday's meeting, Hovey gave a presentation on what a comprehensive plan is, and on some of the research that has been done to help formulate the plan.

"We're looking at identifying existing problems and we hope to avoid future problems and guide future development," Hovey said.

Hovey said the population of Towanda Borough is continuing to decline, which he indicated was not a good thing.

He said the plan needs to come up with ways to reverse that trend.

He said that between 1990 and 2000, there were declines in central Bradford County's population of 15-to-34 year-olds, as well as a decline in people aged 55 to 74.

"Perhaps your young people are moving out of the community," Hovey said. "Maybe people are retiring someplace else."

He said there was a fascinating amount of Indian lore in the history of the local area.

"North Towanda was an Indian village," Hovey said. "Major Indian trails go through your community."

Hovey also said he was very impressed with central Bradford County's transportation network of roads, rail and the Bradford County Airport.

Working on the development of the plan has been a Plan Advisory Committee, which consists of nine members, who were appointed by the Towanda Borough Council and the boards of supervisors of Towanda and North Towanda townships.

The members of the Plan Advisory Committee are: Charmaine Stempel, Linda Mackie, Don Brennan, Mark Christini, Evelyn Sherburne, Jo Rockwell, Lee Sullivan, Mike Welliver and Floyd VanDeweert.

The Plan Advisory Committee has tentatively identified six goals for the comprehensive plan, said Rick Biery, the regional program manager for the Northern Tier Regional Planning & Development Commission.

Those goals are:

- Enhance and maintain the Towanda region's role as an economic and community center in the Pennsylvania Northern Tier
- Develop and sustain an appropriate level of community facilities and services for the greater Towanda community including roads; sanitary and storm sewer and water systems; medical and health services; and educational, cultural, recreation, and public safety concerns
- Develop programs or solutions to land use issues that the community is facing, including expanded housing types for all income levels, the need to upgrade older residential structures, rehabilitation and reuse of downtown commercial districts and floodplain mitigation concerns
- Investigate and pursue opportunities afforded by Sugar and Towanda creeks and the Susquehanna River through a re-orientation of the community to these outstanding features
- Develop attractive community gateways in suitable locations, and develop community heritage themes including opportunities to showcase them
- Maintain and improve all facets of the region's transportation network, including roads, rail, air, water, pedestrian and cycling to ensure the mobility of people and goods within the municipality and to bring residents of outlying areas to the region for employment, commerce and services.

Saturday's public outreach meeting will take place at 10 a.m. in the cafeteria of the Towanda Area Elementary School, which is located at the intersection of State Street and Western Avenue.

Among the ways that the public can provide its input into what the plan should say at Saturday's meeting are to talk one-on-one with a member of the Plan Advisory Committee and to fill out a survey.

James Loewenstein can be reached at (570) 265-1633; or e-mail: [jloewenstein@thedailyreview.com](mailto:jloewenstein@thedailyreview.com)

## **APPENDIX B**

**DEVELOPMENT OF GOALS AND OBJECTIVES:**

**INPUT RECEIVED FROM**

**ADVISORY COMMITTEE TALKING CIRCLES**

**Input Received During Summer/Fall 2006 Meetings of Central Bradford  
Comprehensive Plan Advisory Committee**

**Use for Development Comprehensive Plan Goals and Objectives**

**Positives**

- River Setting (the crown jewel of our region)
- Transportation Facilities: roads, rail, air
- Strong Employment
- Towanda Municipal Authority
- Potential for Residential Development
- 

**Problems**

- School Campus Not Well Connected to Highway System
- Limited housing opportunities for retirees
- Available jobs do not match career choices
- On-lot soil limitation inhibit development
- Terrain limitations inhibit development
- 

**Unique Characteristics**

- Unbalanced population distribution
- High percentage of rental units in the borough
- Negative population projection for borough with mplications to school system
-

## **Talking Circle Session #1 – 3 Questions**

1. What one thing would you like to fix?
2. What would the ideal community look like?
3. What values does this community embrace?

### **1. What things would you like to improve or upgrade ?**

1. Expand sewer and water service to the Townships
2. Redevelop Ames Plaza
3. Upgrade secondary roads
4. Improve local news coverage
5. Improve and protect air quality
6. Achieve greater choice of housing types
7. Take steps to better integrate the senior community
8. Need for more floodplain protection and hazard mitigation
9. Improve forest management
10. Improve local recreation and retail opportunities to keep \$\$ in community.
11. Recreation opportunities needed for all age groups
12. Obtain improved internet and cell phone service
13. Fully implement airport plan
14. Improvements needed in the realm of public transportation
15. Upgrade our community image, public relations, promotion of area
16. Vocational and post secondary education programs.

### **2. What would the ideal community have or look like?**

1. It would have a diverse population representative of all age groups
2. It would have a well kept buildings and homes
3. It should have strong employment base and job opportunities
4. There should be abundant and diverse education opportunities.

5. It should not have PennDOT signs that create a negative image.
6. We should have attractive gateways or “front doors” to the community.
7. We should have a clean, safe community with opportunities and activities for all residents.
8. There should be strong community involvement.
9. There should be abundant recreation areas for the community.

