



*Richmond Township
Comprehensive Plan
April 2006*

COMPREHENSIVE PLAN

Richmond Township, Crawford County, Pennsylvania

JUNE 2006

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I. INTRODUCTION

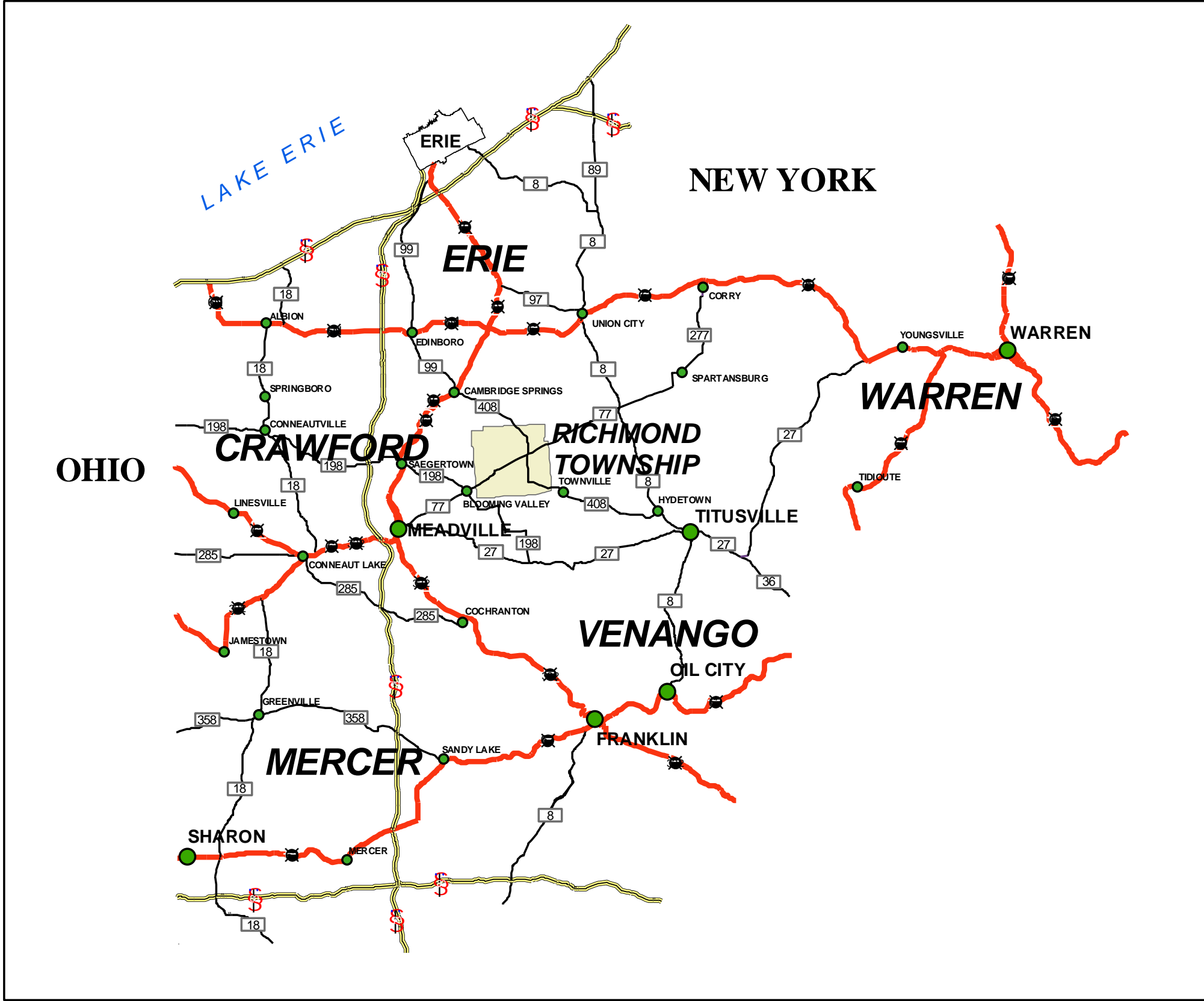
In the pages that follow, the Richmond Township Comprehensive Plan is the second such planning document prepared by the Township so technically, this Comprehensive Plan is an *update* of the existing 1976 Plan. Over the span of thirty years the Planning Commission and the citizens of Richmond Township recognize that much has changed in their world, but, at the same time, Richmond Township has remained a rural enclave that has witnessed some mild development over the years but has managed to maintain its rural character. It is hopefully understood that this effort at updating the Comprehensive Plan was not undertaken to make extensive changes to the existing Plan but rather to document and catalogue the changes that have occurred during the thirty-year interval since the initial Plan was developed. As well, thirty years represents a generational shift and a stated goal of this planning effort was to survey Township residents on matters relevant to the future growth and development of the Township. Therefore, the rationale for this document and the planning effort that informed it is the update of the 1976 Comprehensive Plan with updated data and statistics and, most importantly, an elaboration of the Goals and Objectives of the residents of Richmond Township.

Prior to reading this Plan the reader would benefit from an understanding of the relationship(s) between planning terms. The Comprehensive Plan is a policy document. It is not recognized as “the rule of law” but rather is the fundamental statement of a given community’s wants and needs. It identifies, in succinct terms, the broader future vision of the Township as viewed by the current residents (the stakeholders) and outlines a series steps (or goals) for achieving this vision. Another way of stating the same thing is that the Comprehensive Plan is a “public document” adopted by the municipality as a long-range policy guide for future decisions about the physical development of their land area. To be acceptable under ACT 247, a Comprehensive Plan must provide a blueprint for housing, transportation, community facilities and utilities and for land use. This plan sets forth past and present facts about the Township and forecasts future growth. The Comprehensive Plan discusses municipal issues and sets objectives and policies that have been identified through various processes involved in the Plan formulation.

One of the most difficult tasks in community planning is to implement the Comprehensive Plan. As entitled, *this* document is a Comprehensive Plan and should not be confused with a municipal ordinance. It should be understood by all parties that the Comprehensive Plan might be adopted with or without a later decision to establish land use regulations in the Township. Over future decades the suitability for follow-up measures in the form of the articulation and adoption of any municipal land use ordinances will be better informed from the contents of this document. In closing, a good Comprehensive Plan serves as the over-riding “policy guide” to assist in the decision making that a municipality will make. It can be viewed as the “vision” of the people who live in Richmond Township or the “voice of the people” that live in Richmond Township. This gives this Comprehensive Plan a potent presence in future debates and issues as they face both the citizens and the elected officials in Richmond Township. A very important first step has been undertaken to ensure that the vision that shapes Richmond Township is available to both the current and future residents of Richmond Township, Crawford County, Pennsylvania.

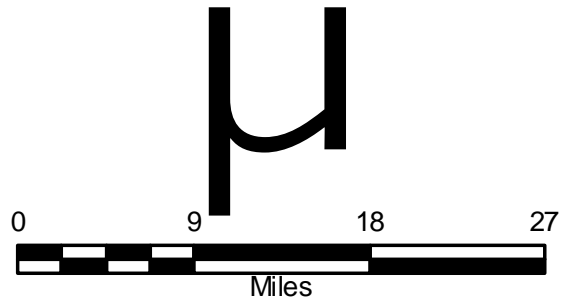
Regional Location Map

Richmond Township
Crawford County, Pennsylvania



Legend

- Interchange
- PA Route
- Interstate Highway
- US Route



1 inch equals 10 miles

MAP PRODUCED BY:



Crawford County Planning Commission
Meadville, PA

APRIL 2006

II. BACKGROUND INFORMATION

PHYSICAL CHARACTERISTICS OF RICHMOND TOWNSHIP

Richmond Township is located in northwestern Pennsylvania in east-central Crawford County. It is situated approximately seven miles northeast of Meadville and twenty-seven miles south of Erie. Richmond Township is bounded on the north by Rockdale Township, on the south by Randolph Township, on the west by Woodcock Township and Blooming Valley Borough, and on the east by Athens Township and Steuben Township. The Township encompasses 37 square miles of land. The climate is temperate with an average temperature of 26 degrees Fahrenheit in February and 69 in July. The average annual precipitation is approximately 44 inches. **Map 1** shows the location of Richmond Township in relation to northwestern Pennsylvania.

TOPOGRAPHY

Topography, which is defined as the three-dimensional form of an area's land surface, is a direct result of underlying geologic structures and weathering conditions. Hard, resistant bedrock withstands wind and water erosion, and results in areas of high elevation. Softer rocks erode to form valleys and gently sloping land. The topography and geology of an area affect the decisions and activities of that area's residents, developers, and investors in countless ways. Hence, these factors must be considered when people:

- determine the ability of a piece of land to support heavy structures,
- locate new water supplies,
- classify prime agricultural soils,
- identify soils that are not suitable for septic systems,
- pinpoint areas that have a significant risk of being flooded,
- determine where slopes are too steep for development,
- identify trends of past and present growth and development,
- project future land use patterns,
- construct new transportation routes,
- locate public utilities and community facilities,
- estimate the cost of replacing a public utility or community facility structure, and
- perform countless other tasks that are dependent on the physical environment.

The most prominent physical features in the Township are (1) a broad ridge beginning in the northwestern corner of the Township and running diagonally toward the south-central portion of the Township, ending approximately one mile south of the intersection of PA Route #77 and North Richmond Road (T-728), one of the highest points in the Township; (2) the Woodcock Creek Valley in the southwest portion of the Township; (3) the Mackey Run Valley which drains the north-central area of the Township and is a tributary to Muddy Creek; and (4) the Muddy Creek Valley in the northeast part of the Township.

Soils

The types of soils present within a given location have a direct relationship to agriculture, construction and development. Soil Type determines agricultural productivity, natural drainage characteristics, building foundation requirements, and sewage disposal requirements. The information presented in this section was taken from the *Soil Survey of Crawford County, Pennsylvania*, by the Soil Conservation Service of the U.S. Department of Agriculture (1979).

Map 2 shows the soil associations in Richmond Township. A soil association is a landscape that has a distinctive pattern of soils in defined proportions. It typically consists of one or more major soils and at least one minor soil. It is usually named for the major soils. The soils in an association occur in other associations, but in different patterns. A map showing soil associations is useful to people who want to have a general idea of the soils in a survey area.

How Soils Affect Planning And Land Use.

This section is designed to assist community planners, developers, policy makers, and individual landowners determine the most suitable use for a particular area. This explanation details certain general land uses as well as the soil properties that affect their development.

Sewage Lagoons: These are shallow ponds constructed to hold sewage – at a depth of 2 to 5 feet – long enough for bacteria to decompose the solids. A lagoon has a nearly level floor and sides that are made of compacted soil material. The sides and floor should be compacted to a medium density and the lagoon as a whole should be protected from flooding. The soil properties that may affect lagoon flooding are permeability, organic matter content, slope, and – if the floor needs to be leveled – depth to and condition of bedrock. The soil properties that may affect the sides of the lagoon are the engineering properties of the embankment material as interpreted from the Unified Soil Classification System, and the amounts of stones in this material.

Dwellings with Basements: This concerns homes or other buildings of three stories or less in height that have no more than an 8-foot excavation for basements. The soil properties that may affect the construction and maintenance of such basements are the depth to water table, the shrink-swell potential, the depth to bedrock, the kind of bedrock, the soil texture, the percent slope, the potential for frost action, and the hazard of flooding.

Lawns and Landscaping: This concerns lawns at homes where enough lime and fertilizers are used for lawn grasses and ornamental plants to grow. Suitable soil material is needed in sufficient quantities so that desirable trees and other plants can survive and grow well. Among the important soil properties for lawns and landscaping are the depth to bedrock or layers that restrict water and roots, the soil's texture, the slope, the depth of the water table, and the presence of stone or rock in the soil.

Local roads and streets: This concerns roads and streets that (1) have an all weather surface; (2) are expected to carry automobile traffic all year; (3) have a sub-grade of underlying soil material; (4) have a base consisting of gravel, crushed rock, or soil material stabilized with lime or cement; (5) have a flexible or rigid surface such as asphalt or concrete; (6) are graded to shed water; (7) have ordinary provisions for drainage; (8) are built mainly from soil at hand; and (9) have cuts and fills that are less than 6 feet in depth. Local roads and streets are most affected in design and construction by soil's load supporting capacity, the stability of the sub-grade, and the workability and the quantity of the cut and fill material. The AASHTO and Unified Classifications of the soil material – as well as the shrink-swell potential – indicate the road's traffic supporting capacity.

Wetness and flooding affect the stability of the material. Slope, depth to hard rock, content of stones and rocks, and wetness affect the ease of excavation and the amount of cut and fill needed to reach an even grade.

Sanitary landfill: A sanitary landfill is a method of disposing of refuse. The waste is spread in thin layers, compacted, and covered with soil. Landfill areas are subject to heavy vehicular traffic. Some soil properties that affect the suitability of an area for landfill use are ease of excavation, hazard of polluting groundwater, and trafficability. The best soils for this use have moderately slow permeability, withstand heavy traffic, are friable, and are easy to excavate.

Before other types of development – such as recreation facilities, camping areas, paths, trails, picnic areas, playgrounds, golf courses, dwellings without basements, and high-density developments – are sited, the *Soil Survey of Crawford County* should be thoroughly referenced to find the most appropriate soil areas.

SOIL ASSOCIATIONS

The Venango-Frenchtown-Cambridge Association

The soils in this association are deep, moderately well drained to poorly drained, and on nearly level to moderately steep slopes. They were formed in materials weathered from glacial till, and are found in broad upland areas characterized by hills, mounds, knobs, depressions, nearly level areas, and valley side slopes. Artificial drainage techniques and erosion control practices are often needed before these soils can be heavily cultivated. The main limitations that these soils pose to town and country development are restricted permeability and a high water table.

The Holly-Red Hook-Chenango Association

The soils in this association are deep, very poorly drained to somewhat excessively drained, and on nearly level to sloping areas. They were formed in materials weathered from stream deposits and glacial outwash. They are found on broad floodplains along major streams, on narrow floodplains along smaller streams, and on undulating, rolling and some smooth stream terraces between floodplains and uplands. The main limitation that these soils pose to town and country development is the ease with which groundwater may be contaminated by effluent from sewage disposal systems.

The Valois-Cambridge Association

The soils in this association are deep, well drained to moderately well drained, and on nearly level to very steep areas. They were formed in materials weathered from glacial till, and are found in broad upland areas characterized by hummocky small hills, knobs and knolls closely intermingled with small depressions. The main limitations that these soils pose to town and country development are restricted permeability, hummocky topography, and a high water table.

