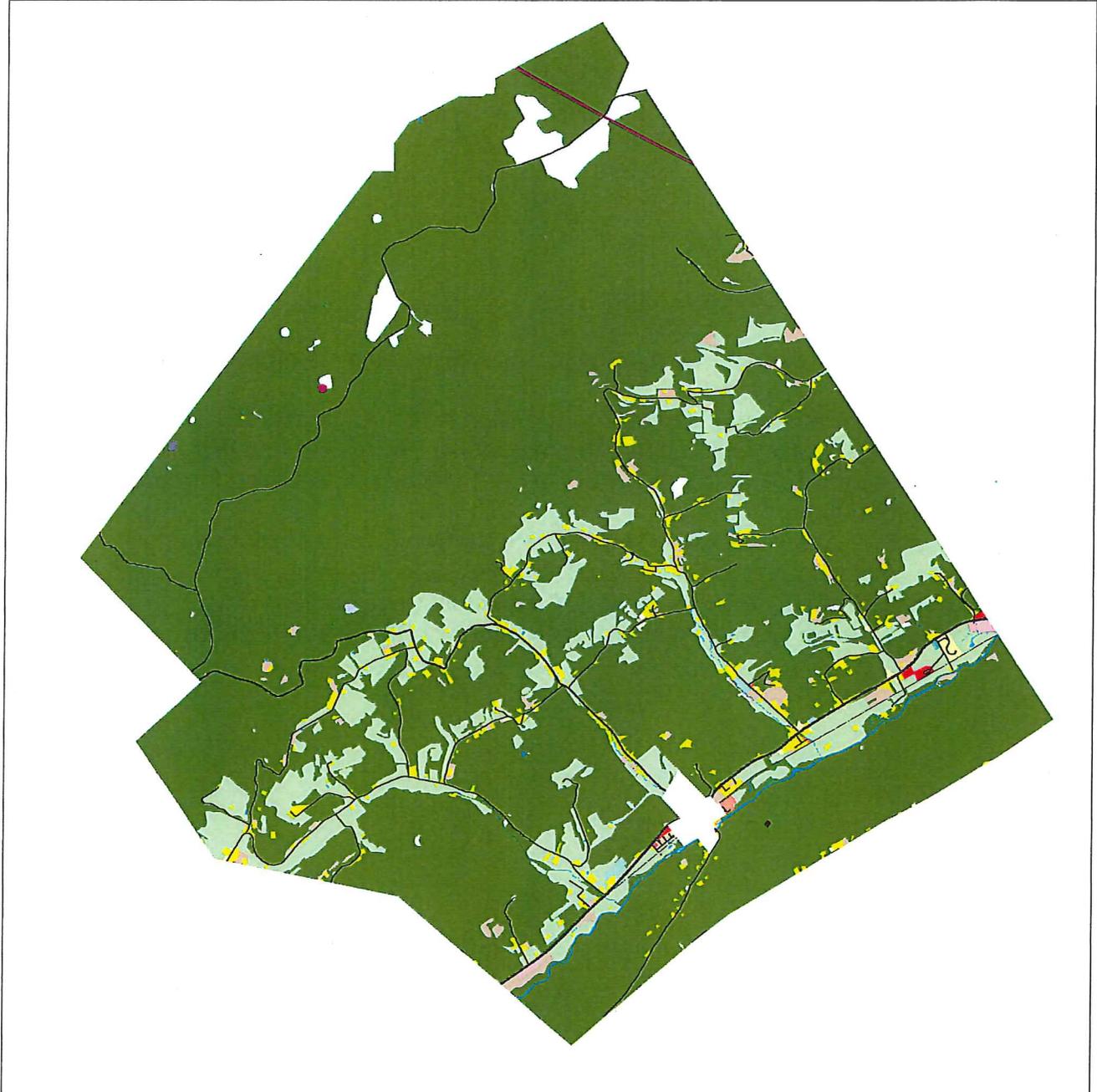


# 2015-2016 Union Township Comprehensive Plan Update

Prepared by the Union Township Planning Commission



Revised September 2016

## Acknowledgments

The Union Township Comprehensive Plan Update was prepared by the Union Township Planning Commission during 2014 and 2015 and was adopted as an amendment to the original 1998 Comprehensive Plan by the Township Supervisors in 2016.

### **Planning Commission Members:**

James Grieb  
Michael MacNamera – Secretary  
Dan Pytel  
Mike Reese – Vice Chairman  
Herman Slaybaugh – Chairman

### **Township Supervisors:**

Alan Hall – Chairman  
Charles Hall  
Don (Bud) Snyder - Roadmaster

Grateful acknowledgment is extended to those who assisted the Commission:

**Robert Jacobs** – Director of the Centre County Planning & Community Development Office for overall guidance and providing updated demographic information and technical assistance

**Mike Bloom** – Centre County Planning & Community Development Office for updated transportation information

**Amy Kyle** – Centre County Tax Assessment Office for Real Estate Tax information

**Linda Welker** – State College Borough Tax Office for Wage Tax information

**Elizabeth Lose** – Centre County Planning & Community Development Office

**Jennifer Grove** – Centre County Planning & Community Development Office

# Table of Contents

Title Page	
Acknowledgments .....	i
Table of Contents .....	ii
Introduction .....	1
Existing Land Uses 1997 .....	2
Current Land Uses Summary 2010 .....	4
Flood Plains.....	5
Future Land Uses.....	6
Transportation .....	6
Infrastructure and Community Facilities .....	8
Population .....	13
Housing .....	15
Economic Profile .....	16
Budget and Finances .....	17
Goals and Objectives .....	18
Conclusions and Recommendations .....	19
Appendix .....	25

## INTRODUCTION

Union Township's Comprehensive Plan was adopted by the Township in 1998 and was prepared by Richard C. Sutter and Associates Incorporated, a professional planning firm located in Hollidaysburg, Pennsylvania at the bequest of the Township's Supervisors and Planning Commission. The project of preparing the plan was funded by a grant from the Pennsylvania Department of Community and Economic Development (DCED) and by the Small Communities Planning Assistance Program (SCPAP). The 1998 Plan was a lengthy document of more than 100 pages. It provided in great detail an overview of the Township's history, geology, topography, current land uses, and demographic information on population, housing, economy, and infrastructure. In addition, it developed and stated a host of community development goals and objectives for the Township to pursue along with recommendations on the key topics of land use, housing, transportation, community facilities, services, and implementation strategies. On land use, the plan strongly recommended that the Township develop and adopt a zoning ordinance and a capital improvement plan (CIP). To date, neither has been adopted. (**Note:** See Appendix, Exhibit 1, 1998 Comprehensive Plan Key Observations and Recommendations, for a summary of all the 1998 Comprehensive Plan's observations and recommendations listed by category. Exhibit 1 was prepared by the current Planning Commission for inclusion in the updated plan as a quick reference because the 1998 Comprehensive Plan did not provide a summary.)

The Comprehensive Plan has not been reviewed or updated since its adoption in 1998, now more than 17 years ago. The Pennsylvania Municipalities Planning Code (MPC) recommends that Comprehensive Plans ought to be reviewed at least every 10 years and assigns the task for doing so to a municipality's Planning Commission. Accordingly, recognizing the MPC's directive and the fact that after 17 years things change, the Township's Planning Commission embarked on an update the original 1998 plan. This was an in-house effort that was done with help from the Centre County Planning and Community Development Office which provided updated maps and tables and technical assistance.

The updated plan does not cover all sections addressed in the original plan. The strategy followed in writing the update recognized that the history, topography, and geologic conditions of the Township haven't changed, so those sections are skipped. But, all the demographic information contained in the 1998 plan (Tables 4 through 21 and associated Maps 5, 9, 10 & 12) is outdated and needed to be revised. Thus, the 2015 update begins by describing the Township's current demographic characteristics using the most recent data sources (in most cases US Census Bureau data) and observations of current conditions within the Township as made by the Planning Commission. In addition, the update adds a section on the Township's budget, a subject that wasn't covered in the 1998 plan, and takes into consideration budgetary and staff constraints when discussing the feasibility of implementing certain recommendations.

A whole series of goals and objective statements were presented in the 1998 Plan. Basically they reflected statements of good things that the Township wanted to achieve or see happen as it grows and continues to develop. In writing the updated plan, it is assumed that all of those goals and objectives developed in 1998 are still desirable to pursue, even those that

may be clearly beyond the Township's reach because of financial and staff constraints. Consequently, all goals and objectives are restated in the updated plan, but they are paraphrased and summarized for clarity and brevity. The Goals and Objectives statements immediately follow the Budget and Finance section.

Lastly, conclusions and recommendations based on current conditions and observations within the Township are provided in the updated plan. Some recommendations are carry overs from the earlier plan while others are new. Prior recommendations no longer relevant because of changing conditions or because they have since been implemented are reviewed. Implementation strategy and financial and other limitations when relevant are discussed within the framework of each recommendation.

The Appendix at the end of the updated plan contains all exhibits, maps, and tables referenced in the updated plan's narratives. We note that in the 1998 plan tables were inserted between the narratives that described demographic sections covered. In the updated plan, all referenced materials are placed in the Appendix and no tables appear between narratives, which we believe makes the document easier to read and follow. The same numbering scheme for updated tables and maps is used in both plans. For example, Table 4 in the updated plan matches and may be compared with Table 4 in the 1998 plan. All new materials appearing in the updated plan are referenced as exhibits. The 2015 updated plan is intended to be read as a companion document that supplements and amends the 1998 plan. It begins with the following section, "Existing Land Uses."

## **EXISTING LAND USES (1997)**

### **Purpose and Classifications**

The first demographic characteristic examined in the 1998 plan was the existing land uses within the Township. Land use information has a wide variety of applications including the planning of future utilities like sewer, water, and power; transportation facilities; parking areas; community growth and expansion centers; and future land use requirements.

To obtain land use information, a land use inventory was done that identified, classified, recorded, and analyzed existing uses of all developed land within the Township according to the land's functional activities. That study was originally done in 1997 as part of the 1998 Comprehensive Plan. At that time the following land use categories were chosen to cover all the land use activities existing in Union Township: single-family residential, two-family residential, multiple-family residential, commercial, industry, public/semi-public, transportation (includes all roads and alleys), vacant land, and forest. Those categories are carried forward in the update plan.

The results of that 1997 land use study were presented on Map 9, Existing Land Uses, which showed the locations of the land use categories mentioned above, and in Table 4, Existing Land Use Summary, that listed the acreages and percentages of land devoted to those use categories mentioned. The complete description of those use categories follows.



## **Residential**

Of all land uses present within a community, residential is usually of the most concern to the average citizen because it is where people spend most of their time and have their greatest investment - their homes and property. Accordingly, proper development, preservation, and upgrading of residential areas is a top community priority.

Residential uses within Union Township are classified into the following 4 categories: single-family, two-family, mobile homes, and multiple-family. Single-family units are detached housing units that accommodate only one family. Two-family units are structures accommodating two (2) families. A mobile home is a transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation. Multiple-family units are composed of structures and their properties accommodating more than two (2) families.

## **Commercial**

Commercial Use classifications within the Township include neighborhood businesses and highway businesses. There is no central businesses district. Neighborhood businesses are defined as places that provide services for the daily operation of a household. They include businesses like delicatessens, barber shops, beauty parlors, local grocery stores, and local drug stores. Highway businesses serve a larger area than a single neighborhood and include retail stores, restaurants, dealerships, and all types of service uses.

## **Industrial**

Industrial classification includes both light industry and heavy industry. Light industry involves the fabrication, assembly, storage, or packaging of a product. These activities usually do not cause nuisances for neighboring properties in the form of noise, smoke, odor, or traffic congestion. Activities in this category include printing and publication plants, milk and bottling plants, baking plants, laundry and dry cleaning plants, tinsmith, meatpacking plants, and textile plants.

Heavy industry is confined to the primary manufacturing of a product. This category can present serious discomfort to neighboring properties in the form of noise, smoke, odors, and traffic congestion. Included in this category are industrial activities like paper mills, railroad repair shops, rolling mills, chemical plants, and oil refineries.

## **Agricultural**

Lands classified as Agricultural are those lands actively engaged in the planting of crops or the production of agricultural products such as milk, beef, poultry, pork, etc.

## **Public/Semi- Public**

Areas designated as public are lands developed through public funds that are usually operated as part of a governmental function. Examples include city halls, fire houses, post offices, public hospitals, libraries, museums, schools, parks, and playgrounds.

Areas classified as semi-public are private lands developed by a limited group of people for their own use with limited public control and accessibility. Such uses include churches, private schools, service clubs, cemeteries, lodge halls and fraternal organizations.

## **Transportation Land Use**

Areas classified in this category include the rights-of-way of all the dedicated roads and alleys within the Township.

## **Vacant Land**

This classification is land that is not being used for any of the above activities. It includes non-agricultural fields and vacant lots. Because this land has yet to be developed, but could be in the future, it is of the most concern towards the future growth and orderly development of Township.

## **Forest**

Lands classified as Forest have a dense to moderately dense timber cover and are generally free of structures. This category includes state game lands and privately owned wooded areas.

## **CURRENT LAND USE SUMMARY 2010 (Table 4 & Map 9)**

Union Township's first land use summary was compiled for the 1998 Comprehensive Plan where summary data appeared in Table 4 and location information was shown on Map 9. As previously mentioned, the same table and map numbering followed in the 1998 Comprehensive Plan are used here, but all tables referenced are presented in the updated plan's Appendix, rather than inserted between narratives. The updated Table 4 and Map 9 use the latest data available (2010) and were compared with the 1998 Table 4 and Map 9 in the 1998 Plan.

## **Observations**

The following observations regarding land uses within the Township were made from the 2010 data provided in Table 4 and shown on Map 9:

- The majority of the Township's land area remains undeveloped. Over 75% of the land is classified as either vacant or forest.

- Agricultural is the predominate use of developed land. It comprises 10 percent of the total land area of the Township and 45.2% percent of the developed area, which is more than for residential, commercial, and industrial uses combined.
- Agricultural areas are located in the southeastern and central sections of the Township, generally within that area bounded by Bald Eagle Creek and State Game Lands.
- Residential uses are scattered throughout the Township with some concentrated areas along Alternate Route 220. There are some seasonal residential uses in the central and northern sections of the Township.
- Commercial and industrial uses are few in number and are mostly located along Alternate Route 220. Together these uses account for a very small percentage of the developed land and the total land area.
- Overall, development is concentrated in the central and southeastern sections of the Township. Much of the interior and northern sections remain undeveloped.

### **Conclusions 1998-2010**

The following conclusions were made by comparing the 2010 information in Table 4 and on Map 9 with the 1998 data:

- Single-family housing remains the predominate residential use.
- Residential and agriculture remain the top land uses.
- The majority of the township's land remains undeveloped because of the large forest area which includes state game land # 103.
- Since 1998, the developed area of the township has grown by only 79 acres, which is a 1.2% increase.
- Most of that growth is accounted for by the increase in land devoted to 1-family housing.
- Commercial and industrial uses remain almost unchanged in both location and number.
- The overall development pattern remains little changed since the original comprehensive plan was compiled in 1997.

### **FLOOD PLAINS (Map 5)**

Flood plains are areas subject to periodic flooding which, of course, pose public safety and insurance protection issues when developed with structures or certain hazardous uses. Union Township has several flood plain areas that are subject to flooding during storm events. These areas are identified on FEMA Insurance Maps and are basically located along the entire length of Bald Eagle Creek and sections of several of its major tributaries. Map 5 in the 1998 Comprehensive Plan, which showed all flood plains, is updated to show the 100-year flood zones recognized in 2014. In order to regulate the type of structures and uses that are allowed in the 100-year flood zone, Union Township adopted a Flood Plain Ordinance in 1989, which has been kept up to date by further amendments, the most recent being in 2009. The ordinance, which primarily regulates new construction, is administered by the Township's designated building inspector whenever a building permit application is made.

## FUTURE LAND USES

### **Wind Turbine Park – Electricity (Exhibit 2)**

When the Comprehensive Plan was prepared in 1998, Wind Turbine Parks used to produce electricity were not on the radar as a foreseeable land use. Hence, they were not covered or even mentioned in the original comprehensive plan even though they can have significant environmental and visual impacts. In Centre County a wind turbine park was proposed in February 2013 to be co-located in Snow Shoe and Union Townships (see Exhibit 2 in Appendix). The proposal consisted of 35 wind turbines of which 15 were to be located in the northeast corner of Union Township on ridge tops near the headwaters of Wallace Run. This area is remote and location of a park here would not likely adversely impact any residential or farm uses. For whatever reason, thus far the project has not been pursued. Nevertheless, it points out that such parks are contemplated and could occur in the future. Consequently, Union Township adopted a stand-alone Wind Turbine Ordinance in 2015 that regulates important operational aspects of Wind Turbine facilities. The ordinance is modeled after a similar ordinance that was adopted by Snow Shoe Township.

### **Gas & Oil Drilling – Hydraulic Fracking**

Likewise, gas and oil drilling as a land use was also off the radar in 1998, but with the advent of Marcellus Shale and hydraulic fracking, gas well drilling is today an active land uses in parts of Centre County. Drilling has occurred and wells are operating close to home in adjacent Rush Township. So far, no gas drilling has occurred in Union Township, but the potential exists. While state regulations control operational aspects of drilling and gas wells, the Township ought to explore, at the very least, bonding requirements to protect local roads from damage caused by heavy truck traffic incidental to this activity and whether it is permissible to require drillers to provide for water testing of private wells within the vicinity of a well site. It is understood that establishing areas within the Township where drilling is prohibited would require adoption of a zoning ordinance, which likely is not feasible at this time given the Township's financial constraints.

