

## Chapter Ten

# COMMUNITY FACILITIES AND SERVICES PLAN

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Managing municipal facilities and providing community services that address the needs of residents is a municipal responsibility. This element of the Comprehensive Plan reviews these facilities and services and recommends additional measures to be considered in light of projected residential growth and land use patterns.

The goals and objectives related to community facilities and services, in conjunction with the analysis for the inventory data contained in Chapter 6, Community Facilities and Services, create the basis for the policy recommendations that follow. A review of West Pikeland Township's goals and objectives are summarized below.

### ***COMMUNITY FACILITIES AND SERVICES GOAL:***

***Provide for community facilities and services that address the needs of residents and are consistent with the overall goals for the Township.***

### **Objectives**

- Establish measures that protect the quantity and quality of water resources to ensure that the potable water needs of present and future residents are met.
- Adopt a Sewage Facilities Plan in accordance with Act 537 to address sewage disposal needs.
- Prioritize on-lot sewage disposal methods where feasible and accommodate alternatives when necessary.
- Continue to secure open space through purchase and the acquisition of easements, using both private and public funding sources, which will provide recreational opportunities as well as enhance the quality of life of Township residents.
- Monitor emergency services specifically police, fire and ambulance, to ensure that services are fiscally responsible and effective in meeting Township resident needs.
- Develop recreational opportunities in compliance with the Township's Open Space, Recreation, and Environmental Resources Plan (1992) that advance the physical and social needs of Township residents.
- Continue to recognize and support important cultural resources in the Township such as the Chester Springs Library, Historic Yellow Springs, and Anselma Mill.

The following recommendations address the issues and implications raised in the Chapter 6, Community Facilities and Services Inventory and the goals and objectives stated. They suggest changes to the provision of services in order to respond to the changing, and in many instances growing, needs of Township residents. They are not listed in priority order; however, they are grouped into general categories that related to the discussion presented in Chapter 6. They are ranked in terms of importance and timing in Chapter 12, Plan Implementation.

**TOWNSHIP ADMINISTRATION AND FACILITIES**

The basic municipal service needs of West Pikeland residents are being met through the current service levels. Through this Comprehensive Plan Update, the Township is planning for the projected increases in development that is in keeping with West Pikeland’s unique rural characteristics, and is taking appropriate steps to add services without adding excessively to administration. In 1999, a part-time experienced administrator and a full-time assistant secretary/administrator with a related educational background; handle day to day operations while the Board of Supervisors manages some of the additional administrative responsibilities. Many administrative functions are performed by the multitude of talented volunteers in the community. Most municipal functions, including road maintenance and repair, park maintenance, building inspections, planning and engineering reviews, are contractual and renewed on an annual or as needed basis. The Township operates its own police force consisting of six part time officers; fire and ambulance services are regional.

The Township municipal building is located in Chester Springs on Route 113. This renovated school house adequately houses municipal operations. The police department is located on the second floor of the municipal building. The Township owns several other parcels of land, some of which could be considered as potential sites for a new administrative building. The Township owns two other buildings currently available for storage or maintenance purposes as needed.

⇒ **Recommendations for Township Administration**

• ***Monitor current staffing levels.***

Since West Pikeland Township’s population is not growing rapidly, the current level of staffing meets existing needs and will likely continue to do so into the foreseeable future. To provide a consistent level of service, the Township should monitor staffing levels and ensure that municipal obligations continue to be met. Volunteers play an active role in the Township and perform many administrative functions and should be supported by the municipal staff. Requiring regular reports from Township entities such as the Planning Commission, Park and Recreation Commission, and Historical Architectural Review Board should be considered. This can help to keep local officials abreast of current activities, particularly important when a high number of active volunteers are involved in municipal activities. It also helps to coordinate municipal records.

• ***Encourage volunteerism to build local commitment and a sense of community.***

West Pikeland has been very successful in identifying and recruiting individuals to serve on various Township boards and commissions. Many administrative activities are in fact handled by volunteers as opposed to municipal staff. To ensure that an adequate supply of volunteers continues to be available to fill present and future positions, the Township should regularly maintain a volunteer bank that includes information on interested individuals and the types of activities that they are interested in. Updating this bank on an annual basis will help ensure that volunteers are available and are trained as necessary.