### **3. What values does this community embrace?**

1. A strong community identity
2. Abundant and high quality water for drinking, recreation and industry
3. Rural, small town lifestyle
4. Respect and appreciation of the river, its role in our history and the setting it provides for our community.
5. An appreciation of our history, notable citizens, the buildings and the community.
6. A strong work ethic derived in part from our agricultural roots.
7. Strong industrial heritage including noteworthy industrial innovations
8. Strong communication and cooperation within the community including the civic and government sectors

### **Talking Circle Session #2 – 3 Groups Further Develop 3 Questions Each**

#### **Ideas regarding floodplain protection, mitigation, living with the floodplain**

1. Avoid future development in floodplain areas
2. Use buyouts for frequently flooded properties
3. Elevate or flood proof properties and roads to utilize marginal floodplain areas
4. Elevate and flood proof airport
5. Utilize storm water management in new development.



### **What can be done to improve sewer and water services ?**

1. Line extensions are necessary in townships
2. Complete process upgrades for increase capacity and improve sludge disposal options.
3. Investigate well head protection program
4. Identify potential sources for additional/ future supply

### **What is our community identity?**

1. We are a county seat and a center for government services.
2. Our natural environment is an outstanding community asset. It includes the Susquehanna River, Sugar and Towanda Creeks, wildlife, outdoor recreation, abundant woodlands, hilltops and scenic vistas.
3. We are a center for medical services.
4. Our community's economic base includes three major industrial facilities:
5. Towanda Borough has both National Register Historic District and Tree City USA designations.
6. We have a friendly small town environment.
7. We have a modern education campus and vocation and post-secondary education opportunities within the community.
8. Small shops provide unique retail opportunities.

### **Where are the community's gateways? How can we improve them?**

1. North – by Leroy's, signage needed; east – bridge and Progress Authority building are positives, vacant buildings on the southwest corner are a negative; south – by Pepper Shaker/Ames, vacant businesses are a negative; west – in vicinity of Route 6 Sugar Creek bridge.
2. PennDOT DUI/aggressive driver signs create a negative image at our gateways.

### **What needs to be done to improve recreation opportunities and promote tourism ?**

1. Need greater public access to athletic fields, more athletic fields needed.
2. Need greater public access to river and trails
3. Consideration should be given to an inflatable river dam
4. Consideration should be given to a river boat gambling venture
5. Need to create greater publicity of excellent regional wineries.

### **What steps should be taken to insure well kept buildings and homes?**

1. Strong code enforcement
2. Incentive programs (e.g tax abatement instead of increasing assessments).
3. Improvement grants.

### **What should we do in regards to our industrial heritage ?**

1. Encourage industries to have on site museums
2. School tours, career night for school students to learn about potential employers.
3. Develop a video history
4. Add/enhance industrial theme at Bradford County Historical Society Museum
5. Identify industrial sites in our historic district

### **What ideas do we have to improve housing choice ?**

1. Address infrastructure (especially sewer & water) concerns.
2. Identify suitable locations for housing, match to utilities
3. Downtown housing rehabilitation program needed.
4. Incentives for younger families to become home owners, housing grants needed, need to publicize

5. Continue to support the TREHAB programs.
6. This is a particular need for non subsidized (moderate income +) townhouse units, especially for elderly.
7. Need to overcome NIMBY attitudes toward townhouses.

**How can we improve our relationship w/ the river ?**

1. Increase beautification of river banks
2. Pursue inflatable dam for recreation purposes.
3. Improve boat launches, e.g. docks, more picnic areas, boat rentals.
4. Promote biking use of trails, bike rental.
5. Promote river and trail access with signage, including historical river theme.
6. Invest in community kiosks for publicizing events and/or selling space to advertisers.

**APPENDIX C**

**INTERGOVERNMENTAL COOPERATION**

**AGREEMENT**

**INTERGOVERNMENTAL COOPERATION AGREEMENT FOR  
MULTIMUNICIPAL PLANNING**

**THIS INTERGOVERNMENTAL COOPERATION AGREEMENT FOR MULTIMUNICIPAL  
PLANNING** dated as of the \_\_\_\_\_ day of \_\_\_\_\_, 200 , by and among the following  
Municipalities (collectively, the Participants <sup>1</sup>

**BACKGROUND**

A. Article XI of the Pennsylvania Municipalities Planning Code, 53 Pa.C.S. §§ 11001 et seq., enables governing bodies of contiguous municipalities and the county or counties in which they are located to enter into intergovernmental cooperative agreements for the purposes of developing, adopting, and implementing a comprehensive plan for all or any part of the geographic area in which the participating municipalities are located.

B. Article 9, Section 5 of the Constitution of the Commonwealth of Pennsylvania and the Pennsylvania Intergovernmental Cooperation Act, 53 Pa.C.S. §§ 2301 et seq. (the “ICA”), give the governing bodies of Pennsylvania municipalities broad authority to cooperate with other municipalities in the exercise or delegation of any function, power, or responsibility.

