

Lakeview Region Comprehensive Plan

November 2002

Table of Contents

	Page
Acknowledgements	a
Statement from The Center of Rural Pennsylvania	b
Background	1
Introduction	2
Why a Comprehensive Plan.....	2
Legal Status of a Comprehensive Plan	2
How the Plan was Built	3
Purpose and Use of the Plan.....	3
Regional Vision	5
The Region	6
Vision Statement	6
Priority Ingredients	7
Regional Community Objectives	9
Regional Community Objectives	10
Small Town & Rural Character.....	10
Infrastructure & Services.....	10
Economic Development.....	11
Housing	11
Regional Action Plan	12
Regional Action Plan.....	13
The Lakeview Region Roundtable	13
Lakeview Region Existing Land Use Map.....	14
Land Use Plan	15
Existing Land Use	15
Land Use Plan	16
Land Use Plan Tools	17
Future Land Use Map.....	19
Natural, Cultural & Historic Features Plan	20
Land Characteristics.....	20
Natural Features	20
Lakeview Region Topographic Map.....	21
Cultural Features.....	22
Historical Features	22
Natural, Cultural & Historic Features Tools	23
Natural, Cultural & Historic Resources Map.....	25
Community Facilities Plan.....	26
Water Facilities	26
Wastewater (Sewer) Facilities	27
Water and Sewer Planning	28
Economic Development Plan.....	30
Possible Target Areas for Economic Development	30

Economic Development and Tourism Marketing	31
Eco-Tourism.....	31
Promote Regional Recreational Facilities.....	31
Economic Development Tools	32
Housing Plan.....	33
Small Town and Rural Qualities	33
Qualities of a Small Town Lifestyle	33
Qualities of Rural Community Atmosphere.....	33
Housing Characteristics	33
Housing Plan.....	34
Transportation Plan.....	37
Lakeview Region Roadway Functional Classification System.....	38
Major Transportation Routes.....	39
Mass Transit	39
Bicycle/ Pedestrian Facilities.....	40
Airports	41
Conclusion	42
Concluding Statement.....	43
Action Plan Toolbox Matrix	44
Action Plan Toolbox Matrix	45
Appendix	47
Municipalities with Zoning.....	48
Population Profile	49
Economic Profile	50
Major Areas of Employment	51
Housing Profile.....	52
Subdivisions	53

Acknowledgments

Steering Committee Members

Ed Olson	Sandy Lake Township	David Palicia	Stoneboro Borough
Jay McConnell	Worth Township	Harold A. McQuiston	Lakeview Area IDC
Merle Wareham	Sandy Lake Township	Matthew Saeler	Sandy Lake Borough
Jane Clark	Fairview Township	Hiedi Perrine	Senior Citizens
Angel Tharp	Jackson Ctr. Borough	William A. Burrows	Boyscouts
Lee Tharp	Jackson Ctr. Plng. Com.	“Butch” Alexander	Lakeview Schools
Kay Medberry, Chr	Stoneboro Borough	Ed Bowman	Sandy Lake Borough
Kathy Morningstar	Sandy Lake Rotary	Floyd Tingley	Sandy Lake Township
Don Westlake	Lake Township	Brian Patterson	Jackson Township
Albert Law	New Vernon Township	Rev. Rick Horn	Ministerial Steering Comm.

Lakeview Region Municipal Partners

Fairview Township

Dewitt B. Palmer, Chr.
Mont L. Clark
John Bromley

Jackson Center Borough

William Zahnizer, Pres.
Danny Boggs
Paul Barnes
Angel Tharp
J. Richard Lichtenberger
Wesley McAfoose, Mayor

Jackson Township

George W. Pizor, Chr.
W. Jerry Vernam
Brian Patterson

Lake Township

Fred B. Elder, Chr.
Jon M. Gander
Richard A. McClearn

New Vernon Township

Albert W. Law, Chr.
John R. Martin
Marshall Clark

Sandy Lake Borough

Matthew Saeler, Pres.
Robert Kaltenbaugh
Glenn Leech
Charles Martin
Carol Paul
William Rice
Skip Silata
Edward McMullen, Mayor

Sandy Lake Township

Ed Olson, Chr.
Merle Wareham
Robert B. Sachse

Stoneboro Borough

Fred N. Houser, Pres.
William Bence
Rev. Richard Horn
Brian Reiser
Henry Pearce
Kay Medberry
Dean Medberry
Tom Wygant, Mayor

Worth Township

Jay A. McConnell, Chr.
William Struthers
Earl J. King

The Center For Rural Pennsylvania - Bruce Wilkins

MCRPC Staff

Dennis G. Puko, Executive Director

Julie M. Widel, Former Assistant Director

Lisa Holm, Former Planner

Chris Conti, Senior Planner

Daniel M. Gracenin, Assistant Director

Jeremy Coxe, Planner

Fred Frank, Planner

"It's hard to think about the future. In most communities, residents are too busy making sure the potholes are fixed, or that the firetruck is well equipped, to think - much less plan - what they want their community to be in ten or fifteen years.

Yet, if the community doesn't think about its future, who will? It might be a private developer who is trying to construct a large shopping mall or housing subdivision; or it might be state or federal agencies located hundreds of miles away making decisions about where to located a new highway or toxic waste site. It might even be a handful of local officials who have an interest in excluding certain groups and people from power. Whoever doesn't think about and actively shape their future will likely become a victim of it.

Thinking about and shaping the future is not easy! It requires leadership, patience, determination, and most importantly, community involvement. What it doesn't require is lots of money, a great deal of technical skills or outside consultants. Ever since William Penn established the Commonwealth over 300 years ago, Pennsylvanians have been building fine communities. What has changed in the last half century is the desire to make these places more livable."

- The Center For Rural Pennsylvania
(taken from their handbook on community vision)

BACKGROUND

Introduction

Municipalities within the Lakeview School District undertook the development of the Lakeview Region Comprehensive Plan in order to prepare for and aid in shaping the future of the regional community as envisioned by the residents. The plan will serve to guide local community and business leaders in making appropriate decisions that will positively affect future growth and development while preserving the most valued characteristics of the existing regional community.

Why a Regional Comprehensive Plan

Simply put, there is strength in numbers. If eleven municipalities of the Lakeview Region work together toward a common plan, they can achieve community prosperity and quality of life greater than each can achieve alone. Private businesses more readily come to communities where they see a cooperative political environment and a plan for continuing community improvement. Growth can yield good or bad results. Unplanned growth is more likely to cost excessively for roads, police and fire, sewer and water, and stormwater problems. Tax dollars are limited. Community leaders can only give so much time and effort. The region as a whole will realize success on a multitude of fronts if all the communities work together towards common goals.

Legal Status of a Comprehensive Plan

Under the Pennsylvania Municipalities Planning Code, a comprehensive plan is only an advisory document. It is not itself a development ordinance or zoning map and does not contain any rules or regulations.

However, the state planning code does encourage consistency between a county comprehensive plan and municipal plans and actions as follows:

- △ Municipal comprehensive plans shall be generally consistent with the county plan.
- △ Certain municipal actions involving streets, watercourses, water/sewer facilities and public buildings and grounds must be submitted to the local and county planning agency for review.
- △ Adoption, amendment or repeal of any comprehensive plan, official map, subdivision ordinance or zoning ordinance must be submitted to the local and county planning agency for review.
- △ Certain school district actions involving school buildings and land must be submitted to the local and county planning agency for review.

Statements recognizing that:

1. Lawful activities such as extraction of minerals may impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.
2. Commercial agricultural production may impact water supply sources.

In addition, some government grants and permit applications require a determination that the associated activity is generally in conformance with the local and county comprehensive plan.

How the Plan was Built

The plan process began with each municipality making a formal decision by motion to participate in a regional plan. Those that elected to participate then assembled a planning team known as the Lakeview Region Comprehensive Plan Steering Committee. The steering committee included leaders from participating municipalities as well as the school district, local businesses, banks, local service agencies, the ministerial committee, and citizens at-large. Mercer County Regional Planning Commission served as the planning staff responsible for organizing meetings, preparing requested materials, and preparing the final plan document. The Center for Rural Pennsylvania guided the visioning process.

A series of three community workshops were held at the Lakeview Middle School to involve the general public in plan development and to update the public on the progress of the plan. The steering committee met several times in between the community workshops at the Sandy Lake Township Building and created four working groups that met a few times independently to tackle specific issues. An “Experts Forum” was held at McKeever Environmental Learning Center to invite suggestions and comments on the plan from four panelists with expertise in economic development, tourism, and housing.

The effort was a great success thanks to the dedication and determination of those individuals that committed their time and effort for the benefit of the regional community. Additional information regarding the meetings is provided in the Appendix of the plan.

Purpose and Use of the Plan

- △ To serve as a common guide for all officials, business leaders, developers and citizens in making decisions that effect land use, growth, revitalization and development. It should be used when considering business or housing development and creating policy such as zoning changes or subdivision regulations. Future plans, development proposals and funding applications should be consistent with the goals of the Lakeview Region Comprehensive Plan.

- △ The plan should be used as a guide for the region's future. It should remain dynamic and current rather than stagnant and rigid. The goals and objectives, as well as the action plan should be reviewed on continuing basis to ensure true progress towards the community vision. Amendments should be made through a public process to ensure that the Lakeview community supports the direction of the plan.

REGIONAL VISION

The Region

The Lakeview Region is made up of four boroughs and seven townships located in the northeastern quadrant of Mercer County. The boroughs of Jackson Center, Stoneboro, Sandy Lake and New Lebanon are typical rural boroughs with a small mix of commercial businesses and fairly dense housing development surrounded by the seven townships. The townships enjoy primarily single-family residential development, agricultural uses, small businesses/home occupations dotted here and there and light industry and service businesses concentrated near interchange areas. The rural region is further enriched by Goddard State Park, State Gamelands, Lake Wilhelm, Sandy Creek and Stoneboro Lake which serve the recreational needs of the area in conjunction with local community parks, playing fields and the Lakeview School District complex.

Housing opportunities include primarily single-family home ownership with multi-family rental available in some of the boroughs. Residents are primarily employed in the private sector in manufacturing and retail services. Unemployment ranges roughly 3.3% to 11% for the region with 0 - 24% of people below the poverty level. Major employers located within the region include Spang Power Control, International Timber & Veneer, Foster Grading, Flexospan Steel Buildings, Inc., Laubscher Cheese Co., and Clinch-Tite Corporation. The region is characterized by a median age of 37 years with the largest concentrations of persons between the ages of 5 - 14 years, 35 - 44 years and 45 - 54 years. Equally strong is the senior population at 15% of the total regional population.

Vision Statement

The key to the plan is the vision statement and the process by which the vision statement is created. Without a vision statement there is no goal and without a goal there is nothing to achieve. The Center for Rural Pennsylvania was instrumental in guiding citizens through the visioning process.

The Center for Rural Pennsylvania is an agency of the Pennsylvania General Assembly and it works with executive agencies and federal, regional and community organizations to maximize resources and strategies that can better serve the specific needs and opportunities of rural clients. Their intent is to preserve and nurture quality of life standards that sustain rural Pennsylvania as a desirable place to work and live. They were effective in getting the Lakeview Region Comprehensive Plan underway. A result of their effort was the creation of the following vision statement.

By the year 2009, the Lakeview Region should be:

A place where small-town and rural lifestyles thrive; and where citizens, officials and community leaders act together to maintain and enhance economic vitality, care for the needs of each other and continue to be stewards of those features, both natural and man-made, which make the region a special place to live, work & play.

Priority Ingredients

The Lakeview Region created their vision statement based on several key ingredients that represent characteristics of daily life that they wish to retain, enhance, or achieve. These ingredients were developed by local citizens under the facilitation of the Center for Rural Pennsylvania utilizing a series of worksheets found in the Appendix. The following list represents their assessment of specific community and economic development issues and their importance to the region. They also inventoried physical and cultural features of the region, collectively discussed whether these should be preserved or enhanced and what forces controlled these features.

