

Governor Mifflin Area Joint Comprehensive Plan



Brecknock
Township

Cumru
Township

Kenhorst
Borough

Mohnton
Borough

Shillington
Borough



December

2017



G	M	A
J	C	P

ACKNOWLEDGEMENTS

The consultant for this project would like to acknowledge those members of the Study Committee who contributed to and oversaw the preparation of this Plan:

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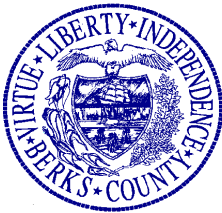
Affiliation

Brecknock Township
Brecknock Township
Brecknock Township
Cumru Township
Cumru Township
Kenhorst Borough
Mohnton Borough
Shillington Borough
Governor Mifflin School District
Albright Center for Excellence in Local
Government

All maps and aerials presented within this Plan rely upon digital information of the Berks County Geographic Information System. While the accuracy of this information is believed to be very high, it should only be used for community planning purposes and cannot be relied upon for definitive site survey delineation.

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RESOLUTION NO. 2017-13

A RESOLUTION OF THE TOWNSHIP OF BRECKNOCK, BERKS COUNTY, PENNSYLVANIA, APPROVING THE REVISED AND UPDATED GOVERNOR MIFFLIN AREA JOINT COMPREHENSIVE PLAN OF 2017

WHEREAS; A Joint Comprehensive Plan was prepared for the Governor Mifflin Area Berks County municipalities consisting of Brecknock Township, Cumru Township, Kenhorst Borough, Mohnton Borough, and Shillington Borough in 2005; and

WHEREAS; With the passage of time and changes in population of the stated municipalities and for various other reasons, it had become desirable to revise and update the Joint Comprehensive Plan; and

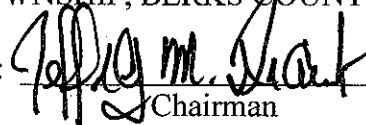
WHEREAS; The Joint Planning Commission consisting of representatives from the five municipalities, under the guidance and direction of Matthew F. McGough, Intergovernmental Planner with the Berks County Planning Commission, met from time to time and prepared a revised Joint Comprehensive Plan in accordance with Article III of the Pennsylvania Municipalities Code (Act 247 of 1968, as amended); and

WHEREAS; A governing body public hearing was held on **October 3, 2017** in accordance with the Pennsylvania Municipalities Code (Act 247 of 1968, as amended).

NOW THEREFORE BE IT RESOLVED that the **Board of Supervisors of the Township of Brecknock, Berks County Pennsylvania** hereby adopts the revised Governor Mifflin Area Joint Comprehensive Plan on this 3rd day of October, 2017.

BOARD OF SUPERVISORS OF BRECKNOCK
TOWNSHIP, BERKS COUNTY, PENNSYLVANIA

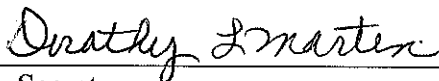
By:


Chairman


Vice Chairman


Member

Attest:


Secretary

Resolution No. 813

A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF CUMRU TOWNSHIP
TO ADOPT AN INTER-MUNICIPAL COMPREHENSIVE PLAN

Whereas, the Board of Commissioners of Cumru Township, Berks County, Pennsylvania has participated in the preparation of the inter-municipal joint "Governor Mifflin Region Comprehensive Plan - Kenhorst, Mohnton and Shillington Boroughs and Brecknock and Cumru Townships" ("the Comprehensive Plan"); and

Whereas, the Board of Commissioners of Cumru Township recognize the need for a new inter-municipal Comprehensive Plan to address the long-term development and preservation of the five municipalities, to provide a solid foundation for development regulations, and to provide coordination of development, infrastructure and traffic across municipal borders, and to guide other public policies; and

Whereas, the inter-municipal Comprehensive Plan has been prepared under the direction of a committee of representatives of the five municipalities with assistance of professional community planning consultants; and

Whereas, there has been compliance with the required elements and adoption procedures of the Pennsylvania Municipalities Planning Code, as amended and a review has been completed by the Berks County Planning Commission;

Whereas, the Comprehensive Plan consists of a bound volume entitled "Governor Mifflin Region Comprehensive Plan - Kenhorst, Mohnton and Shillington Boroughs and Brecknock and Cumru Townships" dated October, 2017, including all maps and illustrations included in such volume, and including but not limited to the "Draft Land Use Plan Map" which is a part thereof.