• ***Retain on an as needed basis, professional assistance in identifying and applying for grant funds.***

One of the highest Township priorities is the protection of open space. There are various sources of funding available through both public and private sectors, for the fee simple acquisition of

recreation land and open space, and for the purchase of easements (or development rights). The time involved in researching funding sources and preparing applications can be significant depending on the funding source, and could require expertise beyond that of the municipal staff. Identifying a consultant specializing in grant writing to assist the Township in preparing applications could increase the chance of securing grants and other funds for the protection of open space.

- ***Prepare a Capital Improvements Plan to assist in annual budget preparations.***

West Pikeland Township has the good fortune to be in excellent financial condition. It has a budget reserve at its disposal, however, no formal plan exists for expending the accruals or financing capital improvements. A capital improvement is generally defined as a high value fixed asset intended to be in service for a period of years. Examples of capital improvements include the purchase of computer systems, acquisition of maintenance vehicles, and the purchase or construction of buildings or community facilities. A CIP can also help the Township plan for the purchase or protection of open space, a high municipal priority. The development of a multi-year Capital Improvements Plan (CIP) would provide a framework for programming and financing new or expanded public facilities including parkland and open space. The time period for a CIP is usually five years and requires the Township to prioritize and link the physical goals of the comprehensive plan to the municipal budget throughout this time frame.

- ***Retain professional planners to review development proposals and encourage innovative cluster designs that preserve open space and protect environmental resources.***

Protecting open space and environmental resources is one of the Township's highest priorities. Retaining a professional land planner that works directly with engineers and developers in designing site sensitive subdivisions could encourage the protection of resources and preservation of open space. While ordinances can prescribe site sensitive development, it is not always implemented through the development process. This action, coupled with strengthening the sketch plan option, could reduce the potential for sprawl development and facilitate residential uses that are more in keeping with West Pikeland's unique natural and historic qualities.

- ***Support regional planning efforts and maintain involvement in regional initiatives.***

West Pikeland, along with Upper Uwchlan, Uwchlan, Wallace, East Brandywine, West Bradford and East Caln Townships, and the Borough of Downingtown have joined together to assess the need for a regional cooperation on issues of mutual concern. This planning organization is in the formative stages and its overall mission is under development.

<b>WASTEWATER TREATMENT AND SEWAGE DISPOSAL</b>
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The preparation and adoption of municipal Sewage Facilities Plans is mandated by Act 537, the Sewage Facilities Act of 1966. The purpose of this plan is to protect the health safety and welfare of residents by ensuring that household sewage is properly treated and disposed of, that malfunctioning on-lot systems are corrected, and that treatment plants and sewer lines are not overloaded and continue to function properly.

West Pikeland Township currently relies on the Chester County Master Sewage Facilities Plan of 1970 to satisfy its obligations under Act 537. This plan envisioned the Township to remain relatively undeveloped well into the future and to depend on individual, on-lot systems to meet most sewage disposal needs. The

Township has exceeded these development expectations, however, and the southern part of the Township is served by a large community system. Adopting a municipal sewage facilities plan that complements this Comprehensive Plan Update by prioritizing disposal methods and directing new development to appropriate areas will allow the Township additional regulatory control over new development and require compliance with adopted policy.

⇒ **Recommendations for Wastewater Treatment and Sewage Disposal.**

- ***Update the municipal Sewage Facilities Plan in accordance with the provisions of Pennsylvania Act 537 of 1966.***

A Sewage Facilities Plan that supports and implements the land use policies contained in this Comprehensive Plan Update should be prepared by West Pikeland Township. The 537 Plan should delineate the sewage disposal methods preferred by the Township and establish a hierarchy that guides developers in selecting the most preferred methods or a rationale as to why an alternate is used. Establishing a hierarchy is particularly important in order to discourage package plants that provide for stream discharge. New development, to the extent possible should be contained within the growth boundary established by the Comprehensive Plan Update and implemented by the Zoning Ordinance. Much of the southern quadrant of the Township is located within the growth boundary and is already served by a community system.

The Act 537 planning process will give West Pikeland the opportunity to thoroughly evaluate innovative, contemporary approaches to wastewater disposal and encourage the use of techniques that facilitate groundwater recharge since the Township relies on this resource. A hierarchy of sewage treatment types identified should include a description of the circumstances to which they are most suited. Technological advancements made in recent years have improved wastewater treatment techniques and reliable alternatives that can facilitate cluster development are more readily available.