SUITABILITY OF SOILS FOR ON-LOT SEWAGE

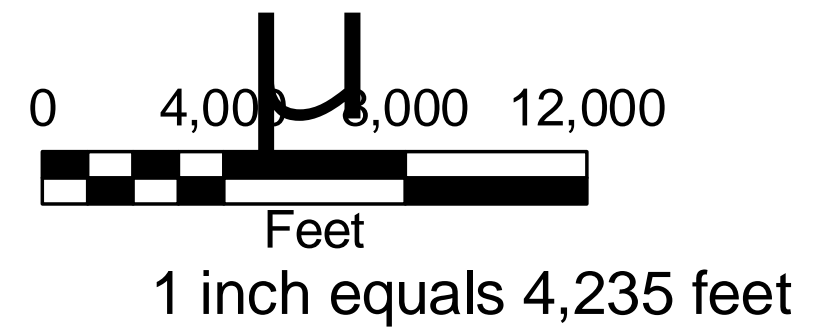
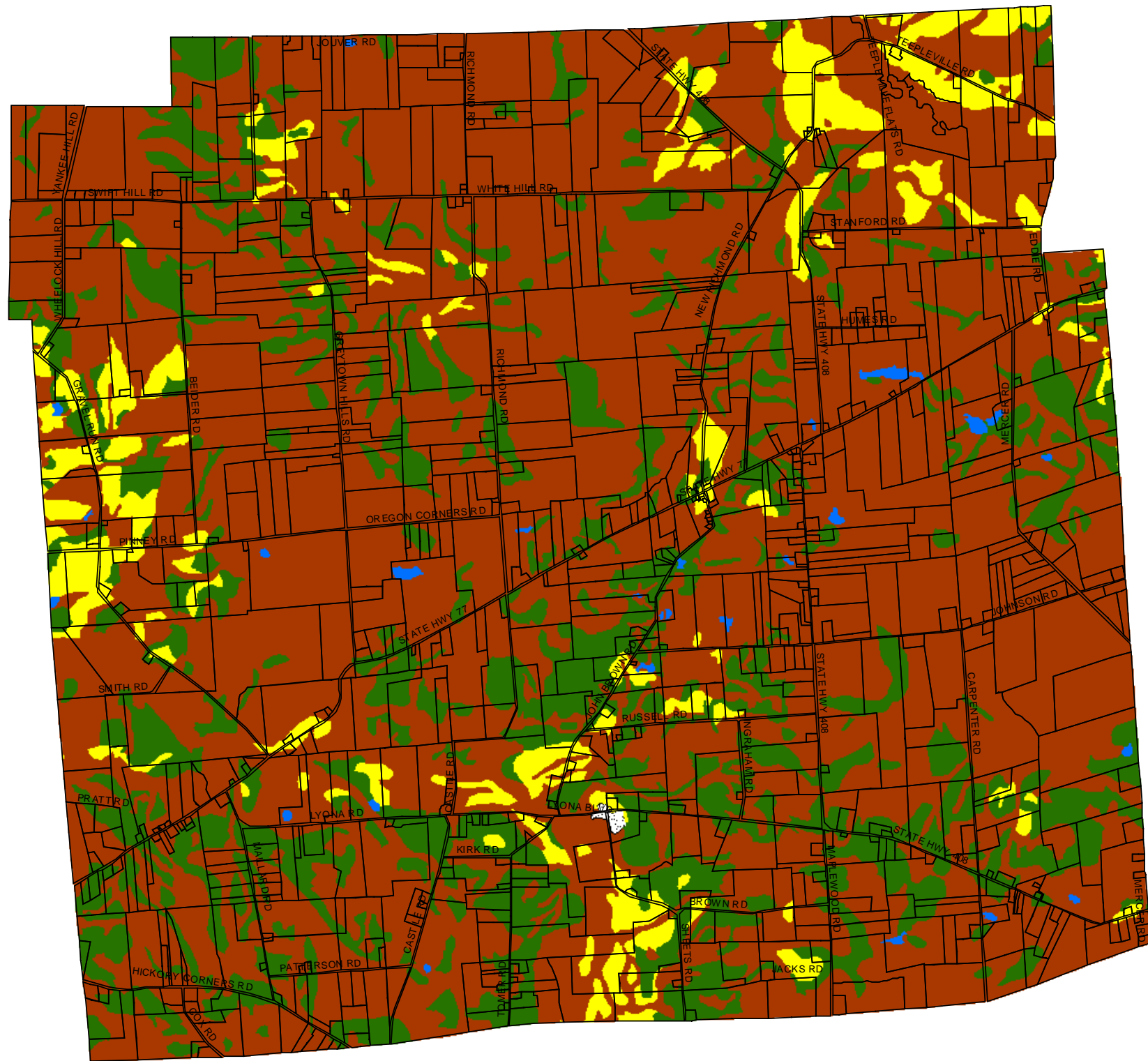
Richmond Township's soils were examined for their suitability to accommodate on-lot sewage systems. The County is fortunate because it has a thorough soils study that was published in 1979. There are 23 basic soil classifications in Crawford County. All of these soils were grouped in four categories that define the utility of these soils for use in the construction of on-lot sewage systems. These categories are given as follows;

- Soils having no limitation for on-lot disposal of sewage. These soils are well drained and are easily adapted to the use of conventionally constructed on-lot systems.
- Soils having slight limitations for on-lot disposal of sewage. These soils are also well drained; in fact they are extremely well drained consisting in large part of gravel deposits. The difficulty associated with installing on-lot systems in these soils is that they allow effluents to reach groundwater too rapidly; this condition may result in contamination of groundwater because the cleaning effects of the trickling process are too abbreviated.
- Soils having moderate limitations for on-lot disposal of sewage. These soils are partially permeable and can be satisfactory for on-lot sewage systems, but there are some constraining factors. For example, PA DEP standards indicate that in order for a conventional on-lot sewage system to be designed and constructed on a property, there should be 6 feet between the ground surface and the maximum height of the seasonal groundwater table. The maximum height of the groundwater table is, in fact, the level at which the “hardpan” or impervious soils occur in the soil profile. Soils in this moderate limitations category normally have a distance of between 18 inches and 3 feet from the ground surface to the seasonal groundwater table. This distance is not adequate based on PA DEP standards. However, where a mounding technique is used at the ground surface, PA DEP standards can be met by bringing in permeable soil and placing a layer of this on the surface where the on-lot sewage system’s tile field will be placed. The soils in this category make it possible to construct what have been termed sand mound systems in order to satisfy sewage disposal requirements.
- Soils having severe limitations for on-lot disposal of sewage. These soils are characterized by a high seasonal water table: between 6 inches and 18 inches from the ground surface. The sand mound construction technique is not suited to such a shallow permeable soil profile. PA DEP standards do not permit the construction of standard on-lot sewage systems in soils with these permeability characteristics.

It is important to note the soils survey data are generalized, and specific tests on a site, be it 20,000 square feet or one acre in area, may reveal that the soil can support an on-lot sewage system. In fact, because public sewer systems are often cost prohibitive, there is a growing emphasis on designing on-lot sewage systems to higher standards so that they can function in less than ideal soils. For example, dosing techniques are used whereby sewage effluent is collected and periodically pumped into a tile drain system, flooding the whole system and using its cleansing action more efficiently. Alternate tile fields are used thus providing rest periods for each system, prolonging the life of the entire tile disposal system. Also, small flow treatment facilities involving chlorinating the eventual effluent and discharging it to an existing watercourse is permitted for individual users. Manholes are constructed in the tile system areas in order to provide for clean-out opportunities. Although applying these new technologies will require the construction of more elaborate, more expensive on-lot systems, these systems have the ability to function efficiently, and they may be the only way that future development can take place in many areas of the Township.

On-Lot Sewage Suitability

Richmond Township
Crawford County, Pennsylvania



Map Produced By:



Crawford County Planning Commission
Meadville, PA

April 2006

FLOOD PRONE AREAS

Since the 1970's, both federal and state governments have taken strong actions to deal with the perils of flooding. At that time, the federal government worked with local governments requesting that they regulate new development in areas identified as subject to the hazards of flooding. Under the direction of federal officials, areas subject to flooding have been mapped municipality by municipality. This has been done in Richmond Township. The result of this effort is a map that delineates the flood hazard areas for the area in order to establish a rate structure for the purchase of flood insurance. **Map 3** shows the location of Richmond Township's flood hazard areas.

In recent years there has been an emphasis on non-structural solutions to flooding problems. Where in the past a structural approach would be taken, i.e. a dam or other flood control device would be constructed. Now, the goals have turned to pre-disaster mitigation and better enforcement of floodplain and building code regulations. The Disaster Mitigation Act of 2000 now requires every municipality in the nation to have in place a "Hazard Mitigation Plan" that details the steps that are to be taken to minimize the effects of natural hazards. Crawford County has taken the lead on developing a countywide plan that meets the requirements of the Disaster Mitigation Act of 2000.

LANDS CLASSIFIED AS WETLANDS

Wetland regulations have assumed an increasing importance in the life of communities, especially those with many acres of undeveloped land such as Richmond Township. Current regulatory practice makes it almost impossible to fill in wetland areas and incorporate the filled land into a developed site plan. This makes it wise to be aware of delineated wetlands and plan around them.

Wetlands are transitional lands between terrestrial and aquatic systems, in which the water table is either: at the surface, is near the surface, or the surface is covered by shallow water. The saturated soil in a wetland is very fertile, and usually supports an abundance of vegetation that is adapted for life in such conditions. Thus, wetlands are very rich and contain a diverse array of species. Wetlands additionally act as a filter -- improving the quality of the water that drains from them. They also aid in flood control by temporarily retaining floodwaters. Hence, the identification of these resources is important for both the protection of the wetlands and the maintenance of human life and property. However, wetlands can be difficult to develop due to their soils. Thus, the identification of an area's wetlands is also important to properly defining its development constraints.

The U.S. Department of the Interior has produced a mapped National Wetlands Inventory. Although it is by no means definitive, the National Wetlands Inventory is a good basis for future planning in Richmond Township. The Inventory is done on the U.S.G.S. 7.5 quadrangle map series at a scale of 1" = 2,000'. Observing the delineations, it can be noted that a large majority of the Township's wetlands are situated in the Woodcock Creek, Mackey Run and Muddy Creek floodplains. A majority of the wetlands in the northeast section of the Township are part of the Erie National Wildlife Refuge and owned by the US Fish and Wildlife Service.

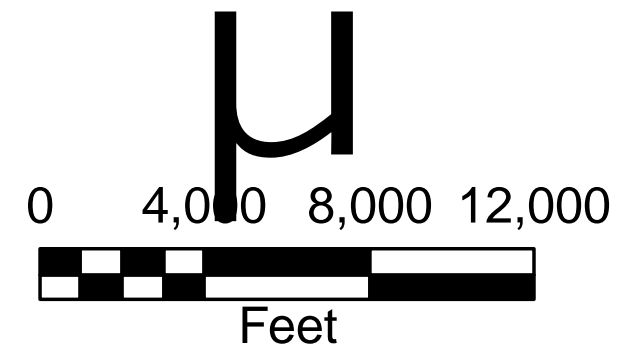
Flood Hazard Areas

Richmond Township

Crawford County, Pennsylvania

Legend

 100-Year Floodplain



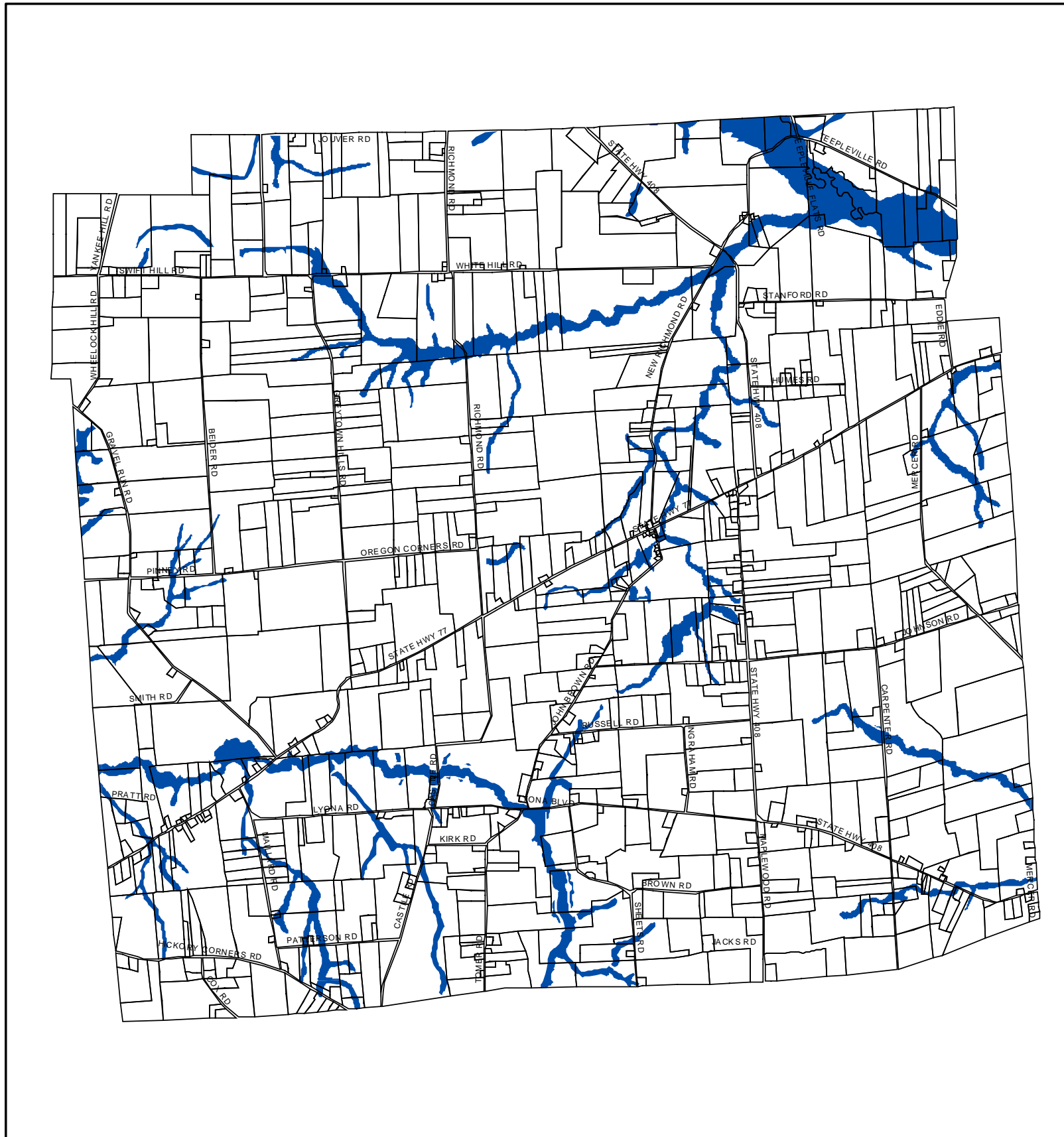
1 inch equals 4,651 feet

Map Produced By:



Crawford County Planning Commission
Meadville, PA

April 2006



The Pennsylvania Dam Safety and Encroachments Act of 1978 defines natural or artificial lakes, ponds, reservoirs, swamps, marshes, streams, floodways, and wetlands as “regulated waters of the Commonwealth,” and places them under the jurisdiction of the Pennsylvania Department of Environmental Protection (DEP). Pennsylvania’s wetlands can usually be placed into one of the following classifications.

