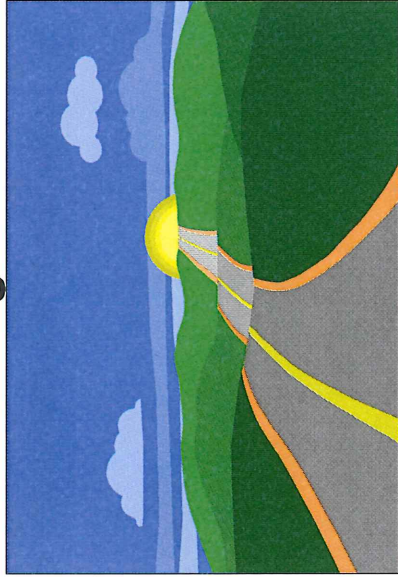


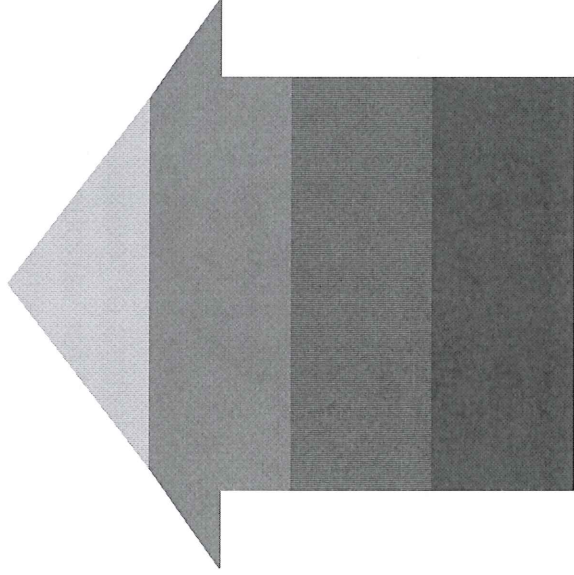
**- Our Vision -**

Clearfield County in the future is a prosperous stable County with more job opportunities for its residents. People have been busily developing leadership skills and working together. The municipalities have tapped this resource and have been actively implementing their planned future. With better communication among municipalities and community groups, the county is buzzing with activity. After first maintaining its population level and becoming self-sustaining, Clearfield County has become a progressive, growing county.

**Planning Works!**



*The path to a brighter tomorrow*



*Working to move Clearfield County forward*

**Clearfield County  
Planning Department**

*Established November 23, 1962*

*Department - Professionally staffed  
Commission - 7 member citizen body*

*Meetings:*

*\*3rd Monday of each month with the exceptions of January and February on the 4<sup>th</sup> Monday (holidays) at 7:30 p.m. in the Commissioners' Conference Room, 212 East Locust Street, Clearfield, PA*

*Contact: Jodi Brennan, Director*

**212 East Locust Street, Suite 128  
Clearfield, PA 16830-2447**

**[jbrennan@clearfieldco.org](mailto:jbrennan@clearfieldco.org)  
(814) 765-5149**

**FAX: (814) 765-6056**



*Mission Statement:*

**To provide appropriate  
planning services and to  
develop leadership so that all  
Clearfield County  
municipalities can begin to  
plan for their future.**

**“Fail to Plan; Plan to Fail”**

*Serving Clearfield County for over 40 years*

**The Clearfield County Planning Department provides various services to municipalities, developers, and citizens. Here are just a few:**

⇒ Administer the countywide Subdivision and Land Development Ordinance in 32 municipalities – Effective January 1, 1996 and amended September 2, 2003



⇒ Review and comment on subdivision and land

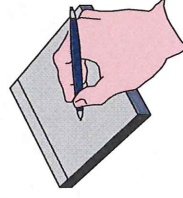
development plans for those municipalities that currently have their own ordinances

⇒ Attend municipal meetings (including night meetings)

⇒ Provide the technical assistance needed to establish a planning commission or a zoning hearing board

⇒ Serve as a source for census and other demographic information

⇒ Review and comment on grant proposals



⇒ Write letters of receipt and comment for various state and federal concerns

⇒ Provide training opportunities to local officials, employees, planning commissions and zoning hearing boards

