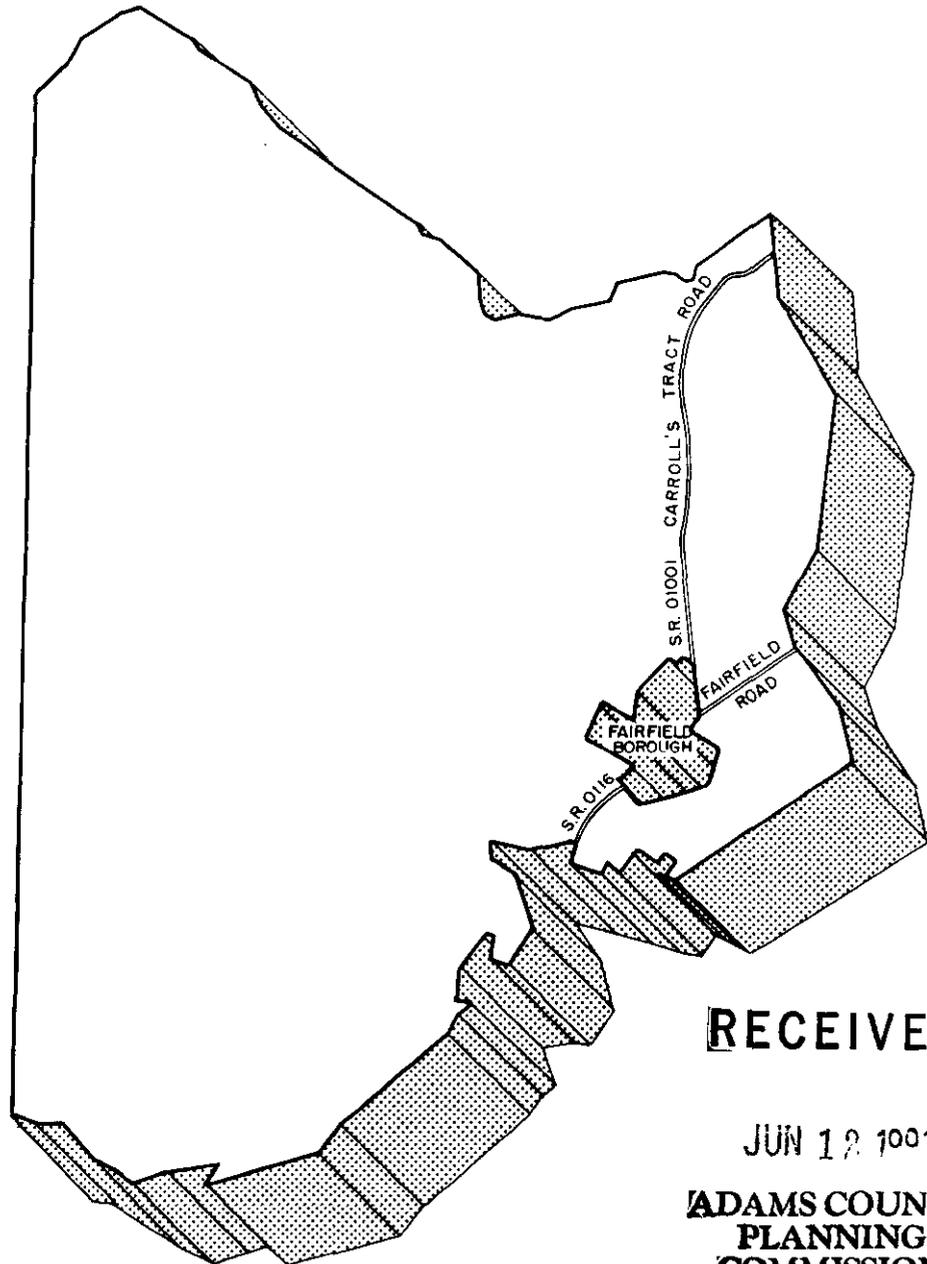


HAMILTONBAN TOWNSHIP

ADAMS COUNTY



RECEIVED

JUN 12 1001

ADAMS COUNTY
PLANNING
COMMISSION

COMPREHENSIVE PLAN UPDATE

1991

(#72-B/282a)

HAMILTONBAN TOWNSHIP

ADAMS COUNTY

PENNSYLVANIA

BOARD OF SUPERVISORS

David M. Martin, Chairman
Stephen W. Jacobs, Vice-Chairman
Guy M. Sanders, Supervisor
Barbara Nicks, Secretary/Treasurer

PLANNING COMMISSION

Nancy J. Hammett, Chairman
Donna Walker, Secretary
Kenneth Fluke, Member
Robert Gach, Member

PLANNING CONSULTANT

Martin and Martin, Incorporated
149 East Queen Street
Chambersburg, PA 17201



martin and martin, incorporated

149 east queen street • chambersburg, pennsylvania • 17201

(717) 264-6759

June 11, 1991

OFFICES IN:
plantation, florida
pleasant valley, new york

Hamiltonban Township
Board of Supervisors
c/o Barbara Nicks, Secretary
P.O. Box 526
Fairfield, PA 17320

Re: Hamiltonban Township
Comprehensive Plan
Our file: 282.6.1
(#72-B/282a pg 2)

Gentlemen:

We take pleasure in submitting herewith the 1991 UPDATE OF THE HAMILTONBAN TOWNSHIP COMPREHENSIVE PLAN. This volume summarizes the various changes which have occurred in the Township since the original 1972 Comprehensive Plan, and revises the Plan itself to reflect those changes. The materials contained herein have been submitted to the Township Planning Commission, in the form of memoranda and have been reviewed by that group at their regular monthly meetings.

We hope that all sections of this report will be carefully studied and reviewed to assure the usefulness of the Comprehensive Plan contained herein. It is our feeling that this Plan represents the most logical plan for the Township to follow in order to maintain and enhance it's desirable qualities.

Very truly yours,

MARTIN AND MARTIN, INCORPORATED

Timothy C. Gormany

TCC/asw
Enclosures

FORWARD

The Comprehensive Planning Program for Hamiltonban Township has been in place since 1972. At that time, the Hamiltonban Township Board of Supervisors adopted two documents entitled "Hamiltonban Township Comprehensive Plan Phase I and Phase II". It is the thrust of this document to be adopted by the Supervisors as an amendment to that earlier Comprehensive Plan. The combination of the three documents would then function as the current Comprehensive Plan of the Township. This update contains a review and analysis of those aspects of the Township's characteristics which have changed since the preparation of the previous documents. These materials include reviews of population, land use, transportation, economy and housing and development. Additionally, the Planning Commission reviewed this revised data in the context of the previous Comprehensive Plan and have made what changes it deems necessary to bring the original Plan a decade forward into the 1990's.

As in the original Comprehensive Plan, this update document is intended to be a written and graphic picture of the desired future development of the Township. It attempts to set forth an overall view of the Township's future and indicated proposals for residential, commercial, industrial and agricultural areas, community facilities, and roads and highways. Generally, these proposals are interrelated and these interrelationships have been basic to the approach utilized. In many instances, very little has changed in the Township's goals. Yet it is imperative that the Township once again review its stance with regard to growth and development so as to move into the decade of the 1990's knowing that full account has been taken of all factors, both internal and external, which effect the growth of the Township.

TABLE OF CONTENTS

	<u>PAGE</u>
Planning Objectives	1
Introduction	1
Planning Objectives	2
Physical Features Update	3
Introduction	3
Topography and Slopes	3
Soils	3
Groundwater and Drainage	4
Wetlands	4
Existing Land Use Update	6
Update	6
Statistical Update	9
Comparative Population Trends	9
Age Group Compositions	10
Housing Analysis	10
Total Housing Supply	11
Occupancies and Vacancies	11
Overcrowding, Number of Rooms and Households	11
Housing Values	12
Economic Update	16
Retail Economy	17
Regional Factors	17
Labor Force and Employment	17
Manufacturing	18
Labor Force Characteristics	18
Agriculture	22
Transporation Update	24
Jurisdiction	24
Functional Roadway Classification	25
Traffic Volumes	26
Summary	29
Comprehensive Land Use Plan	33

planning objectives

Introduction

This Comprehensive Plan Up-Date for Hamiltonban Township is intended to be a written and graphic picture of the desired future development of the Township. It attempts to address the recent changes in the Township's situation, and bring forward into the 1990's an overall view of the Township's future. As in all Comprehensive Plans, this document combined with the previous Comprehensive Planning documents attempts to indicate proposals for residential, commercial, industrial, and agricultural areas. No precise time table for the realization of the components has been set. Rather, the attempt here is to indicate where these elements would be located as they develop of their own volition.

This Planning Up-Date is a combination of extensive studies of Hamiltonban Township by the Hamiltonban Township Planning Commission. With these studies the Commission attempts to take into account all of the known internal and external factors effecting growth of the Township. The Phase I portion of the report is devoted to a presentation of the existing physical, economic and social conditions as they have been updated since the preparation of the last planning documents. This material along with previously developed background material has provided the prospective to guide the formulation of concepts for the future.

The recommendations proposed in this Comprehensive Planning Up-Date when adopted by the Board of Supervisors will constitute policies. These policies on growth, population, economic activity, agriculture, industry, aesthetics, transportation, and other basic elements of the community structure should be important in the thinking of Township leaders as development occurs. Additionally, however, the Planning Commission is concerned with the need for tools to accomplish the goal of the Plan. Therefore, following the adoption of this Planning Up-Date the Planning Commission intends to proceed toward the development of a Zoning Ordinance which will be proposed for adoption in the Township at a later date. This Zoning Ordinance, to be effective, must be directly related to the Comprehensive Plan and the on-going planning process undertaken by the Township Planning Commission.

Planning Objectives

Although significant changes have occurred in Hamiltonban Township since the preparation of the initial planning documents, the objectives of the Planning Commission and Board of Supervisors appear not to have changed significantly. The essence of this Planning Up-Date program has been to determine the conditions which have influenced the community's growth and development and to evolve the goals and policies appropriate to deals with these conditions. The conclusions reached after studying the survey analysis portions of this planning program are a simplification and continuation of the earlier established goals and are as follows:

- A. The natural resources of Hamiltonban Township should be preserved, including air, land and water. The preservation measures include a reaffirmation of the concept that positive measures should be taken to insure that land in agriculture and woodland usage can be maintained in such usage for as many years as possible.
- B. The widest possible range of educational, recreational and governmental facilities should be provided and they should be located so as to be readily accessible to the persons to be served.
- C. The single family home will remain the predominant dwelling type.
- D. The major activities in the Township are and should remain agriculture and agriculturally related activities. A secondary activity of importance is forest oriented recreation.
- E. Business and Industry should be encouraged to develop, so that they are good neighbors to adjoining residential, agricultural or recreational areas.
- F. Commercial development should be encouraged in existing development modes to serve the surrounding residential areas. Generally, strip or ribbon development of commercial activity along highways should be discouraged.
- G. Areas of blight and substandard conditions should be corrected.
- H. An adequate highway transportation network should be facilitated.
- I. The efficient provision of public service in the context of a healthy local economy should be fostered.

As was stated in the earlier planning documents, "Community Planning is based on the premise that there are community goals and objectives which transcend the desires of an individual, and which can be achieved only by coordinated action". It is the intent of the Planning Up-Date, along with the proposed zoning program, to pursue the community objectives established herein in the most effective and least disruptive manner.

physical features update

Introduction

With any comprehensive planning study of a municipality, an analysis of physical characteristics and the natural environment is critical. The physical properties of Hamiltonban Township are primarily unalterable, permanent features of the community. If they can be altered in any manner, it is typically a costly and unfeasible effort that involves considerable time and labor. The governing entities of the Township need to be aware of, and ready to adapt to, these physical characteristics or otherwise be prepared to suffer insurmountable ill consequences.

Preservation and conservation of our limited natural resources is an important consideration. Many resources are not replenishable while others are rehabilitated or reestablished only after extensive periods of time. The majority of items discussed in the prior Comprehensive Plan concerning physical features obviously remain unchanged as of this writing and will be briefly summarized in the following paragraphs. Some new environmental issues have surfaced in recent years that bear deliberation. These concerns will also be enumerated on the pages that follow.

Topography and Slopes

The eastern portion of the Township, from Orrtanna to Fairfield, remains the flattest area, while the remainder of the municipality is interspersed with flat to steep areas. The Knob is the highest point in the Township, while Jacks Mountain and Pine Mountain also rise over 1500 feet.