## TRANSPORTATION

### **State Highways (Tables 5 & 6 and Map 10)**

There are 4 state maintained highways within Union Township (see Table 5 and Map 10). Collectively, these 4 roads have 22.14 miles of length within the boundaries of the Township. US Alternate Route 220 carries the most traffic (see Table 6, ADT & Accident Summary), and it traverses the entire north-south length of the Township (see Map 10). While still a busy highway corridor, it no longer carries the amount of traffic, particularly truck traffic that it once did because of the advent of I-99, which now carries the major load. Thus, the safety issue connected to high traffic volume identified in the 1998 Comprehensive Plan is no longer a significant problem. The accident data reported during the past five years (see Table 6) shows few accidents have occurred in the corridor which supports the conclusion. However, poor line-of-sight remains at the 3 intersections along the corridor (Jacobs Road, Route 504, and

Yeager Hollow Road) that were identified as problematic in the 1998 Plan; no improvements were ever made. Because this road is a state highway, all improvements are under Penn DOT control and are not within the scope of the Township's authority.

Route 504, also known as Rattlesnake Pike, intersects with US Alternate Route 220 at Unionville and provides access to Black Moshannon and Philipsburg. This is a narrow twisty road with medium traffic volume and has been the site of a few accidents, including one fatal accident in 2014, which are usually caused by excessive speed. Together, these two state highways provide easy driving access to Union Township from the rest of Centre County and Pennsylvania. The other two state maintained roads are Bush Hollow and Dix Run, which are medium traffic roads serving as collectors for adjacent farms and residences. Both intersect with Alternate Route US 220.

Future transportation improvements planned by Penn Dot for state maintained roads within Union Township include bridge replacements on Bush Hollow Road where it crosses over tributaries of Bush Hollow Run (2016) and where it crosses Wallace Run (2018) and on US Alternate 220 where it crosses Dix Run (2016). Bridge rehabilitation is slated for 2017 where Route 504 crosses Dewitts Run. There are no line-of-sight improvements noted in Penn DOT's Transportation Improvement Plan.

### **Township Roads (Table 5 & Map 10)**

The Township's road system consists of 21 roads collectively containing 20.28 miles of roadway. Table 5 lists the names of all Township Roads as shown on Map 10. Township roads, with the possible exceptions of Egypt Hollow Road, which is a collector road that intersects with Alternate Route 220, and Unionville Pike, which acts as an arterial, are low traffic local roads. Collectively, these township roads provide vehicular access for a large segment of the Township's residents. Although individually low in traffic volume, it can be argued that local roads are nevertheless the most important link in the transportation system for the many residents who rely on them to access their homes or farms. Maintaining these roadways is therefore important and is the major infrastructure service provided by the Township, an activity that consumes the largest chunk of its budget. In 2015, \$60,000 was allocated out of the Township's general fund to pay 2-part time road-workers whose duties included snow and ice removal, fixing pot holes and culverts, and maintaining road signs. While the \$70,000 Liquid Fuels annual reimbursement from Penn DOT is dedicated to Township road maintenance and improvements, the fund is not large enough to cover the cost of major rebuilds, and any shortfall would have to be covered out of the Township's general fund or by borrowing money.

Several Township roads suffer severe deterioration and may need significant rebuild or repair now or in the near future, a task that is beyond the part-time maintenance crew's capability. Consequently, it may become necessary at some point to contract services for paving and other major repairs. Because the cost of rebuilding and maintaining roads is expensive, but necessary, the Township likely could benefit by developing a five or ten year Capital Improvement Plan (CIP) as a guide for prioritizing future road maintenance projects, reconstruction, and financing. Borrowing money to pay for critical rebuilds may become

necessary at some point. A road project CIP, in addition to prioritizing projects through the development of a road maintenance plan, would provide a long range schedule that coordinates timing of any future borrowing with payoffs of current debt service with the objective of maintaining a balanced Township budget without raising taxes.

### **Railroad Line (Exhibit 3)**

In addition to roadways, there is one railroad line running through Union Township (see Exhibit 3 in Appendix). This line is operated as the Nittany & Bald Eagle Railroad on tracks currently owned by SEDA COG. Previously, the line was known as the Bald Eagle Railroad. It is primarily a freight line providing service between Tyrone and Williamsport with an active spur into Milesburg and Bellefonte. There is no regular passenger service, but recreational passenger excursions are periodically run between Bellefonte and Tyrone and other locations. Within Union Township, the rail line parallels US Alternate Route 220 running the full north-south breadth of the Township. There is one active siding within the Township. It serves Blazer Enterprises Trans Load, a commercial facility located behind the Township's Municipal Building that provides loading and offloading of railroad freight products.

### **Airports**

The closest airport providing commercial passenger and air freight services is the University Park Airport, which is located in Benner Township just east of State College, and is within easy driving distance of Union Township. Within the Township itself, the Ridge Soaring Gliderport is located at 3523 South Eagle Valley Road near Julian. The glider port is exclusively a recreational facility and is world renown as a glider port.

## **INFRASTRUCTURE AND COMMUNITY FACILITIES**

Infrastructure and Community Facilities are basic services provided for the most part by local government to insure the public's safety and well being. Examples of facilities and services include water, sewerage, fire protection, police protection, schools, recreation, hospitals, churches, sanitation, and municipal buildings. The number and type of these facilities present within a community depend not only on the needs and desires of the citizens, but also on the funds available to construct and manage them. The availability, quality, and adequacy of these facilities and services are important in insuring orderly growth, development, and quality of life within the community.

Infrastructure and community facilities provided within the Township as of 2015 are inventoried and described in this section. Except for Airports, the categories covered follow the same order in which they appeared in the 1998 Plan. At the discretion of the Planning Commission, Airports have been moved to the Transportation Section which we believe is a better fit. Conclusions about the quality of these services appear at the end of this section. We note that highways are a part of infrastructure, but they are also part of the transportation system and were discussed in the preceding Transportation Section.

## **Water (Map 12)**

The vast majority of the Township's inhabitants are supplied with water from on-site wells. However, there are 3 areas in the township that are served by either public or private water systems. Those systems are shown on Map 12 and are identified as existing water service areas. Eagle Creek and Blarney Stone are both private water systems respectively serving the homes within the subdivisions bearing their names. Unionville Borough's system is a public system that serves the Borough, but a few homes located within the Township that are on the periphery of Unionville are served by the Borough's system.

## **Sewerage (Map 12)**

Collecting, treating, and disposing of sewage in a sanitary way is an important aspect of protecting the public's welfare in every community. Because of the Township's rural nature, the vast majority of it remains serviced by on-lot sewerage systems. These systems are primarily comprised of a septic tank and septic field or sand mounds. Systems installed incidental to new development require permits pursuant to Act 537 and require inspection for compliance before becoming operational. The condition of older systems is unknown and presently there is no systematic inspection of existing systems required by the Township.

In addition to on-lot systems, there are three sewer service areas within the Township. One of these areas is run by an authority while the other two are private entities setup to serve their respective subdivisions. All service areas are shown on Map 12, Sewer and Water Service Areas.

The sewer service area operated by the Mid-Centre County Authority runs along the length of a sewer interceptor line paralleling Alternate US 220. This line runs from Unionville Borough northward to the Township border and then on to Milesburg. Several homes in the corridor are served by the line. Because of problems with the Mid-Centre system's infrastructure, the system is under a DEP moratorium that prevents new connections. It is unknown when necessary upgrades needed to remove the moratorium will be made.

The two privately owned systems provide sewer service for their respective subdivisions. The Barney Stone Subdivision is located near the Township Municipal Building and its sewer system is connected to the Mid-Centre Authority's system which provides treatment, but the Subdivision maintains its own pumping station. Barney Stone is approved for 33 dwelling units, and presently is built out with 26 units. Because of the moratorium, it is unclear when the remaining approved 7 dwelling units can be built. The Eagle Creek Subdivision, which is a newcomer having been built after the 1998 Comprehensive Plan was adopted, is located just south of Unionville. Eagle Creek has its own treatment facility that exclusively serves the Subdivision.

## **Police Protection**

Township police protection is provided by the Pennsylvania State Police. The state police station is located near Philipsburg, many miles from the Township. No information regarding

police response times, crimes, request for services, or accidents were obtained. Thus, the demand for police protection and level of service provided are unknown. Presently, there is no cost to the Township for state police service.

## **Fire Protection**

Union Township's fire service needs are modest. On average over a six-year period (2010-2015) 30.2 emergency calls for service occurred annually. Of those, on average, only 2.7 were structural fires. The most frequent call at 42.5% of the total was vehicle crashes, which averaged 12.8 events annually.

Township fire protection is provided through contractual service with the volunteer fire company in Milesburg. Fire protection through this arrangement was deemed adequate in the 1998 Comprehensive Plan. Since 1998, no decrement in the fire company's service has been noted; it is still deemed adequate. In addition to fire protection, the Milesburg Fire Company provides fire police service and Quick Response Service (QRS) for medical emergencies within the Township. Emergency Medical Service (EMS) is provided by a separate entity out of Bellefonte that is not affiliated with the Milesburg fire department.

Union Township's cost for fire company service is set through an Intergovernmental Cooperation Agreement presently at the rate of 1 and 2/3 mills of the Township's annual property tax revenue, which amounted to \$45,000 in 2015. In addition to Union Township, the other parties to the Intergovernmental Cooperation Agreement are Milesburg Borough, Unionville Borough, Boggs Township, the Milesburg Fire Company, and the Milesburg Fireman's Relief Association. The agreement is administered by a six-person oversight committee comprised of one member respectively appointed by each municipality, the fire company, and the Fireman's Relief Association. The oversight committee appoints a Trustee to manage day-to-day financial matters and has the authority to change certain terms of the agreement including the amount of financial contribution to be paid by the participating municipalities. The term of the current agreement is from January 1, 2016 through January 1, 2026, and the agreement is subject to automatic renewal for subsequent 10-year terms unless a municipality elects to not renew upon not less than six months written notice prior to expiration of the current contract.

In 2009 a dispute arose between Union Township and the fire company over interpretation of the contract's funding provision, which prompted Union Township to withhold its contribution. That action was taken by former Supervisors all of whom left office by 2014. The fire company viewed the Township's action as a breach of the contract, and the ensuing dispute wound up in litigation which was resolved in favor of the fire company by the Centre County Court of Common Pleas. The Common Pleas Court's decision was subsequently affirmed by the Commonwealth Court resulting in the Township having to repay the fire company all back funds withheld and an obligation to abide by the funding rate established in the agreement so long as the agreement remains in force.

The result of the aforementioned lawsuit was two fold. First, it caused tension and mistrust between the fire company and Township. Second, the additional debt service incurred from legal fees put the Township's budget out of kilter necessitating a significant property

tax increase in 2016 (see Budget & Finance Section). Although the Intergovernmental Agreement was renewed in 2016, it would be prudent for the Township and Fire Company to re-evaluate it as part of an ongoing effort to make sure both parties' needs are being fairly met. Additionally, both the Township and Fire Company need to work together to protect taxpayers' interest by keeping the fire company's operating and equipment costs under control while ensuring the fire company's solvency.

### **Schools (Exhibits 4 & 5)**

Schools are a vital facility serving the community. They influence the social, economic, and cultural experiences and development of a community. An attractive and efficient school is a major asset to the area it serves and beyond. In addition to providing fundamental academic and technical education, schools provide facilities for extracurricular activities, special services, recreation opportunities, and neighborhood oriented civic activities. The location and adequacy of school sites and buildings are normally an important consideration in a community's comprehensive plan, and because of a school district's taxing authority, schools have a large impact on the cost of living within a given jurisdiction.

Union Township is served by the Bald Eagle Area School District. However, there are no public school buildings or facilities within the Township itself. All Township students attend school facilities at Wingate in nearby Boggs Township. In 2015, the Bald Eagle Area School District had a total enrollment of 1695 students. Although the largest district in land area, Bald Eagle has the second smallest student population among the 7 school districts serving Centre County. Only the Penns Valley School District had fewer students (1427) in 2015. At \$47,298, Bald Eagle had the lowest average full-time teacher salary among all districts serving Centre County (see Exhibit 4 in Appendix). Conversely, the District's property tax rate in 2015 at 51.55 mills, which Union Township residents pay, was second highest in the County, exceeded only by Philipsburg-Osceola at 52.09 mills. Effective for 2016, the District's property tax rate was raised to 52.89 mills which is now the highest rate in Centre County. (Note: The District has enacted Homestead Exclusion which provides a significant property tax savings for homeowners). School wage tax, which is assessed on all wage earners living in Union Township, is 2.05%, also the highest rate of all districts serving the County (see Exhibit 5 in Appendix). (Source of tax and salary information: Town & Gown's Guide to Centre County Neighborhoods, 2015-2016, pgs. 34 & 46).

Thus, although the District is one of the smallest in student population and has the lowest average teacher salary, its tax rate (not counting the Homestead Exclusion) is one of the highest in the County. A possible explanation for this high tax rate might be because the District has enacted Homestead Exclusion, which does mitigate the rate for homeowners, and because the overall assessed property value within the district is lower than in other school districts serving the County. However, we have no information on the total assessed property values for school districts, so we are unable to make any comparisons or draw conclusion based on fact. We do know that Table 17, Housing Unit Size and Value, reveals that in 2012 the median value (\$158,800) of owner occupied homes in Union Township was about 16% less than the median value (\$189,800) for Centre County.

## **Parks and Recreation**

There are no municipal parks or municipal recreational facilities within the Township. The closest public recreation facilities available are in neighboring Unionville Borough and in the village of Julian. However, the Township does contain large tracts of state game lands that are open to the public for hunting, biking, hiking, and other outdoor recreational activities.

## **Hospital**

The nearest hospital facility available to Township residents is the Mount Nittany Medical Center located in College Township.

## **Solid Waste**

Trash and other solid waste removal within the Township is provided by private haulers. Disposal is in a state approved landfill. Recycling is available curbside or by drop off at the Union Township Municipal Building.

## **Municipal Building**

Since the 1998 Comprehensive Plan was written, a new municipal building was constructed at 125 Sycamore Lane. This building contains the township's office and a meeting room for the Board of Supervisors and Planning Commission. Additionally, equipment and materials for the maintenance of township roads are located in the adjacent Township maintenance building.

## **Conclusions on Infrastructure & Community Facilities**

The following are the major conclusions drawn from the foregoing data and observations:

- The public sewerage service area, because it is under DEP moratorium, cannot accept additional hookups until upgraded and the moratorium is lifted. It is unknown when necessary upgrades will be completed.
- The majority of sewage treatment in the township is handled by on-lot systems. The conditions of these systems are unknown. The township presently does not have an ordinance that requires the systematic inspection of existing on-lot systems.
- Police protection is provided by State Police out of the Philipsburg barracks.
- Fire protection is adequate as provided by the Citizens Hook and Ladder Company, a volunteer fire department located in Milesburg.
- The schools serving the Township are adequate, but school taxes are high compared to other districts within the County.
- There are no municipal parks or public recreation areas within the Township, but there are public parks and recreation facilities nearby.
- The hospital available to the Township is adequate for the present and future needs of Township residents.
- The disposal of solid waste and the collection of recyclables by private haulers is adequate throughout the Township.

## POPULATION

This section provides an overview of selected demographic characteristics within Union Township across several decades. Characteristics selected include population change over recent decades; the racial, age, and sex makeup, as well as the educational background of that population; household profile; and future population projections. Union Township information is presented along with data for Centre County and Pennsylvania for comparison.

### Population Change 1970-2010 (Table 7)

Table 7 provides an overview of the Township's population based on US Census data. The data show that the Township's population grew by 21% (from 1134 to 1383 persons) during the 30 years between 1980 and 2010, a significant increase that exceeded Pennsylvania's growth rate of 7%, but was a bit less than Centre County's 36.6% increase during the same period.

### Age Profile (Table 8)

Table 8 provides the age profile of the population for census years 1980 through 2010. In 1980 and 1990, the percentage of the Township's population under 18 years of age, 33% and 28% respectively, was higher than that cohort's percentage for Centre County and higher than but close to that percentage for Pennsylvania. In 2010 the Township's 18 year old cohort shrunk by 103 persons, which was 19.9% of the total population and was a significant drop from 1980 when that cohort represented 33.2% of the Township's total population. In comparison with the county and state, Union Township's 18 and under cohort was 4.2% higher than the county, but slightly lower than the percentage for the state.

At the other end of the age spectrum, in 1980 the percentage of the Township's population comprising persons older than 65 years of age (7.5%) was far below the Commonwealth's (12.9%), but matched Centre County's (7.5%). Between 1980 and 2010 that cohort increased in the Township by 106 persons (124.7% increase) and constituted 13.8% of the total population thereby making Union Township's percentage of population over 65 higher than that for the County by 2.5%. The township still remains below the state's 15.4% for that cohort.

In summary, Table 8 shows that the Township's population for those persons under 18 has decreased while those persons over 65 have increased. The middle cohort, those between 18 & 65, has grown by 241 persons.

