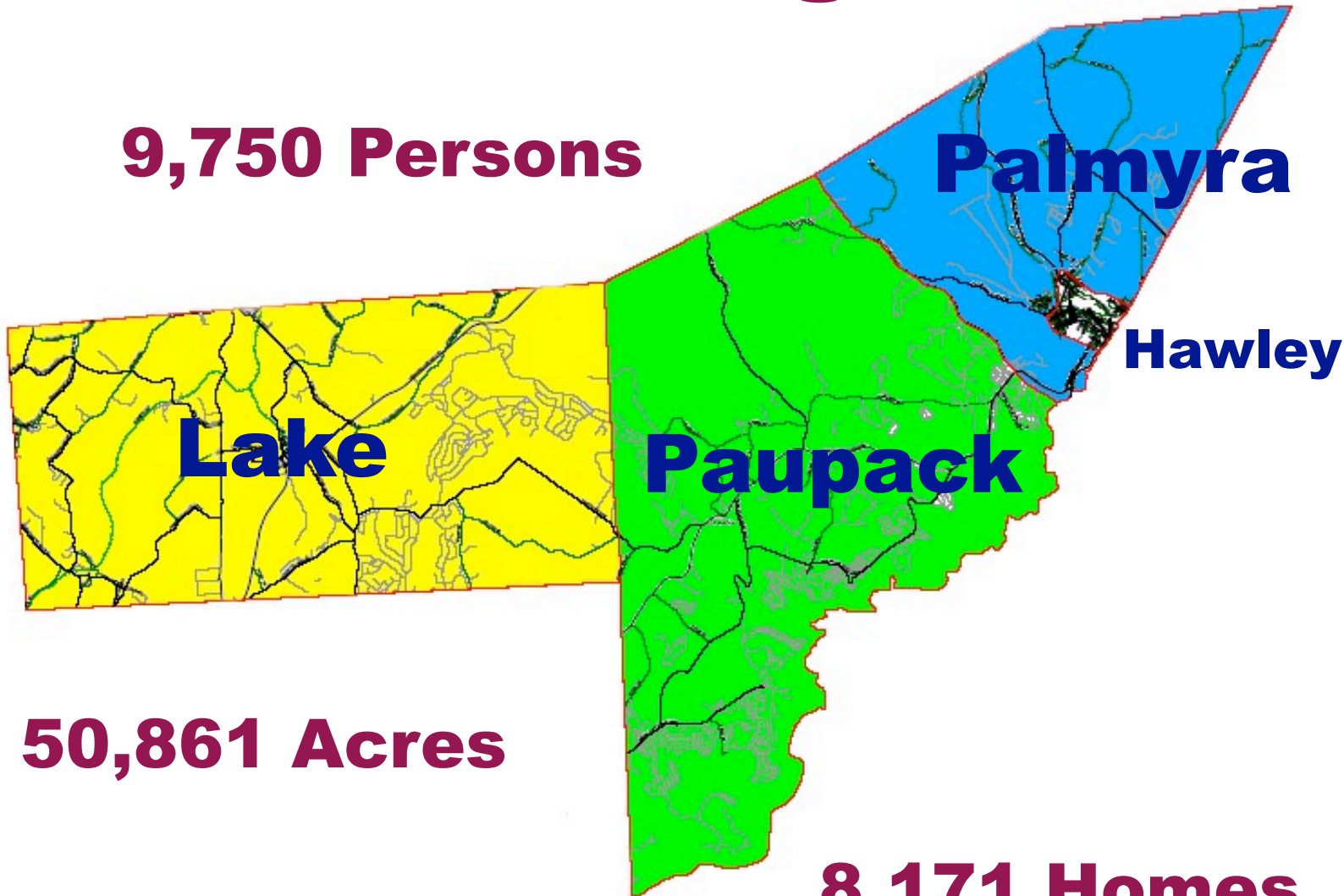


# Lake Region Comprehensive Plan - 2006

## The Lake Region

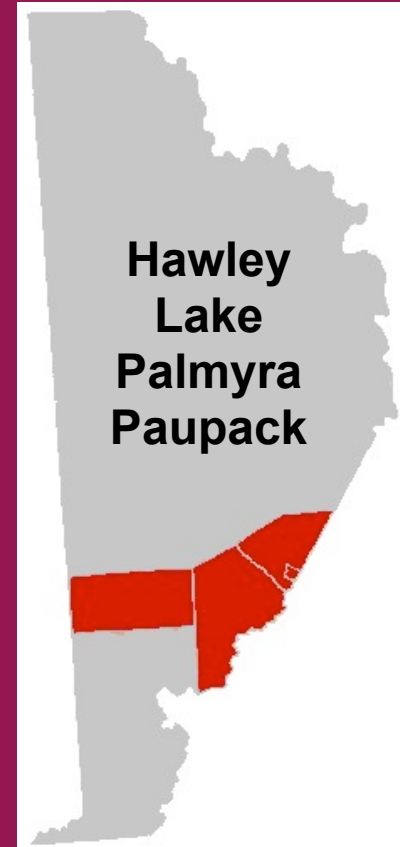
**9,750 Persons**



**50,861 Acres**

**8,171 Homes**

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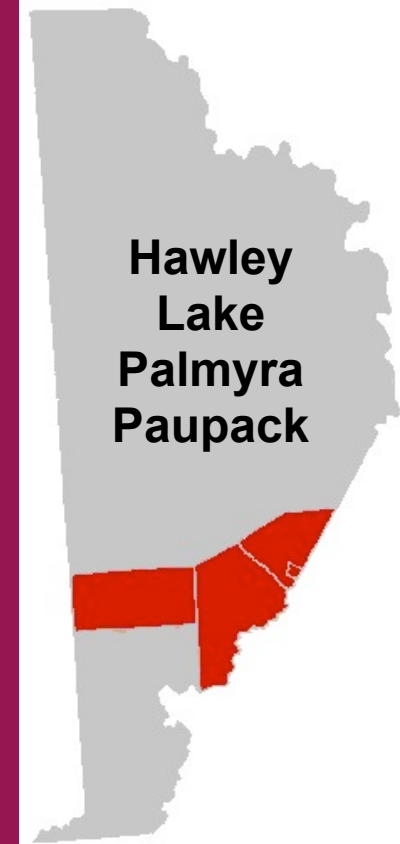
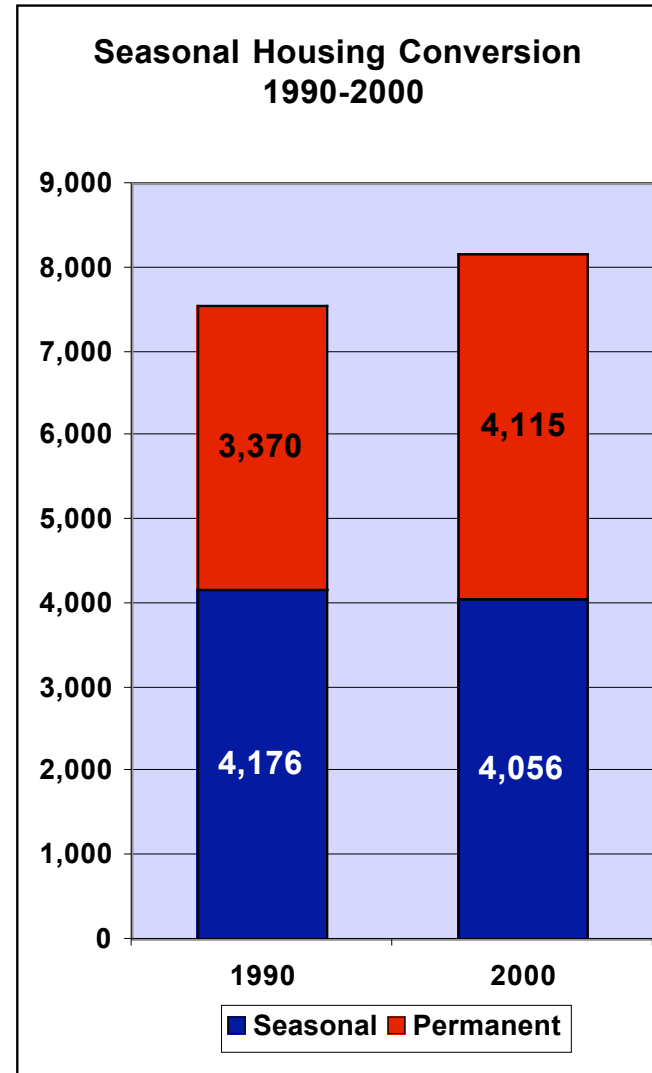
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# Lake Region Comprehensive Plan - 2006