△ **First priority**

- Healthy, diverse economy (good jobs)
- Preserve small town, rural character
- Retain & protect farming

△ **Other priorities**

- Address special needs (seniors, youths)
- Attract new industry
- Extend infrastructure (sewer & water)
- Retain youth
- Funding for basic education
- Regional approach to planning
- Regionalization of municipal services
- Maintain autonomy
- Promote tourism

△ **Special natural features**

- Stoneboro Lake
- Lake Wilhelm/Goddard
- Farmlands
- McKeever
- Scenic views
- Wooded areas
- Sandy Creek & valley

△ **Other places**

- G. Turner Craig Town Park
- Stoneboro Memorial Park
- Jackson Center Park
- School
- Stoneboro Fairgrounds
- Lake Latonka
- Amish farms
- Fire halls
- Churches

△ **Places to take visitors**

- Lake Wilhelm
- Stoneboro Fairgrounds
- McKeever
- Stoneboro Lake
- Farrell's Browse Shop
- Freedom Road Cemetery
- Ginger Snap Junction
- Stoneboro/Sandy Lake

△ **Places not to take visitors**

- Bad housing areas
- Junkyards

△ **Changes due to internal forces**

Zoning & other ordinances
Bank growth

△ **Changes due to external forces**

Unemployment, job/business losses, economy
Federal/state environmental policies
State parks - development & improvement
Population moving out of town
Subdivision of land & farms
Older population growth
Bike trail

△ **Places undergoing rapid development**

Jackson Twp., Jackson Ctr.,
I-79 area
Lake Latonka (housing)
Housing development in
open areas, farms,
townships & around towns

△ **Places remained the same**

Reeds Furnace
Most of the region

△ **Areas off limits to development**

Farmlands, active farms
Wetlands & gamelands
Lakes

△ **Areas that should be developed**

Jackson Twp.- I-79 Interchange
New Vernon twp.- I-79 Interchange
Much of the region for housing
Stoneboro & Sandy Lake for small business

The exercise resulted in a consensus by local citizens that the most important issues are jobs and preserving small town/rural character and farming. The most important features of the Region include Lake Wilhelm, Stoneboro Lake, Stoneboro Fairgrounds, community parks and farmland. Citizens used these priority ingredients to create the foundation of the comprehensive plan - the vision statement. The vision statement is intended to describe briefly and broadly where local citizens want their region to be in the next ten years. It was then necessary to outline how the region might obtain the vision.

To begin this phase of the plan, citizens had to narrow down and focus in on objectives that would lead to specific actions to achieve their vision.

REGIONAL
COMMUNITY
OBJECTIVES

Regional Community Objectives

Steering committee members and citizens developed the following community objectives intended to promote the consensus vision for the future of the Lakeview Region. Several objectives were considered for each category below but only those that were agreed upon by the collective body of participants have been listed and considered part of the overall plan.

Small Town & Rural Character

Preservation of the small town/rural character was one of three highest rated issues for the Lakeview Region. Local citizens value existing characteristics of their community, which include knowing and interacting with neighbors on a first name basis, partaking of the many natural and manmade facilities in an area that is virtually crime-free, having self-sufficiency and independence yet pulling together and cooperating when the greater community is impacted, and sharing a desire to continuously improve the quality of life for future generations while retaining valued traditions and accepted mores.

1. Promote friendly neighborhood lifestyle and good atmosphere.
2. Enhance cultural activities.
3. Revitalize existing communities.
4. Promote and maintain all rural communities from over subdividing, especially farms and rural lands.
5. Conserve natural and manmade features.
6. Promote regional approach to planning.
7. Continue to protect public and private farm, wetland and forest lands through federal/state environmental policies and regional application to planning.
8. Promote planned growth at I-79 Interchanges.

Infrastructure & Services

Participants rated improvement and expansion of infrastructure and certain public services moderately. The extension of sewer and water would be acceptable at a public cost provided that good jobs or improved housing resulted without impacting farmland. Cooperation among municipalities is generally recognized as necessary, but how and to what degree in an equitable manner is a question that remained unanswered.

1. Encourage cooperation between municipalities.
2. Work together to share municipal services.
3. Promote the use of public facilities for all citizens.
4. Encourage further development of the interchanges.
5. Encourage lifelong learning and school to work.

Economic Development

Another of the three highest rated items the region would like to achieve is more and better paying jobs. Retention of youth in the region is also a concern. The two can be related to the strength of the regional economy and it was thought that to address the first would enhance the possibility of achieving the latter. The objectives developed are based on local strengths or assets including the interstate highway system that transverses the region, numerous recreational facilities that could attract tourism, and on existing commerce whose needs should be addressed to ensure stability and acceptable growth of the regional economy.

1. Put infrastructure in place at key target locations where economic development is desired. Interstate highway interchanges are logical target areas, but additional study should be completed to identify target areas and assess infrastructure service feasibility and cost.
2. Do more and better marketing for economic development and tourism. Promote economic development outside the Lakeview Region that will benefit the region.
3. Find more opportunities for and promote eco-tourism (including farming and archaeological resources).
4. Promote maintenance and development of recreation facilities that have a regional tourism draw (i.e., beach & bike trail). In doing so, consider strong public input and changing tourist interests.
5. Promote “downtown” businesses and those that provide basic necessities (grocery, drugs, etc.). Explore opportunities for a new motel.

Housing

The boroughs in the Lakeview Region can be characterized as “bedroom” communities with increased density of housing about the small “downtown” areas. Citizens felt that a decline in existing housing quality would be significantly detrimental to the future of the Region and concerns were expressed about the blighting influence already waged by homes and trailers maintained poorly. The Lakeview Region enjoys a mix of affordable housing options within each community. There are no apparent “red-line” areas of housing where the affluent are segregated from the working poor. The result is a more unified sense of community. To preserve valued housing opportunities the group proposed several objectives.

1. Preserve historical homes.
2. Promote affordable housing.
3. Implement “regional” housing rehab programs.
4. Target high-density residential development in and around areas with pre-existing, adequate infrastructure.
5. Maintain our rural/farm areas current level of low-density residential development.

REGIONAL ACTION PLAN

Regional Action Plan

The action plan developed by consensus of citizens, officials and other leaders focuses upon the topic areas of land use, transportation, community facilities, economic development and housing. It is based upon the objectives and is designed to fulfill the regional vision. It outlines tools that will be utilized by local officials and leaders that will bring the Lakeview Region to the point it wants to be in the next ten years.

The size and independent qualities of the municipalities that make up the Lakeview Region provided uniqueness to how the overall plan was developed and has significant bearing on how it will be implemented. No single community desired to make specific decisions on behalf of any other single community even though the Region as a whole shares the same values, mores and concerns for the future. The following reflects the region's desire to prosper and grow wisely using its collective strength wherever feasible while drawing upon the independence of each community to set the course.

The Lakeview Region Roundtable

The steering committee felt that the only force capable of driving the implementation of the comprehensive plan would be a body representative of all the municipalities. At the onset it would also be important for members of the group to have a firm understanding of the comprehensive plan and the planning process.

The steering committee envisioned a group made up of interested officials, business persons, clergy, various agency and service club representatives, and citizens whose mission would be to provide a forum for collective, constructive, and comprehensive discussion, planning, and recommendation formulation for issues affecting the Lakeview Region. They named the group the Lakeview Region Roundtable.

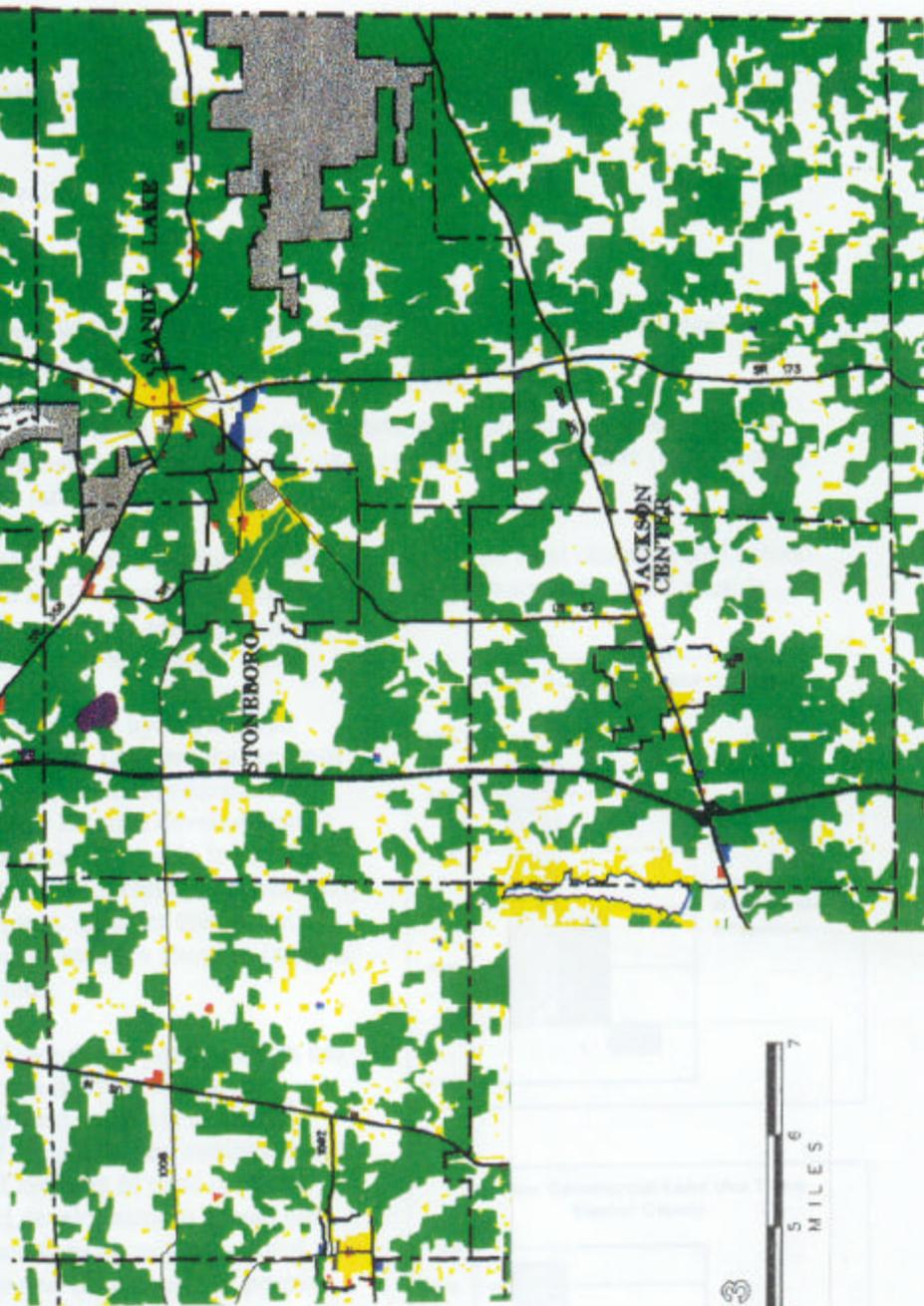
TOOL: Form the Lakeview Region Roundtable

- △ Initially made up of steering committee members.
- △ Develop mission statement and simple by-laws by group consensus.
- △ Set regular meetings (quarterly).
- △ Review the progress on the comprehensive plan & recommend additions/changes to it.
- △ Provide a forum for education of citizens and officials, etc. of the Lakeview Region by providing informative expert speakers on various issues (infrastructure financing, land use regulations, business revitalization, housing improvements, capital budgeting, agriculture preservation, shared services, whatever is important to our area, etc.)
- △ Invite community leaders to share project success stories and problems, keep the region informed on legislation impacting municipalities and respond to legislators in one voice.
- △ Encourage promotion of the goals & vision of the comprehensive plan as a group and as individuals.

Lakeview Region Existing Land Use

Legend

- Residential – yellow & orange
- Commercial – red
- Industrial – brown
- Public & semi-public – blue
- Recreation & open space – gray
- Woodland – green
- Mineral extraction – purple
- Other – white



MARCH 1993



Land Use Plan

A land use plan is likely the central element of a comprehensive plan. It identifies the character of the Region and the desired pattern of development upon which other planning decisions – economic development locations, water/sewer service areas, housing strategies – may be made.

For the Lakeview Region, much of the land use plan has already been put to word in the Region’s vision and objectives. Other thoughts are entered here.

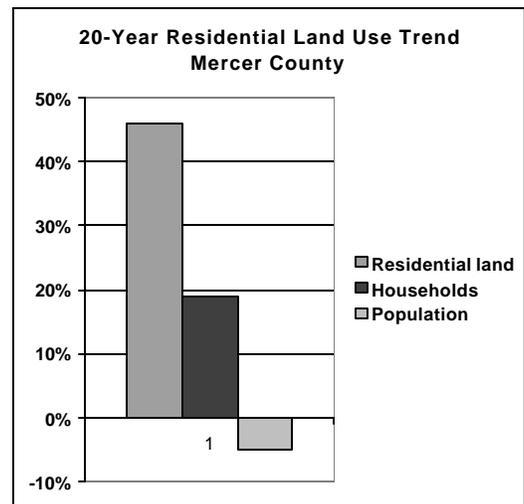
Existing Land Use

The attached map on the previous page (dated 1993 and cut from the Mercer County Comprehensive Plan) summarizes the region’s existing land use.

The Lakeview Region is largely rural. Farms, woodlands and undeveloped lands dominate the landscape. This is attested by the amount of green (woodlands) and white (crop, pasture, or unused lands) on the existing land use map shown on the previous page.

There are Mercer County Agricultural Land Preservation Easements on ten farms in the Lakeview Region. This will ensure that these farms will remain agricultural in perpetuity. These farms encompass 2,376 acres; this is approximately 49% of the total acreage in Mercer County preserved by easement.