Soils

Several soils associations cover the landscape including the Edgemont-Highfield, Highfield-Myersville, Athol-Wiltshire-Readington, Montalto-Mount Lucas-Watchung, and Lehigh-Brecknock classifications. The limitations discussed in the previous comprehensive plan concerning subsurface sewage disposal, building foundations, lawns and landscaping, streets, and cemeteries still apply at this time and should be aptly considered when reviewing development proposals.

Groundwater and Drainage

Availability of groundwater remains adequate for the foreseeable future. High yield springs are used primarily in Orrtanna and South Mountain. The limestone east of South Mountain creates only small groundwater yields for the majority of residents. Drainage characteristics within Hamiltonban Township have changed little since 1972. The main streams including Muddy Run, Little Marsh Creek, Rattling Run, Middle Creek, Toms Creek, Friends Creek, Spring Run, and Little Antietam Creek lie within the Potomac River drainage basin.

Wetlands

A newly emerging environmental issue concerns the preservation of the nation's wetland areas. Wetlands are defined as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated areas. The three essential characteristics that must be present to identify a wetland are hydrophytic vegetation, hydric soils, and wetland hydrology.

Wetlands serve several basic functions within nature and society. These functions include groundwater recharge, flood abatement, water quality improvement, erosion control, nitrogen balance, open space, recreation, food chain and endangered species habitat, and education and research. While only a small percentage of Pennsylvania's total land area. (2%) is considered wetlands, the important roles that they play within a community cannot be overlooked and their conservation should be actively encouraged.

The analysis of and jurisdiction over wetland issues rests with both the United States Army Corps of Engineers and the Pennsylvania Department of Environmental Resources. Any proposed construction involving the disturbance of a wetland requires a permit from these two agencies. As far as the municipality is concerned, it is recommended that the governing bodies be aware of the State and Federal regulations involving wetlands, obtain the necessary mapping aids to help identify potential wetlands (National Wetland Inventory Maps, County Soil Survey, list of hydric soils), and require wetlands delineation as a prerequisite to plan approval or permit issuance through the Township Subdivision and Land Development regulations.

The following map entitled "Mapped Wetlands" illustrates information taken from the Fish and Wildlife Service's National Wetland Inventory. These likely wetland areas were identified using high altitude aerial photography and by analyzing vegetation, hydrology, and geography. It is important to be aware that these maps are helpful but are not absolute. Only an actual field investigation by a trained wetlands delineator can determine the existence and extent of a wetland. It is evident from the accompanying map that a high concentration of wetland areas exists in the eastern section of the Township focused on Muddy Run, Rattling Run, Little Marsh Creek, and Spring Run. As you proceed west into the mountain and forest areas, which are in most instances classified as uplands, the frequency of wetlands diminishes except in relation to scattered ponds and watercourses.

HAMILTONBAN TOWNSHIP

ADAMS COUNTY

SCALE: 2000 1000 0 2000 4000

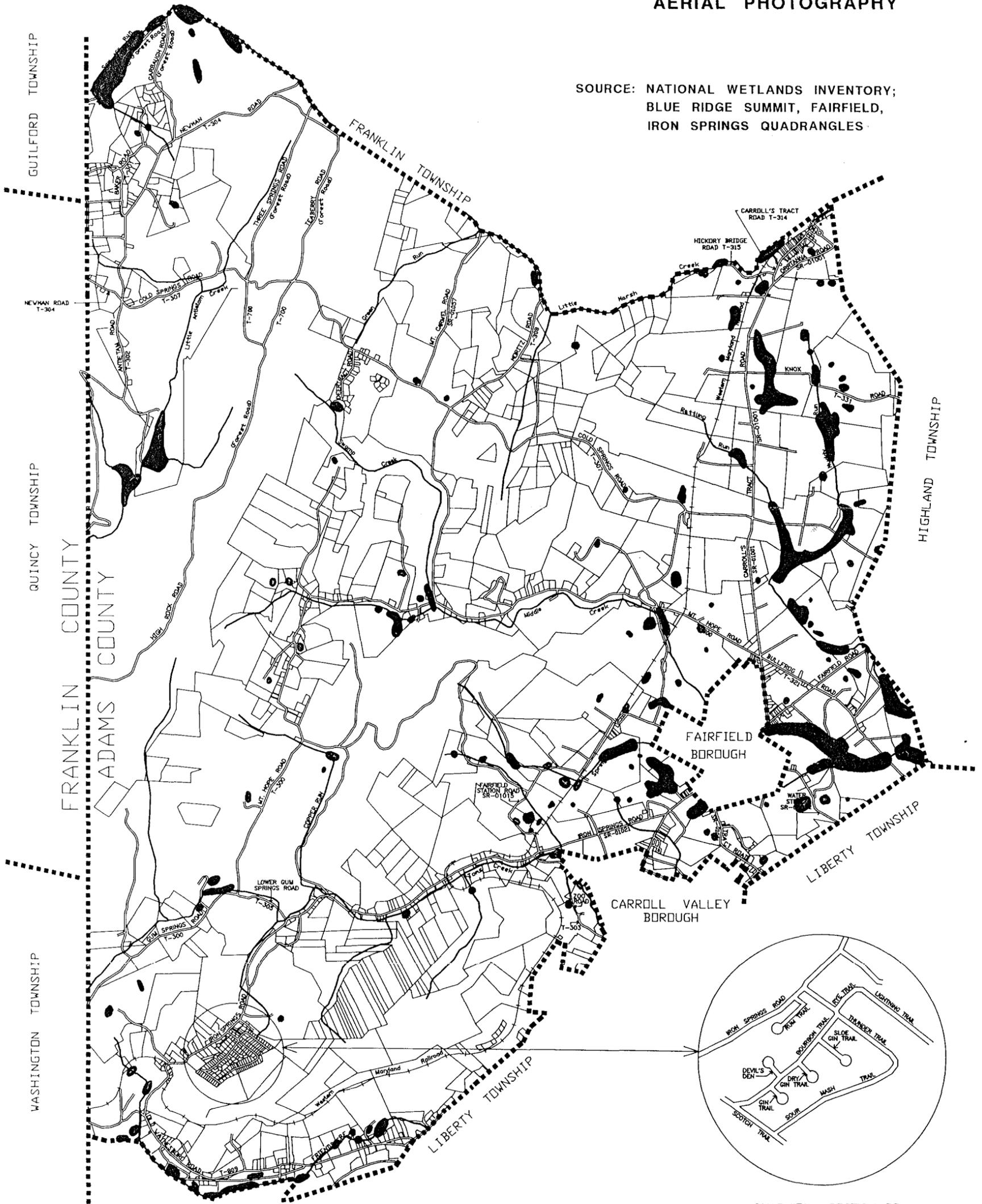
MAPPED WETLANDS

PREPARED BY: **MMI** martin and martin, incorporated
phone: (717) 264-6759 149 east queen street
chambersburg, pennsylvania • 17201

LEGEND

 MAPPED WETLAND INTERPRETED BY AERIAL PHOTOGRAPHY

SOURCE: NATIONAL WETLANDS INVENTORY;
BLUE RIDGE SUMMIT, FAIRFIELD,
IRON SPRINGS QUADRANGLES



CHARNITA: SECTION BB
SCALE 3/1

existing land use update

Up-Date

As part of the current Up-Date program, a new computerized base map of Hamiltonban Township has been prepared. This mapping has been utilized to illustrate the existing land use patterns of the Township. The various land uses have been located utilizing available Adams County tax mapping data, Adams County Planning Commission information, and field observations by Martin and Martin, Inc. staff. The resulting mapping, while far superior to the mapping which existed at the time of the earlier Comprehensive Plan, illustrates a land use pattern similar to that which existed at the time of that plan.

Although there has been a continued slow but steady growth in the areas of the built up communities and along rural roads, the State Park, forests, fruit farming and agricultural sector predominate as the major land use activities in Hamiltonban Township. As was observed in the earlier Plan, the relationship of land use activities to the slope of land is obvious. Starting from the eastern section in the flat areas, and along the toe of the slopes, are the major orchards, farm land and the main communities of Seven Stars, McKnightstown, Mummasburg and Cashtown. The central portions of the Township are largely wood land with a band of orchard uses slicing through this sector along the toe of the slope. Increasingly more steep slopes and higher elevations are being farmed. It is clear that the unique soils of Hamiltonban Township's 24,600 acres are being utilized for agricultural purposes.

The residential development in the Township continues to be structured along existing roads. Hamilton Township has been relatively consistent over the last decade, property owners continue to utilize their existing road frontage for development purposes, in some instances sterilizing the property to the rear of the frontage for future usage. It has been long recognized by Township officials that this continued dispersion of residential development is not particularly desirable for the future of the Township as a whole. As was indicated in the earlier Comprehensive Plan, such scattered development is lacking in desirable features such as; low levels of traffic, safe pedestrian circulation, adequate play areas for children, and community awareness. Dispersion of housing obviously creates costly inefficiencies in the provision of water and sewage facilities along with fire protection, waste collection, and school transportation.

Commercial and industrial developments continue to be an extremely minor aspect of the Township's overall land use pattern. Additionally, these activities appear to be largely scattered forming littler, if any, recognizable pattern of development.

In order for any community to prepare for its future growth and development, it must be keenly aware of the existing use of it land. Through a clear concise analysis of present land use patterns, Hamiltonban Township will better be able to perceive the trends shaping the future structure of their community. This study has made use of the most precise and accurate date available to mankind today. Information was obtained from the U.S.G.S. which uses satellite imagery and photography to determine the exact demarcation of land use patterns. High altitude photography if interpreted correctly is the most flawless reading of he land use pattern. This material as well as aerial photography and Martin and martin, Inc. field observation data have been compiled to produce the following mapping of land use in Hamiltonban Township.

Hamiltonban Township's primary land use is forest. This use exceeds the next greatest use by more than five times it area. This can best be seen by exact figures. The total Township acreage is 24,599 acres. This figures main component is 16,432 acres of wood land which is 67% of Hamiltonban's area. Comparison with the previous Comprehensive Plan land use map indicates that commercial, residential and industrial lands increased perceptibly while orchard, agriculture and open field agricultural decreased.

The following chart illustrates the generalized land use patterns of the Township by acres and percent based on the existing available land use mapping.

LAND USE PATTERNS		
HAMILTONBAN TOWNSHIP, ADAMS COUNTY		
LAND USE	ACRES	PERCENTAGE OF TOTAL
Open Field Agriculture	3,896	16
Orchard	1,324	5
Woodland	16,432	67
Single Family Residential	1,069	4
Multi-Family Residential	1	less than .1%
Mobile Home Residential	66	.2
Public and Quasi Public	740	3
Commercial	391	1.5
Industrial	581	2.4
Total Acreage	24,600	100

Source: Land use data taken from Hamiltonban Township Map, aerial photographs, U.S.G.S. Maps, and Martin and Martin, Inc. field observation data.