## What is a Comprehensive Plan?

- A study & report
- A plan, not a law
- An action guide



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# Lake Region Comprehensive Plan - 2006

## Legal Authority for Comprehensive Plan



### Pennsylvania Municipalities Planning Code

Act of 1968, PL.805, No.247  
as reenacted and amended.

Commonwealth of Pennsylvania  
Mark Schweiker, Governor  
www.state.pa.us

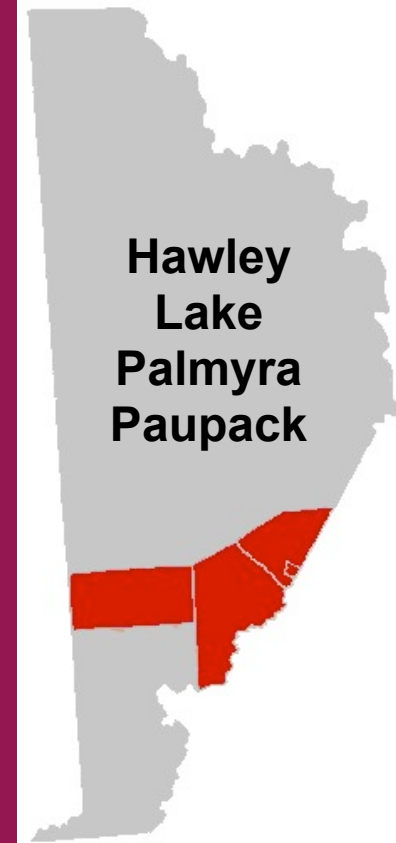
Department of Community and Economic Development  
Sam McCullough, Secretary  
www.inventpa.com

Sixteenth Edition, First Printing, April 2002



# Act 247

# “MPC”



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# Lake Region Comprehensive Plan - 2006

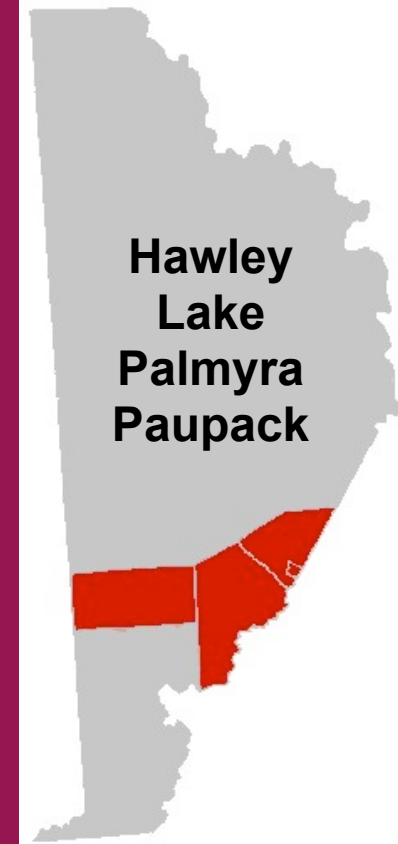
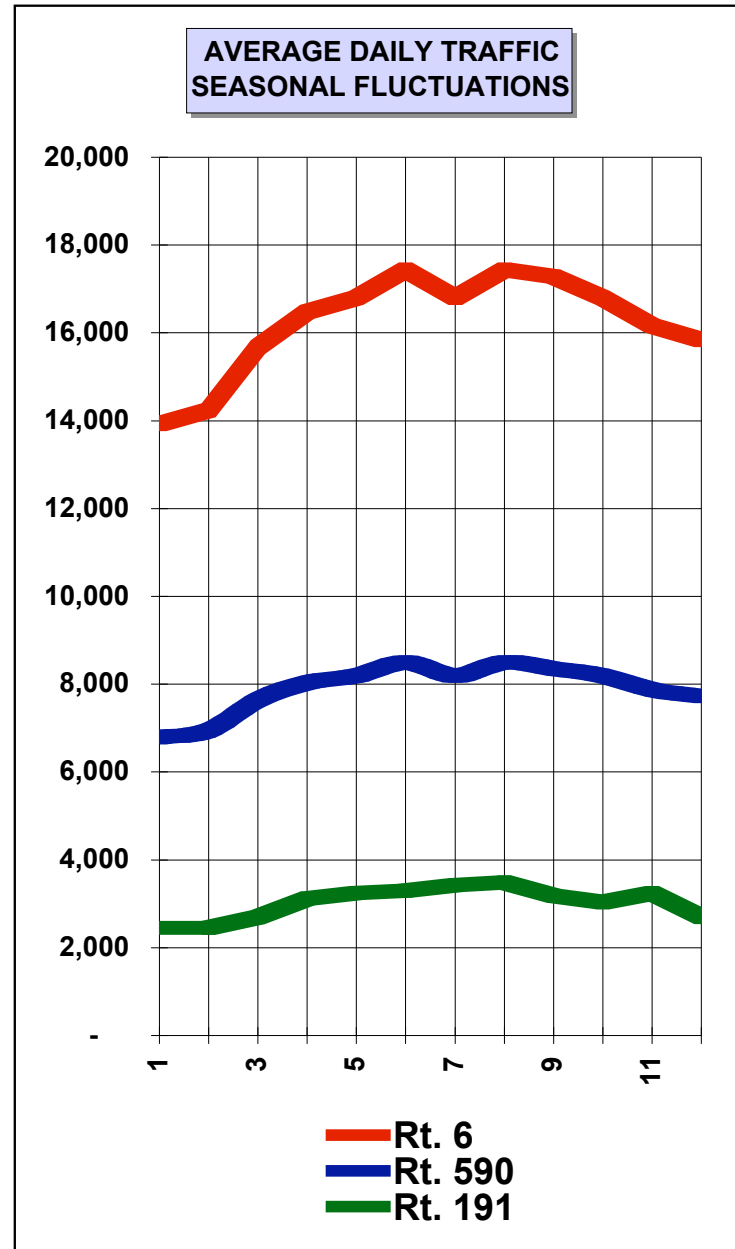
## Purposes of Comprehensive Plan

Information Source

Policy Guide

Foundation for Land Use Regulation

Position Statement and Justification



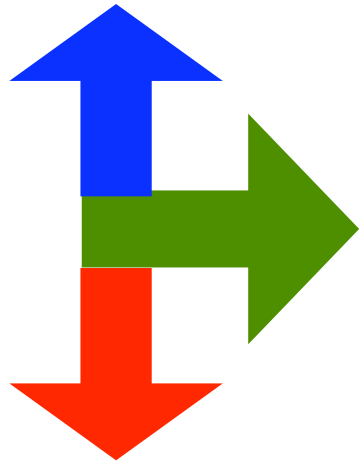
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# Lake Region Comprehensive Plan - 2006