### Sex Characteristics (Table 9)

Table 9 summarizes the sex characteristics of the local population. It shows that since 1980 the numbers of male and females remains almost evenly split.



### **Racial Characteristics (Table 10)**

Table 10 presents the racial characteristics of the population. It shows that Union Township has been and remains almost exclusively white.

### **Households and Families (Table 11)**

At first glance the terms "household" and "family" might be viewed as being synonymous, however, there is an important distinction between them. Simply stated, a household is one or more persons living together in a housing unit, while a family is two or more related persons living together under the same roof. Thus, a household may include a family, a single person living alone, or two or more unrelated persons living together. To put it another way, every family is a household, but not every household is a family. Table 11 summarizes information for households and families in Union Township between 1980 and 2010. It shows that the number of families living in the Township between 1980 and 2010 has increased by 116 (39.7%). Likewise, the number of households has increased during that same period by 193 (54.3%). The Township's growth in both categories exceeds the state and county.

### **Educational Level (Table 12)**

Table 12 provides data for the years 2000 and 2012 on educational levels attained by persons living within the Township as well as for Centre County and Pennsylvania. It shows that the percentage of the population with high school diplomas has remained steady over the past 12 years and is presently significantly higher than that for the county or state. A small increase has occurred in the percentage of Union Township's population holding undergraduate college degrees, but that percentage remains lower than the percentages of persons with undergraduate college degrees in either the county or state. The percentage of persons in Union Township with graduate degrees has doubled during the past 12 years, but still remains lower than the percentages for the county and state.

### **Population Projections (Table 13)**

Table 13 delineates the actual population of Union Township for all census years during the period 1950 to 2010 and makes a projected estimate for 2020. The table shows the Township's population has steadily increased during the past 60 years and is predicted to continue growing; a 14.5% increase in population is predicted by the end of the next decade, a manageable rate that does not exceed growth during the preceding decade. Interestingly, future population projections made in the 1998 Comprehensive Plan undershot the actual increases. In 2000 the actual Township population was 1200 persons. The projected figure was 1131 persons. In 2010 the actual population was 1383 persons whereas the projected population was 1254.

## HOUSING

This section provides an overview of a significant community resource, namely its housing stock. In large measure, the condition, type, and age of housing units defines not only present conditions in the community, but future potentials as well. All tables in this section provide census data compiled for Union Township and for Centre County and Pennsylvania for comparison.

### **Age of Housing Units (Table 14)**

Table 14 provides an overview of the age of the Township's housing stock. The figures reflecting the years housing units were built suggest a relatively new housing stock in the Township. The median age for all housing in the township is 34 years old which is younger than for both the county and state. Since 1990 housing starts have continued to flourish; 222 new units were built which represents 33.6% of the total housing stock.

### **Tenure of Housing (Table 15)**

Table 15 shows the respective numbers and percentages of housing units in the Township, County and Pennsylvania that are owner occupied, rental, or vacant. The figures strongly reinforce the fact that in 2010 (last census year) the Township remained a place where most homes (90%) were owner-occupied, which is considerably higher than the percentage rate for the State where 69.6% of all units are owner-occupied, and for the County where 58.6% of all units are owner-occupied.

### **Vacancy Rates 1990-2010 (Table 16)**

Table 16 provides vacancy data which indicates stable occupancy of existing residential units during the past 20 years. The number of vacant housing units has remained steady. In 2010 only 88 units were vacant, which represents 13.8% of all housing units.

### **Size of Housing Units (Table 17)**

Table 17 shows information on the size of housing units and the median value of owner-occupied homes for the years 1990 and 2012. The data suggest that the size of individual houses in the township has increased during the past 22 years (only 6.1% had more than 9 rooms in 1990 whereas 14.2% had 9 or more rooms in 2012). Yet, the median value of owner-occupied homes remained lower than the median value for owner-occupied homes in Centre County as well as in Pennsylvania. Thus, the data indicate home ownership in Union Township is quite affordable, which gives the Township a nice advantage in the local housing market.

It is interesting to note that the median rent within the Township is only about 3/4 of that for Pennsylvania and about 2/3 of that for Centre County. Thus, the Township is an affordable place to live whether renting or owning a home.

## **Type of Housing 1990, 2000 & 2012 (Table 18)**

Table 18 provides a look at the type of housing found within the Township. Single-family detached housing, that is a single house on a single lot, predominates the housing stock. In 2012 over 80% of the housing in the Township was single-family, which is a 4.2% increase since 1990. Although Table 18 indicates that some multiple-family units have appeared within the past 12 years, the Planning Commission is unaware of any such units and the data is suspect. There are a significant number of mobile home units (17.3% of all housing units are mobile homes), and the number of mobile homes continues to increase.

## **Summary of Housing**

Union Township has a housing stock that is fairly new and is predominately single-family detached owner-occupied units of relatively large size, yet the median value is lower than that for the state or county. In 2012 mobile homes comprise almost 1/5 of the housing stock. The single-family housing stock continues to grow as the township's population increases.

## **ECONOMIC PROFILE**

This section provides a profile of the local economic base in terms of employment and income characteristics of residents of Union Township. Similar data are provided for Centre County and the Commonwealth of Pennsylvania so that trends and comparisons may be observed.

## **Employment by Occupation 2000 & 2010 (Table 19)**

Based on the description prepared by Sutter and Associates that appears in the 1998 Comprehensive Plan, Table 19, Employment by Occupation, was intended to show occupational position information about the workforce whereas Table 20, Employment by Industry, was intended to show the types of jobs in which persons were employed. For example, a manager of a health care facility and a bank manager would both be classified as "management" in Table 19, but on Table 20 the health care manager would be included under "education and health care" and the bank manager would be included under "finance and insurance." However, the Planning Commission notes that the intended distinction between the two tables is unclear and confusing because many of the categories listed between the two tables are the same or are so similar as to be indistinguishable from one another. We also note that the so called occupational position categories are not even consistent between reporting years. Therefore, the usefulness of Table 19 is dubious.

Nevertheless, if one assumes "Management" is a position classification across all work-fields, then, the data provided on Table 19 indicate that in 2012 about 30% of the local labor force residing within Union Township was composed of persons who are in management positions, which is significantly less than that shown for both Centre County (43%) and Pennsylvania (36%), and the percentage of township residents engaged in management positions has remained steady over the course of the past 12 years.

## **Employment by Industry for 2000 & 2010 (Table 20)**

Table 20 shows that in 2012 a little over one-third (35.2%) of the Township's labor force was employed in education and health care, which is the leading job field. Construction and manufacturing jobs (17.1 %) are a distant second followed by retail jobs (14.9%) in third place. During the past 12 years the biggest changes in employment have occurred in the education and healthcare sector, which has grown by 8%, and in the Public Administration sector which has grown by 3%. By contrast, construction and manufacturing jobs have decreased by 9% during the past 12 years. The largest numbers of people (277 persons) are employed in the educational field followed by construction and manufacturing (134 persons).

## **Income Characteristics 1990, 2000 & 2012 (Table 21)**

Table 21 shows that since 1990, median household income in the Township, which was \$65,139 in 2012, has increased significantly from 87.9% to 124.6% of the state's median and is even higher than the median income of \$49,706 in 2012 for Centre County. The percentage of persons in poverty (which was low to begin with only 4.2% in 1990) decreased to 2.9% by 2012. During the period between 1990 and 2012, median family income increased from 83.2% to 104.2% of the state median, an increase of 21%. That increase which puts the Township's median income in line with the rest of Centre County should be indicative of a stable earned income tax base. Exhibit 7, which provides wage tax data for 2013 & 2014 (the only years for which data was gathered), does show that the Township's revenue from this source has been steady over the past two years and in 2015 the collection rate is slightly ahead of where it was at this time in 2014.

## **BUDGET AND FINANCES (Exhibits 5, 6 & 7)**

The Township's 2015 budget is attached in the Appendix as Exhibit 6. It shows that the majority of revenue is generated from two sources, Real Estate taxes and Earned Income (Wage) taxes. Presently, the Real Estate Tax is levied at the rate of 5 mills against 50% of the assessed value of a given property. The Township establishes the millage rate while assessed property value is determined by Centre County. About \$134,000 in revenue is anticipated from this source in 2015. Earned income tax (also called wage tax) is set by the Township at the rate of .5% of an individual resident's annual income earned from gainful employment. At least \$120,000 in revenue is anticipated from this source in 2015. Together, these two revenue sources will contribute \$254,000 out of the \$276,305 in revenue anticipated to be received in 2015. In addition, the Township receives \$70,000 annually from Penn DOT for liquid fuels reimbursement. This money may only be spent on road construction, repairs and related maintenance.

Fixed expenditures include \$29,500 dollars in debt service, \$45,000 for the contracted fire protection service provided by the Milesburg Fire Company, and about \$85,600 for payroll. In total these fixed costs run about \$160,100 annually. Discretionary expenditures for supplies, building and equipment maintenance, fuel, insurance, and other operational aspects bring the

total anticipated expenditures budgeted for 2015 to \$253,400, which leaves a small reserve of \$22,905.

For many years the Real Estate Tax rate was levied at 4 mills. It was increased to 5 mills in 2014. That increase was deemed necessary to offset litigation costs and debt service that arose from the fire company debacle. Despite that debacle, the Township managed to balance its budget without significant changes to its tax rates until 2016 when the Supervisors reluctantly found it necessary to impose a 2 mill increase to cover road maintenance and anticipated road rebuilding costs. Within the Bald Eagle School District, the Township's 7 mill Real Estate tax rate is now on the high end exceeded only by Milesburg Borough at 8 mills. By comparison, Huston Township and Snowshoe Township at 1.13 mills and 1.29 mills, respectively, are on the low end. Just comparing townships, Union Township has the highest rate. Boggs Township comes in second at 4.5 mills (see Exhibit 5, Tax Rates in Centre County).

The Township's staff is limited to its 3 supervisors, one of whom serves as road-master, a part time secretary, and two part-time maintenance persons. Tax collection is outsourced and is paid out of the payroll account. There is no long term capital improvement plan. Road and storm drain maintenance, which is the single most expensive operational expense the Township incurs, is paid out of the liquid fuels reimbursement fund plus an additional allotment (\$60,000 in 2015) from the general fund to pay road crew salaries. Any extra maintenance costs incurred, for example extra cost from an exceptionally harsh winter, would have to be covered through further withdrawal from the general fund.

Historically, the Township's tax revenue has been growing, albeit slowly, even without increasing tax rates. Exhibit 7, Tax Revenues, shows that since 2006 the Township's Real Estate Tax revenues have increased on average by 1.6% each year before the millage rate was raised, and over the course of the past 2 years (the only years for which data was collected), wage tax revenue has remained steady. With the anticipated continued growth of population and housing, which adds assessed value, the tax base should remain in good shape and not decline. Revenue increases, however, always need to be weighed against inflation, and with only an average increase of 1.6% per year occurring in Real Estate Tax revenue, inflation could be consuming all gains.

## **GOALS AND OBJECTIVES**

The Goals and Objectives presented in the 1998 Comprehensive Plan were developed through a formalized process that included participation by citizens, the Union Township Planning Commission, the Township's Supervisors, and the Municipality's planning consultant (Richard C. Sutter & Associates, Inc.). Basically, the 13 goals listed reflect generalized statements of good things that the Township wants to achieve or see happen as it grows and continues to develop. The objectives listed for individual goals were time-line statements about how to achieve a particular goal. In developing the updated plan, it is recognized that several of the stated goals in the 1998 Comprehensive Plan were no doubt pie-in-the-sky, something beyond the Township's ability to reach given its limited financial and staff

resources. Nevertheless, all 13 goals originally formulated remain relevant in the sense that they are something desirable to shoot for if or when the means to do so avails itself. These goals and objectives still provide a useful guide for the Township's future and therefore are worthy of keeping in place and restating here in the updated Comprehensive Plan. For brevity, the key ideas from the goals and objective statements are paraphrased and summarized as follows:

1. Provide for orderly growth and efficient future development within the Township by adopting land use ordinances.
2. Insure harmony between existing and future development with the natural environment by developing a historic preservation program, by prohibiting illegal dumping, and by identifying land best suited for future commercial development.
3. Insure there is adequate water supply and proper sewage disposal available for all residents.
4. Provide adequate level of township services and proper maintenance of facilities.
5. Make housing opportunities available through a rehab program and push for development of all forms of housing type.
6. Provide for safe transportation over state & township roads and maintain road signs.
7. Provide an ongoing comprehensive community process for future planning on sewer & water, comprehensive plan updates, zoning and subdivision regulations, and regional planning relationships.
8. Assure an administrative structure is in place that can address problems encountered by the citizenry and use county technical staff to assist in problem solving and to provide educational opportunities for elected officials
9. Preserve and protect the environment by using on lot sewage & development controls.
10. Protect heritage resources by creating a historic district and protective ordinances for historic buildings.
11. Balance financial resources by minimizing capital improvement & maintenance costs.
12. Promote business expansion and tourism through marketing, technical assistance & financing.
13. Improve work force skills.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Current Land Use & Flood Plains**

#### **Conclusions:**

- Although the Township has never adopted a zoning ordinance, it does regulate development within designated flood plain areas through a stand-alone flood plain ordinance.
- The Township has never adopted a Subdivision and Land Development Ordinance, but Centre County has one which is applicable and adequate for the Township's needs.
- The Township's overall development pattern has changed little since the Comprehensive Plan was adopted in 1998.
- The Township remains sparsely developed, and development that has occurred has been single-family detached housing that has not been concentrated in any particular area.

- Because of sparse development, there does not seem to be any major problems occurring with incompatible land uses adversely affecting one another, with the orderly development of the township, or with prime lands for agriculture and other natural resources being displaced by unfettered development.
- There has been practically no new commercial or industrial development occurring.
- The natural growth patterns in the Township seem to be self-regulating and do not need municipal intervention at this time to insure compatibility and orderly development or to prevent overcrowding or to provide protection of natural resources and prime agriculture lands.
- There are no known development conflicts with contiguous municipalities.
- There really are few, if any, land use issues at hand.
- Consequently, there is no need from a land use perspective to adopt a zoning ordinance at this time.

**Recommendation:**

- Do not adopt a zoning ordinance, as was recommended in the 1998 Comprehensive Plan, because the land use need is not presently there nor is it anticipated to be there in the foreseeable future, and at present the Township can ill afford the cost of administering a zoning ordinance even if it partnered with adjacent municipalities.

**Future Land Use**

**Conclusions:**

- Wind turbine parks and hydraulic fracking are two land uses not foreseen when the 1998 Comprehensive Plan was developed.
- However, today, they are active uses in the county and potentially could be located in the Township.
- Both can have negative impacts on neighbors, particularly single-family homes, and on Township roads.
- Consequently, in 2016 the Township enacted a stand-alone Wind Turbine Park ordinance that is modeled after Snow Shoe Township's ordinance.
- Presently, there is no Township ordinance regulating hydraulic fracking.
- Establishing areas within the Township where hydraulic fracking is permitted and prohibited as a land use likely would require adoption of a zoning ordinance, which isn't feasible at this time because of financial and staff constraints.
- But, bonding requirements to protect local roads from truck damage caused by fracking activity is permissible, and there may be other aspects of the activity that can be regulated through stand-alone ordinances.

**Recommendations:**

- Investigate the feasibility of adopting a road bonding ordinance to protect local roads from damage caused by heavy truck traffic incidental to fracking activity and other activity involving heavy truck traffic and loads.
- Have the municipal solicitor investigate if there are other aspects of fracking, such as water testing that can be regulated at the local level without adopting a zoning ordinance.
-

## Transportation

### Conclusions:

- State roads within the township are in good shape except for a few line-of-sight problems.
- Overall traffic on Alternate US 220 has diminished as a result of I-99 having been built, and the reduction in traffic has caused a corresponding reduction in accidents.
- As a result, accidents along the 220 corridor are no longer the significant problem that was identified in the 1998 Comprehensive Plan.
- The number one infrastructure service provided by Union Township is the maintenance and improvement of the Township's 21 roads that serve its residents.
- Any yearly maintenance cost shortfalls (cost that exceed Penn DOT reimbursement) must be made up from the general fund.
- From time-to-time, sections of township roads need more than mere maintenance; they need a total rebuild.
- Rebuilding is an expensive proposition that is beyond the Township's capability to completely pay for in any given budgetary year.
- Consequently, at some point money may need to be borrowed to finance reconstruction activity.
- The township likely would benefit from developing a five or ten year CIP (for roads only) to prioritize projects through the development of a road maintenance plan and to coordinate the timing of borrowing with the payoffs of current debt service with the objective of maintaining a balanced budget without further raising taxes.

### Recommendations:

- Develop a 5 to 10 year CIP as a way to coordinate financing and prioritize road maintenance and rebuild projects.
- Adopt a road bonding ordinance as mentioned under Future Land Use recommendations to help reimburse the Township for repair of roads damage by heavy trucks and traffic.
- There no longer is a need to lobby Penn DOT for highway improvements along the 220 corridor, as was recommended in the 1998 Comprehensive Plan, because traffic has diminished as a result of I-99 and because Penn DOT has its own warrants and monitors accident data.