HAMILTONBAN TOWNSHIP

ADAMS COUNTY

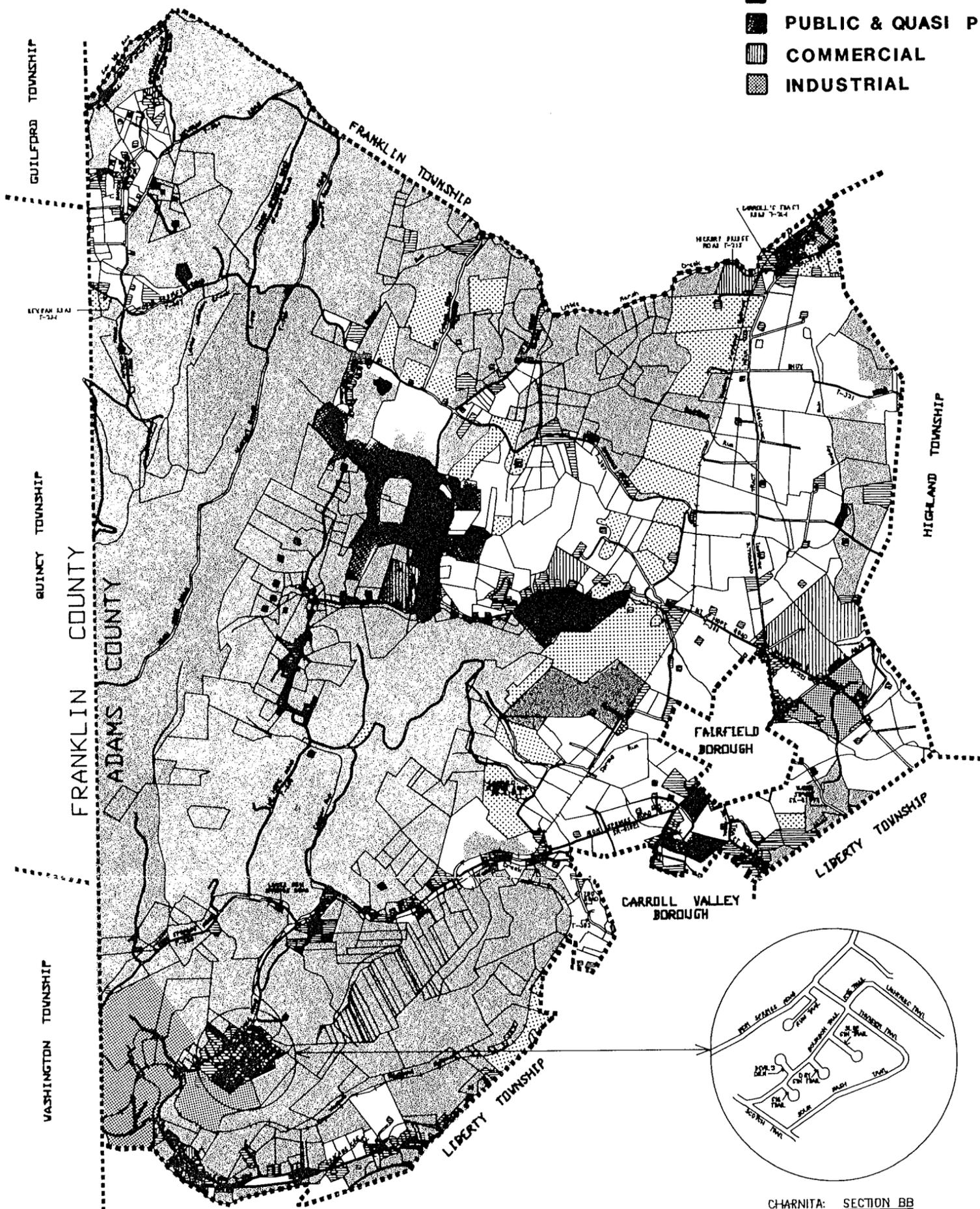
SCALE: 2500 0 2500 5000



PREPARED BY: **MMI** martin and martin, incorporated
phone: (717) 264-6759 149 east queen street
chambersburg, pennsylvania • 17201

LEGEND

-  OPEN FIELD AGRICULTURAL
-  ORCHARD
-  WOODLAND
-  SINGLE FAMILY RESIDENTIAL
-  MULTI - FAMILY RESIDENTIAL
-  MOBILE HOME RESIDENTIAL
-  PUBLIC & QUASI PUBLIC
-  COMMERCIAL
-  INDUSTRIAL



CHARNITA: SECTION BB
TABLE 30

statistical update

The statistical data contained in the previously compiled Hamiltonban Township Comprehensive Plan was quite useful at the time of its preparation.

The statistical basis of the Hamiltonban Township has been altered through the passage of time, and more sophisticated material is available through governmental studies such as the current (1980) U.S. Census. The materials made available through this current U.S. Census have been utilized in the preparation of this up-date in order to bring the current population and statistical characteristics of Hamiltonban Township more clearly into focus. It is, of course, unfortunate that the timing of this update to the Township Comprehensive Plan has fallen at the end of a census period. We are, therefore, forced to use nearly decade old data in the face of the 1990 Census count just, at this time, beginning. The Township may wish to reevaluated the statistical data for Hamiltonban at such time as the 1990 data becomes available.

Regional and County statistics are useful in providing a statistical basis for planning. They show future prospects and provide an understanding of past and present trends. They may also be compared to denote the differences in the growth rate throughout the County or Region.

Communities may be viewed as a complex system of physical facilities and activities which are both created by the population and required by it to maintain its daily life. By utilizing statistical information, the amount of future land required for the various land use purposes may be related to the composition and size of the expected population projected for the period of the plan. This may also be used to determine the amount and location public open space, the capacity of schools and the expansion plans of public utility systems.

The focus of this up-dated analysis has been aimed at population characteristics in the last two decades, mainly during the period from 1970-1980. The following is the result of this analysis.

Comparative Population Trends

The population of Hamiltonban Township has grown from 1,686 in 1970 to 1,835 in 1980. This is an increase of 149 people, and a 10 year growth rate of 9%. The average growth rate of all Townships and Boroughs in Adams County was 20%. This growth rate shows that the County as a whole is growing at a rate which is considerably faster than that of Hamiltonban Township. The accompanying chart

and table entitled "Population Projections for Hamiltonban Township, Adams County", illustrates past projection growth along with future population projections.

Age Group Compositions

The age group composition of Hamiltonban Township is similar in terms of population to Adams County as a whole. While differences occurs in several of the age ranges, it should be noted that these figures are based on U.S. Census data and may not be considered completely significant due to the sampling techniques used by the Census Bureau.

In 1970, Hamiltonban Township's population of 1,686 was generally similar in age and sex patterns to that of Adams County as a whole. The Township contained 822 males and 842 females, or approximately a ratio of 49.6% to 50.4% respectively. These percentages were nearly identical to Adams County's statistics of 49.3% male and 50.7% female. In 1980, there was a total population in Hamiltonban Township of 1835 persons. At the census males totalled 911, and the females totalled 924. In 1980, the total population was greater by 149, however, the percentages of males and females remained approximately the same. There were not population increases in all the age categories, however, there were significant increases in the 5 to 17 year age category of 27%, and in the 45 to 59 year age category of 61%. Of course, the category of age 65 and over showed a significant increase of 51%, which is reflective of the generally aging population of the nation as a whole.

The age distribution in the Township during the decade between 1970 and 1980 appears to be trending more towards a younger population, with increased birth rates. This is most likely due to an in-migration of the above referenced age groupings (with the exception of the over 65 age group), from the Baltimore-Washington urban areas. This is a trend that is likely to continue due to the increased transportation capabilities which allows commuter life styles, and a wide differential between housing costs in the two areas. The accompanying table entitled "Age-Sex Distribution for Hamiltonban Township, Adams County 1970-1980" illustrates the various statistics described herein.

Housing Analysis

Housing is as much an indicator of development trends and patterns as is population, and its study is, therefore, a necessary prelude to the planning process. In as much as the earlier comprehensive plan did address housing characteristics in the Township, this analysis will focus its attention to the more recent trends in quantity and characteristics of the housing supply, and the condition of housing.

This discussion deals mostly with housing units as defined by the U.S. Census of Housing, as opposed to houses or structures. The Census defines a housing unit as a home or group with separate living quarters. Thus, a single family house

and housing units are synonyms, while a multi-family structure may contain many housing units. Due to the nature of the development in Hamiltonban Township, the vast majority of housing units are single family structures.

It should be noted that there has been a change in the census definition from the 1950 term of "dwelling unit" to the 1960 "housing unit". In 1950, a one room unit without cooking facilities was qualified as a "dwelling unit" only when located in a regular apartment house or when the room constituted the only living quarters in the structure. In 1960, the definition was broadened to include such categories as units in rooming houses, resident hotels and those occupied by lodgers with separate entrances to their living quarters, even when there was no separate cooking equipment (motel rooms usually used by traveling guests are excluded).

Total Housing Supply

The U.S. Census of Housing indicates there is a total of 630 housing units located in Hamiltonban Township in 1980. In 1970, there were 611 housing units. This shows an increase of 19 units and a 3% increase over the ten year period.

Occupancies and Vacancies

Of the 630 housing units available in the Township, 608 (or 97%) were occupied and 22 (or 3%) were vacant at the time of the 1980 U.S. Census. At that time 96% of the occupied units were occupied by owners and 4% were occupied by renters.

Overcrowding, Number of Rooms and Households

When housing unit size is analyzed, and the housing units are ranked based on number of rooms, the results are as follows:

1980 HOUSING UNIT SIZE HAMILTONBAN TOWNSHIP ADAMS COUNTY	
Housing Unit Size	Number of Units
1 Room	2 Units
2 Rooms	5 Units
3 Rooms	20 Units
4 Rooms	104 Units
5 Rooms	160 Units
6+ Rooms	339 Units

Source: 1980 U.S. Census - Total Housing Units - 630

This shows that most of the houses in Hamiltonban Township tend to be of a larger size. By far, the predominate housing type in Hamiltonban Township is the single family home, with 1 unit per lot. There were a total of 156 Mobile Home Units located in Hamiltonban Township.

Housing Value

The median house value in Hamiltonban Township in 1980 was \$35,200, with an owner occupied median of \$37,986. In the case of the 22 vacant (for sale) units, the median value was \$19,500.

The following chart presents the full range of housing values in Hamiltonban Township in 1980, based on the number of each unit.

1980 Housing Values Hamiltonban Township Adams County	
Housing Unit Value	Total Units
Less than \$9,999	17 Units
\$10,000 to \$14,999	23 Units
\$15,000 to \$19,999	20 Units
\$20,000 to \$24,999	30 Units
\$25,000 to \$29,999	29 Units
\$30,000 to \$34,999	43 Units
\$35,000 to \$39,999	27 Units
\$40,000 to \$49,999	59 Units
\$50,000 to \$79,999	68 Units
\$80,000 to \$99,999	6 Units
\$100,000 to \$149,999	3 Units
\$150,000 to \$199,999	1 Unit
\$200,000 or more	0 Units

Source: 1980 U.S. Census

The above data on Housing Unit Value was obtained from the U.S. Census of Population and Housing. Obviously, housing costs have risen significantly in the last decade and the forthcoming of 1990 census data regarding housing costs can be expected to be quite higher.

The housing characteristics in Hamiltonban Township can be summarized as predominately single family housing of relatively high value. The average unit has four or more rooms, predominately six or more, and is owned by the occupant. The average value of a housing unit was approximately \$35,200 at the time of the U.S. Census.

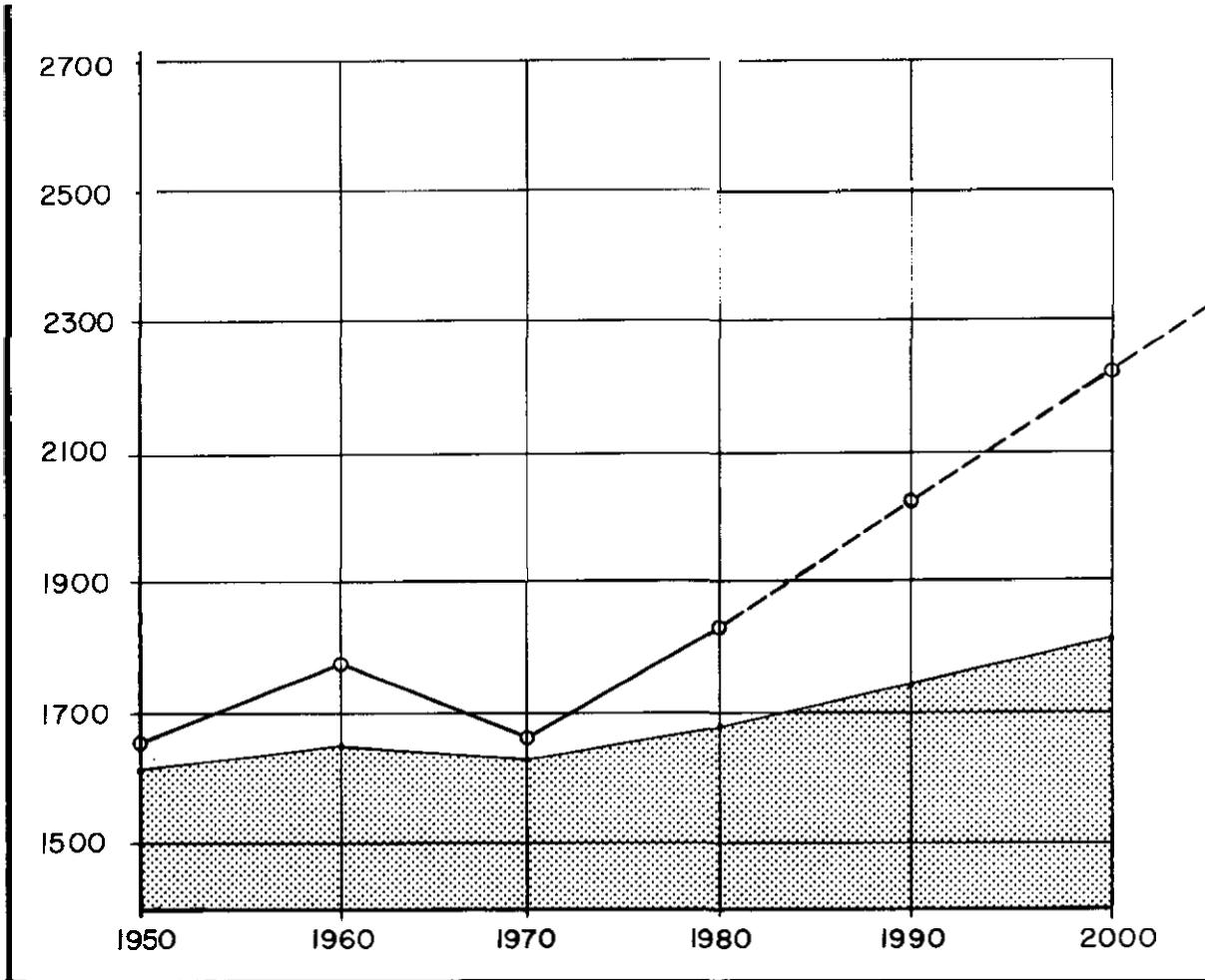
1980						1970			
AGE GROUP	TOTAL OF AGE GROUP	% OF TOTAL	MALE NO. & %	FEMALE NO. & %	% CHANGE FROM 1970	TOTAL OF AGE GROUP	% OF TOTAL	MALE NO. & %	FEMALE NO. & %
UNDER 5	114	6%	55-48%	59-51%	-24%	150	9%	76-51%	72-48%
5-17	458	25%	240-52%	218-47%	27%	360	21%	176-49%	180-50%
18-44	635	34%	319-50%	316-49%	-3%	660	39%	330-50%	323-49%
45-59	298	16%	147-49%	151-50%	61%	185	11%	86-47%	96-52%
60-64	81	4%	38-46%	43-53%	-52%	169	10%	77-46%	89-53%
65-74	144	8%	66-45%	78-54%	-11%	162	9%	77-48%	82-51%
OVER 74	105	6%	46-43%	59-56%	51%				
TOTAL	1835	100%	911-49.6%	924-51.4%	49%	1686	100%	822-48.5%	842-51.5%

