

ORDINANCE NO. 22

An Ordinance to adopt the Comprehensive Plan of the Mill Village/LeBoeuf Area in accordance with PA Act 247 of 1968 as amended.

WHEREAS, the Borough of Mill Village applied for and received grant funds from the Pennsylvania Department of Community Affairs (PA DCA) through the Small Communities Assistance Program portion of the Community Development Block Grant Program; and

WHEREAS, the Borough of Mill Village entered into an agreement with the PA DCA and the Erie County Department of Planning (ECDP) to develop an area-wide Comprehensive Plan; and

WHEREAS, the Borough Planning Commission and the ECDP, which have developed documents as set forth in Section 1 of this Ordinance, have recommended that the Comprehensive Plan be adopted; and

WHEREAS, after due and timely notice by publication, as required by law, a public hearing upon the proposed adoption has been held by the Borough Council and the Borough Planning Commission.

NOW THEREFORE, be it enacted by the Council of Mill Village Borough, Erie County, PA that the Comprehensive Plan is adopted as follows:

SECTION 1 That the accompanying Exhibit A document, known as the Mill Village/LeBoeuf Area Comprehensive Plan be adopted.

SECTION 2 If any section, subsection, or clause, phrase or portion of its application to any person or circumstances if for any reason be held invalid or unconstitutional by any court, such holding shall not be construed to affect the validity of any of the remaining provisions or application thereof by this plan for such portion shall be deemed a separate, distinct and independent provision from the remaining provisions, it is hereby declared that the legislative intent and this Plan would have been adopted had such invalid or unconstitutional provisions of its application not been included herein.

SECTION 3 Enacted and effective this 15th day of July, 1993

Andrew J. McLaughlin
Mayor
Thomas D. Fortin
President of Council

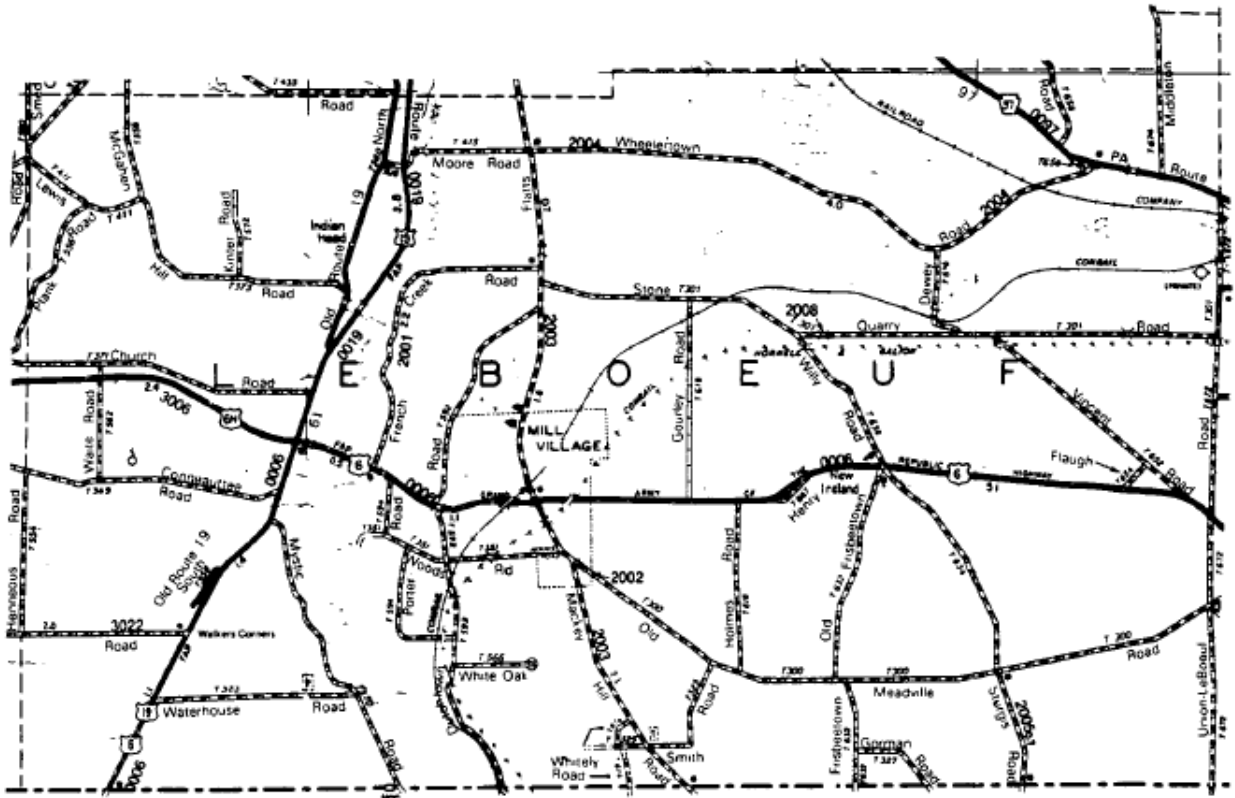
ATTEST:

Mary S. Powell
Borough Secretary

EXHIBIT A
Mill Village Borough/LeBoeuf Area Comprehensive Plan

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MILL VILLAGE / LEBEOUF AREA
COMPREHENSIVE PLAN



December 1992

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Mill Village Borough/LeBoeuf Area Comprehensive Plan

On January 26, 1994, the LeBoeuf Township Comprehensive Plan was adopted, with the following changes:

Page 8: Eliminate the words “Little Conneauttee Creek”

Page 28: Correction to the list of names. Besonson Building Systems, eliminate Dewdrop Inn Tavern and Convenience Store, McLaughlin from the Peat and Garden Center, add Rupp’s Ice Cream Stand.

Page 29: O’Connell Hardware changed to O’Connell Hardwoods.

Page 30: Same change as above.

Page 52: Eliminate Route 10.

Page 62: Eliminate list of present names.

Page 66: Eliminate number 7, and 4. Remove “and those portions that are unique and aesthetic natural areas”, from number 2, change number 6 to read, “Provide for a variety of housing types in the area in a manner that is controlled and reasonable.” Change number 7 to read “Provide for a commercial area of the business district type and maintain other commercial areas which will adequately server the residential areas.”

Page 67: Eliminate number 10.

Page 73: Eliminate first two paragraphs under Floodplains and Wetlands.

Page 74: The first paragraph should read, “A range of possible permitted uses in the floodplain are open land uses such as agriculture, parks, campgrounds, forestry and residential yards. Along the fringes, commercial and industrial uses could be permitted in the form of parking areas and storage.” Eliminate the remainder of the page.

Page 75: Do not include information directed at the Borough of Mill Village.

Page 80: Change the word “promote” to “provide”.

Page 91: Under item #1, eliminate the first three items. Under item #2, eliminate “this will facilitate paving these roads in future years.”, and the first four items.

Page 94: Delete.

Page 95: Delete.

Page 97 : Delete numbers 1,2, and 5.

Page 98: Eliminate the Transportation Plan, and the Public Utilities and Community Facilities Plan. The second paragraph of the Concentrated Growth Policy and the Recreation Policy.

Page 99: Eliminate the Environmental Policy.

Beverly Caldwell

EXHIBIT A
Mill Village Borough/LeBoeuf Area Comprehensive Plan

MILL VILLAGE/LEBEOUF AREA
COMPREHENSIVE PLAN

The preparation of this document was financed in part through a Small Communities Planning Assistance Program (SCPAP) grant from the Department of Community Affairs under the provision of Act 179 of 1984, as administered by the Bureau of Planning, Pennsylvania Department of Community Affairs.

Anthony J. Mottle
Regional Planning Supervisor
Pennsylvania Department of Community Affairs

December 1992

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Mill Village Borough/LeBoeuf Area Comprehensive Plan

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A. Latif Panhwar, Project Coordinator
Thomas A. DeBello, Planner
Wayne L. Harbison, Planner
Joseph T. Berdis, Planner
Brian A. Barnhizer, Planner
Jake Welsh, Planner
Dolores M. Oblinski, Draftsperson
Sharon L. Knoll, Transportation Engineer
Karen H. Czarnecki, Recycling Coordinator
Eric Randall, GIS Database Technician
Deborah L. Watson, Staff Accountant
Amy C. Fuller, Administrative Secretary
Denise M. Baldwin, Project Secretary

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BACKGROUND ANALYSIS

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INTRODUCTION

The purpose of this Comprehensive Plan is to serve as a guide for the future development of the Mill Village/LeBoeuf Area. It should be considered as a flexible document, and open to change as conditions change in the Mill Village/LeBoeuf Area. It is based on an examination of basic data and conditions as they exist at the time of writing, together with projections into the future.

The various elements of the Plan should be reviewed on a periodic basis, and changed when unforeseen conditions occur which reflect on the social, economic and physical makeup of Mill Village Borough, LeBoeuf Township, and adjacent areas. The overall objectives of the Plan and the policies upon which the Plan is based, should be regarded as a more permanent part of the document. It is intended that the goals and objectives set forth herein represent the official philosophy the Planning Commission and the governing body of both municipalities.

Citizens of the Mill Village/LeBoeuf Area and those who contemplate development within the Borough/Township boundaries, should become familiar with the contents of the Plan. An understanding of the goals of the community is essential if these goals are to be achieved.

Probably the most difficult goal facing any community is the development of a means for promoting and controlling orderly growth. This Plan is an integral part of the community effort toward reaching that goal. Although many other studies, together with ordinances and regulations, have or may become important to achieving the desired goals, the Mill Village/LeBoeuf Area Comprehensive Plan should be the basis upon which all others are founded.

EXHIBIT A
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CHAPTER 1

PHYSIOGRAPHY

Physiography is the branch of geography which deals with the study of a region's physical features. This is an appropriate starting point when drafting a community's Comprehensive Plan. The various physical features of the Mill Village/LeBoeuf Area, including its location, climate, topography, water resources, and soil types were the primary influences in determining how these communities first developed. These same features will also place limitations on the growth potential of the Mill Village/LeBoeuf Area. Therefore it becomes necessary to conduct a complete inventory of the physical features in these communities in order to determine which areas are suitable for development.

Geographic Setting

The Mill Village/LeBoeuf Area is located in the south central portion of Erie County, immediately north of the southern Erie County line (see Regional Location Map). The Area is bordered by Washington Township to the west, Union Township to the east, Waterford Township to the north, and Crawford County to the south. The total land coverage within the Mill Village/LeBoeuf Area is 21,984 acres or 34.35 square miles. Of this total, Mill Village Borough contains 640 acres or 1 square mile and LeBoeuf Township contains 21,344 acres or 33.35 square miles.

The Mill Village/LeBoeuf Area is located approximately 22 miles south of the City of Erie. The City of Erie, the third largest city in Pennsylvania, is the region's cultural and industrial focus in addition to being a significant Great Lakes port. Other major urban centers within two hours driving time are Pittsburgh, Pennsylvania; Buffalo, New York; and Cleveland, Ohio. Interstate 90 provides direct access to both Buffalo and Cleveland, while direct access to Pittsburgh is provided via Interstate 79.

Prime Agricultural Soils

Not all soils are well suited for agriculture. Stoniness, steep slopes, shallow soil, and high water tables are conditions which restrict agricultural productivity. Soils which have the highest potential for productivity are usually known as prime agricultural soils. Such soils are typically deep, fertile, well to moderately well drained and are found on slopes which usually measure less than 10 percent.

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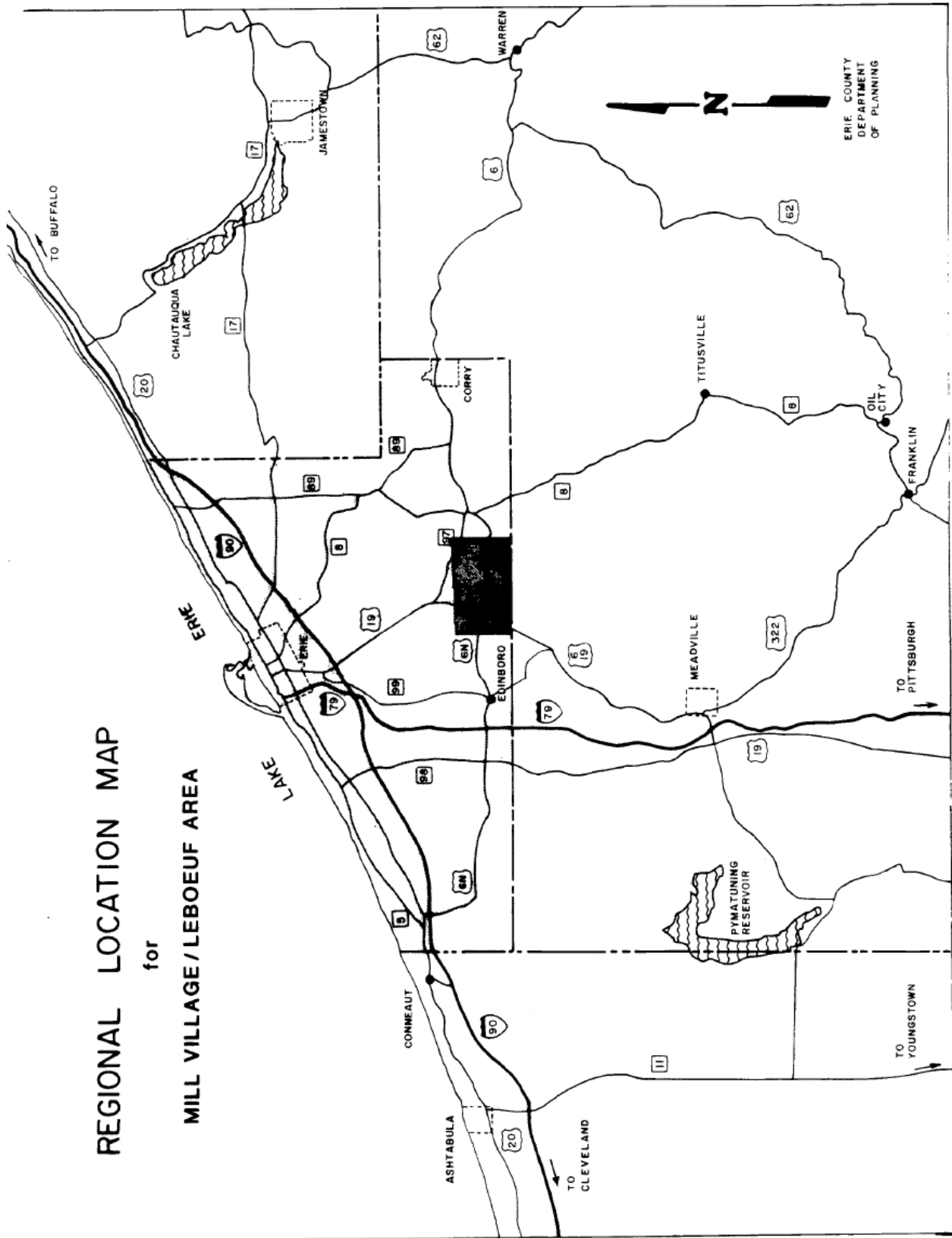


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One of the most important values of a prime agricultural soil is its productivity. Such soil has physical and chemical properties which create high natural fertility. The water holding capacity, texture and nutrients within these soils are conducive to high agricultural productivity and, being relatively level and well drained, a wide variety of crops can be efficiently grown as well. Prime agricultural soils have many resource values which are reflections of their natural productivity and flexibility. These soils and adequate moisture provide for good plant growth. Lush vegetation in this terrain provides an excellent habitat for a wide variety of wildlife. Growth rates for many timber species are often above average on prime agricultural soils as well.

The Prime and Unique Agricultural Soils Map on page 5 indicates the general areas of prime farmland in the Mill Village/LeBoeuf Area. Much of the non-agricultural development that will occur in this Area in the future will most likely be located on lands with major concentrations of prime agricultural soils. Therefore, these soils can be used as an indicator of potential areas where major conflicts are likely to occur between developers and those individuals interested in agricultural preservation.

Mineral Resources

In the Mill Village/LeBoeuf Area, there are a number of locations which have significant potential for the extraction of mineral resources. Soils that are rich in sand and gravel are likely to contain economically extractable minerals. As with prime agricultural soils, a certain amount of sand and gravel rich soils are irretrievable in the developed portions of the Area. The Sand and Gravel Soils Map on page 6 indicates the general locations of these natural resources within the Mill Village/LeBoeuf Area.

Soil Suitability for Sewage Effluent Disposal

A significant number of soils within the Mill Village/LeBoeuf Area are not suitable for on-lot sewage effluent disposal under present standards. Such soils usually experience seasonally high water tables and moderately slow permeability. Soils which are suitable for on-lot septic systems roughly coincide with areas having prime agricultural soils. Soil suitability is a very important consideration when planning for growth in those areas that are not likely to have a public sewer system. On-lot septic tanks are used by nearly all residents of Mill Village and LeBoeuf Township. It is expected that the use of septic tank/tile field systems will continue for the foreseeable future. The On-Lot Septic Limitations Map on page 7 indicates the general locations within the Mill Village/LeBoeuf Area where on-lot septic systems would not be permissible.

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PRIME & UNIQUE AGRICULTURAL SOILS

-  PRIME & UNIQUE AGRICULTURAL SOILS
-  URBAN AREA
-  WOODLANDS

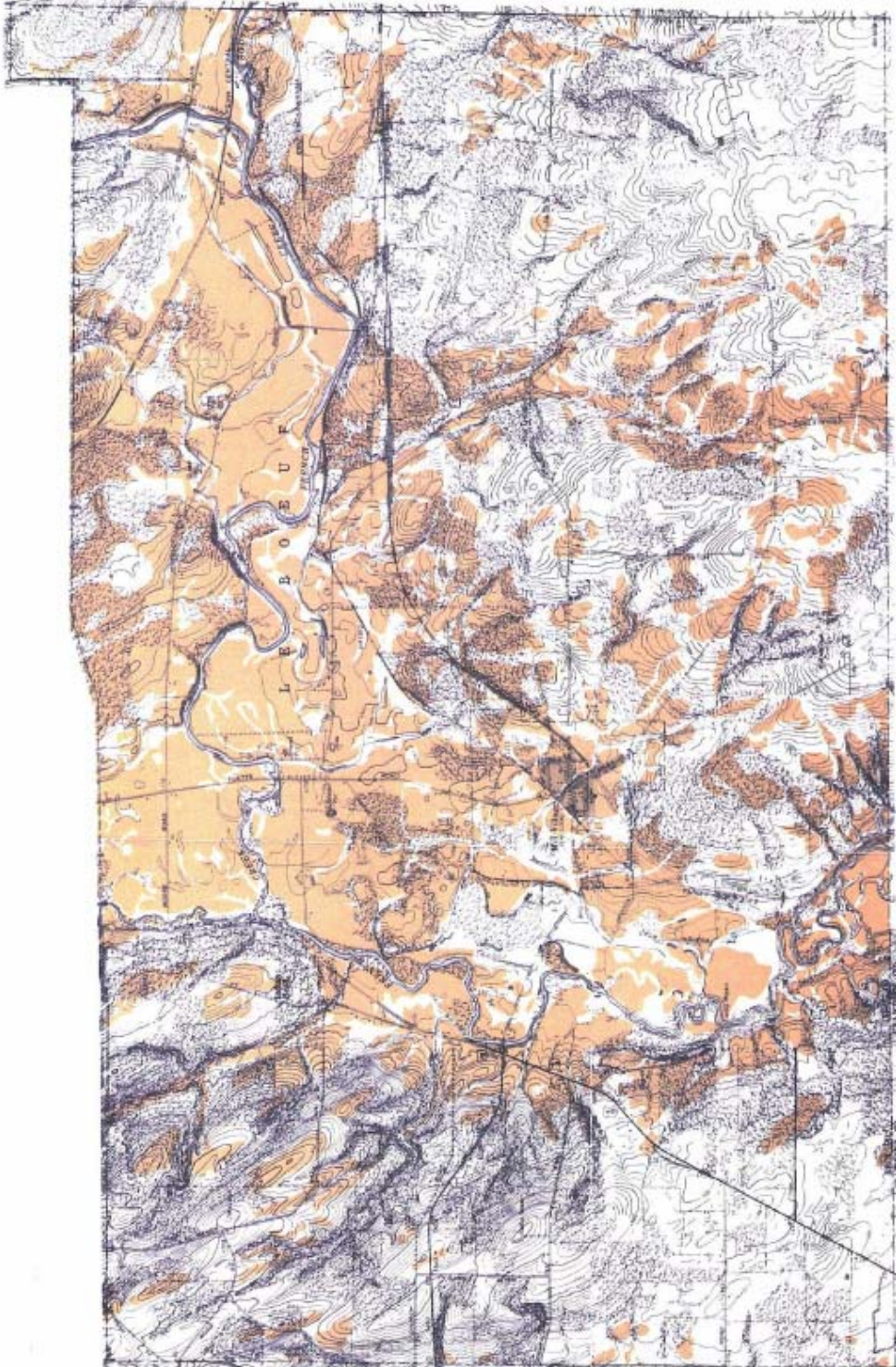


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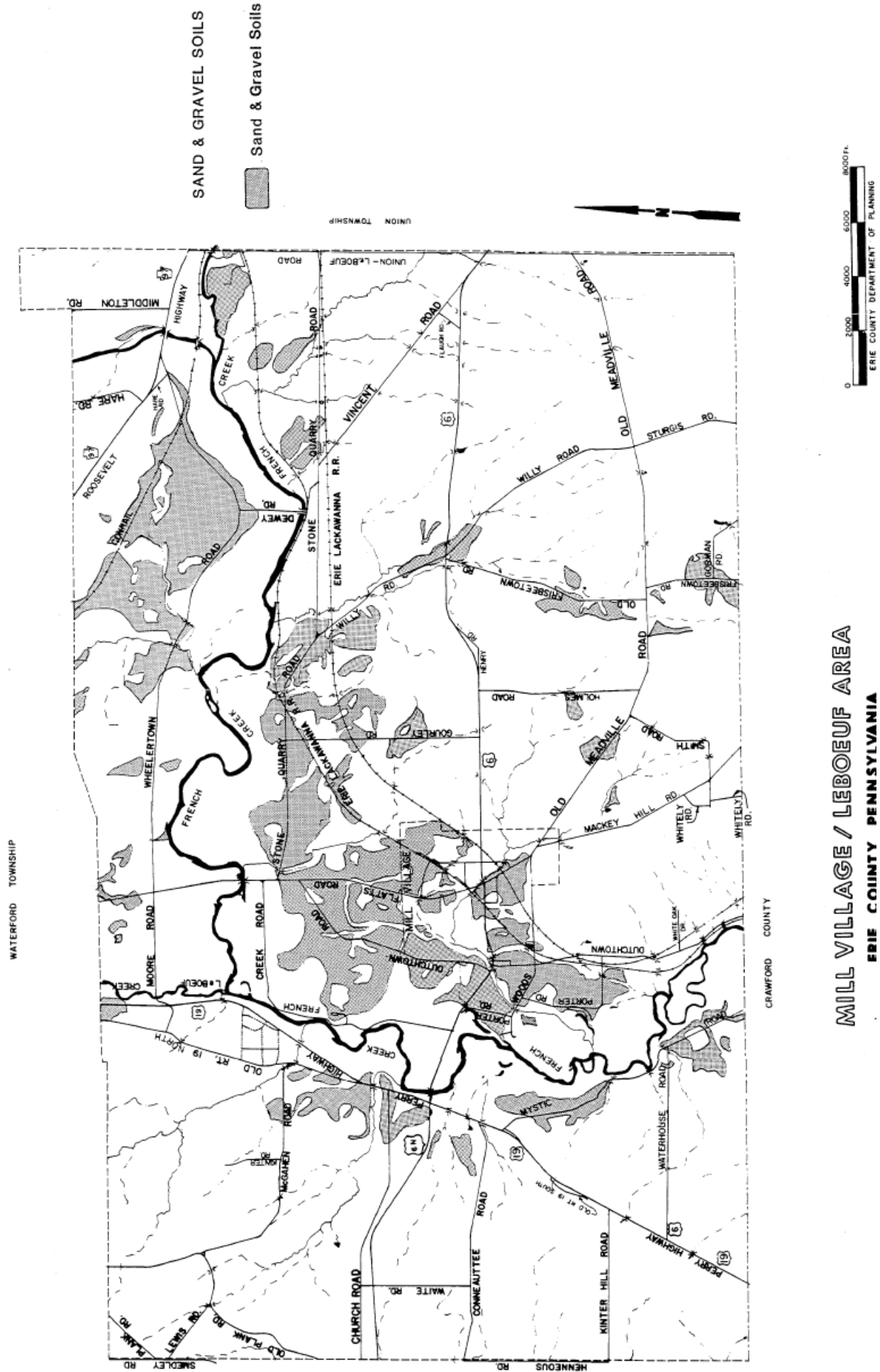


