

Multi-Municipal Comprehensive Plan East Buffalo Township, Kelly Township, White Deer Township and Lewisburg Borough

Adopted by resolution: East Buffalo Township: 8/23/10 Kelly Township: 9/7/10 Lewisburg Borough: 8/17/10 White Deer Township: 8/24/10 Resoultions follow Appendices

Acknowledgements

Cultivating Community: A Plan for Union County's Future was developed by:

Planning Area Planning Commissions

East Buffalo Township Planning Commission Kelly Township Planning Commission Lewisburg Borough Planning Commission White Deer Township Planning Commission

Planning Area Municipal Governments

East Buffalo Township Board of Supervisiors Kelly Township Board of Supervisors Lewisburg Borough Council White Deer Township Board of Supervisors

Consultants

Wallace Roberts & Todd, LLC McMahon Associates, Inc. Susan Huffman & Associates American Farmland Trust ETC Institute

Special Thanks to:

Members of the Multi-municipal Planning Advisory Team, the Union County Planning Commission, Union County GIS, Ralph Hess; Planning and Zoning Director for Kelly, East Buffalo and White Deer Townships and all citizens that participated throughout the process. Without you this plan would not have been possible.

The Development of this plan was funded in part by a Land Use Planning and Technical Assistance Program (LUPTAP) grant from the Pennsylvania Department of Community & Economic Development (PA DCED) and through a grant from the Federal Highway Administration, U.S. Department of Transportation (US DOT). The views and opinions of the authors expressed herein do not necessarily state or reflect those of the PA DCED and the US DOT. Funding assistance was also provided by Union County and its municipal partners.

Cultivating Community: A Plan for Union County's Future

Table of Contents

Part I - Vision & Framework for the Future

1. Introduction	I-1
2. Regional Context and Trends	I-9
3. Sustainable Growth and Preservation Framework	I-60
Part II - Comprehensive Plan Elements	
4. Natural and Agricultural Resources	II-1
5. Land Use	II-16
6. Housing	II-30
7. Economic Development	II-38
8. Transportation	II-48
9. Cultural, Historic, and Recreational Resources	II-67
10. Community Facilities, Utilities, and Energy	
Conservation	II-75
Part III - Partnerships for Implementation	
11. Implementation	-1
12. Plan Monitoring	-4
13. Eastern Multi-Municipal Action Plan	-11