- ***Adopt a septic management ordinance requiring regular maintenance.***

A septic management ordinance is a key element of an overall septic management plan. Most ordinances mandate certain forms of septic system maintenance, along with periodic inspection. These requirements serve to help property owners to identify problems before system failure occurs. Through mandatory inspection, the property owner is alerted to maintenance issues and can take steps to correct them, thus preventing more serious, and costly, problems. By regularly maintaining septic systems, the possibility of ground water contamination from leaking septic tanks is greatly reduced.

- ***Establish a septic management program that facilitates regular maintenance of on-lot septic systems to protect groundwater.***

Adopting a program to manage on-lot septic systems could reduce the likelihood for system failures and prevent the resulting environmental contamination. Septic systems can malfunction for any number of reasons including poor maintenance, design flaws, and old age. Most septic systems were never designed to last indefinitely but proper maintenance can increase a system's longevity.

A number of on-lot sewage disposal systems in the Township have reportedly failed and those located in older areas could be malfunctioning. The Township may wish to consider developing, in

cooperation with the Chester County Health Department, a program for the management of on-lot septic systems. A program that includes informational materials on how septic systems function and the type of regular maintenance required would assist homeowners in properly caring for their on-lot systems, hopefully reducing failure rates. A program could be structured in different ways depending on the Township's objectives. At a minimum, a program could consist simply of general information conveyed through newsletters or brochures, or it could be more elaborate and involve workshops or seminars. Mandatory pumping required by ordinance is another alternative.

- ***Adopt a policy that permits the use of off-lot sewage disposal system to facilitate cluster development.***

An individual off-lot sewage system is a septic system in which the effluent absorption area is physically located outside the lot lines usually in a common area. Adopting a policy on off-lot systems, and including it in the hierarchy of sewage disposal alternatives in the Township's Sewage Facilities Plan, can promote cluster development and smaller net lot sizes without the cost and administrative responsibilities associated with development of a community sewage system. Properly designed easement and maintenance agreements is key to the success of this technique. The Chester County Planning Commission has recently adopted a policy regarding off-lot system. This policy is discussed in Planning Bulletin #54, Individual Off-Lot Sewage Systems.

## WATER FACILITIES

Nearly all of West Pikeland Township, with the exception of the planned residential developments, is dependent on individual wells for potable water. Due to the geology of the Township, however, the continued availability of adequate groundwater is a critical concern. Each new well constructed taps into the groundwater supply and can impact neighboring wells. Containing new development within the growth boundaries, where groundwater is more readily available and public water can be accessed, will help the Township to manage this resource.

### ⇒ **Recommendations for Water Facilities.**

- ***Use growth boundaries implemented through the zoning ordinance to conserve groundwater and facilitate use of public water where available.***

Growth boundaries established through zoning districts should be designated in the southern third of the Township in an effort to focus new growth near existing residential development. The subdivisions located in the southern part of the Township are served by public water through the Philadelphia Suburban Water Company and have a slightly higher new density than other developments in the Township. New residential development should occur in this area as infrastructure is presently in place to accommodate limited growth. Residential development not designed to access public water should also be focused in this area because individual wells will likely yield higher amounts of groundwater due to the underlying geology.

- ***Encourage periodic testing of well water by homeowners to identify groundwater contamination.***

Higher levels of development can increase the potential for groundwater contamination when most development relies on individual wells and septic systems. In many cases, the residents may not be aware of the problem for some time. Providing educational information through the Township's

newsletter, or through special supplements, could encourage homeowners to test their well water. Pollutants can contaminate the groundwater in any number of ways and testing should be done regularly to ensure that potable water remains safe. The Township could also consider adopting an ordinance that links well testing with the implementation of an on-lot septic system management program.

- ***Adopt an ordinance that regulates large scale water extraction to protect groundwater supplies.***

Large scale, water extraction for commercial use could reduce groundwater supplies. Since areas of the Township are noted for their pristine springs and overall high water quality water, there could potentially be a demand for commercial extraction. Developing and adopting an ordinance regulating withdrawals for commercial purposes would give the Township control over this use to ensure an adequate supply. The regulation of groundwater withdrawals must be balanced with other forms of resource protection; however, securing a reliable, long-term potable water supply is well within the Township’s regulatory authority.