## Basic Planning Steps:

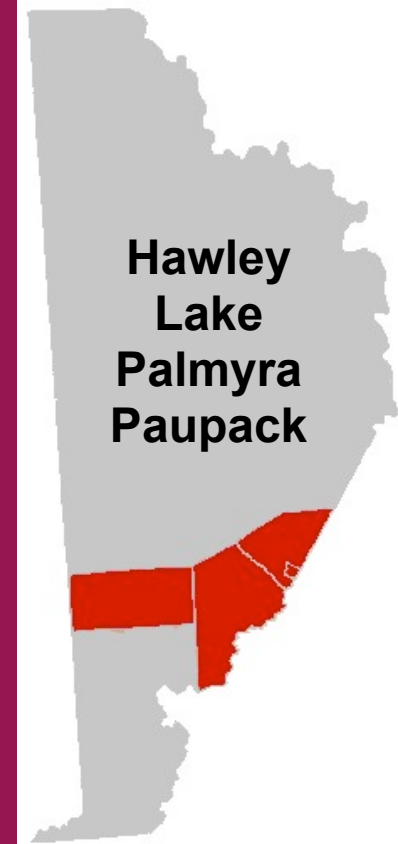
1 - Inventory, where we are



2 - Goals, where we want to go

3 - Plans, how we get there

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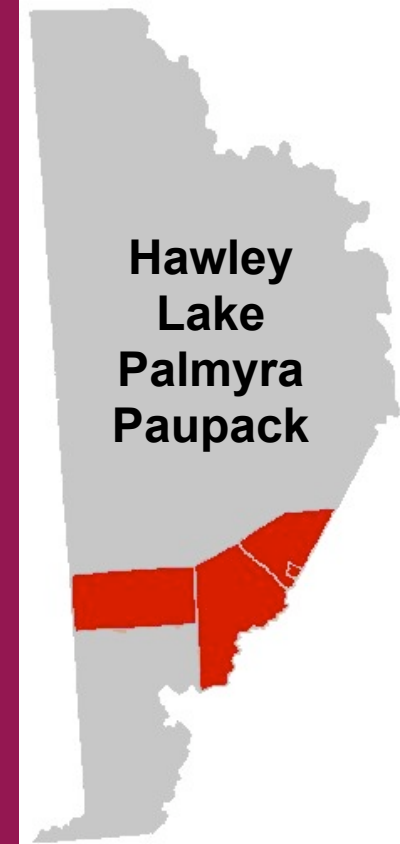
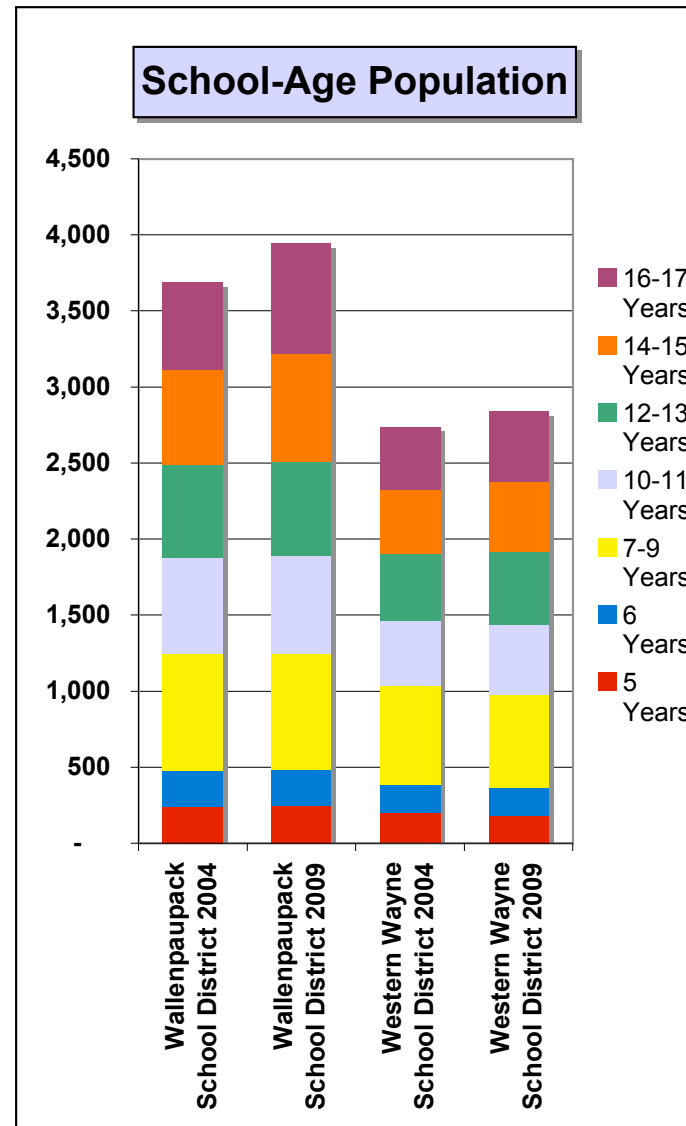
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# Lake Region Comprehensive Plan - 2006

## Background Studies:

- 1 - Population & Housing
- 2 - Economic Base
- 3 - Natural Resources
- 4 - History
- 5 - Community Facilities
- 6 - Recreation & Open Space
- 7 - Transportation
- 8 - Existing Land Use