C. The Participants recognize the need for multimunicipal comprehensive planning and hereby establish the XYZ Area Planning Committee to develop a multimunicipal comprehensive plan for the Participants. Under the terms of this Planning Agreement, the Participants intend to work together to de-

\_\_\_\_\_

<sup>1</sup>(Municipality” as used in this Agreement is as defined in Section 107 of the Municipalities Planning Code, and includes “any city of the second class A or third class, borough, incorporated town, township of the first or second class, county of the second class through eighth class, home rule municipality, or any similar general purpose unit of government which shall hereafter be created by the General Assembly.” 53 P.S. § 10107.

velop a multimunicipal comprehensive plan that can be adopted by all Participants and implemented through implementation agreements and the adoption by each Participant of generally consistent ordinances.

NOW THEREFORE, with the foregoing recital deemed an essential part hereof and incorporated herein, the Participants, intending to be legally bound, agree as follows:

**1. Establishment of the Committee.**

In order to promote the health, safety, morals, and the general welfare of their respective communities, and as an aide in exercising their police power, the Participants hereby establish the XYZ Area Planning Committee (the "Committee").

**2. Purpose of the Committee.**

The Committee is established to develop a multimunicipal comprehensive plan for the geographic area encompassed by the Participants (the planning area) pursuant to MPC Article III and Article XI.

**3. Powers of the Committee.**

The Committee shall have the power to develop a multimunicipal comprehensive plan for the XYZ planning area in compliance with MPC Articles III and XI and the terms of this Agreement. The Committee is empowered to do all acts and things necessary or convenient for the promotion of the Committee's business and to carry out the purpose of this Planning Agreement. Consistent with the terms of this Agreement, and as limited by their budget, the Committee's powers shall include, but not be limited to:

- (a) The selection and direction of officers and agents, including the services of a planning consultant, a legal consultant, and all necessary support services and supplies required to perform their functions;
- (b) Making application on behalf of itself or on behalf of any or all of the Participants to the Pennsylvania Department of Community and Economic Development for one or more Land Use Planning and Technical Assistance Program (LUPTAP) grants or to other sources for other funding;
- (c) Accepting grants from any Participant, any Federal agency, the Commonwealth, or its agencies, or any Person.

#### 4. **Organization of the Committee.**

(a) **Membership.**

Each participant municipality shall appoint two regular Representatives (the “Representatives”) to the Committee. In addition, each Participant shall appoint an Alternative Representative, who shall be encouraged to attend Committee meetings. The appointment of each Representative and Alternate (the “Alternates”) shall be in writing, certified by the Participant’s secretary. Representatives and Alternates will serve without salary, but may be reimbursed for expenses incurred in the performance of their duties.

*[As set forth above there is no requirement that the membership include an elected official of the municipality, or any member of a Participant’s existing planning commission. It is desirable to have elected representatives serve on the Committee and such a requirement could be inserted. In any event, the members of the Committee must remain in close touch with the elected officials of their municipality to insure that the Plan, and the obligations it will create, are politically acceptable and capable of implementation.]*

(b) **Membership Term.**

Each Representative will serve a nominal three-year term, commencing on January 1 of the year immediately following the date of his or her appointment, except that the terms of initial appointments will commence immediately upon approval of this Agreement. Initial terms shall be staggered so that one Representative has a two year term and the other has a three year term. Notwithstanding the terms set forth herein, the governing body of any Participant may replace any Representative or the Alternate at any time by official action properly taken and such replacement shall take effect immediately upon notice to the Committee.

(c) **Organizational Meetings.**

The initial organizational meeting of the Committee will be held within sixty (60) days of the Effective Date of this Agreement. Each Participant agrees to appoint its first Representatives to the Committee not later than thirty (30) days after passage of its ordinance approving this Planning Agreement. Subsequent annual organizational meetings of the Committee shall be held in the month of January, or at such other time as the bylaws of the Committee provide.

(d) **Officers.**

The Officers of the Committee shall be a chairperson, a vice-chairperson, and a treasurer, who shall be elected from among the Representatives by the Representatives at the organizational meeting. The Committee shall also select a secretary, who may be a member of the Committee or a member of the staff of one of the Participants. Officers shall serve on-year terms. No two officers (excluding the secretary) shall be from the same municipality.

(e) Vacancies.

Vacancies on the Committee will be filled by the Representative's Alternate, if any. In case no Alternate is named, the Participate shall appoint a new Representative.

5. Meetings of the Committee.

(a) Number.

The Committee may meet as often as necessary to transact the business assigned to it.

(b) Public meetings.

The meetings of the Committee will be public meetings, pursuant to the provisions of the Sunshine Act. 65 Pa. C.S.A. §701 et. Seq. Public notice of all meetings will be given as provided by applicable law.

(c) Quorum.

A quorum will consist of the presence of a representative from a majority of the Participants.

(d) Voting.

Each Participant is entitled to one vote. Unless otherwise specified in this Planning Agreement, an action of the Committee will require the affirmative vote of a majority of the Participants. All votes will be recorded and will show the vote of each Participant.

(e) Subcommittees.

The Committee may establish one or more sub-committees to consist of two or more individuals, one of whom will be a Representative, to advise and make recommendations to the Committee on one or more areas of concern to the Committee. Each sub-committee may fix rules of procedure for its business.

6. Public Participation, Communication, Consultation.

(a) Public Participation.

