

APPENDIX 1

PLANNING QUESTIONNAIRE RESULTS

MOUNT PENN-LOWER ALSACE PLANNING QUESTIONNAIRE

1. From 1990 to 2000, the population of Mount Penn and Lower Alsace decreased by 16 people. In the future, would you like to see the population of the area:

Stay the same	<u>8</u>
Decrease	<u>0</u>
Increase slightly	<u>13</u>
Increase substantially	<u>2</u>

2. If further residential development occurs, are you in favor of it happening as:

	Yes	No
Large individual lots scattered throughout the Township along existing roads	<u>8</u>	<u>11</u>
Conservation developments in which conservation areas containing the special features of a tract are identified first (typically 50 to 80% of the tract remains in open space), houses are located to maximize views of the open space, and road systems and lot lines are established to conform to open space and house locations.	<u>12</u>	<u>6</u>
Developments involving a mixture of single family homes, townhouses and apartments	<u>6</u>	<u>13</u>
Single family and two family homes on ¼ acre lots	<u>6</u>	<u>12</u>
Retirement communities	<u>14</u>	<u>6</u>
Single family homes on one acre lots along new streets built by subdividers	<u>9</u>	<u>12</u>

3. Do you support efforts to preserve Neversink Mountain for open space and recreation purposes?

Yes	<u>21</u>
No	<u>1</u>

4. Do you support efforts to acquire the Antietam Lake area from the City of Reading in order to preserve the area as open space?

Yes 20
No 1

5. Do you feel that the community needs an industrial area?

Yes 8 *Not at expense of lake area; *Limited Light Industrial
No 14

6. If you answered Yes, indicate what types of industrial development you feel are needed in the community.

Light Manufacturing 7
Offices 5
Warehousing 1
Research Labs 6
Other _____

7. If you answered Yes, indicate what pattern of industrial development should take place.

Small Industrial park 5
Individual sites 4
Other _____

8. Do you feel that the community needs more commercial areas?

Yes 10
No 10

9. If you answered Yes, what types of commercial development do you feel are needed in the community?

Grocery Stores 3
Supermarkets 4
Video Stores 1
Drug Stores 4
Discount Stores 1
Mini Storage Facilities 0
Restaurants & Entertainment 5
Appliance/home furnishing/hardware stores 2
Day Care Centers 3
Service Stations 0

Doctor and Other Professional Offices	<u>6</u>
Convenience Stores	<u>0</u>
Fast Food Restaurants	<u>0</u>
Other	<u>Books, music, videos 1</u>

10. If you answered Yes, indicate what pattern of commercial development should take place.

Strip Mall	<u>0</u>
Along Perkiomen Avenue	<u>7</u>
Along Carsonia Avenue	<u>5</u>
Along Friedensburg Road	<u>1</u>
Other	<u>see page 3</u>

11. Do you feel that the remaining agricultural land in the Township should remain as agricultural land?

Strongly agree	<u>12</u>
Agree	<u>8</u>
Disagree	<u>0</u>
Strongly disagree	<u>1</u>
No Opinion	<u> </u>

12. If you feel agricultural land should be preserved for farming, please choose the statement below that best describes why you feel this way.

<u>0</u>	I live on a farm.
<u>11</u>	want farmland available for future generations to farm.
<u>3</u>	I like to view farmland.
<u>7</u>	I want to limit development which occurs in the community.
<u> </u>	Other <u>see page 1</u>

13. After reading the four statements below, please choose the one that best describes your feelings concerning farmland use.

<u>2</u>	I think farmland should be converted whenever market conditions demand.
<u>3</u>	I think farmland should be converted ONLY when public water and sewer are available.

4 I think farmland should be converted ONLY when density is limited to 1 house per 20 acres.

*7-10 acres: 1

*nice industrial park: 1

14 I think farmland should NOT be converted to other uses.

14. If light rail passenger service became available in Exeter Township with construction of the Schuylkill Valley Metro....

	<u>Yes</u>	<u>No</u>
a. Would you use the rail service?	<u>16</u>	<u>5</u>
b. Do you think the rail service would be an asset to the region?	<u>18</u>	<u>4</u>

15. Are you in favor of programs to increase landscaping, decorative lighting, benches, and similar amenities along Perkiomen Avenue and Carsonia Avenue?

Yes 20
No 2

a. If these improvements were made, would you frequent businesses along Perkiomen Avenue and Carsonia Avenue more often?