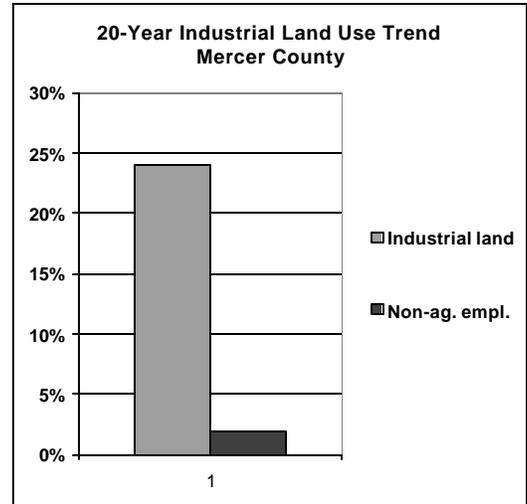
The Region also has many large recreational facilities related to its rural character and natural features. Among them are Goddard State Park/Lake Wilhelm, Stoneboro Lake/Lakeside Park, McKeever Environmental Learning Center and State Game Lands 130 along Sandy Creek.



The rural pattern is broken only by a few small towns. Stoneboro and Sandy Lake are the larger of these with neighborhoods, small downtowns and some industry. The Lake Latonka development at the western edge of Jackson Township is equally as large in terms of the number of residences, but there is little other development. Smaller concentrations of homes and some businesses are found in Jackson Center and New Lebanon.

This rural and small town development pattern has dominated the landscape for over 100 years. However, the development pattern is changing. Increased mobility of the population combined with the attractiveness and low cost of rural land and living has encouraged development to spread out. Rural roads that used to have only occasional farmhouses now have non-farm homes of people who work as far away as the Pittsburgh region. The interstate highway system opened up interchanges in New Vernon and Jackson Townships that attracted business and industry development.

The accompanying graphs (found on the previous page as well as this page) illustrate this trend over a 20-year period from the early 1970s to early 1990s. (The graphs show Mercer County trends. Data is not available for only the Lakeview region.)



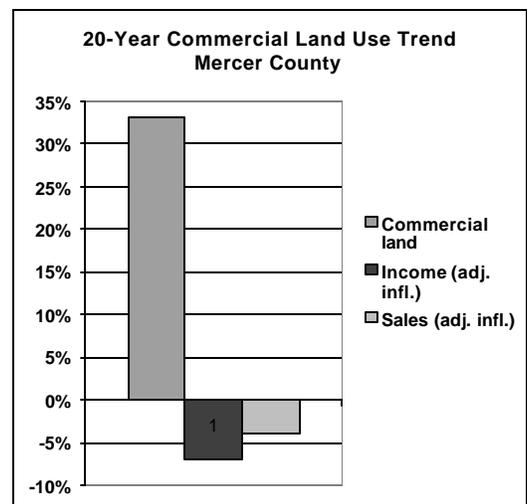
- △ Residential land use grew 46% while the number of households grew only 19% and there was a 5% population loss. Fewer people lived in more housing units which on the average consumed more land than did older housing.
- △ Commercial land use grew by 33% while the median family income (adjusted for inflation) decreased 7% and retail sales (adjusted for inflation) decreased 4%. A shift occurred from older downtowns to newer suburban areas with no real gain in market share.
- △ Industrial land use grew 24% while non-agricultural employment grew only 2%. More land was consumed by an economy that, averaged over 20 years, was stagnant.

This trend, while not occurring as dramatically in the Lakeview Region as in other parts of Mercer County or the nation, is looming as a factor that could alter the community pattern and lifestyle. People attending the community planning meetings expressed concern about this trend.

Land Use Plan

The driving thoughts behind the Region's land use plan are clearly stated in the *vision statement* and *community objectives* described earlier. Key land use plan directions in the vision statement include:

- △ "A place where small-town and rural lifestyles thrive..."
- △ "...maintain and enhance economic vitality..."



- △ "...be stewards of those features, both natural and man-made, which make the region a special place to live, work & play."

Key Community Objectives include:

- △ "Revitalize existing communities."
- △ "Promote and maintain all rural communities from over subdividing, especially farms and rural lands."
- △ "Conserve natural and manmade features."
- △ "Continue to protect public and private farm, wetland and forest lands..."
- △ "Promote planned growth at I-79 interchanges."
- △ "Promote maintenance and development of recreational facilities..."
- △ "Promote 'downtown' businesses..."
- △ "Target high-density residential development in and around areas with pre-existing, adequate infrastructure."
- △ "Maintain our rural/farm areas current level of low-density residential development."

Land Use Plan Tools

TOOL: Target the Keystone Ordinance Works Tri-County Industrial Park – A large industrial park is in development at the former Keystone Ordinance Works site near the I-79/PA 285 exit in Crawford County. It is being jointly marketed by Crawford, Mercer, and Venango Counties. It gives the Lakeview Region a “have your cake and eat it, too” scenario. Lakeview residents will have access to good jobs at that nearby location and there is no direct development cost to Lakeview communities and no alteration of rural character that can be caused by a large industrial development occurring right in the Lakeview Region.

TOOL: Target Jackson Commerce Park – This Park is already partially developed, but there is room for additional job-creating development. The I-79/US 62 southeast quadrant location has all necessary infrastructure.

TOOL: Maintain low-density development in rural areas by targeting development around existing infrastructure – As further described in the Community Facilities Plan, development can be effectively guided to areas with water and sewer facilities. These areas, usually located within or very near to existing developed towns, should be the target locations for new, higher-density development in order to preserve rural character in outlying areas.

TOOL: Zoning – Several ideas involving zoning were discussed at the community planning meetings. Zoning is the only regulatory tool that allows a community to determine what uses and development can go in certain areas of a community. It allows communities to target higher impact commercial or industrial uses to desired locations (like Jackson Commerce Park) and prevent their spread into residential or rural areas. It allows communities to target higher density development in areas with infrastructure rather than in rural areas. Several municipalities in the Region have zoning – Stoneboro, Sandy Lake, and New Lebanon Boroughs – Jackson and New Vernon Townships. These municipalities can review their Ordinance with the Lakeview Regional Roundtable to make changes (if needed) to advance the Region’s land use objectives. The remaining municipalities may wish to consider

preparing zoning ordinances. The Mercer County Regional Planning Commission has available, valuable expertise to assist with zoning.

TOOL: Adopt land development ordinances – A land development ordinance (more properly called a subdivision and land development ordinance) allows a community to control the quality of development via several aspects such as lot sizes, setbacks, street and sidewalk standards, commercial and industrial development standards, etc. Many of these provisions can also be included in zoning. No municipalities in the Lakeview Region have such an ordinance. The county has a Subdivision and Land Development Ordinance that applies to the subdivision of land in the Lakeview communities. An amendment to the Ordinance is in the development phase and will include commercial, industrial, multi-family housing and other development standards.

TOOL: Encourage the Region's farmers to continue to participate in Mercer County's Conservation Easement Purchase Program. This program is funded by state funds through appointed agricultural land preservation boards. Farmland is rated against other eligible parcels according to specific criteria related to the quality of the farmland, stewardship practices related to conservation, nutrient management and control of soil erosion and sedimentation and the likelihood of conservation from farmland to other uses.

A future land use map is shown on the following page. The map shows areas that should be considered for future growth areas as well as areas where revitalization should be promoted.

Natural, Cultural & Historic Features Plan

Land Characteristics

A quick examination is given here of the land or “physical” characteristics of the Region. These play a major part in determining how land can be used, if at all.

- △ The topography ranges from flat to rolling. Steep slopes rarely present any obstacle to land uses or development. They are most significant in the valley walls of Sandy Creek, the lower reaches of Lake Wilhelm, and Stoneboro Lake (which shows on maps as Sandy Lake) and its feeder stream. A topographic map for the Lakeview Region is attached on the following page.
- △ Sandy Creek, a small fishable and barely canoeable watercourse, dominates the flow of drainage. Most of the Region drains into Sandy Creek or other streams flowing eastward to the Allegheny River. The southern reaches of the Region drain southward to Wolf Creek. The western reaches of the Region drain into streams eventually reaching the Shenango River.
- △ Many wetlands are found in the Region. They range from large, ecologically significant, and protected expanses such as the Pine Swamp to creek-bottom wetlands found along Sandy Creek to smaller patches found on farms, woodlands and fields. Wetlands are so prevalent that a site investigation and qualified wetlands determination precede most land use or development decisions.
- △ Soils in the Region are generally fair to poor for development and fair to good for agriculture. There are a wide variety of soil characteristics, all of which are described in the Soil Survey for Mercer County (U.S. Department of Agriculture) that can be consulted for additional details.
- △ There are numerous flood hazard areas delineated by Federal Emergency Management Agency (FEMA) maps in the Lakeview Region including, but not limited to, Lake Wilhelm, Sandy Lake, Lake Latonka, Mill Creek, Otter Creek, Sandy Creek, Wolf Creek, Saw Mill Run, Pine Swamp, and areas adjoining them. Whenever development is being considered near such an area, FEMA maps officially delineating identified 100-year flood hazard areas and local ordinances that clearly spell out what can or cannot be done in a floodplain area should be consulted.

Natural Features

A number of natural features that should be preserved were highlighted by residents and officials who participated in the community planning meetings:

- △ Stoneboro Lake – also known as Sandy Lake on various official maps

Lakeview Region Topography

Legend

- Built-up areas – *pink*
 - Streams, lakes & wetlands – *blue*
 - Woodlands – *green*
 - Contour lines at 10' intervals – *brown*
 - Highways & roads – *red & black*
- Source: USGS topo map, Mercer County, PA

1986



- △ Lake Wilhelm/Goddard State Park – a large lake and park highlighting nature activities
- △ Farmlands
- △ McKeever Environmental Learning Center – outstanding natural surroundings
- △ Various views of natural and open space
- △ Abundance of wildlife
- △ Wooded areas
- △ Sandy Creek and its valley

Cultural Features

A number of culturally significant features that should be preserved, including graveyards, schoolhouses, villages and churches were highlighted by residents and officials who participated in the community planning meetings. Some of the cultural features highlighted include:

- △ School House #1- Fairview Township
- △ No. 3 School House- Fairview Township
- △ School House No. 1- Mill Creek Township
- △ School House No. 2- Mill Creek Township
- △ School House No. 3- Mill Creek Township
- △ School House No. 4- Mill Creek Township
- △ School House No. 5- Mill Creek Township
- △ No. 1 School House- Jackson Township
- △ No. 2 School House- Jackson Township
- △ No. 3 School House- Jackson Township
- △ No. 4 School House- Jackson Township
- △ Hendersonville Cemetery- Worth Township
- △ School House No. 1- Worth Township
- △ No. 5 School House- Worth Township
- △ Zion Cemetery- Worth Township
- △ St. Johns School- Worth Township
- △ Perrine Cemetery- Worth Township
- △ Fairview Cemetery- Worth Township
- △ Carmichael Cemetery- Worth Township
- △ Millbrook School House- Worth Township
- △ School House No. 3- Lake Township
- △ School House No. 4- Lake Township
- △ Presbyterian Church Cemetery- Lake Township
- △ Oak Hill Cemetery

Historical Features

There are numerous historic resources in the Lakeview Region worthy of preservation and possible future interpretation. These include specific sites identified by the 1977 Historical Resources Inventory for Mercer County and three properties that have been identified as National Historic Register Eligible:

- △ King's Tavern (Jackson Township) – National Historic Register Eligible
- △ Bridge No. 1211 (Mill Creek Township) – National Historic Register Eligible
- △ Bridge No. 1608 (Lake Township) – National Historic Register Eligible
- △ Fairfield Presbyterian Church (New Vernon Township) – First church established in the county and the first service was held in 1799. The present church was built before 1876, but is on the site of the original structure.
- △ Carnahan House (Mill Creek Township) – Built in 1836 from bricks made on the property.
- △ New Lebanon Institute (Mill Creek Township) – Large Victorian structure with five gables and bull's-eye windows. Built in 1880 as an academic school for both men and women. Currently, it serves as a nondenominational church.
- △ Hunter's Choice (Fairview Township) - This house is a log cabin and reputed to be the oldest house in the county. It was built in 1786 by Dr. Absalom Baird. It is named for Jacob Stroud, who purchased the property in 1807.
- △ Seller's House (Fairview Township) – This home is reported to be exactly halfway between Pittsburgh and Erie. The home was built in 1860.
- △ "Freedom Road" Cemetery (Stoneboro Borough) – The site of the cemetery was started in approximately 1825 and contains the graves of a number of slaves who escaped from the south through the Underground Railroad and settled in the area. The south side of Sandy Lake was once called Liberia because of this settlement.
- △ Stoneboro Fairgrounds (Stoneboro Borough) – Stoneboro Fair was originally organized by a group called the Mercer County Agricultural and Manufacturing Society in 1868. In 1876, it was reorganized as the Mercer County Agricultural Society and moved to its present location.
- △ Stoneboro Hotel (Stoneboro Borough) – This large frame structure was built around 1866 and was known as the Hotel Clarence and the Homer Hotel and is one of the original hotels in Stoneboro.
- △ The Henderson General Store (Worth Township) – The age of this structure dates back to the 1800's.