The first task of the Committee following organization shall be the development and adoption of a plan for public participation throughout the planning area to assist the Committee in developing the plan. The Committee shall continually monitor the effectiveness of the public participation plan and make changes as necessary to insure maximum public knowledge of the planning process and public participation in that process.



(b) Communication.

The Committee will provide the means to and will maintain regular communication and coordination among the Participants, interested organizations, residents of participating municipalities, agencies, and members of the public that may affect or be affected by the multimunicipal plan.

(c) Consultation.

The Committee will consult with school districts, utilities, authorities, and special districts providing education, water, sewer, transportation, planning, or other services within the area of the plan. The Committee will also consult with and seek information and response from Commonwealth agencies and regional agencies who have interests in or activities within, nearby, or adjoining the area of the plan or that affect or may affect the area of the plan.

7. Development of a Draft Multimunicipal Comprehensive Plan.

(a) Schedule.

Within \_\_\_\_ months from the Effective Date, the Committee shall develop a draft multimunicipal comprehensive plan in accordance with MPC Articles III and XI. Guidelines and a preliminary list of tasks to be accomplished in developing the draft multimunicipal comprehensive plan are attached as Exhibit A. The Committee will establish a schedule for completing the draft multimunicipal comprehensive plan by assigning deadlines for the tasks identified in Exhibit A and other tasks deemed appropriate by the Committee.

(b) Delegation.

The Committee may assign the gathering of data and information and other planning tasks to the Participants, their planning agencies, advisory bodies, and other persons.

(c) Contents of Plan.

Based upon the results of the data and information obtained and evaluated by the Committee, the Committee will develop a draft comprehensive plan that incorporates all of the elements required by Articles III and XI of the MPC. The draft plan may include one or more designated growth areas, future growth areas, and/or rural resource areas.

(d) Preliminary Consistency Determination.

The Plan shall include a section analyzing the land development ordinances of each Participant to determine whether the current ordinances are “generally consistent” with the proposals of the Plan. When evaluating a Participant’s ordinances for “general consistency,” the Committee shall determine whether there is a “reasonable, rational, similar connection or relationship” between the

land development ordinances of each Participant and the provisions of the Plan. The Committee shall also determine whether the Participant utilized similar data and projections in the development of its ordinances as were utilized by the Committee in developing the Plan. In making a preliminary consistency determination the Committee shall focus specifically on whether the goals, policies, and guidelines of the Plan are compatible with the location, types, densities, and intensities of land uses and development parameters currently permitted by each Participant. If the Committee determines that material provisions of current land development ordinances are not generally consistent with the Plan, the Committee shall identify those provisions, specify the general nature of the inconsistency, and outline the general nature of the changes believed necessary to conform each Participant's ordinances to the Plan.

(e) Specific Land Use Designations and Allocations.

The Plan shall identify each municipality that is projected to have either specific limits on the type of development permitted, or that is projected to have specific obligations for identified development, and development densities, which will be required in order to be generally consistent with the Plan. If the Plan designates one or more growth areas, future growth areas, or rural resource areas, the Plan shall specify the size and location of each area. The plan shall also identify the municipalities involved in each planned use and the approximate locations of the land uses relative to existing developed communities, roadways, soil types, natural features, etc. The Plan shall identify mechanisms that may be required to implement the plan. The Plan should make it explicit that municipalities identified as hosts for specific land authorizations and restrictions are committing themselves to adopt ordinances implementing those provisions when they become Participants in the Plan. To the extent that the Plan excludes uses from one municipality, in reliance upon the fact that they are permitted and fostered in another municipality, the Plan should so state.

8. Approval of the Draft Multimunicipal Comprehensive Plan by the Committee.

When completed, the Draft Multimunicipal Comprehensive Plan will be considered by the Committee for approval. A Committee vote of 75% of the Participants shall be required to approve the draft plan for publication.

9. Review and Comment on the Draft Multimunicipal Comprehensive Plan.

Upon approval of the draft multimunicipal comprehensive plan by the Committee, the Committee will:

- (a) Distribute a copy of the draft to the governing body of each participant for review and comment; and
- (b) Make the draft available to members of the public within the planning area.

- (c) Conduct public meetings on the draft in accordance with the plan for public participation established by the Committee.
- (d) Following the public meetings the Committee shall consider all recommendations and comments from the Participants as well as the recommendations and comments presented at the public meetings.
- (e) Before the Plan has been adopted by the governing body of any Participant, the Committee may make revisions to the draft plan as it deems necessary to address the recommendations and comments received, or otherwise.

10. Final Committee Approval of the Plan.

When all comments have been considered and amendments made, the Committee shall vote on the final Committee version of the Plan. A Committee vote of at least 75% of the Participants shall be required to approve the final Committee version of the Plan.

11. Submission of the Plan to the Participants for Approval.

Upon approval of the final Committee version of the Plan, the Committee shall submit the Plan to the Participants. The governing body of each Participant shall vote on the Plan as submitted in accord with the requirements of the MPC for approval of comprehensive plans. Upon approval of the Plan by the governing body of each Participant, the Plan shall become the comprehensive plan for that Participant.