Now, therefore, be it resolved and enacted by the Board of Commissioners of Cumru Township that the Governor Mifflin Region Comprehensive Plan - Kenhorst, Mohnton and Shillington Boroughs and Brecknock and Cumru Townships" is hereby enacted as the official Comprehensive Plan for Cumru Township.

Resolved this date of October 18, 2017.

BOARD OF COMMISSIONERS OF CUMRU TOWNSHIP



President, Board of Commissioners



Attest, Township Secretary

BOROUGH OF KENHORST

RESOLUTION NO. 685

A RESOLUTION OF THE BOROUGH OF KENHORST, BERKS COUNTY, PENNSYLVANIA, APPROVING THE REVISED AND UPDATED GOVERNOR MIFFLIN AREA JOINT COMPREHENSIVE PLAN OF 2017

WHEREAS; A Joint Comprehensive Plan was prepared for the Governor Mifflin Area Berks County municipalities consisting of Brecknock Township, Cumru Township, Kenhorst Borough, Mohnton Borough, and Shillington Borough in 2005; and

WHEREAS; With the passage of time and changes in population of the stated municipalities and for various other reasons, it had become desirable to revise and update the Joint Comprehensive Plan; and

WHEREAS; The Joint Planning Commission, consisting of representatives from the five municipalities, under the guidance and direction of Matthew F. McGough, Intergovernmental Planner with the Berks County Planning Commission met from time to time and prepared a revised Joint Comprehensive Plan in accordance with Article III of the Pennsylvania Municipalities Code (Act 247 of 1968, as amended); and

WHEREAS; A governing body public hearing was held on September 7, 2017 in accordance with the Pennsylvania Municipalities Code (Act 247 of 1968, as amended).

NOW THEREFORE BE IT RESOLVED that the Council of the Borough of Kenhorst hereby adopts the revised Governor Mifflin Area Joint Comprehensive Plan at a public meeting on the 5th day of October, 2017.

KENHORST BOROUGH COUNCIL

By: Alfred L. Correnti
Alfred L. Correnti, Council President

ATTESTED:

Jeri L. Diesinger
Jeri L. Diesinger, Borough Manager/Secretary

Adopted on this 5th day of October, 2017.

By: Nickolas J. Hatzas
Nickolas J. Hatzas, Mayor

RESOLUTION NO. 201712132

**A RESOLUTION OF THE BOROUGH OF MOHNTON BERKS COUNTY, PENNSYLVANIA,
APPROVING THE REVISED AND UPDATED GOVERNOR MIFFLIN AREA JOINT
COMPREHENSIVE PLAN OF 2017**

WHEREAS, A Joint Comprehensive Plan was prepared for the Governor Mifflin Area Berks County municipalities consisting of Brecknock Township, Cumru Township, Kenhorst Borough and Shillington Borough in 2005; and

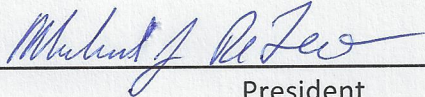
WHEREAS, With the passage of time and changes in population of the stated municipalities and for various other reasons, it had become desirable to revise and update the Joint Comprehensive Plan; and

WHEREAS, The Joint Planning Commission, consisting of representatives from the five municipalities, under the guidance and direction of Matthew F. McGough, Intergovernmental Planner with the Berks County Planning Commission met from time to time and prepared a revised Joint Comprehensive Plan in accordance with Article III of the Pennsylvania Municipalities Code (Act 247 of 1968, as amended).