- *Forested wetlands*- Forested wetlands are wet habitats where large woody trees (usually over 20 feet in height) are found. Trees may include red or silver maple, river birch, blackgum, green ash, and similar trees. Approximately 45% of Pennsylvania’s wetlands are in this classification.
- *Scrub-shrub wetlands*- Scrub-shrub wetlands are inhabited by spicebush, swamp honeysuckle, highbush blueberry, winterberry, alder, willows, other woody shrubs, and trees less than 20 feet in height. Approximately 28% of Pennsylvania’s wetlands are in this classification.
- *Emergent wetlands*- Emergent Wetlands are vegetated by grasses, sedges, rushes, and other herbaceous plants that emerge from the water or soil surface. Approximately 14% of Pennsylvania’s wetlands are in this classification.

AGRICULTURAL SOILS

The Soil Conservation Service, U.S. Department of Agriculture, has developed a classification system for soils based on their capability to sustain productive agriculture. There are eight classes of soils in this system. Classes 1 and 2 are considered very good for farming. Class 3 is considered fair for carrying on agricultural operations. It requires more careful land management practices but will respond well if managed properly. Classes 4 through 8 are considered poor for farming and use is limited to pasture or range, woodland, or wildlife habitat. Each of these classes is discussed in the Soil Survey of Crawford County (May 1978). The soils in Richmond Township were analyzed and a map made which assigned one of the three categories described above to each soil configuration in Richmond Township. The results of this study are displayed on **Map 4**.

SOILS WITH SAND AND GRAVEL POTENTIAL

Again, based upon an analysis of soil types, one can predict with reasonable certainty locations where sands and gravels are present in the soils. **Map 5** identifies those soils that have sand and gravel potential. The soils identified on the map are of the Chenango Series, the Wyoming Series, the Haven Series and the Braceville Series. Either these soils all consist of 40% coarse fragments below the depth of 30 inches from the surface or they have historically yielded sand and gravel. While the suitability of the identified soils may vary widely, this map helps to pinpoint where future surface mining operations may occur.

SLOPE

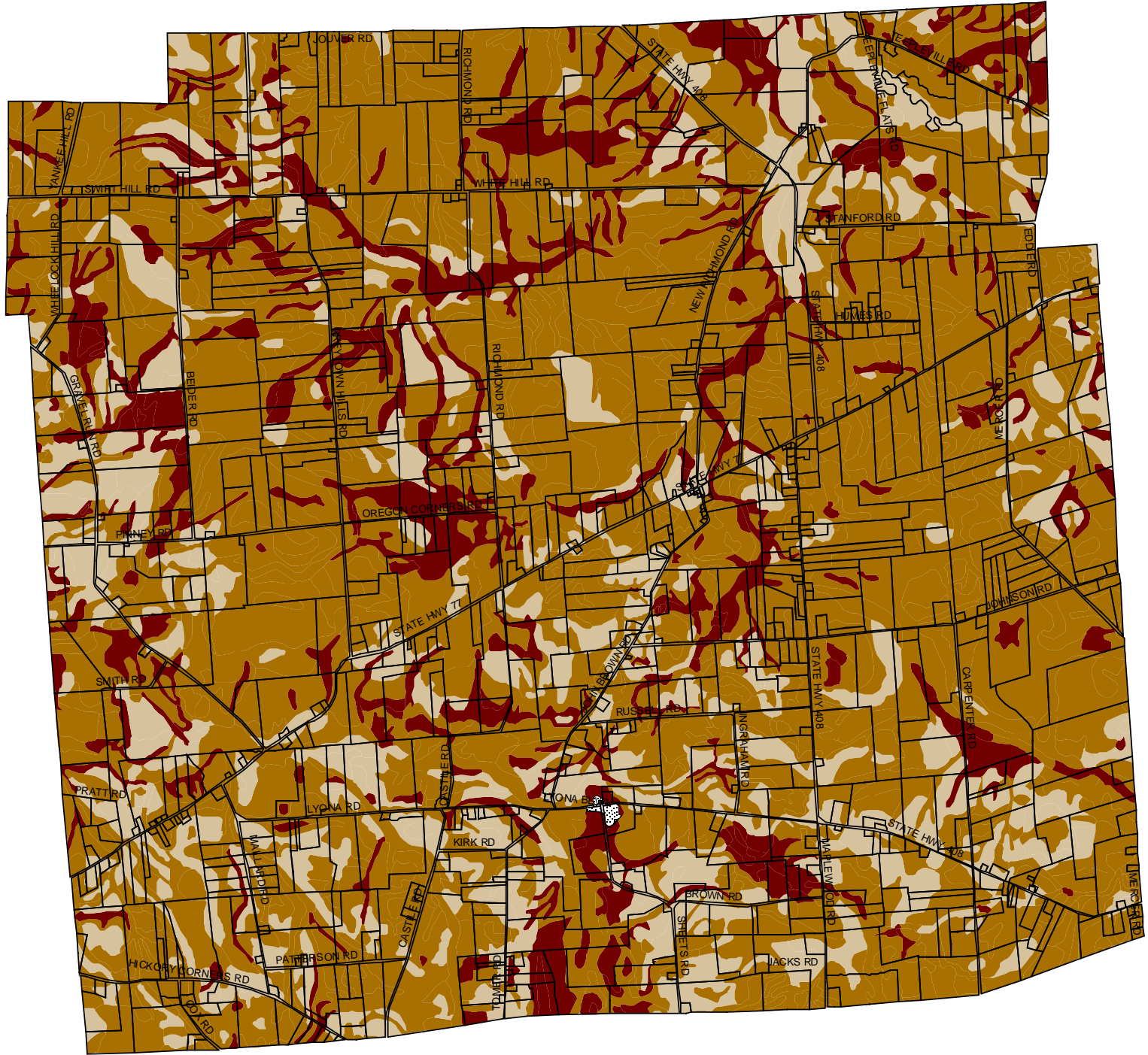
The slope of a piece of land determines what types of construction and development are feasible on that parcel. Slope can have a significant effect on excavation requirements, sewage disposal alternatives, and total construction costs. Slope is expressed as a percentage, and is defined as the inclination of the surface of the land in question relative to that land’s horizontal datum. For

instance, on e percent slope is equivalent to a one-foot vertical deviation over one hundred feet of horizontal distance. The four major slope categories are listed below.





- 0-8% slope: Land that has a slope in this range is generally suitable for intensive land development, such as industrial parks, commercial/retail complexes, and high-density residential neighborhoods. Slab-on-grade buildings, large-scale structures, major highways, and geometric layout schemes are usually feasible. Furthermore, slopes in this range pose no limitations to traffic circulation.
- 8-15% slope: Intensive or large-scale land development becomes less economically practical in this slope range. Certain types of commercial and industrial development may be prone to major limitations and may require special engineering, design, and construction techniques. The normal grade may be too steep for major traffic. However, single-family homes on large lots, townhouses, garden apartments, and terraced developments are still generally feasible.
- 15-25% slope: Land in this slope range can generally sustain less active land development. Low-density residential development is usually feasible, although some clustering techniques can still be used. Although traffic circulation is severely limited, contour-induced limitations can be overcome at a cost.
- 25% slope or greater: Development on land in this slope range is not usually encouraged, as it may result in serious erosion, drainage, or access problems. Development on such slopes is often not economically possible whatsoever. These lands are often best used as recreational or conservation areas.

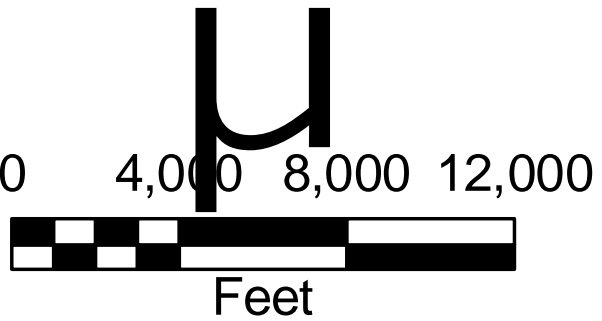
Agricultural Quality

Richmond Township Crawford County, Pennsylvania



Legend

-  Class I & II Soils
-  Class III Soils
-  Class IV - VIII Soils
-  Gravel Pit



1 inch equals 4,576 feet

Map Produced By:

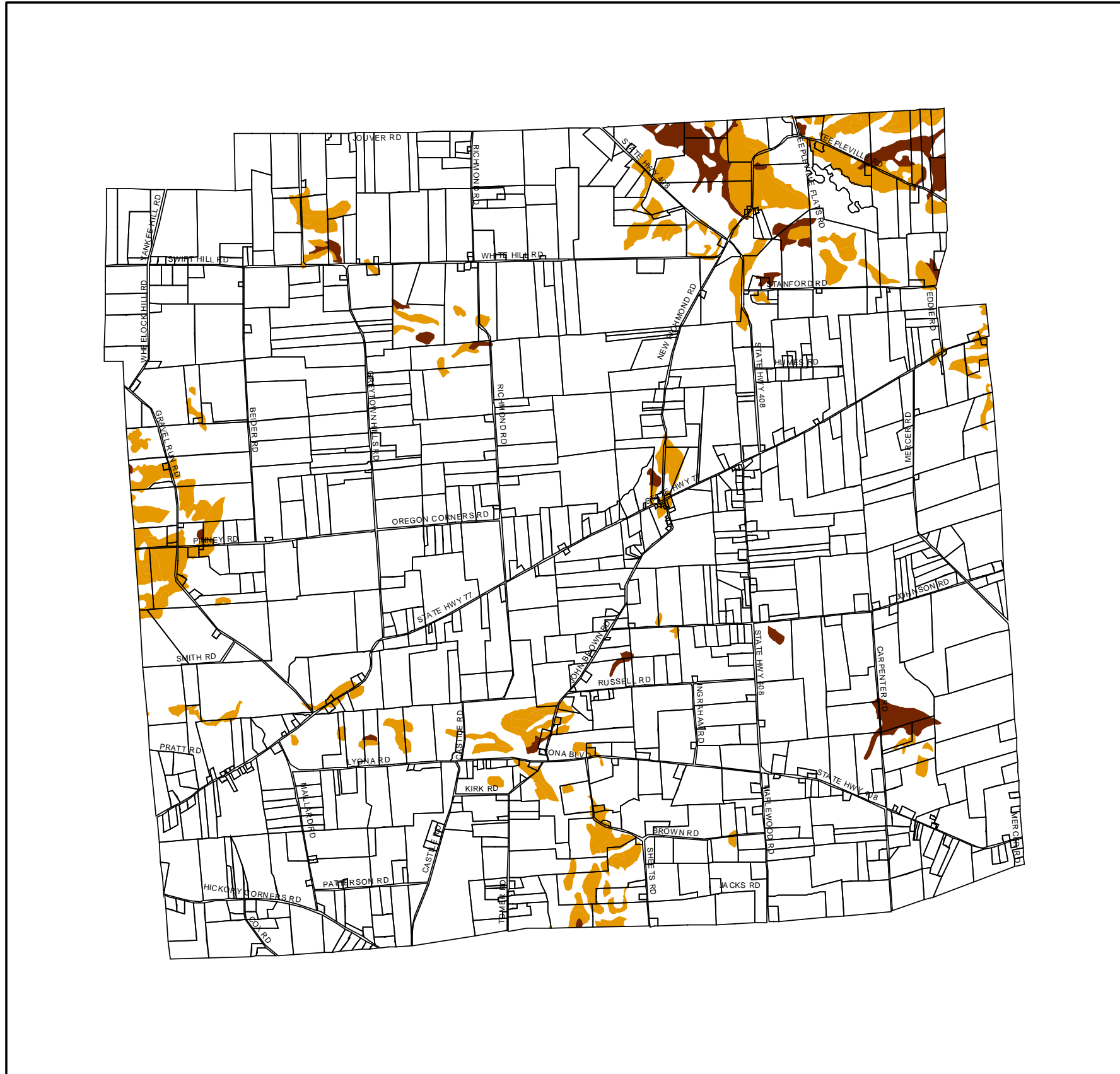


Crawford County Planning Commission
Meadville, PA

May 2006

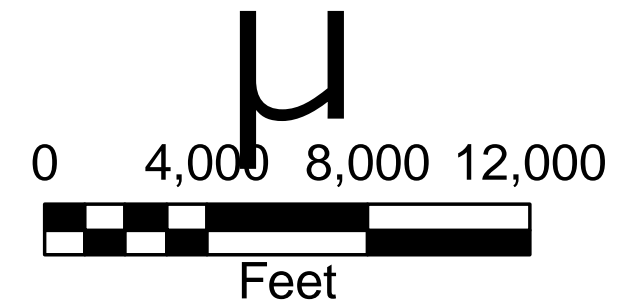
Sand and Gravel Potential

Richmond Township Crawford County, Pennsylvania



Legend

- Good
- Fair



1 inch equals 4,755 feet

MAP PRODUCED BY:



Crawford County Planning Commission
Meadville, PA

APRIL 2006

EXISTING LAND USE

The inventory and the map of the existing use of land is one of the most important studies in the community planning process. Analysis of the various land use categories, their interrelationships and the patterns they establish, provides a key element in the formulation of a future land use plan.

A land use survey of the Township was completed in the spring of 2004. Every parcel of land identified on the property assessment maps for Richmond Township was assigned its appropriate use and this information was mapped. A description of the land use categories (**See Map 6**) used in the survey is as follows:

Agricultural: Land which was being utilized for crop production or land that had been utilized in the recent past for cropping.

Commercial: Businesses other than manufacturing were classified under this category. The majority of commercial establishments are located near the PA Rt. 77/408 intersection with a few others scattered throughout the Township.

Industrial: Industrial use within in the Township is limited to two establishments and seven sand and gravel operations.

Marshland: Lands that are identified as marsh or wetlands by the USGS.

Multi-Family: Apartments and duplexes were classified under this category.

Public / Semi-Public: Uses which are partially public and/or institutional in nature. Uses such as churches, granges, and public utility facilities were inventoried in this category. Also, uses that are supported by and open to the general public are included. State and Federally owned lands were not included in this category.

Rural Residential: Dwelling units that appear to accommodate a single family. Included in this category were standard individual housing units, farm complexes and manufactured homes.

Fallow Lands: Land which did not appear to have been in use recently as cropland and which was in woods, pasture or brush.