12. Committee Responsibilities After Plan Approval.

The Committee will have the continuing responsibility for monitoring the maps, information, and data on present conditions within the planning area and evaluating forecasts and projections of potential or future conditions with respect to the Plan and reporting material changes which may affect the Plan to the Participants. The Committee may also recommend revisions and amendments to the Plan to the Participants, and perform the periodic reviews and updates of the Plan as mandated by the MPC. The Committee shall have additional responsibilities for implementing the Plan as more fully set forth in the Implementation Agreement.

13. Initial Funding.

It is understood and agreed that the Participants will make an initial payment for the benefit of the Committee as follows:

Municipality X \$ \_\_\_\_\_

Municipality Y \$ \_\_\_\_\_

Municipality Z \$ \_\_\_\_\_

14. Financial Policies.

(a) Fiscal Year.

The fiscal year of the Committee shall be the calendar year.

(b) Budget.

The Committee will act to approve the initial annual budget as soon as possible after the Effective Date of this Agreement. Except for the initial Annual Budget, the Committee secretary shall transmit copies of the next proposed annual budget to each Participant no later than October 31. A Committee vote of at least 75% of the Participants shall be required to approve the budget. The Annual Budget will designate the share of expenses to be paid by each Participant in both dollar and percentage terms.

(c) Financial Management.

The Committee will adopt a financial management policy, including procedures for approval of expenditures, internal controls, and safeguards for Committee funds. In the alternative, if 75% of the Participants agree, one of the Participants may provide financial management services to the Committee as in-kind contribution.

(d) Records.

The Committee will maintain and keep records of all receipts and disbursements, which records will be audited annually by a certified public accountant. A copy of each annual audit will be furnished to each Participant and each participating organization.

15. Future Funding.

The Participants will annually pay the expenses and obligations of the Committee in equal shares, or as otherwise agreed, in accordance with the Annual Budget.

16. Withdrawal.

(a) A Participant may voluntarily withdraw from participation in this Planning Agreement, at any time after having been a participant for at least one year; provided that the Participant shall give at least six months written notice to the Committee secretary and to each other Participant.

(b) Any Participant whose governing body does not adopt the Plan within \_\_\_\_ months of submission shall be deemed to have automatically withdrawn from this Planning Agreement and the Committee. The effective date of such withdrawal shall be determined by a Committee vote of a majority of the remaining Participants.

(c) Any Participant whose governing body does not adopt conforming ordinances that are generally consistent with the Plan within the time period for doing so established in MPC Article XI shall be deemed to have automatically withdrawn from this Planning

Agreement and the Committee. The effective date of such withdrawal shall be determined by a Committee vote of a majority of the remaining Participants.

- (d) The withdrawal of a Participant from this Planning Agreement shall not terminate the Planning Agreement among the remaining Participants.
- (e) Upon the withdrawal of a Participant the remaining members of the Committee shall assess the impact of the withdrawal on the Plan as it exists at that time. The Committee shall make recommendations to the remaining Participants for any amendments to the Plan, or implementing ordinances, made necessary by the withdrawal of the former member.
- (f) A Participant that withdraws will be responsible for its share of expenses and obligations incurred during, arising from, or related to its term of participation in the Committee.

*[Note: An alternative method for addressing the issue of the financial responsibility of a withdrawing Participant is to provide:*

- (g) A Participant that withdraws will be responsible for its share of expenses and obligations incurred for one year following its withdrawal.]

#### 17. Local Planning by Participants.

Each Participant may retain its own municipal planning department, agency, or commission. Except as otherwise provided herein, each Participant will retain responsibility for the review of all matters relating to lot line changes, subdivision, land development, and all other matters of land use regulation, planning, or zoning under the MPC.

#### 18. Dispute Resolution.

A dispute or claim over the rights or obligations, performance, breach, termination or interpretation of this Planning Agreement, the Plan, or any other matter, action, claim, dispute, question, or issue arising under the term of this Planning Agreement not otherwise resolved between or among Participants and/or one or more Participants and the Committee may be resolved as follows:

- (a) The disputing parties agree to first discuss and negotiate in good faith in an attempt to resolve the dispute amicably and informally.
- (b) If the dispute cannot be settled through direct discussions and good faith negotiations, the disputing parties agree that, upon written notice by one of the disputing parties to the other or others, they will endeavor to settle the dispute in an amicable manner by mediation utilizing the auspices of the County, the American Arbitration Association or such other mediation agency as the parties may agree. Unless otherwise agreed, costs of mediation will be shared equally by the disputing parties.

19. Amendment of Planning Agreement.

This Planning Agreement may be amended by unanimous vote of the Participants. Prior to any action being taken with respect to an amendment, the amendment shall be presented to and considered by the Committee. A written notice of each proposed amendment shall be given to each Participant and to each Representative serving on the Committee at least 30 days prior to the scheduled Committee meeting date at which time such proposed amendment is to be considered. The notice shall contain a summary of the substance of each proposed amendment. The Committee shall make a recommendation to the Participants concerning the proposed amendment. No amendment shall be effective until approved by the governing bodies of all Participants.