⇒ Review comprehensive plans, subdivision and land development ordinances, zoning ordinances and Act 537 Plans

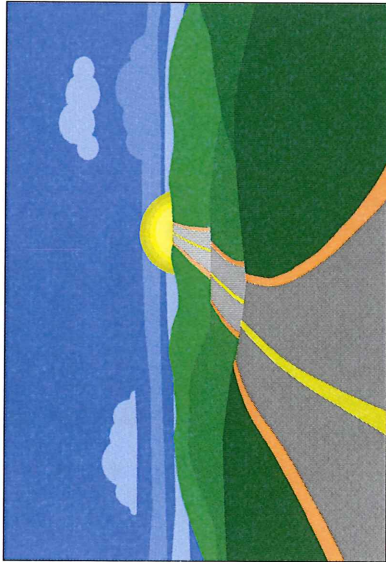
⇒ Coordinate the preparation of Act 167 Storm Water Management Plans

⇒ Present testimony to the State Transportation Board on behalf of the County and its local municipalities

⇒ Make floodplain maps available for review as part of the National Flood Insurance Program

⇒ Provide assistance for various other local concerns and problems

# WHAT IS A COMPREHENSIVE PLAN?



*The path to a brighter tomorrow*

**A comprehensive plan serves as an overall policy guide for the physical development of a municipality.**

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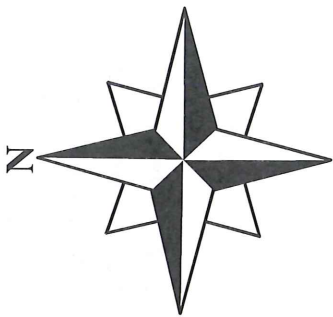


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# WHY PLAN?



*Direction*

**In 20 years, will your municipality be a place where your children or grandchildren will want to live?**

**What kind of community will it be?**

**Will there be enough jobs?**

**What kind of housing will be available?**

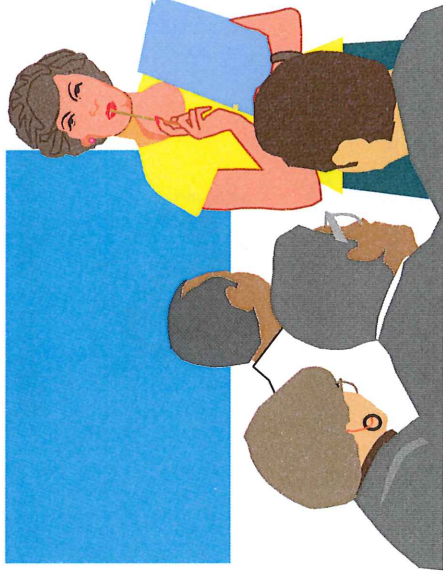
## WHO DOES PLANNING?



## EVERYBODY!

- **Businesses**
- **Individuals**
- **Families**
- **Churches**
- **Schools**
- **Government**
  - **Federal**
  - **State**
  - **County**
  - **Municipal**

## HOW DO MUNICIPALITIES PLAN?



*Public involvement*

1. The municipal governing body decides it wants to plan.
2. The municipality needs to solicit public input.
3. Municipality needs to decide how to fund the plan. If financial assistance is needed, municipality will have to complete required surveys to obtain state funding.

4. The municipality designates a planning agency.
5. Municipality selects a consultant to develop the plan.
6. Funding is obtained.
7. Public meetings are held to create a vision of how the municipality wants its future to look
8. The Comprehensive Plan is completed.
9. The Plan is implemented through:
  - a. Budgeting
  - b. Zoning
  - c. Infrastructure development
10. Because a Plan should be a “living document” (that is, it should evolve to respond to community changes), the municipality must continually re-evaluate and update the Plan.

# IS A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE THE SAME AS ZONING?

# NO!

ZONING      SUBDIVISION



WHERE



HOW

Zoning is a tool a community may use to regulate the use of land and *the location and intensity* of development.

In contrast, a subdivision and land development ordinance regulates *how* the land is to be physically divided and developed.