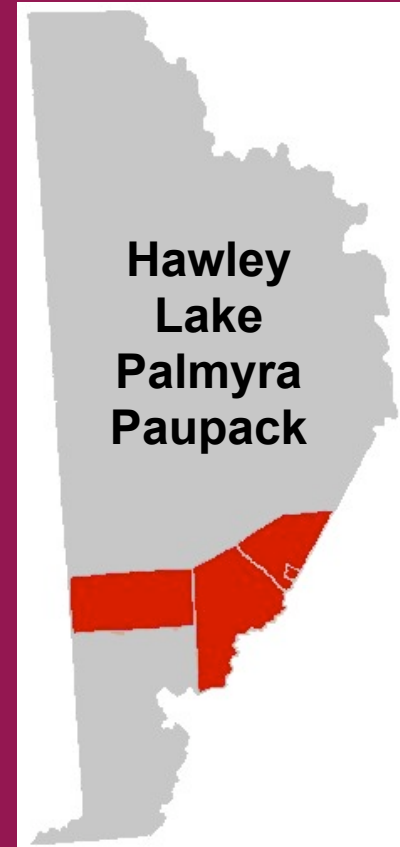
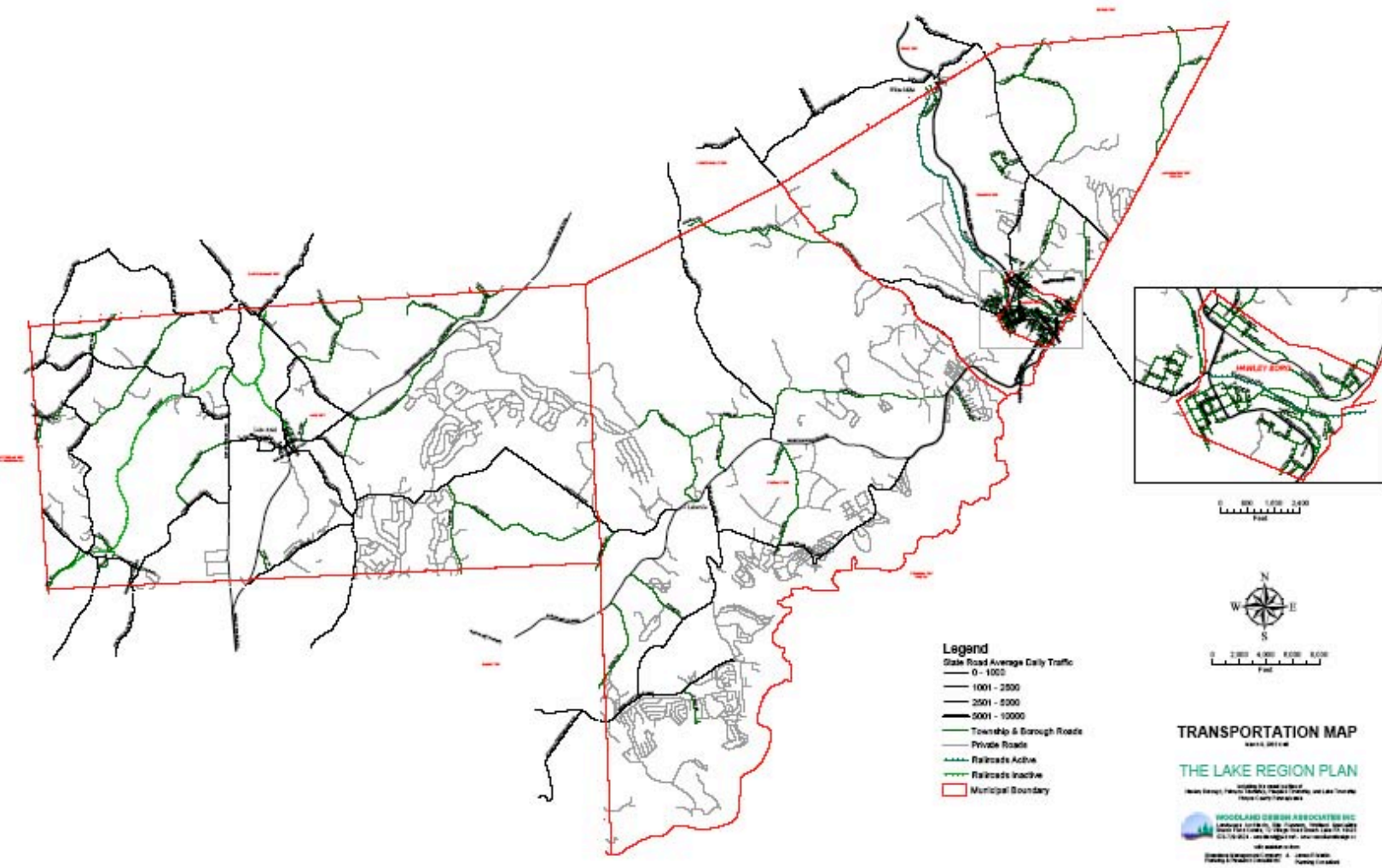


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# Lake Region Comprehensive Plan - 2006

## Transportation



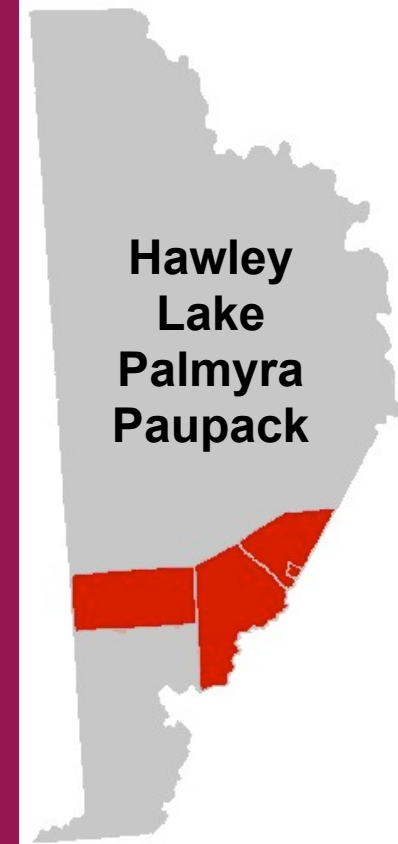
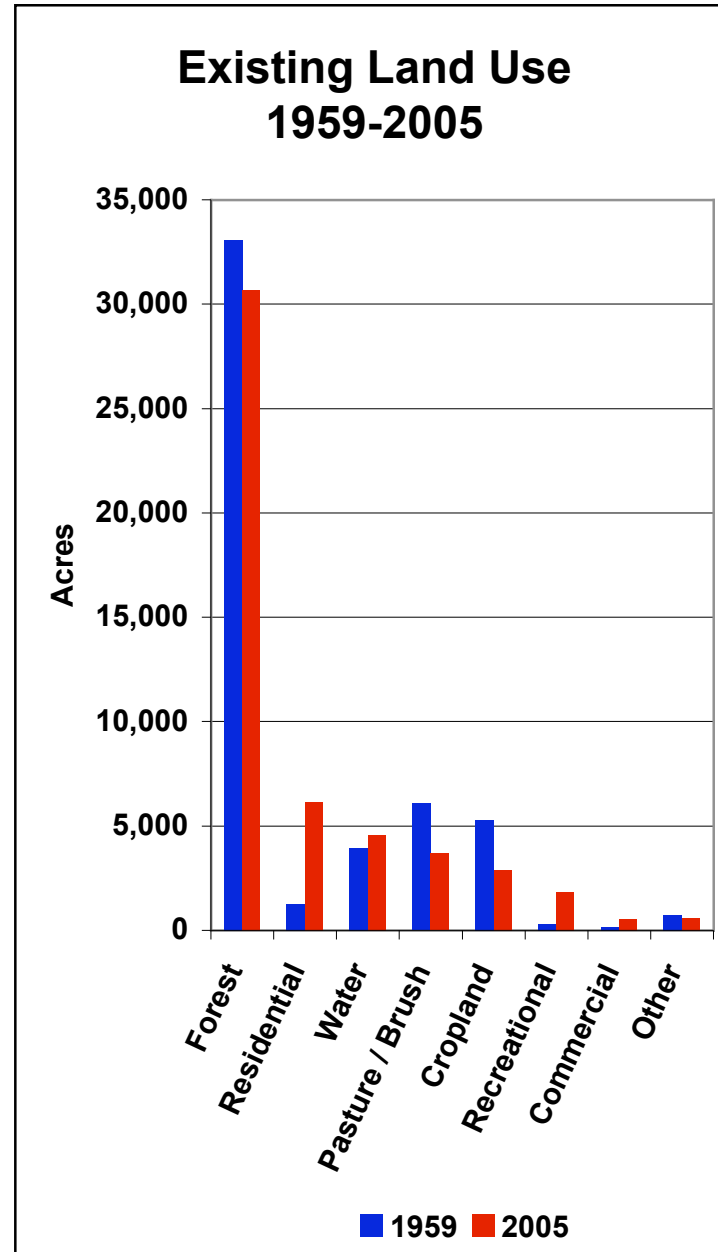
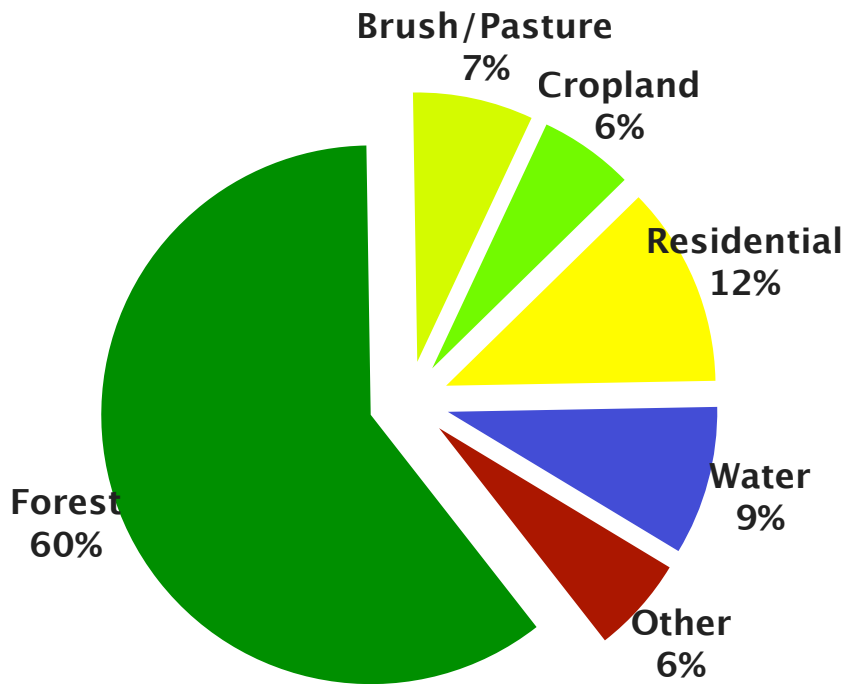
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# Lake Region Comprehensive Plan - 2006