## Infrastructure & Community Facilities

### Conclusions:

- Because of the Township's rural nature, most development is served by on-lot wells for water and by on-lot septic systems for sanitary sewer.
- Design and operation of new sanitary systems is regulated pursuant to Act 537 and enforcement and administration is outsourced to a SEO hired by the Township.
- This arrangement works well for new systems and for regulating existing system failures when such failures adversely impact neighbors.
- There is no systematic inspection requirement in place for existing on-lot septic systems and the overall condition of older systems is unknown.
- The Mid-Centre Sewer Authority, which is a public collection and treatment system serving several homes and businesses within the Township, is under a DEP mandated moratorium which prevents additional hookups within the existing service area.

- The particulars of the moratorium, such as what needs to be done to lift it and what corrective action is underway, are not well known beyond the Authority itself.
- Police protection through the State Police, which is free of charge, appears to be adequate even though the station is remote from the Township.
- Fire protection is adequate.
- The Municipal Building was built, as recommended in the 1998 Comprehensive Plan, and is quite adequate for current needs.
- Schools and their associated facilities serve Union Township's population very well, but school Real Estate and Wage taxes are at some of the highest rates in the County.
- While there are no community parks or recreational facilities within the Township, there does not seem to be a need for any given the close proximity of such facilities in adjacent jurisdictions and the large tracts of game commission lands, which are open to the public, that are located within the Township.
- Trash and solid waste removal is provided within the Township by private haulers, an arrangement that seems to be quite adequate and needs no change or improvement.

#### **Recommendations:**

- The Township ought to consider adoption of an ordinance that would mandate the systematic inspection of all existing on-lot systems and would require upgrades when deficiencies are discovered.
- Better communication needs to be established between the Township and the Mid-Centre Sewer Authority which has a service area within the Township. The Township's appointee to the Authority should act as liaison and provide reports to the Supervisors and Planning Commission periodically or whenever requested.
- Although police protection appears to be adequate, data on police responses within the Township ought to be collected to determine what the actual level of service is.
- Supervisors ought to re-evaluate the fire protection contractual arrangement with the Milesburg Volunteer Fire Company before the current contract expires in 2026 to make sure the contract fits the Township's needs.
- The Township and fire company should continue working on strengthening their relationship in a way that builds mutual trust and a working relationship that protects taxpayer interests while maintaining the fire company's solvency.
- There is no need to establish a township public park, as suggested in the 1998 Comprehensive Plan nor can the Township afford to do so considering its budgetary constraints.
- The former recommendation in the 1998 Comprehensive Plan advocating that the Township ought to adopt a dumping ordinance does not seem to be needed or feasible because the Township, with its limited staff, has no way to enforce such an ordinance. Illegal dumping and littering are currently prohibited by state law which is enforced by state police.

## **Population**

#### **Conclusions:**

- Union Township's population continues to grow at a rate that has exceeded both the County and State growth rates. Between 1970 and 2010 the Township's population increased from 809 persons to 1383 persons, a net gain of 574 persons.

- About 1/5 of the Township's population is comprised of persons 18 years of age or younger while about 1/8 of the Township's population is comprised of persons 65 years of age or older. The younger cohort is shrinking in number while the older cohort is increasing in number.
- The racial makeup of the population is almost exclusively white.
- The population is fairly well educated and diversified in employment activity.

**Recommendation:**

- None

**Housing**

**Conclusions:**

- The Township's housing stock is relatively new when compared to the County or State.
- New construction primarily has been for single-family homes and the size of those homes has been gradually increasing over the years.
- Nevertheless, the median home value in the Township is still lower than the median value for both the County and State, which indicates housing is very affordable in the Township.
- However, that lower median value may be indicative of lower assessed property values across the school district, as compared to other districts in the County, which could explain why school Real Estate and Wage taxes are at some of the highest rates in the County.
- Overall, the housing stock is in good shape and there are only a few rundown or dilapidated houses.
- There are only a handful of historic buildings (historic by virtue of age only) within the Township and most of those buildings are well maintained.
- Some low cost housing, which can be considered affordable, has occurred with the residential subdivision projects at Barney Stone and Eagle Cliff. These projects were private venture initiatives based on market conditions and were not municipal directed projects. They both provide affordable single-family housing units.

**Recommendations:**

- There is no need for a historical ordinance, as recommended in the 1998 Comprehensive Plan, because there are very few historic properties within the township. Furthermore, there is no Township staff available to administer such an ordinance and the Township is not presently in a financial position to hire more staff.
- Likewise, there is no need to establish a program to rehabilitate substandard housing, as advocated in the 1998 Comprehensive Plan, nor is there money or staff available to do so.
- Any promotion of affordable housing within the Township, as recommended in the 1998 Comprehensive Plan, ought to be passive in nature and done informally. The Township cannot afford to establish and administer a formal program like those found in State College Borough or at the County.

**Economic Profile**

**Conclusions:**

- Employment of Township residents remains diversified with a little over one-third of the labor force working in education and health care, which is the leading job field.

- Construction and manufacturing jobs are a distant second followed by retail jobs.
- About 30% of the labor force hold managerial positions, which tend to be higher paying jobs.
  - Personal incomes, family incomes, and household incomes are all growing which should be indicative of a growing earned income tax base that should provide modest revenue increases without raising the millage rate.

**Recommendation:**

- Improving work force skills and promoting business and tourism, two goals set forth in the 1998 Comprehensive Plan, are worthy of pursuit even though it is recognized that the Township's ability to do so in a formal or organized way is severely limited.

**Budget & Finance**

**Conclusions:**

- About 92% of the Township's annual revenue is generated from two sources, the Real Estate Tax and the Earned Income (Wage) Tax.
- These two revenue sources have been steady over the years indicating a secure tax base.
- The Township also receives liquid fuel reimbursements from Penn DOT for the maintenance of roads. Reimbursement anticipated for 2015 is \$70,000. This money must be used exclusively for road maintenance and any shortfall would have to be made up from the Township's general fund.
- After deducting all fixed expenditures and anticipated discretionary spending, little money is left in reserve annually to cover non-essential programs or to make up for shortfalls in road maintenance.
- Road maintenance, fire protection, and debt service are the three most costly expenditures.
- Because of the simplicity of the Township's budget, a CIP has never been used even though the 1998 Comprehensive Plan recommended developing one.
- The only future capital improvement anticipated would be reconstruction of sections of township roads that are beyond the Township's capability to repair.
- The Township has successfully balanced its budget over recent years without significantly raising taxes, but doing so has required providing only minimum services consisting basically of road maintenance, fire protection, and constructing a municipal building.
- Fire protection was troublesome because of a disagreement by former Supervisors over the cost of protection after having entered into an implementation agreement. Around 2009 the Township refused to make further payments to the fire company pursuant to the agreement which was still in force. That action resulted in what turned out to be a frivolous lawsuit lost by the Township and resulted in additional debt service that put the Township's budget out of kilter with little money left over for road repairs.
- Thereafter, Supervisors tried to right the budget ship without raising taxes through accountability and better budgeting practices, but because some township roads and culverts were in such disrepair that they required total rebuild, a 2 mill real estate tax increase was reluctantly imposed.

- The major problem that continues to face the Township is how to finance road reconstruction. Options are limited to borrowing money, raising taxes, or a combination of the two.
- A major goal set forth in the 1998 Comprehensive Plan is to balance financial resources by minimizing capital improvement and maintenance costs (Goal 11).
- The current Supervisors' actions, even with tax increases which were held to the minimum needed, are in line with pursuing that goal and in line with restoring the public's trust which was lost during the fire company debacle.

**Recommendations:**

- Continue to follow Goal #11 in the 1998 Comprehensive Plan by minimizing capital improvement and maintenance costs.
- Try to balance the budget without further tax increases, and should a revenue surplus arises after major road reconstructions are completed, consider reducing taxes accordingly.
- Borrow money for road rebuilding as needed only after paying off current debt service and maintain debt service at a level that does not require increasing taxes.
- Manage road repairs through prioritization based on the most need and available funding within current revenue constraints.
- Because of the simplicity of the Township's budget, there is no need to develop a CIP as part of the budget process, except for road rebuilding & maintenance activity which does lend itself to use of a CIP exclusively for that purpose.
- Continue transparency in records and during public meetings to maintain the public's confidence in the Supervisors.
- Re-evaluate the fire protection contractual arrangement with the Milesburg Volunteer Fire Company before the current contract expires in 2026 to make sure both parties' financial and budgetary needs are being met in a fair and equitable way.

**APPENDIX**

**List of Maps Updated**

The 1998 Comprehensive Plan contained 16 maps. Of those, the following four were updated and are attached herein:

Map 5	Floodplains
Map 9	Existing Land Use
Map 10	Roadways
Map 12	Sewer & Water Service Areas

## List of Tables Updated

The 1998 Comprehensive Plan contained 22 tables. Of those, the following nineteen were updated and are attached herein:

Table 4	Existing Land Use Summary 2010
Table 5	Highway Inventory
Table 5B	Average Daily Trips (ADT)
Table 6	Accident Summary
Table 7	Population Change 1970-2010
Table 8	Age Characteristics of Population
Table 9	Sex Characteristics of Population
Table 10	Racial Characteristics of Population
Table 11	Household and Family Characteristics of Population
Table 12	Education Level of Population 2000 & 2012
Table 13	Historic Population Trends 1950-2020
Table 14	Age of Housing Stock
Table 15	Tenure of Housing Units
Table 16	Housing Unit Characteristics 1990, 2000 & 2010
Table 17	Housing Unit Size and Value
Table 18	Type of Housing Units
Table 19	Employment Force by Occupation
Table 20	Employment Force by Industry
Table 21	Income Characteristics 1990, 2000 & 2010

## List of Exhibits

None of these 7 exhibits were part of the 1998 Comprehensive Plan. Each references new information that was compiled for the 2015 update:

Exhibit 1	1998 Comprehensive Plan Key Observations & Recommendations
Exhibit 2	Centre County Wind Project
Exhibit 3	Nittany & Bald Eagle Railroad
Exhibit 4	Centre County Schools
Exhibit 5	Tax Rates in Centre County 2016-17
Exhibit 6	Union Township 2015 Budget
Exhibit 7	Tax Revenues – Union Township



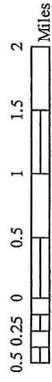
# UNION TOWNSHIP Comprehensive Plan 2014 Updates

## FLOODPLAINS

Special Flood Hazard Zones

### Legend

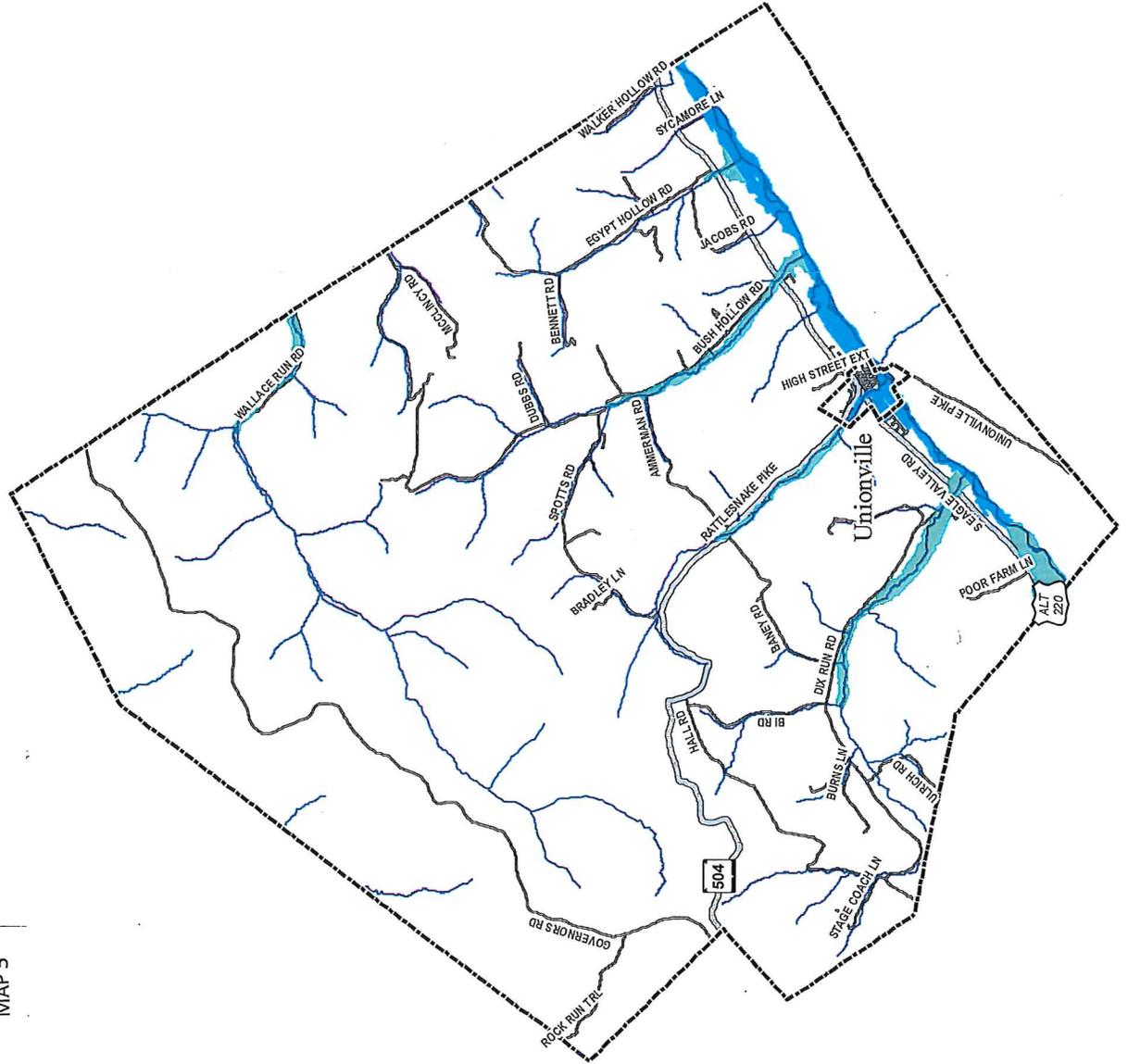
-  **Zone AE**  
*100-year floodplain boundary with  
Base Flood Elevation (BFE)*
-  **Zone A**  
*100-year floodplain boundary  
no base flood elevations measured*
-  **Streams**



Scale 1" = 1 Mile

Prepared by the  
Centre County Planning and Community Development Office  
November 24, 2014.

MAP 5



# UNION TOWNSHIP Comprehensive Plan 2014 Updates

## EXISTING LAND USE

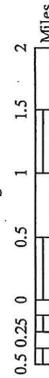
2010 Land Use Survey

MAP 9



### Legend

- Agriculture
- Commercial
- Communications
- Forests
- Industrial
- Mined Land
- Public or Semi-Public
- Recreation
- Residential
- Transportation
- Utility
- Vacant Structure
- Vacant and Unused Land
- Water



Scale 1" = 1 Mile

Prepared by the  
Centre County Planning and Community Development Office  
November 24, 2014.