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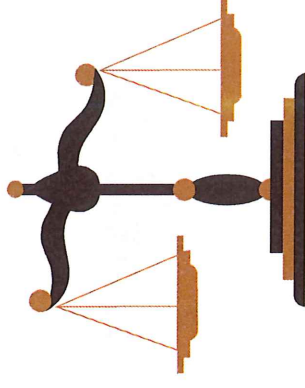


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# WHAT IS A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE?



A Subdivision and Land Development Ordinance (SALDO) is a local law passed by either a county or a municipality to regulate the subdividing and developing of land.

# WHY HAVE A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE?

# ???

A subdivision and land development ordinance (SALDO) offers counties and municipalities a degree of protection against unwise, poorly planned growth. A SALDO also protects the property values of all land owners, as well as the interests of developers.

## WHAT IS A SUBDIVISION?



A subdivision refers to the creation of lots or to the changing of lot lines.

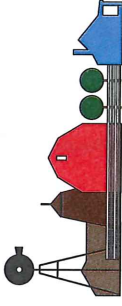
## WHAT IS A LAND DEVELOPMENT?



A land development involves the construction of public or private improvements to land.

## EXAMPLES:

I want to give my child a piece of ground from my farm. Is this a subdivision?



**YES**

I want to build condominiums on my land. Is this a land development?



**YES**

Protecting remaining resources from destruction; and

Planning developments in a coordinated manner to avoid the creation of future problems.

---

**NOTE:** The benefits listed above, as well as various standards and requirements found elsewhere in the Clearfield County Subdivision and Land Development Ordinance, are not intended to be a consumer guarantee.

However, they are intended to serve as guidelines and minimum requirements for use by the Planning Commission, local government agencies and other interested groups and individuals.

*For more information or to obtain a copy of the Clearfield County Subdivision and Land Development Ordinance, contact the Clearfield County Planning Department.*

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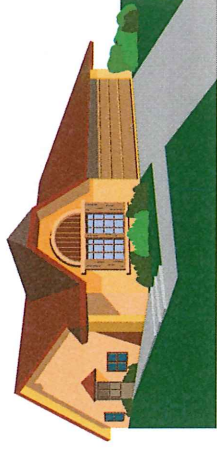
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## What are the benefits of having a subdivision and land development ordinance?

*Benefits to the lessee or purchaser include:*



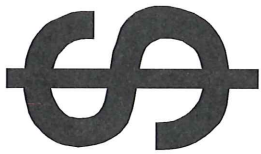
The creation of accurate descriptions of land sold;

Assurances that soils are satisfactory for home sites and sewage disposal, and that adequate steps are taken to prevent soil erosion and sedimentation;

Assurances that lots will either abut a public road or have access via a right-of-way agreement that also sets forth responsibility for maintenance;

Assurances that the sources of public water are identified and that suitable easements are provided to reach the land;

Assurances that roads will be adequate to provide fire and ambulance protection, and that fire hydrants will be provided in large developments; and



A minimum of hidden expenses by placing the burden of providing necessary facilities on the developer, or by clearly stating on the plan who is responsible for such facilities.

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*Benefits to the Subdivider or Developer include:*

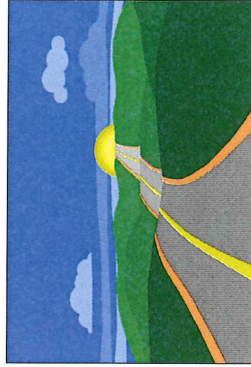


Accurate descriptions of the soils and the limitations of the soil on the land being subdivided;

Assistance in the design of the development in the form of recommendations by experienced staff;

The transfer of all costs of the development to the purchaser through the purchase price;

The establishment of clear responsibility for right-of-way maintenance easements and ease of permit issuance, thereby reducing the potential for expensive litigation when such issues are not considered;

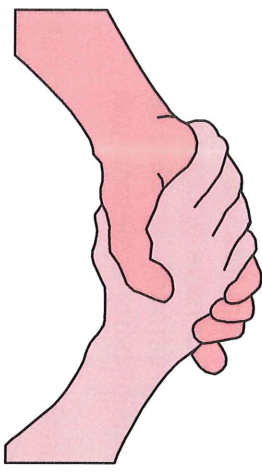


The reduction of disputes over land ownership by requiring an accurate survey; and

The compliance by all landowners to protect the value of property.