## Existing Land Use:

### Still Green



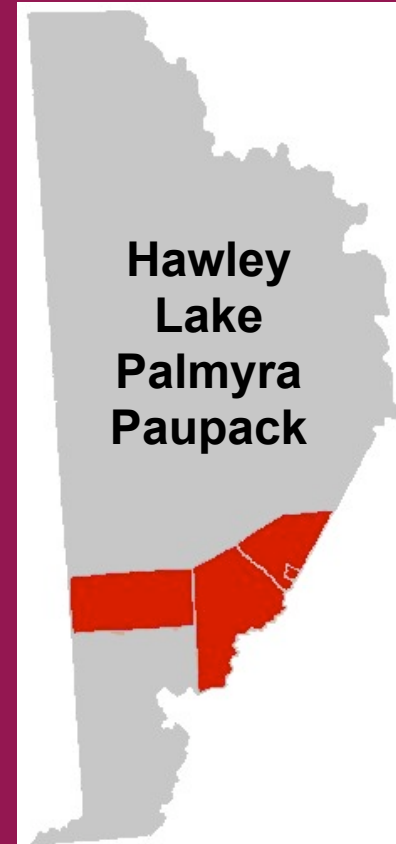
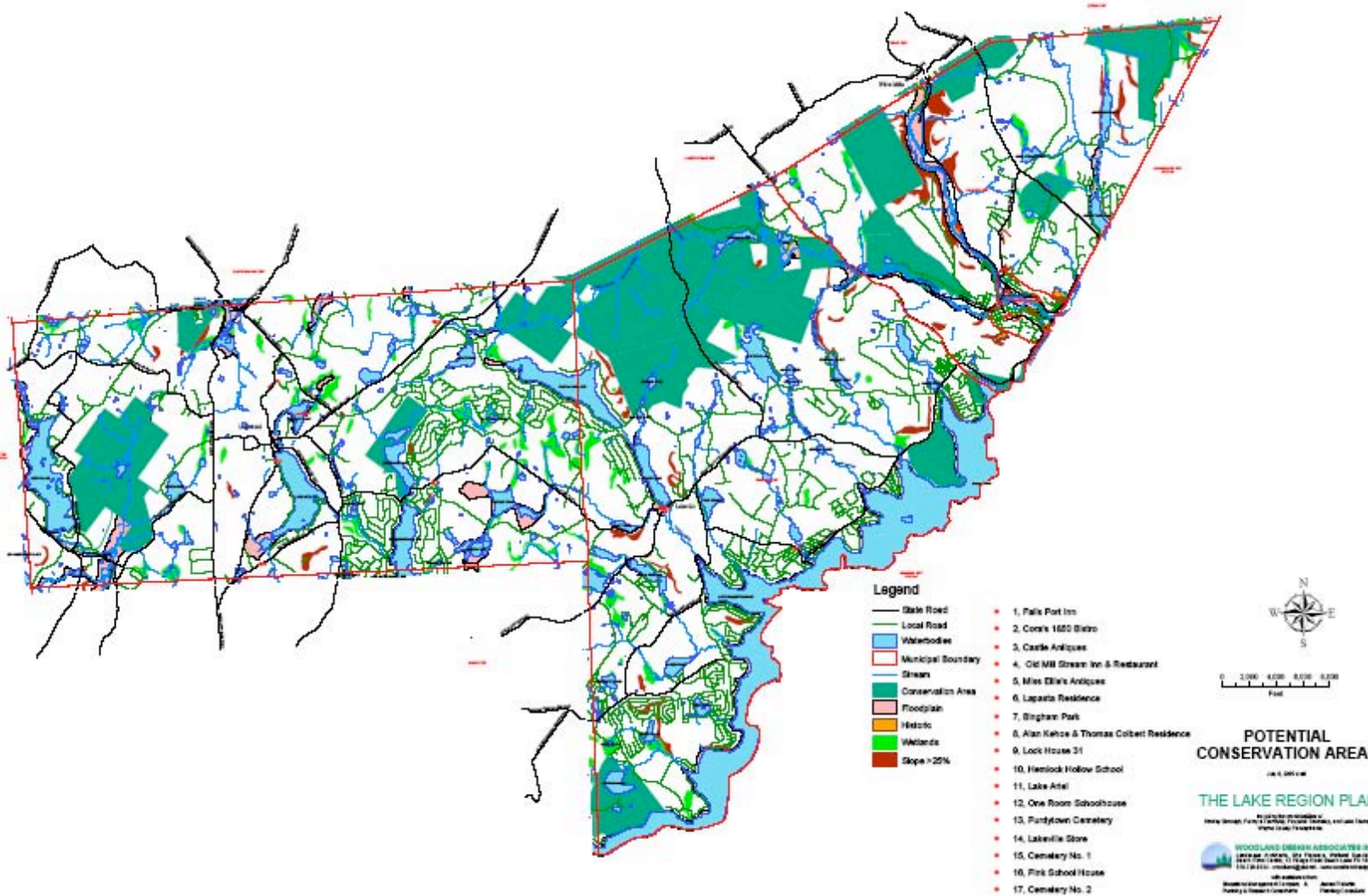
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# Lake Region Comprehensive Plan - 2006