MAP 10

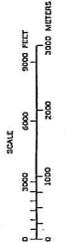
- LEGEND**
- LIMITED ACCESS HIGHWAY
  - STATE ROUTE AND NUMBER
  - TOWNSHIP ROAD NUMBER AND NUMBER OF LANES
  - TOWNSHIP ROAD NUMBER AND NUMBER OF LANES IN BUILT PORTION
  - IMPASSIBLE TOWNSHIP ROAD
  - OTHER ROAD
  - RAILROAD IN SERVICE
  - RAILROAD ABANDONED (TRUCK RAILROAD)
  - STATE BOUNDARY
  - COUNTY BOUNDARY
  - TOWNSHIP BOUNDARY
  - CITY OR BOROUGH BOUNDARY
  - MUNICIPAL BUILDING
  - MUNICIPALITIES BETWEEN MUNICIPALITIES

TOTAL MILES  
 Township Road System 20.28  
 State Highway System 22.14  
 Total 42.42

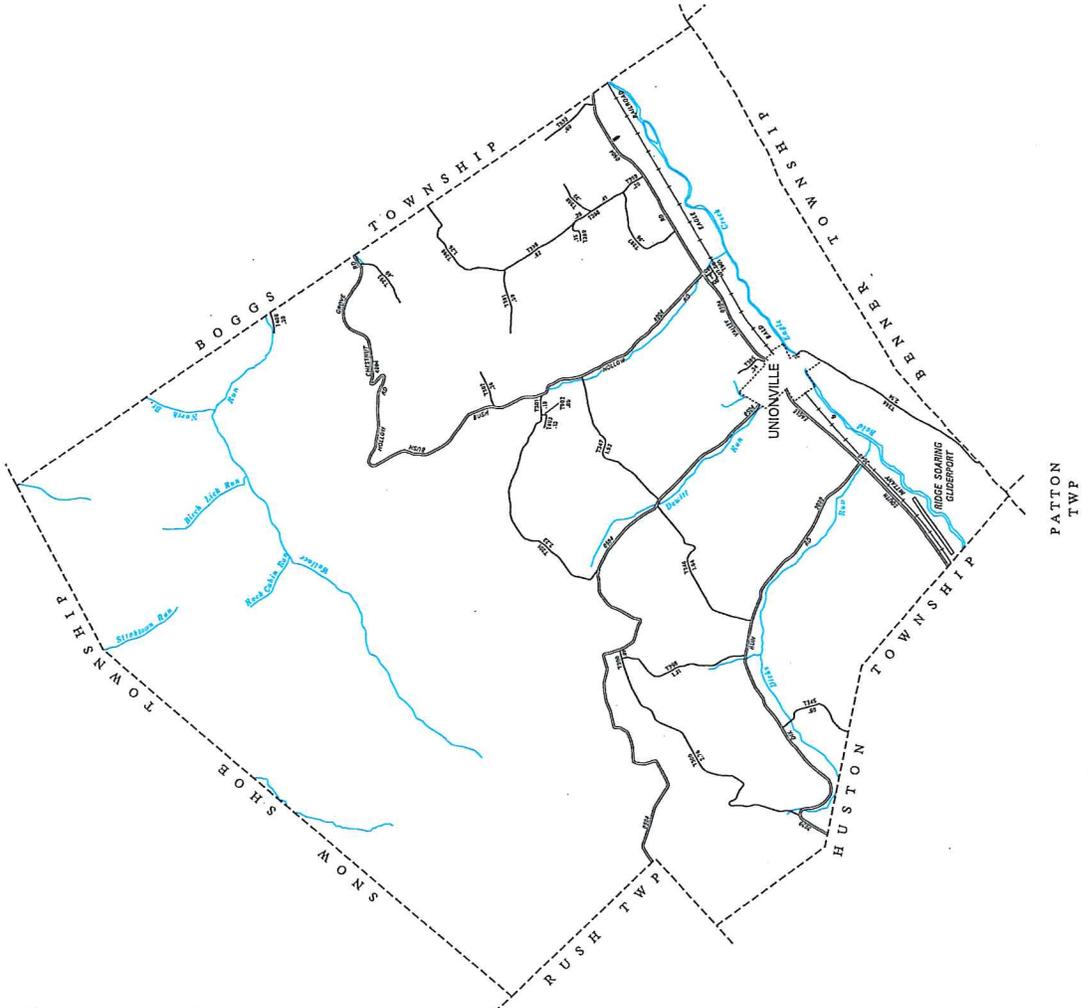


UNION  
 SECOND CLASS TOWNSHIP MAP  
 CENTRE COUNTY

PREPARED BY THE  
 PENNSYLVANIA DEPARTMENT OF TRANSPORTATION  
 BUREAU OF PLANNING AND RESEARCH  
 GEOGRAPHIC INFORMATION DIVISION  
 IN COOPERATION WITH THE  
 U.S. DEPARTMENT OF TRANSPORTATION  
 FEDERAL HIGHWAY ADMINISTRATION  
 MUNICIPAL CODE M 223  
 REVISION PER FORM 990 DATED 10-05-95



TYPE & MAP UNION TOWNSHIP CENTRE COUNTY PENNSYLVANIA



100	101	102	103	104	105	106	107	108	109
110	111	112	113	114	115	116	117	118	119
120	121	122	123	124	125	126	127	128	129
130	131	132	133	134	135	136	137	138	139
140	141	142	143	144	145	146	147	148	149
150	151	152	153	154	155	156	157	158	159
160	161	162	163	164	165	166	167	168	169
170	171	172	173	174	175	176	177	178	179
180	181	182	183	184	185	186	187	188	189
190	191	192	193	194	195	196	197	198	199

# UNION TOWNSHIP Comprehensive Plan 2014 Updates

## SEWER AND WATER SERVICE AREAS

### Legend



Existing Sewer Service Area  
Mid-Centre County Authority



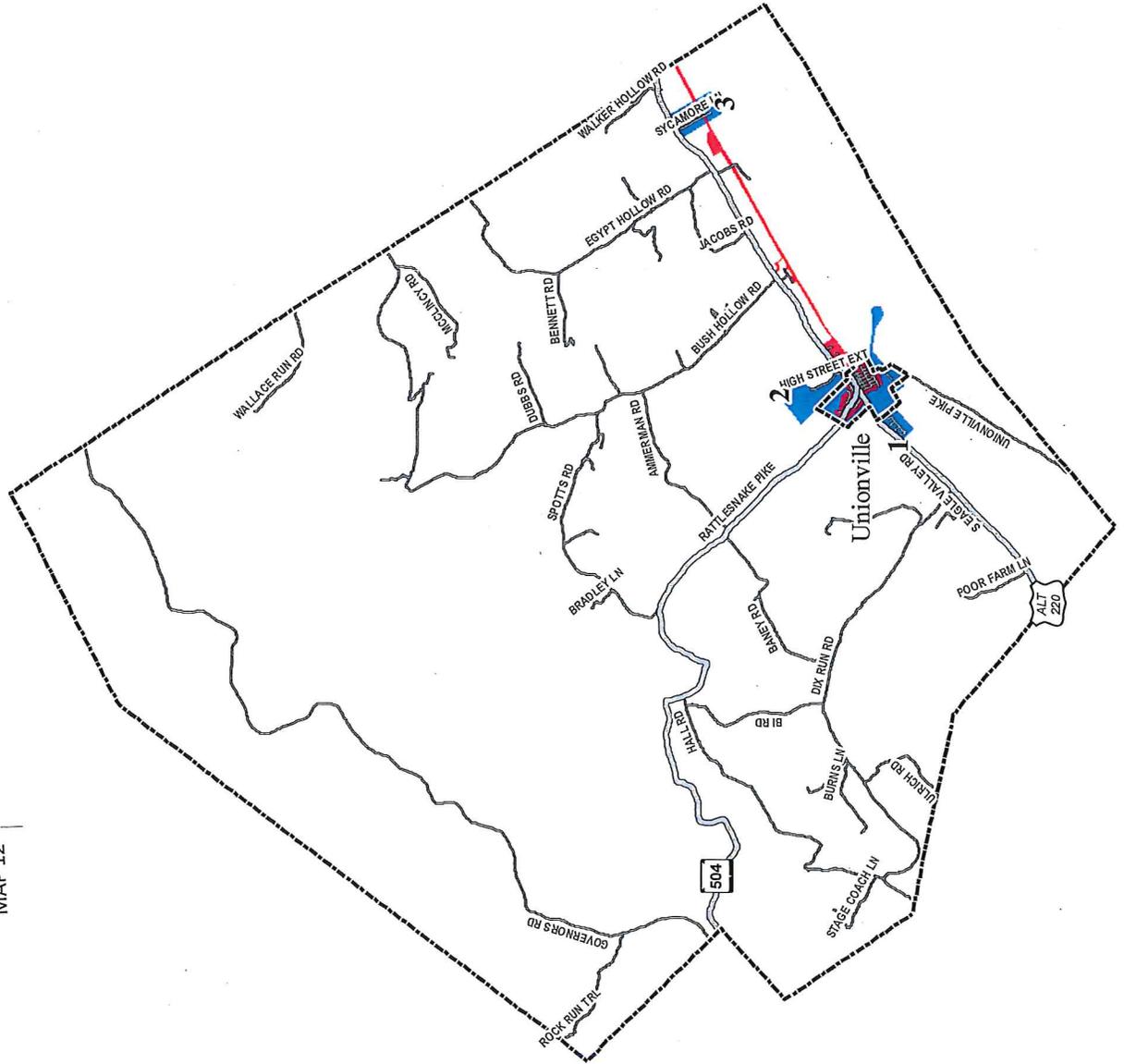
Existing Water Service Areas  
(1) Eagle Creek Water System  
(2) Unionville Borough Water Works  
(3) Blarney Stone Water System



Scale 1" = 1 Mile

Prepared by the  
Centre County Planning and Community Development Office  
November 24, 2014.

MAP 12



**TABLE 4.**  
**UNION TOWNSHIP**  
**EXISTING LAND USE SUMMARY**  
**2010**

<b>Land Use Classification</b>	<b>Area (in Acres)</b>	<b>Percent of Developed Area</b>	<b>Percent of Gross Area</b>
Single Family Residential	2,030	30.8%	6.8%
Seasonal Residential	62	<1%	<1%
Mobile Homes	74	1.1%	<1%
Two-Four Family Residential	2	<1%	<1%
<b>All Residential</b>	<b>2,168</b>	<b>32.8%</b>	<b>7.2%</b>
Agriculture	2,982	45.2%	10.0%
Commercial	120	1.8%	<1%
Industrial	50	<1%	<1%
Public/Semi-Public	45	<1%	<1%
Recreation	15	<1%	<1%
Utilities	60	<1%	<1%
Mined Land	10	<1%	<1%
Vacant Structures	1	<1%	<1%
Transportation	1,150	17.4%	3.8%
<b>Total Developed Area</b>	<b>6,601</b>	<b>100%</b>	<b>22.1%</b>
Forest	22,166	--	74.0%
Vacant	1,107	--	3.7%
Water	60	--	<1%
<b>Total Undeveloped Area</b>	<b>23,333</b>	<b>--</b>	<b>77.9%</b>
<b>Gross Area</b>	<b>29,934</b>	<b>--</b>	<b>100%</b>

2010 Centre County Land Use Survey.

**TABLE 5  
HIGHWAY INVENTORY**

**State Routes Within Union Township**

- US Alternate Route 220 (South Eagle Valley Road)
- State Route 504 (Rattlesnake Pike)
- State Route 4004 (Bush Hollow Road/Chestnut Grove)
- State Route 3030 (Dix Run Road)

**Union Township Roads**

- Ammerman Road (T347)
- Baney Road (T346)
- Barnhart Road (T389)
- Bennetts Road (T391)
- Bi Road (T396)
- Brower Road (T388)
- Dawn Avenue (T903)
- Dennis Drive (T902)
- Dubbs Road (T302)
- Egypt Hollow Road (T398)
- Hall Road (T300)
- High Street Extension (T385)
- Jacobs Road (T387)
- McClincy Road (T393)
- Moore Street (T901)
- Showers Street (T900)
- Spotts Road (T301)
- Ulrich Road (T345)
- Unionville Pike (T344)
- Wallace Run Road (T400)
- Walker Hollow Road (T832)

**TABLE 5B  
AVERAGE DAILY TRIPS (ADT)**

Route	ADT 1997	% Trucks	ADT 2014	% Trucks
SR 504/US 220	6637	20.80%	4149	10.00%
SR 3040 South Eagle Valley Rd.	4540	12.50%	2237	11.00%
SR 504 Rattlesnake Pike	806	5.60%	240	5.00%
SR 3030 Dix Run Road	427	9.10%	199*	3.00% *
SR 4004 Bush Hollow/Chestnut Grove Road	330	13.00%	455**	7.00% **

Notes:

\* 2012 data collection year

\*\* 2015 data collection year

Within Union Township, Penn DOT breaks US Alternate 220 into two segments. The northern segment is designated as SR 504/US 220. The southern segment is designated as SR 3040 South Eagle Valley Road.

**TABLE 6  
ACCIDENT SUMMARY FOR STATE HIGHWAYS**

Year	Fatal Accidents	Injury Accidents	Property Damage	Total Accidents
1994	0	9	9	18
1995	0	8	10	18
1996	0	6	11	17
1997	1	5	2	8
1998	0	7	7	14
Five-year total 1994 - 1998	1	35	39	75
2010	0	7	2	9
2011	0	5	2	7
2012	1	8	3	12
2013	0	1	5	6
2014	1	1	2	4
Five-year total 2010 - 2014	2	22	14	38

**Notes:**

State highways within Union Township are Alternate US 220, SR 504, Dix Run Road (SR 3030) and Bush Hollow Road/Chestnut Grove Road (SR 4004)

Accident data for the five-year period 1994 – 1998 as shown above appeared as Table 6, Accident Summary; State Highway System 1994-98, on page 34 of the 1998 Comprehensive Plan.

**TABLE 7.**

**POPULATION CHANGE 1970 – 2010**

**UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA**

<b>FACTOR</b>	<b>UNION TOWNSHIP</b>	<b>CENTRE COUNTY</b>	<b>PENNSYLVANIA</b>
1970 Population	809	99,267	11,766,310
1980 Population	1,139	112,760	11,864,720
<i>Absolute change 1970 - 1980</i>	+330	+13,493	+98,410
<b>Percentage change 1970 - 1980</b>	<b>40.8%</b>	<b>+13.6%</b>	<b>+0.8%</b>
1990 Population	895	123,786	11,881,643
<i>Absolute change 1980 - 1990</i>	-244	+11,026	+16,923
<b>Percentage change 1980 - 1990</b>	<b>-21.4%</b>	<b>+9.78%</b>	<b>+0.14%</b>
2000 Population	1,200	135,758	12,281,054
<i>Absolute change 1990 - 2000</i>	+305	+11,972	+399,411
<b>Percentage change 1990 - 2000</b>	<b>34.1%</b>	<b>+9.67%</b>	<b>+3.36%</b>
2010 Population	1,383	153,990	12,702,379
<i>Absolute change 2000 - 2010</i>	+183	+18,232	+421,325
<b>Percentage change 2000 - 2010</b>	<b>+15.25%</b>	<b>+13.43%</b>	<b>+3.43%</b>
<i>Absolute change 1970 - 2010</i>	+574	+54,723	+936,069
<b>Percentage change 1970 - 2010</b>	<b>+70.9%</b>	<b>+55.13%</b>	<b>+7.9%</b>

Source: U.S. Census Bureau, Decennial Census 1970, 1980, 1990, 2000 and 2010.

**TABLE 8.**

**AGE CHARACTERISTICS OF THE POPULATION 1980, 1990, 2000 AND 2010**

**UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA**

<b>FACTOR</b>	<b>UNION TOWNSHIP</b>	<b>CENTRE COUNTY</b>	<b>PENNSYLVANIA</b>
1980 Population less than 18 - Number	378	24,248	3,116,699
1980 Population less than 18 - Percent	33.2%	21.5%	26.3%
1990 Population less than 18 - Number	250	22,653	2,792,186
1990 Population less than 18 - Percent	27.9%	18.3%	23.5%
<b>Change 1980-1990 in population less than 18 years of age</b>	<b>-128 (-33.9%)</b>	<b>-1,595 (-6.6%)</b>	<b>-324,513 (-10.4%)</b>
2000 Population less than 18 - Number	293	24,466	2,922,221
2000 Population less than 18 - Percent	24.4%	18.0%	23.8%
<b>Change 1990-2000 in population less than 18 years of age</b>	<b>+43 (17.2%)</b>	<b>+1,813 (+8.0%)</b>	<b>+130,035 (+4.65%)</b>
2010 Population less than 18 - Number	275	24,512	2,792,155
2010 Population less than 18 - Percent	19.9%	15.7%	22.0%
<b>Change 2000-2010 in population less than 18 years of age</b>	<b>-18 (-6.1%)</b>	<b>+46 (+0.18%)</b>	<b>-130,066 (-4.45%)</b>
<b>Population 65 years of age and over</b>			
1980 Population greater than 65 - Number	85	8,498	1,525,079
1980 Population greater than 65 - Percent	7.5%	7.5%	12.9%
1990 Population greater than 65 - Number	80	11,141	1,829,773
1990 Population greater than 65 - Percent	8.9%	9.0%	15.4%
<b>Change 1980-1990 in population over 65 years of age</b>	<b>-5 (-5.9%)</b>	<b>+2,643 (+31.1%)</b>	<b>+304,694 (+19.97%)</b>
2000 Population greater than 65 - Number	137	14,077	1,919,165
2000 Population greater than 65 - Percent	11.4%	10.4%	15.6%
<b>Change 1990-2000 in population over 65 years of age</b>	<b>+57 (71.25%)</b>	<b>+2,936 (+26.4%)</b>	<b>+89,392 (4.88%)</b>
2010 Population greater than 65 - Number	191	17,366	1,959,307
2010 Population greater than 65 - Percent	13.8%	11.3%	15.4%
<b>Change 2000-2010 in population over 65 years of age</b>	<b>+54 (+39.4%)</b>	<b>+3,289 (+23.4%)</b>	<b>+40,142 (2.1%)</b>
<b>Median Age</b>			
1990 Median Age	32.0	26.0	34.0
2000 Median Age	38.9	28.7	38.0
2010 Median Age	44.2	28.7	40.1

Source: U.S. Census Bureau, Decennial Census 1980, 1990, 2000 and 2010.

**TABLE 9.**

**SEX CHARACTERISTICS OF THE POPULATION 1980, 1990, 2000 AND 2010**

**UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA**

<b>FACTOR</b>	<b>UNION TOWNSHIP</b>	<b>CENTRE COUNTY</b>	<b>PENNSYLVANIA</b>
<b>1980 Population</b>	<b>1,139</b>	<b>112,786</b>	<b>11,864,720</b>
Males	554 (48.6%)	58,007 (51.45%)	5,689,097 (47.9%)
Females	585 (51.4%)	54,753 (48.6%)	6,175,623 (52.1%)
<b>1990 Population</b>	<b>895</b>	<b>123,760</b>	<b>11,881,643</b>
Males	463 (51.7%)	64,121 (51.8%)	5,691,307 (47.9%)
Females	432 (48.3%)	59,665 (48.2%)	6,190,336 (52.1%)
<b>2000 Population</b>	<b>1,200</b>	<b>135,758</b>	<b>12,281,054</b>
Males	629 (52.4%)	69,322 (51.1%)	5,929,663 (48.3%)
Females	571 (47.6%)	66,436 (48.9%)	6,351,391 (51.7%)
<b>2010 Population</b>	<b>1,383</b>	<b>153,990</b>	<b>12,702,379</b>
Males	697 (50.4%)	79,763 (51.8%)	6,190,363 (48.7%)
Females	686 (49.6%)	74,227 (48.2%)	6,512,016 (51.3%)

Source: U.S. Census Bureau, Decennial Census 1980, 1990, 2000 and 2010.