20. Any municipality that adjoins or county that includes all or part of the planning area that did not participate in the original establishment of the Committee may apply in writing to the Committee for admission as a Participant. A municipality seeking to participate in the multimunicipal planning process shall indicate its willingness to adopt an ordinance approving this Agreement, perform any applicable terms or conditions required for entry into this Agreement, and comply with this Agreement. The addition of new municipal members to the Agreement shall be by Amendment to the Agreement as set forth above. An additional Participant, once qualified, will be a Participant for all purposes of this Planning Agreement.

21. Execution, Effective Date, and Term.

- (a) To enter into this Planning Agreement, the governing body of a Participant must adopt an ordinance approving this planning agreement, substantially in the form of Exhibit B, attached hereto, and the chief executive officer of such Participant must execute this Planning Agreement, with the attestation of the secretary or assistant secretary of such Participant, and the seal of the Participant affixed hereto.
- (b) This Planning Agreement will become effective on the first day of the calendar month immediately following due adoption by all Participants of an ordinance approving this Planning Agreement (the "Effective Date"). In the event less than all Participants pass approving ordinances, this Planning Agreement will be deemed automatically amended to name only those Participants whose governing bodies have passed an ordinance approving this planning agreement.
- (c) This Agreement will remain in effect until terminated by the written consent of at least 75% (number or percent to be agreed upon by participants) of the Participants. Upon termination or dissolution, the assets remaining to the Committee, after all expenses and liabilities are paid in full, shall be divided among the Participants in the same proportion as the Participants shared the expenses of the Committee immediately prior to termination or dissolution.

22. Miscellaneous.

- (a) Assignment. This Planning Agreement may not be assigned by any Participant. The Committee may delegate or assign its duties hereunder in accordance with policies and procedures adopted by the Committee or to consultants, advisors, experts, or other persons as determined appropriate by the Committee.
- (b) Severability. The unenforceability or invalidity of any provision of this Planning Agreement will not affect the enforceability or validity of any other provision.
- (c) Counterparts. This Planning Agreement may be executed simultaneously in one or more counterparts, each of which will be deemed an original but all of which together will constitute one and the same instrument.
- (d) Expenses. Each Participant will pay all costs and expenses incurred or to be incurred by it in negotiating and preparing this Planning Agreement and in carrying out the transactions contemplated by this Planning Agreement to be performed on the part of the Participant.
- (e) Governing Law. This Planning Agreement will be construed and governed in accordance with the laws of the Commonwealth of Pennsylvania.
- (f) Headings. The subject or section headings in this Planning Agreement are included for purposes of convenience only and will not affect the construction or interpretation of any of its provisions.

**IN WITNESS WHEREOF**, the Participants, intending to be legally bound hereby, have caused this Planning Agreement to be subscribed, as of the date set forth under the duly authorized signature of each Participant.

ATTEST:

By:

Secretary of Assistant Secretary

Date

ATTEST:

By:

Secretary or Assistant Secretary

Date

Exhibit A: Guidelines

Exhibit B: Ordinance Approving the Planning Agreement

Notes and Comments:



## Exhibit A

### GUIDELINES FOR DEVELOPMENT OF THE XYZ MULTIMUNICIPAL PLAN

1. *Surveys.* To develop the multimunicipal comprehensive plan for the Participants, the Committee will make or obtain for the area of the Plan careful surveys, studies, and analyses of housing, demographic, and economic characteristics and trends; amount, type, and general locations and interrelationships of different categories of land use; general location and extent of transportation and community facilities; natural features affecting development; natural, historic, and cultural resources; and the prospects for future growth in the geographic area of the Participants. 53 Pa.C.S.A. 10301.2.
2. *No Duplication.* The Committee will make every effort to avoid duplication of the efforts of others and utilize those resources available from XYZ County, from any Participant, from any agency of the Commonwealth, or other persons in the development of the Plan.
3. *Use of Participants' Employees.* The Committee may request the assignment or loan of one or more of Participants' employees to assist in the development of the multimunicipal comprehensive plan and each Participant agrees to give prompt consideration and cooperation to each such request.
4. *Roles and Responsibilities.* Subject to modification from time to time by the Committee, the following is a general, preliminary statement of the roles and responsibilities of the Participants and others in connection with developing the multimunicipal comprehensive plan. (See Appendix 3A-1, Worksheets for Planning Elements, for more specific guidelines for development and implementation.)



<b>Task</b>	<b>Responsibilities/Sources</b>	<b>Completion Date/Schedule</b>
8. Land use-description and functional organization of residential areas and housing stock, retail, commercial, and industrial uses (including mineral and extractive industries, and developments of regional impact); brownfields.	Committee, consultants, county, LDD	8 months to one year
Development and assessment of options for land use (including ways of distributing growth throughout the area of the plan); infrastructure, capital improvements, and transportation.	Consultants, committee	1 year
<p>Preparation of the xyz multimunicipal comprehensive plan, including, but not limited to, the following six key planning elements required in MPC Section 301:</p> <ol style="list-style-type: none"> <li>1. A plan for land use;</li> <li>2. A plan for housing;</li> <li>3. A plan for transportation;</li> <li>4. A plan for community facilities &amp; utilities;</li> <li>5. A plan for natural and historic resources;</li> <li>6. A plan for water supply.</li> </ol> <p>The xyz multimunicipal plan may also include designated growth areas, future growth areas, and rural resource areas; a plan for the distribution of uses within the area of the plan; a plan for DRIs; and a plan for energy conservation</p>	Consultants, committee	18 months to 2 years
Consideration and adoption of the xyz multimunicipal plan.	Participants-after required public hearings	18 months to 2 years