Natural, Cultural & Historic Features Tools

TOOL: Encourage the use of overlay zoning districts to protect natural resources. An overlay zoning district is one that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone. Overlay zones deal with special situations in a municipality that are not appropriate to a specific zoning district or apply to several districts. For example, a municipality could use an overlay provision to restrict or prohibit development or require special building standards in a floodplain, wetland or along steep slopes wherever they occur in the region and regardless to how they are currently zoned.

A Natural & Cultural Resources Map on the following page shows areas highlighted by each municipality as being important to preserve and promote.

Community Facilities Plan

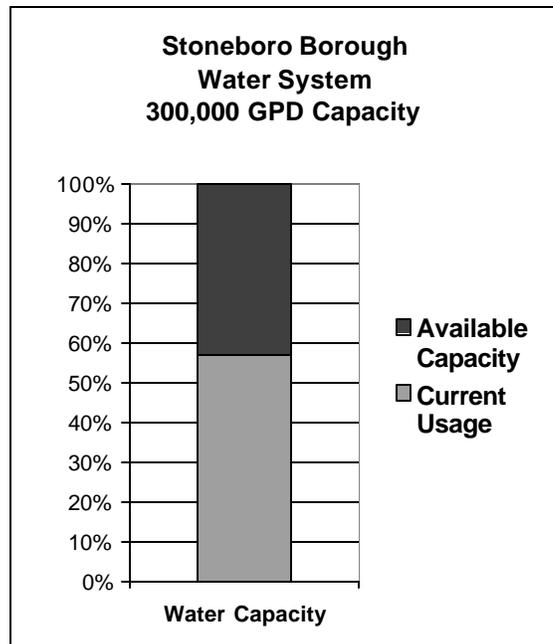
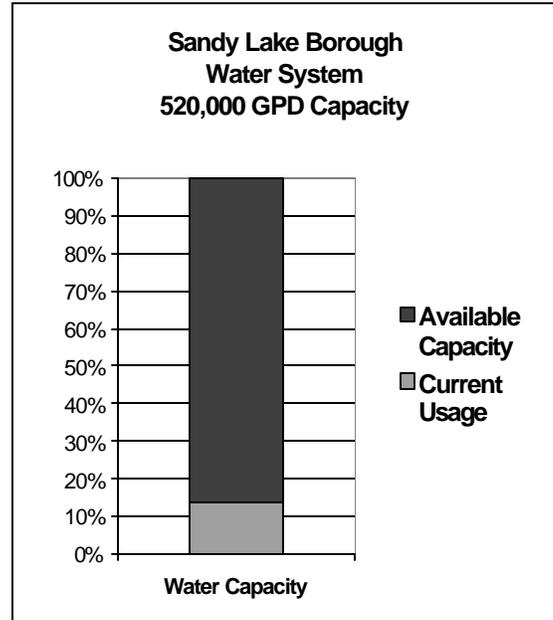
Owing to the rural and small town character of the Lakeview Region, there is a modest availability of community facilities. As used here, community facilities are mainly the public or “city” water and sewer systems, but can also include parks and recreation, schools, police & fire, and human service institutions.

The issue of providing community facilities in rural areas is currently a topic of debate. With development no longer confined to towns where public water and sewer are in place, there is an increasing amount of development with on-lot wells and sewerage systems. While on one hand, governments often desire to extend water and sewer to rural development that has poor quality wells and malfunctioning on-lot sewers, on the other hand government has, if unwittingly, encouraged more developed by its water and sewer extensions. This dispersed, sprawling development has grown to such proportions in other parts of the country as to dramatically change the character of formerly rural communities. Lakeview should heed these experiences and lessons to be learned from other regions.

Water Facilities

The Lakeview Region has two community-wide public water systems – in Sandy Lake Borough and Stoneboro Borough. There are other “public” water systems – at Goddard State Park, Jackson Commerce Park, and some private developments such as mobile home parks or campgrounds – but these are small and limited in service to their development. Most of the Region, or roughly 3 out of every 4 homes, is served by an on-lot water source.

The Sandy Lake Borough water system serves generally all of Sandy Lake Borough. As shown in the accompanying graph, it is producing ample water supply for the community and has capacity for future growth and development.



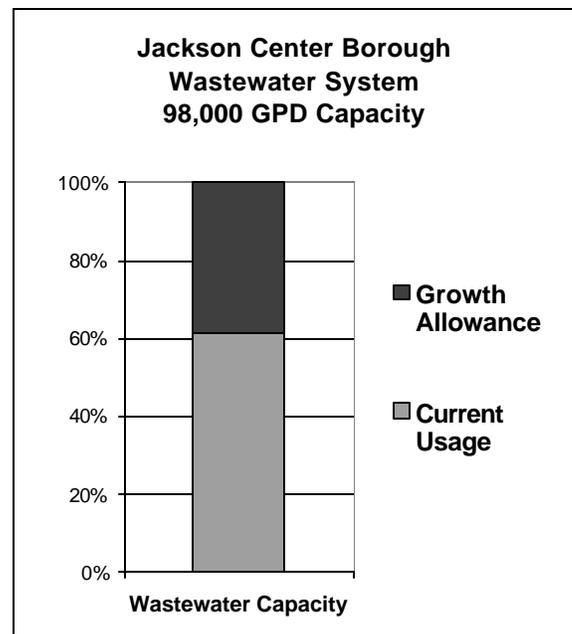
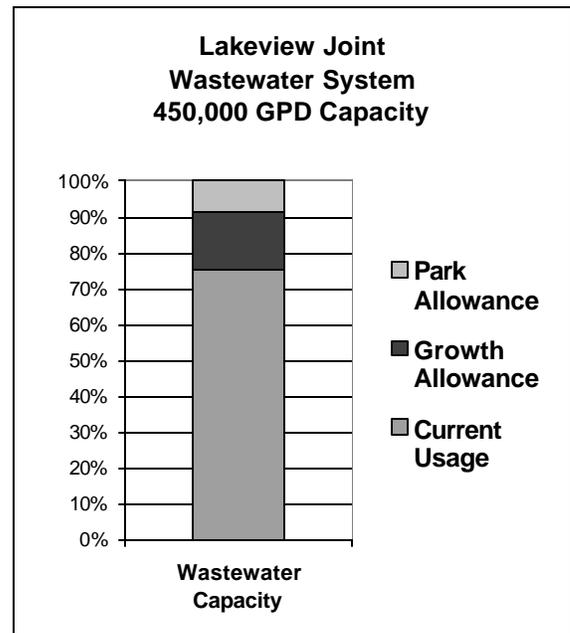
The Stoneboro Borough water system serves generally all of Stoneboro Borough. It too is producing ample water supply for the community and has capacity for future growth and development.

Each municipality made large investments in the last 10-15 years using both grant funds and local funds to improve water production capacity, storage capacity, and water distribution lines.

Wastewater (Sewer) Facilities

The Lakeview Region has two community-wide public wastewater (sewer) systems – one jointly serving Sandy Lake and Stoneboro Boroughs and the other in Jackson Center Borough. There are other “public” wastewater systems, but these are small and limited in service to specific developments. Most of the Region, or roughly 3 out of every 4 homes, is served by an on-lot sanitary sewer system.

The Lakeview Joint Sewer Authority wastewater system serves Sandy Lake and Stoneboro Borough. As shown in the accompanying graph, the wastewater system has available capacity to serve area growth, but capacity is limited and the Authority is reserving growth for both municipalities first. In a major upgrade project recently completed at the wastewater treatment plant, enough capacity was built-in to provide 40,000 gallons per day (GPD) for growth at Goddard State Park and McKeever Environmental Center. The remaining capacity of 70,000 GPD would serve area growth of about 400 persons or 150 households.



The Jackson Center Borough wastewater system serves most of the Borough plus Jackson Commerce Park one mile west at the I-79/US 62 interchange. As shown in the accompanying graph, the wastewater system has available capacity to serve area growth, but capacity is limited. In a major upgrade project recently completed at the wastewater treatment plant, capacity was built-in to provide an additional 20,000 gallons per day for further development at Jackson Commerce Park and population/ housing growth in the Jackson Center area.

Another major community wastewater project is in the planning stages at the Lake Latonka development. The development's 450 homes are currently served by on-lot sewerage systems, many of which do not function to current standards because of poor soil conditions and small lot sizes. A plan was recently developed for a \$5.8 million collection system and treatment plant to serve the existing development plus growth of up to 50% more. The system would also be expandable to accommodate development along US 62 and at the I-79 interchange west side. The Lake Latonka Homeowners Association, with help likely needed from Jackson and Coolspring Townships, is exploring funding for the project.

Water and Sewer Planning

At this time, each of the previously described systems is in the position to accommodate a reasonable amount of growth for the short-range and mid-range future. Stoneboro, Sandy Lake and Jackson Center have residential areas that are not completely served by water and sewer systems. These areas are a priority for water/sewer line extensions and use of some of the remaining system capacity. Each of these communities also has vacant land that could be enhanced for development by water/sewer extensions. Plus, there are development opportunities in surrounding townships that would benefit from public water/sewer rather than having to depend on on-site facilities.

The main question in the short-range and mid-range future is where the existing capacity is used. The Lakeview Region Roundtable, a volunteer advisory group recommended in this plan, is the ideal forum to discuss such issues and make recommendations from a regional perspective on the allocation of existing capacity. Such recommendations would be made to the Lakeview Joint Sewer Authority and Jackson Center Borough and would be premised on the desire to realize the most beneficial development for the Region.

The main question in the long-range future will be capacity, especially in the each of the Region's public wastewater systems. There is not capacity to serve a large industrial or commercial development proposal or a series of moderate to large residential development proposals. However, the Region's land use plan does not recommend development of such scale at this time. It recommends taking advantage of the Keystone Ordinance Works Tri-County Industrial Park nearby in Crawford County as a source for regional jobs rather than developing another industrial park within the Region. It also recommends commercial and residential development in tune with the Region's small town and rural character that should be able to be served within the available sewer system capacity. However, the Lakeview Region Roundtable should keep close watch on water/sewer capacity and be prepared to suggest future expansion where appropriate to serve beneficial development.

Another question in the long-range future is the debate discussed at the beginning of this section. The strategy used by the Region's water and sewer authorities to expand their systems will influence the character and amount of development that occurs. The use or reservation of use of water and sewer extensions (especially sewer) is a very powerful tool in guiding where growth occurs and how much. The following objectives are suggested as a guide in making water/sewer expansion decisions:

- △ Encourage provision of public water and sewer systems where critical to public health and environmental protection
- △ Target reinvestment in public water and sewer systems to encourage upkeep and new development in existing town centers and neighborhoods.
- △ Target public water and sewer expansions to locations which:
 - Have the greatest marketability for quality development,
 - Minimize the public expense for water/sewer expansion, and
 - Extend and maintain the sense of place for existing towns.

TOOL: Act 537 updates for sewage planning – There is a tool to aid decision-making regarding sewage facilities. It is the Act 537 sewage facilities plan. In general, all municipalities in Pennsylvania are required to have an Act 537 plan that details how sewage/wastewater is to be properly treated and discharged by development in the municipality. More specifically, Lakeview communities can undertake such planning efforts to identify the areas most in need or best targeted for expansion of sewage facilities, what sewer line extensions or wastewater plant expansions (if any) would be needed, how much such projects would cost, and from where funding may be obtained. The Pennsylvania Department of Environmental Protection provides up to 50% funding for such plans.

Economic Development Plan

Economic development is one of the highest priorities of the Lakeview region. A separate work group of officials and citizens was set up to brainstorm strategies for this plan.

Most regions view economic development as a high priority. It is viewed as central to a high standard of living and high quality of life. Economic development includes that development (typically industrial, but to a lesser degree also commercial and service) that does several important things:

- △ Creates a product or adds value to a product that is exportable out of the region, thus returning income and wealth to the region.
- △ Creates jobs for people living in the region who, by their wage or salary, earn a share of the returning wealth.
- △ Enhances tax base on which communities depend in order to provide needed public services.

The economic development work group brainstormed a variety of ideas and strategies to promote economic development in the region. A summary is shown below.

Possible Target Areas for Economic Development

- △ Jackson Commerce Park (east side of the I-79/US 62 interchange) – It is almost filled.
- △ Sites on the west side of the I-79/US 62 interchange – These sites lack water and sewer. The Lake Latonka Act 537 sewage facilities plan includes an option to have the site sewered by the proposed Lake Latonka wastewater plant (see Community Facilities Plan for more info). However, the cost to provide extra plant capacity and construct sewer lines is estimated at \$0.5-1 million.
- △ I-79/PA 358 interchange and nearby PA 358 property – The site lacks public sanitary sewage service, a significant locational & marketing disadvantage. The \$1 million estimated cost (10-year old estimate) of a system serving the interchange is a severe obstacle. Connection into the Lakeview joint sewer system is nearly equally costly and the sewage plant has minimal planned capacity for interchange development.
- △ Sandy Lake Borough industrial area – Properties are for sale but wetlands have limited buyer/developer interest.
- △ A companion or linkage industry for the hatchery (name not known) located on PA 965 in Worth Township at the Jackson Township line.
- △ Locations outside of the Lakeview Region but in close enough proximity to be a job source. This idea was favorably discussed as a means of keeping a regional preference for farms, small-town and small-scale development, and open space while accessing jobs in nearby communities. Franklin and Meadville jobs were thought to be accessible.