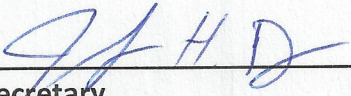
WHEREAS, A governing body public hearing was held on December 13, 2017, at 7:05 P.M. in accordance with the Pennsylvania Municipalities Code (Act 247 of 1968, as amended).

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Mohnton hereby adopts the revised Governor Mifflin Area Joint Comprehensive Plan date,

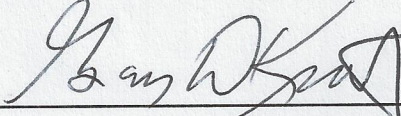
MOHNTON BOROUGH COUNCIL

By 
President

Attest:


Secretary

Approved this 13th day of December 2017


Mayor

RESOLUTION

No. 7-2017

A RESOLUTION OF THE BOROUGH OF SHILLINGTON, BERKS COUNTY, PENNSYLVANIA, APPROVING THE REVISED AND UPDATED GOVERNOR MIFFLIN AREA JOINT COMPREHENSIVE PLAN OF 2017.

WHEREAS, a Joint Comprehensive Plan was prepared for the Governor Mifflin Area Berks County municipalities consisting of Brecknock Township, Cumru Township, Kenhorst Borough, Mohnton Borough and Shillington Borough in 2005; and

WHEREAS, with the passage of time and changes in population of the stated municipalities and for various other reasons, it had become desirable to revise and update the Joint Comprehensive Plan; and

WHEREAS, the Joint Planning Commission, consisting of representatives from the five municipalities, under the guidance and direction of Matthew F. McGough, Intergovernmental Planner with the Berks County Planning Commission met from time to time and prepared a revised Joint Comprehensive Plan in accordance with Article III of the Pennsylvania Municipalities Code (Act 247 of 1968, as amended); and

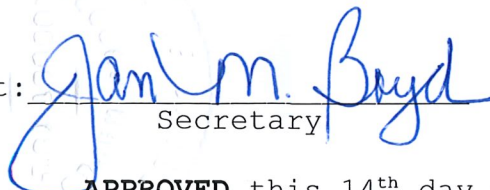
WHEREAS, a governing body public hearing was held on December 14, 2017 in accordance with the Pennsylvania Municipalities Code (Act 247 of 1968, as amended).

NOW THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Shillington hereby adopts the revised Governor Mifflin Area Joint Comprehensive Plan this 14th day of December, 2017.



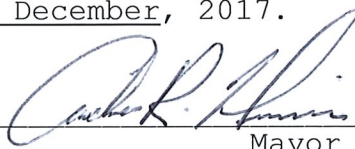
President

Attest:



Secretary

APPROVED this 14th day of December, 2017.



Mayor

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EXECUTIVE SUMMARY OF RECOMMENDATIONS

The major goals for this Plan are described on the following pages. These goals include attracting new businesses and economic development into appropriate areas, protecting natural features, preserving agriculture in key areas, providing for orderly development with compatibility between different uses, promoting the preservation of open space within new development, strengthening the downtowns, minimizing traffic safety and congestion problems, and making sure there are high-quality community services and facilities.

This Plan seeks to direct most development to locations that can be efficiently served by public water and sewage services. This will greatly minimize the total amount of land that is consumed by development and also works to direct most housing away from agricultural areas.

The Economic Development Plan proposes specific goals and recommended actions to help maintain and grow the economies of the region as well as emphasizes directing new commercial uses to the downtowns and other selected locations that allow for safe and efficient traffic access. This Plan is designed to prevent long strip commercial development along major highways with individual driveways, where such development does not currently exist.

This Plan recommends ways to strengthen business activity, build historic community character and provide a pedestrian-friendly environment in the centers of Kenhorst, Mohnton and Shillington.