---

*Benefits to the Municipality include:*



Informing the municipality of the needs of proposed future developments;

Assuring that road construction criteria are clearly established and obtaining the acknowledgment of the developer of his responsibility;

Assuring adequate rights-of-way and setbacks;

Preventing the imposition of major development costs upon the municipality;

Assuring that emergency equipment can reach all lots;

Reducing or eliminating the possibility of floods, mine subsidence, erosion, pollution, or lack of adequate water pressure;

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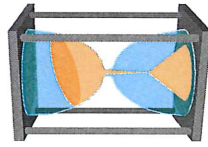


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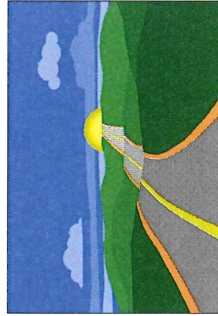
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**WHY WAIT?**

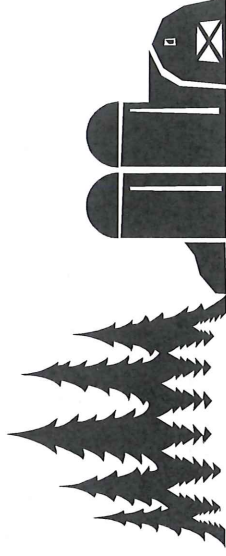


**BEGIN TO PLAN**



**TODAY!**

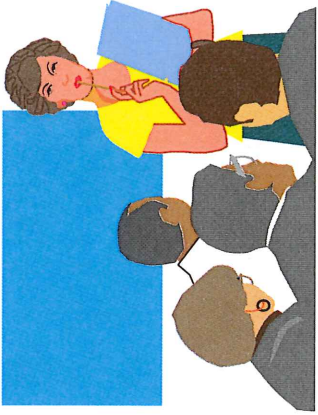
## 20 Clues To Rural Community Survival



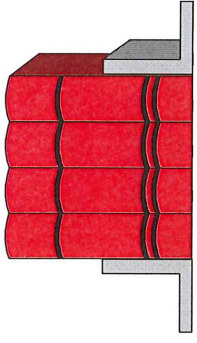
Does your community have what it takes to remain a vibrant, healthy community for years to come?

Rural communities with a future tend to exhibit the following 20 signs:

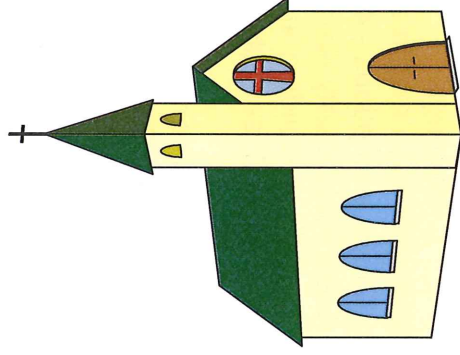
1. Evidence of community **pride**.
2. Emphasis on **quality** in business and community life.
3. Willingness to invest in the **future**.
4. **Cooperative** community spirit.



5. **Participatory** approach to community decision-making.
6. **Realistic** appraisal of future opportunities.
7. Awareness of **competitive** positioning.
8. Knowledge of the **physical environment**.
9. **Active** economic development program.
10. Deliberate transition of power to a **younger** generation of leaders.
11. Acceptance of **women** in leadership roles.

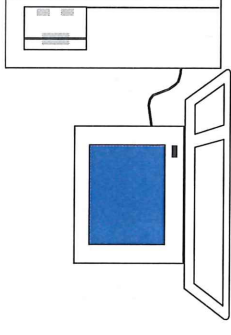


12. Strong belief in and support for **education**.
13. Problem solving approach to providing **health care**.
14. Strong multi-generational **family** orientation.



15. Strong presence of **traditional institutions** that are integral to community life.

16. Attention to and well-maintained **infrastructure**.
17. Careful use of fiscal **resources**.



18. Sophisticated use of **information** resources.
19. **Willingness** to seek help from the outside.
20. **Conviction** that, in the long run, you have to do it yourself.

*These 20 Clues are taken from the Heartland Center for leadership Development's "Clues to Rural Community Survival," a research report profiling healthy midwestern communities.*