A major economic development opportunity out of the region is the Keystone Industrial Park (the former Keystone Ordinance Works) near the I-79/PA 285 interchange in Crawford County. The project includes 3,600 acres under redevelopment and being marketed jointly by Crawford, Mercer, and Venango Counties. A newly-designated Keystone Opportunity Zone exists on 1,300 acres. It could provide an outstanding, nearby source of jobs for Lakeview residents.

Economic Development and Tourism Marketing

- △ Penn-Northwest Development Corporation & Lakeview Industrial Development Corporation are primary forces in economic development & marketing and generally there is satisfaction with the effort/ results. The issue is more one of sites, including those out of the Region.
- △ A regular question asked by tourists is, “Where is the golf course?” A good golf course is needed. The National Golf Foundation may be of assistance.
- △ The school district should be promoted. It is undersold.
- △ The existing parks need better promotion. Partners (other than Mercer County Convention & Visitors Bureau) who should promote regional park assets include the Sandy Creek Conservancy, Lakeview IDC, and Slippery Rock University (via McKeever Environmental Learning Center).

Eco-Tourism

- △ Assets include Lake Wilhelm. People go there for peace & quiet, nature watching (bluebirds, purple martins, eagles, great blue herons), fishing, etc.
- △ Another asset is State Game Lands 130, part of which is in the Sandy Creek Valley and part of which is north of PA 965.
- △ There should be a Mercer County Eco-Tour (similar to the successful Mercer County Farm-Country Tour).
- △ There should be an internet presence to promote these assets for the region.
- △ Keep healthy the small businesses that support tourism.

Promote Regional Recreational Facilities

- △ Goddard State Park- Issues being pursued at the park include: 1) a swim beach, 2) cabins or a park campground, 3) better/more walking trails, and 4) a marina upgrade.

- △ Regarding the beach issue, park visitors generally come with an expectation that the park has a beach. The matter has been studied and planned, but local controversy erupted over the fact that Lakeside Park has a beach, the Goddard beach may be unfair competition, and the Lakeside Beach could serve as the beach for Goddard and, in turn, bring tourist traffic into town. This is a matter undergoing local study and debate at this time.
- △ The rail-trail- A portion is being constructed in Sandy Lake and Stoneboro. It should be further built and connect to the Allegheny Valley Trail System on the Allegheny River at Belmar Bridge. A large portion of the rail-trail route in Mercer County is situated in the State Game Lands. The Pennsylvania Game Commission will, therefore, need to be courted on to become a willing partner in the project. With prospects low for the trail proceeding west from Stoneboro, Stoneboro and Sandy Lake would become a *western terminus* on the popular system. As a terminus, this could mean big-time tourism benefits.

Economic Development Tools

TOOL: Target the Keystone Ordinance Works Tri-County Industrial Park – This tool is discussed more fully in the Land Use Plan. The question here is: “What can the Lakeview Region do if the project is being developed by another group in another county?” The answer is networking and marketing. The Lakeview Region Roundtable should network with Penn-Northwest Development Corporation in Mercer County and Meadville Area Industrial Commission in Crawford County to be informed of the availability of job opportunities, then market those job opportunities to Lakeview residents.

TOOL: Target Jackson Commerce Park – The Lakeview Region Roundtable can likewise network and market job opportunities as they further arise at Jackson Commerce Park.

TOOL: Create a “theme” brochure/map for tourism – While the Lakeview Region has a number of possible tourism stops, there is currently no marketing brochure advertising the Region and those sites. Peggy Mazyck of the Mercer County Convention and Visitors Bureau suggests that the Region develop a “theme” for the Region to promote via a brochure and other methods. The theme could center on “lakes” or other natural attractions as well as the attractive countryside.

TOOL: Develop an eco-tour or historic tour – This could include a variety of outdoor/nature or historic sites in the Region. It could be an annual event or a do-it-yourself activity. It would be a “theme” opportunity for a tourism brochure as previously described.

TOOL: Further construct the local rail-trail to connect with the Allegheny system – As discussed in the work group brainstorming, this would be an outstanding tourism development opportunity. There are funding sources for such a project including the TEA-21 Enhancements Program (which is now funding the portion of trail being developed in Stoneboro and Sandy Lake) and a DCNR state trails funding program.

Housing Plan

A housing plan is a vital element of a comprehensive plan. It incorporates many of the other aspects of the plan including land use and infrastructure. Housing is perhaps one of the most recognizable elements of the history of a region. It embodies the style of the region and sets its place in history. Many people are impassioned by preserving historic homes and buildings as a way of keeping the “feel” of a community. These can stand as symbols of our place in history and our reason for location of the town (for example the affluent summer homes of the past or farmsteads).

Small Town and Rural Qualities

The Small Town and Rural Character and Housing workgroups described some of the elements to ascribe to in maintaining the Lakeview Region as *a place where small-town and rural lifestyles thrive*.

Qualities of a small town lifestyle:

- △ Friendly atmosphere, people know each other, friendly people, safety.
- △ Two lane traffic, tree lined streets, neighborhood oriented, pedestrian-friendly.
- △ Community pride, local schools, low apathy, willing participation.
- △ Quaint shops, not “malled,” basic services available; hardware, bank, grocery, feed mill.
- △ Individual character, well maintained, not over planned, lack of fast food place.
- △ Common central community, pride, leadership.

Qualities of rural community atmosphere:

- △ Farms, woodlands, lakes, wetlands, litter free country roads.
- △ Respect for natural areas, safety zones, space/ elbow room.
- △ Wildlife, birdhouses.
- △ Recognize the value of the land, strong work ethics generally approved.

Housing Characteristics

- △ Small towns are the existing population centers; Stoneboro, Sandy Lake, Jackson Center and New Lebanon. An additional concentration centers around Lake Latonka on the west edge of Jackson Township.
- △ Median home values in the Lakeview Region range from \$62,000 to \$89,300 (based upon 2000 U.S. Census figures). These values are comparable to those of all of Mercer County at \$76,000, however lower than Pennsylvania's \$97,000 median house value.
- △ Historic homes are found throughout the Region. Higher concentrations are obviously found in the boroughs - the population centers. However there are also historic homes and structures such as barns in other parts of the Region.

- △ Recent trends in land development have also spread a variety of housing around the Lakeview Region. The most prevalent newer type is manufactured homes, which fall into several categories of housing. These are being used on individual lots as single-family homes and in developments originally set for mobile homes. This represents the demand for affordable single-family housing.
- △ Recent trends in subdivision activity indicate that many rural lots are being subdivided for several reasons. Many of these have become single-family housing lots that have on lot septic systems and private wells. Some of these lots are deemed non-building lots used to transfer property to adjoining properties or as farming lots.

Housing Plan

Major interests of area residents were stated in the *vision statement* and *community objectives*. One of the primary goals, preserving the character of the region, was stated numerous ways.

In the vision statement:

“A place where small-town and rural lifestyles thrive... care for the needs of each other...and continue to be stewards of those features, both natural and man-made, which make the region a special place to live, work & play.”

In the community objectives:

- △ “Revitalize existing communities.”
- △ “Promote and maintain all rural communities from over subdividing, especially farms and rural lands.”
- △ “Target high density residential development in and around areas with pre-existing, adequate infrastructure.”
- △ “Maintain our rural/farm areas current level of low density residential development.”

Preserving the small town and protecting the rural atmosphere are goals that go hand in hand with concentrating future housing development around existing communities and existing infrastructure. Key points to affect these objectives are discussed here and in the land use plan section of this comprehensive plan.

Community interest also lies in programs to upgrade and improve the existing infrastructure. This was viewed as a way to support and attract infill development and spur economic investment in the business centers of the Region and relieve pressure to further develop the remaining farmlands and forests.

TOOL: *Growing Greener Initiatives* previously announced by former Governor Ridge may be an opportunity for this Region to further support several of its objectives, i.e. maintain current levels of low-density residential development in rural areas and target density around existing infrastructure. ***Growing Greener Initiatives*** include:

- △ Incentives to communities to do sound land use planning
- △ Infrastructure investments that do not promote sprawl
- △ Preserve open space and farmland
- △ Increase local recreation opportunities
- △ Reclaim abandoned mines and wells
- △ Protect and restore watersheds
- △ Invest in restoring public lands

TOOL: Revitalize existing communities and promote affordable housing through the implementation of a regional housing rehabilitation program. Communities may apply for funding from the CDBG or HOME programs and use that funding to provide grants or loans to low-moderate income homeowners to fix-up their homes. Housing rehab programs are now being implemented by Fairview Township/ Fredonia Borough and Jackson Center Borough/ Jackson Township.

TOOL: Affordable housing/ home ownership program. Two Mercer County agencies, the Mercer County Housing Authority and Community Action Agency, currently offer such programs. They build new homes or buy and rehab deteriorated homes, then re-sell the homes to low-moderate income families. Funding comes from a creative partnership of federal/ state grant funds, local financial institutions and other local community input. The benefits of this program are: 1) there are more choices for affordable housing for Lakeview residents and 2) new development with value for the community occurs on deteriorated or underutilized properties. Mercer County in June 2001 created an Act 137 Affordable Housing Trust Fund to fund projects and activities that increase the availability of affordable housing for all persons, families, etc.

TOOL: The Lakeview Regional Roundtable will be meeting on a regular basis to further discuss the issues and coordinate the efforts of the Lakeview Region. Some of topics and directions they may include are:

- △ Inventory of places/ structures of historic, geographic, or environmental significance (the Pennsylvania Historic Museum Pa. History and Museum Grant Program has funds available for cultural resource surveys, planning and development assistance, and educational and interpretive programs).
- △ Wetlands inventory.
- △ Regional planning consideration.
- △ CDBG/ HOME program applications.
- △ Coordinate local volunteer efforts for beautification, house painting and clean-up.
- △ Support and promote existing volunteer projects like the recycling program.

TOOL: Regional approach to planning has quite an effect on regional housing. The development of zoning and land development ordinances is discussed in more detail in key land use tool.

Transportation Plan

The Lakeview transportation system is made up of a network federal, state and local roads. Maintenance on the federal and state portions of this road system is provided by the Pennsylvania Department of Transportation. The remaining borough and township roads are maintained by the local municipalities with the help of Motor Liquid Fuels money. This funding is distributed by the state according to the total road mileage within a municipality.

Municipal Mileage Chart

Municipality	Twp/Boro Miles	State Road Miles	Total Road Miles
Fairview	21.02	19.73	40.75
Jackson	21.38	21.23	42.61
Lake	28.12	18.16	46.28
Mill Creek	32.29	14.32	46.61
New Vernon	28.49	12.31	40.80
Sandy Lake Township	30.06	18.92	48.98
Worth	16.11	29.52	45.63
Jackson Center Borough	1.13	1.97	3.10
New Lebanon	1.92	3.02	4.94
Sandy Lake Borough	5.13	2.81	7.94
Stoneboro	6.35	5.79	12.14

A classification system is used when describing the amount of traffic that is generated on a specific roadway. This system is referred to as the Functional Classification System. The Lakeview area system is composed of interstate, arterial, collector and local roads. The following list provides a short description of each classification's function:

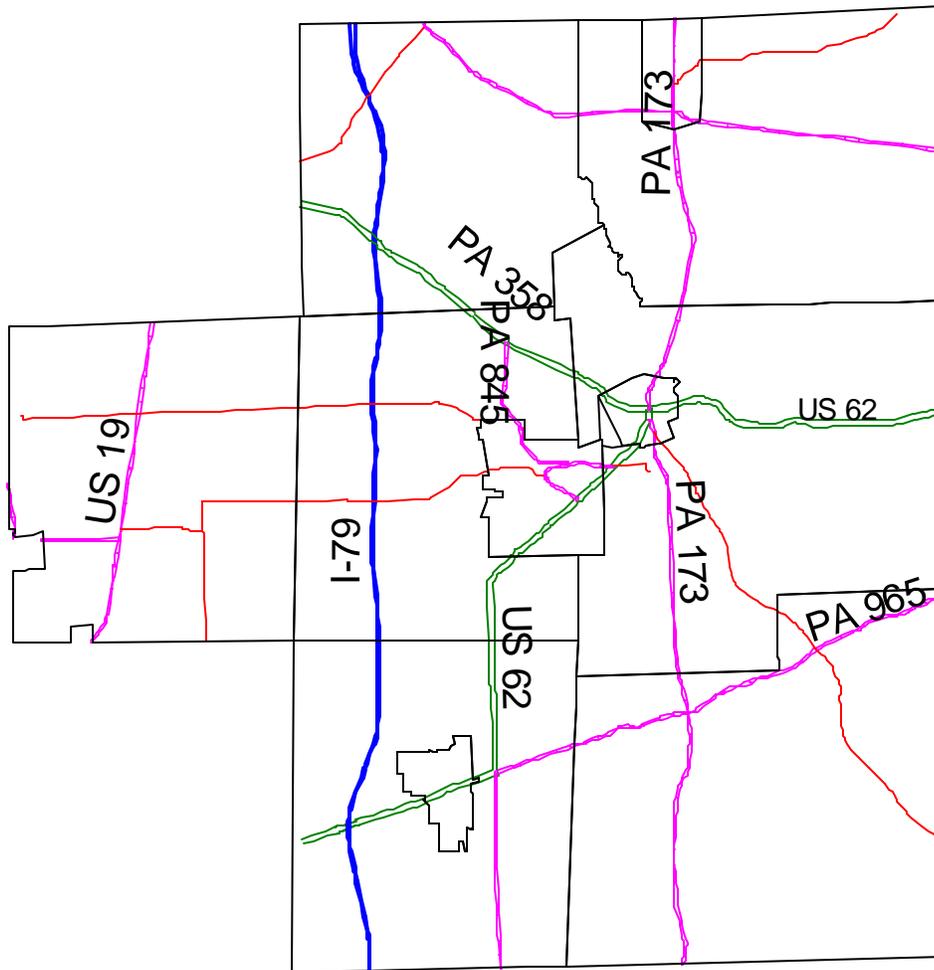
Interstate/Other Expressways - These highways are designed to provide movement of the greatest number of vehicles over the longest distance in the fastest allowable time. Access to expressways is restricted to grade-separated interchanges and flow of traffic is uninterrupted.