## Conservation Areas

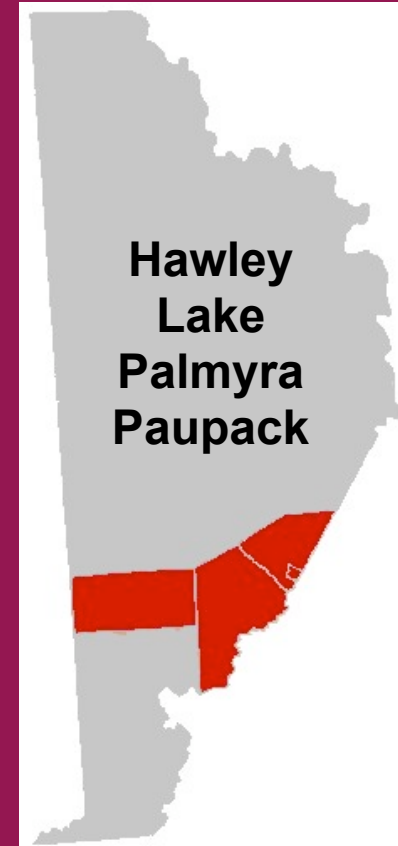
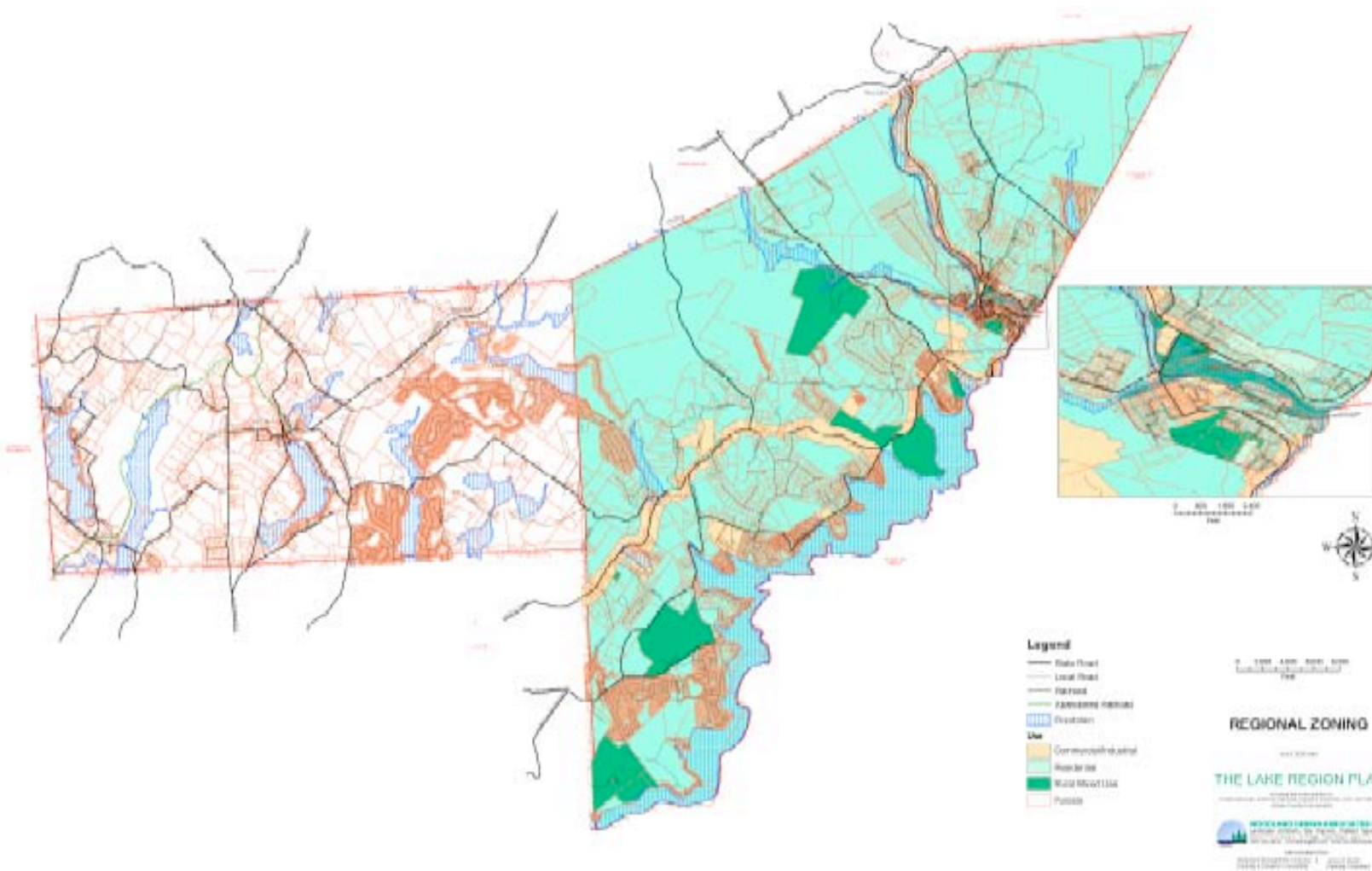


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# Lake Region Comprehensive Plan - 2006

## Existing Zoning



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Lake  
Palmyra  
Paupack

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# Lake Region Comprehensive Plan - 2006

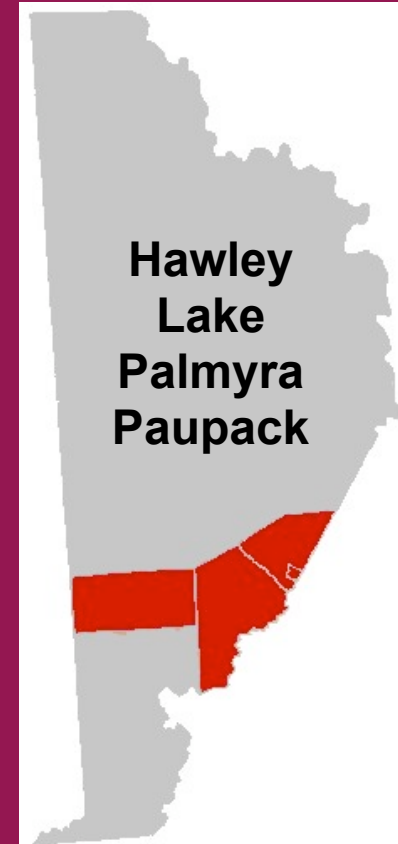
## Community Surveys (567)

Which of these communities do you reside in? (Check for 2nd home residence)	
245	Lake Township
222	Paupack Township
73	Palmyra Township
19	Hawley Borough
<b>129</b>	2d Home
<b>438</b>	No 2d home

How much land do you own in this community?	
4	None, I rent
333	Less than 2 acres
144	2 to 5 acres
21	6 to 9 acres
16	10 to 19 acres
24	20 to 49 acres
11	50 to 99 acres
4	100 to 149 acres
1	150 to 199 acres
0	More than 200 acres

How many years in total have you lived in this community?	
94	Less than 5 years
63	5 to 9 years
68	10 to 14 years
49	15 to 19 years
37	20 to 24 years
143	25+ years
112	None - 2nd home owner

What MOST influenced your ORIGINAL decision to live here? (Please check no more than 3)	
370	Rural atmosphere
201	Affordable housing costs
151	Low taxes
127	Born or raised here
118	Close to friends/relatives
79	Low crime rate
67	Close to work
46	Quality of schools
11	Quality of services



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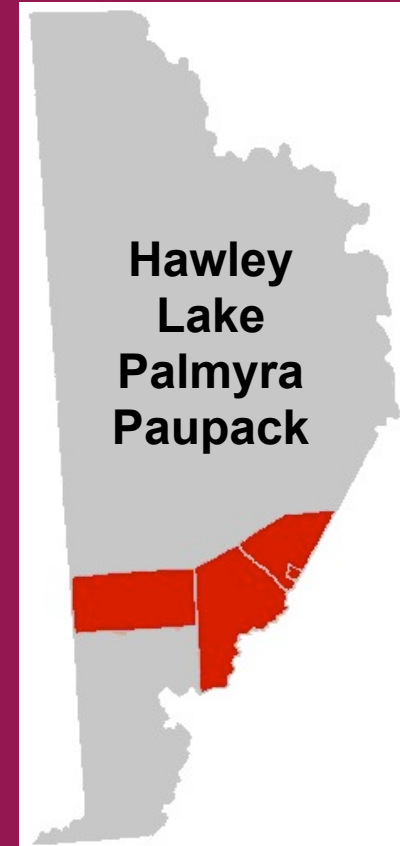


# Lake Region Comprehensive Plan - 2006

What do you like LEAST  
about the community?  
(Please check no more than 3)

237	Increased density of population
184	Cost of services/taxes
152	Lack of job opportunities
136	Lack of shopping opportunities
131	Transportation difficulties
108	Lack of cultural/recreation
89	Quality of services
81	Too much regulation now
70	Lack of land use regulation
22	Housing costs