- ***Establish protective buffers within stream corridors to reduce non-point source pollution.***

The Pickering Creek eventually flows into the Pickering Reservoir, a major water source for Phoenixville, and the surrounding area. As it winds its way through northern Chester County, it risks contamination by pollutants contained in storm water runoff. Protecting the areas adjacent to the streams and maintaining them in their natural state allows the runoff to be filtered, trapping sediment, contaminants, and debris. This action benefits residents beyond West Pikeland Township who rely on the Pickering Creek as a water source. It improves wildlife habitat and provides aesthetic values. The need for protective buffers is also addressed in Chapter 8, Environmental and Historic Resources Plan.

- ***Use zoning to limit intensive land uses in areas demonstrated to have limited groundwater supplies.***

Designating those areas of the Township described in Chapter 4, Environmental and Historic Resources Inventory, found to have marginal groundwater capability as “conservation zones” will reduce development pressure and protect the wells that may already exist. A conservation zone would not prevent development; it would instead reduce or regulate the type and density of future development by limiting certain types of development, reducing the amount of impervious surface, or reducing the levels of disturbance.

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<b>STORMWATER MANAGEMENT</b>
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Storm water management is traditionally addressed in the subdivision and land development ordinance. West Pikeland Township’s ordinance does regulate storm water runoff; however, there is little direction included beyond basic standards for compliance. The methodology for managing storm water has changed significantly in the past decade and natural approaches, as opposed to the more traditional manmade “pipe and basin” approaches, have been determined to be more effective. The Township’s subdivision and land development ordinance should emphasize the use of Best Management Practices and prioritize groundwater recharge.

⇒ **Recommendations for Storm Water Management.**

- ***Require the use of Best Management Practices in storm water management planning.***

Approaches to storm water management that emphasize the use of environmentally sensitive techniques are collectively termed Best Management Practices (BMPs). These are techniques that promote system design that maximizes the use of existing site features and natural drainage patterns to manage storm water. A new publication developed by the Pennsylvania Department of Environmental Protection, in conjunction with the Pennsylvania Association of Conservation Districts, and entitled, Pennsylvania Handbook of Best Management Practices for Developing Areas (1998) describes BMPs and provides guidance to municipal officials, planners, developers and engineers in their use and application. Any update of the Township's subdivision and land development ordinance should mandate the use of Best Management Practices where feasible.

- ***Encourage the agricultural community to use conservation measures that reduce topsoil loss resulting from storm water runoff.***

The loss of topsoil due to storm water runoff can be a serious problem in rural areas. Heavy rains falling on exposed farm fields can wash away topsoil, carrying it into streams and other waterways. The topographical conditions, especially the steep stream banks found in several areas of West Pikeland, can exacerbate these losses. Along with topsoil, fertilizers and herbicides can be carried into these waterways resulting in contamination beyond simple siltation. The Chester County Soil Conservation District provides information on ways to minimize topsoil loss. The Township can play an important role in serving as a liaison in disseminating this information and identifying conditions that could result in topsoil loss.

- ***Inspect the site grading on individual home sites prior to issuing certificates of occupancy to ensure that storm water is properly controlled.***

Although runoff generated from single lot development may not appear to be significant, when such development is magnified, it can impact development of adjacent lots and affect future use. If problems are not identified and corrected prior to issuance of a certificate of occupancy, long term damage to adjacent lands could occur. This can become a public problem if runoff is inappropriately directed into the road right-of-way and leads to erosion and surface damage. Reviewing grading plans and ensuring compliance through the final inspection process should prevent this problem from occurring.

- ***Reduce the amount of impervious surface allowed on a lot in an effort to manage storm water runoff.***

Storm water runoff can be minimized by reducing the amount of impervious surface associated with new development. Minimizing the amount of pavement in roads and driveways, and substituting semi-pervious surfaces where feasible, can help control runoff simultaneously facilitating groundwater recharge, particularly important in areas of the Township that depend on groundwater. Encouraging the use of cluster development is an important way to reduce the amount of impervious surfaces since this form of development requires fewer roads and shorter driveways than are usually present in conventional subdivisions. Clustering also protects open space, which facilitates groundwater recharge.

**PARKS AND RECREATION**

West Pikeland Township’s Open Space, Recreation and Environmental Resources Plan, adopted in 1992, contains a comprehensive inventory of open space and recreational facilities, along with an analysis of the extent that the current inventory addresses needs. The recommendations detail a series of actions to implement the Plan. In 1998, the Board of Supervisors appointed a Parks and Recreation Commission to oversee development of the local park system and implement recreational elements of the Open Space, Recreation and Environmental Resources Plan.