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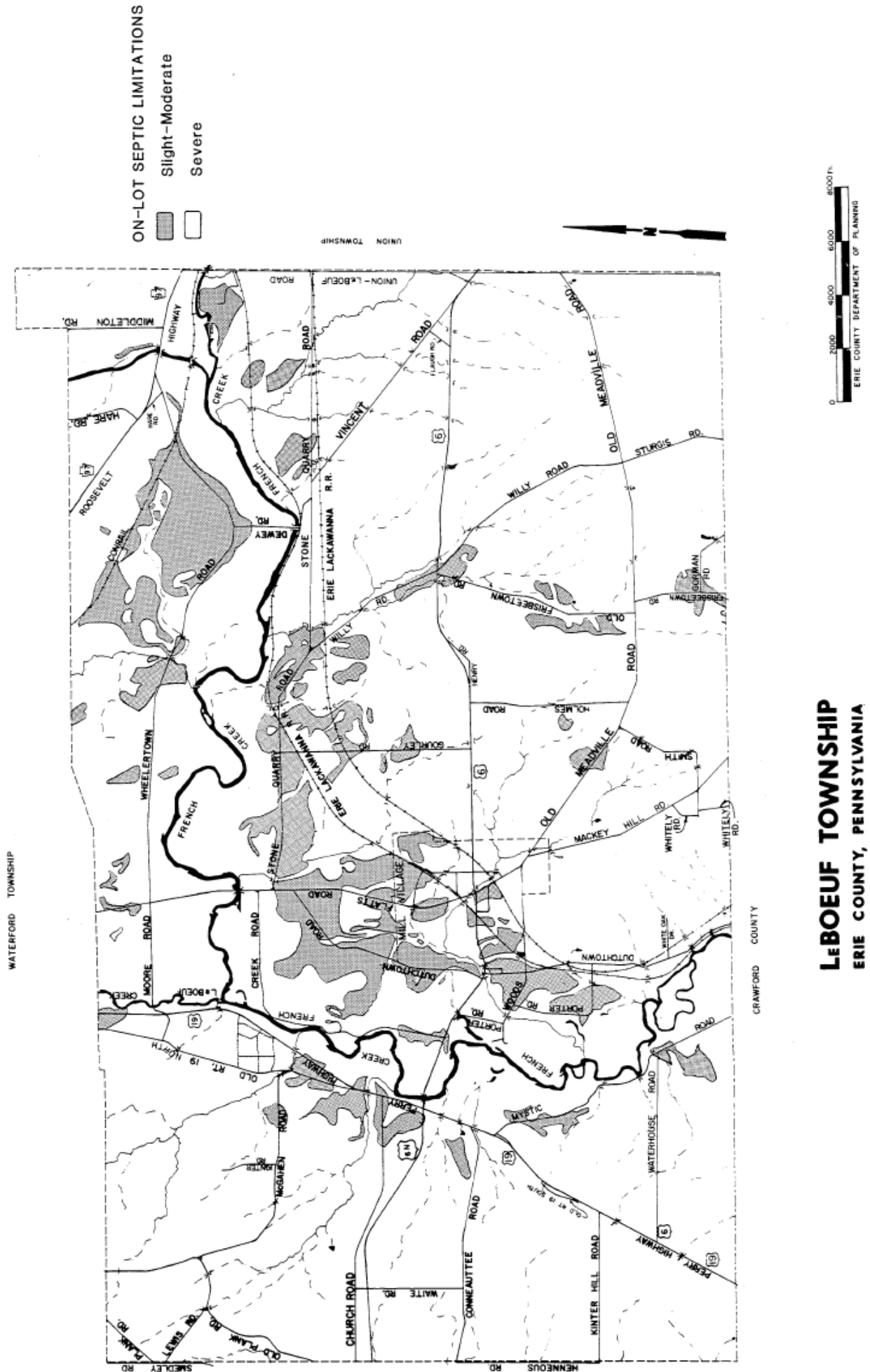


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It should be noted that this map has been prepared for general information and is only an approximate indicator of soil suitability. Soil permeability tests, and measurements to groundwater, must be taken at any site in order to verify its actual suitability.

Physical and Water Features

The Mill Village/LeBoeuf Area is located in one of three distinct terrains that are predominant in Erie County. The first is known as the lake plain, which begins along the Lake Erie shoreline at a point 572 feet above sea level. As the lake plain continues inland, there is a dramatic increase in elevation along the lake shore bluffs followed by gradual parallel increases in elevation for a distance of two to five miles further inland, to a point approximately 800 feet above sea level. From this point, the increase in elevation over the next several miles is more rapid. This second area, known as the beach ridge, is a narrow strip of parallel ridges which connects the lake plain to the upland areas. The beach ridge is located roughly north of 1-90 and is from 800 to 1,000 feet above sea level. The third area is known as the upland plateau, which takes on a rolling character interspersed by several large stream systems with gradually increasing rises in topography in a distinctive southeasterly direction. The Mill Village/LeBoeuf Area is located in the upland plateau.

There two major regional drainage basins located in Erie County; the Great Lakes-St. Lawrence River Basin and the Allegheny-Mississippi River Basin. The watershed line which forms between the two becomes, in effect, a sub-continental divide. The Mill Village/LeBoeuf Area lies entirely in the Allegheny-Mississippi River Basin. The specific stream systems that traverse the Area are Little Conneauttee Creek, LeBoeuf Creek, the south branch of French Creek, and French Creek. Other larger tributaries that empty into French Creek include Wheeler Creek in northeastern LeBoeuf Township, and Mill Run in Mill Village Borough. The largest and most significant watershed region in the Mill Village/LeBoeuf Area is the French Creek watershed, which covers approximately 80 percent of the study area.

Flood prone lands exist in the Mill Village/LeBoeuf Area and have been determined through the use of the U.S. Department of Housing and Urban Development's Federal Insurance Agency Flood Hazard Maps and also by analyzing topographic mapping that was prepared by the United States Geological Survey. The preservation of floodplain areas is based on the concept of the 100 year flood frequency. A flood of this magnitude is likely to occur on the average of once every one hundred (100) years (i.e. there is a one percent chance of the flood occurring each year, although the flood may occur in any year). Significant floodplains in the Area are located along the following streams: the entire length of LeBoeuf Creek, the south branch of French Creek, and French Creek and five of its tributaries.

Steep slopes and escarpments which were formed by periodic stream flooding are primarily scattered along the small tributaries of the west side of French Creek.

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CHAPTER 2

POPULATION ANALYSIS

The number of people who reside in a community will influence the type of facilities which are needed to support it. Forecasting population statistics is a requirement which must be considered prior to determining the extent to which community facilities must be initiated or expanded. Housing, schools, health care, police and fire, recreation, and sewer and water service can only be planned for through the use of population analysis and projections. Because of the substantial importance of population characteristics, this chapter includes a thorough analysis of the Mill Village/LeBoeuf Area population utilizing the 1990 U.S. Census Standard Tape File #1. Several tables and graphs have been included to illustrate specific subjects.

Population Trends

The population of the Mill Village/LeBoeuf Area has risen steadily since 1930. In that year, 1,099 people inhabited this area. By 1990 the population totaled 1950, an increase of 851 people or 77.4 percent.

Table 2-1 compares the population changes in Mill Village Borough from 1900 through 1990 by number and percent change by decade. This table shows that Mill Village Borough decreased steadily from 1900 to 1930, but since then has experienced continuous growth. The change from 1930 to 1990 reflects a growth rate of 81.4 percent. The highest rate of growth for the Borough, 25.1 percent, occurred between 1940 and 1950.

TABLE 2-1

MILL VILLAGE BOROUGH
POPULATION TRENDS 1900-1990

<u>YEAR</u>	<u>POPULATION</u>	<u>CHANGE FROM PREVIOUS DECADE</u>	
		<u>NUMBER OF PERSONS</u>	<u>PERCENT</u>
1900	321		
1910	290	-31	- 9.7
1920	247	-43	-14.8
1930	233	-14	- 5.7
1940	259	+26	+11.2
1950	324	+65	+25.1
1960	336	+12	+ 3.7
1970	372	+36	+10.7
1980	427	+55	+14.8
1990	429	+ 2	+ .5

Source: 1980 & 1990 Census, S.T.F #1

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As shown in Table 2-2, LeBoeuf Township also experienced a population decline in the early part of the twentieth century. However, between 1920 and 1930, the Township's population decline reversed and a growth trend began which has continued to the present time. It is important to note that from 1930 to 1990, the Township's population increased by 658 people or 75.6 percent. The highest rate of growth for the Township, 43.8 percent, occurred between 1970 and 1980.

TABLE 2-2

LEBOEUF TOWNSHIP
POPULATION TRENDS 1900-1990

<u>YEAR</u>	<u>POPULATION</u>	<u>CHANGE FROM PREVIOUS DECADE</u>	
		<u>NUMBER OF PERSONS</u>	<u>PERCENT</u>
1900	1,079		
1910	918	-161	-14.9
1920	848	-70	-7.6
1930	866	+18	+2.1
1940	896	+30	+3.5
1950	960	+64	+7.1
1960	1,013	+53	+5.5
1970	1,043	+30	+3.0
1980	1,500	+457	+43.8
1990	1,521	+21	+1.4

Source: 1980 & 1990 Census, S.T.F. #1

A review of Table 2-3 on the following page reveals that between 1900 and 1920 the Mill Village/LeBoeuf Area population declined by 21.8 percent. However, since 1920 the area's population has increased by 79.4 percent.

The change in population in the study area between 1900 to 1990 has been significant. The increase of 855 persons reflects a growth of 76.1 percent, most of which occurred from 1970 to 1980 (36.2 percent)

EXHIBIT A
Mill Village Borough/LeBoeuf Area Comprehensive Plan

TABLE 2-3

MILL VILLAGE/LEBOEUF AREA
POPULATION TRENDS 1900-1990

<u>YEAR</u>	<u>POPULATION</u>	<u>CHANGE FROM PREVIOUS DECADE</u>	
		<u>NUMBER OF PERSONS</u>	<u>PERCENT</u>
1900	1,400		
1910	1,208	-192	-13.7
1920	1,095	-113	- 9.3
1930	1,099	+ 4	+ .4
1940	1,115	+ 16	+ 1.5
1950	1,284	+169	+15.2
1960	1,349	+ 65	+ 5.1
1970	1,415	+ 66	+ 4.9
1980	1,927	+512	+36.2
1990	1,950	+ 23	+ 1.2

Source: 1980 & 1990 Census, S.T.F. #1

To be meaningful, Mill Village Borough's and LeBoeuf Township's population growth should be compared with other municipal populations in the general area and with the population of Erie County as a whole. The South Central Region of the County, as defined by the Erie County Department of Planning, includes the Boroughs of Waterford and Edinboro, and the Townships of Waterford, Washington and Franklin. This region represents a favorable basis for population comparisons. Table 2-4 illustrates these comparisons for Mill Village Borough, LeBoeuf Township, the South Central Region and the County during the period 1900 to 1990.

Since 1930, the South Central Region has grown by 14,185 persons, or 239.4 percent. Every decade after 1930 has shown an increase.

The population of the Mill Village/LeBoeuf Area increased 76.3 percent between 1930-1990. During this same period, the population of Erie County increased by 57.2 percent.

It probable that additional population growth will be tied quite closely to new industry or other employment expansion within the study area. A reversal in the declining size of households could also have an affect on this area's population.

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TABLE 2-4

SOUTH CENTRAL REGION
POPULATION TRENDS - 1900 to 1990

1900 - 1910

	<u>Pop.</u> <u>1900</u>	<u>Pop.</u> <u>1910</u>	<u>Change</u>	<u>Percent</u>
Edinboro Borough	691	666	- 25	- 3.6
Mill Village Borough	321	290	- 31	- 9.7
Waterford Borough	767	724	- 43	- 5.6
Franklin Township	888	761	- 127	-14.3
LeBoeuf Township	1,079	918	- 161	-14.9
Washington Township	1,705	1,567	- 138	- 8.1
Waterford Township	1,457	1,328	- 129	- 8.9
South Central Region	6,908	6,254	- 654	- 9.5
 ERIE COUNTY	 98,473	 115,517	 +17,044	 +17.3

1910 - 1920

	<u>Pop.</u> <u>1910</u>	<u>Pop.</u> <u>1920</u>	<u>Change</u>	<u>Percent</u>
Edinboro Borough	666	835	+ 169	+25.4
Mill Village Borough	290	247	- 43	-14.8
Waterford Borough	724	744	+ 20	+ 2.8
Franklin Township	761	729	- 32	- 4.2
LeBoeuf Township	918	848	- 70	- 7.6
Washington Township	1,567	1,543	- 24	- 1.5
Waterford Township	1,328	1,187	- 141	-10.6
South Central Region	6,254	6,133	- 121	- 1.9
 ERIE COUNTY	 115,517	 153,536	 +38,019	 +32.9

EXHIBIT A
Mill Village Borough/LeBoeuf Area Comprehensive Plan

TABLE 2-4 (Continued)

SOUTH CENTRAL REGION
POPULATION TRENDS - 1900 to 1990

1920 - 1930

	<u>Pop.</u> <u>1920</u>	<u>Pop.</u> <u>1930</u>	<u>Change</u>	<u>Percent</u>
Edinboro Borough	835	789	- 46	- 5.5
Mill Village Borough	247	233	- 14	- 5.7
Waterford Borough	744	769	+ 25	+ 3.4
Franklin Township	729	728	- 1	- .1
LeBoeuf Township	848	866	+ 18	+ 2.1
Washington Township	1,543	336	- 209	-13.5
Waterford Township	1,187	1,207	+ 20	+ 1.7
South Central Regions	6,133	5,926	- 207	- 3.4
 ERIE COUNTY	 153,536	 175,277	 +21,741	 +14.2

1930 - 1940

	<u>Pop.</u> <u>1930</u>	<u>Pop.</u> <u>1940</u>	<u>Change</u>	<u>Percent</u>
Edinboro Borough	789	804	+ 15	+ 1.9
Mill Village Borough	233	259	+ 26	+11.2
Waterford Borough	769	804	+ 36	+ 4.6
Franklin Township	728	759	+ 31	+ 4.3
LeBoeuf Township	866	896	+ 30	+ 3.5
Washington Township	1,334	1,374	+ 40	+ 3.0
Waterford Township	1,207	1,280	+ 73	+ 6.0
South Central Region	5,926	6,176	+ 250	+ 4.2
 ERIE COUNTY	 175,277	 180,889	 +5,612	 + 3.2

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TABLE 2-4 (Continued)

SOUTH CENTRAL REGION
POPULATION TRENDS - 1900 to 1990

1940 - 1950

	<u>Pop.</u> <u>1940</u>	<u>Pop.</u> <u>1950</u>	<u>Change</u>	<u>Percent</u>
Edinboro Borough	804	1,567	+ 763	+94.9
Mill Village Borough	259	324	+ 65	+25.1
Waterford Borough	804	1,195	+ 391	+48.6
Franklin Township	759	769	+ 10	+ 1.3
LeBoeuf Township	896	960	+ 64	+ 7.1
Washington Township	1,374	1,648	+ 274	+ 2.0
Waterford Township	1,280	1,486	+ 206	+16.1
South Central Region	6,176	7,949	+ 1773	+28.7
 ERIE COUNTY	 180,889	 219,388	 +38,499	 +21.3

1950 - 1960

	<u>Pop.</u> <u>1950</u>	<u>Pop.</u> <u>1960</u>	<u>Change</u>	<u>Percent</u>
Edinboro Borough	1,567	1,703	+ 136	+ 8.7
Mill Village Borough	324	336	+ 12	+ 3.7
Waterford Borough	1,195	1,390	+ 195	+16.3
Franklin Township	769	790	+ 21	+ 2.7
LeBoeuf Township	960	1,013	+ 53	+ 5.5
Washington Township	1,648	1,906	+ 258	+15.7
Waterford Township	1,486	1,737	+ 251	+16.9
South Central Region	7,949	11,900	+ 3951	+49.7
 ERIE COUNTY	 219,388	 250,682	 +31,294	 +14.3

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TABLE 2-4 (Continued)

SOUTH CENTRAL REGION
POPULATION TRENDS - 1900 to 1990

1960 - 1970

	<u>Pop.</u> <u>1960</u>	<u>Pop.</u> <u>1970</u>	<u>Change</u>	<u>Percent</u>
Edinboro Borough	1,703	4,871	+ 3,168	+186.0
Mill Village Borough	336	372	+ 36	+ 10.7
Waterford Borough	1,390	1,468	+ 78	+ 5.6
Franklin Township	790	804	+ 14	+ 1.8
LeBoeuf Township	1,013	1,043	+ 30	+ 3.0
Washington Township	1,906	2,118	+ 212	+ 11.1
Waterford Township	1,737	2,119	+ 382	+ 22.0
South Central Region	11,900	12,795	+ 895	+ 7.5
 ERIE COUNTY	 250,682	 263,654	 +12,972	 + 5.2

1970 - 1980

	<u>Pop.</u> <u>1970</u>	<u>Pop.</u> <u>1980</u>	<u>Change</u>	<u>Percent</u>
Edinboro Borough	4,871	6,324	+ 1,453	+ 29.8
Mill Village Borough	372	427	+ 55	+ 14.8
Waterford Borough	1,468	1,568	+ 100	+ 6.8
Franklin Township	804	1,301	+ 497	+ 61.8
LeBoeuf Township	1,043	1,500	+ 457	+ 43.8
Washington Township	2,118	3,567	+ 1,449	+ 68.4
Waterford Township	2,119	2,874	+ 755	+ 35.6
South Central Region	12,795	17,561	+ 4,766	+ 37.2
 ERIE COUNTY	 263,654	 279,780	 +16,126	 + 6.1

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TABLE 2-4

SOUTH CENTRAL REGION
POPULATION TRENDS

1900 - 1990

	<u>Pop.</u> <u>1980</u>	<u>Pop.</u> <u>1990</u>	<u>Change</u>	<u>Percent</u>
Edinboro Borough	6,324	7,736	+1,412	+22.3
Mill Village Borough	427	429	+ 2	+ .46
Waterford Borough	1,568	1,492	- 76	- 4.8
Franklin Township	1,301	1,429	+ 128	+ 9.8
LeBoeuf Township	1,500	1,521	+ 21	+ 1.4
Washington Township	3,567	4,102	+ 535	+15.0
Waterford Township	2,874	3,402	+ 528	+18.4
COUNTY TOTALS	279,780	275,572	-4,208	- 1.5

Source: 1980 & 1990 Census, S.T.F. #1

Population Composition

In order to analyze the various subgroups of the population, it is important to know which groups are growing or declining. Since each group will have different needs and impacts within the community, it is necessary to study the characteristics of these sub-groups.

The number of persons in each age/group is constantly fluctuating. These fluctuations, which may be quite extensive in some cases, are brought about by three basic factors: births, deaths, and migration. Changes in the birth rate affect the number of persons, and the percentage of persons in the youngest age group. Although the immediate affect of birth rate changes is only on the 0-4 age group, within five years the change impacts the next age group and so on. Death rates, on the other hand, can be a factor in any of the age groups, but obviously have their major affect on the older groups. Migration, either into or out of the area, may affect all age groups. However, the predominant change due to migration occurs in the more mobile age groups such as young adults or those who have reached retirement age.

The analysis of the Mill Village/LeBoeuf Area age and sex structure is one of the most important aspects of the population study because it provides a basis for determining the makeup of the Area's population in the future. This analysis will also aid in the determination of the potential labor force, school age population, requirements for needed community facilities, and future housing requirements. For example, a decrease in the school-age population may affect the size and cost of proposed school improvements. Also,

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an increase in the number of senior citizens would necessitate additional facilities for the elderly. All of these factors put together serve as indicators in determining the future economic, social, and cultural stability of the community.

As noted previously, each age group has its own particular needs and these needs vary as individuals pass from one age group to the next. For example, the basic need for the school age population is for the provision of adequate recreational and educational facilities. These will provide ample opportunity for social and physical development for both the individual as well as the group as a whole.

Individuals in their twenties and thirties have a different set of needs. The primary need for people in this age group is for employment opportunities. A secondary need, particularly as these individuals marry and begin to raise families, is that of housing in terms of quality, income range, and size to meet varying needs and/or preferences. It should be noted that individuals in this group, as well as their families, are extremely mobile, basically in search of better employment opportunities.

Middle-aged individuals comprise a more stable element within the total population. Members of this age group are more likely to be the civic leaders, political decision makers, and managers in the local economy. Their numbers and characteristics are of extreme importance to the well being of the community.

The number of senior citizens in most communities has been increasing over the last two decades, particularly as a result of advances in the field of medicine. This has resulted in people living longer. Recognition of older individuals and appropriate consideration for their needs can turn what some might consider a liability into an asset for the community. The basic need of the people within this age group is the provision of safe and adequate housing that is proportional to their limited income level.

The following information points out the more significant findings from an analysis of each of the age groups described above. This will give the municipal officials in Mill Village Borough and LeBoeuf Township an idea of what community facilities and services will be needed in the future. The findings are listed for the Borough, the Township, and the entire Mill Village/LeBoeuf Area utilizing 1990 Census information. (See Table 2-5, 2-6, and 2-7, respectively.)

MILL VILLAGE BOROUGH

1. The 35-44 year old age group was the largest age group with 16.9 percent of the Borough's total population. This was followed closely by the 5-14 year old age group with 17.2 percent and the 25-34 year old age group with 15.1 percent of the total population.

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2. The smallest age group in the Borough was made up of people 75 years and older. They made up only 3.5 percent of the total population. Combined with the 65-74 year old age group, 7.5 percent of the Borough's population is over the age of 65.
3. Women outnumber men in 6 out of 9 age group categories. Overall, there are more women (52.2 percent) than men (47.8 percent) in the Borough.

TABLE 2-5

MILL VILLAGE BOROUGH
POPULATION BY AGE/SEX

<u>AGE</u>	<u>MALE</u>	<u>PERCENT</u>	<u>FEMALE</u>	<u>PERCENT</u>	<u>TOTAL</u>	<u>PERCENT</u>
0-04	17	4.0	17	4.0	34	8.0
5-14	32	7.5	42	9.8	74	17.2
15-24	29	6.7	30	7.0	59	13.7
25-34	30	7.0	35	8.1	65	15.1
35-44	43	10.0	38	8.9	81	18.9
45-54	19	4.4	27	6.3	46	10.7
55-64	23	5.4	15	3.5	38	8.8
65-74	5	1.2	12	2.8	17	4.0
75+	7	1.6	8	1.9	15	3.5
	205	47.8	224	52.2	429	100

Source: 1990 Census, S.T.F. #1

LEBOEUF TOWNSHIP

1. The largest age group in the Township was the 5-14 year old category, making up 19.8 percent of the total population.
2. The 75 year old and older age group was the smallest age group comprising only 2.8 percent of the population. When this group is combined with the 65-74 year old group only 8.2 percent of the Township's population is over the age of 65.
3. Men outnumber women in every age group category in the Township except the 35-44 year age group. Over all, there are more men (52.7 percent) than women (47.3) percent in the Township.