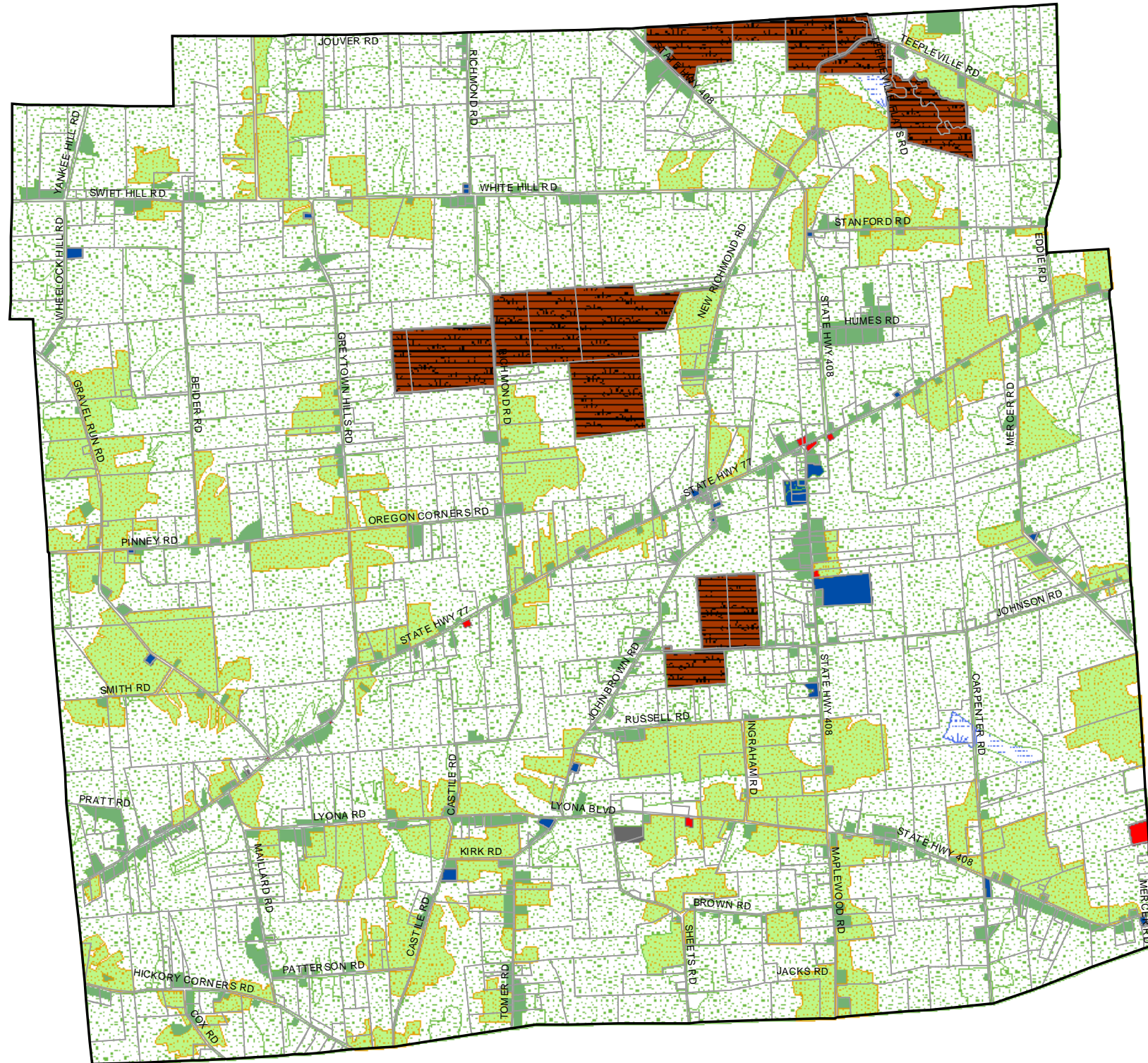
State and Federal: Lands owned and operated, except for minor leasing activity, by the Commonwealth of Pennsylvania or the Federal Government. This category included State Gamelands and the Erie National Wildlife Refuge.

Wooded/Forested: Land which was in woods or forest.

A statistical summary of Map 6 is found in Table 1, Existing Land Use Accounts.

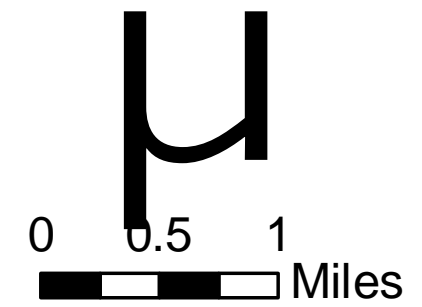
Existing Land Use

Richmond Township
Crawford County, Pennsylvania



Legend

- | | | | |
|--|--------------|--|-------------------------|
| | Agricultural | | Residential |
| | Commercial | | Public/Semi-Public |
| | Industrial | | Woodland and Pasture |
| | Marshland | | State and Federal Lands |



1 inch equals 4,263 feet

MAP PRODUCED BY:



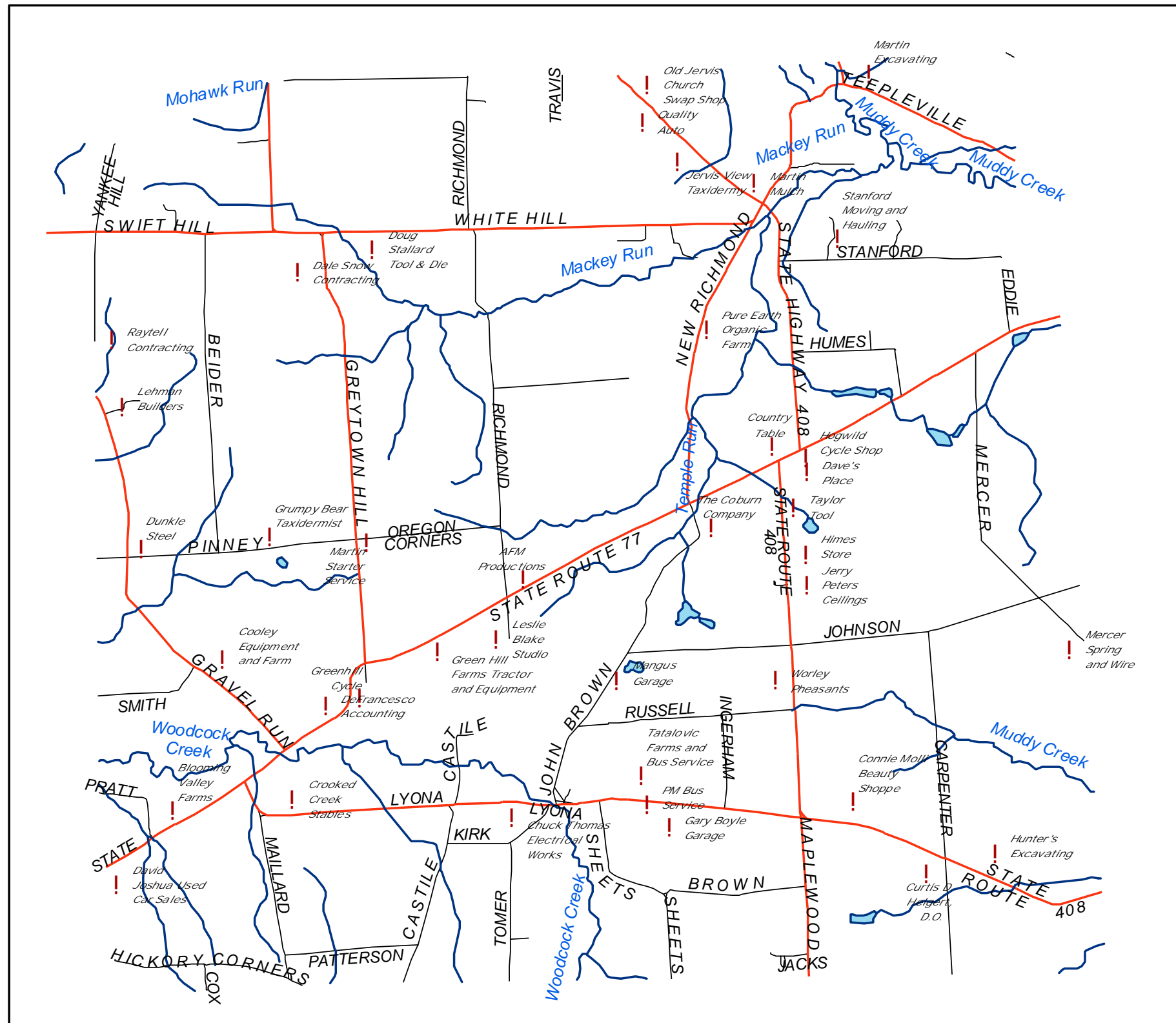
Crawford County Planning Commission
Meadville, PA

APRIL 2006

Existing Business Map

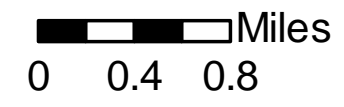
Richmond Township

Crawford County, PA

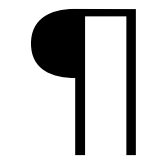


Legend

- Richmond State Roads
- Richmond Local Roads



1 inch equals 4,218.564485 feet



Map Produced By



June 2006

TABLE 1
EXISTING LAND USE ACCOUNTS

Land Use	Acreage	% of Total Area
Agricultural	4,202.59	17.70
Commercial	17.11	.07
Industrial	11.25	.05
Marshland	78.01	.33
Multi-Family	.62	0
Public/Semi-Public	82.19	.35
Rural Residential	768.35	3.24
Fallow Lands	2,747.26	11.57
State and Federal	1,024.03	4.31
Wooded/Forested	14,816.74	62.39
Total Area	23,748.00	100.00

Land Use Analysis

A study of the existing land use map leads one to the following observations:

1. Settlement patterns are of the scattered random housing variety, with stage highways 77 and 408 having the most density. The village of New Richmond, located along route 77 in the heart of the township, is the most well-known settlement in Richmond Township.
2. The township contains a relatively small amount of commercial activity. The majority of commercial businesses are located at the PA 77/408 intersection i.e. Bertrams Corners and Navy Corners.
3. Richmond Township has a fair amount of conservation lands, including the PA Game Commission and U.S. National Wildlife Refuge.
4. Public and semi-public uses are concentrated along route 408 south of the PA 77/408 intersection.
5. The township maintains a solid farming economy, although it is decreased somewhat since the last land use accounts were completed in the 1970's.
6. Woodland and pastures is the largest land use category in Richmond Township. Properly managed, this can be a financial benefit through the timber harvest of valuable hardwoods.

Future Land Use Analysis

The future land use map (see map 9) shows four categories:

1. **Agricultural** – By far the most prevalent use, this category would maintain the traditional Richmond Township land usages; farming, agricultural related activities, rural residential/home occupations, sawmills, scattered business sites.

2. **Rural Residential** – Where lotting patterns along major highways (PA Routes 77 and 408) have emerged with higher densities than the agricultural areas that largely define the balance of the township.
3. **Rural Commercial** – The intersection area of PA Routes 77 and 408. Businesses currently operating in this area include: a restaurant, and ice cream stand, a motorcycle shop, township recreation site and residences.
4. **Conservation** – PA Gamelands, U.S. Wildlife Refuge and marshes.

HOUSING ANALYSIS

Housing is very important to a community. It represents the its resident's single largest investment, providing shelter and quality of life. Housing signifies the community's general economic condition, its history and overall character both physically and socially. Housing is a very important issue to local governments. Not only does a sound housing stock makes the community more attractive for various job-creating developments, it is fundamental to the health, safety, and welfare of Richmond Township's residents. Housing conditions also directly affect Richmond Township's tax base. The information in the following section is derived from two sources; a "windshield" housing condition survey and the 2000 U.S. Census.

HOUSING CONDITION SURVEY

In May of 2003, a comprehensive housing condition survey was conducted in Richmond Township. The following rating system was applied to the houses of Richmond Township:

1=Excellent; 2=Sound; 3=Minor Rehabilitation; 4=Substantial Rehabilitation; 5= Dilapidated

In Richmond Township, it was determined that 82% of the houses were classified as either excellent or sound. Because of the scattered nature of housing in Richmond Township, the dynamics of substandard housing in rural areas are generally different than in urban areas. It is more difficult to determine concentrations of housing condition problems. An attempt to identify these concentrations was made by tabulating and arranging data from this survey according to streets and neighborhoods. It was found that substandard housing units were found scattered throughout Township with no visible concentrations.

OTHER HOUSING CHARACTERISTICS

The following information in Tables 2, 3, and 4 was compiled from the 2000 U.S. Census. In each of the following tables, Richmond Township information is compared with countywide census information. Some interesting differences between Richmond Township's and Crawford County's housing stocks emerge from these comparisons. Approximately 89 % of the occupied housing units in Richmond Township are owner occupied compared with 75.5 % countywide. Additionally, Richmond Township's housing stock is generally younger than the whole of Crawford County. Only 28.7% of the housing units were constructed prior to 1940 compared with 31.8% countywide. Richmond Township has a higher percentage of single-family

dwellings compared to the county (81.8% to 70.5%) as well as a lower percentage of multi-family dwellings (1% to 13.3%).

TABLE 2
OCCUPIED HOUSING UNITS BY TENURE

Occupancy	Number in Richmond Township	Percent in Richmond Township	Number in Crawford County	Percent Countywide
Owner Occupied	460	89%	26,190	75.5%
Renter Occupied	55	11%	8,488	24.5%
Total Occupied Units	515	100%	34,678	100%

TABLE 3
HOUSING UNITS BY TYPE

Housing Type	Number in Richmond Township	Percent in Richmond Township	Number in Crawford County	Percent Countywide
Single Family Dwelling	472	81.8 %	29,890	70.5 %
Multi-Family Dwelling	6	1.0 %	5,627	13.3 %
Mobile Home / Trailer	95	16.5 %	6,769	15.9 %
Other	4	0.7 %	130	0.3 %
Total Number of Units	577	100%	42,416	100%

TABLE 4
HOUSING UNITS BY AGE

Year Structure Built	Number in Richmond Township	Percent in Richmond Township	Number in Crawford County	Percent Countywide
1999 to March 2000	2	.3	582	1.4 %
1995 to 1998	52	9.0 %	2,095	4.9%
1990 to 1994	35	6.1%	1,988	4.7%
1980 to 1989	83	14.4 %	3,883	9.2%
1970 to 1979	124	21.5%	7,616	18 %
1960 to 1969	35	6.1%	4,482	10.6%
1940 to 1959	34	5.9%	8,289	19.5%
1939 or earlier	212	36.7 %	13,481	31.8 %

HOUSING AFFORDABILITY

Housing affordability is based upon two factors: housing costs and household incomes. Because most of the data in the 2000 Census is now at least 6 years old, listing median purchase and rental costs for housing would give one an inaccurate impression of the housing market in Richmond Township. One way of determining the affordability of housing in Richmond Township is to look at the ratio of housing costs (mortgage, rent, etc.) to annual household income. Table 5 shows household income, median housing value, and median rent for Richmond Township, Crawford County, and Pennsylvania. The rental index is the proportion of income that rental costs would amount to for a family with the median income. Thus, for the whole of Crawford County, tenants spend more of their income on housing than in the Township. Purchase Unit Indexes were derived from the proportion that median household income made of median owner-specified value. It can be concluded that housing affordability is not as much of a problem for Township residents than for the whole of Crawford County or of Pennsylvania.

TABLE 5
HOUSING AFFORDABILITY INDEXES FOR RICHMOND TOWNSHIP, CRAWFORD COUNTY, AND PENNSYLVANIA

	Median Household Income	Median Monthly Rent	Median Housing Value
Richmond Township	\$ 39,583	\$ 390	\$ 72,000
Crawford County	33,560	406	72,800
Pennsylvania	40,106	438	94,800

HOUSING CONSTRUCTION ACTIVITY

A method to gauge new housing construction activity in a municipality is to review the building permits that were issued. Table 6 enumerates estimated construction activity over a 3-year period. It must be mentioned that these figures represented estimated construction costs and not necessarily all permits issued resulted in completed projects. These figures do, however, offer a rough estimation of building activity over a period of the last 3 years.