AGE - SEX DISTRIBUTION FOR HAMILTONBAN TOWNSHIP, ADAMS COUNTY 1970-1980

POPULATION PROJECTIONS

FOR

HAMILTONBAN TOWNSHIP — ADAMS COUNTY



YEAR	HAMILTONBAN TWP.
1950	1673
1960	1779
1970	1686
1980	1835
1990	2110
2000	2237

SOURCE: U.S. CENSUS OF POPULATION
MARTIN & MARTIN PROJECTIONS

economic update

Economic Up-date

Economic data was prepared and analyzed in the previously compiled Comprehensive Plan. As with any form of statistical material, in the period that has elapsed since the preparation of the earlier plan, certain aspects of the economic base of Hamiltonban Township has certainly been altered. Obviously, the basic format of the Township's economy remains the same. It is an agricultural community heavily based in an agricultural heritage.

Hamiltonban Township has an area of approximately 40 square miles lying on the southwestern fringe of Adams County. The population of the township in 1980 was 1835. As the more crowded "core" communities grow, Hamiltonban Township may begin to house the spill over of population and jobs from these areas. Because of Hamiltonban's particular physical position and local economy, its growth has lagged behind that of the center market from municipalities of Chambersburg and Gettysburg. This means that the Township has time to structure the growth which will inevitably take place within its boundaries in future years. This planning for future growth must achieve a satisfactory balance between the various land uses that will be competing for space.

In the planning for the future of any community, it is essential that the economy of the community be considered in detail. The character of the employment opportunities within or near a community determines, to a large extent, the occupation and income of most of its residents. In a community where job opportunities are limited, it becomes necessary for people to seek employment outside the community. Of course, as incomes within a community increase, the community as a whole prospers. This is because more money becomes available for residents to spend on goods and services which may be produced or sold locally. A viable economy also provides a community with a tax base which is able to withstand increasing financial pressures of local government. There can be no doubt that the financial burden on municipalities will continue to increase as the need for more sophisticated municipal service becomes apparent, and as the community growth creates demand for increased services and facilities.

Retail Economy

There does not exist within Hamiltonban Township a strong retail sector, and because of the proximity of Gettysburg, it is unlikely that one could be built which would attract customers away from the Gettysburg central business district and its shopping areas. However, a retail industry that maximized the amount of shopping performed by local residents is a feasible goal. The private sector is already responding to a perceived demand and two small local shopping centers have been proposed, but not yet constructed, within the Township.

Regional Factors

Regional factors have a great effect on the economic structure of the Township. Hamiltonban Township, of course, lies in the western edge of Adams County which abuts the York Standard Metropolitan Statistical Area on the east to form the York Labor Market Area. Therefore, Hamiltonban Township, due to its location, is somewhat insulated from the direct economic influence of York. In addition, there is no single industrial center in the County that exerts a dominating force. Rather, industry is scattered throughout the area. Hamiltonban Township has not yet experienced the urban growth which come communities adjacent to York County have had. Thus, most of Hamiltonban Township remains in woodlands and agricultural use, and significant portions have yet to be developed. However, improved transportation and relatively low real estate values make Hamiltonban Township an attractive target for future development.

Labor Force and Employment

The 1980 census provided information on the main components of economic life. an analysis of these elements requires a distinction between the terms "labor force" and employment". The labor force in a community consists of those residents who hold jobs either within or outside the municipal boundaries. he labor force source used in this report define labor force as all persons 16 years of age or older who were either employed or unemployed, but looking for jobs. On the other hand, employment refers to those jobs within the community held either by local persons or non-residents. Hamiltonban Township in 1980 had a working force of 1331 persons. Of this labor force total, 643 (49%) were male, and 688 (51%) were female. Also in this area, there was a total of 40 persons that were unemployed at that time. he unemployment figure was split evenly between men and women.

Manufacturing

As of the 1980 Pennsylvania Industrial Directory there are several small manufacturing operations listed as being located in Hamiltonban Township. They are Arcata Graphics/Fairfield; Beck/Blue Ridge; Brown, MACO; and Fairfield Shoe Company. These industries account for a small, but significant part of the Township's economy and employment.

Labor Force Characteristics

The type of occupational skills which are available within its labor force is important when considering a community's economy. Industry is attracted to, and is able to remain in a community only when that community can offer a labor supply capable of meeting the industry's occupation requirements.

Township of Hamiltonban - Adams County		
Labor Force - 1980		
Category	Adams County	Hamiltonban Township
Total	68,292	1331
Labor Force	27,421	760
Involvement Rate	40.0%	57.1%

Source: 1980 U.S. Census of Population

TOWNSHIP OF HAMILTONBAN - ADAMS COUNTY

Employment of Persons 16 and over by Industry

Category	Persons
Agriculture, Forestry and Fisheries Mining	79
Construction	53
<u>Manufacturing</u>	
Non-durable Goods	164
Durable Goods	110
Transportation	14
Communication, and other Public Utilities	19
Wholesale Trade	14
Retail Trade	89
Finance, Insurance and Real Estate	12
Business and Repair Services	12
Personal, Entertainment and Recreational Services	30
<u>Professional and Related Services</u>	
Health Services	27
Educational Services	72
Other Professional and Related Services	15
Public Administration	41
TOTAL	718

NOTE: Table includes all civilian labor force; it does not include those in the military or the unemployed.

SOURCE: U.S. Census of Population 1980

TOWNSHIP OF HAMILTONBAN - ADAMS COUNTY

Employment of persons 16 years and Over by Occupation

Category	Persons
Managerial and Professional Specialty Executive, Administrative, Managerial	42
Professional Specialty	57
Technical Sales, Administrative Support, Technicians and Related Support	4
Sales	40
Administrative Support including clerical	96
<u>Service</u>	
Private Household	4
Protective Service	6
Service, Except Protective and Household	86
Farming, Forestry, and Fishing	59
Precision Production, Craft, and Repair, Operators, Fabricators, and Laborers	124
Machine Operators, Assemblers, Inspectors	145
Transportation and material Moving	51
Handlers, Equipment Cleaners, Helpers, Laborers	37
TOTAL	751

SOURCE: U.S. Census of Population 1980

TOWNSHIP OF HAMILTONBAN - ADAMS COUNTY	
Employment of Persons 16 years and over by Class of Worker	
Category	Persons
Private Wage and Salary Worker	553
Federal Government Worker	49
State Government Worker	17
Local Government Worker	63
Self-employed Worker	60
Unpaid Family Worker	9
TOTAL	751

TOWNSHIP OF HAMILTONBAN - ADAMS COUNTY	
Females 16 years and Over with one or more of their own children by presence and age of their own children	
Category	Persons
With own children under 6	0
In labor force	62
Not in labor force	45
With own children 6-17	0
In labor force	101
Not in labor force	60
TOTAL	268

Labor Force Characteristics

The labor characteristics of Hamiltonban Township are changing. The Township is moving away from farming and agricultural more towards the service industry and manufacturing. The most highly employed occupations in the Township are machine operators, assemblers and inspectors, which account for 145 (19%) of the working labor force. The second occupational group, which is precision production, craft, and repair accounts for 124 (16%) of the working labor force.

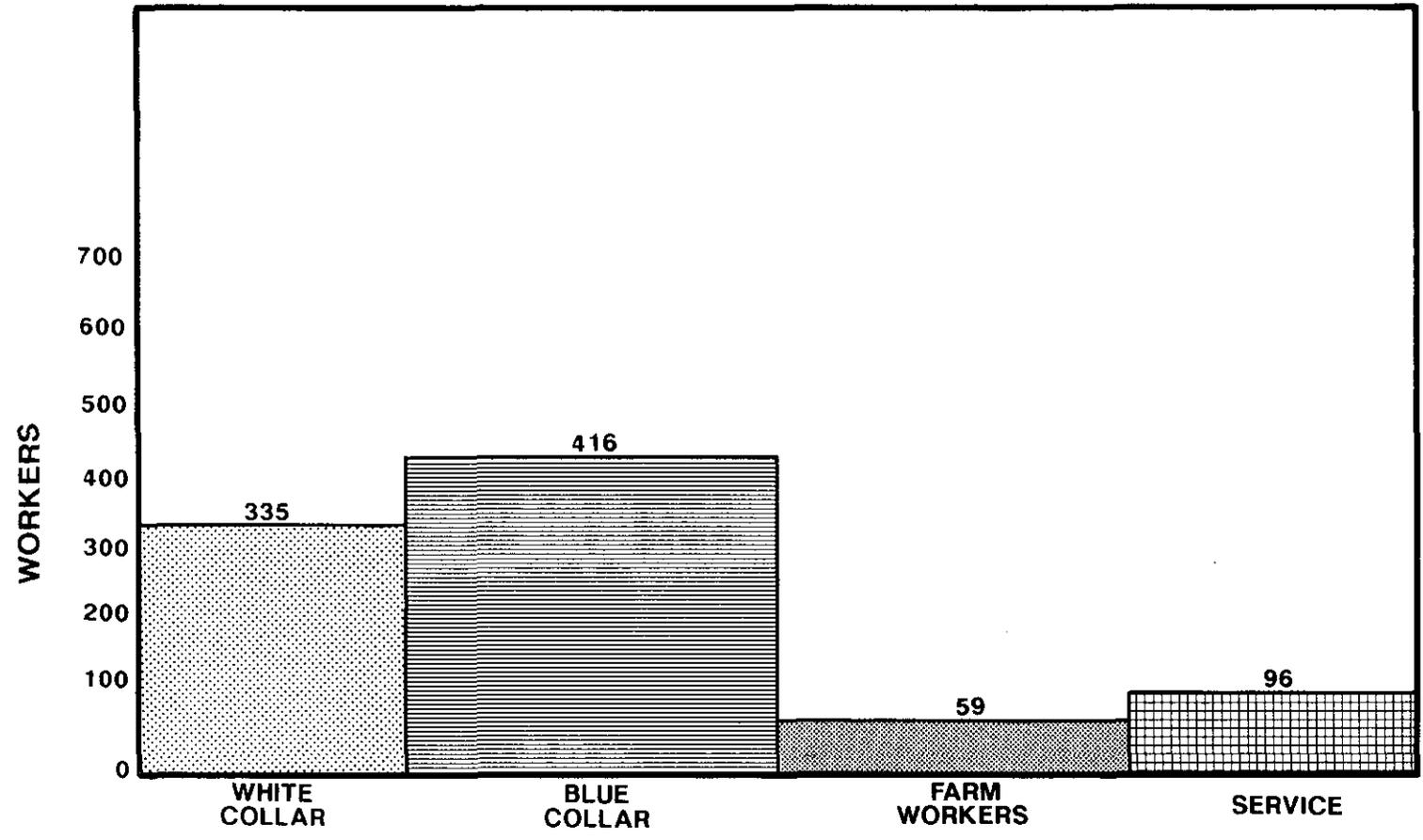
These characteristics of the labor force in Hamiltonban Township are understandable when we consider the new changes that are taking place in the area. More and more people are using the area as a bedroom community. They are commuting to areas such as the Washington and Frederick - Baltimore metropolitan region for employment. Thus, farming is declining and manufacturing along with services are increasing. As a result the economic and employment future of Hamiltonban Township increasingly lies not in agriculture, but in manufacturing and services. Other areas of potential economic growth in the Township would, of course, be expansion of the tourist and recreational oriented industries in the Township.