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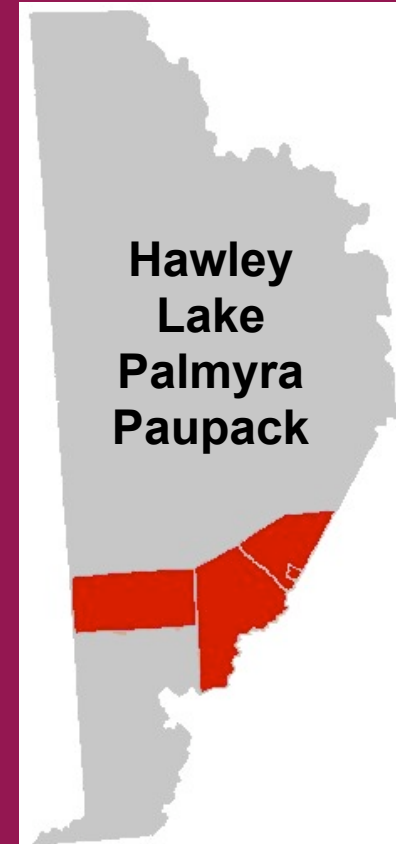
# Lake Region Comprehensive Plan - 2006

Please rate the importance of regulating each of these aspects of land development in your community:  (Circle your rating for each, using the following guide) 1 = Not that important 2 = Slightly important 3 = Moderately important 4 = Very important 5 = Extremely important	Commercial development near homes	289
	Density of development	288
	Impact on streams	251
	Preserving trees at commercial sites	242
	Protection of farmland	221
	Scenic impact	214
	Landscaping	202
	Site design and layout	180
	Business signs	169
	Hillside development	162
Historic character	135	

Where is the last place you lived prior to moving to your current address?

240	New York City/New Jersey Metropolitan Area
117	Elsewhere in Pennsylvania
60	Elsewhere in U.S. or outside U.S.
53	Elsewhere in the County
43	Elsewhere in community
35	Always lived where I do now

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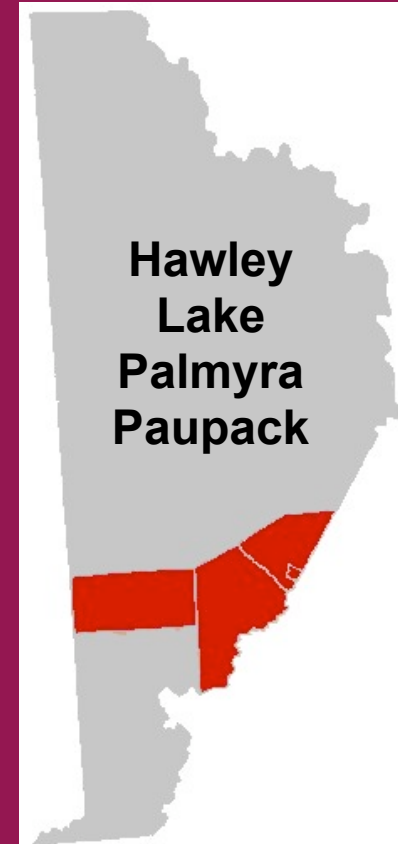


# Lake Region Comprehensive Plan - 2006

Householder No. 1:	
219	Retired
190	Employed by others full-time
75	Self-employed full-time
27	Employed by others part-time
16	Self-employed part-time
9	Unemployed, seeking work
8	Unable to work
1	Student

Householder No. 1:	
63	Lackawanna/Wayne County
53	New York
52	This municipality
49	Elsewhere in County
30	New Jersey
27	Pike County
13	Monroe County
6	Luzerne County

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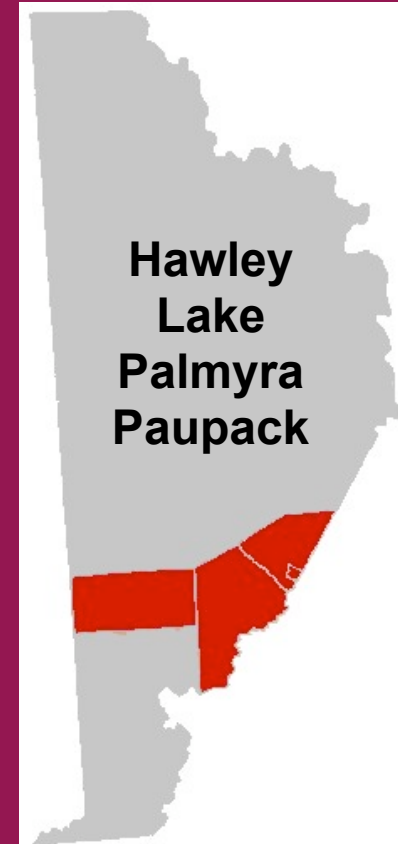


# Lake Region Comprehensive Plan - 2006

Should the municipality establish or improve local land use or other regulations with respect to the following:  
(Please answer for each issue)

Regulating junk vehicle storage?	513	Yes	33	No
Protecting the right to farm?	503	Yes	38	No
Regulating mobile home parks?	492	Yes	53	No
Protecting the right to timber using sound management practices?	477	Yes	59	No
Addressing the compatibility of adjacent uses?	452	Yes	68	No
Regulating the construction of cellular communications towers?	420	Yes	125	No
Regulating wind power generation facilities?	399	Yes	134	No

**Most want to regulate junk vehicles, protect farms, regulate mobile homes and protect sound timbering**



**Hawley  
Lake  
Palmyra  
Paupack**

Please compare the importance of each of these development issues using the following guide and comparing the choices: (Circle your rank) 1 = Not that important 2 = Slightly important 3 = Moderately important 4 = Very important 5 = Extremely important	Land Development Issue No.1					
	Protecting private property rights	20	10	62	130	316
	COMPARED TO:					
	Managing the impact of development	18	22	86	166	240
	Land Development Issue No.2					
	Developing the commercial tax base	34	37	148	139	151
	COMPARED TO:					
	Developing a bedroom community	73	78	156	106	68

**Protecting property rights and improving the commercial tax base are priorities**

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# Lake Region Comprehensive Plan - 2006

Which of the following statements BEST describes your view of zoning as a method of dealing with land use issues?  
(Please answer based on the experience or need of your own community)

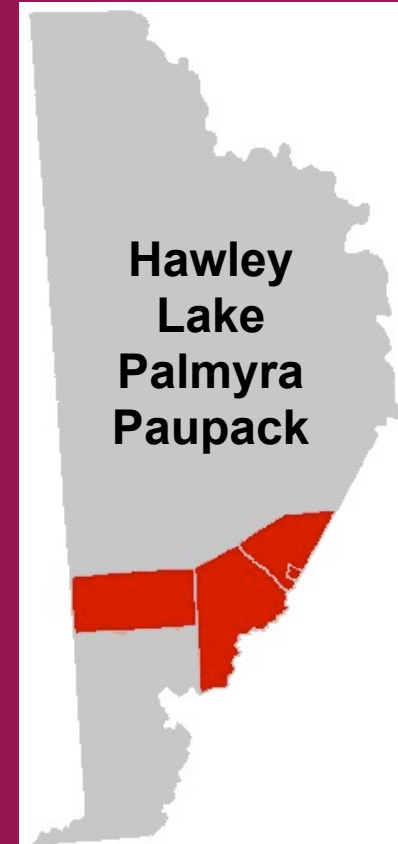
235	I support zoning but favor a limited approach that balances property rights and development regulation.
133	I want to see a very strong zoning ordinance that addresses all the major land development issues.
100	I don't know enough about it and I am unsure about the costs and benefits of zoning for my community.
55	I view zoning as an infringement on my private property rights and, therefore, favor other approaches.