TABLE 6
ESTIMATED TOTAL COSTS OF BUILDING PERMITS ISSUED IN RICHMOND TOWNSHIP

Year	New Housing Construction	Housing Additions	Garages, Barns, and Sheds	Industrial and Commercial	Total
2002	8	2	3		\$505,000
2003	5	2	2	3	689,673
2004	4	1	4		311,000

POPULATION DATA AND FORECAST

An analysis of past population trends and compositions can supply the basis upon which plan proposals may be formulated to provide for future facilities and services in scale with the projected needs of a community. Past population trends generally are indicative of future directions, therefore, an analysis of former trends lends insight into the adequacy of existing facilities and the demand for future facilities and service.

In 2000, the U.S. Bureau of the Census lists the population of Richmond Township at 1,379 persons. This represents a population increase of .65% from 1990. The Township had its greatest population in 1860 (1,640), a date corresponding with the era of the small farm. Likewise the population of Crawford County reached a peak around this same time (1880). The generally steady decline in the Township's population through the next seven decades resembles what occurred throughout most of the rural areas of Crawford County. As a result of the industrial revolution following the Civil War there was a steady decline in the number of small family farms. With less manual labor required on the farm families sent their young to seek employment opportunities in the growing industrial centers. By 1930 the low point in the Township's population (since 1840) was reached (878), and we then see the start of an upswing in population that lasted through 1950. In 1950 the population again peaked at 1,074 persons (see Table 7). Over the next two census periods (1960-1970) the Township saw a slight decline in population. During the next three census periods 1980-2000 the Township began to see population increases for the first time since the 1940 census. This can partly be attributed to the larger trend of population gain in the townships throughout the County and the state. These trends will be discussed further in later sections of this report.

Table 7

Richmond Township Population 1840-2000

1840	1850	1860	1870	1880	1890	1900	1910	1920
771	1,139	1,640	1,399	1,490	1,384	1,196	1,054	982

1930	1940	1950	1960	1970	1980	1990	2000
878	1,010	1,074	1,034	1,023	1,228	1,370	1,379

Table 8

**Comparative Population Trends
Richmond Township and Surrounding Municipalities**

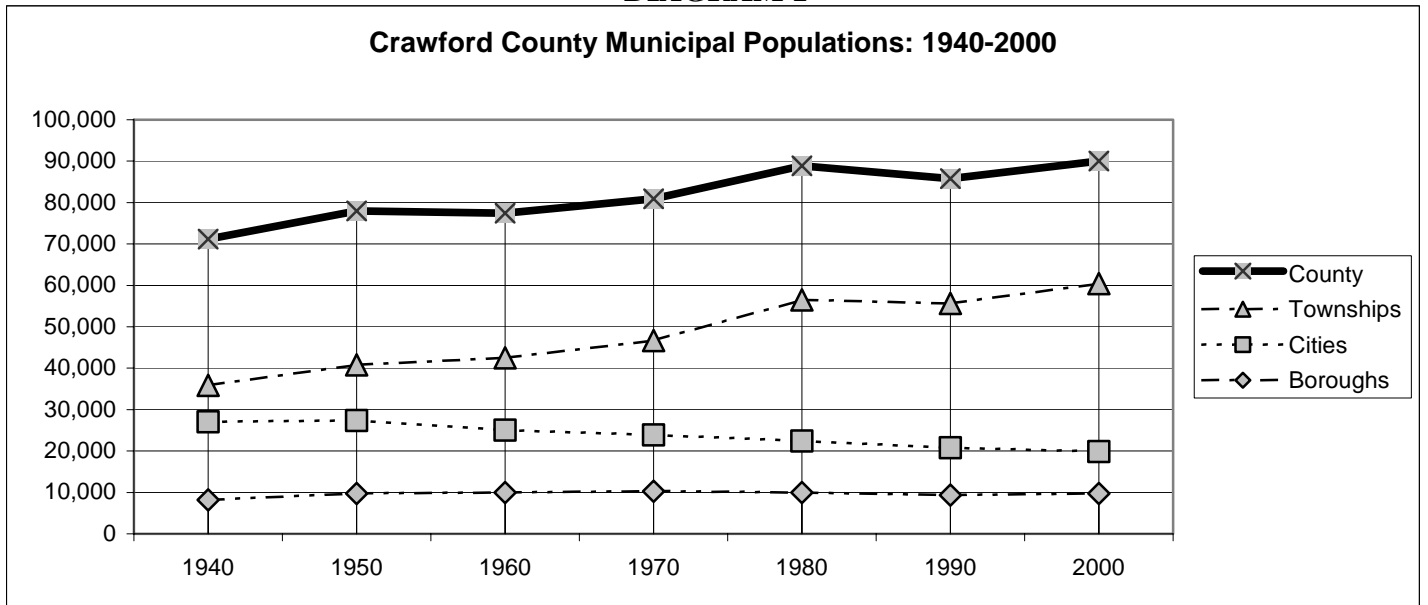
	1970	1980	%Change 1970- 1980	1990	% Change 1980- 1990	2000	% Change 1990- 2000
Richmond Township	1,023	1,228	20	1,370	11.6	1,379	.65
Rockdale Township	820	1,060	29.3	1,045	-1.4	1,343	28.5
Randolph Township	1,437	1,589	10.6	1,661	4.5	1,838	10.7
Steuben Township	680	819	20.4	820	.12	908	10.7
Woodcock Township	2,121	2,680	26.4	2,412	-10	2,976	23.4
Athens Township	696	696	0	699	.43	775	10.9
Blooming Valley Borough	358	374	4.5	391	4.5	378	-3.3
Crawford County	81,342	88,869	9.3	86,169	-3	90,366	4.9

Table 9

Population Trends in Pennsylvania (1990-2000)

	Unit Count	2000 Population	1990 Population	Difference	Percentage
Counties	67	12,281,054	11,881,643	399,411	3.4%
Boroughs	974	2,546,662	2,577,797	-31,135	-1.2%
Cities	58	3,127,256	3,284,205	-156,949	-4.8%
Total Townships	1,547	6,607,136	6,019,881	587,255	9.8%
<i>1st Class Townships</i>	<i>89</i>	<i>1,482,048</i>	<i>1,435,038</i>	<i>47,010</i>	<i>3.3%</i>
<i>2nd Class Townships</i>	<i>1,458</i>	<i>5,125,088</i>	<i>4,584,843</i>	<i>540,245</i>	<i>11.8%</i>

DIAGRAM 1



GENERAL POPULATION TRENDS

The following are general trends that will be discussed further in this section:

- Shift in population to Townships from the county's cities and boroughs
- Loss of young people (Ages 20-29)
- The Township's population is aging

GENERAL POPULATION DATA (2000 CENSUS)

- Population: 1,379
- Gender of Persons: 740 males, 639 females
- Persons 65 or Older: 154
- Number of Households: 515 (2.68 persons per household)
- Number of Family Households: 397 (2.99 persons per family)

Note: A "household" is a person or group of people who occupy a housing unit. A "family household" consists of a householder and one or more people living together in the same household who are related to the householder by birth, marriage, or adoption — it may also include people unrelated to the householder.

POPULATION DATA

The following statistics, tables, and charts indicate that Richmond Township is experiencing the same trends the county and much of the state are experiencing. Trends of modest growth, aging population, and loss of young people are evident in Richmond Township, Crawford County and Pennsylvania as a whole.

The population of Richmond Township as counted in the 2000 Census was 1,379. This was less than 1% increase over the 1990 figure of 1370. The data below in Table 10 was gathered from the 2000 Census. One characteristic that stands out is that Richmond Township's population is somewhat younger than Crawford County's on the average. Approximately 11.2 % of Richmond Township's residents are 65 or older compared to 15.6% in Crawford County and 15.6% in Pennsylvania. Conversely, 61.63 % of the Township's population is between the ages of 18 and 64 compared to 59.7% countywide.

Analysis of the cohort groups indicated that there is the greatest decline in the oldest groups, ages 80 and over, and also in the 20-29 cohort, use diagrams 3 and 4 for this reference. The age group 80 and over is most likely losing population through mortality or the relocation of residents to places where caregivers are (i.e. assisted living facilities or other family members). The 20-29 cohort represents the post school age and young adult category. The loss in this group indicates that the young people of the community are leaving most likely in search of areas of greater occupational opportunities and social and cultural diversity. These same trends were present during the last comprehensive plan. The result of this migration will most likely be felt in the next twenty years as the impact of the young adults in their family forming years have left the community. This may not mean a dramatic decrease in the population but rather stabilization of population.

Richmond Township's demographic characteristics reflect statewide and countywide trends. Crawford County is no exception to the statewide trend shown in Table 2. Crawford County's Boroughs and Cities have been experiencing a net population loss while the County's Townships are experiencing net gains. Between 1950 and 2000 Crawford County's Boroughs lost 2.42% and Cities lost 33.19% of their populations while the Townships grew by 24.53%. This trend is illustrated in Diagram 1. Also, Boroughs (16.56%) and Cities (19.14%) have more residents over the age of 65 compared to the Townships (12.75%). As a result, while Cities and Boroughs are experiencing a gradual decline in their housing stock and tax base, Townships like Richmond must deal with residential growth and its effect on agriculture, quality of life, and infrastructure.

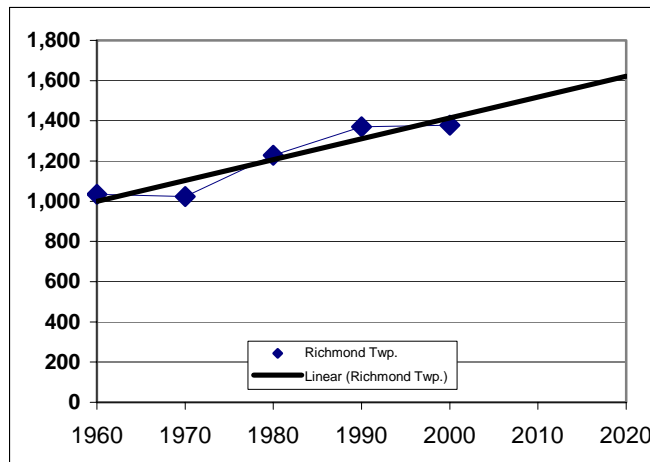
POPULATION FORECAST

From the years 1830 and 2000, the population of Richmond Township has fluctuated widely with gains from every year between 1830 and 1900, a slight decline from 1900 to 1940 and an overall increase from 1940 to 2000. An effective population forecasting technique is to “average out” historical population data. In more technical terms this is done by fitting a trend line to past census counts by performing a linear regression analysis. Is depicted in diagram 2.

POPULATION FORECAST (LINEAR REGRESSION)

Based on 2000 U.S. Census data, the number of persons per occupied household unit in Richmond Township is 2.68. Assuming that this figure is typical for future households, in the year 2020 based on the above forecast there will be 1.55 households added to Richmond Township between 2000 and 2020.

DIAGRAM 2 – Population Forecast



The 1970 Comprehensive Plan contains population projects that were completed using the same methodology discussed here. The projections included the years up to 2000.

TABLE 10

Population Forecasts
Richmond Township (1990-2000)

	Least Squares	Arithmetic Extrapolation	Mid-Way
2000	1,379	--	--
2010	1,553	1,388	1,471
2020	1,674	1,397	1,536
2030	1,795	1,406	1,601

DIAGRAM 3 – POPULATION BY AGE GROUP

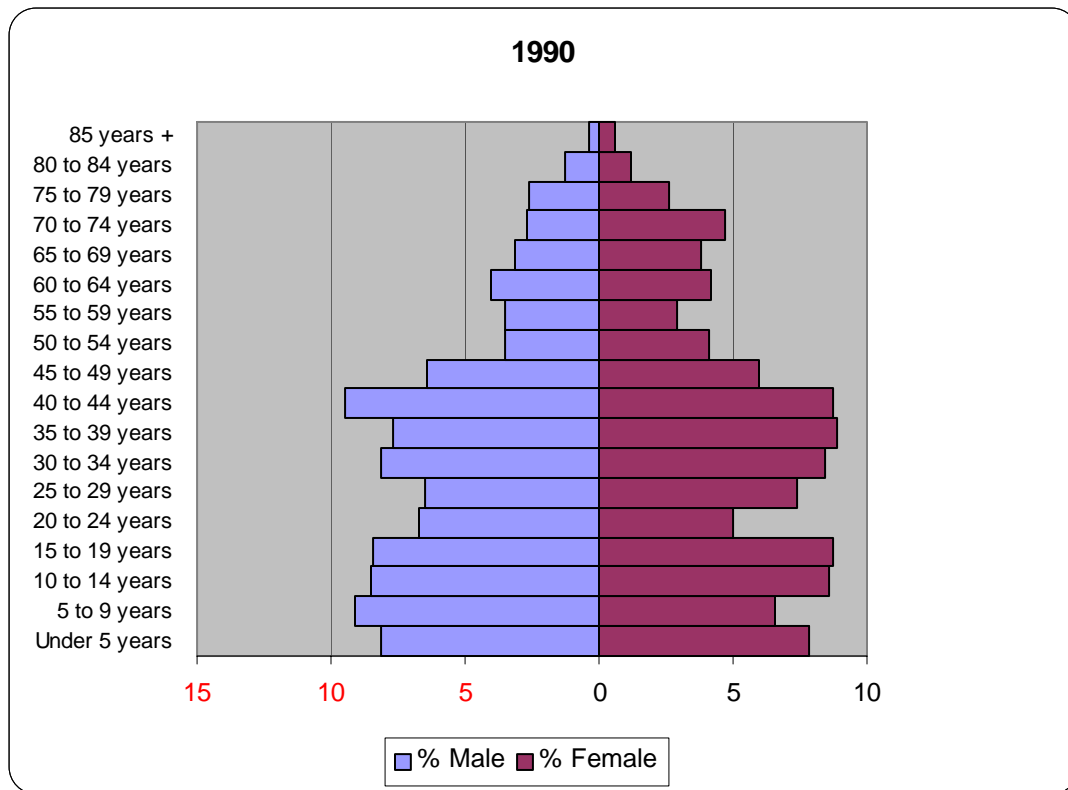
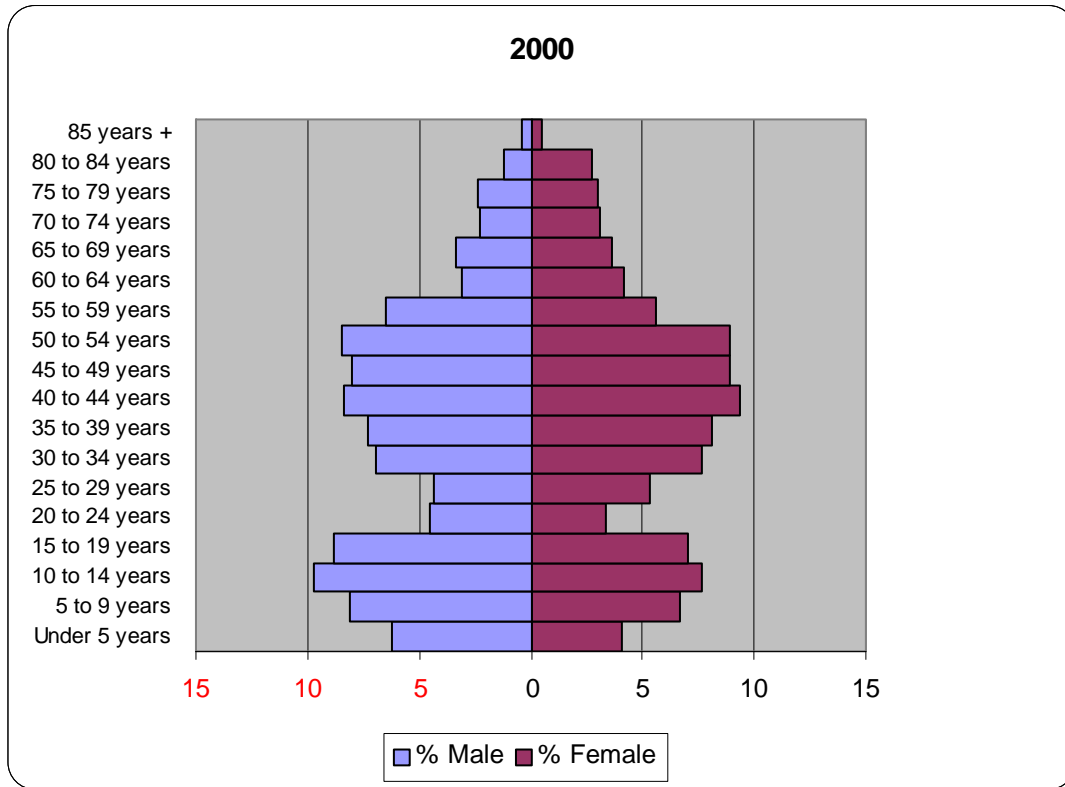


DIAGRAM 4 – POPULATION BY AGE GROUP



SOCIO-ECONOMIC ANALYSIS

This section of the plan is devoted to an examination of the social and economic characteristics of Richmond Township. These characteristics are determined mainly from the information provided in the 2000 U.S. Census.