Yes 17
No 6

16. Are there intersections or road designs in the area you would like to see improved?

Yes 12
No 7

17. If Yes, which intersections or road designs need improvements?

see page 2

18. Check any of the following which you think are transportation problems in the area:

Intersections with Perkiomen Avenue 10
Intersections with Carsonia Avenue 4
Intersections with Friedensburg Road 5

Inadequate parking	<u>6</u>	*very bad: 1 *parking too close to intersections: 1 *Sundays on 25 th St.: 1
Inadequate public transit	<u>0</u>	
Inadequate road maintenance	<u>4</u>	
Lack of walking trails	<u>3</u>	
Lack of bikeways	<u>5</u>	
Through traffic on local roads	<u>1</u>	
Lack of sidewalks	<u>2</u>	
Poor condition of sidewalks	<u>7</u>	
Steep slope of sidewalks	<u>1</u>	
Congestion along Perkiomen Avenue	<u>10</u>	
Other	<u>see page 3</u>	
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19. If additional hiking and bicycling trails were available in the community, would you use those trails?

Yes	<u>12</u>
No	<u>9</u>

20. If yes, from where to where would you like to see trails?

	<u>Origin</u>	to	<u>Destination</u>
1.	<u>see page 4</u>		<hr/>
2.			<hr/>
3.			<hr/>
4.			<hr/>
5.			<hr/>

21. Do you feel that additional public recreation facilities should be provided in the region?

Yes	<u>12</u>
No	<u>10</u>

22. If yes, what new recreational facilities would you like to see?

see page 5

23. If yes, where should they be located?

see page 6

24. Do you feel that the level of commercial development along Perkiomen Avenue, Carsonia Avenue, and Friedensburg Road should.....

	<u>Perkiomen Avenue</u>	<u>Carsonia Avenue</u>	<u>Friedensburg Road</u>
Remain the same	<u>8</u>	<u>12</u>	<u>13</u>
Increase	<u>11</u>	<u>8</u>	<u>6</u>
Decrease	<u>2</u>	<u>0</u>	<u>1</u>

25. How long have you lived in your municipality?

5 years or less	<u>0</u>
6-10 years	<u>0</u>
11-20 years	<u>5</u>
more than 20 years	<u>17</u>

26. How much land do you own?

Less than 3,000 square feet	<u>10</u>
Between 3,000 and 10,000 square feet	<u>3</u>
Between 10,000 and 20,000 square feet	<u>2</u>
Between 20,000 square feet and 1 acre	<u>3</u>
1 to 5 acres	<u>2</u>
5 to 50 acres	<u>0</u>
More than 50 acres	<u>0</u>
None, I rent	<u>0</u>

27. What is the age of the head of your household?

18-24	<u>0</u>	45-64	<u>13</u>
25-44	<u>1</u>	65 and older	<u>8</u>

28. What would be the best future use of the water filtration beds site along Perkiomen Avenue?

see page 7

29. In which municipality do you live?

Mount Penn Borough	<u>23</u>
Lower Alsace Township	<u>0</u>

30. What do you like most about the Mount Penn-Lower Alsace area?

see page 8

31. What are the most important issues facing the Mount Penn-Lower Alsace area today?

see page 9

32. What kind of community do you want the Mount Penn-Lower Alsace area to be in the future?

see page 10

33. Do you think the Borough and Township governments should try to identify additional opportunities for working together to provide services and facilities for area residents?

Yes	<u>19</u>	*prefer Mt. Penn merge with Exeter: 1
No	<u>3</u>	

34. Please list any additional comments:

see page 11

MOUNT PENN - LOWER ALSACE PLANNING QUESTIONNAIRE

1. From 1990 to 2000, the population of Mount Penn and Lower Alsace decreased by 16 people. In the future, would you like to see the population of the area:

Stay the same	<u>3</u>
Decrease	<u>0</u>
Increase slightly	<u>5</u>
Increase substantially	<u>1</u>

2. If further residential development occurs, are you in favor of it happening as:

	Yes	No
Large individual lots scattered throughout the Township along existing roads	<u>6</u>	<u>2</u>
Conservation developments in which conservation areas containing the special features of a tract are identified first (typically 50 to 80% of the tract remains in open space), houses are located to maximize views of the open space, and road systems and lot lines are established to conform to open space and house locations.	<u>6</u>	<u>3</u>
Developments involving a mixture of single family homes, townhouses and apartments	<u>1</u>	<u>7</u>
Single family and two family homes on ¼ acre lots	<u>2</u>	<u>6</u>
Retirement communities	<u>2</u>	<u>6</u>
Single family homes on one acre lots along new streets built by subdividers	<u>1</u>	<u>7</u>

3. Do you support efforts to preserve Neversink Mountain for open space and recreation purposes?

Yes	<u>7</u>
No	<u>2</u>

4. Do you support efforts to acquire the Antietam Lake area from the City of Reading in order to preserve the area as open space?