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TABLE 2-6

LEBOEUF TOWNSHIP
POPULATION BY AGE/SEX

<u>AGE</u>	<u>MALE</u>	<u>PERCENT</u>	<u>FEMALE</u>	<u>PERCENT</u>	<u>TOTAL</u>	<u>PERCENT</u>
0-4	50	3.3	48	3.1	98	6.4
5-14	168	11.3	133	8.7	301	19.8
15-24	115	7.6	100	6.6	215	14.1
25-34	120	7.9	112	7.4	232	15.2
35-44	125	8.2	133	8.7	258	17.0
45-54	98	6.4	85	5.6	183	12.0
55-65	56	3.7	53	3.5	109	7.2
65-74	44	2.9	38	2.5	82	5.4
75+	26	1.7	17	1.1	43	2.8
	802	52.7	719	47.1	1521	100

Source: 1990 Census, S.T.F. #1

MILL VILLAGE/LEBOEUF AREA

1. As a whole, the largest age group in the Mill Village/LeBoeuf Area was made up of people aged 5-14 years old, which comprises 19.2 percent of the population. This category was followed closely by those in the 35-44 year old age group with 17.4 percent of the total population.
2. Again, the 75 and over age group was the smallest age group category with 3.0 percent of the total population.
3. Men outnumber women in the study area 51.6 percent to 48.4 percent.

TABLE 2-7

MILL VILLAGE/LEBOEUF AREA
POPULATION BY AGE/SEX

<u>AGE</u>	<u>MALE</u>	<u>PERCENT</u>	<u>FEMALE</u>	<u>PERCENT</u>	<u>TOTAL</u>	<u>PERCENT</u>
0-4	67	3.4	65	3.3	132	6.8
5-14	200	46.6	175	9.0	375	19.2
15-24	144	7.4	130	6.7	274	14.1
25-34	150	35.0	147	7.5	297	15.2
35-44	168	8.6	171	8.8	339	17.4
45-54	117	6.0	112	5.7	229	11.7
55-65	79	4.1	68	3.5	147	7.5
65-74	49	2.5	50	2.6	99	5.1
75+	33	1.7	25	1.3	58	3.0
	1007	51.6	943	48.3	1950	100

Source: 1990 Census, S.T.F. #1

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Mill Village Borough and LeBoeuf Township are both part of the larger demographic and economic region of Erie County and are not isolated from the ebb and flow of regional happenings. A review of Table 2-8 illustrates that local age composition patterns generally follow County patterns.

TABLE 2-8

AGE COMPOSITION PERCENTAGES BY AREA

<u>AGE</u>	<u>MILL VILLAGE BOROUGH</u>	<u>LEBOEUF TOWNSHIP</u>	<u>MILL VILLAGE/ LEBOEUF AREA</u>	<u>ERIE COUNTY</u>
0-4	8.0	6.4	6.8	7.2
5-14	17.2	19.8	19.2	14.4
15-24	13.7	14.1	14.1	16.2
25-34	15.1	15.2	15.2	15.5
35-44	18.9	17.0	17.4	14.4
45-54	10.7	12.0	11.7	9.6
55-64	8.8	7.2	7.5	8.9
65-74	4.0	5.4	5.1	8.4
75+	3.5	2.8	3.0	5.4

Source: 1990 Census, S.T.F. #1

Population Projections

Population growth is a basic element of a community's comprehensive development plan. A reasonable projection of the anticipated growth in population for a community is needed in order to properly determine the nature and extent of future services that may be necessary to best accommodate a community's future requirements.

Many factors completely beyond the control of the local government can also change the rate of growth such as national conflicts, recession, quality of the local economy and the job market of the County itself. These factors could produce a major alteration in the population growth potential. Basically the study area's economy is dependent upon the general economy of the County, and of course, the nation. However, agriculture should continue to play a significant role in the future and would appear at this time to lend a healthy balance.

Community' planning and effects of outside regulatory agencies may have major effects on the population growth. Current stringent enforcement of State on-site septic regulations could severely restrict the construction of new homes. Soils within the study area are generally characterized by slow permeability and/or high groundwater tables, thereby rendering them unsuitable for the on-lot septic sewage systems.

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Probably the single most significant factor that can affect the population growth rate in the study area is the construction of package treatment plants and group water well systems. This will most likely encourage group developments such as multi-family residential complexes, single-family subdivisions and mobile home parks. Any clustered residential development using group systems in the study area is likely to contribute towards a significant population increase.

Table 2-3 shows the historic population trends in the Mill Village/LeBoeuf Area. The analysis of this historic data reveals the slow growth rate of population in this area. Even with the obvious change between 1970 and 1980, without industrial expansion or the occurrence of unexpected events in southern Erie County, it would be reasonable to expect that the population in the study area is likely to remain relatively stable in the foreseeable future.

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CHAPTER 3

EXISTING LAND USE

An important part of any comprehensive plan is the survey, analysis, and study of the land use patterns which exist within the community. Without a knowledge of the existing land use patterns and how they developed, it is nearly impossible to plan for the future use of the land, and to properly develop achievable goals and a valid plan of action.

It is important to remember that land use decisions are nearly always irreversible. Once residential land is developed for commercial or industrial use, it is seldom changed back to its prior use. Likewise, farm land which is used for residential purposes will probably never revert back to an agricultural use.

In order to develop a realistic land use plan or alternative land uses for the Mill Village/LeBoeuf Area, existing patterns must first be determined. The existing uses will partially dictate land use districts and form a foundation for future development. This section provides an overview of the existing land use patterns in the Mill Village/LeBoeuf Area and forms a baseline from which future planning efforts can develop. The following land use classifications are utilized throughout the Background Analysis:

Residential - This classification denotes land used for housing facilities for one or more families, and includes apartment buildings, mobile homes, and seasonal housing structures.

Public and Institutional - This classification includes facilities that provide mental, spiritual, and physical development, but does not include facilities which are basically recreational in nature. Included are government buildings, schools and colleges, places of worship, libraries, hospitals, cemeteries, fire and police stations, fish hatcheries, and similar uses.

Recreational - This classification denotes land which is used or set aside for use as playgrounds, parks, outdoor sport areas, and similar uses. It also includes Pennsylvania Game Lands.

Commercial - This classification refers to land used for the purpose of supplying commodities or services to the public. Included are uses relating to both retail and wholesale trade, professional services, general office facilities, automotive sales and service, restaurants, junk yards, motels or tourist homes, and similar uses.

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Industrial - Denotes land which contains facilities for the mechanical or chemical transformation of substances into new products. This includes all manufacturing, processing, packaging, storage, mining, warehousing, power plants, treatment or filtration plants, research laboratories, and similar uses.

Agricultural - This classification includes all land which is used for the cultivation of crops, grazing of livestock, or the growing of forest products.

Open Space - This designation refers to areas of land with no apparent functional use. Open space includes wetlands, woodland, brushland and idle land suitable for crops.

The use of land within the Mill Village/LeBoeuf Area is similar to development that has occurred in other rural Boroughs and Townships within the County. The predominant land use is agricultural with scattered residential uses occurring throughout the Township and concentrated residential development in the Borough.

Mill Village Borough

Mill Village Borough has the characteristics of a small rural town. The residential uses in the Borough are primarily single-family in character and to a large extent are concentrated in the central section of the Borough. There are also small clusters of homes in the outlying areas.

The small amount of commercial, public, and recreational land uses are, however, typical of other rural small towns located in areas which are not Subject to heavy commercial or industrial pressure. The accompanying Existing Land Use Nap on page 24 illustrates the present land use patterns within Mill Village Borough.

Residential Land Use

There are many areas of clustered residential development within the Borough. Major development concentrations are found on Gillette Street, Depot Street, South Main Street, North Main Street, West Center Street (between Gillette Street and South Main Street), East Center Street, and in a triangular area formed by Woods Road and Mackey Hill Road. Lightly developed residential land uses are scattered throughout the remainder of the Borough. The dwellings are predominantly single-family homes on separate lots. However, it should be noted that there are three multi-family dwellings and one mobile home park located in the borough.

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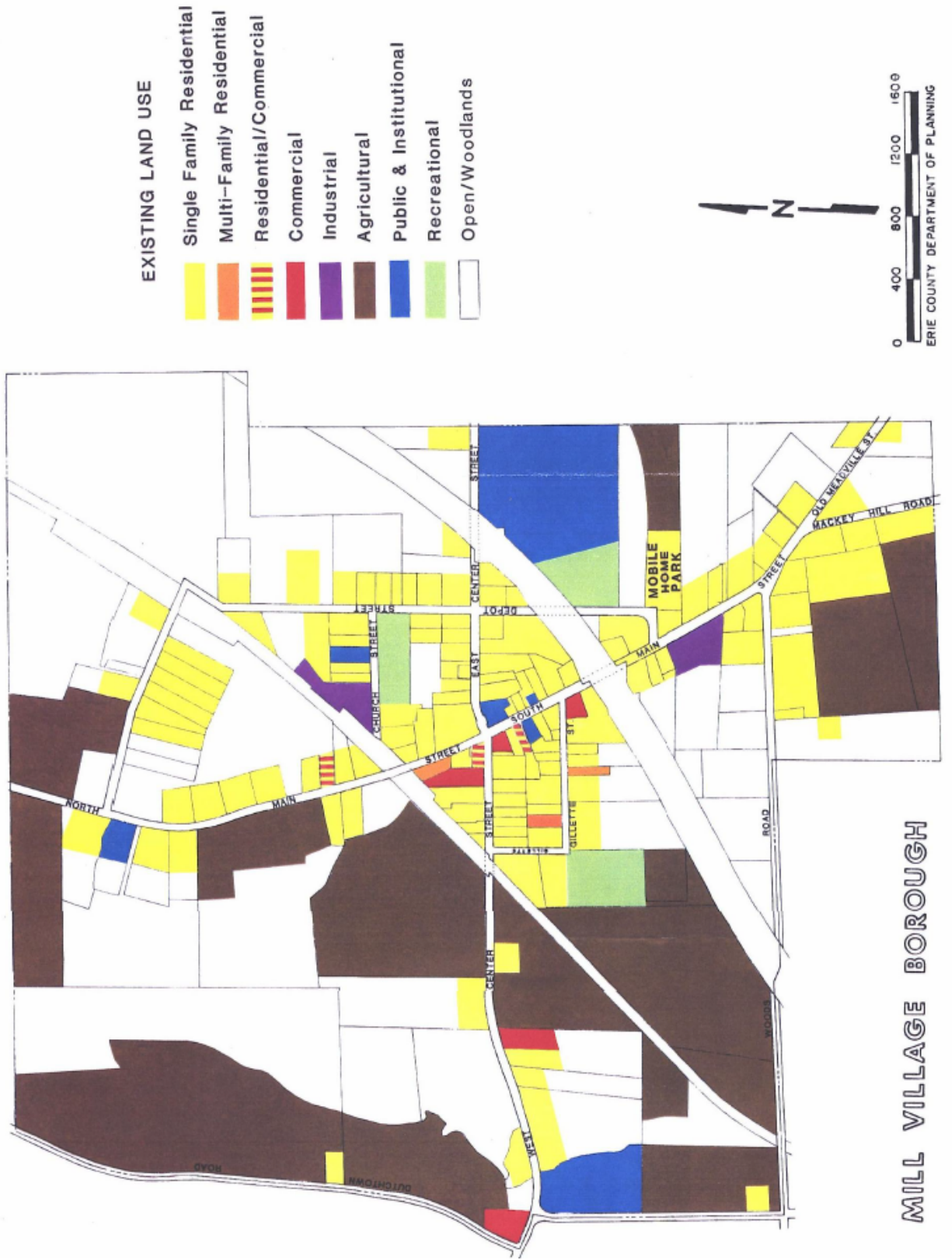


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Public And Institutional Land Use

Public and semi-public uses in the Borough include the Municipal Building on Flatts Road, the Mill Village Elementary School on East Center Street, and the Mill Village Fire Company and the U.S. Post Office on South Main Street. There are also two churches within the Borough: Mill Village United Methodist Church on South Main Street and United Presbyterian Church on Church Street. The Mill Village Cemetery is located on Route 6 and Dutchtown Road.

Recreational Land Use

There are three recreational sites in Mill Village Borough. One site, which is on the premises of the Mill Village Elementary School on Depot Road, contains a small playground area (one set of swings, one slide and a jungle gym) and four baseball fields. Also, there are two privately owned and maintained baseball fields, one on Gillette Street and the other on Church Street.

Commercial Land Use

Commercial development within the Borough is very limited. There are nine commercial establishments: Abercrombies General Store and Antique Shop located at the corner of North Main Street and West Center Street; Howard's Transmission Shop on West Center Street; the Village Inn Tavern at the corner of West Center Street and South Main Street; a vacant commercial structure on South Main Street; Mill Run Paint and Collision Service at the corner of South Main and Gillette Streets; P.B. Excavating Company on South Main Street; Auto Garage on Gillette Street; Alexander's Garage on West Center Street; and McLaughlin Peat Topsoil and Bark on Dutchtown Road. In general, the Borough residents rely on the facilities in Waterford Borough for their local commercial needs. Residents also travel to Union City, the Erie Metropolitan Area, and other nearby commercial centers in order to purchase goods and services.

Industrial Land Use

There are only two industrial sites in Mill Village Borough: LeBoeuf Plant Foods, Incorporated located at the intersection of Church Street and the railroad tracks; and LeBoeuf Ceramics on South Main Street.

Agricultural Land Use

This represents the largest land use classification in the Borough. Roughly 30 percent of all the land area in Mill Village Borough is used specifically for this purpose. Most of this land is used for crop production. Potatoes, corn and alfalfa hay are the principle cash crops. Active farm land is illustrated on the Existing Land Use Map.

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At this point there are few, if any, development pressures on Mill Village farmland. The unique and prime agricultural soils, which exist in the farmland areas along Dutchtown Road, Woods Road and at the corner of West Center Street and the railroad, qualify this farmland as valuable agricultural soil. Preservation measures should be taken in the future to ensure the continued use of these valuable soils for crop production.

Open Space

Much of the future character of Mill Village Borough will be determined by the intensity and type of use in what is now open and wooded land. The large proportion of open and wooded areas in Mill Village provide an almost unlimited number of alternative potentials for land use. However, with the lack of any significant development pressure in the Borough, these areas will stay open or wooded for the foreseeable future, thereby retaining the present rural character of the Borough.

LeBoeuf Township

The predominant land uses in LeBoeuf Township are agricultural and open space. Residential land uses constitute only a small portion of the total area of the Township. Other land uses that have been identified in the Township include commercial, industrial, public/institutional and recreational sites. As residential land use increases, it can only infringe upon two other land uses; agricultural and open space. The accompanying Existing Land Use Map on page 27 illustrates the present land use patterns within LeBoeuf Township.

Residential Land Use

Residential land use patterns in LeBoeuf Township consist of scattered development along the State highway systems and local roads. These patterns are typical of rural Townships throughout Erie County.

Although clusters of residential development are evident throughout the Township, most of these developments are located in the western section of the Township. The dwellings are predominantly single family homes located on large lots. In the outlying areas the lots are quite often separated by open land or agricultural uses.

Clustered residential developments in the western portion of LeBoeuf Township are located along the southern portion of Route 19, Old Route 19, Route 6N, Waite Road, Mackey Hill Road, and part of Mystic Road east of Mill Village on Route 6 . There are other areas of the Township that are also beginning to show evidence of similar types of clustered developments.

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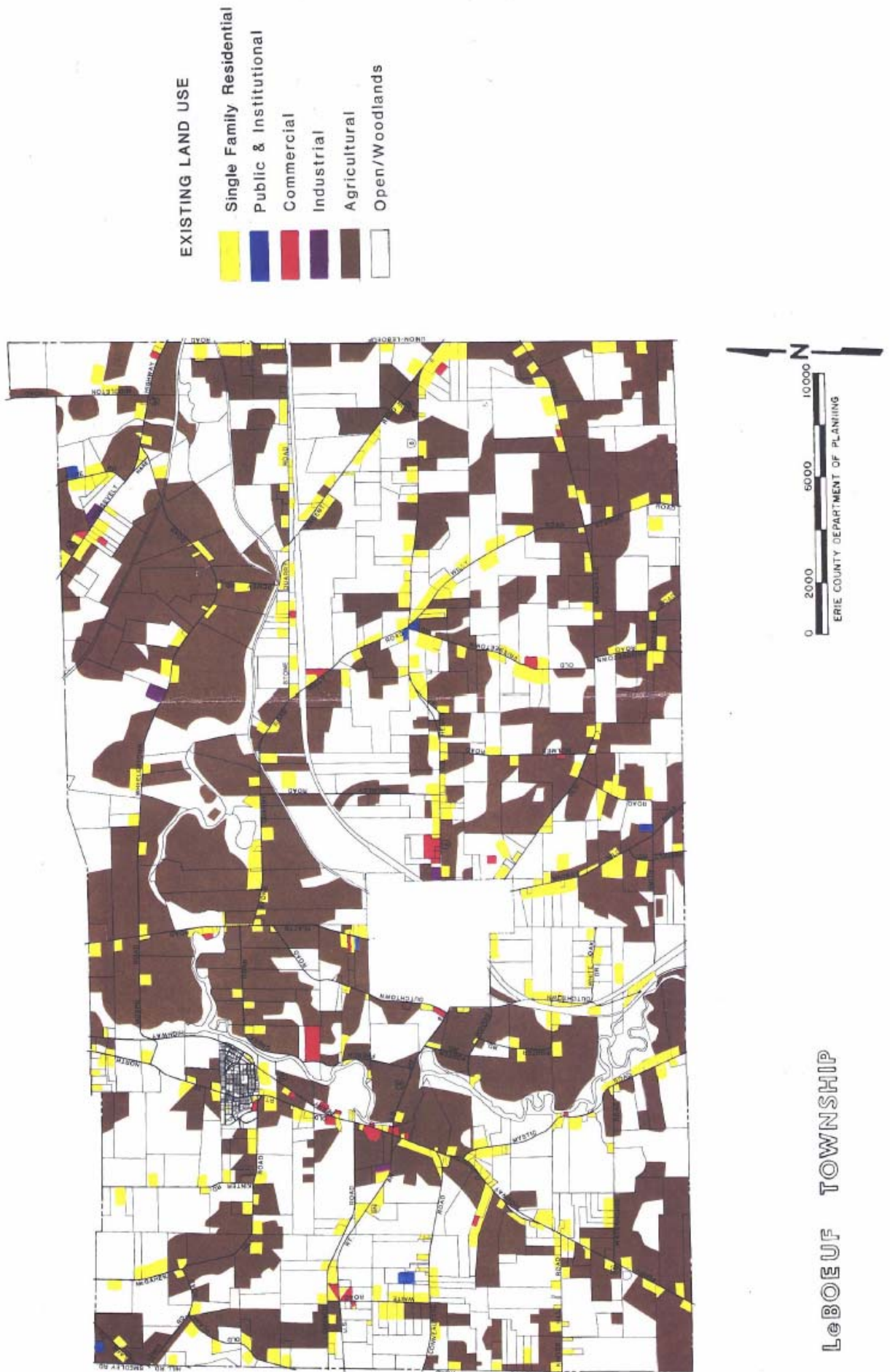


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Public and Institutional

This use consists of only two churches and a cemetery. The two churches, the Apostolic Christian Church and the New Ireland United Methodist Church, are both located on Route 6. LeBoeuf Cemetery is located on Smith Road.

Recreational Land Use

Recreational land use within the Township is essentially nonexistent. Township residents make use of recreational facilities located in Mill Village Borough and other neighboring communities.

Commercial Land Use

Commercial development in LeBoeuf Township is very limited and can be generally found within those areas that have higher concentrations of residential development. For the most part, the commercial sites are scattered throughout the Township. However, there is an area of concentrated development at the intersection of Route 19 and Route 6. Also, strip type commercial development has occurred along the north side of Route 6 immediately east of Mill Village Borough.

Following is a list of commercial properties in LeBoeuf Township:

<u>Name</u>	<u>Location</u>
ARBO Construction	Old Route 19
Benson Building Systems	Route 19
Blaines Garage	Willy Road
Bodyline Collision	Flatts Road
Danon Masonry	Route 6
David Gregor Masonry Contractor	Old Meadville Road
Don Welsch Sheet Metal Fabrication	Stone Quarry Road
Dewdrop Inn Tavern	Route 19
Convenience Store (Vacant)	Route 19
Erie Petroleum, Inc.	Route 6
Ethridge Lime Spreading	Old Meadville Road
Flanagan's Electric	Church Road
French Creek Inn Restaurant	Route 19
Hi-T-Fence Systems	Wheelertown Road
Indianhead Tool & Cutter Grinding	Hull Road
Kwiats Garage	Route 97
LeBoeuf Country Meat Market	Route 19
LeBoeuf Manufacturing	Old Route 19
McLaughlin Peat and Garden Center	Dutchtown Road

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<u>Name</u>	<u>Location</u>
Merry Electric Service	Route 6N
Merry Heating & Plumbing	Waite Road
Mill Village Family Restaurant	Route 6
O'Connell Hardware	Route 97
Oliver Home Remodeling	Route 19
Ports Soybean Processing	Stone Quarry Road
R. Rindfuss Drilling	Route 19
Rainbow Floral	Route 97
Rimpa Garage	Route 97
Roher Trucking	Route 6
Shady Lawn Farm Market	Route 19
Doug Sipple Antiques	Old Frisbeetown Road
T. Coffin Oil & Drilling Service	McGahen Hill Road
Wee Care Day Care Center	Route 19
Wolfroms Garage	Route 6

There are also numerous mixed commercial uses in LeBoeuf Township, including home occupations and small scale businesses operated out of the home. Each of these businesses offer the owner supplemental income. Although these types of commercial uses are not fixtures in the community, they do add to the commerce activity of the Township, but are not usually considered full time jobs.

Following is a list of small businesses operated out of residential homes/properties in LeBoeuf Township:

<u>Name</u>	<u>Location</u>
Hertzler Wagon Rack Shop	Smith Road
Hertzler Mini Barn Shop	Smith Road
Hochstetler Harness Shop	Frisbeetown Road

In general, the Township residents rely on the business establishments located in the Boroughs of Waterford and Union City for their basic commercial needs. For additional goods and services which are not available locally, the residents travel to the Erie Metropolitan Area or to other nearby commercial centers.

There are also seven commercial sand and gravel pits in the Township: Glover Sand and Gravel on French Creek Road, Hanas Gravel on Routes 19 and 6N; McLaughlin Gravel on Dutchtown Road; Raymond D. Showman and Sons Gravel on Stone Quarry Road; Union City Sand and Gravel on Dutchtown Road; Vance Burdick Gravel on Mystic Road; and Waterford Sand and Gravel on Sturgis Road.

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In addition to the land use incompatibility resulting from the scattered locations of these commercial establishments, this scattered commercial activity also creates unsafe highway conditions because of the numerous turning movements of trucks entering and leaving these establishments.

Industrial Land Use

In the past, industrial activity within the Township has been restricted to temporary sawmills and small manufacturing facilities located within Township residences. At the present time, there are four active industrial sites: Cross and Company Contractors, Inc. on Wheelertown Road; Faulhaber Welding and Fabricating on Route 6; Larry Hanas Custom Welding on Route 6N; and O'Connell Hardware (Sawmill) on Route 97. There is essentially no other industrial activity within the Township.

Agricultural Land Use

Agricultural uses occupy over 50 percent of the total land area in LeBoeuf Township, more than all other uses combined. Agricultural land use is evenly dispersed within the Township and can be found along almost every roadway. Some areas of the Township contain large concentrations of agricultural use. These areas include portions of Wheelertown Road near Dewey Road, the areas immediately east and west of Flatts Road between the Borough line and the northern Township line, and along Porter Road and McGahen Hill Road. These agricultural areas include pastures and crop lands (i.e. feed corn, potatoes, some cabbage, cauliflower and sunflowers, soybeans, occasional small grain crops like wheat and oats). Additional agricultural uses include: livestock production of beef and dairy cattle, chickens and pigs. Some logging and tree farming operations are also found within the Township. The Township contains scattered prime agricultural areas which are delineated on the Prime and Unique Agricultural Soils Map on page 5. Efforts should be made to reduce the conversion of these prime agricultural lands and open land to other uses. These efforts should continue through education and regulatory actions. Preservation of farmland can help the economy, jobs and the well-being of the community.

Open Space

Open space is the second largest land use classification in terms of land coverage in LeBoeuf Township. Like agriculture, open space is found dispersed quite evenly throughout the Township. The open space category, which includes woodland, brushland and vacant land, is generally suitable for crops as well as residential, commercial and industrial uses. Despite the tremendous potential for future development, most of these areas are likely to remain open for the foreseeable future.

