

Chapter 10 Regional Compatibility and Plan Component Inter-relationships

INTRODUCTION

Overview

An effective comprehensive plan establishes policies that are compatible with those of neighboring municipalities and the county. In preparing the Delaware Township Comprehensive Plan, the comprehensive plans of neighboring municipalities and the draft County comprehensive plan were considered to facilitate sound regional planning.

STATEMENT OF REGIONAL PLANNING COMPATIBILITY

Pike County

In 2006, Pike County is working to adopt its comprehensive plan. Based on the draft maps, the Delaware Township Comprehensive Plan is compatible in the following regards:

- The Pike County Comprehensive Plan indicates a major growth area in the northern part of Delaware Township, largely along PA 739. The Township Comprehensive Plan establishes the same policy.

- The County Greenways and Trail Plan is reflected in the Township Park, Recreation, and Open Space Plan, although the Township's plan is more detailed and extensive.
- The County Community Facilities Plan is reflected in the Township Comprehensive Plan, although the Township's plan is more detailed and extensive.
- The County plans for natural resource conservation is reflected in the Township Comprehensive Plan, although the Township's plan is more detailed and extensive.
- The County Historic Resources Plan is reflected in the Township Comprehensive Plan, although the Township's plan is more detailed and extensive.
- The County Transportation Plan is compatible with the Township Comprehensive Plan.

Dingman Township

Dingman Township revised its Comprehensive Plan in 1999. The Delaware Township Comprehensive Plan is compatible with Dingman's in the following regards:

- There is an overall goal to maintain rural character.
- Residential developments with open space are recommended.
- Commercial and higher intensity residential development is proposed along Route 739.
- Where industrial development is proposed in Delaware Township, extensive buffering shall be required to mitigate impacts on adjacent properties within and beyond the Township's borders.
- Rural residential development is proposed along Milford Road.
- Dingman's and Delaware's plans both discuss a possible inter-municipal central sewer plan.

Lehman Township

Lehman Township revised its Comprehensive Plan in 2001. The Delaware Township Comprehensive Plan is compatible with Lehman's in the following regards:

- Both plans recognized the severe limitations to on-site septic systems.
- Both townships encourage development within the framework of conservation, with a strong emphasis on open space.
- Development is to occur near existing development, and is not to sprawl across the natural areas of the townships.

- Land uses along the townships' common borders are to be of rural residential and conservation.

Porter Township

Porter Township revised its Comprehensive Plan in 1999. The Delaware Township Comprehensive Plan is compatible with Porter's in the following regards:

- Both plans recognized the severe limitations to on-site septic systems.
- Residential development with an open space and conservation component is advocated.
- A regional sewer system is recommended.
- The common border with Delaware Township is State Forest.

INTER-RELATIONSHIP OF COMPREHENSIVE PLAN COMPONENTS

Overview

The various components of the comprehensive plan cannot be considered in isolation, as they are interdependent aspects of a coherent whole. Each element of the plan interacts with and impacts all of the others. Some of the most critical plan inter-relationships are described as follows:

- Demographic factors drive the need for housing, commercial services, and employment. This in turn creates the need for a land use plan to accommodate changing demands and to minimize conflicts and maximize compatibility between different land uses.
- The residents of the township value natural and historic resources. The preservation of natural features is critical if community growth is to occur in a sustainable manner consistent with public health, safety, and welfare. The land use plan is created to accommodate growth while protecting valuable resources and maintaining quality of life for citizens.
- The land use plan is supported by adequate infrastructure, including road access, utilities, public services, and recreation.
- The parks, recreation, and open space plan is derived from the land use plan and the natural features protection plan, to ensure that the public has adequate recreational opportunities and that critical natural areas are protected.