Agriculture

Only 8% of the Township's employed residents were engaged in some form of agricultural activity in 1980. Although agricultural employment is decreasing, the physical asset of the land continues to exist. It is important that the prime farmland be preserved in the future. This preservation can be achieved by proper planning of land use within the Township to accommodate both an increase of suburban development, while keeping the best agricultural land for agricultural uses. Practices of soil conservation should also be used to preserve the fine soils in the areas that are largely responsible for the Township's agricultural worth.

HAMILTONBAN TOWNSHIP
ADAMS COUNTY

OCCUPATION GROUP COMPARISON - 1980



SOURCE: U.S. CENSUS DATA 1980 - EMPLOYMENT AND LABOR FORCE STATUS

transportation update

Transportation Analysis

The early expansion of settlements westward from the Atlantic seaboard began a tradition of a mobile America. Transportation and innovative modes and methods of travel have played an important role in the economic prosperity of the nation. From the horse-drawn carriage to railroads to motor vehicles, Hamiltonban Township has seen a tremendous amount of change not only in preferred mode of transport, but also in the degree of reliance on transportation among its citizens.

As concluded in the earlier Comprehensive Plan, automobile travel has evolved over the years as the dominant form of transportation in the Township. Once again, the primary focus of this analysis will be directed to this form of travel. With the advent of the early horse drawn vehicles, trails developed which, over time and changes in technology, eventually became the basis for local streets and highways. The 1920's saw the establishment of a basic surfaced road system in the area of Hamiltonban Township. It is this early network of roads that remains as the Township and State Highway circulation system as Hamiltonban Township approaches the 21st Century.

The once distant and foreign urbanized areas of the East Coast are now beginning to exert pressures on Adams County, even in the remote southwestern corner of which Hamiltonban Township is a part. At this point in time it still appears that a major highway system upgrade is not essential or vital to the welfare of residents and travellers. However, the township should be aware of these developing patterns and realize the potential transportation demands brought about by continued community growth.

Jurisdiction

Individual roadways within Hamiltonban Township are maintained either by the State of Pennsylvania or by the local government. The state's maintenance program takes two forms: The Department of Transportation (Penn DOT) services the state highway system and the Department of Environmental Resources is responsible for the various forest roads found within Michaux State Forest. The attached map, entitled "Roadway Jurisdiction", illustrates the jurisdictional responsibility for each road indicated. Within Hamiltonban Township, Penn DOT is responsible for roughly 20 miles of state highways. The remainder of the public road network, approximately 25.5 miles, is under the jurisdiction of the Township, except, as noted previously in the case of the forest roads.

Typically in the case of a municipality characterized similarly to Hamiltonban Township, a combination of the excessive mileage of Township roads and the inadequate funds available to local municipalities makes it exceedingly difficult to provide high standard roadways. Consequently, many roads under local supervision are noticeably substandard by modern roadway criteria.

Another problem arises in consideration of the forest roads that are under state jurisdiction. Very limited maintenance is provided on these roads including grading once annually and cleaning of culverts.

Snow removal is not a normal maintenance activity on state forest roads. According to a representative of the State Bureau of Forestry, Michaux District, the following roads are currently under Commonwealth jurisdiction: High Rock Road, Teaberry Road, Three Springs Road, Carbaugh Road, and Blackbill Road. It has been past practice that if continued access to the forest is guaranteed, the Commonwealth will relinquish its rights to any forest road. This is primarily attractive and desirable where a private landowner wishes to develop property and also improve the forest road and dedicate it to the Township. A similar case occurred years ago with the adoption of Cold Springs Road by Hamiltonban Township. Currently, the only private land existing along forest roads within the municipality is a small amount of property on Carbaugh Road. Any proposal for development along forest roadways should be considered carefully by Hamiltonban Township in an effort to assure that the land uses proposed are not potentially hindered by the low quality of road maintenance or the low functional quality of the road itself.

Functional Roadway Classification

The study of a roadway system must be based on a classification of the streets, in conjunction with the analysis of traffic volumes and roadway capacity. In a properly planned street system, Each road should be designed in accordance with the function it is projected to perform. A roadway classification system is usually divided into four functional street categories; Major Arterial Roads, this is to include high speed regional or even interstate, express-way type highways; Arterial Roads, such roadways are usually considered to carry substantial volumes of traffic from one section of the community to another or to adjoining communities; Collector Roads, these roads carry local traffic between the numerous minor streets and arterial roads; and Minor Roadways, these roads are usually expected to give direct access to abutting properties. The attached map, entitled "Roadway Classification", indicates the functional breakdown of the roadway network in Hamiltonban Township.

Additionally, the following chart entitled "Roadway Classification - Hamiltonban Township, Adams County" itemizes in tabular form the names of the various roadways and their functional classifications. Any and all roadways not listed in the following chart are considered to be minor or forest roadways. There are no roads in Hamiltonban Township considered to be major arterial in nature.

ROADWAY CLASSIFICATION	
Hamiltonban Township, Adams County	
Roadway Classification	Route Number
Arterial Roadway	State Route 16
Arterial Roadway	State Route 116
Arterial Roadway	State Route 3011
Collector	State Route 3021
Collector	State Route 3009
Collector	State Route 3014
Collector	State Route 3016
Collector	State Route 3018
Collector	State Route 3007
Collector	Township 307
Collector	Township 304
Collector	Township 300
Collector	Township 321
Collector	Township 308
Collector	Township 305
Collector	Township 809

Traffic Volumes

The most accurate method of securing permanent, comparable, and reliable records of traffic volumes is through the calculation of actual traffic counts. Additional roadway functions that may be determined by this process include the degree of traffic saturation and the additional available capacity. These particular functions are extremely useful in measuring the extent of traffic increase beyond capacity. When these situations arise and are detected, solutions can be promptly developed and enacted to reduce traffic delays and congestion.

There are basically three forms of traffic movement involved in local transportation analysis:

1. Through trips are movements that have both their origin and destination points outside the subject community.
2. Local trips are movements that have either their origin or destination within the community, but not both.

3. Internal trips are movements that have both their origin and destination located within the community.

Because of the rural character of Hamiltonban Township, the typical distribution of these three traffic movements has not been noticeably altered since the adoption of the previous comprehensive plan. The scattered development, low population density, and lack of a major population center provides for a dominating percentage of through trips on the Township's circulation network. Local and internal trips are more commonly associated with urbanized communities. State Routes 16 and 116 cater to the through trip in Hamiltonban Township due to their easy access to Franklin County, the State of Maryland, and the Borough of Gettysburg and their superior quality and condition. Route 116, particularly around the Borough of Fairfield, experiences a higher percentage of local and internal trips due to the existing concentration of development and subsequent higher population and offering of goods and services. The most recent available data on state highway traffic volumes is presented on the accompanying graphic entitled "Traffic Volumes - State Highways". This information was procured from Penn DOT's Department of Strategic Planning and represents the agency's up-to-date figures as of May, 1990.

HAMILTONBAN TOWNSHIP STATE HIGHWAYS		
Old L.R. Number	New S.R. Number	Local Road Name
01001	3007, 3011	Tract Road, Carrolls Tract Road, Orrtanna Road
01015	3016	Fairfield Station Road
01021	3014	Iron Springs Road
01024	3009	Harbaugh Valley Road
01053	3021	Jacks Mountain Road
01057	3018	Mount Carmel Road
01072	3010	Water Street
44	116	Fairfield Road
44	16	Waynesboro Pike

Source: Adams County Penn DOT

The traffic volume map indicates S.R. 16 is the major traffic artery within the Township. Unfortunately, that substantial volume of vehicles is primarily moving only on the periphery of the Township's southern boundary and is probably characterized as intrinsically through trips. S.R. 116, Fairfield Road is also a major traffic artery within the County, extending from Hanover to Gettysburg to Carroll Valley. The short stretches of S.R. 116 within Hamiltonban Township are adjacent to the Borough of Fairfield and have average daily traffic volumes (ADT) in excess of 8,000 vehicles. Another quasi-major artery exists within the Township and serves to connect Fairfield with traffic from Orrtanna, Cashtown, and the Route 30 corridor to the north. That highway is S.R. 3011, Carrolls Tract Road. The only other carrier of heavy traffic volumes within the municipality is Jacks Mountain Road, S.R. 3021, which straddles the Liberty Township and Carroll Valley Borough Lines and provides a connection between Routes 16 and 116.

It is unlikely that Hamiltonban Township will experience a tremendous degree of growth in the foreseeable future that would significantly increase traffic volumes. However, should another residential development akin to Charnita emerge or should a series of large industrial or commercial complexes locate inside the Township, or even nearby so that the Township's internal road network is utilized, it is possible that a noticeable and serious traffic congestion problem could result. The local officials must be prepared to recognize potential transportation conflicts brought about by random land development and to confront these issues prior to the creation of an irreversible or expensive traffic dilemma.

As was noted in the previous Comprehensive Plan, it is important to be aware of how changing land uses can have a staggering, multiplying effect on local traffic. When these trends emerge within the Township, careful consideration must be given to roadway maintenance, capacity, and safety. Obviously, it is only logical to assume that a change in land use will create a difference in traffic generation for a community. Should an agricultural or wooded property be developed as a townhouse development or an industrial park, the change in traffic for that particular neighborhood would be significant. The Township should continue to be vigilant to the amount and location of commercial, industrial, and recreational facilities within the municipality. An awareness of these attributes can help foresee and, hopefully, avoid developing traffic problems on the local road network.

The primary form of trip movement within the Township by the local citizenry, remains the local trip. These movements are expressly related to trips associated with either home or work. The relative lack of industry and commerce puts residential activity at the top of the list of internal traffic generators. Although average daily traffic volumes (ADTs) are an excellent indicator of present highway use; daily weekly and seasonal variations exist. Holiday traffic and weekend traffic are generally greater than the average weekday volume. With the success of the Charnita related recreation facilities (i.e

Ski Liberty and Carroll Valley Golf Course), year round traffic fluctuations can be expected as prospective tourists access these amenities via Hamiltonban Township's roadways.

Summary

It has been predicted that automobile ownership will continue to grow during the foreseeable future, despite increased energy cost at a rate that is twice as fast as population growth. A street or roadway, which is unable to effectively handle the present, as well as the expected future traffic volumes can become a blighting factor in residential areas, inhibit the economic viability of industrial areas, and may greatly hamper the competitive position of a business district. Therefore, it is vital that Hamiltonban Township keep a constant vigil on the functioning of the basic roadway system.

The need for movement of people and goods, and the systems with which these movements are accomplished, is just as significant in rural or suburban communities as it is in urbanized areas. In fact, in urban areas, many residents can walk to work, school, or shopping areas, while in rural or suburban areas each trip has to be accomplished by some mechanical means. There can be no doubt that the quality of the transportation system and the contribution it makes to the life patterns of the local residents will have a significant effect on the future of Hamiltonban Township.