Other open space, including water bodies, wetlands, flood plains and escarpments, will be very difficult or impossible to develop for many uses now and in the future, due to strict State regulations restricting new development in these types of open spaces.

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CHAPTER 4

HOUSING ANALYSIS

During recent years, it has become evident that the quality of housing has a definite influence on the welfare of a community and the well being of its residents. Housing is essentially the sheltering of people. It also provides a sense of place and a sense of individual and social identity. The quality of housing can command pride and respect or create an atmosphere of despair and unrest.

The availability of safe, sound and attractive housing is a significant "community" resource. If a community has an adequate supply of sound housing and the potential to expand its housing stock according to future needs, it is usually considered as a desirable place to live and raise a family. However, if the present housing stock is physically and functionally substandard with minimal opportunity for rehabilitation efforts and the construction of new housing units, then a community or a neighborhood within a particular community may be considered as an undesirable living area or environment.

Once such areas become labeled as undesirable and/or substandard, problems seem to multiply, i.e., physical deterioration and blight accelerate, community support facilities and services may diminish, overcrowding increases, and the area generally becomes a liability to the community.

The housing analysis is a very important element in the Comprehensive Plan. The data gathered here is necessary to develop goals and recommendations that will help the Mill Village/LeBoeuf Area to best achieve proper development patterns and adequate quality in existing and future housing units. By inventorying the housing related characteristics of the community, problems and/or needs can be identified. Correlation and analysis of the information will reveal obstacles relative to the existing and future housing situation.

Housing Market

The U.S. Bureau of Census defines housing units as single-family homes, mobile homes, and units within housing structures (such as apartments, flats and single rooms), whether occupied or vacant but intended for occupancy. The 1990 Census revealed that there were 711 total housing units within the Mill Village/LeBoeuf Area. This represented an increase of 75 units or 11.8 percent over the 1980 housing supply of 636 units. During this same 10 year period, the County housing supply increased 4.7 percent. The number of housing units in Mill Village increased by 6 units or 4.1 percent, while LeBoeuf Township experienced an increase of 69 units or 14.1 percent. Table 4-1 illustrates the change in the number of housing units in both municipalities and the County from 1980-1990.

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TABLE 4-1

HOUSING UNIT CHANGE 1980-1990

<u>Municipalities</u>	<u>Total Units(1980)</u>	<u>Total Units(1990)</u>	<u>1980-1990 Change</u>	
			<u>No.</u>	<u>Percent</u>
Mill Village Borough	148	154	6	+ 4.1
LeBoeuf Township	488	557	69	+14.1
Mill Village/LeBoeuf	636	711	75	+11.8
Erie County				+ 4.7

Source: 1990 Census, S.T.F. #1

The total 1990 housing supply in the Mill Village/LeBoeuf Area, all 711 units, were year-round units.

Mobile Homes

Another element of the housing supply is the availability of mobile homes and mobile home parks. In recent years, this type of dwelling has come to play an important role in the housing supply, mainly because their cost when compared to site-built housing is much lower. For this reason, they have become an economically desirable source of housing for low, moderate and even middle income families. As illustrated in Table 4-2, the supply of mobile homes in the Mill Village/LeBoeuf Area increased by 33 units or 35.5 percent between 1980 and 1990. The number of mobile homes has increased by 8 units (40 percent) in the Borough and 25 units (34.2 percent) in the Township from 1980 to 1990.

TABLE 4-2

MOBILE HOME SUPPLY

	<u>1980</u>	<u>1990</u>	<u>No.</u>	<u>Percent Change</u>
	<u>Total</u>	<u>Total</u>		
Mill Village Borough	20	28	8	+40.0
LeBoeuf Township	73	98	25	+34.2
Mill Village/LeBoeuf Area	93	126	33	+35.5
Erie County				+46.9

Source: 1990 Census, S.T.F. #1

In the past four decades, design and construction techniques have significantly improved the appearance and livability of mobile homes. In fact, their overall size has made it almost impractical to move them from place to place, leading to the improvement of the unit itself through permanent foundations and landscaping. Various municipal ordinances and regulations have also been designed to keep these units and park locations up to minimum standards and in line with community housing policies.

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At the present time, there is only one mobile home park in the study area. This park, which contains eight mobile homes, is located on Depot Street in the Borough. The remaining units are scattered throughout the Mill Village/LeBoeuf Area. It is anticipated that more mobile homes will be added in both municipalities in the future.

Tenure

In terms of tenure, the Mill Village/LeBoeuf Area housing stock is predominantly owner-occupied. According to the 1990 Census, 571 of the total 711 occupied units or 80.3 percent are owner occupied. Rental units comprise only 11.3 percent (80 units) of the total housing stock. In comparison, Erie County's supply of rental housing units is 29.3 percent. The Township's rental stock primarily consists of single-family homes. Rental housing demand could increase within Township and the Borough in future years as more and more families become priced out of the housing market. Mobile homes and multi-family housing represent viable alternatives to this potential rental demand.

Housing Occupancy

Occupancy is an important characteristic of the housing market within any municipality. Table 4-3 illustrates occupancy statistics from the 1990 Census for the Mill Village/LeBoeuf Area.

TABLE 4-3
OWNER & RENTER OCCUPANCY CHARACTERISTICS

	<u>Total Units</u>	<u>Owner Occupied</u>	<u>Rental</u>	<u>Vacant</u>	<u>Occupancy Rate</u>
Mill Village Borough	154	126/81.8%	24/15.6%	4/2.6%	97.4%
LeBoeuf Township	557	445/79.8%	56/10.1%	56/10.1%	89.9%
Mill Village/ LeBoeuf Area	711	571/80.3%	80/11.3%	60/8.4%	91.6%
Erie County		64.2%	29.3%	6.5%	93.5%

Source: 1990 Census, S.T.F. #1

The 97.4 percent occupancy rate within the Borough slightly exceeds the 89.9 percent occupancy rate within the Township. The Mill Village/LeBoeuf Area as a whole has a slightly lower occupancy rate (91.6 percent) than Erie County (93.5 percent). The rates indicate that there is adequate housing in both municipalities. According to 1990 Census figures, a total of 60 units (8.4 percent) are vacant. The Mill Village/LeBoeuf Area is very fortunate to have this low vacancy rate, which shows that market conditions are quick to absorb housing when it is available for sale or rent.

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The trend to move into the rural areas will continue due to higher property taxes and higher utility costs in more urban areas. This would likely result in higher owner occupancy rates in the rural areas. However, this could change with the construction of a large rental complex or widely scattered rental units.

Because of poor soil conditions, major construction of this type within the Borough and Township is not expected in the near future. Such construction would be contingent on radical changes in on-site sewage technology.

Home ownership is generally viewed by a municipality as a beneficial condition. The popular conception that home owners have a high degree of community concern and are responsible citizens does much to promote this belief. With the exception of federally subsidized housing, the general trend within the County has been toward an increasing rate of home ownership, and the Mill Village/LeBoeuf Area is definitely following this trend.

Housing Conditions

In order to determine the quality of the existing housing stock in the Mill Village/LeBoeuf Area, a parcel by parcel field survey was conducted in 1990 by the Erie County Housing and Redevelopment Authority. Each dwelling structure (not dwelling unit) within the Borough/Township was classified as follows:

1. Sound - Housing which has no defects or only slight defects which are normally corrected during the course of regular maintenance. Examples include:
 - lack of paint
 - slight damage to porches or steps
 - small cracks in walls, foundations, or chimneys
 - broken gutters or drainspouts.
2. Deteriorated - Housing which needs more repair than would be provided in the course of regular maintenance. It has one or more defects of an intermediate nature that must be corrected if the dwelling unit is to continue to provide safe and adequate shelter. Such defects are signs of neglect which lead to serious structural damage if not corrected. Examples include:
 - shaky or unsafe foundations, porches, or steps
 - holes, open cracks or missing materials on walls or roofs
 - rotted windowsills or frames
 - deep wear on stairs or doorsills
 - broken or loose stair treads or missing rail supports.

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3. Dilapidated - Housing which does not provide safe or adequate shelter. It has one or more critical defects or has a combination of intermediate defects in sufficient number to require extensive repair or rebuilding. Critical defects are those which indicate continued neglect and serious damage to the structure. Inadequate original construction would also cause a structure to be listed as dilapidated. This includes structures built of makeshift materials and inadequately converted cellars, or garages not originally intended for living quarters. Examples include :
 - holes, open cracks, or missing material over large areas of walls or roofs
 - structural sag in the walls or roofs.

The condition of each structure is classified on the basis of a visual exterior survey and no evaluation was made of interior deficiencies such as plumbing, heating, wiring or other conditions which in themselves could pose health and safety hazards. The final results of the survey are tabulated in Table 4-4.

TABLE 4-4
HOUSING CONDITION SURVEY 1990 - EXTERNAL FEATURES

	<u>Sound</u>	<u>%</u>	<u>Deteriorated</u>	<u>%</u>	<u>Dilapidated</u>	<u>%</u>
Mill Village Borough	121	78.1	31	20.1	2	1.3
LeBoeuf Township	450	80.8	78	14.0	29	5.2
Mill Village/LeBoeuf Area	571	80.3	109	15.3	31	4.4

Source: Erie County Housing and Redevelopment Authority 1990 Field Survey

This survey indicates that 80.3 percent of the housing supply in the Mill Village/LeBoeuf Area is in good condition, 15.3 percent is deteriorated, and only 4.4 percent is dilapidated. This indicates a need to implement minimum code standards in order to prevent blighted areas from occurring in the future. The Housing Condition Maps for the Borough and the Township on pages 36 and 37 identify the locations of the substandard housing structures in Mill Village Borough and LeBoeuf Township.

Housing Units Per Structure

Table 4-5 depicts housing units by the number of units in each structure. When looking at direct Borough and Township comparisons, the Borough has a much larger percentage (11 percent) of structures which have two or more units than the Township (2.0 percent).

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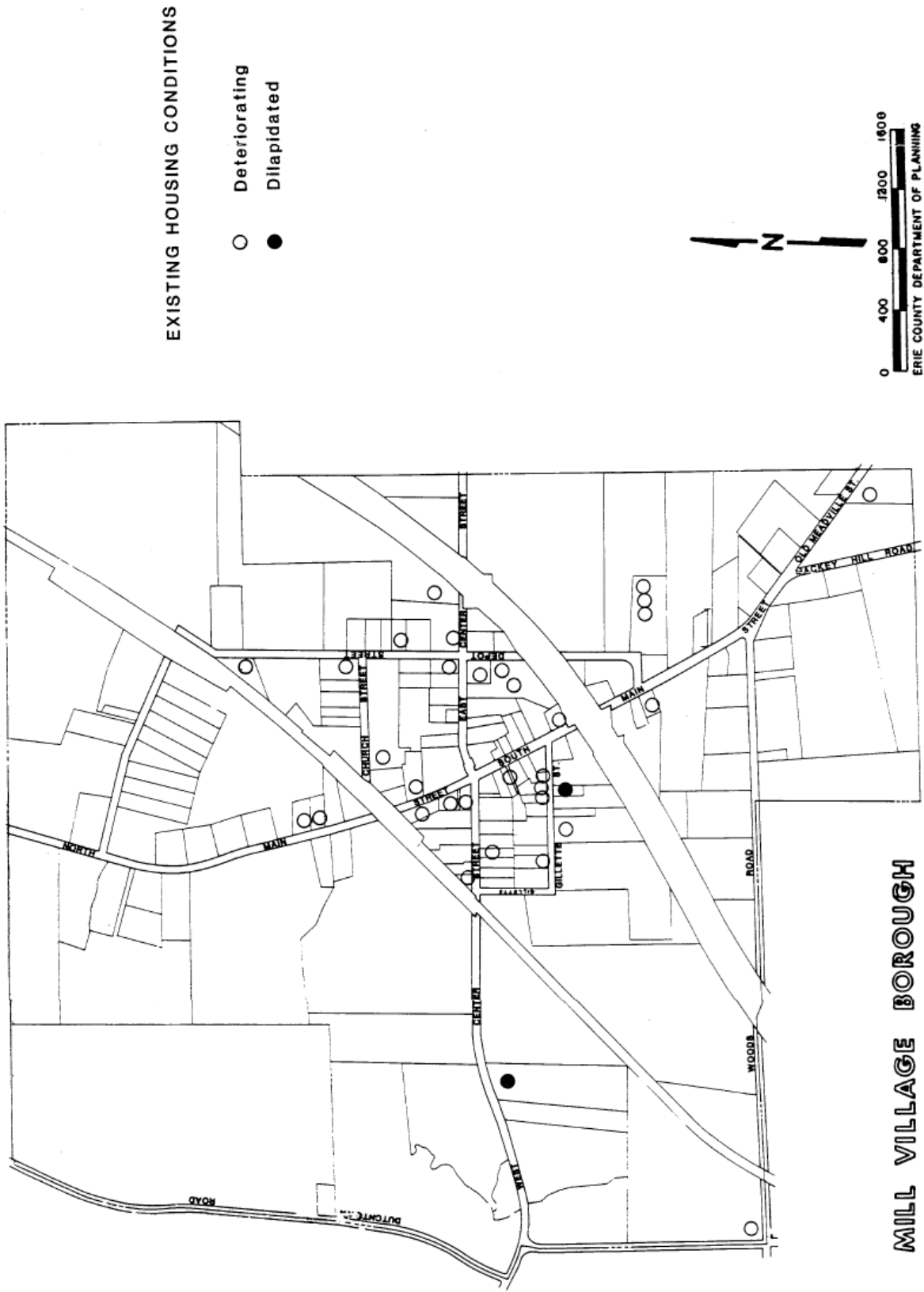


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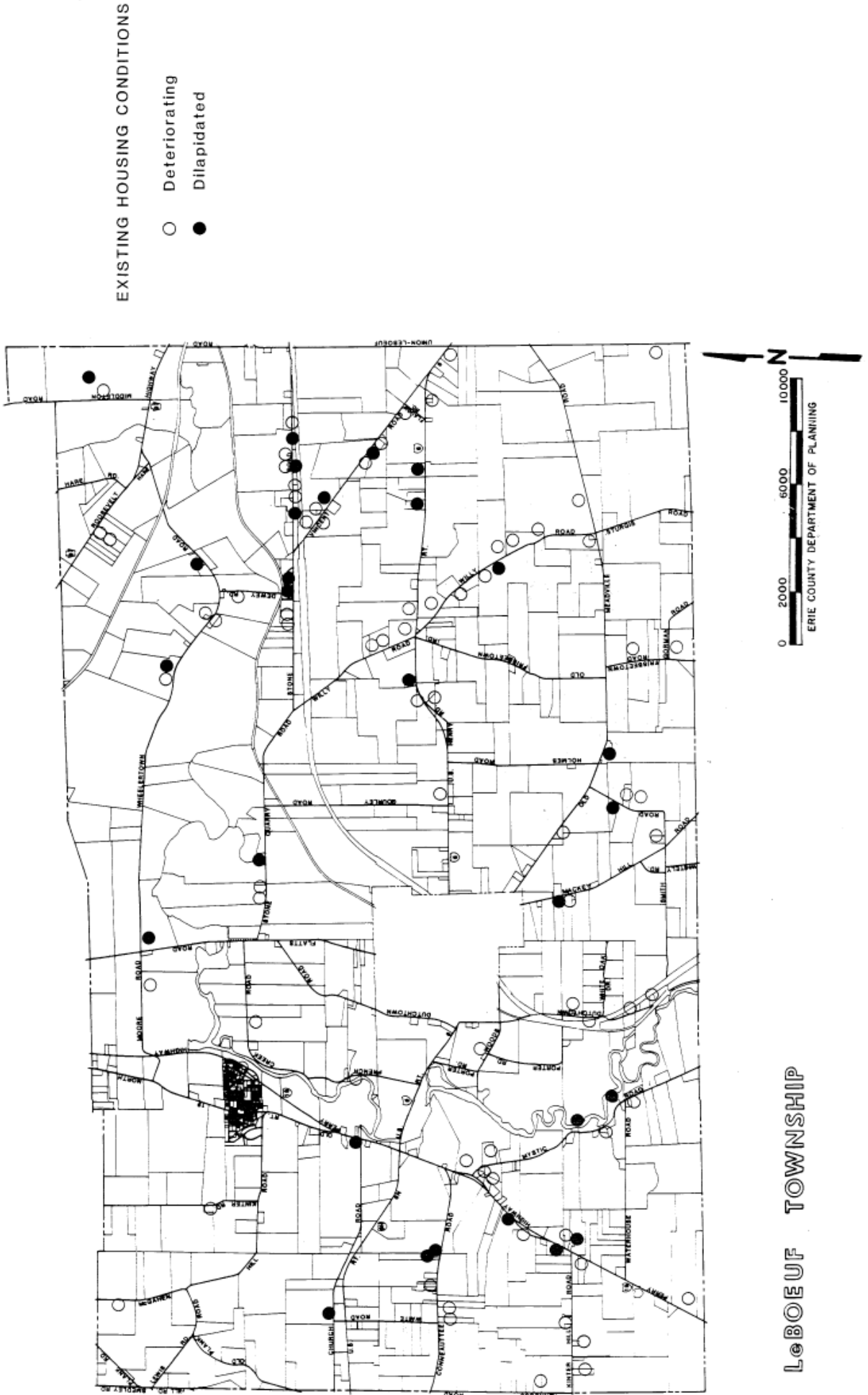


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TABLE 4-5

NUMBER OF UNITS IN STRUCTURE

	<u>Total</u> <u>Units</u>	<u>Mobile</u> <u>Homes</u>	<u>%</u>	<u>1</u> <u>Unit</u>	<u>%</u>	<u>2</u> <u>Units</u>	<u>%</u>
Mill Village Borough	154	28	18.2	109	70.8	2	1.3
LeBoeuf Township	557	98	17.6	448	80.4	4	0.7
Mill Village/LeBoeuf Area	711	126	17.7	557	78.3	6	0.9
Erie County			6.8		65.4		11.1

	<u>3 & 4</u> <u>Units</u>	<u>%</u>	<u>5 or</u> <u>More</u> <u>Units</u>	<u>%</u>	<u>Other</u>	<u>%</u>
Mill Village Borough	5	3.2	6	3.9	4	2.6
LeBoeuf Township	0	0.0	0	0.0	7	1.3
Mill Village/LeBoeuf Area	5	0.8	6	0.9	11	1.5
Erie County		5.7		9.8		1.2

Source: 1990 Census, S.T.F.#1

Single family units continue to dominate the housing market in the rural areas of Erie County. However, multi-unit dwellings will become more and more prevalent as costs in the housing industry and public utilities continue to rise.

Table 4-5 also shows the number of units in the structure for the study area as well as for Erie County. The most predominant type of housing available within the Mill Village/LeBoeuf Area is single family dwellings, including mobile homes. According to 1990 Census figures, 683 units of the total stock are categorized as one unit structures. The one unit structure total makes up 96.1 percent of the entire Borough/Township housing stock of 711 units. In comparison, only 72.2 percent of the County's housing stock is classified as single family dwellings. It is also interesting to note that there is a much higher percentage of mobile homes in the Mill Village/LeBoeuf Area (17.7 percent) than in the County (6.8 percent) .

Approximately 3.9 percent of the housing stock in the Mill Village/LeBoeuf Area is composed of two unit and multi-unit structures. This includes six structures with two units, five structures with three or four units, and six structures with five or more units.

Housing Age

The age of housing within the community can often be an indicator of housing conditions. Generally, a community which has a large percentage of old homes can expect to have a higher blight rate than a community in which most of the housing is relatively new. However, there are many exceptions to this assumption. Therefore, each municipality must be reviewed in light of its actual housing conditions.

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TABLE 4-6

HOUSING AGE
(PERCENT)

	<u>1939</u> & <u>Earlier</u>	<u>1940</u> to <u>1949</u>	<u>1950</u> to <u>1959</u>	<u>1960</u> to <u>1969</u>	<u>1970</u> to <u>1979</u>	<u>1980</u> to <u>1990</u>
Mill Village Borough	89/57.4	4/2.6	4/2.6	17/11.0	33/21.3	8/5.1
LeBoeuf Township	173/31.1	20/3.6	75/13.5	60/10.8	149/26.8	79/14.2
Mill Village/ LeBoeuf Area	262/36.8	24/3.4	79/11.1	77/10.8	182/25.6	87/12.2
Erie County	32.3	11.1	15.4	11.0	18.5	11.5

Source: 1990 Census, S.T.F. #3

Table 4-6 shows housing age comparisons for the Mill Village/LeBoeuf Area and the County. This table indicates that 48.6 percent of the housing stock in the Mill Village/LeBoeuf Area was constructed after 1960. In comparison, only 41 percent of the County's housing stock was constructed during the same period. Mill Village Borough's new housing stock totals 37.4 percent, whereas LeBoeuf Township's new housing stock totals 51.8 percent. (Note: All units constructed after 1960 will be considered "new housing" for this evaluation.) Most of the future growth in the form of new homes will probably continue to occur in the Township. It should also be noted that 36.8 percent of the total housing stock in the Mill Village/LeBoeuf Area was built before the year 1940 and is, therefore, in excess of fifty years in age.

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CHAPTER 5

ECONOMIC ANALYSIS

Mill Village Borough and LeBoeuf Township are primarily rural agricultural and residential communities with limited economic activity within their boundaries.

The labor force in the study area has declined over the period 1980 to 1990, particularly in the agricultural sector. The decrease in farm employees is expected to continue due to advanced farming technology and loss of farmland. Unfortunately, much of the growth and development which has taken place to meet demands of expanding commercial and residential activities have occurred on agricultural soils which were once farmland. The conversion of farmland will adversely impact the local economy unless measures are taken to reverse this trend. It should be noted that the study area has experienced an increase in non-farm employment during this same ten year period.

In the Borough there are two industries and several commercial establishments, but their employment is minimal. Employment opportunities within the Township are generated by four industries and many numerous small commercial establishments. The majority of the employed persons within the Mill Village/LeBoeuf Area work in the Erie Metropolitan Area.

The income and employment statistics evaluated in this chapter are taken from the findings of the 1990 U.S. Census Standard Tape File #3. These statistics are the most recent and their investigation is acceptable for the purpose of this Economic Analysis.

Tables 5-1 and 5-2 illustrate the comparison of labor force and unemployment figures for Mill Village Borough, LeBoeuf Township, the Mill Village/LeBoeuf Area, and Erie County between 1980 and 1990.

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Labor Force and Unemployment

The labor force of a community generally includes persons sixteen years of age or older, classified as employed or unemployed (less members of the armed forces and civilian labor force). Persons sixteen years and older not included in the labor force work less than fifteen hours per week. This category generally includes students, housewives, retired persons, inmates, disabled and mentally ill persons.

TABLE 5-1
 EMPLOYMENT STATUS (1990)

	<u>Employed</u>	<u>Unemployed</u>	<u>Percent Unemployed</u>
Mill Village Borough	222	7	3.1%
LeBoeuf Township	653	46	6.6%
Mill Village/LeBoeuf Area	875	53	6.1%
Erie County	122,635	9,311	7.1%

Source U.S. Census 1990, S.T.F. #3

TABLE 5-2
 EMPLOYMENT STATUS (1980)

	<u>Employed</u>	<u>Unemployed</u>	<u>Percent Unemployed</u>
Mill Village Borough	180	10	5.6%
LeBoeuf Township	540	60	11.1%
Mill Village/Leboeuf Area	720	70	9.7%
Erie County	117,288	10,168	8.7%

Source: U.S. Census 1980

In 1990, the labor force in the study area consisted of 928 persons, 53 of whom are unable to secure employment. This represents a 6.1 percent unemployment rate. This rate was relatively low compared to the County's 7.6 percent unemployment level in 1990. Table 5-3 shows that the number of persons in the study area's labor force increased 10.8 percent between 1980 and 1990. It is also interesting to note that while the number of male workers remained generally constant, the number of female workers increased by 26.8 percent.

