VII. FUTURE GROWTH AND LAND DEVELOPMENT

2007 Report Chapter VII – Future Growth Areas and Land Development

A. Areas with Existing Development and/or Platted Subdivisions

This Section is retained unaltered.

Exhibit VII-1 and Map 1 (2007 Report) indicate, by list and by map, subdivisions which occurred in West Penn Township between 1978 and 2004. RETTEW had requested the Schuylkill County Planning Commission to provide this same data for the years 2005 through 2011.

B. Land Use Designations Established Under the Pennsylvania Municipalities Planning Code

This Section is retained unaltered with the exception that West Penn Township opted out of participation in the ESP Region Planning and adoption of its ordinances.

C. Population Analysis/Identification of Growth Areas

This Section is retained unaltered with the exception that West Penn Township opted out of participation in the ESP Region Planning and adoption of its ordinances.

Note at the time of the previous 2007 report, the housing market was strong with no sign of slowing. In addition, only Year 2000 Census data was available and population projections were affected by the prior positive growth decade. Subsection 4 of the 2007 report identified "Growth Areas" as the five (5) villages within West Penn and Walker Townships included in the Act 537 Plan Update. This impacted the previous 2007 report 10 Year Projections for the Sewage Flow Needs as listed in the end of Chapter II, Section B.

The US Census Bureau has provided West Penn Township some preliminary 2010 Census data which is provided in Appendix R-VII-1. Based upon the 2010 Census preliminary data and the current economy, RETTEW re-evaluated the 10 year growth projections. The following findings are listed below:

1. West Penn Township opted out of the ESP Regional Comprehensive Plan.
2. Over the last year there has been no real development activity in West Penn Township. Recently, most plans consist of lot line adjustments and small subdivisions.
3. Development is occurring all over the township, mostly on large lots with on-lot systems. No significant plans have been submitted in the proposed growth areas.
4. From 2000 to 2010 the population has grown by 590 or 15%. It is believed that most of this growth must have occurred in the early part of the decade as recent development activity does not indicate such rapid growth.

5. The economy has not shown signs of a strong resurgence in the housing market. It is believed that large scale residential development will not resume over the next several years.
6. RETTEW believes that West Penn Township will not sustain 15% growth between 2010 and 2020. RETTEW anticipates a more realistic growth would be between 4% to 7% increase over the next 10 years.

D. Zoning and/or Subdivision Regulations; Local, County, or Regional Comprehensive Plans; Existing Plans of a Commonwealth Agency Relating to the Development, Use, and Protection of Land and Water Resources

This Section is retained unaltered with the exception that West Penn Township opted out of participation in the ESP Region Planning and adoption of its ordinances.

E. Future Sewage Planning

This Section is retained unaltered with the exception that West Penn Township opted out of participation in the ESP Region Planning and adoption of its ordinances.

Note that the *Summary* of this section draws the conclusion that the ESP will *"encourage growth"*. However, West Penn Township did not adopt ESP Planning.

RETTEW has planned for a more conservative 20 year growth for sewage facilities planning. The following projections have been used rather than the sewage flow projections listed at the end of Chapter II of the 2007 report (below). These growth projections were utilized for the identification of public sewage facility alternatives in the July 2011 Draft Report.

Projected Sewage Facilities Design Flow at 20 Years:

Area 1.	South Tamaqua Current flow: 2,800 gpd - 7 EDUs	Design flow: 4,800 gpd - 12 EDUs
Area 2a.	Clamtown Current flow: 800 gpd - 2 EDUs	Design flow: 1,600 gpd - 4 EDUs
Area 2b.	Reynolds Current flow: 1,200 gpd - 3 EDUs	Design flow: 2,400 gpd - 6 EDUs
Area 3.	Andreas Current flow: 1,600 gpd - 4 EDUs	Design flow: 2,400 gpd - 6 EDUs
Area 4.	Snyders Current flow: 800 gpd - 2 EDUs	Design flow: 800 gpd - 2 EDUs