Arterials - Arterials also provide for movement of large volumes of traffic over longer distances, however, these highways generally operate at lower speeds due to the presence of traffic control devices and access points. They can be sub-classified as principal arterials, which serve inter-city traffic, and minor arterials, which link smaller developed areas within large areas of the county.

Collectors - Collector roads serve moderate traffic volumes and move traffic from local areas to arterials. Collectors, too, can be sub-classified. Major collectors provide for a higher level of movement between neighborhoods within a larger area. Minor collectors serve to collect traffic within an identifiable area and serve primarily short distance travel.

Local - Local roads and streets are, by far, the most numerous of the various highway types. They provide access to individual properties and serve short distance, low speed trips.

Lakeview Area Functional Classification System



-  Lakeview Region Boroughs
-  Lakeview Region Townships
- Functional Classification
-  Interstate
-  Arterial
-  Major Collector
-  Minor Collector

0.7 0 0.7 1.4 Miles




Major Transportation Routes

△ I-79

Interstate 79 is a four-lane, limited access highway, capable of accommodating all types of vehicles. I-79 runs south from the City of Erie and enters the Lakeview Region in New Vernon Township. Continuing southward, I-79 exits the study area in Jackson Township. The interstate system ties the Lakeview Region to the larger urban areas of Pittsburgh, Cleveland, Buffalo and the rest of the country.

△ U.S. Route 62

U.S. Route 62 is mostly a two-lane, Federal Aid Primary Highway, capable of accommodating all types of vehicles. Route 62 enters Mercer County in Sandy Lake Township and exits the study area in Jackson Township. This route provides quick access to the Shenango Valley and Franklin urban areas from the Lakeview Region.

△ U.S. Route 19

U.S. Route 19 is a two-lane, Federal Aid Primary Highway, capable of accommodating all types of vehicles. Route 19 enters the study area in Fairview Township. Continuing southward, paralleling I-79, this highway traverses the entire length of the county, intersecting with I-80 about two miles south of Mercer Borough before leaving the county at the Springfield Township/ Lawrence County line.

△ PA Route 173

PA Route 173 is a two-lane, Federal Aid Primary Highway, capable of accommodating all types of vehicles. PA 173 enters the Lakeview Region in Mill Creek Township and travels southward exiting the Lakeview Region in Worth Township. The route also offers quick access to I-80, providing further opportunities for growth in the Region.

△ PA Route 358

PA Route 358 is a two-lane, Federal Aid Primary Highway, capable of carrying all types of vehicles. PA 358 enters the Lakeview Region in New Vernon Township and terminates in Sandy Lake Borough. PA 358, with its interchange at I-79, provides excellent access to and from the Lakeview Region.

Mass Transit

Mercer County Community Transit (MCCT) provides on-demand, shared ride services to all communities within Mercer County. This service operates between ten (10) and fifteen (15) routes daily, dependent upon demand. MCCT is also responsible for providing paratransit service to the surrounding area. Another service of MCCT is the

“exclusive ride”. This service operates in a manner similar to a taxi, in that the ride is direct from your location to your destination with no additional stops between. These services operate Monday through Saturday, as needed.

The fares for all of the services are based on “zone structure”, of which there are five within the county. The base fare is \$5.00, with an additional \$2.50 charged for each additional “zone” traveled. All of the buses operated by the MCCT are wheelchair accessible, and 100% ADA approved.

Bicycle/Pedestrian Facilities

The biking and pedestrian facilities have been proven to be efficient modes of travel. These facilities can help aid an area in the reduction of automobile congestion, in return lowering the level of airborne pollutants. These reductions may be small in comparison to other congestion management strategies, but do help lower pollutant levels.

The Lakeview Region has two (2) existing facilities with one project waiting to be completed. All three existing and proposed facilities are/ will be primarily used for recreation purposes, and may help to attract visitors to the Region. The use and promotion of the facilities will help to achieve growth in the tourism industry within the Lakeview Region. Funding for these types of facilities can be sought for from the Pennsylvania Department of Transportation and Rails-to-Trails programs.

Tool: Transportation Enhancement Program. The Transportation Enhancement Program currently is running on a two-year funding cycle. This program allows for the development of twelve (12) different types of transportation related projects including bicycle/ pedestrian trails. The amount of funding available has been set at approximately \$40 million dollars every two-years, statewide. All submitted projects are reviewed and ranked by the local Metropolitan Planning Organization (MPO), which runs out of the MCRPC offices. Assistance on grant applications is also provided by the MCRPC.

△ Goddard State Park Trails

Goddard State Park located in northeastern Mercer County has 21.5 miles of public hiking trails. They include a near-complete circuit of the lower half of Lake Wilhelm, a connector trail with nearby McKeever Center and an interpretive nature trail. Most of the trails are suitable for cross-country skiing and some are open to snowmobiles. Trails vary in condition from good to fair.

△ McKeever Environmental Learning Center Trails

McKeever is a modern environmental education center located on PA 358 west of Sandy Lake. It includes 3+ miles of hiking trails, which provide nature walks through various parts of the center grounds. The trails are in good condition.

△ Sandy Lake/Stoneboro Trail

The proposed project received funding under the federal Transportation Enhancement Program. The trail would connect both boroughs with approximately a mile of paved trail on a former Conrail railroad bed. The project also has the possibility to connect into the Venango County trail system in the future.

Airports

The Lakeview Region does not contain an airport facility, but has easy access to three small facilities, and one medium size facility. The airports at Grove City, Greenville and Meadville are large enough to handle small private planes. The Franklin facility is a larger facility offering commuter service through US Airways to larger regional facilities.

The Lakeview Region is well served by the existing transportation system. Access is provided from all directions with alternative modes available. The Interstate system is a key element for the study area in that it not only provides quick access, but can also provide business with attractive sites for development (I-79/US62 interchange). In addition, the use of shared services between municipalities was discussed at several meetings. The use of shared services could aid those communities in the maintenance of the local road system, but will need to be discussed further by those interested.

Tool: Shared Services- The ability of municipalities to share services and thus split costs was discussed early on by the planning group. Specifically mentioned were maintenance activities on the roadways. In order for this tool to work interested municipalities could sign agreements which state what services would be shared by each municipality. Should there be greater interest in this tool, the services of a local COG (council of governments) or the development of a regional COG may be necessary. PennDOT's Agility Program also involves the use of shared equipment and resources between PennDOT and a local municipality. Projects that may be beyond the fiscal, staff, material etc. resources of a local municipality to accomplish, could possibly be undertaken through this program.

CONCLUSION

Concluding Statement

As discussed earlier, the key to the plan is the vision statement for without a vision statement there is no goal and without a goal there is nothing to achieve. The visioning process for this plan determined that by the year 2009, the Lakeview region should be:

"A place where small-town and rural lifestyles thrive; where citizens, officials and community leaders act together to maintain and enhance economic vitality, care for the needs of each other and continue to be stewards of those features, both natural and man-made, which make the region a special place to live, work and play.

During the planning process, the Regional Community Objectives and Action Plan along with their components dealing with land use, community facilities, economic development, transportation and housing were continually measured against this vision. This was in an effort to ensure compatibility with the vision and amongst the components themselves.

The Lakeview Region Comprehensive plan, consistent with the Mercer County Comprehensive Plan-Planning for Livable Communities for this region of the county, mainly targets growth where infrastructure and development currently exists while preserving the rural, agricultural and natural features that predominate this area.

Revitalization is reserved for the core areas of the small communities located **in** the region. This revitalization is to occur in the context of preserving and enhancing the character of these communities several of which contain structures dating to the 1800's, rather than recreating something wholly new. The importance stressed by the plan to improve, yet maintain, the predominantly rural character of the area also ensures capability with neighboring rural communities found in Mercer, but Crawford and Venango Counties as well.

ACTION PLAN TOOLBOX MATRIX

Action Plan Tool Box Matrix

The tool box was reviewed and accepted by participants of the final public meeting on plan development. Following is the toolbox matrix which illustrates the actions at a glance. The tools have been arranged by topical area for consistency.

TOOL NAME	HOW	WHO*	WHEN
ECONOMIC DEVELOPMENT			
Target Jackson Commerce Park	Network/Marketing with LAIDC & PNW	Roundtable, Municipalities & PNW	
Target the Keystone Ordinance Works	Network/Marketing with PNW & MAIC	Roundtable, Municipalities & MAIC	
Target Sandy Lake Borough industrial area	Network with LAIDC & PennNorthwest	LAIDC, Roundtable & Municipality	
Target 79/PA 358 interchange area	Network with LAIDC & PennNorthwest	Roundtable, Municipalities & PNW	
Market developer for good golf course	Network with the Natl. Golf Foundation	Roundtable, Municipalities & PNW	
Promote the school district	Network with School District/Board/PTO	Roundtable & School Board	
Develop a partnership-promote park assets	Network - SC Conservancy, McKeever	All park managers & Roundtable	
Create "Community" brochure/map - tourism	Network with MC Convention & Vis. Bureau	Roundtable, Munis., & MCC&VB	
Create web site to promote tourism	Network with Chamber of Commerce	Roundtable & Chamber of Comm.	
Develop Mercer County Eco-Tour/Historic Tour	Network with MCC&VB, Hist. Society	Roundtable, MCC&VB, Hist. Society, Pa. Historical Museum Comm. (PHMC)	
Further rail-trail to connect to Allegheny Sys.	Network with MCRPC, PaDOT, DCNR	Roundtable, Munis., & MCRPC	
Upgrade Goddard State Park	Network with Goddard State Park	Goddard State Park	
RURAL CHARACTER & HOUSING			
Establish volunteer group to do beautification	Network with Senior Center, Other groups	Roundtable & Municipalities	
Establish church volntr. house painting group	Network with Ministerial Committee	Ministerial & Municipalities	
Develop/implement regional housing rehab	Apply for CDBG & HOME funding	MCRPC & Municipalities	
Develop affordable housing within the region	Network with Housing Authority & MCCA	MCHA, MCCA & Municipalities	
Pursue public involemt. with Stoneboro Lake	Network with S.C. Conservancy	Roundtable & Municipalities	
Undertake a historic inventory	Network with a local Historical Society	Roundtable & Historical Society, PHMC	
Undertake an inventory of places	Network with historians, McKeever, others	Roundtable & Municipalities, PHMC	
Maintain current low-density residential dev.	Target density around existing infrastruct.	Roundtable & Municipalities	
Undertake a wetlands inventory	Requires technical expertise	Roundtable & MCRPC	
Provide a zoning education program	Hold regional workshop	MCRPC & Roundtable	
Implement conservation zoning	Review concept at Roundtable meeting	MCRPC & Roundtable	
Update existing zoning ordinances	Seek assistance from MCRPC	MCRPC & Municipalities	
Adopt land development ordinances	Seek assistance from MCRPC	MCRPC & Municipalities	
Create a regional map (zoning, land uses,etc)	Seek assistance from MCRPC/Municipality	Roundtable & MCRPC	
Conduct Act 537 updates- sewage planning	Encourage municipalities to review plans	Municipalities & DEP	
	* involvement of local citizens is assumed for all	activities where possible and appropriate	

Participants at the workshop on Wednesday, October 23, 2002 were given an opportunity to select priority projects through a dot exercise. Each participant was given six (6) dot stickers and instructed to place their dots on the six (6) projects that they felt were most important to the region and that should be given priority over others during plan implementation.