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TABLE 5-3

LABOR FORCE COMPOSITION
1980

	<u>Total Labor Force</u>	<u>Male Worker</u>	<u>Percent</u>	<u>Female Worker</u>	<u>Percent</u>
Mill Village Borough	190	124	65.3	66	43.7
LeBoeuf Township	600	394	65.7	206	34.3
Mill Village/ LeBoeuf Area	790	518	65.6	272	34.4
Erie County	127,456	74,838	58.7	52,618	41.3

1990

	<u>Total Labor Force</u>	<u>Male Worker</u>	<u>Percent</u>	<u>Female Worker</u>	<u>Percent</u>
Mill Village Borough	222	132	59.5	90	40.5
LeBoeuf Township	653	398	61.0	225	39.1
Mill Village/ LeBoeuf Area	875	530	60.1	345	39.4
Erie County	122,635	66,873	54.5	55,762	45.5

Source: U.S. Census 1980 and 1990

It is obvious from the 1990 statistics that there is a significant difference in the male/female segments of the work force in the study area. In the Mill Village/LeBoeuf Area only 39.4 percent of the workers are female. This figure is slightly lower compared to the average female workers for the County as a whole (45.5 percent).

Family Income

The general economic stability of a municipality is usually reflected in the family and individual income ranges. An analysis of Mill Village Borough's and LeBoeuf Township's population by various income classifications along with a comparison of Erie County's figures are presented in Table 5-4.

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TABLE 5-4
 FAMILY INCOME IN 1989

<u>Income Range</u>	<u>Mill Village Borough</u>	<u>Percent Of Total</u>	<u>LeBoeuf Township</u>	<u>Percent Of Total</u>
\$ 0 - 4,999	1	0.8	17	4.0
\$ 5,000 - 9,999	3	2.4	25	6.0
\$10,000 - 12,499	0	-	17	4.0
\$12,500 - 14,999	7	5.6	18	4.3
\$15,000 - 17,499	3	2.4	14	3.3
\$17,500 - 19,999	7	5.6	18	4.3
\$20,000 - 22,499	0	-	28	6.6
\$22,500 - 24,999	13	10.4	16	3.8
\$25,000 - 27,499	5	4.0	26	6.2
\$27,500 - 29,999	4	3.2	20	4.8
\$30,000 - 32,499	7	5.6	27	6.4
\$32,500 - 34,999	12	9.6	11	2.6
\$35,000 - 37,499	4	3.2	18	4.3
\$37,500 - 39,999	7	5.6	20	4.7
\$40,000 - 42,499	11	8.8	56	13.3
\$42,500 - 44,999	0	-	7	1.7
\$45,000 - 47,499	4	3.2	5	1.2
\$47,500 - 49,999	2	1.6	17	4.0
\$50,000 - above	35	28.0	61	14.5
Median Income	35,313		31,065	
Mean Income	43,746		33,253	

<u>Income Range</u>	<u>Mill Village LeBoeuf Area</u>	<u>Percent Of Total</u>	<u>Erie County</u>	<u>Percent Of Total</u>
\$ 0 - 4,999	18	3.3	2,597	3.6
\$ 5,000 - 9,999	28	5.1	4,119	5.8
\$10,000 - 12,499	17	3.1	2,518	3.5
\$12,500 - 14,999	25	4.6	2,764	3.9
\$15,000 - 17,499	17	3.1	3,304	4.6
\$17,500 - 19,999	25	4.6	3,159	4.4
\$20,000 - 22,499	28	5.1	3,620	5.1
\$22,500 - 24,999	29	5.3	3,201	4.5
\$25,000 - 27,499	31	5.7	4,014	5.6
\$27,500 - 29,999	24	4.4	2,970	4.2
\$30,000 - 32,499	34	6.2	4,037	5.6
\$32,500 - 34,999	23	4.2	3,302	4.6
\$35,000 - 37,499	22	4.0	3,345	4.7
\$37,500 - 39,999	27	5.0	2,972	4.2
\$40,000 - 42,499	67	12.3	3,139	4.4
\$42,500 - 44,999	7	1.3	2,437	3.4
\$45,000 - 47,499	9	1.6	2,525	3.5
\$47,500 - 49,999	19	3.5	1,999	2.8
\$50,000 - above	96	17.6	15,437	21.6
Median Income	•		32,145	
Mean Income	*		38,716	

• Information Not Available

Source: U.S. Census 1990, S.T.F. #3

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As illustrated in Table 5-4, the distribution of families in each income category in the study area generally parallels that of the County's. The total number of families in the Mill Village/LeBoeuf Area are, for the most part, equally distributed among the various income categories. The exception to this rule is in the \$40,000 to \$42,499 income range, which includes 12.3 percent of all families in the study area.

A comparison of Mill Village Borough, LeBoeuf Township, and the County shows that both the median income and the mean income are higher for families in the Borough than in the Township and in the County.

Poverty

Table 5-5 shows the percentage of persons and families in Mill Village Borough, LeBoeuf Township, the Mill Village/LeBoeuf Area, and Erie County who are living on an income which is below the poverty level established by the Federal government. The Mill Village/LeBoeuf Area has a high percentage (14.1 percent) of its residents living in poverty. This table shows that the percentage of people and families living in poverty in the study area is slightly higher than for Erie County.

TABLE 5-5

POVERTY STATUS

	<u>Mill Village Borough</u>	<u>LeBoeuf Township</u>	<u>Mill Village/ LeBoeuf Area</u>	<u>Erie County</u>
Persons Below Poverty Level	11.4%	14.9%	14.1%	12.9%
Families Below Poverty Level	7.2%	10.92%	10.01%	9.5%

Source: U.S. Census 1990, S.T.F. #3

Education

The educational achievement of residents of a community has a tremendous influence on its economic stability and growth. Table 5-6 indicates the percentage of people 18 years and older who have completed high school and college. This shows that 35.3 percent of the Borough residents have achieved high school diplomas and 5.0 percent have graduated from college. The percentage of high school graduates in the Township is 35.5 percent, quite similar to the Borough percentage in the same category. The Township has a slightly higher percentage of college graduates (6.7 percent).

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TABLE 5-6

HIGH SCHOOL/COLLEGE GRADUATES
 18 YEARS AND OVER

	<u>Mill Village Borough</u>	<u>LeBoeuf Township</u>	<u>Mill Village/ LeBoeuf Area</u>	<u>Erie County</u>
High School	35.3%	35.5%	35.5%	30.2%
College	5.0%	6.7%	6.3%	11.0%

Source: U.S. Census 1990, S.T.F. #3

The Mill Village/LeBoeuf Area, as a whole, has a higher percentage of high school graduates (35.2 percent) than Erie County (30.2 percent). However, 11.0 percent of the people in Erie County have completed college while only 6.3 percent of the residents in the Mill Village/LeBoeuf Area are college graduates.

Employment

The various occupational classifications of the 1,021 employed persons 16 years and over residing in the Mill Village/LeBoeuf Area are presented in Table 5-7.

TABLE 5-7

EMPLOYED PERSONS 16 YEARS AND OVER BY OCCUPATIONAL CLASSIFICATION

	<u>Mill Village Borough</u>	<u>LeBoeuf Township</u>	<u>Mill Village/ LeBoeuf Area</u>	<u>Erie County</u>
Managerial/Professional Speciality	14.7%	13.6%	13.9%	19.9%
Technical, Sales & Administrative Support	21.4%	21.3%	21.3%	24.9%
Service	7.0%	7.1%	7.0%	12.0%
Farming, Forestry & Fishing	-	6.4%	4.8%	1.3%
Precision Production, Craft/Repair	16.3%	17.1%	16.9%	10.5%
Operators, Fabricators, & Laborers	26.8%	19.9%	21.6%	16.0%

Source: U.S. Census 1990, S.T.F. #3

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Table 5-7 compares the Mill Village/LeBoeuf Area and Erie County by general employment classifications. This table represents a well balanced labor force with a significant number of employees in each listed occupation. The majority of the study area's 1989 labor force was concentrated in three employment areas: clerical workers, craftsmen and operators. These three groups constituted approximately 60 percent of the 1989 labor force. Table 5-8 shows employed persons 16 years and over by major industrial classifications for Mill Village Borough, LeBoeuf Township, the Mill Village/LeBoeuf Area, and Erie County. This table illustrates the similarity of employment characteristics between the study area and Erie County in many categories. This table also indicates that the study area's labor force has a higher percentage of agricultural and forestry workers, construction workers, and durable goods manufacturing workers compared to the County averages. The Mill Village/LeBoeuf Area's labor force has a lower percentage of professional workers (services) than the County average. The study area and Erie County have roughly equivalent percentages of their labor force in communications, other public utilities, and nondurable goods manufacturing and many other minor industries (in terms of total workers).

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TABLE 5-8

EMPLOYED PERSONS 16 YEARS AND OVER BY MAJOR INDUSTRY

	<u>Mill Village Borough</u> (%)	<u>LeBoeuf Township</u> (%)	<u>Mill Village/ LeBoeuf Area</u> (%)	<u>Erie County</u> (%)
Agriculture, Forestry, & Fisheries	2.3	7.5	6.2	1.5
Mining	-	0.9	0.7	0.2
Construction	5.8	8.1	7.5	3.6
Manufacturing:				
Non-Durable Goods	8.6	8.0	8.1	7.4
Durable Goods	24.5	20.1	21.2	16.0
Transportation	3.5	3.7	3.6	2.4
Communications & Other Public Utilities	1.5	2.1	1.9	2.0
Wholesale Trade	1.9	2.5	2.3	2.9
Retail Trade	16.7	12.0	13.2	15.3
Finance, Insurance, & Real Estate	1.9	3.0	2.7	4.5
Services	19.4	16.2	17.0	26.8
Public Administration	-	1.3	1.0	1.9
Other	13.9	14.6	14.6	15.5

Source: U.S. Census 1990, S.T.F. #3

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CHAPTER 6

PUBLIC UTILITIES

The availability of public utilities is also a key determinant of the location, intensity and character of land development. Future development should occur in those areas that offer water, sanitary sewerage and storm sewers. This section will review the availability of community facilities and public utilities to Mill Village/LeBoeuf Area residents.

Water Service

For the most part, residents in the Mill Village/LeBoeuf Area utilize individual groundwater sources for their water supply. However, there is one private (group) water system operating in Nicholson Trailer Court in Mill Village Borough which supplies water to court residents only. The quality and the quantity of groundwater supply is generally adequate to meet present residential demands.

Sanitary Sewer Service

For the most part, residents in the Mill Village/LeBoeuf Area rely upon on-lot septic systems for sewage disposal. However, soil conditions are generally unsatisfactory for septic approval by the Erie County Health Department. It is highly unlikely that either municipality will be serviced by a public sewer system in the long range future. This situation has discouraged residential/commercial growth in the area. Any future clustered development, such as apartment complexes, subdivisions and mobile parks, would most likely need package treatment plants.

Refuse Collection Service

Solid waste in the Mill Village/LeBoeuf Area is collected by two private haulers: Municipal and Private Service (MAPS) and Browning-Ferris Industry (BFI). There are no municipal refuse collection regulations governing collection, hauling, disposal or recycling. The Mill Village/LeBoeuf Area does not have a landfill. In general, there are no major problems relating to solid waste disposal.

Natural Gas Service

The National Fuel Gas (N.F.G.) Company provides natural gas service to the Mill Village/LeBoeuf Area. All the Borough residents receive this service from N.F.G. However, only about 10 percent of the Township's residents are served by this company. The only area serviced by N.F.G. in the Township is located in close proximity to the Borough line primarily along the highway system. The remainder of the Township residents receive a supply of natural gas from private wells which are located on their properties or by purchasing propane gas and oil fuels.

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Electric Power

The Pennsylvania Electric Company (Penelec) provides the residents of Mill Village Borough with full service electrical capabilities. LeBoeuf Township is serviced by two electric companies. The Northwestern Rural Electric Association (REA) provides electric power to 35 percent of the Township's residents while Penelec provides this service to the remaining 65 percent of the population.

Storm Drainage System

Other than road ditching, no specific storm drainage system exists in the Mill Village/LeBoeuf Area. Natural drainage is provided by the numerous creeks that traverse the Area. During extended periods of rainy weather, many areas of the Borough/Township experience minor flooding.

Communication

The Mill Village/LeBoeuf Area residents are provided with telephone service through the General Telephone Company of Pennsylvania. While phone calls to the Erie Area are charged the local rate, calls to other local areas are charged long distance fees. Mill Village Borough and a portion of LeBoeuf Township have access to cable television through TRIAX Cablevision. This cable service offers its customers anywhere from 11 basic channels to a total of 19 channels. Those households which do not wish to have cable service or are not provided access to the service can receive television reception from the five Erie Television stations.

Radio communications are provided to the Mill Village/LeBoeuf Area by many stations throughout the Ohio/Pennsylvania/New York area.

There are three communication towers and a sub-communication station in the Township: AT & T Communication Tower located between Smedley and Plank Road, F.A.A. Air Traffic Control Station on Conneauttee Road, the U.S. Communication Station on Hare Road, and the American Telephone Company (sub-station), on Kinter Hill Road.

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CHAPTER 7

TRANSPORTATION

A workable land transportation system is basic to the proper future development of an area. A carefully planned and maintained system of roads and highways is necessary if persons and products are to reach their destination with convenience and safety. The ease by which traffic is able to move through and within the community affects the present concern of life and property as well as the economic development of the area. An adequate transportation system should therefore be one of the most important areas of concern. To this end, a detailed inventory will be conducted of the many aspects of the Mill Village/LeBoeuf Area transportation system. The result is the identification and analysis of problem areas, small and large, throughout the community.

The categorizing of the highway system in the Mill Village/LeBoeuf Area is based on the federal concept of functional classification which is the process by which roads, streets and highways are grouped into classes, according to the character of the service (not necessarily volume) that they provide. Also basic to functional classification is the concept of the proportion of a road that serves traffic mobility and land access; the higher the mobility, the higher the classification. The official Erie County Highway System is known as the 1980 Functional Classification System. The highway system of the Mill Village/LeBoeuf Area is divided into five classes which are defined below:

1. Principle Arterial: This class of highways is devoted primarily to traffic movement (mobility) and performs little land service function. These expressways are characterized by a high degree of access control. Expressways can accommodate large volumes of traffic of high speed and are primarily intended to serve trips of some distance through the tri-state area.
2. Minor Arterial: This class of highways brings traffic to and from the expressways and from a significant number of urban and suburban areas. These roads serve those major traffic movements predominantly through, as well as within, the area not served by the expressways. Minor arterials mainly serve to move traffic, but serve an incidental land service function.
3. Major Collector: This class of highways serves a middling function within the highway system. These roads serve both traffic movement and land service. Major collectors receive traffic from lesser streets as well as provide interconnection and support to minor arterials. They generally connect the area with the immediately surrounding area.

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4. Minor Collector: This class of streets serves the internal movement of the highway network. This classification does not generally handle through trips, but supplies abutting property with access, while at the same time providing local traffic movement.
5. Local: The primary function of this classification is to provide access to immediately adjacent land. These roads carry a small proportion of the vehicle miles of travel but make up a large percentage of the total street mileage within the area.

Highway System

The Mill Village/LeBoeuf Area is served by four minor arterial highways: Route 6, Route 6N, Route 19 and Route 97. Routes 6 and 6N and Route 97 represent the only arterial highways serving the Borough and the Township in an east/west direction, and Routes 19 and 6 are arterial highways leading in a general north/south direction. SR 2003 (known as North/South Main Streets in the Borough and Flatts/Mackey Hill Roads in the Township) and Union LeBoeuf Road (T672/301) are the only minor collectors in the Mill Village/LeBoeuf Area which serve the Area in a north/south direction.

Traffic Volume

Periodic traffic volume records are compiled by the Pennsylvania Department of Transportation (PennDOT) by using computerized portable traffic counting devices and computer projections. The most recent Average Daily Traffic (ADT) figures for State roads in the Mill Village/LeBoeuf Area are provided by PennDOT and are included in Table 7-1.

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TABLE 7-1

MILL VILLAGE/LEBOEUF AREA HIGHWAY SYSTEM
HIGHWAY TYPE & AVERAGE DAILY TRAFFIC (ADT) VOLUME

<u>Type</u>	<u>State Rt. No.</u>	<u>Local Name</u>	<u>Portion</u>	<u>ADT</u>
*Minor Arterial	0006	East/West Center St.	Entire Length	2950
*Minor Collector	2003	North/South Main St.	Entire Length	1050
Minor Arterial	3006	6N	Entire Length	2300
Minor Arterial	0006	Route 6 (Route 10 to Boro. Line)	Entire Length	2950
Minor Arterial	0006	Route 6 (East of Borough)	Entire Length	2380
Minor Arterial	0019	Perry Highway (N. Twp. Line to Rt. 6)	Entire Length	3540
Minor Arterial	0019	Perry Highway (Rt. 6 to S. Twp. Line)	Entire Length	2600
Minor Arterial	0097	Roosevelt Highway	Entire Length	5050
Minor Collector	2003	Mackey Hill Road	Entire Length	570
Minor Collector	2003	Flatts Road	Entire Length	1570
Minor Collector	T672/301	Union LeBoeuf Road (Rt. 97 to Rt. 6)	Not Available	

* Denotes Highways Located In Mill Village Borough

Source: PennDOT Roadway Management Information System 1990

Study Area Highway Mileage

The Mill Village/LeBoeuf Area highway system consists of 76.57 miles of roads; This includes 48.43 miles of municipal-owned roads and 28.14 miles of State-owned roads.

Mill Village Borough:

Municipal Mileage	2.16
State Mileage	<u>2.00</u>
Total Mileage	4.16

LeBoeuf Township:

Municipal Mileage	46.27
State Mileage	<u>26.14</u>
Total	72.41

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Local Street System

The majority of the roads in the Mill Village/LeBoeuf Area are part of the local street system. These roads are the responsibility of the street crews from the individual municipalities. At the present time, all of the Township-owned roads are unpaved while all of the Borough-owned roads have been paved except Dutchtown Road. These roads, for the most part, are in fairly good condition. Any improvements which the local officials feel should be made in the existing transportation systems will be discussed in the Transportation Plan section of this report. In general, the Mill Village/LeBoeuf Area traffic circulation for the highway network is considered good in both the north/south and east/west directions. Although local road circulation is considered adequate, the Township officials have noted a few minor local road circulation problems in the area at the following intersections:

Frisbeetown/Willy Rd./Rt. 6 Intersection	Very limited view of traffic pulling onto Route 6.
Waite Road/Route 6N Intersection	Very limited view of traffic pulling onto Route 6N.
Mystic Road/Route 19 Intersection	Very limited view of traffic pulling onto Route 19.

Overall the Mill Village/LeBoeuf Area Highway system is adequate for the present level of traffic and population. However, if there is an increase in traffic in the future from residential/commercial expansion, some expansion, alterations or additions to the highway system may then be necessary to maintain adequate circulation of traffic.

Public Highway Mass Transit Service

The Mill Village/LeBoeuf Area does not have access to regular EMTA bus route service. However, the County provides subsidized transportation for senior citizens and the handicapped through the County's LIFT program.

Signing/Signalization

Basic to the convenience and safety of the transportation system is the signing and signalization provided adjacent to roadways and at intersections. There are two traffic signal locations in the Mill Village/LeBoeuf Area. One is located in the Borough at the Route 6 and Main Street intersection and the second traffic signal is located

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in the Township at the intersection of Routes 19, 6 and 6N. The latter is a traffic actuated full cycle signal with red, yellow and green lights. The traffic signal in the Borough is a flashing red/yellow traffic signal, which is adequate due to the very low volume ' of traffic at the Main Street/Center Street (Route 6) intersection. The roadside safety signing is presently meeting the needs of both municipalities.

Road name signs appear at virtually every intersection in Mill Village Borough. However, LeBoeuf Township is presently lacking road name signs at many intersections. This presents a problem for people who are not familiar with the area. Additional signs should be added in the future to correct this problem.

Pedestrian Facilities

Currently within the Borough, sidewalk facilities are limited to four streets: Church Street, Depot Street, Gillette Street and South Main Street. Existing sidewalks are not sufficient and more sidewalks are needed for the pedestrian's safety. The Township does not have any sidewalk facilities at the present time.

Air Service

The Erie International Airport is a small hub airport located six miles west of downtown Erie. The travel distance from the Mill Village/LeBoeuf Area is approximately 25 miles. Erie International Airport is the major airport serving northwestern Pennsylvania and adjacent portions of New York and Ohio.

Rail Service

There are three sets of railroad tracks owned by the Consolidated Rail Corporation (ConRail) and the Allegheny Railroad Company which traverse the Mill Village/LeBoeuf Area. Two ConRail lines run parallel in an east/west direction in the Township, then turn southward and traverse the Borough in a north/south direction. One set of tracks is being used on a limited basis by Conrail. The second set of tracks is no longer in service. The third set of tracks, which is located in the northeast corner of the Township, is owned by the International Paper Company of Erie, formally known as Hammermill Paper Company. It is being used to transport lumber from various locations in north central Pennsylvania to the International Paper Company for production of paper and paper products.

ConRail provides limited freight service within the study area. This service is located at the intersection of Church Street and the railroad tracks in Mill Village Borough. This service is being used on a limited basis by LeBoeuf Food, Incorporated which is adjacent to the service line.

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Rail Passenger Service

The County has rail passenger service available through the federally regulated Amtrak System. This line is part of the Cleveland/Buffalo passenger line with the Union Station Depot in the City of Erie as its single stop between the cities. With this line, Erie County has direct access to all other connections on the Amtrak System.

Lake Transportation

Lake transportation is provided out, of the City of Erie. The principle shipping and docking facility in the port is the Erie International Marine Terminal. This facility is owned and operated by the Erie-Western Pennsylvania Port Authority and is located in the East Bay Area just west of the channel entrance to the harbor. Basic facilities include docking berths, three cranes ranging from 125 to 300 tons each, a railroad siding, and a 50,000 square foot storage shed and bulk storage area.

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CHAPTER 8

COMMUNITY FACILITIES

Community facilities are those services and institutions whose paramount purpose is to satisfy the basic physical and social community needs that fall under the direct or indirect auspices of local government. Communities depend upon these services which are necessary for comfort, convenience, social welfare and protection of life and property. The character of a community and the nature of future land development is determined to a large degree by the availability and adequacy of community facilities. They ordinarily involve substantial expenditures of public funds and are intended for public use and benefit. They include such facilities and/or services as educational institutions, health services, police and fire protection, recreational facilities, libraries, solid waste and many other facilities required for appropriate living conditions. In fact, the demand for more and better public facilities and services is commonplace today. Local governments are increasingly being pressured to expand and improve their public facilities and services. The effects of growing demand and increased use are too clear; existing facilities and services are heavily strained and local governments are hard pressed to keep pace with the new demands. This section will attempt to evaluate them for their adequacy in meeting present needs and their probable future effectiveness in achieving their intended purpose.

Education

The Mill Village/LeBoeuf Area is part of the Fort LeBoeuf School District. For 20 years the State of Pennsylvania has had mandated consolidation of school districts. In addition to Mill Village Borough and LeBoeuf Township, the Fort LeBoeuf School District also serves Waterford Township, Waterford Borough and Summit Township. The administration office for this school district is located at 122 East 2nd Street in Waterford Borough.

The Fort LeBoeuf School District maintains six public school facilities: Fort LeBoeuf High School, Fort LeBoeuf Middle School, Mill Village Elementary School, Robison Elementary School, Summit Central Elementary School, and Waterford Area Elementary School.

Fort LeBoeuf High School and Fort LeBoeuf Middle School share the same forty-eight acre lot which has tremendous potential for future expansion if necessary. All schools in the District offer special educational assistance in addition to regular classes.

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The Fort LeBoeuf School District has many future plans which include the expansion and renovation of existing buildings. At the present time, the schools are more than adequate to meet the needs of the District. Table 8-1 on the following page illustrates school locations, building conditions, capacity and enrollment.