THE LABOR FORCE AND ITS CHARACTERISTICS

According to the 2000 U.S. Census Richmond Township has 1,055 persons 16 years of age or older. Of these 324 are not in the labor force. This is very natural considering that many younger persons are still attending school, and many older persons are retired and therefore no longer actively participating in the work force. The unemployment rate calculated using the following statistics is 3.8%. These figures date from the spring of 2000.

TABLE 11
PERSONS 16 YEARS OR OVER BY LABOR STATUS

Labor Status	Male	Female	Total
Total Labor Force	406	325	731
Civilian Force	404	325	729
Employed	386	315	701
Unemployed	18	10	28
Not in Labor Force	130	194	324

The next two tables (Tables 12 and 13) are among the most interesting in this section. They show the nature of the labor force indicating the kind of work that families do to earn their livelihoods. A comparative cross analysis is provided in order to assess similarities and differences between the Township and Crawford County. Table 13 provides actual numbers and corresponding percentages of persons employed in various occupation categories. Township and county occupations are comparable in each category.

TABLE 12
PERSONS 16 YEARS OR OVER BY OCCUPATION

Occupation	Richmond Twp.		Crawford Co.
	#	%	%
Management, professional, and related Occupations	169	24.1%	26.4%
Service Occupations	132	18.8%	15.7%
Sales and office occupations	110	15.7%	21.5%
Farming, fishing and forestry	16	2.3%	1.4%
Construction, extraction, and maintenance Occupations	76	10.8%	9.2%
Production, transportation, and material Moving occupations	198	28.2%	25.9%
TOTAL	701	100%	100%

Table 13 classifies the particular industries that employ Richmond Township residents. Again, this table compares Township breakdowns by industry with those of Crawford County.

TABLE 13
PERSONS 16 YEARS OR OVER BY INDUSTRY

Industry	Richmond Twp.		Crawford Co.
	#	%	%
Agriculture, forestry, fishing	32	4.6%	3.5%
Construction	43	6.1%	6.0%
Manufacturing	203	29.0%	26.3%
Wholesale Trade	9	1.3%	2.2%
Retail Trade	77	11.0%	11.1%
Transportation and warehousing, and Utilities	31	4.4%	4.3%
Information	11	1.6%	1.5%
Finance, insurance, real estate and rental and leasing	12	1.7%	2.9%
Professional, scientific, management, administrative, and waste management	32	4.6%	4.5%
Educational, health and social services	143	20.4%	21.1%
Arts, entertainment, recreation, Accommodation and food services	40	5.7%	7.2%
Other services (except public admin.)	33	4.7%	5.4%
Public administration	35	5.0%	4.0%
TOTAL	701	100%	100%

INCOME DATA

U.S. Census data shows that household income is significantly higher in Richmond Township than the countywide average. The following measures of income compare the Township to all of Crawford County (1999 incomes).

DIAGRAM 5

Household Income in Richmond Township and Crawford County

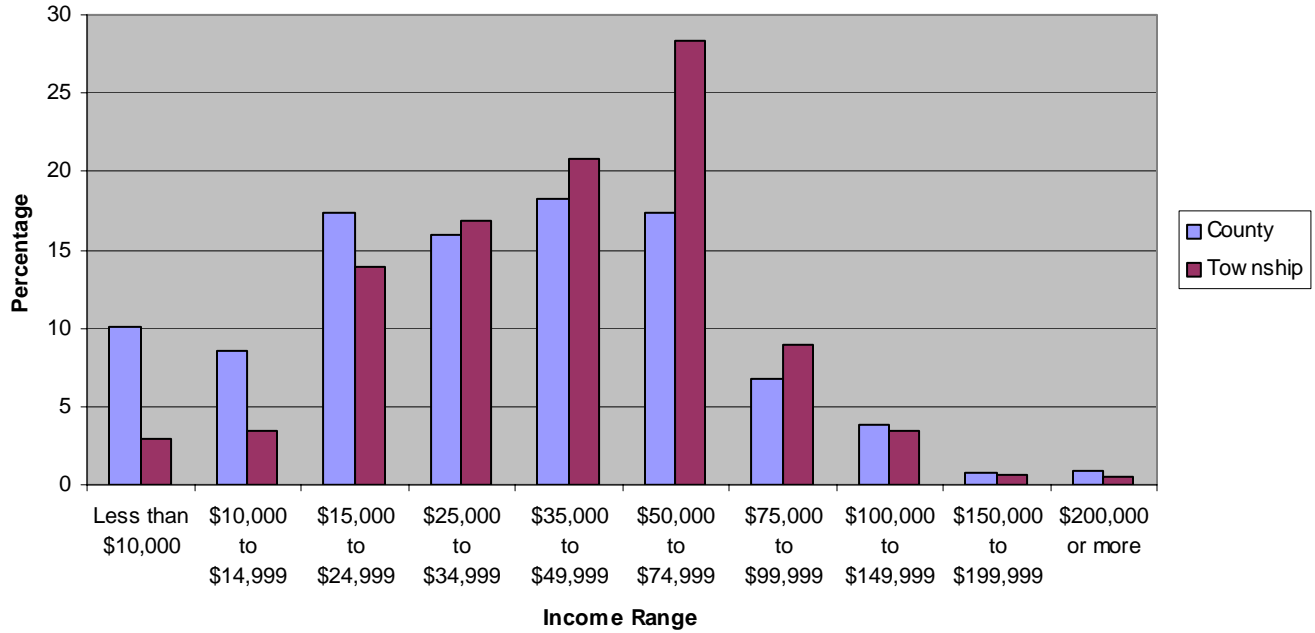


TABLE 14

AVERAGE HOUSEHOLD AND PER CAPITA INCOME IN RICHMOND TOWNSHIP AND CRAWFORD COUNTY (1999)

	Richmond Township	Crawford County
Median Household Income	\$43,958	\$33,560
Per Capita Income	\$17,292	\$16,870

TABLE 15

HOUSEHOLD INCOME RANGES IN RICHMOND TOWNSHIP AND CRAWFORD COUNTY (1999)

Income Range	Township %	County%
Less than \$10,000	3	10.1
\$10,000 to \$14,999	3.5	8.6
\$15,000 to \$24,999	13.9	17.4
\$25,000 to \$34,999	16.9	15.9
\$35,000 to \$49,999	20.8	18.3
\$50,000 to \$74,999	28.3	17.4
\$75,000 to \$99,999	8.9	6.8
\$100,000 to \$149,999	3.5	3.8
\$150,000 to \$199,999	0.7	0.8
\$200,000 or more	0.5	0.9

POVERTY DATA

Poverty thresholds are established by the federal government and they are made sensitive to family size. They are done on a national basis; therefore no attempt is made to adjust these thresholds for local or regional variations in the cost of living. The poverty line or threshold was established based on U.S. Department of Agriculture study which reflected family size and composition and which determined that families of three or more persons spend approximately one-third of their income on food; the poverty level for these families was set at three times the cost of an economic food plan. The more persons in the family, the higher the poverty threshold is. For smaller families (less than three) the cost of the economy food plan was multiplied by factors that were slightly higher in order to compensate for the relatively larger fixed expenses of these smaller households. The poverty thresholds are updated every year to reflect inflation.

Table 16 illustrates that, reflecting comparisons in income level, in each category, Richmond Township is below the county-wide average in most categories.

TABLE 16

POVERTY LEVEL STATISTICS IN RICHMOND TOWNSHIP AND CRAWFORD COUNTY (1999)

Category	Township %	County %
All persons	5.8	12.8
Persons 65 years and over	5.3	8.6
Related children under 18 yrs.	6.4	17.7
Unrelated individuals	19.5	26.4
All families	3.5	8.7
Female householder families	17.9	28.2

EDUCATIONAL ATTAINMENT

Table 17 illustrates that the number of Township residents without a high school diploma is roughly lower than the county average (22.4% compared to 26.0%).

TABLE 17

PERSONS 25 YEARS OR OLDER BY YEARS OF SCHOOL COMPLETED

Education Category	Township %	County %
Less than 9 th grade	2.3	6.0
9 th to 12 th grade, no diploma	8.6	12.5
High school graduate	55.2	48.2
Some college, no degree	15.5	14.2
Associate degree	5.0	4.4
Bachelor's degree	8.2	9.5
Graduate or prof. degree	5.1	5.2

COMMUNITY FACILITIES

The quality of life that citizens enjoy in a community is largely determined by the facilities and services available to its citizens. This section of the plan provides the Township with the opportunity to inventory the facilities and services which residents of the township use.

MUNICIPAL GOVERNMENT

BOARD OF TOWNSHIP SUPERVISORS

Richmond Township is a Township of the Second Class organized under the Pennsylvania Second Class Township law. Three supervisors are elected at-large for six-year terms. The Board of Supervisors serves as the legislative body of the township, setting policy, enacting ordinances and resolutions, adopting budgets and levying taxes. The Board also performs executive functions such as formulating the budget, enforcing ordinances, approving expenditures and hiring employees.

The Township employs two full-time employees including a road foreman; labor/operator; director of parks, and recreation and a secretary/treasurer. The township contracts with, on an as needed basis, a sewage enforcement officer and a solicitor.

Other elected officials include three auditors, a tax assessor, a tax collector, a judge of elections and both a majority and minority inspector.

APPOINTED BOARDS AND COMMISSIONS

Richmond Township has two appointed bodies the, Planning Commission and the Recreation Board. These bodies are appointed by the Township supervisors and perform advisory roles on policies for their respective matters.

PLANNING COMMISSION

The Planning Commission is formed under the authority of the Pennsylvania Municipalities Planning Code (ACT 247, as amended). The Planning Commission's role is to prepare a comprehensive plan and serve in an advisory role to the Board of Supervisors on land use issues. The Planning Commission was formed in **1998** and is comprised of five members appointed to three year terms. Five citizen members are appointed.

TOWNSHIP PROPERTY AND EQUIPMENT

Richmond Township owns municipal complexes at 30031 and 30348 State Highway 408. The main township building is located on forty acres at 30348 State Highway 408. The building is of “socket set” construction and houses the township administrative offices and the township road department. All township meetings are held at the township building.

The township owns a variety of heavy equipment used for maintenance of township roads and property. The following is a list of the township’s equipment:

2004	Mack Dump Truck Tandem	1991	John Deere High Lift
2001	Massey Tractor/Berm Mower	1990	AutoCar Dump Truck Tandem
1999	Galion Road Grader	1979	AutoCar Dump Truck Tandem
1995	Grasshopper Mower	1972	Mack Dump Truck Single Axle
1994	AutoCar Dump Truck Tandem		

RECREATION

At the second municipal site, comprised of seven acres located at 30031 State Highway 408, are the township’s recreation resources. At this site a cement block building is used for recreational activities and storage as well as the polling place for elections. A second building on the site is used for additional storage. The park and recreation area will be discussed in more detail later in this section.

Utilities

WATER

Richmond Township residents and businesses are served by private wells.

SEWER

Richmond Township residents are served by individual, on-lot septic / sewage systems.

ELECTRIC

Electric service is provided to Richmond Township by the Northwestern Rural Electric Cooperative Association (NRECA), which is headquartered in Cambridge Township. Northwestern REC was organized by local farmers and other rural residents in 1936 and incorporated on February 13, 1936 as the first electric distribution cooperative in Pennsylvania. The system was first energized on May 19, 1937. Northwestern REC serves 20,000 members in Crawford, Erie, Venango, Mercer and Warren Counties in Pennsylvania. Portions of the township are also served by Penelec.

NATURAL GAS

Natural gas service is provided by the National Fuel Gas Company.

PHONE

Alltel provides telephone service in Richmond Township. Alltel also provides access to broadband internet service through digital subscriber line (DSL) technology.

WASTE COLLECTION

Richmond Township's refuse services are provided by Waste Management.

PUBLIC SAFETY

POLICE PROTECTION

Richmond Township relies on the Pennsylvania State Police for protection services. Troopers from the Meadville Barracks in Vernon Township are responsible for law enforcement in Richmond Township.

FIRE PROTECTION

Fire protection is a basic public safety service that is important to any community. The goal of fire protection is to minimize the loss of life and property. The level of service provided also determines the rate at which residents will pay for insurance. The Townville, Randolph, Cambridge Springs and Blooming Valley Volunteer Fire Departments serve Richmond Township. All calls for each fire department are dispatched through the Crawford County 911 Center in Meadville. The following table outlines the characteristics of the four fire departments:

NAME AND ADDRESS	TERRITORY SERVED	NUMBER OF FIREFIGHTERS	EQUIPMENT
Blooming Valley V.F.D. 15244 Mill Street Saegertown, PA 16433	Blooming Valley Borough and portions of Woodcock, Richmond and Randolph Townships	16 (plus 7 EMTs)	1 pumper tanker, 1 pumper, and 1 rescue squad
Cambridge Springs V.F.D. 302 Venango Avenue Cambridge Springs, PA 16403	Cambridge Springs Borough and portions of Venango, Cambridge, Richmond and Rockdale Townships	52	3 pumpers, 1 pumper tanker, and 1 rescue truck
Randolph V.F.D. 11475 State Highway 198 Guys Mills, PA 16327	Serves portions of Randolph, Richmond , and Wayne Townships	30 (plus 8 EMTs)	2 pumpers, 1 tanker, 1QRS unit, and 1 brush truck
Townville V.F.D. 33441 North Main Street Townville, PA 16360	Townville Borough and portions of Steuben, Richmond , Randolph, Athens and Troy Townships	25	2 pumper tankers, and 1 brush truck

Source: Crawford County Office of Emergency Services

AMBULANCE SERVICE

Richmond Township is served by two ambulance services the Cambridge Spring Volunteer Ambulance Service and the Townville Volunteer Ambulance Service. The following table outlines the characteristics of the two services.