TABLE 10.

RACIAL CHARACTERISTICS OF THE POPULATION 1990, 2000 AND 2010

UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA

FACTOR	UNION TOWNSHIP	CENTRE COUNTY	PENNSYLVANIA
1990 Population	895	123,786	11,881,643
<b>Percent White</b>	<b>100.0%</b>	<b>94.16%</b>	<b>88.5%</b>
Percent Black	0.0%	2.27%	9.2%
Percent Other Races	0.0%	3.57%	2.3%
2000 Population	1,200	135,758	12,281,054
<b>Percent White</b>	<b>99.0%</b>	<b>91.4%</b>	<b>85.4%</b>
Percent Black	0.3%	2.6%	10.0%
Percent Other Races	0.7%	6.0%	4.6%
2010 Population	1,383	153,990	12,702,379
<b>Percent White</b>	<b>99.2%</b>	<b>89.4%</b>	<b>81.9%</b>
Percent Black	0.1%	3.0%	10.8%
Percent Other Races	0.7%	7.6%	7.3%

Source: U.S. Census Bureau, Decennial Census 1990, 2000 and 2010.

TABLE 11.

HOUSEHOLD AND FAMILY CHARACTERISTICS OF THE POPULATION 1980, 1990, 2000  
AND 2010

## UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA

FACTOR	UNION TOWNSHIP	CENTRE COUNTY	PENNSYLVANIA
Number of Families 1980	306	23,836	3,134,322
Number of Families 1990	252	26,359	3,155,989
<b>Change 1980-1990</b>	<b>-54 (-17.6%)</b>	<b>+2,523 (+10.6%)</b>	<b>+21,667 (+0.7%)</b>
Number of Families 2000	361	28,501	3,208,388
<b>Change 1990-2000</b>	<b>+ 109 (+43.3%)</b>	<b>+2,142 (+8.1%)</b>	<b>+52,399 (+1.7%)</b>
Number of Families 2010	422	31,256	3,261,307
<b>Change 2000-2010</b>	<b>+61 (+16.9%)</b>	<b>+2,755 (+9.7%)</b>	<b>+52,919 (+1.6%)</b>
Number of Households 1980	355	36,122	4,219,606
Number of Households 1990	310	42,683	4,495,966
<b>Change 1980-1990</b>	<b>-45 (-12.7%)</b>	<b>+6,561 (+18.2%)</b>	<b>+276,360 (+6.5%)</b>
Number of Households 2000	448	49,323	4,777,003
<b>Change 1990-2000</b>	<b>+138 (+44.5%)</b>	<b>+6,640 (+15.6%)</b>	<b>+281,037 (+6.3%)</b>
Number of Households 2010	548	57,573	5,018,904
<b>Change 2000-2010</b>	<b>+100 (+22.3%)</b>	<b>+8,250 (+16.7%)</b>	<b>+241,901 (+5.1%)</b>
Persons per Household 1980	3.21	3.12	2.81
Persons per Household 1990	2.89	2.55	2.57
Persons per Household 2000	2.68	2.45	2.48
Persons per Household 2010	2.52	2.38	2.45
<b>Change in Persons per Household 1980- 2010</b>	<b>-0.69</b>	<b>-0.74</b>	<b>-0.36</b>

Source: U.S. Census Bureau, Decennial Census 1990, 2000 and 2010.

TABLE 12.

EDUCATIONAL LEVEL IN 2000 AND 2012

UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA

EDUCATIONAL LEVEL ACHIEVED	UNION TOWNSHIP	CENTRE COUNTY	PENNSYLVANIA
Less than 9 <sup>th</sup> grade (2000)	43 (5.3%)	2,884 (3.9%)	452,069 (5.5%)
Less than 9 <sup>th</sup> grade (2012)	11 (1.1%)	1,976 (2.3%)	329,573 (3.8%)
<b>Change in Less than 9<sup>th</sup> grade 2000-2012</b>	<b>-32 (-4.2%)</b>	<b>-908 (-1.6%)</b>	<b>-122,496 (-1.7%)</b>
9 <sup>th</sup> -12 <sup>th</sup> grade, no diploma (2000)	99 (12.2%)	5,947 (8.0%)	1,044,036 (12.6%)
9 <sup>th</sup> -12 <sup>th</sup> grade, no diploma (2012)	41 (4.1%)	3,958 (4.7%)	684,247 (7.9%)
<b>Change in 9<sup>th</sup>-12<sup>th</sup> grade, no diploma 2000-2012</b>	<b>-58 (-8.1%)</b>	<b>-1,989 (-3.3%)</b>	<b>-359,789 (-4.7%)</b>
High school graduate (2000)	432 (53.2%)	25,292 (33.8%)	3,150,013 (38.1%)
High school graduate (2012)	534 (53.3%)	27,781 (32.7%)	3,222,376 (37.2%)
<b>Change in High school graduate 2000-2012</b>	<b>+102 (+0.1%)</b>	<b>+2,489 (-1.1%)</b>	<b>+72,363 (-0.9%)</b>
Some college, no degree (2000)	94 (11.6%)	9,960 (13.3%)	1,284,731 (15.5%)
Some college, no degree (2012)	97 (9.7%)	11,136 (13.1%)	1,431,692 (16.5%)
<b>Change in some college, no degree 2000-2012</b>	<b>+3 (-1.9%)</b>	<b>+1,176 (-0.2%)</b>	<b>+146,961 (1.0%)</b>
Associate Degree (2000)	37 (4.6%)	3,571 (4.8%)	487,804 (5.9%)
Associate Degree (2012)	93 (9.3%)	6,203 (7.3%)	649,107 (7.5%)
<b>Change in Associate Degree 2000-2012</b>	<b>+56 (+4.7%)</b>	<b>+2,632 (+2.5%)</b>	<b>+161,303 (+1.6%)</b>
Bachelor Degree (2000)	67 (8.3%)	14,039 (18.8%)	1,153,383 (14.0%)
Bachelor Degree (2012)	142 (14.2%)	17,652 (20.8%)	1,439,079 (16.6%)
<b>Change in Bachelor Degree 2000-2012</b>	<b>+75 (+5.9%)</b>	<b>+3,613 (+2.0%)</b>	<b>+285,696 (+2.6%)</b>
Graduate Degree (2000)	40 (4.9%)	13,092 (17.5%)	694,248 (8.4%)
Graduate Degree (2012)	84 (8.4%)	16,271 (19.1%)	902,798 (10.4%)
<b>Change in Graduate Degree 2000-2012</b>	<b>+44 (+3.5%)</b>	<b>+3,179 (+1.6%)</b>	<b>+208,550 (2.0%)</b>

Source: U.S. Census Bureau, Decennial Census 2000. American Community Survey 2008-2012 5-year estimates.

**TABLE 13.**

**HISTORICAL POPULATION TRENDS SINCE 1950 AND PROJECTIONS THROUGH 2020**

**UNION TOWNSHIP**

<b>YEAR</b>	<b>POPULATION</b>	<b>PERCENT CHANGE</b>
1950	683	
1960	694	+1.6%
1970	809	+16.6%
1980	1,139	+40.8%
1990	895	-21.4%
2000	1,200	+34.1%
2010	1,383	+15.25%
2020 (Projected)	1,584	+14.5%

Source: U.S. Census Bureau, Decennial Census 1950 – 2010 and, population estimates Centre County Government.

**TABLE 14.****AGE OF HOUSING STOCK AND YEAR HOUSING UNITS BUILT - NUMBER AND PERCENT OF TOTAL UNITS****UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA**

<b>YEARS HOUSING UNIT BUILT</b>	<b>UNION TOWNSHIP</b>	<b>CENTRE COUNTY</b>	<b>PENNSYLVANIA</b>
2010 or later	0 (0.0%)	146 (0.2%)	9,212 (0.2%)
2000 to 2009	77 (12.6%)	7,854 (12.5%)	439,001 (7.9%)
1990 to 1999	145 (23.7%)	9,362 (14.8%)	516,926 (9.3%)
1980 to 1989	88 (14.4%)	9,129 (14.5%)	546,622 (9.8%)
1970 to 1979	105 (17.2%)	10,252 (16.3%)	711,282 (12.8%)
1960 to 1969	37 (6.1%)	7,430 (11.8%)	565,311 (10.2%)
1950 to 1959	18 (2.9%)	6,050 (9.6%)	778,191 (14.0%)
1940 to 1949	7 (1.1%)	2,490 (3.9%)	466,902 (8.4%)
1939 or earlier	134 (21.9%)	10,354 (16.4%)	1,530,385 (27.5%)
Total Units	611	63,067	5,563,832
Median Year Built	1981	1975	1960

Source: U.S. Census Bureau, American Community Survey 2008-2012 5-year estimates.

**TABLE 15.**

**TENURE OF HOUSING UNITS: 1990, 2000 AND 2010**

**UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA**

<b>TENURE</b>	<b>UNION TOWNSHIP</b>	<b>CENTRE COUNTY</b>	<b>PENNSYLVANIA</b>
<b>Year 1990</b>			
Owner-occupied	268 (86.5%)	25,531 (59.8%)	3,176,121 (70.6%)
Renter-occupied	42 (13.5%)	17,152 (40.2%)	1,319,845 (29.4%)
Total occupied	310 (89.9%)	42,683 (92.4%)	4,495,966 (91.0%)
Vacant	35 (10.1%)	3,512 (7.6%)	442,174 (9.0%)
Total Units	345	46,195	4,938,140
<b>Year 2000</b>			
Owner-occupied	411 (91.7%)	29,678 (60.2%)	3,406,337 (71.3%)
Renter-occupied	37 (8.3%)	19,645 (39.8%)	1,370,666 (28.7%)
Total occupied	448 (88.5%)	49,323 (92.8%)	4,777,003 (91.0%)
Vacant	58 (11.5%)	3,838 (7.2%)	472,747 (9.0%)
Total Units	506	53,161	5,249,750
<b>Year 2010</b>			
Owner-occupied	493 (90.0%)	33,716 (58.6%)	3,491,722 (69.6%)
Renter-occupied	55 (10.0%)	23,857 (41.4%)	1,527,182 (30.4%)
Total occupied	548 (86.2%)	57,573 (91.0%)	5,018,904 (90.1%)
Vacant	88 (13.8%)	5,724 (9.0%)	548,411 (9.9%)
Total Units	636	63,297	5,567,315

Source: U.S. Census Bureau, Decennial Census 1990, 2000 and 2010.

TABLE 16.

**HOUSING UNIT CHARACTERISTICS 1990, 2000 AND 2010**  
**UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA**

<b>FACTOR</b>	<b>UNION TOWNSHIP</b>	<b>CENTRE COUNTY</b>	<b>PENNSYLVANIA</b>
Year 1990			
Occupied Units	310 (89.9%)	42,683 (92.4%)	4,495,966 (91.0%)
Vacant Units	35 (10.2%)	3,512 (7.6%)	442,174 (8.95%)
<i>Vacant for Rent</i>	4 (1.2%)	955 (2.1%)	102,774 (2.1%)
<i>Vacant for Sale</i>	1 (0.3%)	274 (0.6%)	48,763 (0.98%)
<i>Seasonal Homes</i>	10 (2.9%)	1,443 (3.1%)	144,359 (2.92%)
<b>Net Vacant Units (less Seasonal Homes)</b>	<b>25 (7.3%)</b>	<b>2,069 (4.5%)</b>	<b>297,815 (6.0%)</b>
Year 2000			
Occupied Units	448 (88.5%)	49,323 (92.8%)	4,777,003 (91.0%)
Vacant Units	58 (11.5%)	3,838 (7.2%)	472,747 (9.0%)
<i>Vacant for Rent</i>	4 (6.9%)	765 (19.9%)	105,585 (22.3%)
<i>Vacant for Sale</i>	4 (6.9%)	364 (9.5%)	55,891 (11.8%)
<i>Seasonal Homes</i>	35 (60.3%)	1,536 (40.0%)	148,230 (31.4%)
<b>Net Vacant Units (less Seasonal Homes)</b>	<b>23 (4.5%)</b>	<b>2,302 (4.3%)</b>	<b>324,517 (6.8%)</b>
Year 2010			
Occupied Units	548 (86.2%)	57,573 (91.0%)	5,018,904 (90.1%)
Vacant Units	88 (13.8%)	5,724 (9.0%)	548,411 (9.1%)
<i>Vacant for Rent</i>	6 (0.9%)	571 (10.0%)	135,262 (24.7%)
<i>Vacant for Sale</i>	9 (1.4%)	545 (9.5%)	64,818 (11.8%)
<i>Seasonal Homes</i>	45 (7.1%)	3,374 (58.9%)	161,582 (29.5%)
<b>Net Vacant Units (less Seasonal Homes)</b>	<b>43 (6.8%)</b>	<b>2,350 (3.7%)</b>	<b>386,829 (7.7%)</b>

Source: U.S. Census Bureau, Decennial Census 1990, 2000 and 2010.

TABLE 17.

HOUSING UNIT SIZE AND VALUE 1990 AND 2012

UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA

FACTOR	UNION TOWNSHIP	CENTRE COUNTY	PENNSYLVANIA
<b>Year 1990</b>			
<b>Size</b>			
1 Room	1 (0.3%)	1,328 (2.9%)	54,056 (1.1%)
2 Rooms	2 (0.6%)	2,737 (5.9%)	118,931 (2.4%)
3 Rooms	13 (3.8%)	4,848 (10.5%)	398,919 (8.1%)
4 Rooms	37 (10.7%)	7,486 (16.2%)	708,783 (14.4%)
5 Rooms	100 (30.0%)	7,903 (17.1%)	890,483 (18.0%)
6 Rooms	86 (24.9%)	8,240 (17.8%)	1,211,468 (24.5%)
7 Rooms	56 (16.2%)	5,443 (11.8%)	695,647 (14.1%)
8 Rooms	29 (8.4%)	4,027 (8.7%)	461,824 (9.4%)
9 Rooms or more	21 (6.1%)	4,183 (9.1%)	398,029 (8.1%)
<i>Total Number of Units</i>	345	46,195	4,938,140
<b>Value</b>			
Median Rent (Percent of Statewide Median)	\$159 (49.4%)	\$401 (124.5%)	\$322 (100%)
Median Value of Owner-Occupied Units (Percent of Statewide Median)	\$59,000 (85.5%)	\$74,700 (107.1%)	\$69,700 (100%)
<b>Year 2012</b>			
<b>Size</b>			
1 Room	0 (0.0%)	1,424 (2.3%)	93,250 (1.7%)
2 Rooms	0 (0.0%)	2,317 (3.7%)	93,932 (1.7%)
3 Rooms	12 (2.0%)	6,409 (10.2%)	397,932 (7.2%)
4 Rooms	60 (9.8%)	8,766 (13.9%)	693,198 (12.5%)
5 Rooms	158 (25.9%)	10,977 (17.4%)	914,313 (16.4%)
6 Rooms	142 (23.2%)	10,549 (16.7%)	1,216,460 (21.9%)
7 Rooms	88 (14.4%)	7,522 (11.9%)	830,414 (14.9%)
8 Rooms	64 (10.5%)	6,488 (10.3%)	599,326 (10.8%)
9 Rooms or more	87 (14.2%)	8,615 (13.7%)	724,997 (13.0%)
<i>Total Number of Units</i>	611	63,067	5,563,832
<b>Value</b>			
Median Rent (Percent of Statewide Median)	\$588 (74.1%)	\$862 (108.5%)	\$794 (100%)
Median Value of Owner-Occupied Units (Percent of Statewide Median)	\$158,800 (96.3%)	\$189,800 (115.1%)	\$164,900 (100%)

Source: U.S. Census Bureau, Decennial Census 1990. American Community Survey 2008-2012 5-year estimates.

TABLE 18.