Priority of projects for Economic Development were as follows:

1. Target the Jackson Commerce Park (7 dots)
2. Promote the Lakeview School District (6 dots)
3. Target I-79/PA 358 interchange area (5 dots)
4. Extend rail-trail to connect into the Allegheny system (4 dots)
5. Target Sandy Lake Borough industrial area (3 dots)
6. Create a community brochure/map to promote tourism (2 dots)
7. Upgrade Goddard State Park (2 dots)
8. Market a developer for a golf course (1 dot)

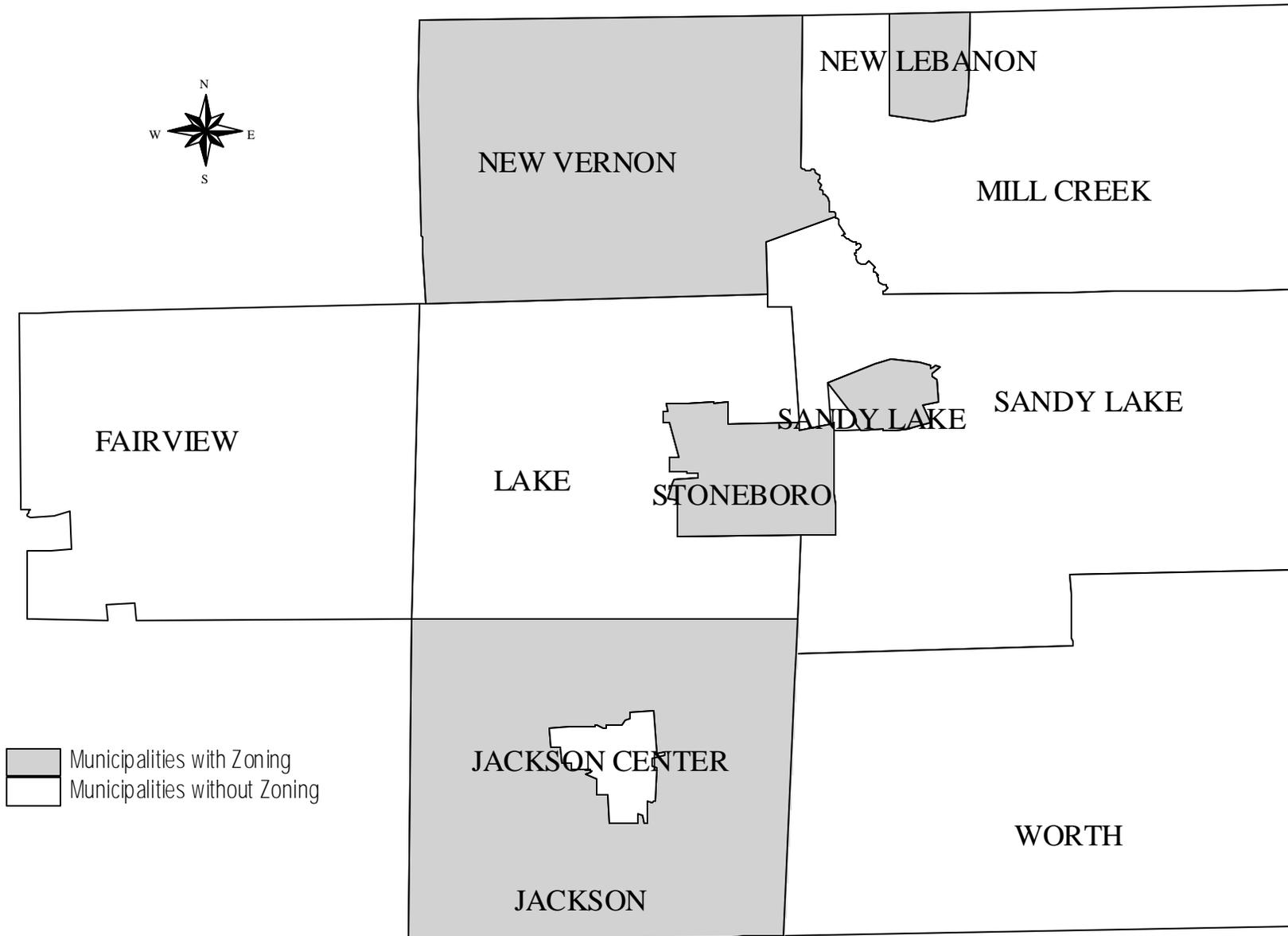
Priority of projects for Rural Character and Housing were as follows:

1. Maintain current low density residential development (8 dots)
2. Conduct Act 537 update- sewage planning (7 dots)
3. Implement conservation zoning (6 dots)
4. Create a regional map (zoning, land uses, attractions) (5 dots)
5. Develop/ implement regional housing rehabilitation (2 dots)
6. Provide a zoning education program (2 dots)
7. Establish a volunteer group to do beautification (1 dot)
8. Update existing zoning ordinances (1 dot)

APPENDIX

Lakeview Comprehensive Plan

Municipalities with Zoning

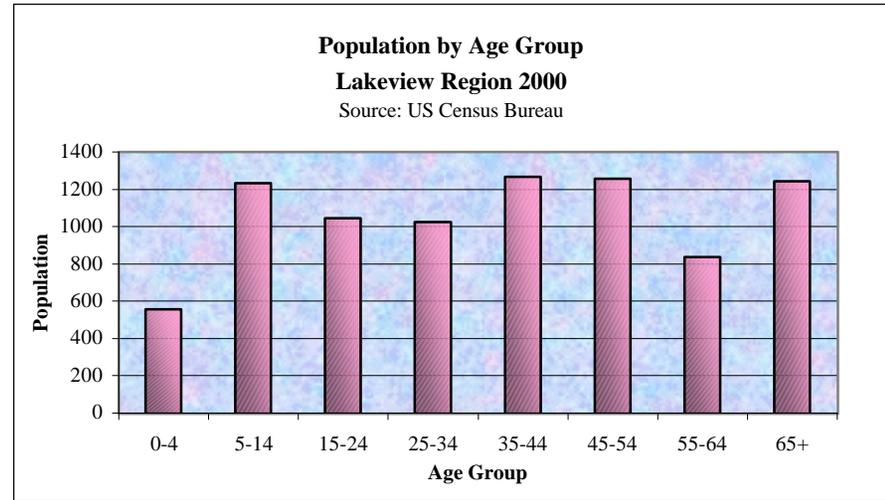
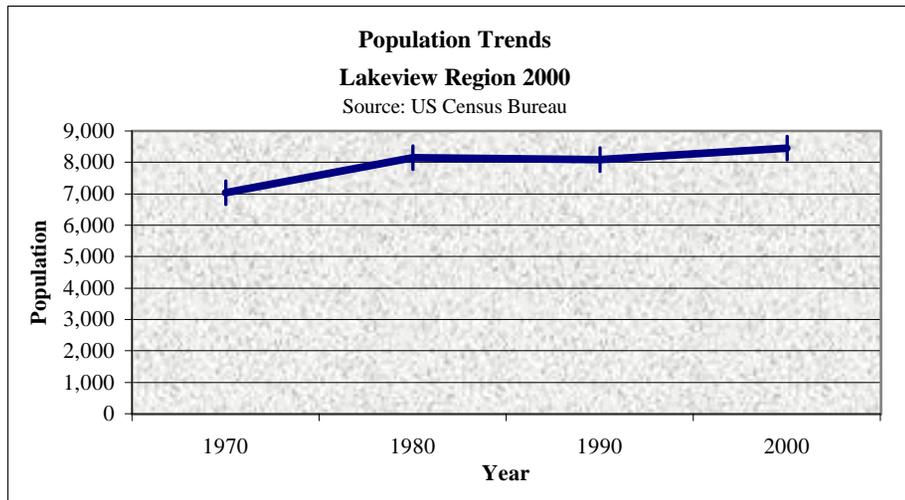


LAKEVIEW REGION- Population Profile

Source: US Census Bureau

	Population			
	1970	1980	1990	2000
Fairview Township	889	965	910	1,036
Jackson Township	691	1,045	1,089	1,206
Lake Township	544	598	651	706
Mill Creek Township	466	587	604	639
New Vernon Township	402	476	493	524
Sandy Lake Township	884	1,163	1,161	1,248
Worth Township	767	893	906	830
Jackson Center Borough	274	265	244	221
Sandy Lake Borough	772	779	722	743
Stoneboro Borough	1,129	1,177	1,091	1,104
New Lebanon Borough	211	197	209	205
Lakeview Region	7,029	8,145	8,080	8,462
Mercer County	127,225	128,299	121,003	120,293
Pennsylvania	11,800,766	11,864,720	11,881,643	12,281,059

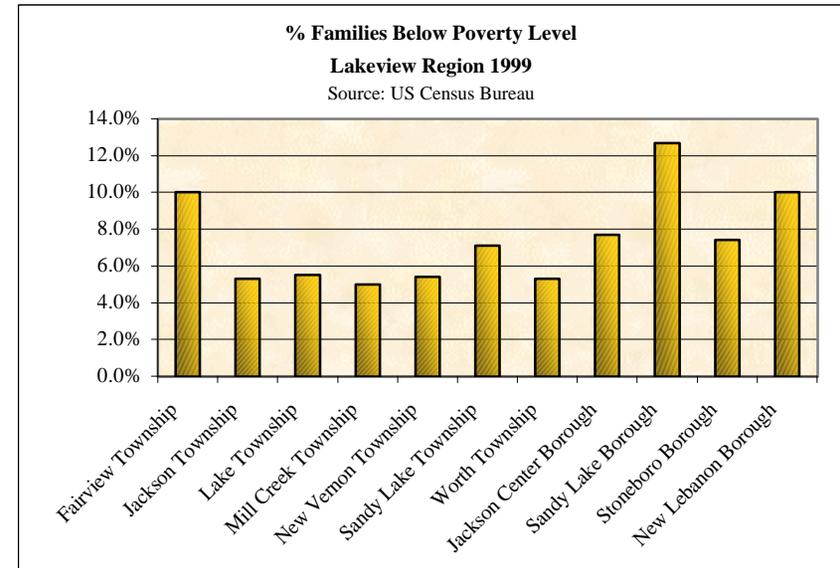
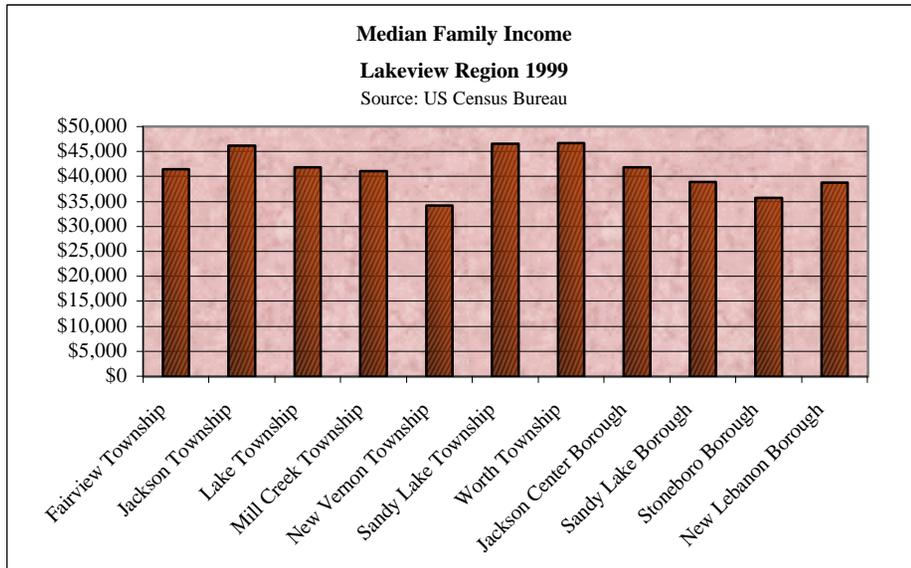
Lakeview Region Age Group		
Age Group	1990	2000
0-4	546	556
5-14	1,318	1,233
15-24	1,014	1,045
25-34	1,155	1,025
35-44	1,252	1,268
45-54	888	1,256
55-64	811	836
65+	1,106	1,243



LAKEVIEW REGION- Economic Profile

Source: US Census Bureau

	Median Family Income			Median Household Income	Per Capita Income	% Families Below Poverty Level		
	1979	1989	1999	1999	1999	1979	1989	1999
Fairview Township	\$16,364	\$26,726	\$41,417	\$40,395	\$14,909	8.7%	9.4%	10.0%
Jackson Township	\$19,612	\$29,934	\$46,136	\$42,574	\$18,326	4.4%	8.5%	5.3%
Lake Township	\$16,538	\$27,734	\$41,875	\$36,591	\$14,690	16.2%	15.6%	5.5%
Mill Creek Township	\$16,667	\$31,750	\$41,023	\$39,219	\$16,928	12.5%	0.0%	5.0%
New Vernon Township	\$19,904	\$26,500	\$34,125	\$32,031	\$13,325	2.0%	6.9%	5.4%
Sandy Lake Township	\$18,269	\$28,750	\$46,528	\$39,896	\$19,140	9.0%	8.0%	7.1%
Worth Township	\$17,137	\$30,625	\$46,719	\$41,328	\$18,434	7.9%	8.0%	5.3%
Jackson Center Borough	\$16,806	\$30,000	\$41,875	\$35,625	\$15,721	0.0%	19.1%	7.7%
Sandy Lake Borough	\$18,510	\$27,625	\$38,958	\$34,231	\$15,460	6.9%	18.6%	12.7%
Stoneboro Borough	\$18,821	\$30,284	\$35,714	\$30,592	\$14,999	4.4%	5.5%	7.4%
New Lebanon Borough	\$15,833	\$23,750	\$38,750	\$38,472	\$16,735	16.6%	24.0%	10.0%
Mercer County	\$19,975	\$29,347	\$41,776	\$34,666	\$17,636	6.6%	10.1%	8.8%
Pennsylvania	\$19,995	\$34,856	\$49,184	\$40,106	\$20,880	7.7%	8.2%	7.8%