NAME AND ADDRESS	TERRITORY SERVED	NUMBER OF EMT'S	EQUIPMENT
Cambridge Springs V.A.S. 302 Venango Avenue Cambridge Springs, PA 16403	Cambridge Springs Borough, Cambridge Township and portions of Venango, Cussewago, Woodcock, Richmond and Rockdale Townships	20	2 BLS ambulances
Townville V.A.S. 33441 North Main Street Townville, PA 16360	Townville Borough and portions of Steuben, Richmond , Randolph, Athens and Troy Townships	10	1 BLS ambulance

Source: Crawford County Office of Emergency Services

HEALTHCARE FACILITIES

The citizens of Richmond Township are served by one medical facility in the Township (Dr. Helgert on State Highway 408) and by the medical facilities in Meadville and Titusville where comprehensive services are available.

EDUCATION

LIBRARY

Citizens of Richmond Township can join the Crawford County Federated Library System and use any of the nine libraries throughout the county. The nearest libraries to Richmond Township are the Cambridge Springs Public Library, Saegertown Area Library and the Meadville Public Library.

PUBLIC SCHOOLS

Richmond Township is part of the Penncrest School District and is in the Maplewood attendance area. There are no school facilities in the Township. Richmond Township students attend the Maplewood Elementary School (grades Kindergarten through six) and the Maplewood Junior / Senior High School (grades seven through twelve).

RECREATION AND PARKS

The Township is fortunate to have an exceptional recreation complex located on State Highway 408. At the seven-acre complex are two softball fields, a tee ball field, a playground, two picnic shelters, a basketball court, horseshoe pits, a volleyball court, restrooms and a multi-purpose trail.

The restrooms and multi-purpose trail are both handicap accessible. The multi-purpose trail is being expanded to connect with the John Brown historic site located on John Brown Road.

CHURCHES

Churches provide both social and recreational support to Township residents. There are five churches located in Richmond Township. They are Blooming Valley Mennonite Fellowship, Lyona Bible Church, New Richmond United Methodist Church, North Richmond United Methodist Church, and Teepleville Churches.

HISTORIC SITES

John Brown Tannery Site

There are several sites of historical significance in the Township. Perhaps the most famous is the John Brown Tannery Site located on John Brown Road South of State Highway 77. The prominence of the John Brown site warrants special attention. This is the only site listed on the National Register of Historic Places in Richmond Township.

John Brown moved to Richmond Township in 1826 from Ohio. Brown contributed significantly to the development of the Township. He brought the first purebred cattle into the County. It was by his efforts a mail route was established; he served as the Township's first postmaster. Brown helped to organize a Congregational Church, and a school. His was the first tannery built in the area. Brown's first wife, Dianthe Lusk, died in 1832. She, an infant son and another son, Frederick, are buried on the farm site east of the Tannery. After Brown returned to Ohio in 1835 the Tannery was operated by several different people, and then was vacant for a long period of time. It was converted to a cheese factory and in 1883 became a jelly factory and corn-grinding mill. The foundation of the Tannery still exists on a half-acre site. On October 3, 1975 the John Brown Amphitheater Association was designated as trustee of the Tannery site. It is the purpose of this organization to maintain the site for public visitation with the hope of someday improving the property so that the Township and County have any interesting and attractive interpretation of John Brown's life and times.

John Brown married his second wife, Mary A. Day of Troy Township, at the house of another early settler of Richmond Township, Thomas Delamater. Delamater moved to Crawford County in 1822. He originally settled in Athens Township but doubted the integrity of his land title so he moved to Richmond Township where he spent the major part of his life. He built his home on a site located on the southwest corner of the intersection of State Highway 77 and Lyona Road. The home presently occupying this site is built on the original foundation of the Thomas Delamater home.

Other Historic Sites:

Richmond is also home to other sites of historical significance including:

Lyona Cemetery: Located on the east side of John Brown Road ¼ mile north of Lyona Road. This is the oldest cemetery in Richmond Township, founded in 1821. Early settlers from the Lyon Hollow area are buried here, including: Bentley, Bidwell, Blackmer, Delamater, Hays, Oreen, Radle, Burdick, Nott and White.

Stanford House: Located on the south side of Stanford Road 3/8 miles east of State Highway 408. Was the home of Dr. Stanford and built circa 1850.

Teepleville School: Located on the west side of New Richmond Road ¼ mile north of State Highway 408.

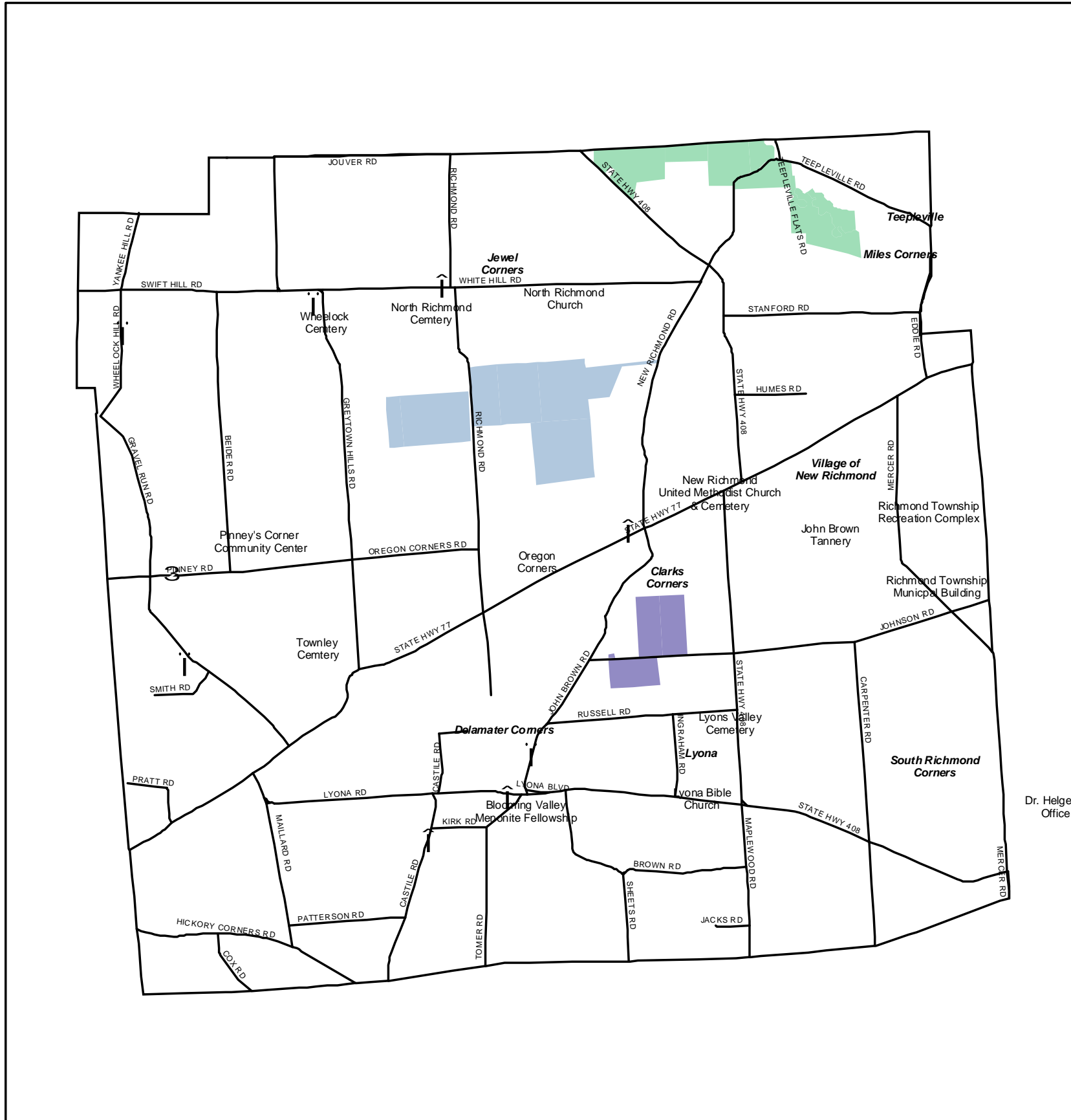
Townley House: Located on the east side of Gravel Run Road ¼ mile north of Oregon Corners Road.

Mary White House: Located on the west side of Tomer Road ¼ mile south of Kirk Road.

New Richmond: The intersection of PA Route 77 and John Brown Road. Formed in 1829; named in 1835. A Methodist Church and Cemetery are here. A Post Office and Grange, both now closed, used to operate here.







Community Facilities

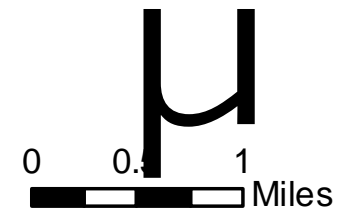
Richmond Township
Crawford County, Pennsylvania



Dr. Helgerts
Office

Legend

-  Cemetery
-  Church
-  Community Center
-  Erie National Wildlife Refuge
-  State Gamelands No. 146
-  State Gamelands No. 200



1 inch equals 4,802 feet

Map Produced By:



Crawford County Planning Commission
Meadville, Pennsylvania

APRIL 2006

TRANSPORTATION: THE ROAD NETWORK

The road network makes up the development framework for any municipality; in short road locations have shaped the Township. PA Routes 77 and 408 are the two major roads in the Township. PA Route 77 is a major east west route in Crawford County, connecting Meadville and the western half of the county with Spartansburg and the northeast section of the county. PA Route 77 along with PA Route 408 serves as the primary connection between Meadville and Titusville. PA Route 408 serves as a north south route for east-central Crawford County. It serves as a connection between Titusville and Cambridge Springs and ultimately to points north (Edinboro and Erie via PA Route 99 and I-79)

There are 74 miles of roads in Richmond Township. The breakdown of ownership of these roads is as follows:

State owned and maintained (Penn DOT)	36 miles
Township Owned and Maintained	38 miles

CLASSIFICATION OF ROADS

Key to understanding the planning for roads is the recognition that they form a network. The relationship of the roads in the network is important because all roads should not serve the same function. The network concept is based on a hierarchy of roads that takes into account the transportation needs that individual roads serve. Some roads serve interstate and inter-county needs. Others serve inter-borough travel requirements, while still others function only to provide access to abutting properties. In reality, however, often the same road serves too many functions in which case problems can arise.

The Federal Functional Classification System defines a “hierarchy” for roads. The Pennsylvania Department of Transportation (Penn DOT) accepts the federal system as the classification system to use in describing and categorizing roads. This plan, therefore, follows the nomenclature in the Federal Functional System. The road classification in this system is as follows:

Interstate: A road designated as a route of the Interstate System. I-79 is the only Interstate System road in Crawford County

Minor Arterial: A road that serves interstate and inter-county travel, and where trips are normally of long duration. In Richmond Township PA Route 77 is the only road in this category.

Major Collector: A road serving inter-county travel that connects development centers within a county. PA Route 408, Lyona Road (SR 1010) and Maplewood School Road (SR 2015) are in this category.

Minor Collector: A road that collects traffic from the local road system and funnels it to the major collector and minor arterial systems. Gravel Run Road (SR 1002), Teepleville Road (SR 2036) and Woodcock Road (SR 1012) are in this category.

The four categories described above include roads that have reasonable continuity. The following two categories demonstrate a difference in the continuity characteristics, especially the local access road.

Local (Collector): This category of road is named local in the Federal System and it includes Game Farm Road (SR 1031) and New Richmond Road (SR 1033).

Local Access: This is the true local street that would never, even with full development surrounding it, carry appreciable through traffic. It primarily serves as access for abutting property owners.

Besides providing a convenient way to organize one's thinking about the Richmond Township street network, the Federal Functional System has other important characteristics. It denotes the amount of financial help the federal government will supply to a particular road category. It also is a key to relative road importance and major improvement priorities. Minor Arterial and Major Collector roads qualify for substantial federal aid. Minor Collector and Local (Collector) roads do not participate in the federal aid programs.

The classification system previously described, although developed by the federal government mainly to provide an ordering for state maintained roads, has been articulated and organized in this report to include Township maintained roads. It can be said that the Township has three types of roads based on ownership: state roads, Township maintained roads and private roads. All state and Township roads have number designations. There are three digits in the Township numbers, and four digits in the state numbers. Where a state road has a route designation, this designation is reflected in the four-digit number, for example 0006 is the number for U.S. Route 6. All Township roads have names that are reflected in the accompanying maps.

Private roads are a different matter. These roads do not have numbers; most of them have names. There is one private road in Richmond Township, Jacks Road off of Maplewood Road. In many instances the families on private roads desire a private road. Where the Board of Township Supervisors has not taken official action to accept a road into its network, such a road is a private road and must be maintained by abutting property owners.

AVERAGE DAILY TRAFIC (ADT) COUNTS

Average daily traffic (ADT) is a term used to express the number of vehicles that use roads. As the term implies it measures the number of vehicles which use a particular portion of road in a 24-hour period averaged over the time span of one year. The Pennsylvania Department of Transportation conducts counts at selected points on certain roads. **Map 8** indicates the ADT counts available for Richmond Township. The counts are based on data from Penn Dot's Internet Traffic Monitoring System (July 2, 2004) and includes data collected from 2000 through 2003. In examining the traffic counts one should keep in mind that a two lane highway in a rural area has a carrying capacity of approximately 7,500 average daily trips; this refers to reasonably well maintained road with a minimum travel way of 20 or 21 feet.

Examining the ADT counts for Richmond Township it is evident that the busiest highway in the existing network is PA 77 with an ADT of 2,894 vehicles that pass along this stretch of highway, 6% are estimated to be trucks. Intersections of high travel and of interest for lines of sight and ongoing maintenance include PA 408 @ PA 77, with 2,250 vehicles total – including turning

motions with 147 trucks, along with the intersection of Lyona Road @ PA 408, with 1,888 vehicles total – including turning motions with 107 trucks.

PROBLEM INTERSECTIONS

- **PA 77 and Lyona Road:** Turning Radius and Line of Sight EB PA 77 & Lyona Road. Along with Lyona Road WB to PA 77 Line and Sight east and west bound.
- **PA 408 and PA 77:** A crest of a hill directly west of this intersection creates limited visibility for traffic entering PA Route 77 from PA Route 408.

PUBLIC TRANSPORTATION

Currently Richmond Township has no daily scheduled public transportation service. The only service available to the residents is the shared ride service offered by the Crawford Area Transit Authority (CATA). This service is a door-to-door service available throughout Crawford County and on limited days to Erie and the Cranberry Mall in Venango Township. Users of this service are required to make a reservation for this service at least 24 hours in advance.

TOWNSHIP ROAD POLICY

Richmond Township focuses the maintenance of the road base and surfaces for the purpose of residential traffic and to serve the following: trash collection, school bus traffic, snowplow operations, and fire and ambulance service. The Township does have a weight limit ordinance in place.

The Township recognizes that a permanent asphalt road surface is the most desired budget restrictions would only allow a small portion of the Township's road network to be improved and maintained. Application of seasonal road surface treatment (MC-70 or dust oil) provides for the control of dust and erosion at a cost that the Township can afford for the approximately 36 miles of dirt and gravel roads. This application of road oil is an acceptable preparation for a more permanent surface when budget conditions will allow it.