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FORT LEBOEUF TOWNSHIP
DATA FOR SCHOOL DISTRICT BUILDINGS

<u>School/Location</u>	<u>Year Built</u>	<u>Additions</u>	<u>Renovations</u>	<u>Condition</u>	<u>Acreage</u>	<u>1991-1992 Enrollment</u>	<u>Capacity</u>	<u>Grades</u>
Mill Village Elementary School East Center Street Mill Village Borough	1970	-	-	Excellent	25	141	200	K-4
Robison Elementary School Robison Road Summit Township	1959	-	-	Fair	27	192	240	K-2
Waterford Area Elementary School Cherry Street Waterford Borough	1954	1960	-	Fair	3	422	450	K-2
Summit Central Elementary School Townhall Road Summit Township	1939	-	-	Fair	4	115	140	3-4
Fort LeBoeuf Middle School 9th and Cherry Waterford Borough	1971	1976	-	Very Good	26	743	960	5-8
Fort LeBoeuf High School North High Street Waterford Borough	1964	1959	-	Fair	22	598	750	9-12

Source: Fort LeBoeuf School District

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Health Service

There are no hospital facilities located within the Mill Village/LeBoeuf Area. However, adequate hospital services are available to the residents at seven hospitals which are located within a half hour drive of the study area.

Table 8-2 provides some relative data as to the hospital capacity and patient load of the seven hospitals.

TABLE 8-2

Regional Hospital Services

	<u>Non-Profit</u>	<u>Treatment In-Patient Days</u>	<u>Out-Patient Visits</u>	<u>Bed Capacity</u>
Corry Memorial Hospital City of Corry	Non-Profit	16,375	1,354	82
Metro Health Center City of Erie	Non-Profit	20,942	15,015	150
Millcreek Community Hospital Millcreek Township	Non-Profit	15,294	48,504	101
Hamot Medical Center City of Erie	Non-Profit	125,966	147,420	499
Meadville Medical Center City of Meadville	Non-Profit	60,896	117,144	320
St. Vincent Health Center City of Erie	Non-Profit	125,761	196,649	580
Union City Memorial Hospital Union City Borough	Non-Profit	4,980	16,137	35

Source: Area Hospital Administrators (June 1990-June 1991)

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Police Protection

The State Police Barracks located in Lawrence Park Township provides 24 hour, seven days a week police protection to the Mill Village/LeBoeuf Area. This barracks is one of three located in Erie County. The municipalities do not pay directly for this service, nor do they have any control over the service. The State Police Commissioner is directly responsible for administering the activities of the State Police. At this time police protection in the area is generally adequate. With limited problems in the area, local police protection does not appear to be necessary at this time.

Fire Protection

Fire protection for Mill Village Borough and LeBoeuf Township is provided through the Mill Village Volunteer Fire Company which is located on South Main Street (southeast corner of Route 6 and South Main Street) in Mill Village Borough. The self-supportive Mill Village Community Ambulance provides service to the Borough and Township and operates out of the same building as the Fire Company. This building contains a truck room, meeting room, kitchen, two bathrooms and an office.

The Mill Village Volunteer Fire Company presently has forty-five active members. The Fire Company is equipped with five emergency vehicles (four fire trucks and one ambulance). The officers and equipment inventory is delineated in the Table 8-3.

TABLE 8-3

Mill Village Volunteer Fire Company
Officers and Equipment Inventory

Officers:

- (1) Chief
- (2) Assistant Chiefs
- (1) Captain of Fire
- (1) Captain (in charge of first aid)
- (1) Lieutenant

Equipment:

- (2) 750 gallon per minute pumpers/1,000 gallon booster tanks
- (1) 500 gallon per minute mini-pumper/500 gallon booster tank
- (1) 1,800 gallon tanker
- (1) ambulance

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The Mill Village Volunteer Fire Company is made up entirely of volunteers. Most of the funds needed for operation are raised through various fund raising activities. The Borough and Township governments, however, do make annual contributions toward the operational costs of the Fire Company. The existing level of fire protection provided by the Mill Village Volunteer Fire company is serving the needs of the Borough and Township. However, fire officials have expressed that the current building facility and equipment are not adequate to provide the highest level of fire protection service. The officials indicate that relocating the fire hall, purchasing larger fire trucks, and high-tech equipment would improve the capacity and service for both communities.

Recreation

Neither the Borough nor the Township operate any formal recreation programs for the residents of the study area. In addition, there are no municipally-owned recreational facilities located in LeBoeuf Township. However, there are six baseball fields/parks within the Borough: four on Depot Street on the premises of the Mill Village Elementary School, owned and operated by the Fort LeBoeuf School District; and two other privately owned fields, one on Gillette Street and the other on Church Street. Borough and Township residents also use other recreational facilities located in the Boroughs of Waterford and Union City.

Historic Sites

Numerous historic sites of local interest can be found throughout the Mill Village/LeBoeuf Area. These landmarks are examples of the architectural design of varying types of structures which have existed throughout the Area's past and reflect the original development pattern as well. Such buildings and sites contribute to the variety and character of the Area. They form an important part of the communities' historic and cultural heritage. This does not mean that a building must be saved because it is old. It does mean that a municipality, as part of its comprehensive planning program, should make a thorough inventory of its resources and take the necessary steps to preserve all landmarks that are found to contribute significantly to its physical and cultural heritage. The following list denotes those sites which have major local historical significance:

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<u>Historic Name/Present Name</u>	<u>Address</u>	<u>Eligible For National Register</u>
<u>Mill Village Borough</u>		
Wallis House (Jones Residence)	South Main Street	No
Andrews, William Block (McLaughlin Residence)	South Main Street	Yes
Presbyterian Church/Presbyterian Church (United Presbyterian Church Residence)	Church Street	No
Cheese Factory/McGahan Building	N. Main Street	No
Mitchell, George House (Hirst Residence)	Gillette Street	Yes
Wilson, J. House (Peters, Robert House)	East Center Street	No
Waterhouse, T.W. House (Wright Residence)	East Center Street	Yes
<u>LeBoeuf Township</u>		
Drake, B. House, Ronald & Debora (Spitznogle Residence)	Wheelertown Road	Yes
Moore, Wilson House (Troyer Residence)	Route 97	No
Kerr, A.H. Farm (Springer Residence)	Route 97	Yes
Hunter, William House (Boyd Residence)	Flatts Road	No
Smith, G. House (Troyer Residence)	1 Flatts Road	Yes
(See Appendix A for more information.)		

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Erie County Structure Numbering System

The Mill Village/LeBoeuf Area is a part of the Erie County Structure Numbering System. In general, the system is functioning adequately.

Municipal Services

Local governmental operations in Mill Village Borough and LeBoeuf Township are carried out in their respective municipal buildings. Both buildings are located on Flatts Road. These relatively new buildings provide adequate meeting space for government purposes, as well as the required space for vehicles and equipment storage and repair.

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COMPREHENSIVE PLAN

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CHAPTER 9

GOALS AND OBJECTIVES

Introduction

The Mill Village/LeBoeuf Comprehensive Plan charts the course for sound development in the Area. The development of the Comprehensive Plan has taken into consideration all of the information received, surveyed and analyzed in the preceding background sections of Physiography, Population, Economics, Land Use, Transportation, Housing, Community Facilities, and Public Utilities. Together with this data and the following goals and objectives, the Comprehensive Plan was formulated to best serve the Area now and in the future. The recommendations within this Plan were developed from the forces which have shaped the Area to this point, community aspirations as set forth by the local governing bodies and planning officials, and from accepted standards of community development. The Comprehensive Plan is the blueprint for reasonable and controlled development. The Plan must rely on the public officials to give it life and meaning, although it should not be viewed as purely a public document. The private sector too must recognize the need for orderly community development. Through cooperation, the two sectors of the Mill Village/LeBoeuf Area, public and private, can achieve the intent of the Comprehensive Plan.

General Goals

1. To work towards developing well-balanced communities whose sound economic foundations will enable their governments to provide the necessary municipal services through fair and equitable tax bases.
2. To maintain and further develop an aesthetically pleasing environment by using sound, proven planning techniques as a means of encouraging or restricting the location of various types of development within the Mill Village/LeBoeuf Area.
3. To provide a wide range of land use forms which would reflect the regional character of the Mill Village/LeBoeuf Area.
4. To provide an orderly and compatible growth pattern in conjunction with the natural resources of the Area.
5. To provide for future development in the physically capable portions of the Area which are suitable for development and consistent with sound planning principles.

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6. To provide appropriate land accommodations for future population expansion, housing needs, and community facilities.
7. To develop a transportation system which will allow safe travel throughout the Mill Village/LeBoeuf Area, one which will be efficient and convenient for commercial and industrial use and which will enable safe, controlled access to the Area's commercial districts.

Specific Objectives

1. Establish cooperation, coordination and collaboration between Mill Village Borough and LeBoeuf Township in dealing with the municipal problems which are common to both for the mutual benefit of both communities.
2. Protect those portions of the Mill Village/LeBoeuf Area from development that poses a potential threat to life and property and those portions that are unique and aesthetic natural areas.
3. Maintain the agricultural, open and wooded land use portions of the Area as much as possible by discouraging scattered and haphazard residential development.
4. Promote the public and private recreational assets of the Area.
5. Maintain the rural residential character of the Area.
6. Promote a complete variety of housing types in the Area – from low to high density, owner occupied to apartments, single-family to planned unit developments - in a manner that is controlled and reasonable.
7. Promote a commercial area of the central business district type and maintain other commercial areas which will adequately serve the residential areas by encouraging concentrated development and avoiding strip commercial development.
8. Maintain and establish community facility sites for such uses as schools, fire and police protection in advance of future residential development by encouraging centrally located municipal services.
9. Establish properly located industrial areas which will adequately serve the local municipal needs and the light and heavy manufacturing potential of the Mill Village/LeBoeuf Area.

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10. Improve road access to potential future development areas, for new roads will to some degree dictate the order of development in the Area.
11. Promote safe and convenient internal traffic movement within the Area by eliminating dangerous road conditions, hazardous intersections and indirect connections within the highway network.

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CHAPTER 10

LAND USE PLAN

Introduction

As the guide for future development, the Land Use Plan is designed to promote compatible land use patterns and discourage the misuse of land. Land is one of our most valuable non-renewable resources and we should feel responsible to develop land in an efficient and environmentally sound manner. The land use planning process is the most logical approach to fulfilling our responsibility of wisely using this resource.

Of all of the elements which comprise the Comprehensive Plan, no other element is more important than the Land Use Plan. This Plan provides the framework for the orderly growth and development of the community. Usually, the location of specific activities such as parks; social, religious and educational institutions; fire stations; etc. are determined in great part by land use patterns. In addition, land use controls, especially zoning ordinances, should be based upon the Land Use Plan. For Pennsylvania communities, the need for planning is officially recognized by Act 247, as amended, which promotes such activities as a prerequisite to zoning.

The Land Use Plan and accompanying maps are the result of an inventory and analysis of existing land use patterns, transportation facilities, proposed public utilities, and consideration of the compatibility of classifications along borders. The general land use categories discussed below refer to the Land Use Plan Maps. It is important to note that these are not zoning maps but rather recommended future land use plans. The role of zoning in implementing this Plan will be discussed later. It is important to state, however, that the future land use policies endorsed here by Area officials have been carefully weighed between the general public interest and individuals' rights in the use of their land. The following land use descriptions are given by Borough and Township and by classification. The compatibility of classifications along the borders of the two municipalities was a primary consideration.

Of note, the recommended Land Use Plan is truly an Area Plan in the fact that only incidental consideration was given to the fact that there are two municipalities involved. The Plan was developed for the Mill Village/LeBoeuf Area as a whole, reflecting the full range of land uses which must be accommodated within this Area.

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LeBoeuf Township

The recommendations for the future land use of LeBoeuf Township are delineated on the accompanying LeBoeuf Township Land Use Plan Map. The recommendations for future land use within the Township are rather simple and straight forward. The future Land Use Plan Map is a graphical representation of these recommendations and is an attempt to implement growth policies. Because of the rural nature of the Township, municipal officials as well as residents have strongly expressed that agricultural land should be protected to the greatest extent possible. Throughout the years, agriculture has been a major source of income for a large portion of the residents in LeBoeuf Township. This remains true today, although not to the extent it was in earlier years. For this reason, agricultural related activities are recommended to be permitted throughout the entire Township.

Agricultural/Low Density Residential

Existing land use in the Township is predominantly agricultural, and this use is expected to continue as the primary use. Although most of the land in the Township is not classified as prime farm land, agriculture is still a major source of income for many residents. Therefore, this category of land use is the largest recommended district in the Township. The agricultural land use is delineated in the color white on the Land Use Plan Map. The anticipated activities will include farming of all types (cattle, chickens, pigs, and dairy farms; crops, vegetables, and fruit farms; nurseries and forestry) with secondary non-farm related low density single-family residential uses. The residential development is located throughout the Township on largely scattered sites. It consists almost exclusively of single family structures located on large lots. This land area is recommended to remain rural in nature and is highly unlikely to receive municipal sewer and water facilities and/or significant public natural gas service in the long-range future.

Because of the importance of agriculture in the Township, a particular emphasis will be placed upon the Agricultural Land Preservation Program. Amendments to Act 43 of 1981, the Agricultural Security Area Law, allow farmers who have joined an Agricultural Security Area to sell development rights on their land to the County and or State as agricultural conservation easements. By voluntarily selling agricultural conservation easements, farmers will be paid the nonagricultural development value of the property and will not have to sell farms for conversion to non-farm uses. The land, with an easement placed on it to prevent development, can continue to be farmed. LeBoeuf Township officials are seriously considering the establishment of an Agricultural Security Area in order to give local farmers the opportunity to participate in the Program.

It is the purpose of this program to protect viable agricultural land by acquiring agricultural conservation easements. Agricultural conservation easements prevent the development or improvement of the land for any purpose other than agricultural production and allow related agricultural activities.

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Mill Village Borough/LeBoeuf Area Comprehensive Plan

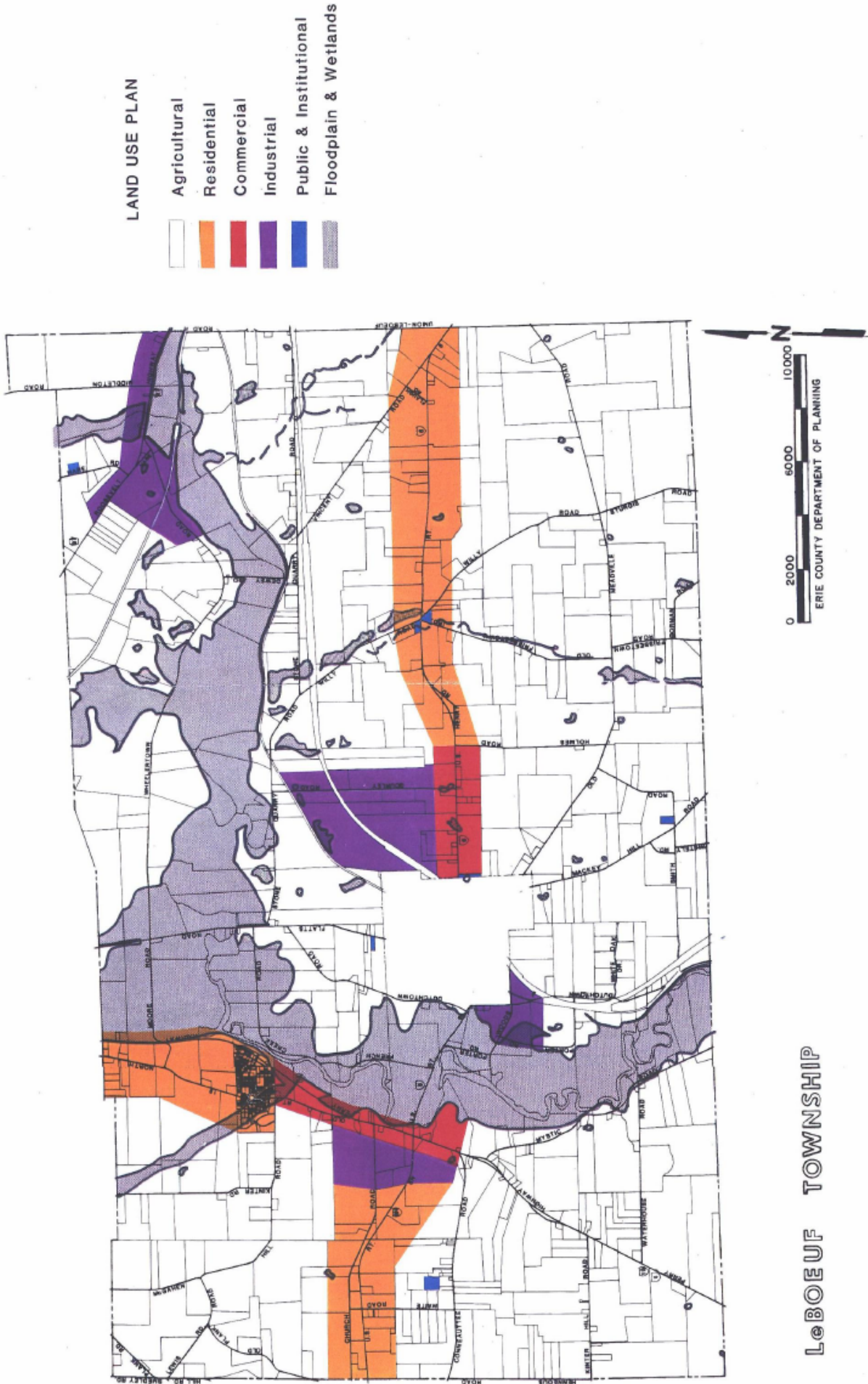


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The purpose of this program is to:

1. Encourage landowners to make a long-term commitment to agriculture by offering them financial incentives and ' security of land use;
2. Protect normal farming operations in Agricultural Security Areas from incompatible nonfarm land uses that may render farming impractical;
3. Protect farming operations from complaints of public nuisance against normal farming operations;
4. Assure permanent conservation of viable agricultural lands in order to protect the agricultural economy of this Commonwealth;
5. Provide compensation to landowners in exchange for their relinquishment of the right to develop their private property;
6. Allocate County and/or State agricultural easement purchase funds and protect the investment of taxpayers in agricultural conservation easements.

Erie County Council has recently appointed a seven member County Agricultural Land Preservation Board to develop and administer a voluntary deed restriction program to preserve selected areas of the County's best agricultural land and to advise County Council on the purchase of conservation easements and other matters involving farmland preservation.

The program is designed to maximize landowner options, to provide new avenues for formalizing a commitment to agriculture, and to target preservation efforts to the best land in accordance with a sound plan. Implementation of the conservation easement purchase program will require commitment and involvement of local elected officials and Erie County farmers.

In 1973, Pennsylvanians passed a Constitutional Amendment permitting preferential assessment of farmland and forest land. The Pennsylvania Farmland and Forest Land Assessment Act, Act 319 (commonly known as the Clean and Green Act), was signed into law in 1974. This Act is designed to preserve farmland, forest land and open space by taxing land according to its use value rather than the prevailing market value.

The program is voluntary and generally requires a minimum of ten acres that will remain in the designated use (agricultural use, agricultural reserve, forest reserve). Land taken out of the permitted use becomes subject to a roll-back tax, imposed for up to seven years plus six percent simple interest. In accordance with the provisions of Act 15 of 1980, certain split-off or separated lands are exempted from the roll-back penalties in the law as long as the original use of the land does not change.

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Act 319 is administered by the County Assessment Office. The Pennsylvania Department of Agriculture enforces rules and regulations governing the Act.

Multi-Family Residential

As previously mentioned, residential development is located throughout the Township on largely scattered sites. It consists almost exclusively of single family structures located on large lots. However, a few areas show sufficient density of development to be considered "residential" areas.

At the present time, there are not any existing sections in the Township which qualify as multi-family residential areas. Such classification requires a density of development that is not generally found in areas where public sewer and water services are not available. Other restrictions on this type of development include problem soils, emphasis on agricultural activities, and poor topographic features.

There are, however, three areas in the Township which are proposed to be classified as multi-family residential. These areas, which are delineated in, orange on the Township Land Use Plan Map, are located along both sides of Route 19 from the northern Township line southward to McGahen Hill Road; along both sides of Route 6 from Holmes Road eastward to the Township line (Union-LeBoeuf Road); and along both sides of Route 6N and Church Road from the western Township line eastward approximately 1.3 miles. These areas should consist of single family medium density development, multi-family structures, and mobile home parks.

Highway Commercial

This recommended land use is delineated in the color red on the Land Use Plan Map. The only two areas of the Township where significant commercial development is likely to occur are along Route 6 just east of Mill Village Borough from the eastern Borough line to Holmes Road, and along Route 19 from McGahen Hill Road southward to Conneauttee Road. Additional small commercial sites are located in several areas of the Township. For the most part, these areas provide local service to motorists, but some other minor uses also exist. Steps should be taken to limit the size of strip commercial development along the highways in order to protect surrounding residential and agricultural land uses. Such mixed and incompatible land uses tend to produce conflicts, and the quality of residential life generally suffers.

Since the majority of residents tend to rely on the the commercial areas of the neighboring Boroughs of Waterford and Union City for goods and services, limiting the Township's commercial activities to selected areas is not expected to create problems.

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Industrial

This land use, which is recommended for four specific areas in the Township, is delineated in purple on the Land Use Plan Map. One area is located northeast of Mill Village borough along the railroad tracks adjacent to Gourley Road. A second industrial area has been designated along the southwest border of the borough. This site is a natural extension of a similar district designated industrial in Mill Village Borough which has access to the railroad. The third industrial site in the Township also has access to railroad lines and is located in the northeast portion of the Township, along Roosevelt Highway and along portions of Wheelertown Road. The fourth proposed industrial site is located along Route 6N and Church Road, just west of the proposed commercial area along Route 19. Located within these last two industrial areas are the Township's only existing industries: Cross and Company Contractors, Inc. on Wheelertown Road and Larry Hanas Custom Welding on Route 6N. These four recommended sites contain approximately 825 acres of land and are the most likely areas for future industrial development.

Public and Institutional

This recommended land use is designated with the color blue on the Land Use Plan Map. Very little change is expected in the near future for this type of land use. Most of the existing uses are expected to remain. The classification includes four communication/electric substations, two churches, a cemetery, and the municipal building.

Recreational

There are no proposed plans for development of recreational facilities in the Township.

Floodplains and Wetlands

An important aspect of the Land Use Plan involves the designation of floodplain and wetland areas. It should be noted that floodplains and wetlands are delineated as gray overlays on the Land Use Plan Map and they are not considered as part of a separate district.

The reservation of floodplain areas has been determined on the basis of the 100 year flood frequency. A flood of this magnitude is likely to occur on the average of once every one hundred (100) years (i.e. there is a one percent chance of the flood occurring each year, although the flood may occur in any year). Criteria upon which such floodplains are based includes: topography, history of floods within the Township, soil types within the floodplain, and large water bodies.

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A range of possible permitted uses in the floodplain are open land uses such as agriculture, parks, campgrounds, forestry and residential yards. Along the fringes, commercial and industrial uses could be permitted in the form of parking areas and storage. It is recommended that within the actual floodplains, places of human habitation should not be permitted.

Pennsylvania's wetlands are significant natural resources that cover less than 2 percent of the total area of the state. Wetlands provide natural flood control, flow stabilization of streams and rivers, improved water quality, aquifer recharge, and habitat for much of Pennsylvania's flora and fauna, including many rare and endangered species. Wetlands are also used for recreational activities and are appreciated by many for their aesthetic values.

It is the Department of Environmental Resources' (DER) goal to prevent destruction, degradation, or significant impact of wetlands where practicable alternatives exist. In the event that it is demonstrated to DER that practicable alternatives do not exist, it is the goal of DER to minimize the adverse impacts on a wetland to the maximum extent feasible. Where significant impacts are unavoidable, DER's goal is to assure the enhancement, restoration, or creation of new wetland acreage to replace wetland values lost or degraded as a result of the permitted activity.

In addition, DER realizes that certain wetlands are of such exceptional value that special protection of these resources is desirable. For these areas, DER's goal is to prevent degradation of such exceptional value wetlands.

These wetlands protection goals are not designed to impede orderly, environmentally sensitive development. Rather, they are designed to direct growth and development to areas where it will have the least adverse impact on Pennsylvania's natural resources.