## TYPE OF HOUSING: TOTAL UNITS 1990, 2000 AND 2012

## UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA

SIZE/TYPE	UNION TOWNSHIP	CENTRE COUNTY	PENNSYLVANIA
<b>Year 1990</b>			
<b>Detached – single</b>	<b>264 (76.5%)</b>	<b>25,375 (54.9%)</b>	<b>2,636,631 (53.4%)</b>
Attached – single	5 (1.5%)	2,180 (4.7%)	909,676 (18.4%)
2 unit structure	6 (1.7%)	1,723 (3.7%)	279,700 (5.7%)
3 to 4 unit structure	2 (0.6%)	1,611 (3.5%)	227,788 (4.6%)
5 to 9 unit structure	0	2,266 (4.9%)	171,041 (3.5%)
10 to 19 unit structure	0	2,843 (6.2%)	149,419 (3.0%)
20 or more units	0	5,399 (11.7%)	243,492 (4.9%)
Mobile Home	65 (18.8%)	4,102 (8.9%)	254,920 (5.2%)
Boat, RV, van, etc.	3 (0.9%)	696 (1.5%)	65,293 (1.3%)
Total	345	46,195	4,938,140
<b>Year 2000</b>			
<b>Detached – single</b>	<b>399 (79.6%)</b>	<b>30,157 (56.7%)</b>	<b>2,935,248 (55.9%)</b>
Attached – single	3 (0.6%)	2,862 (5.4%)	940,396 (17.9%)
2 unit structure	2 (0.4%)	1,886 (3.5%)	273,798 (5.2%)
3 to 4 unit structure	0	2,046 (3.8%)	241,745 (4.6%)
5 to 9 unit structure	0	2,647 (5.0%)	179,909 (3.4%)
10 to 19 unit structure	0	2,978 (5.6%)	131,691 (2.5%)
20 or more units	0	6,558 (12.3%)	283,714 (5.4%)
Mobile Home	95 (19.0%)	3,989 (7.5%)	258,551 (4.9%)
Boat, RV, van, etc.	2 (0.4%)	38 (0.1%)	4,698 (0.1%)
Total	501	53,161	5,249,750
<b>Year 2012</b>			
<b>Detached – single</b>	<b>493 (80.7%)</b>	<b>36,514 (57.9%)</b>	<b>3,174,570 (57.1%)</b>
Attached – single	4 (0.7%)	4,457 (7.1%)	1,011,945 (18.2%)
2 unit structure	4 (0.7%)	2,037 (3.2%)	264,088 (4.7%)
3 to 4 unit structure	0	2,068 (3.3%)	234,854 (4.2%)
5 to 9 unit structure	0	3,334 (5.3%)	188,443 (3.4%)
10 to 19 unit structure	0	3,968 (6.3%)	141,427 (2.5%)
20 or more units	4 (0.7%)	7,231 (11.5%)	315,182 (5.7%)
Mobile Home	106 (17.3%)	3,447 (5.5%)	232,403 (4.2%)
Boat, RV, van, etc.	0	11 (0.0%)	920 (0.0%)
Total	611	63,067	5,563,832

Source: U.S. Census Bureau, Decennial Census 1990 and 2000. American Community Survey 2008-2012 5-year estimates.

**TABLE 19.**

**EMPLOYMENT FORCE: EMPLOYMENT BY OCCUPATION FOR 2000 AND 2012 IN THE  
POPULATION AGE 16 AND OVER**

**UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA**

<b>OCCUPATION</b>	<b>UNION TOWNSHIP</b>	<b>CENTRE COUNTY</b>	<b>PENNSYLVANIA</b>
<b>Year 2000</b>			
Management and professional	188 (29.1%)	26,907 (41.6%)	1,841,175 (32.6%)
Service	101 (15.6%)	10,661 (16.5%)	838,137 (14.8%)
Sales and office	121 (18.7%)	15,190 (23.5%)	1,525,131 (27.0%)
Farming, fishing and forestry	9 (1.4%)	382 (0.6%)	26,722 (0.5%)
Construction, extraction and maintenance	85 (13.2%)	4,318 (6.7%)	500,988 (8.9%)
Production, transportation and material moving	142 (22.0%)	7,205 (11.1%)	921,437 (16.3%)
<b>Year 2012</b>			
Management, business, science, and arts	240 (30.5%)	32,061 (43.7%)	2,129,633 (35.9%)
Service	141 (17.9%)	13,118 (17.9%)	1,017,441 (17.2%)
Sales and office	190 (24.1%)	15,622 (21.3%)	1,468,892 (24.8%)
Natural resources, construction and maintenance	84 (10.7%)	5,308 (7.2%)	505,997 (8.5%)
Production, transportation and material moving	132 (16.8%)	7,182 (9.8%)	808,162 (13.6%)

Source: U.S. Census Bureau, Decennial Census 2000. American Community Survey 2008-2012 5-year estimates.

**TABLE 20.**

**EMPLOYMENT FORCE: EMPLOYMENT BY INDUSTRY FOR 2000 AND 2010 IN THE  
POPULATION AGE 16 AND OVER**

**UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA**

<b>INDUSTRY</b>	<b>UNION TOWNSHIP</b>	<b>CENTRE COUNTY</b>	<b>PENNSYLVANIA</b>
<b>Year 2000</b>			
Agriculture, forestry, fishing and hunting, and mining	16 (2.5%)	1,116 (1.7%)	73,459 (1.3%)
Construction and manufacturing	168 (26.0%)	9,940 (15.4%)	1,245,761 (22.0%)
Wholesale and retail trade	85 (13.1%)	7,600 (11.8%)	885,263 (15.7%)
Transportation, warehousing and utilities	33 (5.1%)	1,984 (3.1%)	304,335 (5.4%)
Finance and insurance	12 (1.9%)	2,573 (4.0%)	372,148 (6.6%)
Professional and management	28 (4.3%)	4,847 (7.5%)	478,937 (8.5%)
Education and healthcare	175 (27.1%)	23,431 (36.2%)	1,237,090 (21.9%)
Arts and recreation	50 (7.7%)	6,987 (10.8%)	397,871 (7.0%)
Public administration	33 (5.1%)	2,265 (3.5%)	235,767 (4.2%)
Information	12 (1.9%)	1,538 (2.4%)	148,841 (2.6%)
Other, not public administration	34 (5.3%)	2,382 (3.7%)	274,028 (4.8%)
<b>Year 2012</b>			
Agriculture, forestry, fishing and hunting, and mining	30 (3.8%)	1,184 (1.6%)	78,029 (1.3%)
Construction and manufacturing	134 (17.1%)	9,312 (12.7%)	1,096,859 (18.5%)
Wholesale and retail trade	117 (14.9%)	9,387 (9.1%)	866,042 (14.6%)
Transportation, warehousing and utilities	35 (4.4%)	2,151 (2.9%)	305,597 (5.2%)
Finance and insurance	23 (2.9%)	2,914 (4.0%)	383,236 (6.5%)
Professional and management	40 (5.1%)	5,846 (8.0%)	570,928 (9.6%)
Education and healthcare	277 (35.2%)	28,143 (38.4%)	1,520,746 (25.6%)
Arts and recreation	37 (4.7%)	7,656 (10.4%)	474,287 (8.0%)
Public administration	64 (8.1%)	2,430 (3.3%)	247,599 (4.2%)
Information	8 (1.0%)	1,442 (2.0%)	111,184 (1.9%)
Other, not public administration	22 (2.8%)	2,826 (3.9%)	275,618 (4.6%)

Source: U.S. Census Bureau, Decennial Census 2000. American Community Survey 2008-2012 5-year estimates.

**TABLE 21.**  
**INCOME CHARACTERISTICS 1990, 2000 AND 2012**  
**UNION TOWNSHIP, CENTRE COUNTY AND PENNSYLVANIA**

<b>FACTOR</b>	<b>UNION TOWNSHIP</b>	<b>CENTRE COUNTY</b>	<b>PENNSYLVANIA</b>
<b>Year 1990</b>			
Median Household Income (Percent of Statewide Median)	\$25,562 (87.9%)	\$26,060 (89.6%)	\$29,069 (100%)
Median Family Income (Percent of Statewide Median)	\$29,010 (83.2%)	\$34,313 (98.4%)	\$34,856 (100%)
Number of Persons in Poverty	40	19,748	1,283,629
Percent of Population in Poverty	4.2%	18.2%	11.1%
<b>Year 2000</b>			
Median Household Income (Percent of Statewide Median)	\$41,806 (104.2%)	\$36,165 (90.2%)	\$40,106 (100%)
Median Family Income (Percent of Statewide Median)	\$45,568 (92.6%)	\$50,557 (102.8%)	\$49,184 (100%)
Number of Persons in Poverty	108	22,742	1,304,117
Percent of Population in Poverty	9.2%	18.8%	11.0%
<b>Year 2012</b>			
Median Household Income (Percent of Statewide Median)	\$65,139 (124.6%)	\$49,706 (95.1%)	\$52,267(100%)
Median Family Income (Percent of Statewide Median)	\$68,750 (104.2%)	\$69,140 (104.8%)	\$65,980 (100%)
Number of Persons in Poverty	N/A	N/A	N/A
Percent of Population in Poverty	2.9%	20.0%	13.1%

Source: U.S. Census Bureau, Decennial Census 1990 and 2000. American Community Survey 2008-2012 5-year estimates.

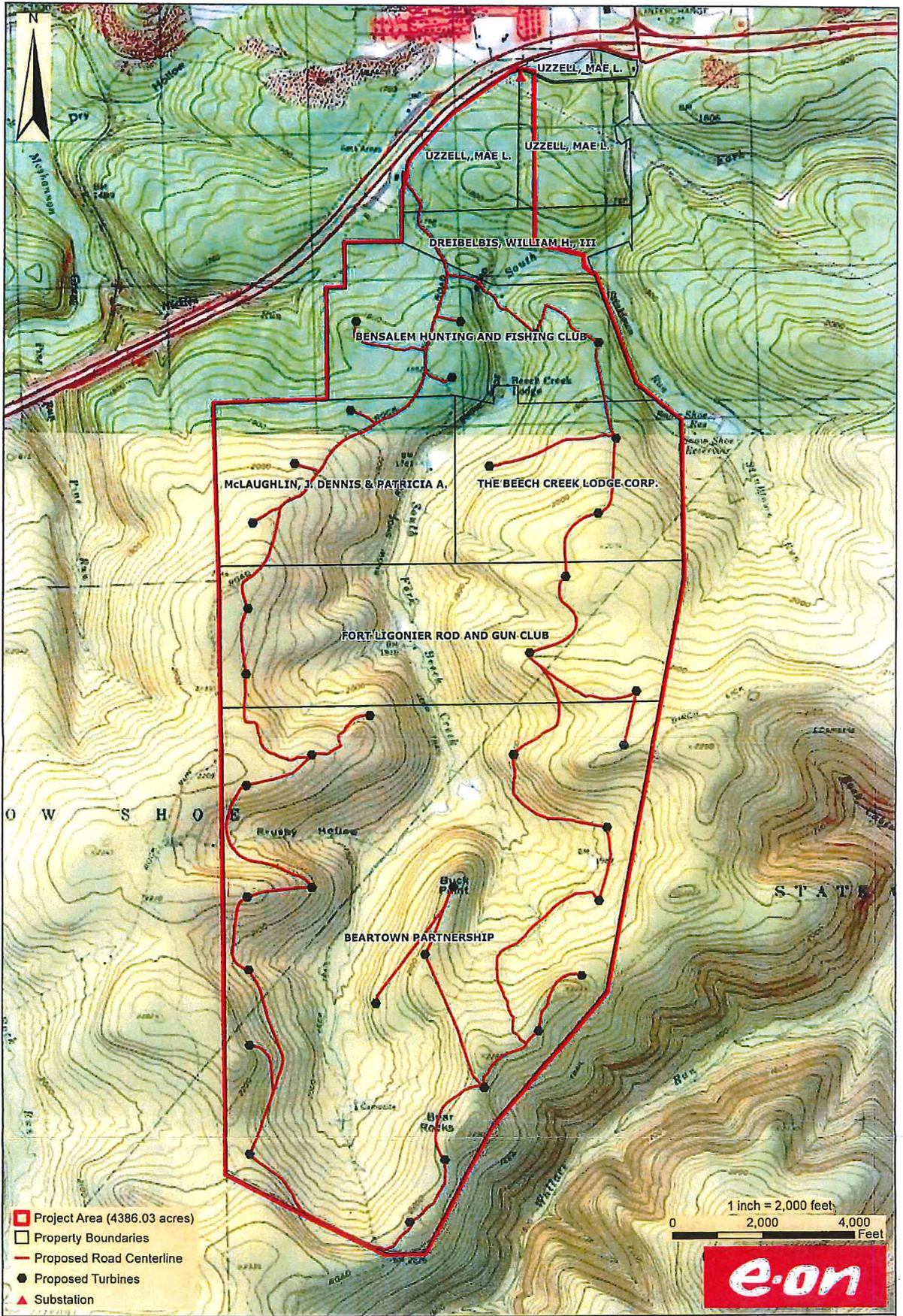
**Exhibit 1**  
**1998 Comprehensive Plan**  
**Key Observations and Recommendations**

Category	Observation	Recommendation
Capital Improvement Program (CIP)	There is no CIP	Create a CIP to manage: <ul style="list-style-type: none"> <li>• Housing</li> <li>• Transportation</li> <li>• Public Utilities</li> <li>• Community Facilities</li> <li>• Economic Development (pgs. 68, 78, 102 &amp; 103)</li> </ul>
Economic	<ul style="list-style-type: none"> <li>• In 1990 both median household and median family incomes were lower than those respective incomes for the county. (p. 58)</li> <li>• Low poverty rate, only 40 persons (4.7%).</li> <li>• Township work force is skilled, high school educated, &amp; employment is diversified</li> </ul>	
Fire Protection	<ul style="list-style-type: none"> <li>• Township relies on volunteer fire company in Milesburg that provides better than average protection.</li> <li>• Service is contracted for a fee</li> </ul>	Maintain the relationship & service
Housing	<ul style="list-style-type: none"> <li>• 86% of all housing units are owner-occupied.</li> <li>• ¾ of the houses (75.9%) have been built since 1970.</li> <li>• In 1990, median value of owner-occupied units was \$59,000 which is \$15,700 (21%) lower than county's median value of \$74,700.</li> <li>• 78% of housing units (269 units) were 1-family.</li> <li>• Number 2 type of housing was mobile homes at 18.8% (65 units).</li> <li>• Based on a drive-by survey, some units are substandard (79)</li> </ul>	<ul style="list-style-type: none"> <li>• Fund a program to rehabilitate substandard housing (pgs. 68, 80-82)</li> <li>• Promote affordable housing opportunities (p. 83, 84 &amp; 87)</li> </ul>

Land Use	<ul style="list-style-type: none"> <li>• 78% of township's land is undeveloped as either vacant or wooded areas, which includes state game lands</li> <li>• Agriculture use comprises 11% of all land &amp; is located in SE corner &amp; central portions of Township</li> <li>• Residential use comprises 6.2% of all land and is almost exclusively 1-family detached housing (p.27)</li> <li>• Most residential units are scattered across the central and SE areas, but there is some concentrated housing along US Alt Rt. 220</li> <li>• Commercial &amp; Industrial uses combined comprise only .6% of all land</li> <li>• There is no zoning ordinance</li> <li>• There is no subdivision ordinance, but the county's subdivision ordinance is applicable in township</li> <li>• Most future development will be residential (p.72)</li> <li>• Some commercial development is anticipated (p.72)</li> </ul>	<p>Adopt a comprehensive zoning ordinance that would implement the following development objectives:</p> <ul style="list-style-type: none"> <li>• Foster in-fill &amp; cluster housing</li> <li>• Discourage strip development</li> <li>• Prohibit development in 100-year floodplain</li> <li>• Retain/preserve existing agriculture land</li> <li>• Protect public water sources (pgs. 68,69 &amp; 104)</li> </ul>
Municipal Building	Presently, there is not a municipal building, but one is needed (95 & 96)	Build one in the next 5 years (p. 96)
Police Protection	<ul style="list-style-type: none"> <li>• Provided free by state police Rockview Barracks (p. 39)</li> <li>• Because of distance &amp; manpower limits, protection may be marginal (p. 41)</li> </ul>	<ul style="list-style-type: none"> <li>• Township should map accident &amp; crime scene areas</li> <li>• Consider joining a regional police force (p. 96)</li> </ul>

Population	<ul style="list-style-type: none"> <li>• Between 1950 &amp; 1990 population increased by 212 persons (31%). (p 48)</li> <li>• Population is projected to grow over the next 20 years (1990-2010) by 359 persons (40% increase).</li> <li>• Racial makeup is exclusively white (p. 45)</li> <li>• Average number of persons per household in 1990 = 2.89 (p. 46)</li> <li>• Number of households in 1990 = 310 (p. 46)</li> <li>• Number of families in 1990 = 252 (p. 46)</li> </ul>	
Recreation	<ul style="list-style-type: none"> <li>• There are no municipal parks or playgrounds within the township, but there is a need for one.</li> <li>• All neighborhoods are deficient in recreational areas (p. 95)</li> </ul>	Establish a township public park. (p. 69)
Sewer - Sanitary	<ul style="list-style-type: none"> <li>• Most residents are served by individual on-lot septic systems</li> <li>• Township contracts SEO services</li> <li>• Conditions of existing septic systems are unknown</li> <li>• One public system in the Rt. 220 corridor provides 2 small service areas in the Township (p. 37)</li> </ul>	<ul style="list-style-type: none"> <li>• Provide public sewer and public water service in densely developed areas (p. 92).</li> <li>• Enact water source protection ordinance (p. 94)</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• US route 220 is a heavily traveled major highway &amp; is the site of numerous vehicle accidents (p.89)</li> <li>• 3 intersections are particularly dangerous because of line-of-sight limitations</li> </ul>	<ul style="list-style-type: none"> <li>• Lobby Penn DOT to improve sight distances on US 220 at Jacobs Road, Rattlesnake Pike &amp; Yeager Hollow Road and to lower speed limits (pgs. 31, 68 &amp; 69)</li> <li>• Provide more township road signs</li> <li>• Encourage keeping the Gliderport and the SEDA-COG railroad</li> </ul>

Trash	Trash & recycling services are adequately provided by private haulers (p. 40)	Adopt an ordinance prohibiting roadside dumping
Water	<ul style="list-style-type: none"><li>• Most residents are served by individual on-site wells</li><li>• There are no ordinances to protect drinking water ground sources (p. 37)</li></ul>	Enact a water source protection ordinance (p. 94)