⇒ **Recommendations for Park and Recreational Facility Development.**

- ***Continue to use the Open Space, Recreational, and Environmental Resources Plan (1992) to guide development of parks and recreational facilities.***

The Open Space, Recreation and Environmental Resources Plan (OSRERP) contains an implementation strategy consisting of actions that will protect more open space and provide for development of the parks system. It also identifies acquisition and development needs. The newly formed Park and Recreation Commission should view the OSRERP as a living document and use it as a policy guide. The Commission should also review it on a regular basis to ensure that the strategies are current and that no major policy changes have occurred that will affect its implementation.

- ***Supplement the Open Space, Recreation, and Environmental Resources Plan (1992) with a detailed trail component.***

West Pikeland has placed a high priority on the development of trails throughout the Township. The OSRERP should be amended to include a trail component that identifies greenways, potential corridors within the greenways, and the segments that have been secured to date. Design criteria should also be incorporated based on anticipated use. Sample purchase and/or easement agreements, along with a funding strategy outlining possible sources may be included as well. Maintenance is an important issue that should be discussed in the component. Amending the OSRERP to include a trail component will formalize the policy, thus providing a basis for implementation by the Parks and Recreation Commission, at the direction of the Board of Supervisors.

- ***Prepare a Capital Improvements Plan focusing specifically on acquisition of parks and open space.***

Acquisition of park land and protection of open space are high Township priorities. The Parks and Recreation Commission should, in conjunction with the Board of Supervisors, preparing a long term capital improvements plan that identifies future acquisitions, estimates costs and outlines funding alternatives will allow the Township to prepare for purchases and take advantage of grant programs available. Many of the basic elements required for a capital improvement program are included in the OSRERP. Prior to developing the CIP, the Park and Recreation Commission should prepare master plans for those sites presented owned by the Township so that development costs can be included in the planning.

- ***Continue to support development of the Anselma Mill Historical Park.***

Several important historic sites are located in West Pikeland, including the historic Anselma Mill complex. The Township recognizes the importance of this historic resource and supports the development of the site as an historical park. A non-profit organization (501c3) has been formed to oversee develop and administer this site and the Township is provided the opportunity to review appointments to its Board of Directors as well as the bylaws. This organization should work cooperatively with the Township’s HARB to coordinate preservation efforts.

Development of the Anselma Mill Historical Park should be undertaken in accordance with a professionally prepared master development plan that addresses mill restoration, site circulation, interpretive options, secondary uses (concessions, comfort facilities, etc) and visitor orientation. The master plan should include preliminary site analysis, preliminary architectural plans, and cost estimates for each phase of the project. The Township should be provided the opportunity to take an active role in development of this important site.

- ***The Township and the Historic Yellow Springs Foundation should meet regularly and coordinate, where feasible, recreational programming and activities.***

Historic Yellow Springs is a key cultural resource in West Pikeland. The Foundation is very active and many types of cultural and recreational opportunities relating to the history and development of Yellow Springs are offered on-site. The Township, perhaps through the Parks and Recreation Commission, should encourage coordinated efforts where possible and support the use of Yellow Springs facilities to generate a higher degree of interest and awareness in this aspect of the Township’s history. The bylaws of Historic Yellow Springs, Inc., currently provides for the appointment of a municipal official to its Board of Directors thereby offering the opportunity for coordination.

- ***Continue to support the Chester Springs Library as a significant local cultural resource.***

The Township is fortunate to have a branch of the Chester County library system (Chester Springs library) located within its borders. Supporting this important resource through regular interaction with the Library Board and staff will strengthen its role in the Township. The Board of Supervisors must ratify appointments to the Library Board and also approves the Library’s annual budget. As a result of these mandates, the Supervisors have the opportunity for considerable input into its operations.

Retention of the library should be considered a high local priority and the planning for expansion should involve Township officials. Any expansion considered should continue to respect the historical context of the village of Yellow Springs and limited service area of the current facility. West Pikeland contributes financially to the library and assists in funding capital improvements and encourage support among residents as well.

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<b>EMERGENCY SERVICES</b>
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West Pikeland Township supports a police force comprised of six part time officers managed by a police chief assisted by a corporal. Coverage is supplemented by the Pennsylvania State Police from the Embreeville location. The police department is located on the second floor of the Township building on Route 113 in Chester Springs.