The 47 acre Buxton Conservancy in Brecknock Township opened in 2015

It is essential to avoid excessive densities of development to avoid overwhelming the capacity of the road system, the public school system, groundwater supplies, other community services and the natural features of each site.

The Plan includes recommendations to protect steeply sloped lands, wetlands, creek valleys and other important natural features. This includes strictly limiting the density of development on steep slopes and maintaining a buffer of natural vegetation along creeks.

Owners of farms are encouraged to apply to the County to have their land preserved, while remaining in private ownership. Owners of land should also be encouraged to consider the income tax benefits of preserving land. For example, if an owner donates an easement on their land that prevents development, the reduction in the market value can be deducted as a charitable contribution.

The Future Land Use section identifies land use policies and categories that are intended to be the basis for revisions to the municipalities' development regulations.

This Plan includes recommendations to maintain an attractive rural character in much of the region. One concept involves the idea of "Open Space Development" when planning/engineering new subdivisions. Open Space Development involves clustering homes on the most suitable portions of a tract. In return for allowing smaller lots on part of a tract, the developer would be required to permanently preserve a large portion of the total tract (such as 30 to 50 percent) in permanent open space. This open space could be maintained in public, homeowner association or private ownership, but could never be developed.

Chapter 1 - Executive Summary of Recommendations

This Plan recommends providing areas for a range of housing types and densities. State law requires the municipalities to meet certain obligations to provide opportunities for all types of housing and all legitimate types of land uses. Most areas that would allow new medium density housing are planned where public water and sewage services are feasible and where access is convenient to Interstate 176 or interchanges of the Route 222 Expressway.

A number of recommendations are provided to strengthen older residential neighborhoods. This includes an emphasis upon encouraging home-ownership, rehabilitating older buildings, and avoiding incompatible development. In most neighborhoods, the conversion of a one family home into two or more apartments should be prohibited. This Plan also seeks to extend the best features of older development into newer development, in a concept named Traditional Neighborhood Development. Moreover, this Plan promotes compatible types of “infill” development in villages and older parts of the boroughs.



Lancaster Avenue in Cumru Township

Older buildings with significant architecture should be reused and rehabilitated. In historic areas, types of new construction should be encouraged that will be compatible with the historic surroundings.

Older buildings with significant architecture should be reused and rehabilitated. In historic areas, types of new construction should be encouraged that will be compatible with the historic surroundings.

New businesses need to be attracted into appropriate areas, and existing businesses should be encouraged to expand. This business development is essential to reduce the tax burden upon homeowners and to provide wider employment opportunities.

Congested road corridors are identified and prioritized. The most serious congestion and safety problems are at the U.S. 222 Business interchange with U.S. 422 West Shore Bypass. Although this location is located in the jurisdiction of the City of Reading and technically out of this region’s planning area it still has a profound effect on the circulation and efficiency of traffic flowing into the region. In order for improvements to State roads to occur in a timely fashion, in most cases it is critical for the municipality to take the lead in engineering improvements, seeking needed right-of-way and providing municipal funds or contributions from developers.

Moreover, this Plan also includes a full series of recommendations to improve opportunities throughout the region for safe bicycle and pedestrian travel, including a system of recreational trails.

DIRECTION: THE MAJOR GOALS OF THIS PLAN

The following goals provide overall direction for this Plan. The recommendations work to carry out these goals.

Overall Goal: Continually strive to make the region an even greater place in which to live, work, learn, visit, shop and play, with a strong sense of community, scenic preserved open spaces, preserved agricultural areas, an attractive historic character, active downtowns, a vibrant economy, desirable locations for businesses, high-quality schools, and an excellent quality of life.