**Exhibit B**

ORDINANCE APPROVING THE PLANNING AGREEMENT

\_\_\_\_\_  
BRADFORD COUNTY, PENNSYLVANIA

ORDINANCE NO. 200 \_\_\_\_\_

AN ORDINANCE OF THE \_\_\_\_ OF \_\_\_\_ PROVIDING FOR AN AGREEMENT OF INTERGOVERNMENTAL COOPERATION FOR THE PURPOSE OF MULTIMUNICIPAL COMPREHENSIVE PLANNING BY THE \_\_\_\_ OF AND THE ADJACENT MUNICIPALITIES OF [LIST].

The [Board of Commissioners/Supervisors/Borough Council] of the \_\_\_\_ of \_\_\_\_\_ hereby ordains as follows:

Section 1. The proper officers of the \_\_\_\_\_ of \_\_\_\_\_ are authorized and directed to Execute and deliver the Intergovernmental Cooperation Agreement for Multimunicipal Planning dated as of \_\_\_\_\_, by and among the \_\_\_\_\_ of \_\_\_\_\_ and [list other participating municipalities], a copy of which attached hereto (the “Cooperative Planning Agreement”). The specific terms, conditions and provisions of the Cooperative Planning Agreement are made a part hereof.

Section 2. The conditions, duration and term, purpose and objective, scope and authority delegated, manner and extent of financing, organizational structure and manner in which real and/or personal property shall be acquired, managed, and disposed of, are set forth in the attached Cooperative Planning Agreement.

**ORDAINED** at a duly assembled public meeting held this \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Attest:

\_\_\_\_\_  
BOARD OF \_\_\_\_\_  
BOROUGH COUNCIL

\_\_\_\_\_  
Secretary

By \_\_\_\_\_  
[President/Chairman]

**APPENDIX D**

**ADOPTION RESOLUTIONS**

RESOLUTION 2008-03

A RESOLUTION OF THE [BOARD OF SUPERVISORS] [BOROUGH COUNCIL] OF [THE TOWNSHIP OF North Towanda] [TOWANDA BOROUGH], COUNTY OF BRADFORD, COMMONWEALTH OF PENNSYLVANIA ADOPTING THE CENTRAL BRADFORD REGION COMPREHENSIVE PLAN.

WHEREAS, the Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as re-enacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances, and;

WHEREAS, the Township of North Towanda, Towanda Borough and the Township of Towanda have jointly elected to develop a Multi-Municipal Comprehensive Plan and have provided matching funds to undertake the same; and

WHEREAS, the Northern Tier Regional Planning and Development Commission and the Bradford County Office of Community Planning and Grants have provided technical assistance to the effort in the form of planning grant funds from the Commonwealth of Pennsylvania Department of Transportation, administrative and staff resources to support the effort; and

WHEREAS, a Comprehensive Plan Advisory Committee was created with three representatives from each municipality that met monthly to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Planning Consulting firm of Cummings & Smith, Inc. of Montgomery, Pennsylvania was retained to assist in the development of the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Multi-Municipal Comprehensive Plan addressed many critical issues facing the Central Bradford Region, including land use, population, housing, economic development, transportation, community facilities and services, public utilities and natural can cultural resources; and

WHEREAS, the Comprehensive Plan Advisory Committee recommends that the governing body of the sponsoring Municipalities adopt the Central Bradford Region Comprehensive Plan; and

NOW THEREFORE BE IT RESOLVED, by the [BOARD OF SUPERVISORS] [BOROUGH COUNCIL] OF [THE TOWNSHIP OF North Towanda] [TOWANDA BOROUGH], under the laws of the Commonwealth of Pennsylvania:

That the Central Bradford Region Comprehensive Plan is hereby adopted by the [North Towanda Township Board of Supervisors] [Borough Council of Towanda Borough].

ADOPTED THIS 20<sup>th</sup> DAY OF MAY, 2008.

Robert A. Sheets

Charles W. Stempel  
Chairman

ATTEST:

Carol S. Pierce



PLEASE TAKE NOTICE that the Council of the Borough of Towanda, Pennsylvania, on June 2, 2008, commencing at 7:00 o'clock p.m. eastern standard time, shall conduct a public hearing to consider a resolution adopting the Central Bradford Regional Comprehensive Plan. Said public hearing shall be conducted within the regular meeting of the council, also to commence at said 7:00 o'clock p.m. on June 2, 2008. At said council meeting, after said public hearing, said council may, by resolution, adopt the said resolution. The said public hearing and council meeting shall take place in the council room of the Municipal Building, located at 724 Main Street, Towanda PA. What follows is the said proposed resolution.

#### RESOLUTION 2008-8

A RESOLUTION OF THE BOROUGH COUNCIL OF TOWANDA BOROUGH, COUNTY OF BRADFORD, COMMONWEALTH OF PENNSYLVANIA ADOPTING THE CENTRAL BRADFORD REGION COMPREHENSIVE PLAN.