HAMILTONBAN TOWNSHIP

ADAMS COUNTY

SCALE: 2000 1000 0 2000 4000

ROADWAY JURISDICTION

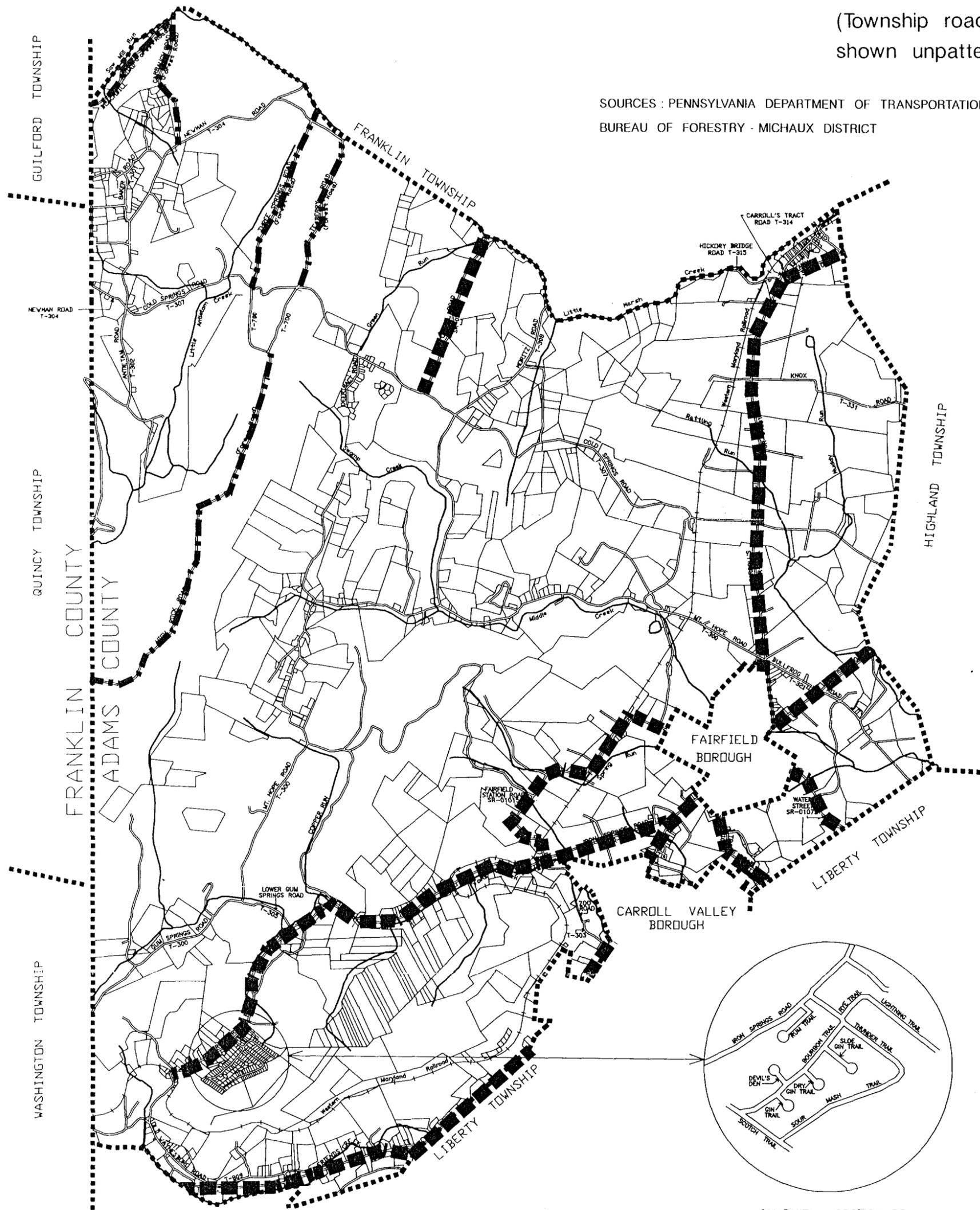
PREPARED BY: **MM** martin and martin, incorporated
phone: (717) 264-6759 149 east queen street
chambersburg, pennsylvania • 17201

LEGEND

- STATE ROAD
- FOREST ROAD

(Township roads are shown unpatterned)

SOURCES: PENNSYLVANIA DEPARTMENT OF TRANSPORTATION,
BUREAU OF FORESTRY - MICHAUX DISTRICT



CHARNITA: SECTION BB
SCALE 3/1

HAMILTONBAN TOWNSHIP

ADAMS COUNTY

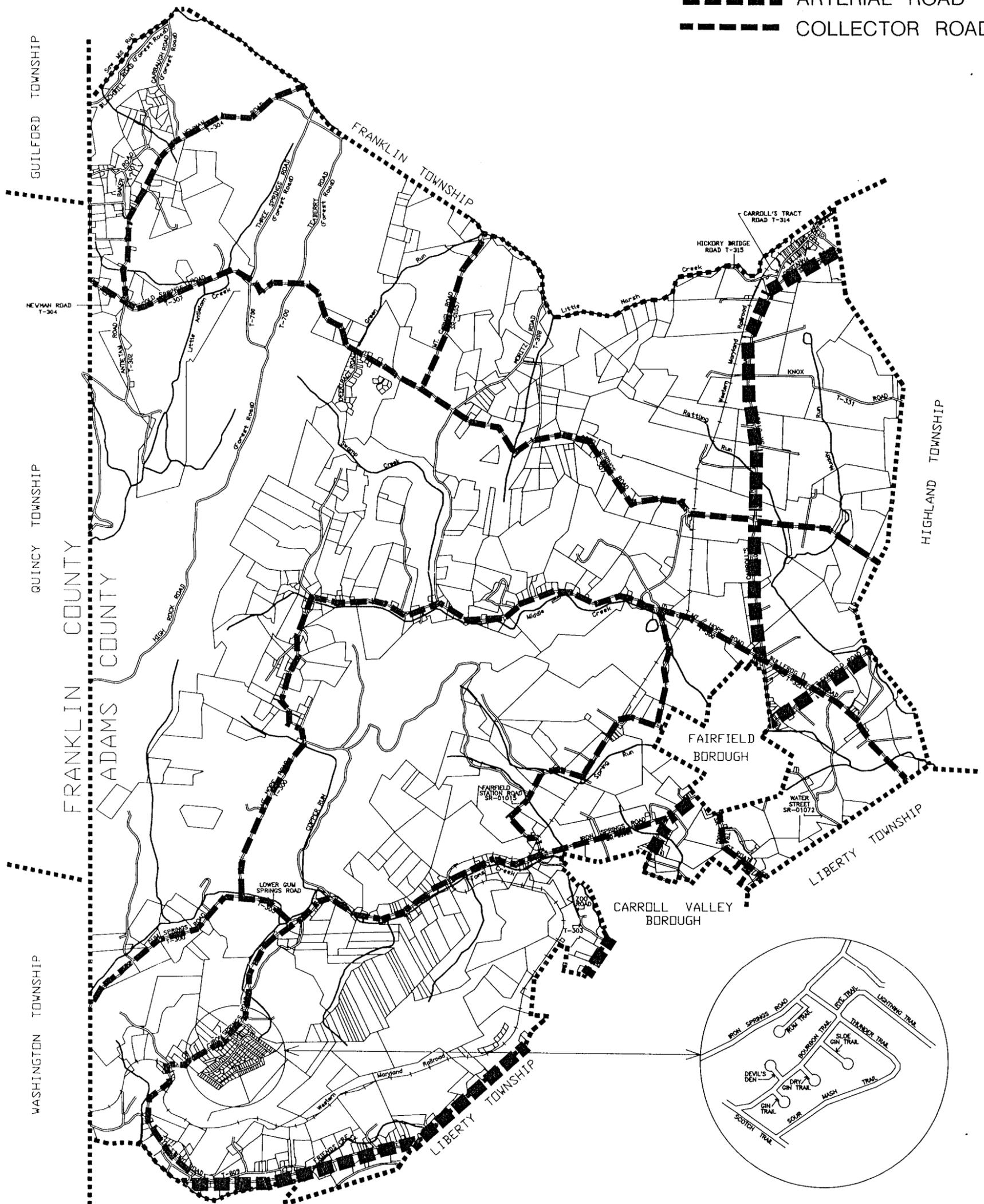
SCALE: 2000 1000 0 2000 4000

ROADWAY CLASSIFICATION

PREPARED BY: **MM** martin and martin, incorporated
phone: (717) 264-6759 149 east queen street
chambersburg, pennsylvania • 17201

LEGEND

- ARTERIAL ROAD
- COLLECTOR ROAD



CHARNITA: SECTION BB
SCALE 3:1

HAMILTONBAN TOWNSHIP

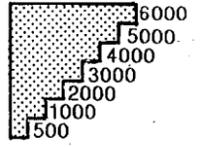
ADAMS COUNTY

SCALE: 2000 1000 0 2000 4000

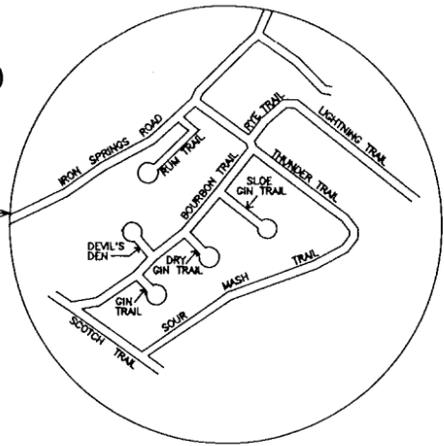
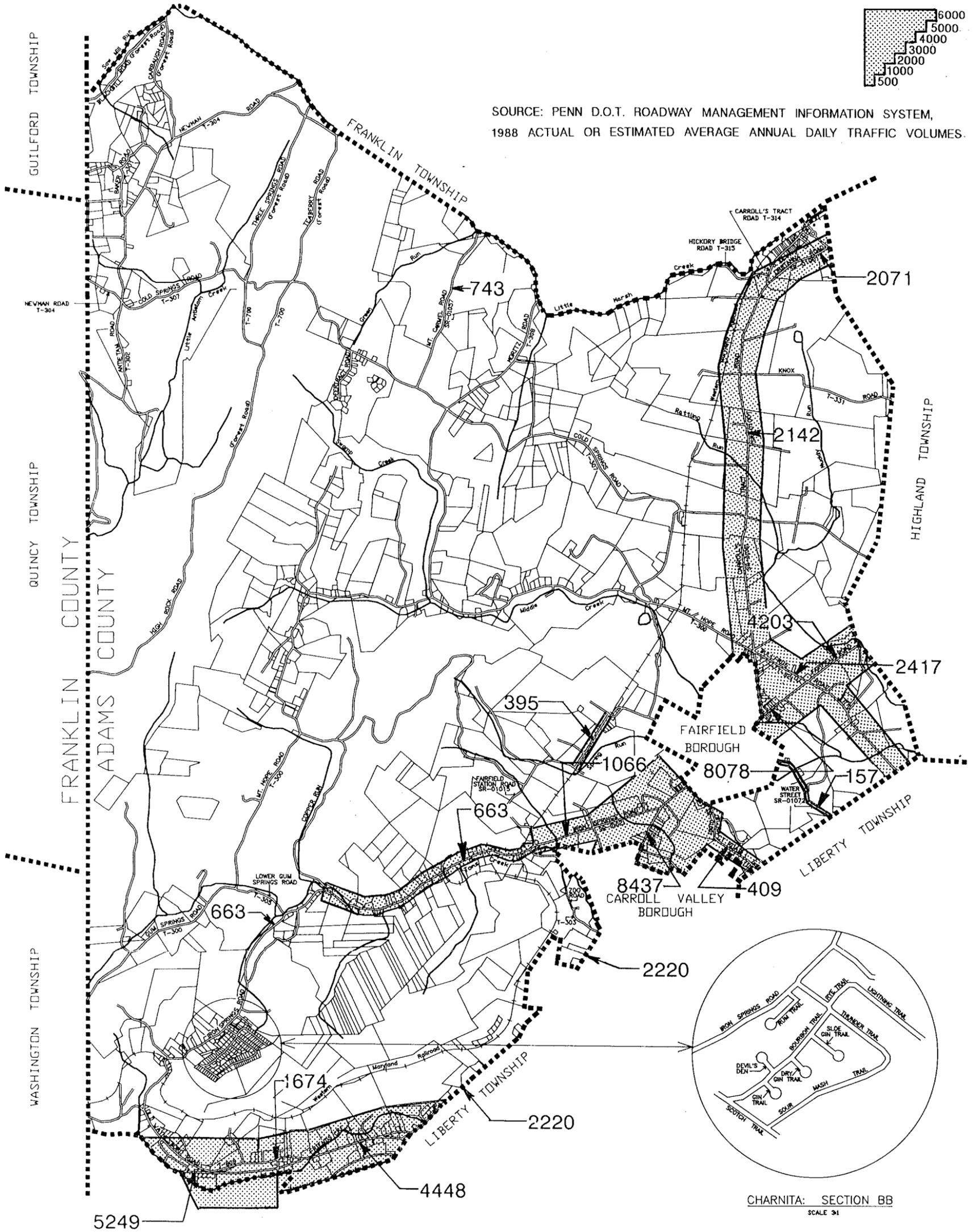
DAILY TRAFFIC VOLUMES - STATE HIGHWAYS

PREPARED BY: **MMI** martin and martin, incorporated
phone: (717) 264-6759 149 east queen street
chambersburg, pennsylvania • 17201

DAILY VOLUMES



SOURCE: PENN D.O.T. ROADWAY MANAGEMENT INFORMATION SYSTEM,
1988 ACTUAL OR ESTIMATED AVERAGE ANNUAL DAILY TRAFFIC VOLUMES.



comprehensive land use plan

Agricultural Land Use Plan

Although there has been a continuing slow, but steady, development trend in the various communities and along rural roads within the municipality; the Mont Alto State Forest, privately owned forest land, orchards and open field agriculture dominant as the most abundant land use activities in Hamiltonban Township. At first glance, it is clear that a relationship exists between types of land use and the slope of the land. The flat areas in the eastern section of the Township, and along the toe of the slopes, are home to the orchards, open field agriculture and the communities of Maria Furnace, Virginia Mills, Orrtanna, Jacks Mountain, Mount Hope, Marshall, Iron Springs, Gladhill and Fairfield Station. The central portions of the Township are largely woodland with a band of orchards slicing along the toe of the slope. An increasingly higher amount of woodland and steep slopes are being transformed into farmland. It is evident that the unique soils of Hamiltonban Township are being aptly utilized for their agricultural potential.

