

CHAPTER 1

GOALS AND OBJECTIVES

Introduction

The Comprehensive Plan is comprised of a series of recommendations which, if implemented, can assist in promoting and guiding future growth. The power to implement the Plan recommendations rests with the elected Board of Supervisors of North East Township and the Borough Council of North East Borough. It is this group of individuals that decides when and what recommendations are to be executed. Properly conceived, the Plan can be an effective tool for assisting the local municipal officials in making intelligent community planning decisions.

This Comprehensive Plan subsequently discusses the recommendations for developing residential, commercial, industrial and public service areas by delineating proposed land use patterns. The Plan also makes recommendations concerning community and utility facilities and services, and illustrates methods for improving the overall highway system.

The Zoning Ordinance is a fundamental tool used to implement the land use and other portions of the Comprehensive Plan. The zoning requirements and districts in the ordinance must closely relate to the community's future needs, trends and resources, its physiographic characteristics, its roads and utility systems, and other factors identified in the Plan. It is the legal vehicle that provides the transition between the Plan and the reality of community development.

Overall Plan Goals

It is the overall objective of the North East Area Comprehensive Plan to develop and preserve a pleasant, attractive, healthy, safe, efficient and convenient community environment for living, working, shopping and relaxing. This plan is intended to promote, to protect and to facilitate the public health, safety, morale and general welfare of the community. The plan aims at coordinated and practical community development through proper density of population, and avoidance of land overcrowding. In addition, provisions will be made for adequate light, air, and the public infrastructure of transportation, water and sewage. In order to avoid and/or minimize the loss of health, life or property from fire, flood, panic or other dangers, the plan will focus on proper police and fire protection and related code enforcement programs. Finally, the plan will promote the development of schools, public grounds and other public facilities to serve the residents of the community.

Citizen Participation Considerations

The public involvement general goal is to encourage continuous discussion among residents and business owners concerning the development of the community and encourage their participation in public affairs.

The public involvement specific objectives are to:

- have all business meetings of the local Planning Commissions, Supervisors, Council, and other public bodies in the community advertised and open to the public;
- stimulate the interest of residents and business owners in local public affairs and encourage their attendance at meetings of local public bodies; and
- encourage increased participation by residents and business owners at public meetings.

Environmental Considerations

The environmental general goal is to preserve and enhance the natural and cultural environments of the community.

The environmental specific objectives are to:

- protect unique geologic, vegetative and other ecological areas to ensure variety in the environment, to serve as outdoor education resources, to guard against damage to life and property, and to preserve the natural amenities;
- protect the groundwater resources in those areas that are dependent upon on-lot wells for potable water by such methods as restricting the type and density of development in recharge areas; and
- discourage encroachment upon lake bluff and shorelines, streams and their flood plains and wetlands, ponds, and high water table areas that threaten to degrade the natural condition of their waters and/or banks.
- decrease point and non-point sources of pollution in the Great Lakes watershed and improve the health of the Great Lakes system; and
- encourage the use of Smart Growth techniques in new development, including Growing Greener/Growing Smarter subdivisions, to implement the other environmental specific objectives.

Energy Conservation Considerations

The energy conservation general goal is to promote energy conservation as a matter of serious public concern.

The energy conservation specific objectives are to:

- exercise public responsibility in providing direction to energy conservation efforts in the community;
- promulgate efficient land use patterns that lead to efficient energy utilization;
- adopt land use and development controls, building codes and similar regulations that promote energy efficiencies and revise or eliminate those that cause or encourage wasteful energy consumption;
- utilize alternate energy sources in all new governmental and institutional buildings when feasible;
- encourage the use of alternate energy sources in all other public, residential, commercial, and industrial structures in the community; and
- encourage all residents to adopt an energy conservation attitude.

Aesthetic Considerations

The aesthetic goal is to enrich the lives of all residents in the community by seeking to improve the aesthetic quality and visual impact of the man-made environment and by preserving and enhancing the natural environment.

The aesthetic specific objectives are to:

- prevent the degradation of the scenic elements such as dense woodlands, water bodies, and steep slopes and hilltops by relating all development to natural features;
- encourage the elimination, isolation, or screening of all visual distractions created by people;
- encourage the use of landscaping and conservation practices to enhance the visual quality of the man-made environment;
- encourage placing utilities underground when practical and encourage attractive design or blending with the natural environment when underground placement is not practical;
- encourage the protection of scenic views and vistas; and
- control the use of signs in terms of number, type, size and location, and encourage aesthetics and attractiveness in their design; and
- prevent the degradation of the Historic District and Historic Properties.