Agricultural and Natural Resources Conservation

- Protect important natural features, with a special emphasis upon the Schuylkill Riverfront, creek valleys, wetlands and steeply sloped woodlands.
- Make sure that new development properly respects the natural features of a site.
- Seek to maintain agricultural activities in large portions of the region.
- Protect the amounts and quality of groundwater and creek waters.
- Encourage farmers to practice no-till farming.

Historic Preservation

- Protect and preserve the most important historic structures.
- Encourage appropriate reuse and historic rehabilitation of older buildings, as well as encouraging new construction that is consistent with historic surroundings.

Community Facilities and Services

- Provide high-quality community facilities and services in the most cost-efficient manner, including addressing needs for future growth.
- Provide for logical extensions of public water and sewage services to accommodate planned growth areas.
- Emphasize full cooperation and coordination of municipal and emergency services across municipal borders.

Transportation

- Maintain and improve the existing transportation system and services used today where financially feasible.
- Keep travelers safe and secure, no matter the mode of transportation.
- Invest in projects that strengthen the ability of regional commerce to access national and international trade markets, and support regional economic development and tourism opportunities.
- Give travelers a variety of well-designed transportation choices that are in good condition.
- Enhance the performance of the transportation system in environmentally sustainable ways that increase resiliency to both climate change and vulnerability to natural disaster.

Chapter 1 - Executive Summary of Recommendations

Economic Development

- Develop appropriate policies to guide the development of land suited for development and redevelopment.
- Prioritize public infrastructure investment that will attract businesses and development to commercial corridors.
- Promote the Lancaster Avenue/Pike corridors and recruit and retain appropriate businesses in these corridors.
- Develop tools to reduce impediments to challenging sites.
- Remove existing blight and prevent future blight and neighborhood decline.

Land Uses and Housing

- Provide for orderly patterns of development that provide compatibility between land uses, particularly to protect the livability of existing residential areas.
- Maintain an attractive rural character in much of the region. Promote use of the “Open Space Development” concept to cluster development on the most suitable portions of a tract, in order to permanently preserve important natural features and open spaces.
- Make sure that the overall densities of development are kept moderate to avoid overwhelming the capacity of the road system, the school district and the region’s natural features.
- Provide areas for a range of housing types and densities. Work to meet obligations under State law to provide opportunities for all types of housing and all legitimate types of land uses.
- Strengthen older residential neighborhoods, with an emphasis on encouraging home-ownership, rehabilitating older buildings, and avoiding uses that are likely to create nuisances.
- Direct most development to locations that can be efficiently served by public water and sewage services, in order to minimize the total amount of land that is consumed by development and to direct most housing away from agricultural areas.
- Direct most development of the uses that generate the highest amounts of traffic to locations that have good access to interchanges of Route 222 or Interstate 176.
- Direct new commercial uses to the downtowns, existing commercial areas and other selected locations that allow for safe and efficient traffic access. Avoid new strip commercial development with individual driveways onto heavily traveled roads, which would interfere with the ability of those roads to carry through-traffic.
- Strengthen business activity, historic community character and a pedestrian-friendly environment in the centers of Kenhorst, Mohnton and Shillington.
- Promote the reuse or redevelopment of older industrial sites.
- Seek to extend the best features of older development into newer development and promote compatible “infill” development in villages and older parts of the boroughs.
- Further improve the visual attractiveness of the region, with an emphasis upon the most highly visible corridors, and by promoting street trees, landscaping and preservation of creek valleys.
- Emphasize tourism that is built upon the area’s heritage, arts and culture, and recreational assets.

Putting this Plan into Action

- Update municipal development regulations to carry out this Plan, and periodically update the Plan and regulations as needed.
- Continually work to put this Plan into action - through a program of updated planning and many short-term actions within a long-range perspective.
- Promote substantial citizen input, including making sure residents are well-informed about community issues and encouraging volunteer efforts to improve the community.
- Maximize communications, coordination and cooperative efforts between the municipalities, the school district, adjacent municipalities, businesses, the County and other agencies and organizations.