Hamiltonban Township's primary land use is forest. This use exceeds all other individual land use categories in area by five times. Exact figures can best elaborate on this comparison, The total Township acreage is 24,599 acres. The main component of this area is 16,432 acres of woodland or 67% of the Township. In regards to previous Comprehensive Plan analyses, indications are that residential, commercial, and industrial uses increased perceptibly in area while orchards and agricultural uses experienced a decline in area.

The following chart, entitled "Land Use Patterns", illustrates the generalized scheme of existing development within the municipality by acreage and percentage based on available mapping data.

Approximately 21% of Hamiltonban Township is in agricultural usage. For many years, it has been no secret that this area of Adams County has very unique soil qualities that render it a superb area for commercial orchard activity. The Highfield-Myersville Soils Association is too steep and stony for farming, but when cleared for hardwoods and fruit trees, satisfactory yields have resulted. The Athol-Wiltshire-Reading and Lehigh-Brecknock Soils Associations are also categorized as amendable to pasture, dairying and general farming activities.

LAND USE PATTERNS		
HAMILTONBAN TOWNSHIP, ADAMS COUNTY		
LAND USE	ACRES	PERCENTAGE OF TOTAL
Open Field Agriculture	3,896	16
Orchard	1,324	5
Woodland	16,432	67
Single Family Residential	1,069	4
Multi-Family Residential	1	less than .1%
Mobile Home Residential	66	.2
Public and Quasi Public	740	3
Commercial	391	1.5
Industrial	581	2.4
Total Acreage	24,600	100

Source: Land Use data taken from Hamiltonban Township Map, aerial photographs, U.S.G.S. Maps, and Martin and Martin, Inc. field observation data.

Industrial and Commercial Land Use Plan

Industrial and commercial development continues to be an extremely minor aspect of the Township's overall land use pattern with 581 acres (2.4%) and 391 acres (1.5%) respectively. In addition, these activities appear to be largely scattered forming little, if any, recognizable pattern of development.

Various home occupation enterprises; such as gift shops, beauty salons, repair shops, and a bed and breakfast; are scattered indiscriminately across the municipality. The only concentrations of commercial-industrial activity occur around the Village of Orrtanna with the Knouse Foods operations and, more noticeably, on the outskirts of the Borough of Fairfield. The Borough's business fringes have overlapped into the Township with such activities as the Mountain View Golf Resort, Alexander's Plumbing and Heating, a florist, family physician, service station, dairy store, quarrying operation, and a used car dealership. These areas in particular appear best suited to large scale expansion, whether commercial or high density residential, for the simple fact that public water and sewer facilities are available or in close proximity to Orrtanna and Fairfield.

The former Blue Mountain Stone Company purchased by GAF Corporation is located about 0.4 miles northwest of Gladhill. GAF's primary product is artificially colored roofing granules manufactured for fiberglass roofing shingles. The rock particles that are quarried at the Gladhill Plant consist of a green metabasalt from the Catoctin geologic formation.

The previous edition of the Hamiltonban Township Comprehensive Plan proposed future commercial areas on the outskirts of Fairfield along Route 116. The attached map entitled "Comprehensive Land Use Plan" identifies a somewhat larger series of areas in similar locations for the targeting of future commercial development. The promotion of an industrial sector relatively mirrors the proposal of the previous Comprehensive Plan. Three areas centering around the existing facilities at GAF, Knouse Foods, and Valley Quarries are the only instances of planned industry identified on the "Comprehensive Land Use Plan".

With the exception of the GAF property, the proposed commercial and industrial districts of Hamiltonban Township have been located with proximity to public utilities, existing facilities and transportation hubs as leading factors. According to the Urban Land Institute there are six general requirements which are considered of high priority when selecting sites for industry: access to good transportation facilities; reasonable proximity to labor supply and market; adequate amount of suitable land with reserves for future expansion; reliable supply of utilities; protection from encroachment of noncompatible uses; and a location that will minimize obnoxious external effects on neighboring non-industrial uses. In consideration of these criteria, the target sites selected for industry within Hamiltonban Township are exceptionally well-positioned. Route 116 and Carroll's Tract Road are the primary highways traversing this section of the County. The Borough of Fairfield is the central population node in southwestern Adams County. The illustrated locations are focused on existing facilities already well established within the municipality.

Commercial retail areas can be classified into three distinct subcategories: highway service, neighborhood or community centers, and regional centers. Gettysburg, Chambersburg, York and Hanover serve as regional retail centers for the residents of Hamiltonban Township. The increased mobility of the citizenry, courtesy of the automobile, has helped develop Harrisburg, Baltimore, Lancaster and Washington to become increasingly attractive. The Borough of Fairfield and the Village of Orrtanna function as neighborhood centers within the Township boundaries. The two proposed commercial areas within the municipality are, in essence, extensions of existing clusters of retail activity emanating from Fairfield. Due to this scenario and the central location of these areas along Route 116, these two areas can be viewed as a combination of highway service and community center based upon the lack of commercial development elsewhere and the retail and service oriented character of the existing establishments.

It is further recommended that, because of the lack of substantial commercial land use, the opportunity for "Planned Residential Development" permitting locally oriented commercial uses be included as an option for innovative and functional mixed development. As this form of development begins to consolidate likely commercial areas, steps may be introduced to institute further land use controls and create commercial districts.

Residential Land Use Plan

Approximately 4.3% of the land area of Hamiltonban Township is in the form of residential use. The 1980 U.S. Census of Housing indicates that 630 housing units existed at that time. Roughly 97% of these units were occupied while 96% were owner occupied. The residential development of the Township continues to be structured primarily along existing roads. Hamiltonban Township has been relatively consistent over the last decade. Property owners continue to utilize their existing road frontage for development, which in some instances sterilizes the property to the rear of the frontage for future use. It has long been recognized by the Township that this continued dispersion of residential development is not desirable for the prosperity of the municipality as a whole. Such scattered development is lacking in desirable features such as low levels of traffic volume, safe pedestrian circulation, adequate play areas for children, and community awareness. Dispersion of housing obviously creates costly inefficiencies in the provision of public water and sewage facilities, fire protection, waste collection, and school transportation.

Hamiltonban Township is primarily an agricultural community and this Comprehensive Plan update proposes that the Township retain this general character. This policy is to be implemented through the limitation of the residential areas to the ample vacant land in the eastern portion of the Township. The prime agricultural and open space lands should be preserved for such uses and any residential development of these areas should be maintained at a very low density. Various population projections for Hamiltonban Township, including the one contained herein, indicate that only a small portion of the total area of the Township will actually be needed for residential development over the next 20 years. One of the most important objectives of this Comprehensive Planning update has been to continue the concept of selecting those areas most suited for residential development, and on the other hand, to discourage development in the areas presently used for farming in order to preserve the agricultural economy and the rural character of the community for as long as possible. It has been a long established land use policy that new residential growth should be limited to those areas in the eastern portion of the Township.

As was indicated in the Agricultural Land Use planning section of this report, the land use plan for Hamiltonban Township is predicated on the character of the soils in the Township. The earlier planning documents of the comprehensive planning program contain a study of the soils of the Township. In addition to the agricultural aspects of soils, this study can be used to establish viable locations for residential construction. Also, in as much as no municipal sewage systems exist within the Township, any residential development, not providing it's own central sewage system, would presumably be based on the functional ability of septic systems. It has long been known that the successful operation of a septic system depends of the ability of the soil to absorb and filter the effluent which passes through the tile field.

It is in the soil that the purification of these liquids takes place. In the event that the soils have characteristics which impair their ability to absorb

and filter the effluent, there is potential of a health hazard as well as a public nuisance in certain situations. Unfortunately, in Hamiltonban Township the prime agricultural land also provides the best soil characteristics for residential development. It is this desirability for development that makes it even more important that the Township continue to consider the need to preserve the prime agricultural areas, not allowing them to be sterilized with scattered residential development.

It is recommended that, in order to facilitate the provision of future municipal services when the need arises, the Township contemplate the concentration of major portions of the future development in the eastern portion of the Township. This concept is in line with the long standing goals of the comprehensive planning process in Hamiltonban Township which indicates the need to decrease the cost of providing services and to create identifiable and meaningful communities. In this context, the residential development patterns illustrated on the accompanying comprehensive land use map represents more than a simple answer to these physical concentrations. An effort has been made to encourage development in a particular sector of the Township in order to form, ultimately, identifiable communities. In as much as no discernable community centers, other than the existing villages, have begun to develop to date, it is recommended that the Township not arbitrarily establish such areas in its land use planning. As has been suggested in the industrial and commercial section of this report, the opportunity for planned residential development having locally oriented commercial as a "conditional" use, should be allowed throughout the areas of the Township available for residential development. As this form of development begins to consolidate, the areas for commercial centers may be introduced into the land use controls in effect at that time.

It is requested that Hamiltonban Township's Comprehensive Plan be designed so as to include two densities of single family residential usage. Under such a Plan the following density regulations could be established:

1. The area established as agriculture or woodland preservation zones would allow single family residential development as a permitted use of two densities:
 - A. No centralized sewage - one dwelling unit per 40,000 square feet.
 - B. Centralized sewage - one dwelling unit per 20,000 square feet.
2. The areas which do not fall into agricultural and woodland preservation areas would allow single family residential development as a permitted use in two densities:
 - A. No centralized sewage - one dwelling unit per 40,000 square feet.
 - B. Centralized sewage - one dwelling unit per 10,000 square feet.

Apartment and Townhouse Development

The Comprehensive Plan recommends consideration of medium density residential uses on various sites as the need and demand for multi-family sites develop. Such uses could be strictly controlled by a Zoning Ordinance. Specifically, areas which might be considered potentially suitable for multi-family development are those in the immediate vicinity of proposed retail shopping, service and general commercial areas. Zoning standards could assure appropriate density, adequate landscaping, and sufficient off-street parking space so that the developments would be in harmony with the residential development in the remainder of the Township. Review of the layout of each apartment site should be required. Hence, the exact location of all points of ingress and egress would be subject to approval of the Supervisors prior to construction of any multi-family developments.

In evaluating the desirability of this type of land use, a number of studies relating to multi-family development in other communities were analyzed. These studies were concerned with the effects of such development on existing community character and municipal services, the number of school age children such a development might bring, tax revenue produced by this use as compared to other land uses, the type of income levels of the probable residents of such units and the benefits to be derived by local shopping establishments. Services can be provided for apartment developments at considerably greater efficiency and economy than for single family housing. Multi-family development can add a significant amount of tax revenue to the community base, and usually house relatively few school aged children. In addition, their occupants contribute substantial consumer buying power to the local retail area. For these reasons, apartments usually require less municipal services than the taxes they pay.

Comprehensive Land Use Plan

The accompanying updated Comprehensive Land Use Plan Map sets forth the desired pattern of land use development in the community and along with this document and the earlier planning documents provides a program for it's achievement. This Plan also contains, where necessary, statements on the order of priority, or the sequence in which goals are to be achieved. The Comprehensive Plan is intended as a guide for both public and private activities. Future policies should be examined in terms of the objectives of this Plan. It should be clearly understood that, after its adoption, a Comprehensive Plan is not an unalterable document to be followed regardless of unfolding events. On the contrary, a Plan of this nature should be periodically reviewed, as in the case of this update, to determine its continued applicability and should be adjusted accordingly.