Economic Considerations

The economic general goal is to establish a diversified and enduring business structure in the community which provides residents with a variety of employment opportunities while at the same time preserving a healthful, secure, and pleasant residential environment.

The economic specific objectives are to:

- provide for future commercial and industrial development by reserving adequate land areas through various methods, such as zoning, planned unit development, office and industrial park development;
- provide for the concentration of commercial and industrial developments within selected areas by designating these areas in the land use plan and supported by land use regulations;
- provide the necessary infrastructure that encourages business and industrial development, such as utilities, streets, police and fire protection;
- reserve the economic development potential of the two I-90 interchanges by retaining these areas for businesses and light industries;
- discourage the intrusion of residential uses into existing and proposed commercial/industrial areas; and
- establish and perpetuate a public and private sector relationship conducive to local economic development.

Housing Considerations

The housing general goal is to provide adequate housing for the present and future residents of the community.

The housing specific objectives are to:

- increase the supply of decent, safe and sanitary housing in price ranges affordable to a wide spectrum of residents;
- provide for diversity in housing types and residential areas so that every family has a choice with respect to residential environment and life-style;
- preserve the existing sound housing stock through public and private actions and incentives that encourage housing upkeep;
- eliminate all dilapidated housing units by removing those units beyond salvage and by rehabilitating those deteriorating housing units that can be feasibly restored to sound condition; and
- preserve the residential character and quality of viable residential areas.

Transportation Considerations

The transportation general goal is to provide the safe and convenient circulation and movement of goods and people within the community.

The transportation specific objectives are to:

- provide for safe and convenient traffic patterns in and around the North East Area for residents as well as for those traveling to the Area for business or recreation;

- provide for safe and convenient traffic patterns through the North East Area, reasonably separated from the local routes, for those traveling to, from, or between neighboring municipalities;
- coordinate and integrate the transportation systems of the community with that of the State;
- provide for pedestrian walkways and non-motorized bikeways wherever warranted;
- provide for adequate off-street parking in all types of future developments;
- encourage public mass transit services for those without cars and as a viable option to the private automobiles; and
- provide adequate streets and highway systems in all future residential, commercial and industrial subdivisions.

Community Facilities and Utilities Considerations

The general goal for facilities, services, and utilities in the community is to provide the quantity and quality necessary to meet the physical, social, cultural, recreational, and esthetic needs of the community and to do so in a timely and fiscally responsible manner.

The community facilities and utilities specific objectives are to:

- provide adequate police and fire protection;
- provide adequate water, sewage, stormwater, and recycling services in all areas where existing or planned development or population densities warrants such services;
- provide adequate public school facilities, including buildings and grounds that can serve as multi-use facilities;
- provide a community recreation program and facilities based on the needs and desires of the local residents;
- promote the regional recreational potential within the North East Area with State assistance on the possible development of regional facilities on Lake Erie (at the North East Safe Harbor/Marina, Freeport Beach Park, and at the mouth of Twentymile Creek) which have the primary general citizen access points to Lake Erie within the community, and
- provide facilities and utilities in an orderly and timely manner by annually updating the Capital Improvements Program and Capital Budget to reflect the public facility needs of the community.

Land Use Considerations

The land use general goal is to provide and perpetuate a land use pattern in the community which includes a wide variety of interrelated land uses in proper proportion, which is able to function efficiently, which features an optimum degree of

compatibility between land uses and between development and natural environment, and which enhances the orderly timing of development.

The land use specific objectives are to:

- prevent undesirable land use relationships by avoiding the mixing of incompatible uses, yet still maintain neighborhood conveniences;
- encourage the concentration of land uses in discernible clusters and limit both strip development and irregularly dispersed development patterns;
- discourage the indiscriminate spread of commercial and industrial uses, particularly the encroachment of these uses upon existing or future residential areas;
- discourage the adverse sprawl of higher and medium density residential development into the rural areas;
- promote innovative development concepts such as planned residential developments which encourage variety in neighborhood and architectural design; and
- employ appropriate land use controls to guide future uses and densities of development in accordance with the accompanying plan elements.