Yes 7
 No 2 *except for immediate lake area: 1

5. Do you feel that the community needs an industrial area?

Yes 2
 No 7

6. If you answered Yes, indicate what types of industrial development you feel are needed in the community.

Light Manufacturing	<u>1</u>
Offices	<u>2</u>
Warehousing	<u>1</u>
Research Labs	<u>1</u>
Other	<hr/>

7. If you answered Yes, indicate what pattern of industrial development should take place.

Small Industrial park	<u>1</u>
Individual sites	<u>2</u>
Other	<hr/>

8. Do you feel that the community needs more commercial areas?

Yes 4
 No 5

9. If you answered Yes, what types of commercial development do you feel are needed in the community?

Grocery Stores	<u>1</u>
Supermarkets	<u>1</u>
Video Stores	<u>2</u>
Drug Stores	<u>3</u>
Discount Stores	<u>1</u>
Mini Storage Facilities	<u>2</u>
Restaurants & Entertainment	<u>1</u>
Appliance/home furnishing/hardware stores	<u>3</u>
Day Care Centers	<u>2</u>
Service Stations	<u>4</u>

3 I think farmland should be converted ONLY when density is limited to 1 house per 20 acres.

5 I think farmland should NOT be converted to other uses.

14. If light rail passenger service became available in Exeter Township with construction of the Schuylkill Valley Metro....

	<u>Yes</u>	<u>No</u>
a. Would you use the rail service?	<u>8</u>	<u>1</u>
b. Do you think the rail service would be an asset to the region?	<u>8</u>	<u>1</u>

15. Are you in favor of programs to increase landscaping, decorative lighting, benches, and similar amenities along Perkiomen Avenue and Carsonia Avenue?

Yes 7
No 2

a. If these improvements were made, would you frequent businesses along Perkiomen Avenue and Carsonia Avenue more often?

Yes 4
No 2

16. Are there intersections or road designs in the area you would like to see improved?

Yes 4
No 3

17. If Yes, which intersections or road designs need improvements?

see page 2

18. Check any of the following which you think are transportation problems in the area:

Intersections with Perkiomen Avenue	<u>0</u>	
Intersections with Carsonia Avenue	<u>2</u>	lights: 1
Intersections with Friedensburg Road	<u>1</u>	
Inadequate parking	<u>1</u>	

Inadequate public transit	<u>0</u>
Inadequate road maintenance	<u>2</u>
Lack of walking trails	<u>2</u>
Lack of bikeways	<u>2</u>
Through traffic on local roads	<u>1</u>
Lack of sidewalks	<u>1</u>
Poor condition of sidewalks	<u>0</u>
Steep slope of sidewalks	<u>0</u>
Congestion along Perkiomen Avenue	<u>2</u>
Other	<u>see page 3</u>
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	<hr/>

19. If additional hiking and bicycling trails were available in the community, would you use those trails?

Yes	<u>8</u>
No	<u>1</u>

20. If yes, from where to where would you like to see trails?

	<u>Origin</u>	to	<u>Destination</u>
1.	<u>see page 4</u>		<hr/>
2.			<hr/>
3.			<hr/>
4.			<hr/>
5.			<hr/>

21. Do you feel that additional public recreation facilities should be provided in the region?

Yes	<u>4</u>	*natural areas only: 1
No	<u>4</u>	*Antietam Rec. Center is valuable & Twp. needs to support it

22. If yes, what new recreational facilities would you like to see?

see page 5

23. If yes, where should they be located?

see page 6

24. Do you feel that the level of commercial development along Perkiomen Avenue, Carsonia Avenue, and Friedensburg Road should.....

	<u>Perkiomen Avenue</u>	<u>Carsonia Avenue</u>	<u>Friedensburg Road</u>
Remain the same	<u>4</u>	<u>4</u>	<u>5</u>
Increase	<u>3</u>	<u>3</u>	<u>2</u>
Decrease	<u>1</u>	<u>1</u>	<u>1</u>

25. How long have you lived in your municipality?

5 years or less	<u>0</u>
6-10 years	<u>0</u>
11-20 years	<u>4</u>
more than 20 years	<u>5</u>