TOWNSHIP FISCAL ANALYSIS

It is important to look at the governing process in Richmond Township as reflected in terms of its annual expenditures and revenues. The total amount of Township revenues in 2005 were \$342,504. The total amount of expenditures were \$385,494. Expenditures tend to fluctuate widely due to the unpredictable nature of road maintenance, snow removal and equipment purchases and repairs.

REVENUES

Table 19 below shows a comparison of the variety of revenue sources that the Township receives with comparisons over an eight-year period. The Township currently utilizes four forms of taxation: real estate tax, per capita tax, real estate transfer tax and earned income tax. Intergovernmental Revenues consist of State Capital & Operating Grants, highways and streets, Public Utility Realty Tax, beverage licenses and state payments in lieu of taxes (State Game Land #146 & 200).

TABLE 18
SUMMARY OF TOWNSHIP REVENUES (1995, 1997, 1999, 2001, 2003, 2005)

Revenue Source	1995	1997	1999	2001	2003	2005
Property Taxes	\$39,739	\$42,478	\$44,904	\$45,900	\$46,876	\$49,393
Per Capita Tax	\$4,323	\$4,671	\$4,705	\$4,978	\$4,351	\$4,576
Real Estate Transfer Tax	\$6,341	\$5,974	\$8,020	\$5,296	\$9,702	\$7,666
Earned Income Tax (0.5%)	\$74,579	\$72,058	\$88,313	\$96,253	\$90,110	\$86,498
Total Tax Revenue	\$124,982	\$125,181	\$145,942	\$152,427	\$151,039	\$148,133
Licenses, Permits, Fines, etc.	\$4,762	\$2,055	\$4,145	\$4,433	\$3,422	\$3,676
Intergovernmental Rev.	\$7,874	\$8,012	\$7,699	\$86,498	\$8,465	\$10,817
Charges for Services	\$1,290	\$3,325	\$2,260	\$2,755	\$25,257	\$22,941
Other Funding Sources	\$62,228	\$66,739	\$58,642	\$39,348	\$114,208	\$64,432
Total General Fund Rev.	\$201,136	\$205,312	\$218,688	\$285,461	\$302,391	\$249,999
Interest Earnings	\$1,236	\$1,214	\$1,002	\$1,219	\$718	\$1,796
Liquid Fuels & Use Tax	\$72,711	\$78,006	\$85,849	\$84,978	\$87,258	\$90,709
Total State Fund Revenues	\$73,947	\$79,220	\$86,851	\$86,197	\$87,976	\$92,505
Total Annual Revenues	\$275,083	\$284,532	\$305,539	\$371,658	\$390,367	\$342,504

EXPENDITURES

Table 19 below shows a comparison of the variety of expenditures made by the Township with comparisons over an eight-year period. The general government category includes salaries to Township employees, solicitor fees, engineering fees and general upkeep of the Township Building. The public safety category includes fire, ambulance, planning & zoning, and emergency management. Public works includes snow removal, maintenance of storm sewers and drains, equipment repair, highways and bridges and cemetery maintenance. This category has the greatest fluctuation due to the unpredictable nature of the expenditures. The miscellaneous category includes unemployment compensation, insurance, and other employee benefits.

TABLE 19

SUMMARY OF TOWNSHIP EXPENDITURES (1995, 1997, 1999, 2001, 2003, 2005)

Expenditure	1995	1997	1999	2001	2003	2005
General Government	\$22,351	\$38,766	\$30,508	\$37,745	\$43,301	\$43,485
Public Safety	\$5,077	\$5,141	\$5,288	\$23,803	\$24,440	\$37,314
Health & Welfare	\$300	\$300	\$300	\$300	\$300	\$300
Public Works	\$22,474	\$36,715	\$140,024	\$102,774	\$182,305	\$87,547
Recreation	\$2,595	\$7,108	\$5,803	\$36,155	\$9,756	\$6,355
Debt Service	-	-	\$62,084	-	-	\$17,762
Miscellaneous	\$65,239	\$33,110	\$33,935	\$19,392	\$37,878	\$48,761
Interfund Transfers	\$42,950	\$47,833	\$35,286	\$35,607	\$61,874	\$52,909
Total General Fund Exp.	\$160,986	\$168,973	\$313,228	\$255,766	\$359,854	\$294,433
State Fund (Hwy. Maint.)	\$73,574	\$84,261	\$86,954	\$115,316	\$53,533	\$91,061
Total Expenditures	\$234,560	\$253,234	\$400,182	\$371,092	\$413,387	\$385,494

Richmond Township Community Development Objectives

Following is a list of general community development objectives (CDO'S) that should form the basis for public decision-making.

- To protect and promote the public health, safety and the general welfare of the present and future residents of the Township.
- To preserve, to the fullest extent possible, the Township's natural amenities i.e. streams and stream valleys, springs, wetland ponding areas and woodlands.
- To promote the protection of aquifer recharge areas, marsh and wetland areas so that they are left in their natural state and that development does not encroach on them.
- To promote a logical road pattern for safe and efficient vehicular transportation throughout the Township and to insure that all future development provides adequate off-street parking and "turn around" space.
- To allow citizens maximum opportunities to develop their land consistent with the other objectives of this plan, with the abilities of the public to provide necessary facilities and service, and consistent with the prevention and elimination of use nuisances.
- To insure that future development causes the minimum amount of soil loss due to erosion.
- To identify areas subject to periodic flooding and to protect such areas from future permanent building development.

THE PLAN

The culmination of the work in this report is the Plan that is principally represented by the Land Use Plan but also includes the Housing Plan, Transportation Plan, and Community Facilities Plan. The Plan addresses the problems identified by the Township and is structured to meet objectives developed by the Township Planning Commission. Before any specific plans or policies can be developed the questions of “Where are we?”, “Where do we want to be?”, and “How do we get there?” must be answered. In this process the basic values of the Township must clearly be thought out. If this Plan is to represent a useful guide for future development of the Township, the problems, objectives and policies set forth in this section must be clearly understood. Following is a list of problems identified by the municipality, objectives which express the development values of its citizenry and policies that, if implemented, will help solve problems and meet objectives.

Problem: *The infrequent review and update of the Comprehensive Plan diminishes its value and usefulness in making policy decisions.*

Objective: To encourage the utilization of the Comprehensive Plan to guide decision making by the Supervisors, Planning Commission, and other local Boards and Authorities to assure that the objectives of this document are accomplished.

To review and update the Comprehensive Plan at pre-established intervals.

Policy: Establish as the Township Planning Commission’s task of an annual review of progress on goals and objectives.

Update the plan every five years or as conditions warrant a more frequent update.

LAND USE PLAN

Problem: *An increase in population and housing has the potential to detract from the rural environment and quality of life that Township residents enjoy.*

Policy: Participate in the Agricultural Easement Purchase Program. The Pennsylvania Department of Agriculture has a program to purchase the development rights of agricultural lands to ensure that non-agricultural development of high value farmland is prevented. The program is administered at a County level by the Crawford County Agricultural Land Preservation Board. In order to be eligible for the program the Township must first create an Agricultural Security Area.

Both of these programs are absolutely voluntary and virtually cost free for the Township.

Problem: *The location of incompatible land uses throughout the Township negatively effect property values and quality of life for residents.*

Objective: To guide development into locations and patterns which are compatible with adjacent uses and which will not be destructive to property values.

To protect property values and prevent the infiltration of incompatible uses in areas where clusters of rural housing have been constructed.

To provide for future development, both private and public, including residential, commercial, industrial, agricultural, recreational and institutional so that the uses of land, including the location and concentration of buildings, are arranged orderly, conveniently, economically, aesthetically, in harmony with the natural and cultural environment, and reasonably compatible so as not to evoke or cause nuisances to neighboring uses.

To encourage carefully planned and designed new development which will enhance each particular site and eliminate or minimize pollution or any other damage to the land, water, and air in the Township.

Policy: Explore the adoption of “stand-alone” ordinances to address development standards of potentially harmful uses (i.e. junkyards, adult uses, etc.)

These ordinances should be created in a framework where property owners can enjoy the maximum use of their property and where private property rights are protected.

Problem: *The high percentage of land area in the fair to poor categories relative to soil suitability for on-lot sewage disposal.*

Objectives: Where soils are only marginally adequate for the installation of on-lot sewage systems, large lot development should be required for residential construction. In areas where sanitary sewer may be available, if at all, in 20 to 30 years the development of large lots should be planned so that “in-fill” higher density development is possible in the future.

To promote the construction of sanitary sewers in conjunction with major developments for housing, commercial, and industrial uses, preferably locating such developments in areas where a central water system will also

be available. Extensive development of any type should utilize a central sewer system.

Policy: Utilize the existing onlot septic ordinance and encourage it's enforcement.

Housing Plan

Problem: *Dilapidated and abandoned dwelling units within the Township*

Objective: To promote the general health, safety and welfare of the Township and to minimize the danger to public health by encouraging the utilization and development of a dangerous building ordinance.

To promote the maintenance of Richmond Township's housing stock.

To eliminate, or rehabilitate where possible, dilapidated or deteriorating housing in the Township.

Policies: Encourage rehabilitation of deteriorating dwelling units on a voluntary basis by sponsoring "fix up" campaigns.

Participate in State and Federally funded rehabilitation programs, such as HOME and CDBG, in conjunction with the County and other service organizations.

Transportation Plan

Problem: *Several intersections in the Township have been identified as "problem intersections" and have significant safety issues.*

Objective: To maintain a safe and efficient road network in the Township.

Policy: Work with Penn DOT and the Crawford County Planning Commission to improve problem State/Township road intersections.

Community Facilities

Objective: To continue the support of recreational opportunities in the Township and to expand recreational facilities when possible.

Policy: Seek recreation grants from PA Department of Conservation and Natural Resources and private organizations to expand recreation facilities.

Assist the Township Recreation Board with the creation of a Township Recreation Plan that inventories existing facilities, projects the need for improvements and sets forth policy on recreation in the Township.

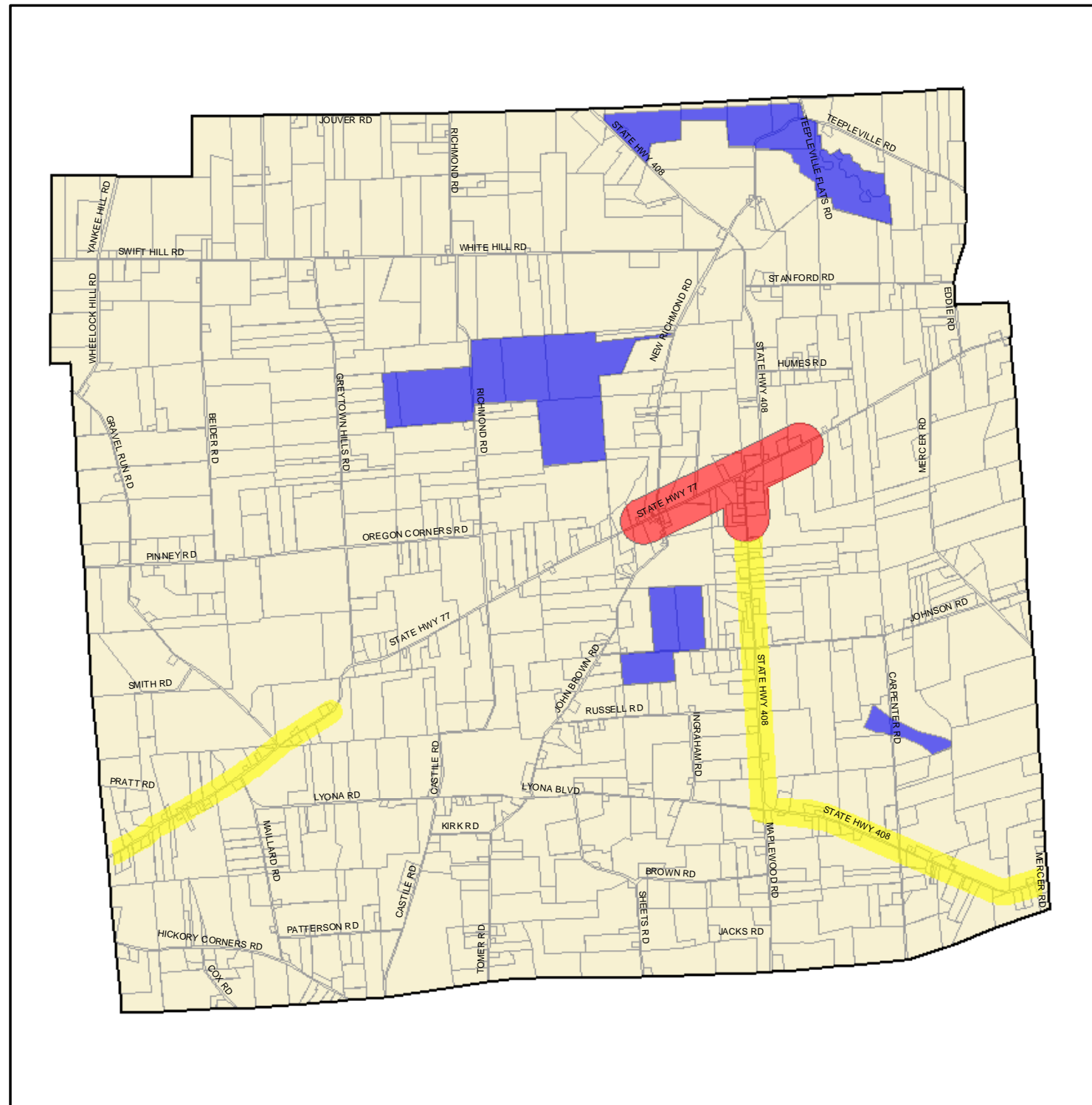
Problem: *The lack of documentation and protective measures for the Township's historic and cultural resources.*

Objective/Policy:

To encourage the Planning Commission to investigate procedures to identify, document and to promote the protection of the Township's historic and cultural resources.

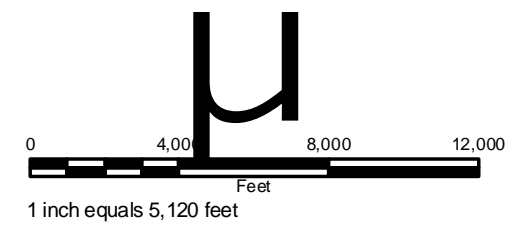
FUTURE LAND USE

Richmond Township
Crawford County, Pennsylvania



Legend

- Conservation
- Rural Commercial
- Rural Concentrated Residential
- Agricultural





MAP PRODUCED BY:

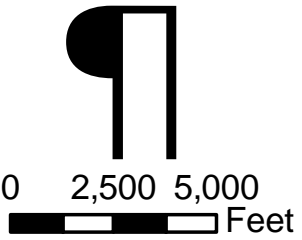
Crawford County Planning Commission
Meadville, PA
APRIL 2006

Emerging Business Trends

Richmond Township
Crawford County, PA

Legend

-  Richmond State Roads
-  Richmond Local Roads



1 inch equals 4,684.1 feet

Map Produced By



June 2006