The first steps in moving from plan to reality are taken with the adoption of certain "Planning Tools" which are provided for in State Legislation. The Comprehensive Plan, in the case of Hamiltonban Township made up of the

combination of this document with earlier planning documents, is a statement of policies and proposals covering all significant aspects of the community's physical advisory, and is the most important of the planning tools since it forms a basis for all others. The other planning tools all have the legal function of influencing or controlling private or public actions in connection with community development envisioned by the Plan. The two most important of these tools are the Zoning Ordinance, through which the community exercises general control over the use of all land; and the Subdivision Ordinance, which sets forth the standards of layout for the new residential neighborhoods created through the subdivision of vacant land.

Zoning Ordinance

Land development is the result of both private and public actions. For this reason it may become imperative that Hamiltonban Township guide private developments through powers granted to it by State Statute. The zoning power is one of the most significant measures whereby communities can give direction to private uses of land - both in the continuation of desirable land use patterns which exist today, and in guiding the development of areas to be developed in the future. the specific purposes of zoning are prescribed in Article VI, Section 604 Zoning Purposes of the Pennsylvania Municipalities Planning Code as follows:

1. To promote, protect and facilitate one or more of the following: the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, civil defense, disaster evacuation, airports, and national defense facilities, the provisions of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds, and other public requirements, as well as
2. To prevent one or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic, or other dangers. Zoning Ordinances shall be made in accordance with an overall program, and with consideration for the character of the municipality, its various parts, and the suitability of the various parts for particular uses and structures.
3. To preserve prime agriculture and farmland considering topography, soil type and classification, and present use.
4. To provide for the use of land for residential housing including single family and two-family dwellings, a reasonable range of multi-family dwellings, mobile homes and mobile home parks.
5. To accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and non-residential uses.

Subdivision Ordinance

Residential subdivision is the most common method by which development takes place in a community. The need for new housing will undoubtedly continue far into the future, and the subdivisions and streets that are laid out and created today and tomorrow will, to a large extent, be responsible for shaping the future community. Since the manner in which new streets and lots are laid out have an effect not only on the land directly involved, but also on adjoining properties and the entire surrounding area, there is a Township-wide interest in the proposed layout of each subdivision.

New lots, land uses, and streets can change or intensify traffic; they can increase the storm water drainage from an area; they can create a need for more water supply and sewage disposal facilities; and eventually they will enlarge, to some extent, the need for a whole series of public services. Local officials and others interested in land development should therefore strive to ensure that each new addition to the Township is the best that can be provided. The state's planning laws permit Townships to review proposed subdivisions to see that good subdivision design is obtained. Specifically Pennsylvania Municipalities Planning Code under Article V, Section 503 suggests that:

The Subdivision and Land Development Ordinance may include, but not be limited to:

1. Provisions for the submittal and processing of plats, and specifications for such plats, including provisions for preliminary and final approval by stages or sections of development.
2. Provisions for ensuring that: (i) the layout or arrangement of the subdivision or land development shall conform to the comprehensive plan and to any regulations or maps adopted in furtherance thereof; (ii) streets in and bordering a subdivision or land development shall be coordinated, and be of such widths and grades and in such locations as deemed necessary to accommodate prospective traffic, and facilitate fire protection; (iii) adequate easements or rights-of-way shall be provided for drainage utilities; (iv) reservations if any by the developer of any areas designed for use as public grounds shall be of suitable size and location for their designated uses; (v) and land which is subject to flooding, subsidence or underground fires either shall be made safe for the purpose for which such land is proposed to be used, or that such land shall be set aside for uses which shall not endanger life or property or further aggravate or increase the existing menace.
3. Provisions governing the standards by which streets shall be graded and improved, and walkways, curbs, gutters, street lights, fire hydrants, water and sewage facilities and other improvements shall be installed as a condition precedent to final approval of plats.
4. Provisions which take into account land development not intended for the immediate erection of buildings where streets, curbs, gutters, street

lights, fire hydrants, water and sewage facilities and other improvements may not be possible to install as a condition precedent to final approval of plats, but will be a condition precedent to the erection of buildings on lands included in the approved plat.

5. Provisions for encouraging and promoting flexibility, economy, and ingenuity in the layout and design of subdivision and land developments including provisions authorizing the planning agency to alter site requirements and for encouraging other practices which are in accordance with modern evolving principals of site planning and development.
6. Provisions which apply uniformly throughout regulating minimum setback lines and lot sizes based upon the availability of water and sewage disposal, in the event the municipality has not enacted a zoning ordinance.
7. Provisions for encouraging the use of renewable energy systems and energy conserving building design.
8. Provisions and standards for insuring that new developments incorporate adequate provisions for a reliable, safe, and adequate water supply.

Function of the Planning Commission

The Township Board of Supervisors is the most important local policy making body since it adopts the Comprehensive Plan, the Zoning Ordinance, the Subdivision Ordinance, and controls public expenditures. The Planning Commission, on the other hand, is primarily an advisory body. It prepares the Comprehensive Plan, an advisory document, and reports to the Township Board on zoning changes and other policies relating to the development of the community. However, through the review of land subdivisions, conditional use approvals and site plans, the Planning Commission will influence the design of new residential and business areas - a vital part of the community's development process. The contribution of the Planning Commission to the achievement of community objectives in the development of Hamiltonban Township may be summarized as follows:

1. Represents the citizen's interest in developments having long range physical and social effects.
2. Contributes the judgement, experience, and special knowledge of members in such matters.
3. Secures information and analyses upon which to assemble, prepare, and periodically revise a Comprehensive Plan which will include proposals for the accomplishment of its objectives.
4. Safeguard the community's interest in matters of land use and physical development as may be provided in zoning and subdivision regulations.

Professional planners, often consultants in smaller communities, and permanent staffs in the larger ones, perform the technical work which the Planning Commission and the Board of Supervisors cannot do due to lack of time and specialized training. The professional planners assemble data, prepare maps, and draft advisory reports. One of their most important functions is to present the various alternatives open to the community and their consequences and to advise what course to follow.

A vast new area of Planning Commission responsibility has developed in the past ten to fifteen years. State and Federal financial participation in local development projects is increasing constantly. The acute competition between municipalities for the frequently limited funds available causes disbursing agencies to grant funds to communities exercising the strongest and most continuous pressure for them. The responsibility for keeping informed as to new State and Federal legislation, or as to the availability of new appropriations which may be beneficial to the community, rests largely with the Planning Commission.

The Comprehensive Plan

This Plan includes two basic components, which are:

1. A plan for the use of lands which are subject to direct public action (such as streets, public buildings, and recreation areas); and
2. A plan for the future use of privately owned land.

With respect to the latter the Township can exercise only what might be termed "negative jurisdiction", that is, the municipality can establish, under zoning, certain limits within which property owners are free to develop their property. However, to the extent that public policy and action may encourage a certain kind of development, the Township can be directly responsible for a desired result. Positive public action with respect to the use of privately owned land is largely limited, therefore, to either the provision of services and facilities (such as streets, sewers, parks, playgrounds, etc.) or to the zoning or private land into a given use classification. By regulating the use of land in each such classification, the Township intends that private land shall be developed in accordance with the zoning pattern.

One of the chief aims of the Comprehensive Plan is to produce a well-balanced community with proper regard to conveniences, aesthetics, and financial practicality. Thus, when ultimate development is reached, the Township will continue to provide a good environment for family living as well as a healthy economic foundation on which the financing of necessary public service and facilities can be based.

The Plan attempts to determine the most desirable locations and standards for residential, commercial, industrial, and public uses. It should never be considered an inflexible blueprint; rather, when adopted, it should be accepted as a general guide for the Planning Commission, Board of Supervisors, and the general public in the establishment of future land development policies and in the consideration of applications for deviation therefrom.

HAMILTONBAN TOWNSHIP

ADAMS COUNTY

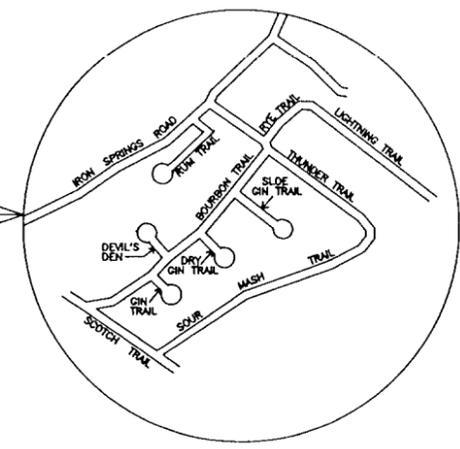
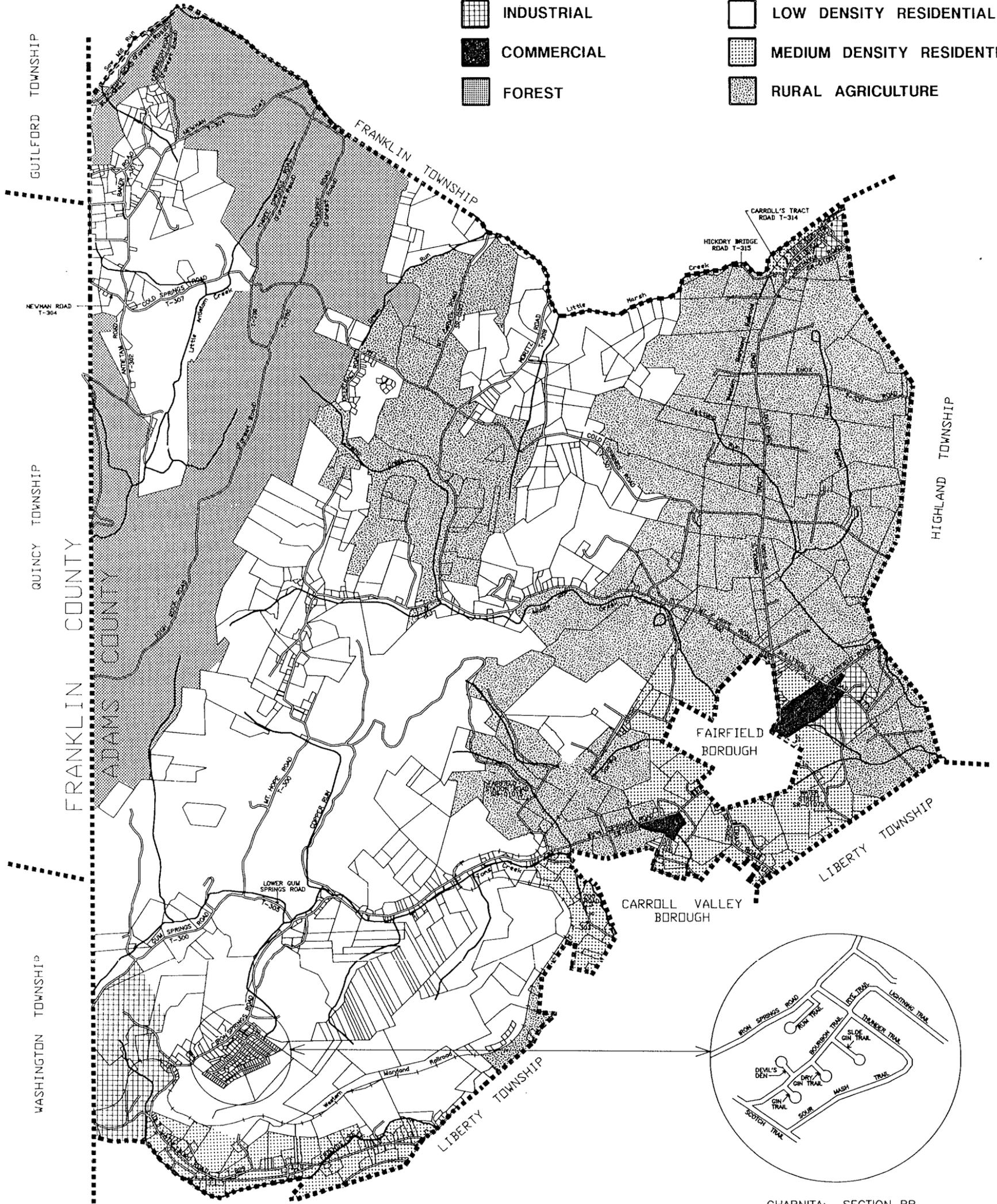
SCALE: 2000 1000 0 2000 4000

COMPREHENSIVE LAND USE PLAN

PREPARED BY: **MMI** martin and martin, incorporated
 phone: (717) 264-6759 149 east queen street
 chambersburg, pennsylvania • 17201

LEGEND

- | | | | |
|-----------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|----------------------------|
|  | INDUSTRIAL |  | LOW DENSITY RESIDENTIAL |
|  | COMMERCIAL |  | MEDIUM DENSITY RESIDENTIAL |
|  | FOREST |  | RURAL AGRICULTURE |



CHARNITA: SECTION BB
SCALE 201