26. How much land do you own?

Less than 3,000 square feet	<u>0</u>
Between 3,000 and 10,000 square feet	<u>2</u>
Between 10,000 and 20,000 square feet	<u>2</u>
Between 20,000 square feet and 1 acre	<u>1</u>
1 to 5 acres	<u>3</u>
5 to 50 acres	<u>1</u>
More than 50 acres	<u>0</u>
None, I rent	<u>0</u>

27. What is the age of the head of your household?

18-24	<u>0</u>	45-64	<u>5</u>
25-44	<u>3</u>	65 and older	<u>1</u>

28. What would be the best future use of the water filtration beds site along Perkiomen Avenue?

see page 7

29. In which municipality do you live?

Mount Penn Borough	<u>0</u>
Lower Alsace Township	<u>9</u>

30. What do you like most about the Mount Penn-Lower Alsace area?

see page 8

31. What are the most important issues facing the Mount Penn-Lower Alsace area today?

see page 9

32. What kind of community do you want the Mount Penn-Lower Alsace area to be in the future?

see page 10

33. Do you think the Borough and Township governments should try to identify additional opportunities for working together to provide services and facilities for area residents?

Yes	<u>9</u>
No	<u>0</u>

34. Please list any additional comments:

see page 11

#12 comments

MOUNT PENN

- like to eat as does everyone
- reform present existing properties
- diversity
- Angora Farms orchard is unique to area

LOWER ALSACE

- we have to eat
- encourage new generation into farming especially with lowered taxes
- open space needs to be carefully planned and maintained

#17 comments

MOUNT PENN

- 2200 block of Fern – speeding: 1
- N. 23rd & Dengler – don't stop at red light before going right: 1
- Carsonia – still think it's still 2 lanes: 1 (need some yellow outer guide lines to show 1 center lane)
- Carsonia & Dengler: 1
- Perkiomen & 24th Street: 1
- Fairview & 21st, 22nd, 23rd, 25th – don't stop at stop sign on Fairview: 2
- at grade school in Mt. Penn – gridlock @ 8:00 & 3:00: 1
- Five Points intersection (Carsonia, Friedensburg, Antietam, etc.): 1
- Intersection of Endlich, Perkiomen, Butter and other street: 2
- Howard Blvd./Dengler/22nd St.: 1
- 23rd & Perkiomen – hang street signs across light standards: 4
- 26th & Perkiomen: 1
- 422 East
- Restore 2-way traffic in all directions from Perkiomen & 23rd on both Perkiomen and Howard: 1

LOWER ALSACE

- High & Filbert St. – need stop signs: 1
- 23rd & Dengler – green arrow for 23rd St. traffic: 1
- Old Friedensberg & Butter Lane – need enforcement at stop sign: 1
- Carsonia & Harvey – install traffic light: 1
- Five Points intersection (Carsonia, Friedensburg, Antietam, etc.): 1
- The two intersecting side streets on either side of TLC on Friedensburg Rd.: 1

#18 comments

MOUNT PENN

- pulling out from 27th onto Perkiomen: 1
- lack of police patrols & monitoring at stop signs: 1
- more parking on 25th Street – esp. on Sundays – 3 churches in 2 block area: 1

LOWER ALSACE

- make Mineral Spring one way in and Perkiomen one way out of Reading: 1

#10 comments

MOUNT PENN

- individual specialty shops: 1

LOWER ALSACE

- 23rd Street: 1
- Mineral Spring Road: 1

#20 comments

MOUNT PENN

- continue to use trails on Mt. Penn & Neversink Mtns.: 2
- Fairview up Neversink Mtn.: 1
- Along Mt. Penn from Antietam Lake to fire tower: 1
- Mt. Penn to Antietam Road (Dam): 1
- Mt. Penn to Schuylkill River: 1
- Mt. Penn to South Reading – Canal St.: 1
- Carsonia Lake to Oley: 1
- Around Antietam Lake: 2
- Mt. Penn to Neversink Mtn.: 2
- City garden area: 1
- Mt. Penn watershed: 1
- Antietam Lake to Mirror Lake along the creek to Exeter Community Park: 1

LOWER ALSACE

- Around Carsonia Lake: 1
- Pennside to Antietam Lake: 1
- continue to use trails on Mt. Penn & Neversink Mtns.: 2
- around Antietam Lake: 3
- Neversink Mountain: 1

#22 comments

MOUNT PENN

- County buy city land for recreation: 1
- frisbee Golf Course: 1
- youth soccer fields: 2
- community park: 1
- rec. hall: 3
- skate park for skateboards: 1
- indoor swimming pool: 2
- open space: 1
- community center (recreation, meeting, classes): 1
- elderly: 1
- tennis courts: 1
- improve Carsonia Park: 1
- ball fields: 1
- things for teenagers to do: 1
- hike and bike trail: 1
- outdoor basketball: 1
- outdoor ice skating: 1