Fire service is provided mainly by the Lionville Fire Company and Kimberton Fire Company with Ludwigs Corner Fire Company serving a small segment of the Township. Ambulance service is provided by three different organizations. The West End Fire Company and Uwchlan Ambulance Corps serve most of the Township, with the East Whiteland Company serving a small area in the extreme eastern end. Ambulance service throughout Chester County may change due to recent amendments to Title 28 of the Pennsylvania Health and Safety Code.

⇒ **Recommendations for Emergency Services.**

- ***Continue to maintain a highly trained police force and ensure that equipment needs are addressed.***

New law enforcement techniques are continually being developed and police officers should be encouraged to take advantage of training opportunities that enhance their skills. Well-trained officers are better equipped to address law enforcement issues and prevent problems before they occur. The Township’s budget should include funding for annual training and equipment upgrades. These types of issues are being incorporated in the Township’s personnel policies. Grants for police education and training are available from federal and state sources and should be researched on an annual basis. Coordination with other municipal police forces should be encouraged.

- ***Maintain regular contact with the fire and ambulance service providers in order to promptly respond to service delivery issues.***

With fire and ambulance service provided by six different organizations, it is particularly important for West Pikeland Township to regularly monitor the quality of the service and the response times. Traffic congestion, particularly on Route 113 is a concern that has been raised relative to ambulance service and alternative routes should be evaluated. The Township financially supports the fire and ambulance companies and continues to budget for this expense. It should also contribute to equipment purchases as requested.

<b>EDUCATION</b>
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All of West Pikeland Township is included in the Downingtown School District; however, no public school facilities are located within its borders. One private facility, the Montgomery School, is located in the Township and offers educational programs for K-8, along with a preschool. The Montgomery School encompasses approximately sixty acres located on Route 113; much of the land area is undeveloped open space.

⇒ **Recommendations for Educational Facilities.**

- ***Provide information, as requested, to the Downingtown School District officials regarding new subdivisions proposed for West Pikeland.***

To assist the school district in planning for new school facilities, the Township provides information regularly to school officials on population projections and subdivision proposals. This information is used to determine the type and location of new residential development that could affect enrollment. Downingtown School District officials should be asked to convey information to

Township officials on issues that could impact West Pikeland, such as school bus routes and pick-up points.

- ***Meet regularly with Montgomery School officials to discuss issues of mutual concern.***

The relative size and location of the Montgomery School in West Pikeland Township makes it a significant community facility. Township and Montgomery school officials should maintain open communications on issues of mutual importance, particularly those relating to circulation and traffic on Route 113.

<b>SOLID WASTE DISPOSAL</b>
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All waste disposal in West Pikeland Township is contracted to private services. Curbside recycling is an alternative offered with most contractors. The disposal of solid waste is clearly adequate; however, recycling could be encouraged to greater extent.

⇒ **Recommendations for Solid Waste Disposal.**

- ***Encourage voluntary recycling to prepare residents for the potential of a mandatory program.***

Although it is unlikely that the next decennial census will show that the Township has reached the threshold delineated in Pennsylvania Act 101, the Pennsylvania Municipal Waste Planning, Recycling and Waste Reduction Act, requiring mandatory recycling, it should continue to encourage voluntary recycling. The haulers currently operating in West Pikeland offer curbside pick up of most recyclables. The Township supports hazardous waste recycling should actively advertise drop off locations to reduce the potential groundwater contamination through the illegal dumping of oil and chemicals. Advertising can occur through newsletters, post card mailings, and posted notices in community facilities.

- ***Maintain the scenic qualities of the Township through regular inspection of road corridors.***

Road debris can be reduced through the initiation of a highway maintenance program. West Pikeland has an extensive system of scenic roads, which should be regularly inspected for debris and litter problems. Debris is not only unsightly, but can pollute streams and wetlands. Programs that increase the awareness of litter problems and encourage residents to clean up roadways can be very effective. This type of a program is generally educational in nature and could be administered by the Township, by a community organization or by private entities.

## CONCLUSION

Providing community services and facilities that meet the needs of residents without adding excessive administrative burden is a local objective. The Township wishes to retain its rural character but at the same time, be responsive to meeting community needs. The policies relating to community services and facilities focus on continually monitoring the level of services provided and making adjustments as needed. Most of the new policies recommended in this section do not necessarily require ordinance amendments, but rather changes in administrative procedures and priorities to meet the evolving needs of residents.