2525 Green Tech Drive, Suite B,  
State College, PA 16803  
Tele: 814.689.1650 Fax: 814.689.1557

## CENTRE COUNTY WIND PROJECT

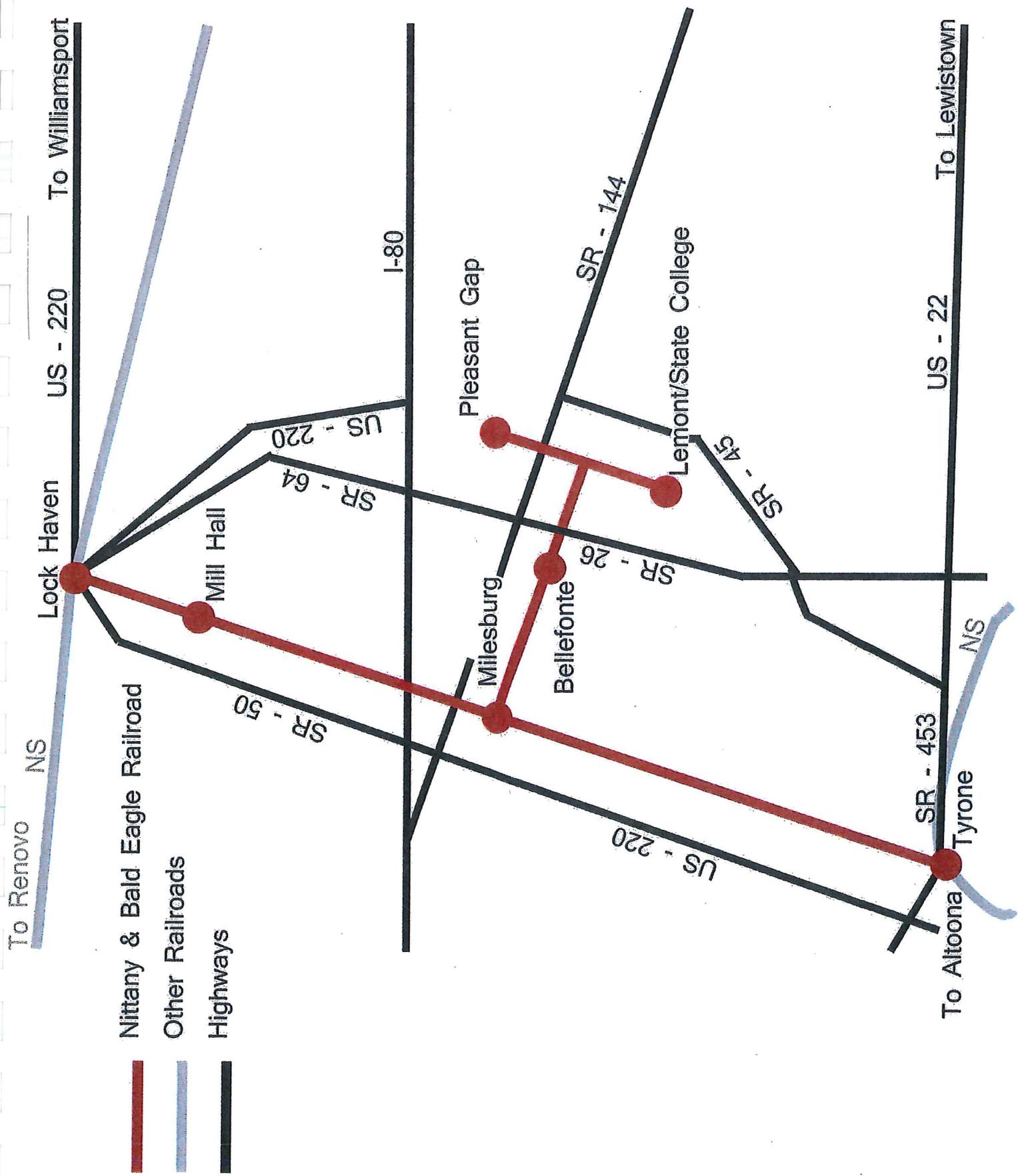
### PROJECT LOCATION MAP

MAP REDUCED FROM USGS  
7.5 MIN TOPOGRAPHIC MAPS:  
BEAR KNOB, SNOW SHOE, PA.

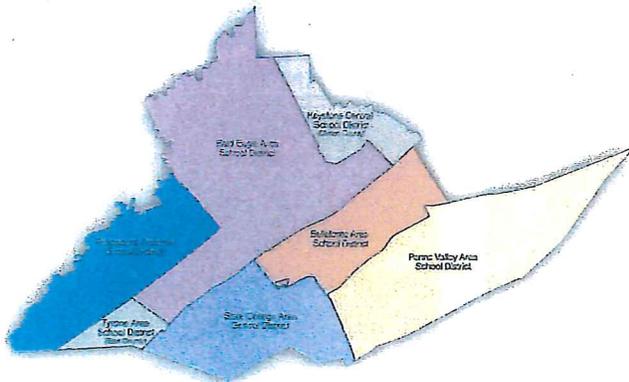
WHM DRAWING NUMBER:  
EON017B001  
Drawn By: Date:  
BWH 02/21/13  
Figure Number: 1

SNOW SHOE & UNION TOWNSHIPS CENTRE COUNTY PENNSYLVANIA

EXHIBIT 3



# Centre County Schools



Five school districts are located entirely or primarily within Centre County: Bald Eagle Area, Bellefonte Area, Penns Valley Area, Philipsburg-Osceola, and State College Area. Parts of Centre County are also served by two school districts that are based in adjacent counties: Keystone Central and Tyrone Area.

## Enrollment

	Enrollment	Projected 2021-2022 Enrollment	Graduation Rate
Bald Eagle Area	1,767	1,744	95%
Bellefonte Area	2,709	3,318	95%
Keystone Central	4,312	9,188	94%
Penns Valley Area	1,468	1,559	94%
Philipsburg-Osceola	1,780	1,559	86%
State College Area	6,775	7,392	96%
Tyrone Area	1,911	1,949	86%

## Academics

	Math PSSA Proficient +	Reading PSSA Proficient +	Average SAT
Bald Eagle Area	77%	73%	1,453
Bellefonte Area	77%	75%	1,461
Keystone Central	75%	69%	1,398*
Penns Valley Area	83%	80%	1,516
Philipsburg-Osceola	68%	67%	1,382
State College Area	88%	86%	1,660
Tyrone Area	77%	78%	1,400

\*Central Mountain High School

## Classroom Teachers

	Full-Time Average Salary	Average Years Local Service	Average Years Education
Bald Eagle Area	\$47,298	13.1	4.2
Bellefonte Area	\$50,804	12.3	4.4
Keystone Central	\$65,612	16.3	4.6
Penns Valley Area	\$52,216	14.7	4.3
Philipsburg-Osceola	\$52,593	12.5	4.3
State College Area	\$64,448	16.1	4.5
Tyrone Area	\$49,315	12.3	4.4

PSSA = Pennsylvania System of School Assessment  
 Figures for each school district pertain to the entire district, not just the Centre County portion.  
 Sources: Individual school districts and the Pennsylvania Department of Education

## EXHIBIT 4

### PRIVATE SCHOOLS

#### Centre County Christian Academy

Bellefonte • (814) 355-7805  
[www.cccacademy.org](http://www.cccacademy.org)  
 Kindergarten-12th grade  
 60 students

#### Grace Prep School

State College • (814) 867-1177  
[www.graceprep.com](http://www.graceprep.com)  
 9th-12th grade  
 65 students

#### Nittany Christian School

State College • (814) 234-5652  
[www.nittanychristian.com](http://www.nittanychristian.com)  
 K-8th grade  
 125 students

#### Our Lady of Victory Catholic School

State College • (814) 238-1592  
[www.olvcatholicsschool.org](http://www.olvcatholicsschool.org)  
 Preschool-8th grade  
 320 students (K-8)

#### St. John the Evangelist Catholic School

Bellefonte • (814) 355-7859  
[www.saintjohnsch.com](http://www.saintjohnsch.com)  
 Preschool-5th grade  
 141 students

#### Saint Joseph's Catholic Academy

State College • (814) 808-6118  
[www.stjoeacad.org](http://www.stjoeacad.org)  
 9th-12th grade  
 100 students

#### State College Friends School

State College • (814) 237-8386  
[www.scfriends.org](http://www.scfriends.org)  
 Pre-K-8th grade  
 140 students

### CHARTER SCHOOLS

#### Centre Learning Community

(814) 861-7980  
[www.clccharter.org](http://www.clccharter.org)  
 5th-8th grade  
 101 students

#### Nittany Valley Charter School

(814) 867-3842  
[www.nvcs.org](http://www.nvcs.org)  
 1st-8th grade (K-8 in fall 2014)  
 48 students

#### Wonderland Charter School

(814) 234-5886  
[www.wonderlandcharter.com](http://www.wonderlandcharter.com)  
 K-3rd grade; (K-5 in fall 2014)  
 80 students

#### Young Scholars of Central Pennsylvania

(814) 237-9727  
[www.yscp.org](http://www.yscp.org)  
 K-8th grade  
 275 students

## EXHIBIT 5

**CENTRE COUNTY REAL ESTATE MILLAGE**

2016 COUNTY and MUNICIPAL

2016-2017 SCHOOL

Municipality	County	Munic	School	Total	Munic	School	Munic	School
	Millage	Millage	Millage	Millage	Per Cap	Per Cap	Wage	Wage
Bellefonte Boro	7.840	14.265	48.4941	70.5991			0.6	1.05
Centre Hall Boro	7.840	2.500	46.6986	57.0386			0.5	1.30
Howard Boro	7.840	5.500	54.6300	67.9700		\$10.00	0.5	2.05
Milesburg Boro	7.840	8.000	54.6300	70.4700	\$5.00	\$10.00	0.5	2.05
Millheim Boro	7.840	4.000	46.6986	58.5386	\$10.00		0.5	1.30
Philipsburg Boro	7.840	15.330	52.0800	75.2500	\$5.00	\$10.00	0.5	0.50
Port Matilda Boro	7.840	6.400	54.6300	68.8700	\$5.00	\$10.00	0.5	2.05
Snow Shoe Boro	7.840	5.390	54.6300	67.8600		\$10.00	0.5	2.05
State College Boro	7.840	16.400	43.4730	67.7130			1.3	0.95
Unionville Boro	7.840	3.270	54.6300	65.7400	\$5.00	\$10.00	0.5	2.05
Benner Independent	7.840	1.890	43.4730	53.2030			0.5	0.95
Benner Township	7.840	1.890	48.4941	58.2241			0.5	1.05
Boggs Township	7.840	4.500	54.6300	66.9700	\$5.00	\$10.00	0.5	2.05
Burnside Township	7.840		54.6300	62.4700		\$10.00	0.5	2.05
College Township	7.840	5.400	43.4730	56.7130			0.5	0.95
Curtin Township	7.840	0.970	44.6900	53.5000			0.5	1.00
Ferguson Township	7.840	2.422	43.4730	53.7350			1.4	0.95
Gregg Township	7.840	2.500	46.6986	57.0386			0.5	1.30
Haines Township	7.840	4.000	46.6986	58.5386			0.5	1.30
Halfmoon Township	7.840	4.980	43.4730	56.2930			0.5	0.95
Harris Township	7.840	5.300	43.4730	56.6130			0.5	0.95
Howard Township	7.840	2.000	54.6300	64.4700	\$5.00	\$10.00	0.5	2.05
Huston Township	7.840	1.130	54.6300	63.6000	\$5.00	\$10.00	0.5	2.05
Liberty Township	7.840	4.000	44.6900	56.5300			0.5	1.00
Marion Township	7.840	2.000	48.4941	58.3341			0.5	1.05
Miles Township	7.840	3.200	46.6986	57.7386	\$10.00		0.5	1.30
Patton Township	7.840	9.500	43.4730	60.8130			0.5	0.95
Penn Township	7.840	4.250	46.6986	58.7886	\$10.00		0.5	1.30
Potter Township	7.840	1.580	46.6986	56.1186	\$10.00		0.5	1.30
Rush Township	7.840		52.0800	59.9200		\$10.00	0.5	0.50
Snow Shoe Township	7.840	1.290	54.6300	63.7600		\$10.00	0.5	2.05
Spring Township	7.840	4.500	48.4941	60.8341			0.5	1.05
Taylor Township	7.840	2.000	24.8000	34.6400			0.5	0.65
Union Township	7.840	7.000	54.6300	69.4700	\$5.00	\$10.00	0.5	2.05
Walker Township	7.840	1.340	48.4941	57.6741			0.5	1.05
Worth Township	7.840	2.000	54.6300	64.4700	\$5.00	\$10.00	0.5	2.05

revised 7/15/16

EXHIBIT 6

2015 BUDGET - GENERAL FUND

Revenue

Real Estate Tax - Current	\$130,000.00
Real Estate Tax- Prior/Deliquent	\$4,000.00
Per Capita Tax - Current	\$3,900.00
Per Capita Tax - Prior	\$100.00
Real Estate Transfer Tax	\$7,000.00
Earned Income Tax	\$120,000.00
Cable Franchise	\$100.00
License/Permits	\$100.00
Fines	\$200.00
Interest	\$5.00
Act 13 (Gas Well)	\$500.00
Forestry - In Lieu of Tax	\$1,300.00
Game Lands - In Lieu of Tax	\$9,000.00
Misc.	\$100.00
<b>Proposed Revenue for 2015</b>	<b>\$276,305.00</b>

Expenditures

Dues,Subscriptions,Memberships		\$1,000.00
Electricity		\$800.00
Loans	<b>Monthly</b>	<b>Pay Off</b>
Tractor	\$427.22	\$3,456.77
Muni. Building	\$709.06	\$10,736.57
Green Shed	\$753.38	\$24,727.72
Fire Company	\$770.72	\$35,020.60
	<b>\$2,660.38</b>	<b>\$73,941.66</b>
Fire Protection (1 2/3 mils)		\$45,000.00
Fire Company Workers Comp		\$4,000.00
Tools/Small Equipment		\$5,000.00
Rental Equipment		\$3,000.00
Storm Sewers/Drains		\$10,000.00
Machinery Repairs		\$5,000.00
Propane		\$2,500.00
Equipment/Truck Fuel		\$15,000.00
Truck Repairs		\$10,000.00
FICA/MEDI Expenses		\$5,000.00
Unemployment Comp		\$3,000.00
Workman's Comp		\$6,000.00
Insurance		\$10,000.00
Shop Supplies		\$500.00
Muni. Building Supplies		\$200.00
Muni. Building Repairs/Maints.		\$1,000.00
Signs		\$1,000.00
Misc.		\$300.00
<b>SUB TOTAL</b>		<b>\$157,800.00</b>

Page 2 (Expenditures continued)

Payroll	
Supervisors	\$3,600.00
Auditors	\$1,500.00
Secretary	\$14,000.00
Road Maintenance	\$60,000.00
Tax Collector	\$6,500.00
Solicitor	\$3,500.00
Tax Collector - Supplies	\$300.00
Office Supplies/Bank Fees	\$1,000.00
Postage	\$300.00
Phone/Internet	\$3,000.00
Mileage Reimbursement	\$900.00
Advertising	\$1,000.00
<b>Total Proposed Expenditures 2015</b>	<b><u>\$253,400.00</u></b>
<b>Proposed Income for 2015</b>	<b>\$22,905.00</b>

**STATE FUND 2015 Proposed Budget**

Revenue - Liquid Fuel Allocation	\$70,000.00
Interest	<u>\$20.00</u>

<b>TOTAL</b>	<b>\$70,020.00</b>
--------------	--------------------

Expenditures

Roads	\$10,000.00
Snow & Ice Removal	\$40,000.00
Storm Drains	<u>\$20,000.00</u>

<b>TOTAL</b>	<b>\$70,000.00</b>
--------------	--------------------

**EXHIBIT 7  
TAX REVENUES – UNION TOWNSHIP**

Year	Real Estate Tax	Wage Tax	Assessed Value
2015	\$134,756.00	Incomplete*	\$26,950,875.00
2014	\$133,659.00**	\$129,766.00	\$26,731,495.00
2013	\$106,293.00	\$130,906.00	\$26,573,375.00
2012	\$105,274.00	u/k	\$26,318,705.00
2011	\$103,193.00	u/k	\$25,798,270.00
2010	\$102,523.00	u/k	\$25,630,915.00
2009	\$100,864.00	u/k	\$25,216,000.00
2008	\$100,921.00	u/k	\$25,230,250.00
2007	\$98,737.00	u/k	\$24,684,495.00
2006	\$94,087.00	u/k	\$23,521,920.00

Source of Real Estate Tax information is from the Centre County Assessment Office.

Source of Wage Tax information is from the State College Tax Office which began collecting Wage Tax in mid 2012. The total amount of tax distributed to Union Township for that year would have to be calculated by adding the amount also collected directly by the school district. That amount and the amount distributed for preceding years was not obtained by the Planning Commission and is therefore shown as unknown.

\*Data on 2015 Wage Tax is incomplete, so it is not provided in the chart. But the collection report provided by the State College Tax Office reveals that \$92,021 had been collected through 9/9/15, which is slightly ahead of the \$91,021 collected up through the same period in 2014.

\*\*Indicates the Real Estate Tax rate for Union Township increased from 4 mills to 5 mills.

Between 2006 & 2013, the tax rate was steady at 4 mills. During those 8 years revenue per year grew by \$12,206, a 13% increase which equals 1.625% average growth rate per year.