LOWER ALSACE

- youth soccer fields: 1
- ball fields: 1
- skateboard park: 1

#23 comments

MOUNT PENN

- existing mountains: 2
- old reservoir on Perkiomen Avenue: 4
- old garden tract on Hill Road: 2
- municipal parking lot – 2300 block of Perkiomen Ave.: 1
- Carsonia Park: 2
- near Antietam Valley Rec. Center: 3
- old high school: 2
- fix existing tennis courts at Carsonia Park: 1

LOWER ALSACE

- Antietam Lake area: 1
- old reservoir on Perkiomen Avenue: 1

#28 comments

MOUNT PENN

- housing: 2
- open space: 3
- recreation: 7
- elderly housing: 3
- offices: 3
- apartments/townhouses: 5
- single family homes: 6
- high rise hotel: 1
- commercial development – strip mall or shops: 1

LOWER ALSACE

- open space: 1
- recreation: 3
- offices: 1
- commercial development – strip mall or shops: 3

#30 comments

MOUNT PENN

- Borough had prominent citizens: 1
- sense of community: 9
- safe: 4
- good schools: 1
- availability of social services: 1
- wide variety of homes: 1
- small school district: 1
- public transportation: 1
- neighborhoods: 1
- clean, maintained: 1
- natural beauty (hills/trees): 2
- accessibility to goods and services, downtown, retail centers: 13
- friendly neighbors: 1

LOWER ALSACE

- proximity to trails and nature: 4
- semi-rural flavor with easy access to goods and services: 7
- sense of community: 5
- safe: 2
- non-commercialization: 1

#31 comments

MOUNT PENN

- merger: 1
- fair distribution of expenses if merger occurs: 2
- police coverage: 2
- saving the lake: 1
- wastewater treatment – infiltration into sewer system: 2
- maintain sense of today: 2
- adequate funding for schools: 3
- taxes: 7
- Borough residences supporting an 11 man police dept.: 2
- enforce ordinances better: 3
- form a watchdog committee: 1
- infrastructure: 1
- no room for expansion: 1
- school board – selling then buying back school: 1
- Brighton Apartments: 1
- former Mt. Penn High School building – reopen as school but prefer tax base development: 1
- repairs to Aulenbach cemetery: 1
- old high school
- type of people moving here: 1
- noise: 1
- littering: 1
- traffic on Perkiomen: 1
- aging community: 2
- loss of natural landscape (woods/farms): 1
- community pride on Perkiomen Avenue: 1
- more rental properties:

LOWER ALSACE

- keeping crime at a minimum: 1
- more school programs – arts, music: 1
- invest in existing areas that will benefit community in the future: 1
- taxes: 7
- schools: 2
- development of the Lake: 1

#32 comments

MOUNT PENN

- safe: 8
- progressive: 3
- similar to today: 4
- neighborhood where people know each other: 3
- self-sufficient community – businesses supported by area residents: 2
- lower taxes: 2
- main street commercial development: 1
- quiet residential area with neighborhood identity: 1
- friendly: 1
- old fashioned: 1
- solvent: 1
- suburban: 1
- preserve existing open lands: 1
- quiet and enjoyable as it used to be: 1
- increase sense of community pride: 1
- place which welcomes people of varying economic needs: 1

LOWER ALSACE

- merge with a larger school district – better opportunities for children: 1
- clean residential areas surrounding commercial arteries: 1
- no trailer park areas: 1
- family oriented: 1
- similar to today: 4
- neighborhood where people know each other: 2

#34 comments

MOUNT PENN

- community-wide activities like ones at rec. center and A-fields are great
- start a tradition of a community day on a summer holiday
- Mt. Penn should contract with Exeter for police coverage to keep taxes down and not contract with Lower Alsace
- Borough Council take a more direct interest in community and enforce ordinances in a stronger manner: 3
- would it be financially wise to merge with Oley School District?
- an ordinance to replace a tree for every one removed
- no more multi-rental units
- enforce landlords to clean up and take better care of rental properties

LOWER ALSACE

- Antietam rec. center and pool have a lot of potential – lake, level field, pool
- Stony Creek Pool and surrounding area could be cleaned up and utilized for recreation
- Mt. Penn, Lower Alsace, St. Lawrence & Exeter under one plan and/or govt.
- combining community labor to help reduce taxes
- merge Mt. Penn, Lower Alsace & St. Lawrence