WHEREAS, the Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers borough and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinance, and;

WHEREAS, the Township of North Towanda, Towanda Borough and the Township of Towanda have jointly elected to develop a Multi-Municipal Comprehensive Plan and have provided matching funds to undertake the same; and ;

WHEREAS, the Northern Tier Regional Planning and Development commission and the Bradford County Office of Community Planning and Grants have provided technical assistance to the effort in the form of planning grant funds from the Commonwealth of Pennsylvania Department of Transportation, administrative and staff resources to support the effort; and;

WHEREAS, a Comprehensive Plan Advisory Committee was created with three representatives from each municipality that met monthly to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Planning Consulting firm of Cummings & Smith, Inc. of Montgomery, Pennsylvania was retained to assist in the development of the Multi-Municipal Comprehensive Plan; and



WHEREAS, the Multi-Municipal Comprehensive Plan addressed many critical issues facing the Central Bradford Region, including land use, population, housing, economic development, transportation, community facilities and services, public utilities and natural and cultural resources; and

WHEREAS, the Comprehensive Advisory Plan Committee recommends that the governing body of the sponsoring Municipalities adopt the Central Bradford Region Comprehensive Plan; and

NOW THEREFORE BE IT RESOLVED, by the BOROUGH COUNCIL OF TOWANDA BOROUGH, under the laws of the Commonwealth of Pennsylvania:

That the Central Bradford Region Comprehensive Plan is hereby adopted by the Borough Council of Towanda Borough.

ADOPTED THIS 2<sup>nd</sup> DAY OF June, 2008.

JEAN MILLER

MARK CHRISTINI

ELLEN LACEK

RICK LEWIS

WILLIAM KOVALCIN

ATTEST:

Mary Ann Harris

Mary Ann Harris, Secretary  
Borough of Towanda, PA  
724 Main Street  
Towanda, PA 18848

Mary Ann Harris

Mary Ann Harris, Secretary  
Borough of Towanda, PA 18848

**RESOLUTION**    2008-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF Towanda, COUNTY OF BRADFORD, COMMONWEALTH OF PENNSYLVANIA ADOPTING THE CENTRAL BRADFORD REGION COMPREHENSIVE PLAN.

WHEREAS, the Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as re-enacted and amended) empowers boroughs and townships of the first and second class, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances, and;

WHEREAS, the Township of North Towanda, Towanda Borough and the Township of Towanda have jointly elected to develop a Multi-Municipal Comprehensive Plan and have provided matching funds to undertake the same; and

WHEREAS, the Northern Tier Regional Planning and Development Commission and the Bradford County Office of Community Planning and Grants have provided technical assistance to the effort in the form of planning grant funds from the Commonwealth of Pennsylvania Department of Transportation, administrative and staff resources to support the effort; and

WHEREAS, a Comprehensive Plan Advisory Committee was created with three representatives from each municipality that met monthly to develop the Multi-Municipal Comprehensive Plan; and

WHEREAS, the Planning Consulting firm of Cummings & Smith, Inc. of Montgomery, Pennsylvania was retained to assist in the development of the Multi-Municipal Comprehensive Plan; and

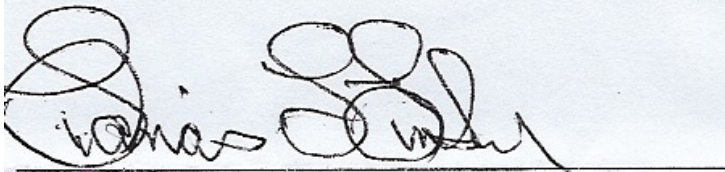
WHEREAS, the Multi-Municipal Comprehensive Plan addressed many critical issues facing the Central Bradford Region, including land use, population, housing, economic development, transportation, community facilities and services, public utilities and natural ~~can~~<sup>and</sup> cultural resources; and

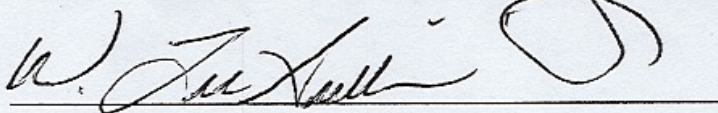
WHEREAS, the Comprehensive Plan Advisory Committee recommends that the governing body of the sponsoring Municipalities adopt the Central Bradford Region Comprehensive Plan; and

NOW THEREFORE BE IT RESOLVED, by the BOARD OF SUPERVISORS OF THE TOWNSHIP OF Towanda , under the laws of the Commonwealth of Pennsylvania:

That the Central Bradford Region Comprehensive Plan is hereby adopted by the Towanda Township Board of Supervisors.

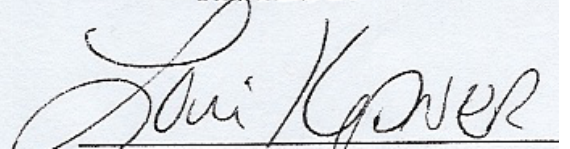
ADOPTED THIS 7th DAY, OF April, 2008.

  
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Charlotte S. Sullivan  
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ATTEST:

  
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