DER has also developed wetlands guidance manuals which are designed to give local governments the tools and techniques necessary to protect wetlands using their existing authorities. DER's goal is to assure that wetlands protection is addressed early in the planning process. Since many of the initial development decisions are made at the local level, increased local awareness of wetlands, as well as their values and regulations, should increase the early identification of wetlands and help to avoid later problems concerning wetlands impacts. These manuals, which are distributed through the Environmental Planning Information Series, describe the environmental values of wetlands, how to identify wetlands, the federal and state roles in regulating wetlands, and the methods available to local officials for providing wetlands protection under existing local powers and authorities.

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Mill Village Borough

Single Family Residential

This recommended land use is the second largest district in the Borough and it is delineated in the color yellow on the Land Use Plan Map. The primary uses are recommended to be low density single family residential. It primarily extends outward from the proposed Central Business District. Streets along this district include North Main, South Main, Depot and Gillette.

Agricultural

This recommended land use is delineated in the color white on the Mill Village Borough Land Use Plan Map. The anticipated activities in this district will most likely remain the existing farming and residential uses. However, as the Borough develops in the future, the farm-related uses will eventually be phased out and replaced with rural residential uses.

Central Business District (CBD)/Multi-Family Residential

It is recommended that the Borough utilize this type of land use classification as it has the necessary infrastructure to support a Central Business District, which is delineated in the color red on the Borough Land Use Plan Map. The Borough has the potential of creating a CBD by promoting commercial activity in the center of the Borough on both sides of Main and Center Streets between the existing rail right-of-ways and along a small portion of East Center Street east of the rail right-of-way.

In addition to commercial uses, this district also includes residential activities such as apartment buildings and commercial/residential establishments as permitted uses. The CBD would also include hotels and boarding houses. This plan is designed to promote an urban hub of concentrated commercial and residential activity around which the community can grow and rely on for essential services which would complement the existing centralized religious, educational and recreational facilities.

The Central Business District is recommended to have two distinct characteristics. The first characteristic is the reliance of the Central Business District on conveniently located municipal parking areas to serve businesses, rather than on-site parking per individual commercial establishment. This will promote a "downtown" economic atmosphere (see the Borough Transportation Plan for detailed municipal parking area recommendations). The second characteristic is the inclusion of higher density residential land uses in the CBD.

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Highway Commercial

This recommended land use is delineated in the color red with black stripes on the Borough Land Use Plan Map. The Borough has two recommended locations for this land use classification: along the north side of East Center Street between the Conrail property and the eastern border of the Borough, extending into the Township's compatible highway commercial use district; and West Center Street, just east of Dutchtown Road. This recommended highway commercial land use provides for the expansion of existing commercial activities and accommodates a variety of commercial establishments such as auto and farm equipment sales and service, gas stations, repair shops, restaurants, and motels, etc.

Industrial

This recommended land use is proposed for three areas in the Borough and contains approximately 47 acres of land. This includes the expansion of two existing industrial areas along Church Street and South Main Street. The industrial site on Church Street is located on the north side of the street, adjacent to the Conrail tracks. The South Main Street site is located on the west side of South Main, just south, of the Conrail tracks. A third district has been created along Woods and Dutchtown Roads in the southwestern corner of the Borough. These areas are delineated in the color purple on the Land Use Plan Map. The purpose of this district is to provide additional land for industrial expansion. The Plan provides for the continuing use of two existing industrial facilities as well as room for new industrial expansion. These areas would be advantageous for industrial development because of their close proximity to adjacent railroad facilities and/or the fact that these areas are sectioned off from nearby residential development. Future industrial development within the Borough should meet high standards with respect to environmental performance so as not to cause any adverse impact on neighboring residential areas. Anticipated land uses include : normal heavy commercial, wholesale, warehousing, processing, and light and heavy manufacturing type activities. A distinction should be made between light and heavy industrial facilities. Although the heavier industrial category may have larger facilities, the primary difference between the two is that heavy industrial activity may possess a greater potential to be environmentally disruptive to neighboring properties or persons as compared to light industrial activity, specifically in some of the following areas: flammability, electrical disturbances, noise, smoke, odors, air pollution, glare, erosion and/or water pollution.

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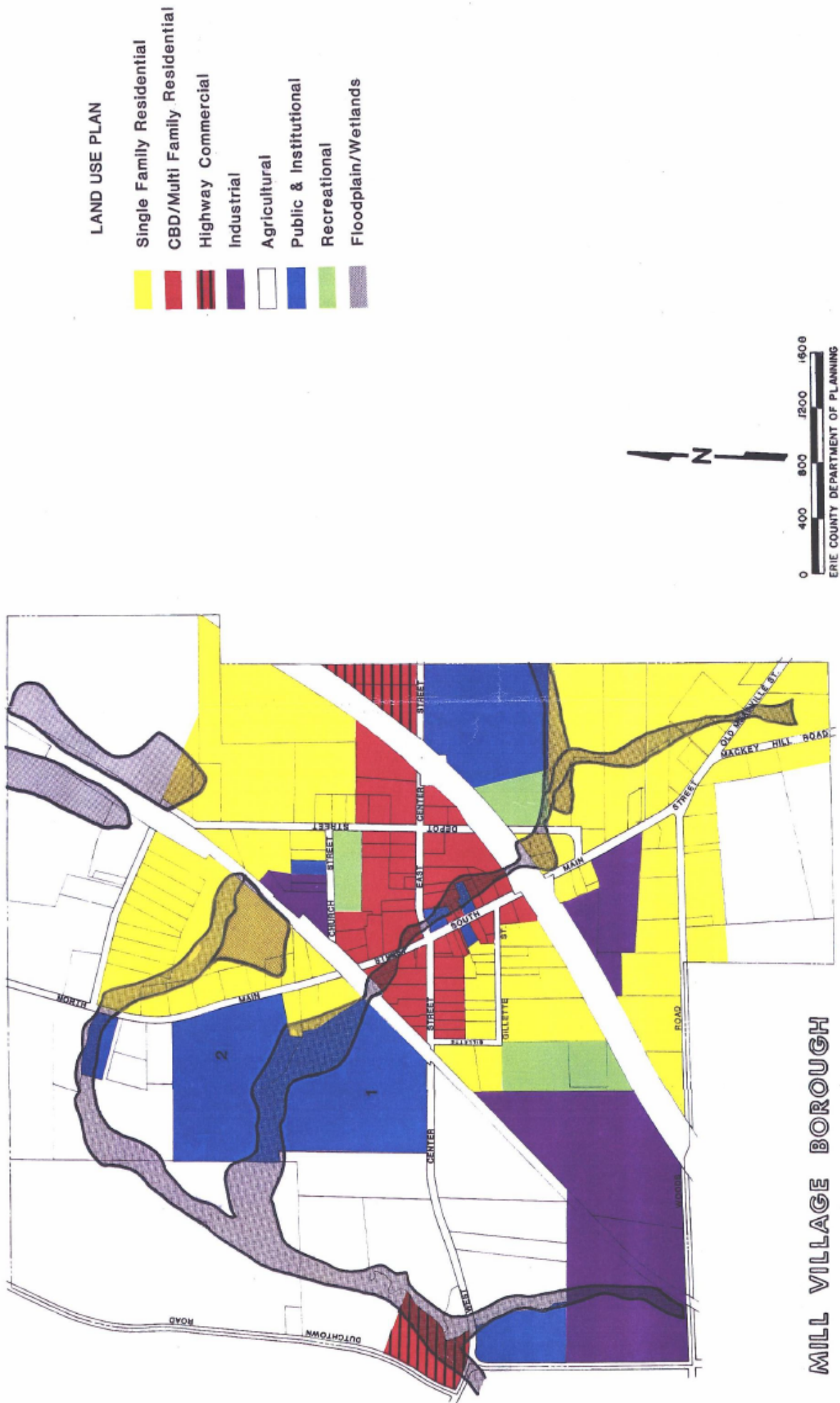


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Public and Institutional

This land use is delineated in the color blue on the Land Use Plan Map. This land use includes the municipal building, the elementary school, the fire company, the post office, two churches and the cemetery. Little change is expected in the future for this type of land use, with the exception of the proposed site for the new Mill Village Borough fire company on either West Center Street or North Main Street. When a zoning map is prepared for the Borough, all uses under this category will be permitted in the commercial, residential or agricultural districts.

Recreational

This land use is designated with the color green on the Land Use Plan Map and includes public and private outdoor recreational facilities.

Floodplains and Wetlands

The floodplain and wetland areas within Mill Village Borough are designated as a gray overlay district on the Land Use Plan Map. The floodplain areas have been determined on the basis of the 100 year flood frequency. Municipal officials should be aware that a flood could occur at any time and that the floodplain areas designated on the Land Use Plan Map are the areas most likely to be inundated.

Possible permitted uses in the floodplain are open land uses such as agriculture, parks, campgrounds, and forestry. Commercial and industrial related uses could be permitted in the form of parking areas and storage. Within the actual floodplains, places of human habitation should not be permitted.

In general terms, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. The single feature that most wetlands share is soil or substrata that is at least periodically saturated with or covered by water. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soils.

Wetlands are further characterized by their dominant vegetation as: 1) emergent wetlands (commonly called marshes and wet meadows) dominated by grasses, sedges, and other herbaceous (non-woody) plants, 2) shrub wetlands (including shrub swamps and bogs) represented by low to medium-height (less than 20 feet tall) woody plants, and 3) forested wetlands (largely wooded swamps and bottomland hardwood forests) dominated by trees (greater than 20 feet tall).

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Marshes, swamps, and bogs have been well-known terms for centuries, but only relatively recently have attempts been made to group these landscape units under the single term "wetlands." This general term has grown out of a need to understand and describe the characteristics and values of all land types, and to wisely and effectively manage wetland ecosystems. There is no single, correct, indisputable, ecologically sound definition for wetlands, primarily because of the diversity of wetlands and because the demarcation between dry and wet environments fluctuates. Because reasons or needs for defining wetlands also vary, a great proliferation of definitions has arisen. The primary objective of this classification is to impose boundaries on natural ecosystems for the purposes of inventory, evaluation, and management.

The Department of Environmental Resources (DER) has established a wetlands protection policy to: (1) prevent destruction, degradation or significant impact of wetlands where practical alternatives exist, (2) require that the adverse impacts on wetlands be minimized to the maximum extent feasible when practical alternatives do not exist, and (3) require mitigation to replace the ecological values lost or degraded as a result of the permitted activity.

Local awareness of wetlands is critical, as many of the early decisions in the development process are made at the local level. The DER will cooperate with the Department of Community Affairs to provide wetlands training and assistance to local governments.

The DER has also developed several wetlands guidance manuals which are designed to give local governments the tools and techniques necessary to protect wetlands using their existing authorities. DER'S goal is to assure that wetlands protection is addressed early in the planning process. Since many of the initial development decisions are made at the local level, increased local awareness of wetlands, as well as their values and regulations, should increase the early identification of wetlands and help to avoid later problems concerning wetlands impacts. These manuals are distributed through the Environmental Planning Information Series. The manuals, which may be obtained through the DER, describe the environmental values of wetlands, how to identify wetlands, the federal and state roles in regulating wetlands, and the methods available to local officials for providing wetlands protection under existing local powers and authorities.

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CHAPTER 11

HOUSING PLAN

Introduction

Housing plays a major part in all our lives, For most households, it is the single largest investment. Its quality and location affect security, happiness and stability of families and have serious implications for the economic and social well being of our communities. When families buy housing they purchase or rent more than the dwelling unit and its characteristics. They are concerned with such factors as health, security, privacy, status, neighborhood and social relations, community facilities and services, access to jobs, and the physical environment.

The availability of safe, sound and attractive housing is a significant community resource. If a community has an adequate supply of sound housing and the potential to expand its housing stock according to future needs, it is usually considered as a desirable place to live and raise a family. However, if the present housing stock is physically and functionally substandard with minimal opportunity for rehabilitation efforts or the construction of new housing units, then a community or a neighborhood within a particular community may be considered as an undesirable living area or environment.

At the present time, the majority of the Borough's and Township's housing stock is attractive and well-maintained. Nevertheless, certain housing related problems do exist. These problems are summarized as follows: 1) there are approximately 109 deteriorating or dilapidated housing units in the area; 2) there is a limited diversity of housing types in the Township as well as an area-wide lack of housing for those individuals requiring housing assistance, especially the elderly; 3) there is a need to promote mobile home and mobile home park regulations, specifically in the Township since there is not a single mobile home park located within the Township; and 4) neither the Borough nor the Township make use of the basic building codes and housing related codes. A local housing plan, which is promoted to obtain widespread community support, is essential in combatting the existing housing ills and preventing future housing problems. If well followed and periodically updated, it can be a major guide to local, State, and Federal decision making with regard to assistance in resolving problems of housing availability, condition, location, and neighborhood environment.

The following paragraphs discuss a wide range of subjects that pertain to housing related situations. The information is presented for general public knowledge and municipal consideration.

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Erie County Housing and Redevelopment Authority

Since its inception in 1973, this County-wide agency has been active in the housing field, with the objective of supplying housing and housing assistance primarily outside of the City of Erie. From its headquarters in the City of Corry, the Authority currently administers the existing Federal Section 8 Program, supplying families throughout the County with rental supplements. The Erie County Housing Authority is the appropriate agency to work with to develop a program to meet the housing program needs of Erie County residents. This quasi-public agency has developed technical expertise to assist a concerned regional effort in obtaining Federal and/or Commonwealth financial assistance.

Erie County Department of Planning (ECDP)

This agency has initiated a coordinated effort with the Erie County Housing and Redevelopment Authority to actively pursue the Community Development Block Grant (CDBG) Small Communities Program (SCP) for County and locally qualified projects relating to housing and economic development outside the City of Erie. As the County program evolves in conjunction with the State CDBG Program, technical assistance will be available through the Erie County Department of Planning to those communities that are in need of housing rehabilitation and economic redevelopment funding from State and Federal sources.

Housing Assistance Programs

The housing industry has not been successful in its attempts to produce low income housing in recent years and in light of the increasing gap that cannot be filled by private investment, the Federal government has assumed the responsibility of filling this gap. The following is a brief explanation of various kinds of housing assistance programs which could be utilized in the Mill Village/LeBoeuf Area housing program.

The Federal Department of Housing and Urban Development (HUD) has sponsored the Section 8 Housing Assistance Program to assist low income families and the elderly. The Section 8 Program provides a rent subsidy to owners of new, rehabilitated or existing housing units occupied by eligible low income tenants. The Farmers Home Administration operates a home ownership program under Section 502 of the Housing Act of 1949. It provides direct loans to individuals to buy, build, repair, renovate or relocate a home. Loans may also be used to buy and prepare the site on which the house will be built, including provision of a water supply and sewage disposal facility. The Erie County Housing and Redevelopment Authority with the assistance of the Federal government provides a subsidized Winterization Program to help low and moderate income families reduce their fuel bills with various home improvements. Mill Village/LeBoeuf Area officials should take action to make all residents aware of these existing housing opportunities.

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Community Development

The Pennsylvania Housing and Redevelopment Assistance Law, Act 477 of 1955, as amended, provides for and regulates assistance for housing and redevelopment activities. The law allows the Department of Community Affairs to provide grants to local government, redevelopment and housing authorities, and nonprofit organizations for the purpose of developing housing for persons of limited income and creating suitable living environments within thier communities. The principal vehicle through which the Department accomplishes these goals is Section 4(c) of the law which authorizes the Department to make grants "for the prevention and elimination of blight."

The policies set forth in the Housing and Redevelopment Assistance Law allow the Department to administer a comprehensive program of financial and technical assistance to create affordable housing and promote community development activities. The Housing and Redevelopment Assistance Program represents an integrated approach to the problems of inadequate housing and conditions of blight in Commonwealth communities.

HOME Investment Partnerships Program

The HOME Program was created under Title I1 (the Home Investment Partnerships Act) of the National Affordable Housing Act of 1990. The general purposes of the HOME Program include:

- To expand the supply of decent and affordable housing, particularly rental housing, for low and very low income Americans. Such housing includes existing rental housing made affordable through tenant-based rental assistance.
- To strengthen the abilities of State and local governments to design and implement strategies for achieving adequate supplies of decent, affordable housing.
- To provide both financial and technical assistance to participating jurisdictions, including the development of model programs for affordable low income housing.
- To extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

The HOME Program is not a categorical housing program, such as new public housing construction, requiring a specific housing activity. Instead, the HOME Program provides States and local governments flexibility to decide what kind of housing assistance, or mix of housing assistance, is most appropriate to meet their housing needs.

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HOME funds may be used for a variety of activities to develop and support housing. Eligible activities include: tenant-based rental assistance, assistance to first-time homebuyers and existing homeowners, property acquisition, new construction, reconstruction, moderate or substantial rehabilitation, site improvements, demolition, relocation expenses and other reasonable and necessary expenses related to development of non-luxury housing.

Zoning Controls

The Pennsylvania Municipal Planning Code (MPC) requires that zoning ordinances provide for "all basic forms of housing" including a reasonable range of multi-family dwellings in various arrangements, mobile homes, and mobile home parks. Providing for the full range of housing through the local zoning ordinance is in the best interests of the present and future residents of the Borough and the Township. Various densities in selected portions of the Area will allow for the projected expansion of the community housing supply, while at the same time affording low-cost housing to that section of the population which is in need of it. Proper use of zoning controls will provide an adequate supply of diverse housing types within the Area while contributing to the stabilization of all property values.

Code Enforcement and Subdivision Controls

Code enforcement offers an effective alternative for maintaining housing standards. There are five nationally recognized codes: building, plumbing, electrical, fire prevention and housing. If codes are going to be considered by either or both municipalities, it is suggested that national model codes be utilized by the Area municipalities to assure that builders and developers can operate uniformly throughout the two communities and that innovative construction techniques are not discouraged.

Codes, along with the use of the subdivision ordinance, establish minimum development standards for the structure and site development so that all types of permanent residential dwellings are safe, aesthetically pleasing and socially and economically acceptable for the Area in the future. Structures such as mobile homes, seasonal units and converted single-family dwellings would be put under better public scrutiny to ensure that they meet minimum health and safety standards. The adoption of housing related codes will serve to intervene in the "preventive" stage of housing and neighborhood decline. However, the actual enforcement of these codes will be where municipal officials will have to use their discretion as some of the code offenders may be financially unable to make the necessary repairs. This applies especially to some of the elderly homeowners who may be unable to fully maintain their homes.

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Planned Residential Development (PRD) Controls

The Pennsylvania Municipalities Planning Code, State Act 247 of 1968 as amended, provides the basic provisions which are included within PRD ordinances. The basic purposes behind the PRD enabling legislation are:

1. To encourage innovations in residential development so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings and by the conservation and more efficient use of open space ancillary to said dwellings.
2. To encourage a more efficient use of land and of public services and to reflect changes in the technology of land development so that the benefits may be passed along to those who need homes.
3. To provide a procedure which can relate the type, design and layout of residential development to the particular site and layout of residential demand ~~or~~ housing existing at the time of development in a manner consistent with the preservation of the property values within existing residential areas.
4. To ensure that the increased flexibility of regulations over land development is carried out under administrative standards and procedures to encourage the disposition of proposals ~~or~~ land development without undue delay.

Low/Moderate Income and Elderly Households

In areas where there are a number of lower income and elderly households, housing conditions tend to deteriorate because of the real difficulty of these residents to provide adequate property maintenance for either physical or economic reasons. The fact that since elderly households tend to rely largely upon social security payments and pensions, they often fall into the low income group emphasizing the need for further housing assistance which is tailored to the specific needs of the elderly.

Rehabilitation

The acceleration and expansion of rehabilitation activities should be encouraged as a means of increasing the life and usefulness of the existing housing supply and reducing the negative influence of homes in a deteriorating condition on others in the same neighborhood. One of the most effective methods of improving deteriorating housing conditions is to adopt and enforce minimum standards for housing combined with a housing rehabilitation assistance program. There should be exploration into the possibility of obtaining community

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development funds from the U.S. Department of Housing and Urban Development through the Pennsylvania Department of Community Affairs. The potential funds could provide "seed money" to mount a low interest, long-term loan program for housing rehabilitation, based on code enforcement recommendations on individual units. The combination of code enforcement with housing rehabilitation assistance provides a method of identifying deficiencies and assisting needy owners in financing the required improvements.

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CHAPTER 12

TRANSPORTATION PLAN

This portion of the Plan Update concerns the transportation improvements for the individual communities in the Mill Village/LeBoeuf Area. These recommendations are designed to supplement the intent of the preceding Land Use Plan and in many instances play an integral part in the promotion of specific land use recommendations. When completed, these improvements will help to achieve the basic goal of the Transportation Plan: to provide for the safe and convenient movement of goods and people within the community and to points beyond, utilizing all practical methods.

Statement of Problems

The specific descriptions of the transportation-related problems are discussed in the Transportation Analysis section of this document. In general, these problems concern pedestrian/traffic safety, road name, and signing/signalization deficiencies.

The various transportation improvements for the Mill Village/LeBoeuf Area are delineated on the accompanying Borough and Township Transportation Plan Maps. The narrative below describes the improvements and indicates the municipality in which the improvements should take place.

Bridge Removal Program

A major transportation project is underway to demolish eight bridges in the Mill Village/LeBoeuf Area. This project is scheduled to be completed by the end of December 1992.

On February 23, 1989 Consolidated Rail Corporation (Conrail) filed an application with the Pennsylvania Public Utility Commission for the alteration of various crossings at grade and below grade on the Meadville Line tracks in the Mill Village/LeBoeuf Area. This rail line is owned by Conrail and has been abandoned for 2 to 3 years. The tracks at the crossings have been removed. Many public streets and highways cross the Meadville Line tracks in Mill Village Borough and LeBoeuf Township and create hazardous conditions for the vehicular circulation.

On October 20, 1989 the Commission changed the title of the application from "alteration" to "abolition", due to a significant amount of spalling on the wing walls and along the structures. Spalling is an engineering term that denotes the breaking up or flaking off of a concrete surface. The nearness of the abutment to and the drainage ditches at the sides of the roadway create a hazard for motorists. Motorists are required to exercise added caution when they approach these crossings. Removing the super structures and abutments and grading the slopes will result in improved site distance and vehicular safety.