Chapter 1 - Executive Summary of Recommendations

COORDINATION WITH THE COUNTY COMPREHENSIVE PLAN

An emphasis is needed upon coordinating the region's development policies with policies of the Berks County Planning Commission (BCPC). Under State law, a municipal or joint municipal comprehensive plan must be generally consistent with the Berks County Comprehensive Plan 2030. BCPC is charged with coordinating development, preservation and transportation policies across municipal borders throughout Berks County.



The Berks County Comprehensive Plan was adopted in 2013 and can be found on the Berks County Planning Commission website

The Future Land Use Plan in the County Comprehensive Plan recommends that most growth in the Governor Mifflin region occur in the northern part of the region. This particularly includes areas within and around Shillington, Kenhorst and Mohnton, as well as areas around the interchanges of the Route 222 expressway.

The County Plan recommends an emphasis on Agricultural Preservation in central Brecknock Township. The intent is to greatly limit the number of homes that are allowed, in order to avoid conflicts with agricultural activities. Areas that are flood-prone or wetlands are recognized as Environmental Hazard areas. Neversink Mountain is recommended to become Permanent Open Space/Recreation land.

Most other lands in the region are designated as Rural Conservation. This includes most of the southern part of Cumru Township and almost all of Brecknock Township. These areas include a blend of steep slopes and farmland. In these areas, the County Plan recommends a mix of forestry, agriculture, and low density development. The Plan recommends that any development be planned to conserve sensitive environmental areas. The Plan recommends that municipalities allow flexibility in the siting of homes so that development can be kept off of natural areas. In most cases, public water and sewage services are not recommended. The County Plan recommends that a density of no less than one home per acre be maintained.

INTRODUCTION

What is the Comprehensive Plan?

This Comprehensive Plan is intended to establish overall policies for the development, economic vitality and conservation of the Governor Mifflin Region over the next 15 years. The Region includes the Boroughs of Kenhorst, Mohnton and Shillington, and Brecknock and Cumru Townships. This Plan is not by itself a regulation, but is intended to provide the policy direction and guidance for changes to the municipalities' development and land use regulations.

The Comprehensive Plan includes the following major parts:

- The Overall Vision and Goals of the Plan
- The Agricultural and Natural Resources Conservation Plan
- The Historic Preservation Plan
- The Community Facilities and Services Plan
- The Transportation Plan
- The Economic Development Plan
- The Existing Land Use Plan
- The Future Land Use Plan
- The Implementation Plan
- The Action Program

How Was this Plan Developed?

This Comprehensive Plan was prepared as an update to the Governor Mifflin Region Comprehensive Plan of 2005. The 2005 plan was originally developed by consulting firm Urban Research and Development Corporation with input from the local municipalities as well as the Berks County Planning Commission. Over the twelve year period since the adoption of the 2005 plan changes in municipal ordinances, land use, demographics and housing have occurred in the region. These changes were the catalyst for developing this update.

This Plan was prepared by a Regional Comprehensive Plan Committee consisting of elected and appointed officials, school district representatives and other citizens from each of the municipalities. The Plan policies, goals and recommendations were developed at monthly workshop meetings that were open to the public.

The first step in the process was the identification of major issues and concerns that needed to be addressed. The next step was an analysis and mapping of existing conditions and trends.

An "overall vision" was prepared and a set of goals were written to provide overall direction for the Plan. Then, a series of alternatives were considered to guide development in different areas of the Region. The Future Land Use Plan was then prepared, followed by recommendations concerning Community Facilities, Economic Development, Transportation, Historic Preservation and Natural Features. Public hearings were then held. After making revisions to respond to any public input received, the Plan was considered for adoption by the elected officials of the municipalities, with the final municipality adopting the Plan in December.