**Most favor a limited form of zoning,  
want to balance regulation and property rights**

		1	2	3	4	5
Where would you like to see the community in the next 10-20 years? Please indicate how important each possible goal is to you.	Clean and green environment	10	7	43	148	338
	Preservation of remaining farms	17	24	91	135	280
	Extended sewer and water systems	76	54	131	130	150
	More local shopping opportunities	120	84	85	128	126
(Circle your rating for each, using the following guide) 1 = Not that important 2 = Slightly important 3 = Moderately important 4 = Very important 5 = Extremely important	More recreation for residents	159	81	81	114	103
	Higher quality forms of development	57	54	177	141	101
	More small-scale industrial jobs	89	75	151	130	91
	More high valued housing	99	79	174	104	80
	More affordable housing	108	99	163	95	73
	Development of tourism industry	103	111	169	90	64
	More second-home development	198	124	157	39	20

**Clean environment, farms, extended infrastructure,  
more shopping and more recreation important**

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# Lake Region Comprehensive Plan - 2006

## Goals:

### Land Use

Conservation subdivision

Strengthen village centers

Flexibility to establish small business enterprises

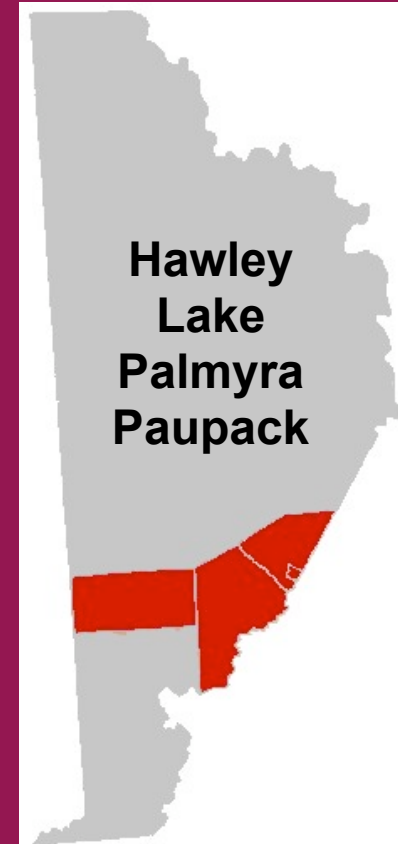
Mix of housing and densities

Protect natural character as development takes place

Downtown Hawley zoning district to address design

Performance-based zoning or comprehensive land development standards for Lake Township

Protect private property rights with the least possible intervention into the private market place



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# Lake Region Comprehensive Plan - 2006

## Goals:

### Recreation

Enhance existing parks by adding new facilities and amenities



Identify location for one regional passive recreation park site

Identify areas in Palmyra Township for a municipal park

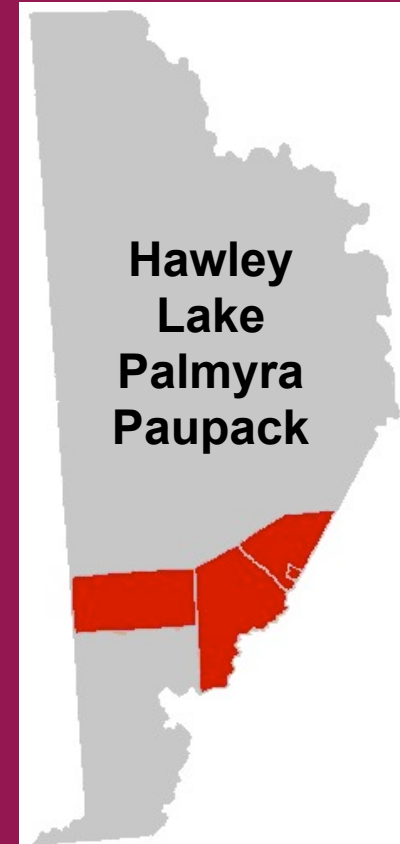
Continue cooperation with local athletic groups and leagues

Expand range of special events programming to meet needs of individuals of all ages, families and persons with special needs.

Develop and refine local park maintenance, safety and risk management practices

Increase current revenues available for park and recreation activities through the use of new fundraising techniques

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Lake  
Palmyra  
Paupack

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## Goals:

## Transportation

Identify future collector or arterial roads

Identify accident-prone areas and needed improvements

Develop a 10 year capital budgeting process

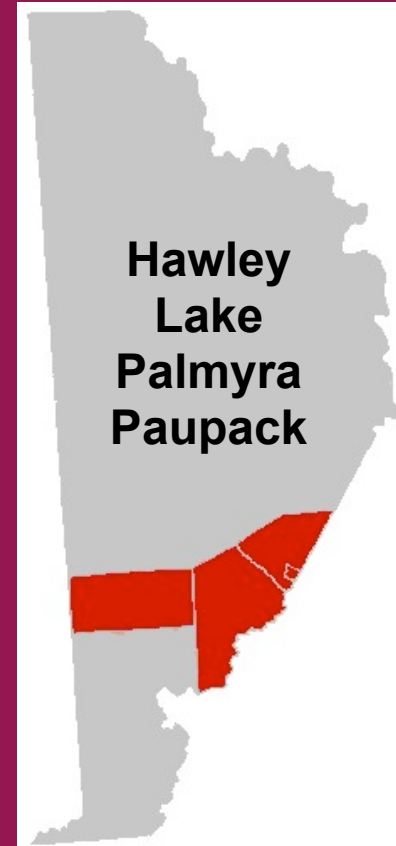
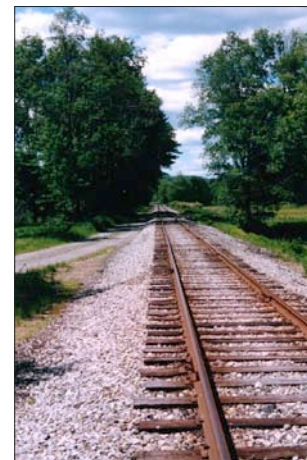
Performance standards for private and public roads

Tailor road standards for new roads to area

Coordinate improvements with PennDOT

Public transit stops and park & ride areas

Provide for industry along the railroad



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# Lake Region Comprehensive Plan - 2006

## Goals:

## Community Facilities



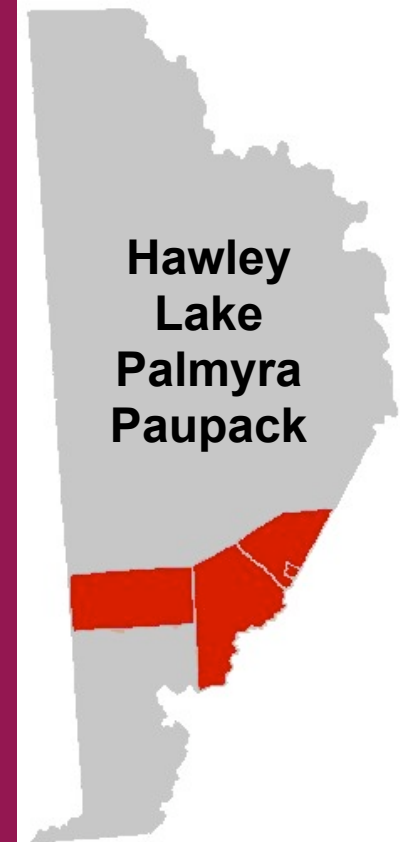
- Identify sewer and water needs through surveys
- Population based standards for community facilities
- Develop capital improvements budgeting program
- Establish recreation standards for new development
- Lay foundation for payment in lieu of recreation facilities
- Performance criteria for emergency access, fire safety, school bus stops, mailbox areas, etc.
- Public-private partnerships for community facilities

## Water Resources

- Stormwater programs / natural control
- Monitor Wallenpaupack water quality
- Setbacks from the Lake and tributaries



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