LAKEVIEW REGION- Major Areas of Employment

Source: US Census Bureau

Percentage of Workers Employed

	Agriculture		Manufacturing	Wholesale	Retail	Transportation &	Finance, Insurance		Education &		Public		
	Construction	Trade		Trade	Warehousing	Information	& Real Estate	Professional	Health	Arts	Administration	Other	
Fairview Township	9.8%	7.1%	20.6%	10.2%	6.9%	5.5%	0.0%	4.2%	3.5%	14.6%	6.0%	5.1%	6.4%
Jackson Township	2.8%	6.3%	28.1%	3.3%	14.9%	6.7%	0.4%	2.1%	3.3%	17.2%	5.6%	6.1%	3.2%
Lake Township	11.2%	6.6%	20.5%	5.9%	12.9%	3.3%	0.0%	5.0%	5.0%	16.5%	6.9%	3.6%	2.6%
Mill Creek Township	8.1%	9.1%	22.6%	2.0%	5.7%	4.1%	1.7%	4.1%	2.4%	18.9%	4.4%	7.4%	9.5%
New Vernon Township	10.4%	7.1%	21.3%	3.8%	12.1%	5.0%	1.3%	2.9%	3.8%	14.2%	12.1%	3.3%	2.9%
Sandy Lake Township	2.6%	3.6%	21.0%	7.3%	13.6%	5.3%	0.0%	3.5%	4.5%	21.7%	6.0%	7.1%	3.8%
Worth Township	4.1%	9.4%	20.4%	3.1%	10.8%	5.5%	1.9%	1.7%	3.1%	22.8%	6.7%	3.6%	6.7%
Jackson Center Borough	0.0%	2.9%	19.0%	3.8%	12.4%	6.7%	1.9%	6.7%	6.7%	27.6%	4.8%	0.0%	7.6%
Sandy Lake Borough	1.8%	4.3%	27.4%	4.3%	11.1%	3.7%	2.8%	5.8%	3.7%	21.5%	5.2%	5.2%	3.1%
Stoneboro Borough	2.1%	5.0%	22.8%	7.9%	13.3%	6.0%	0.4%	3.1%	3.9%	19.9%	5.6%	3.7%	6.4%
New Lebanon Borough	0.0%	20.6%	20.6%	3.1%	10.3%	5.2%	0.0%	6.2%	2.1%	6.2%	17.5%	2.1%	6.2%
Mercer County	1.6%	5.1%	20.1%	3.8%	13.4%	5.0%	1.6%	4.2%	4.7%	23.7%	7.7%	4.2%	5.0%
Pennsylvania	1.3%	6.0%	16.0%	3.6%	12.1%	5.4%	2.6%	6.6%	8.5%	21.9%	7.0%	4.2%	4.8%

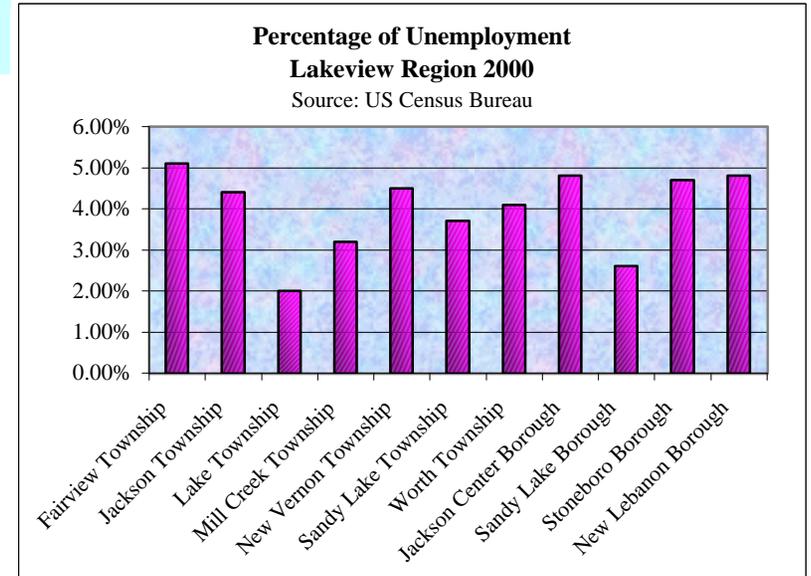
LAKEVIEW REGION- Education- 2000

Source: US Census Bureau

	Percentage of Population		Civilian	Not in	
	HS Graduate	College Graduate	Labor Force	% Unemployed	Labor Force
Fairview Township	75.8%	11.9%	489	5.10%	254
Jackson Township	82.1%	16.5%	611	4.40%	325
Lake Township	79.5%	13.6%	313	2.00%	197
Mill Creek Township	83.4%	10.5%	312	3.20%	187
New Vernon Township	82.9%	12.4%	258	4.50%	144
Sandy Lake Township	88.5%	14.5%	641	3.70%	352
Worth Township	89.1%	11.9%	444	4.10%	234
Jackson Center Borough	74.3%	12.2%	113	4.80%	55
Sandy Lake Borough	81.6%	14.8%	340	2.60%	236
Stoneboro Borough	87.2%	11.5%	524	4.70%	351
New Lebanon Borough	75.0%	3.7%	105	4.80%	60
Mercer County	82.9%	17.3%	55,495	3.50%	40,113
Pennsylvania	81.9%	22.4%	#####	3.50%	3,692,528

LAKEVIEW REGION- Labor Force & Unemployment- 2000

Source: US Census Bureau



LAKEVIEW REGION- Housing Profile

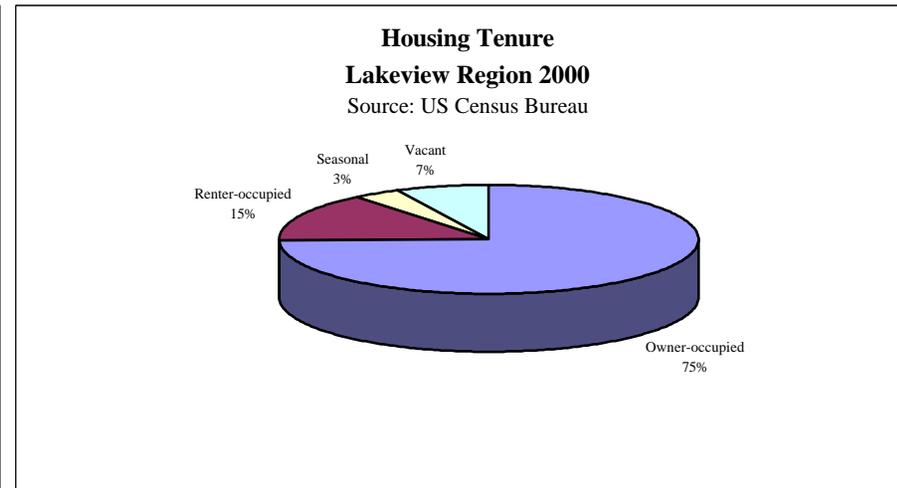
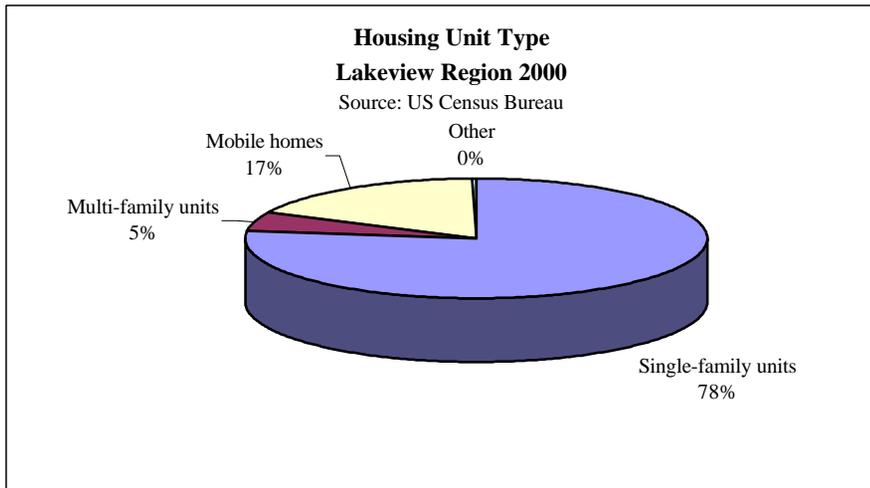
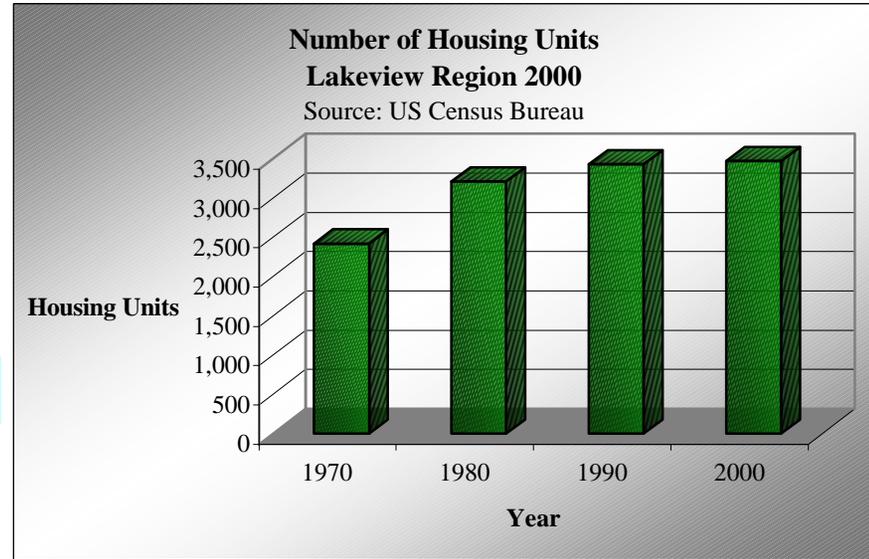
Source: US Census Bureau

Lakeview Region Housing Units

Year	Housing Units	Change
1970	2,420	
1980	3,208	+24.6%
1990	3,426	+6.4%
2000	3,467	+1.2%

Lakeview Region Housing Characteristics

Housing Characteristics	Lakeview Housing Units	Lakeview %	Mercer County %	Pennsylvania %
Single-family units	2,665	76.9%	75.2%	73.8%
Multi-family units	190	5.5%	15.3%	21.2%
Mobile homes	602	17.4%	9.5%	4.9%
Other	10	0.3%	0.0%	0.0%
Owner-occupied	2,683	77.4%	76.3%	71.3%
Renter-occupied	521	15.0%	23.7%	28.7%
Seasonal	124	3.6%	1.0%	2.8%
Vacant	263	7.6%	6.3%	9.0%



LAKEVIEW REGION- Subdivisions

Source: Mercer County Regional Planning Commission

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	TOTAL
Fairview Township	8	7	3	7	1	13	3	6	3	9	9	10	8	5	4	19	6	3	8	6	6	8	152
Jackson Township	9	5	1	5	6	14	11	13	18	10	3	4	9	7	6	5	7	4	10	5	7	8	167
Lake Township	3	10	10	4	3	4	1	6	5	5	5	5	1	2	2	8	6	20	3	5	1	2	111
Mill Creek Township	2	5	6	11	12	4	3	3	2	6	1	5	4	3	7	6	8	15	11	5	6	5	130
New Vernon Township	9	5	2	7	5	9	2	7	1	7	1	3	8	6	5	1	1	7	7	5	5	5	108
Sandy Lake Township	24	14	12	7	4	9	6	15	20	12	27	17	5	11	28	10	19	17	9	10	4	8	288
Worth Township	10	9	5	2	12	5	7	14	12	4	2	8	5	4	6	11	9	4	8	5	11	5	158
Jackson Center Borough	0	1	1	0	0	0	1	0	0	0	0	0	8	0	0	0	0	0	1	1	2	0	15
Sandy Lake Borough	3	5	1	0	0	0	3	2	1	0	1	6	1	7	3	1	4	1	1	1	2	0	43
Stoneboro Borough	7	1	1	13	5	3	1	2	2	2	7	4	3	9	3	3	1	6	0	1	1	3	78
New Lebanon Borough	1	20	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	2	0	0	1	27
Yearly Totals	76	82	42	56	48	61	38	68	64	55	56	62	52	55	64	64	62	78	60	44	45	45	1277
Mercer County	462	486	344	392	385	298	341	378	336	359	467	417	509	425	514	555	421	544	589	336	417	599	9574