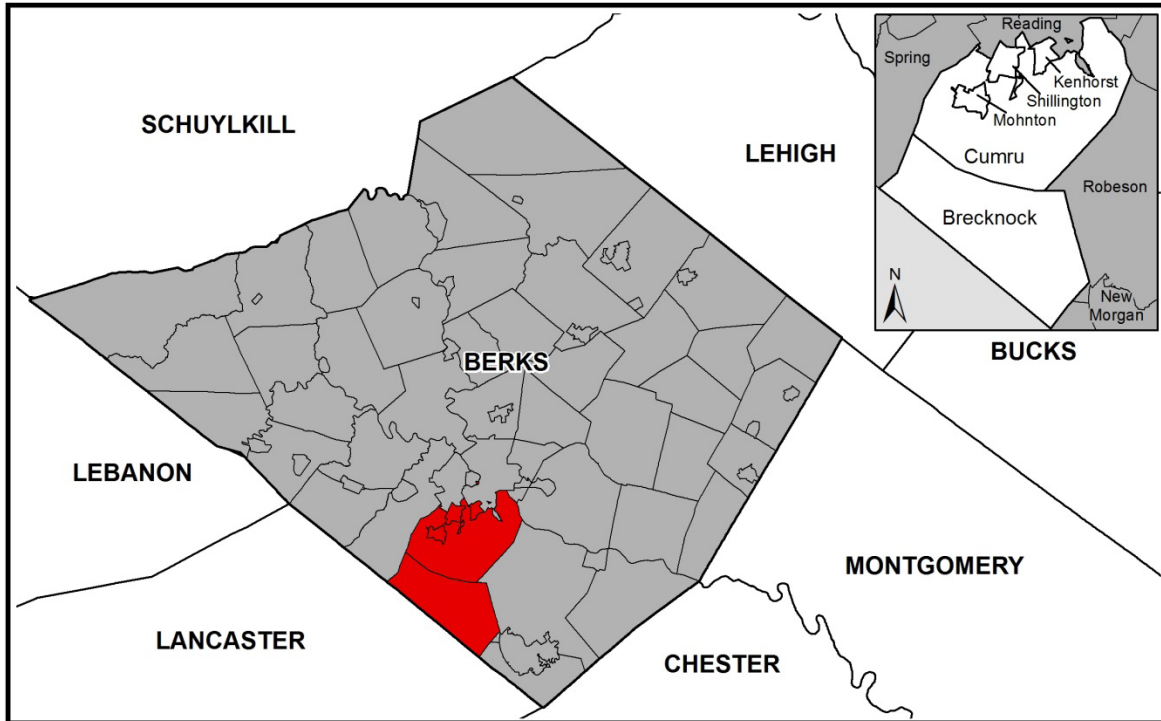
How Was this Plan Funded?

This Plan was funded primarily with a grant from the Russell Hiller Charitable Trust Fund administered through the Berks County Community Foundation. The Russell Hiller Charitable Trust provides grants for programs that improve the quality of life for residents of the Governor Mifflin School District. It was established by the late Judge Hiller, who lived in the Shillington area.

Chapter 2 - Introduction

Regional Location

The following map shows the Governor Mifflin Region's location within Berks County, Pennsylvania. The northern part of the Governor Mifflin Region adjoins the City of Reading. The completion of the Route 222 expressway in 2006 made the area more accessible for north-south traffic, especially to reach I-78 and the Lancaster area. I-176 provides connections to the Pennsylvania Turnpike to the south, which then connects to the Valley Forge and Philadelphia areas to the East and Harrisburg to the West. Route 422 connects to Valley Forge and other suburbs to the northwest of Philadelphia.



AGRICULTURAL AND NATURAL RESOURCES CONSERVATION PLAN

Land in the Region varies greatly in its suitability for different intensities of development. Some areas, such as flood-prone creek valleys, very steep sloped lands and wetlands, are not suitable for any development. Other areas are only suitable for very low-intensity development, such as moderately steep areas. Still other areas are appropriate for intensive development.