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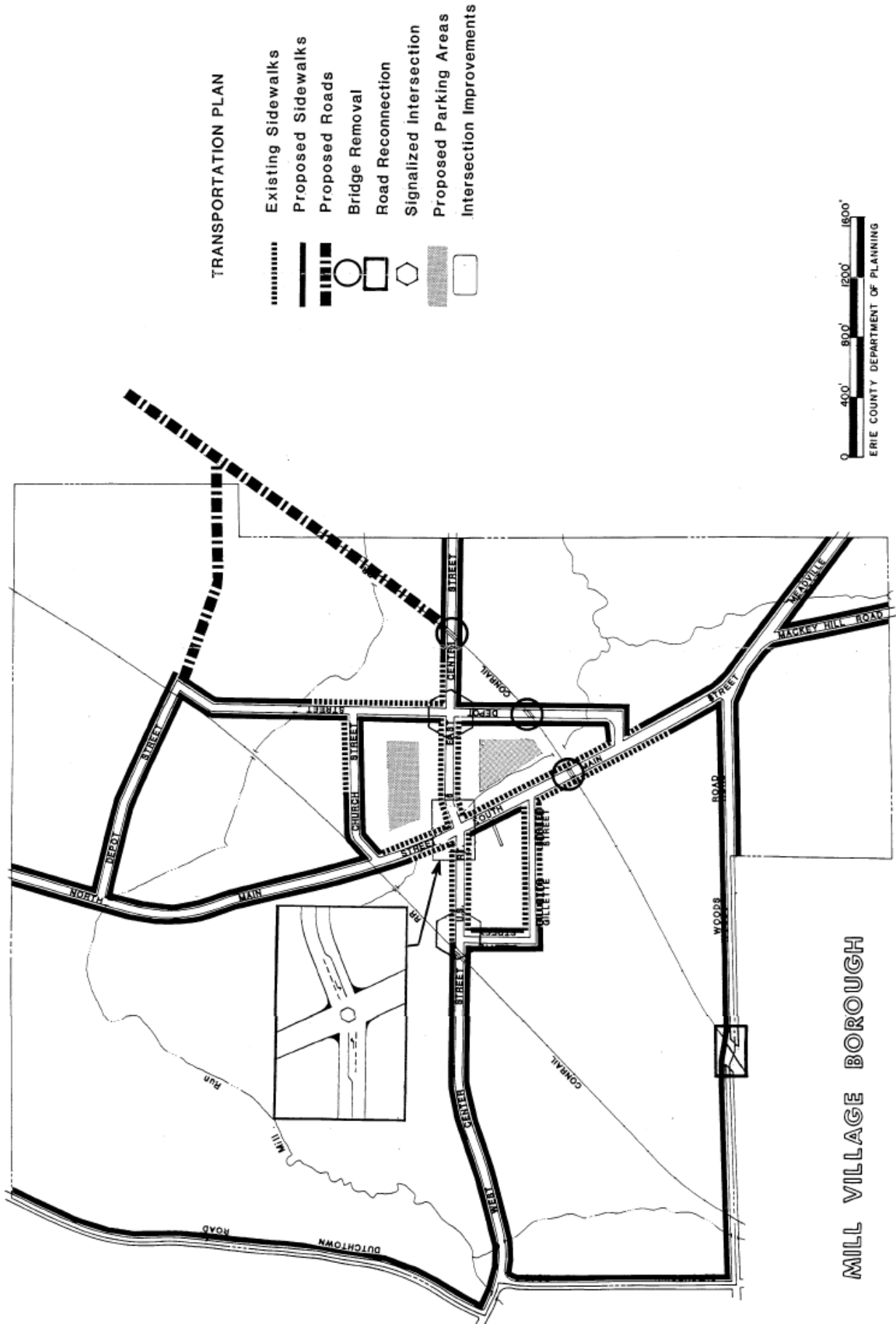


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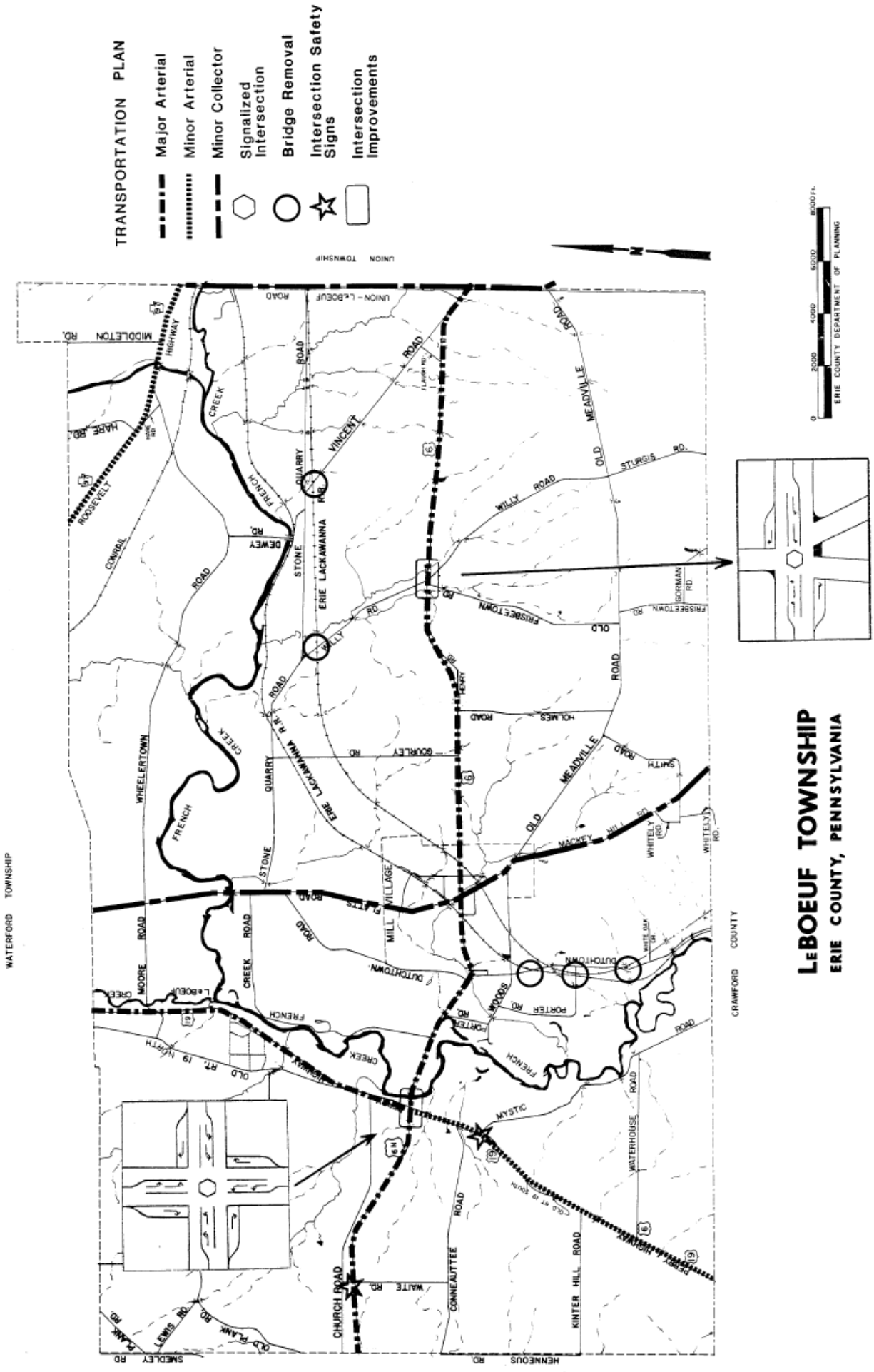


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The Pennsylvania Department of Transportation, Mill Village Borough and LeBoeuf Township have agreed to cooperate with Consolidated Rail Corporation when the work is being performed at the involved crossings.

The following bridges are scheduled to be removed on the following roads in the Mill Village/LeBoeuf Area:

- East Center Street (Borough)
- Depot Street (Borough)
- South Main Street (Borough)
- Dutchtown Road - two locations (Township)
- Porter Road (Township)
- Willy Road (Township)
- Vincent Road (Township)

ConRail is initially financing this project in order to: (1) remove all superstructures of the bridges, (2) remove the abutments and wing walls to a point two feet below ground level, and (3) grade the embankments to prevent soil erosion. According to ConRail officials, removal of each of the structures could cost between \$100,000 and \$200,000.

Traffic Improvements

The Transportation Plan is geared to improve existing road conditions in the study area and prepare local officials to meet future transportation needs. The local municipalities will be responsible for the improvements on the local roads. However, improvements on State Roads will require assistance/cooperation from the Pennsylvania Department of Transportation (PennDOT).

The recommended transportation improvements delineated on the accompanying Borough and Township Transportation Plan Maps should be completed in accordance with the following schedule: short range (5 years), medium range (10 years), and long range (20 years).

Mill Village Borough

1. The entire length of Depot Street should be upgraded to a minimum 20 foot cartway with 4 foot shoulders on each side (short range).
2. The entire length of Woods Road should be upgraded to a minimum 16 foot cartway with 4 foot shoulders on each side (medium range).
3. The berms on Center Street, east and west of Main Street between Depot and Gillette Streets, are recommended to be widened to accommodate signalization, safety, and left and right turning lanes at this intersection (medium range).
4. Reconnect Woods Road at the abandoned eastern Conrail line crossing (short range).

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5. The following are improvements and additions to the current Borough transportation system which should be made regarding traffic signals and safety:
 - Install a traffic activated full cycle signal with red, yellow and green lights at the intersection of Main and Center Streets. This traffic signal would replace the existing flashing signal at this intersection (medium range).
 - Install a flashing signal at the East Center Street and Depot Street intersection (medium range).
 - Install a flashing signal at the West Center Street and Gillette Street intersection (short range).
 - Install a warning traffic light system on East and West Center Streets which is activated when fire equipment from the Mill Village Fire Department is about to enter Center Street (SR 6) for fire and emergency calls (short range).
 - Complete the gaps in the Borough sidewalk system (short range).
 - Install sidewalks on all remaining streets (medium range).
 - Acquire and develop vehicle parking areas for the Central Business District as delineated on the Transportation Plan Map (long range).
 - Acquire ConRail property north of Center Street for the proposed road to be linked with Gourley Road in LeBoeuf Township (long range).
 - Extend Depot Street to connect to the above proposed road as shown on the Transportation Plan Map (long range).
 - Install street lights on the northern portion of Depot Street between East Center Street and the ConRail tracks (short range).
 - Install street lights on all remaining streets (medium range).

LeBoeuf Township

The Township's most significant intersection, which is located at Routes 6/6N and 19, is considered safe and adequate for present day vehicular movement and volume of traffic. However, these three Routes are the major arterials which connect many communities in Erie County and in the state. It is anticipated that the traffic

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volume will increase at this major crossroads during the next 20 years due to its regional importance. Therefore, the proposed improvements for the intersection, as indicated on the Township's Transportation Plan Map, have been suggested for the long range future.

1. The following are improvements and additions to the current Township transportation system which should be made regarding paving of certain roads, traffic signalization and safety.
 - The berms on Route 6, east and west of Frisbeetown and Willy Roads, are recommended to be widened to accommodate signalization, safety, and left and right turning lanes at this intersection (short range).
 - Install a flashing signal at the intersection of Route 6, Frisbeetown and Willy Roads (short range).
 - Acquire Conrail property east of Mill Village Borough for the proposed road to be linked with Gourley Road (long range).
 - Install additional safety warning signs (short range) at the following intersections:
 - Waite Road and Route 6N
 - Mystic Road and Route 19
2. The following roads are recommended to be upgraded to a minimum 20 foot cartway with 4 foot shoulders on each side, plus improved ditching. This will facilitate paving these roads in future years.
 - The entire length of Stone Quarry Road (medium range).
 - The entire length of Old Meadville Road (medium range).
 - The entire length of Dutchtown Road (medium range).
 - Two sections of Union/LeBoeuf Road from Route 97 to West High Street and from Stone Quarry Road to Route 6 should be upgraded to a paved surface (short range).
 - Install permanent street signs on each street corner (short range).

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CHAPTER 13

PUBLIC UTILITIES AND COMMUNITY FACILITIES PLAN

Introduction

Community facilities are those services and institutions that satisfy community needs under the direct or indirect auspices of local government. Communities depend upon these services which are necessary for comfort, convenience, social welfare and protection of life and property. The character of a community and the nature of future land development is determined to a large degree by the availability and adequacy of community facilities. Facilities such as police and fire departments and schools are all necessary for the proper functioning of a community. With the Land Use Plan as a basis for understanding where the future development should be occurring and to what densities it will likely reach, these facilities can be more accurately placed, with respect to size and location, alleviating overcrowding situations and costly mistakes due to overextension. Also, the availability of public utilities is a prime determinant in relation to the location, character, and intensity of land development. Future development is more likely to and should occur in those areas that offer water, sanitary sewage and storm sewers.

The Background Analysis of the study area indicates that a number of problems exist in Mill Village Borough and LeBoeuf Township regarding public utilities and community facilities. Recommendations are made in this section for each of these problems in terms of the ideal solution. Often practical matters, such as insufficient finances, will greatly affect the municipal effort to implement these recommendations.

Education

As the Fort LeBoeuf School District is the principle educational planning agency, no attempt shall be made in this plan to duplicate their efforts. Based upon enrollment forecasts prepared by the School District and ultimate holding capacities of the constituent schools in the District, it appears that future needs will be met through proposed expansion and renovation of existing building facilities.

Police Protection

At this time, the police protection provided by the Lawrence Park Barracks of the Pennsylvania State Police is adequate in the Mill Village/LeBoeuf Area. Future police protection may be more feasible in the Borough when provided in cooperation with the Township as the combined resources and needs provide a larger economy of scale than the two communities could provide alone. Much will depend on the magnitude of growth and development in this area as a whole to determine the need for local police protection in both communities.

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Fire Protection

Currently the fire protection in the Mill Village/LeBoeuf Area is considered adequate. The Mill Village Volunteer Fire Company is sufficiently coordinated through back-up capability with fire companies in adjacent communities to provide adequate fire and ambulance service for the area. However, the Mill Village Volunteer Fire Company Officials are developing a plan for the expansion and upgrading of their equipment. The current building facility is small and inadequate to accommodate larger fire trucks and other equipment. According to fire officials, this fire station is also considered unsafe since it is located immediately adjacent to the major intersection in the Borough. The fire department officials are searching for potential funding sources in order to move the fire station to a better location, build a larger facility, and purchase more fire equipment to meet the future fire protection needs of this area. Two sites for the new facility are under consideration by fire officials; one on West Center Street and the other on North Main Street. These sites are delineated on the future Land Use Map with numbers 1 and 2 indicating the selection priority for the two sites. Fire department officials have indicated that fire protection can be further improved if a dry hydrant system is installed in the existing (and future) concentrated development areas of the Borough. This type of system is also recommended for any concentrated developments that may occur in the Township as well.

Sewer and Water

For the present time the system of individual on-lot sewage disposal (septic system) is adequate for the Township. Future population and industrial expansion may change the needs of more densely populated areas so that a group sanitary sewage system will be required.

An evaluation of the Township's water wells reveals that groundwater supplies in some areas do not meet present demands. In order to prevent this problem from escalating, developers should be encouraged to include package treatment plants and group water well systems when preparing plans for major subdivisions.

The Borough appears to have more pressing problems in regard to the above facilities, especially sewage disposal. Problems with septic systems are widespread and as the Borough grows the problems will intensify. It is recommended that package treatment systems and group water systems be given consideration when planning for future development.

Recreation

The three existing recreational sites in Mill Village Borough (one public and two private) meet the needs of Borough and Township residents. Therefore, no future expansion of additional sites appears to be necessary at this time. However, if the Borough were to acquire the two privately owned sites, part of these sites could be converted into public playgrounds.

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Storm Water Drainage

Inadequate management of accelerated runoff of storm water resulting from development throughout a watershed increases flood flows and velocities, contributes to erosion and sedimentation, overtaxes the carrying capacity of streams and storm sewers, greatly increases the cost of public facilities to carry and control storm water, undermines floodplain management and flood control efforts in downstream communities, reduces groundwater recharge, and threatens public health and safety. Recognizing the need to deal with this serious and growing problem, the Pennsylvania General Assembly enacted the Storm Water Management Act (Act 167 of 1978). Act 167 institutes a comprehensive program of storm water planning and management on a watershed level. The Act requires counties to prepare and adopt storm water management plans for each watershed located in the County. These plans are to be prepared in consultation with municipalities located in the watershed, working through a Watershed Plan Advisory Committee (WPAC). The plans are to provide for uniform technical standards and criteria throughout a watershed for the management of storm water runoff from new land development sites. According to the Storm Water Management Act, the municipalities will then be required to adopt ordinances, codes and plans approved for each watershed.

The State views storm water management as a necessary complement to the existing floodplain management rules and regulations. The enactment of Act 167 -of 1978 is the initial step in the process to formally address storm water management. This Act mandates municipalities to participate in watershed storm water planning, under the auspices of County government, and to subsequently adopt and implement regulations based on that planning. Erie County will begin preparation of a Storm Water Management Plan for the French Creek Watershed within the next five years. Following the adoption of the Plan by the County, local municipalities within the French Creek Watershed Area (including Mill Village and LeBoeuf Township) will be required to adopt storm water management ordinances.

The basic information pertaining to storm water management should be addressed 'in municipal subdivision regulations. It is recommended that the Mill Village/LeBoeuf Area officials include storm water management provisions as an integral part of any new subdivision and land development ordinance which they may adopt.

Mill Village Borough and LeBoeuf Township are basically rural areas And there are no specific storm sewer systems in existence in either municipality. It does not appear economically feasible for the study area municipalities to attempt any major storm sewer installations at this time. However, it is recommended that the officials from both communities continue to maintain existing culverts and ditches to minimize runoff problems. Any culverts replaced in the future should be sized not only according to the current calculated runoff but should also be large enough to accommodate additional runoff from future development in the watershed. This is particularly important on local roads where the Borough and Township are responsible for maintaining the culverts.

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Solid Waste Disposal

Mill Village Borough and LeBoeuf Township currently are serviced by independent refuse disposal companies and local residents reportedly find this service to be acceptable. As long as study area residents continue to be satisfied with the present system of private refuse collection, there is no need for municipal refuse removal service.

Recommendations For Public Utilities And Community Facilities

The following recommendations are presented for consideration:

1. Promote and encourage the establishment of community facility sites at locations which are desirable for proper development in the study area.
2. Attempt to make community facilities efficient and well planned, and attractive and responsive to persons of all age groups.
3. Promote the construction of package treatment plants and group water systems in areas where sewer/water related problems exist.
4. It is recommended that the Mill Village Fire Company officials strive to obtain necessary funds for the relocation of the fire hall at one of the proposed sites and purchase larger fire trucks and up-dated equipment (short/medium range).
5. It is recommended that all new subdivisions in both municipalities be required to provide a dry hydrant system with hydrants placed not more than five hundred feet apart. This will be possible where adequate groundwater and creeks/ponds are readily accessible. The dry hydrant system and associated pipes should be installed at the developer's expense (short/medium range).
6. It is recommended that the study area municipalities adopt their own set of subdivision regulations which include requirements for addressing package treatment facilities for group land developments such as apartment complexes, subdivisions and mobile home parks.
7. It is recommended that the borough consider acquiring the two existing private recreational sites in order to establish public playgrounds for school-age children.
8. It is recommended that Mill Village Borough and LeBoeuf Township adopt Storm Water Management Ordinances following adoption of the French Creek Storm Water Management Plan by Erie County government.

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CHAPTER 14

GUIDE FOR ACTION

The Mill Village/LeBoeuf Area Comprehensive Plan is a document which designates a recommended course for future development for these municipalities. It should be viewed only as a framework for action; a flexible guide rather than a rigid plan. It consists of a series of general recommendations in the fields of land use, housing, transportation, public utilities, and community facilities. This Guide for Action section of the Plan Update will take those general recommendations and establish specific program elements. The name of the party(s) that will be responsible for implementing the elements follows each recommendation.

Land Use Plan

1. The Mill Village Borough Council should adopt the Land Use Plan, Zoning Ordinance and Zoning Map as a first step in implementing the recommendations of the Borough's residential, commercial and other land use sections and the accompanying Land Use Plan Map. (Borough Council and Planning Commission)
2. The LeBoeuf Township Board of Supervisors should adopt the Land Use Plan and revise their current Zoning Ordinance and Zoning Map as a first step in implementing the recommendations of the Township's agricultural, residential, commercial, and other land use sections and the accompanying Land Use Plan Map. (Township Supervisors and Planning Commission)
3. Subdivision regulations are also an effective tool in land use planning implementation. It is recommended that Mill Village Borough consider adopting subdivision regulations to implement the Land Use Plan. Subdivision regulations should include density requirements and specific regulations concerning subdivisions in such areas as building placement, landscaping, open space, recreation facilities, and other land use related provisions. (Borough Council and Planning Commission).
4. It is recommended that the LeBoeuf Township officials consider adopting their own set of subdivision regulations. If a subdivision and land development ordinance is adopted to implement the Land Use Plan, the Township will have more local control over future developments which occur within its municipal borders. (Township Supervisors and Planning Commission)

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Housing Plan

The Mill Village Borough Council and the LeBoeuf Township Board of Supervisors should adopt the Housing Plan. In addition, the specific recommendations noted below should become an integral part of the housing policy for both municipalities:

1. The two municipalities should strive to obtain funding for rehabilitation projects with assistance from the Erie County Housing and Redevelopment Authority and/or the Erie County Department of Planning. (Borough Council and Planning Commission, Township Supervisors and Planning Commission, Erie County Housing and Redevelopment Authority, and Erie County Department of Planning)
2. The ability of residents to pay for housing regulates their housing needs and the Mill Village/LeBoeuf Area officials can ensure suitable housing by providing a variety of differing density zones through the Zoning Ordinance. The future Land Use Plan provides for additional multi-family development to allow for lower cost housing in the form of townhouses and apartments within the Borough and Township and should be included in zoning ordinances. (Borough Council and Planning Commission, Township Supervisors and Planning Commission)
3. Within LeBoeuf Township, the establishment and enforcement of proper planning policies governing mobile home structures is a necessity. The adoption of a separate ordinance is not necessary. Traditional regulations which encompass land use concerns, such as zoning ordinances and subdivision regulations should be sufficient. Any supplementary regulations deemed necessary (establishment of parks, density requirements, etc.) should be included as amendments to these original control documents. (Township Supervisors and Planning Commission)
4. Both municipalities should continue to promote the current Section 8 Housing Assistance Payments Program for Existing Housing. (Borough Council, Township Supervisors)
5. The LeBoeuf Township Board of Supervisors should initiate a housing related code enforcement program through the adoption of a building code. (Township Supervisors and Planning Commission)
6. The Mill Village Borough Council should initiate a housing related code enforcement program through the adoption of a building code. (Borough Council and Planning Commission)

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Transportation Plan

The Mill Village Borough Council and the LeBoeuf Township Board of Supervisors should adopt the Transportation Plan and their respective Transportation Plan Maps. The specific recommendations listed in Chapter 12 of the Plan and illustrated on the accompanying Transportation Plan Maps should be completed within the time frames identified on pages 87 - 88. (Borough Council, Township Supervisors)

Public Utilities and Community Facilities Plan

Mill Village Borough Council and the LeBoeuf Township Board of Supervisors should adopt the recommendations of the Public Utilities and Community Facilities Plan.

Additional Recommendations

1. Concentrated Growth Policy: Concentrated development is recommended rather than dispersal of low-density land development. Land development for community activities should be located in and around such concentrations. This concept refers to an organization of community areas in which people are concentrated around central areas. This land development pattern permits more efficient use of public facilities, and minimizes environmental degradation.

Such a pattern also respects the non-renewable resource value of land, whereby land conservation and proper management practices are encouraged for effective use of land. The cost of providing sewage treatment, water, and transportation facilities is also less with concentrated development than with 'scattered development. In addition, energy consumption for transportation is reduced when travel distances are shorter.

The concentration of development, especially residential development, also provides a social benefit. Residential concentrations have an identity, a sense of community, which is created by means of particular characteristics and landscape features, and they establish a setting to which residents can easily relate. This community identity is generally lacking, for example, in areas where a chain of housing and commercial strip development is permitted to be strung out along highways.

2. Recreation Policy: The two municipalities should strive to obtain funding for purchase of recreational sites and facilities with assistance from the Department of Community Affairs (DCA) under the Recreational Improvement and Rehabilitation Act Program (RIRA). The eligible projects that can be funded through this program are the purchase of land for public park, recreation, and open space areas. This may include acquisition of land for new

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areas; inholdings or buffer areas at existing park and recreation sites; preservation of critical wildlife habitats, including wetlands; and protection of historic or scenic open space resources. Projects involving purchase of existing public property are not eligible for assistance.

3. Environmental Policy: A consideration of environmental factors must be made in determining where land development should occur, and in determining the appropriate types and intensities of land use. Many environmental factors are highly sensitive to most types of human activities and need to be protected in an absolute sense, which means that their deterioration in value or function should be prevented.
4. Rural Policy: In rural areas such as LeBoeuf Township, concentrating development along the major thoroughfares accommodates future population increases while at the same time preserves large areas of agricultural land. Rural areas, which usually do not require extensive infrastructure improvements, will continue to encourage clustered residential and commercial developments in the future.
5. Agricultural Land Preservation Policy: Act 43 of 1981, as amended, by Act 149 of 1988 provides for the granting of special treatment to land in an agricultural security area by local governments. Therefore, the Township should consider establishing an agricultural security area when requested to do so by local land owners. The Township should prevent unreasonable restrictions on farm operations. The Township should also support the agricultural security area by not enacting laws or ordinances which would restrict farm structures or farm practices unless the laws or ordinances bear a direct relationship to public health or safety.

Any law or ordinance defining or prohibiting public nuisances shall exclude from the definition of these nuisances any agricultural activity or operation conducted using normal farming operations within the agricultural security area. This does not apply actions with a direct relationship to the public health and safety. The participation by landowners in this program is voluntary.

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