Open space can be preserved in public, semi-public or private ownership. It is important to preserve open space to:

- recharge groundwater supplies,
- protect the quality of creeks and the groundwater,
- provide an important visual relief between developments,
- preserve areas of scenic beauty, including scenic views,
- avoid development on lands that are prone to erosion or are otherwise not physically suitable for development,
- provide land for recreation, and
- preserve habitats and cover for birds, fish and wildlife.

The Land Use Plan recommends policies, such as promoting Open Space Development, that are intended to steer development away from the creek valleys and other important natural features.

AGRICULTURAL CONSERVATION

This section describes a variety of methods to encourage the continuation of farming in the townships. The Land Use Plan section further describes zoning incentives and disincentives that should be used to seek to preserve farmland.

Figure 1 shows areas with the best soils for corn and similar crops. The vast majority of the undeveloped lands in the region (not including lands that are steeply sloped) include prime agricultural soils. The very best agricultural soils are called "Class I and II." The "Class III" soils are good agricultural soils, but not as productive as Class I and II. Class III soils usually involve rolling hills. Unfortunately, many areas with the highest quality soils for crop farming have been subdivided - particularly because they were the lands that were often the easiest to build upon. For example, the best cropland soils are often the soils that are the most likely to be approved for on-lot septic systems.

However, it is important to remember that this classification system is primarily aimed towards corn, wheat and other crops. There are many other types of agriculture that do not need highly productive soils, such as Christmas tree farms, horse farms, poultry operations and forestry.

Encourage the designation of additional areas as agricultural security areas.

Large areas of farmland in the region have been designated as "Agricultural Security Areas" in Brecknock Township. These areas are shown on the Protected Land map. Cumru Township should work with property-owners to consider whether they are interested in a similar designation. A farmer voluntarily asks the Township Supervisors/Commissioners to include their land as an Agricultural Security Area. An Agricultural Security Area does not result in any additional regulations upon a private property owner, nor upon private development. There are no negative impacts to a private property-owner if they include their land in an Agricultural Security Area. Once designated, the landowner becomes eligible, if they wish, to ask to have their land preserved under an Agricultural Easement (as described below). Moreover, an Agricultural Security Area provides a

Chapter 3 - Agriculture and Natural Resources Conservation Plan

farmer with extra protection against nuisance lawsuits, municipal regulations of agriculture and government condemnation. If a major road improvement or widening is proposed, it may be logical for a township to exclude the specific land areas that may be needed from an Agricultural Security Area.

Continue to promote use of agricultural easements to preserve farmland.



One of the many farms that can be found in the Governor Mifflin Area

The most effective method to permanently preserve farmland is through purchasing the “development rights” of the land. This program uses funds from the State and the County to pay property owners to preserve their land. Property owners voluntarily apply to the County for consideration. The farms are then ranked according to a set of standards, such as the quality of the soils for crops and the proximity to other farms that have been preserved. If selected, the landowner is paid the difference between the market value of the land and the value as farmland. A landowner can voluntarily agree to a payment that is less than this value, particularly if insufficient funds are available to the County for the full amount. In that case, the landowner can deduct the difference on their Federal income tax as a charitable donation. A permanent “Conservation Easement” is then placed on the land that permanently prevents its use for non-agricultural uses. The land remains privately owned and can be sold to another owner, provided the land is not subdivided and is not developed for non-agricultural uses.

Figure 2 shows areas that have been permanently preserved through agricultural easements. There are limited funds available each year to buy easements to preserve farmland, and many farmers must sit on a waiting list for years. During the time it takes a farmer to rise up on the list, he/she may face pressure to sell for development. Also, some farms may not rank high enough according to the standards to be funded – particularly if a farm does not have the best soils for crop farming.

The State now allows the County to make installment purchases of farmland easements. This guarantees a farmer that they will receive certain payments in future years – which should increase participation. It also helps landowners to spread out the income over more than one year, which can reduce the tax rates.

This matter is discussed further under the Natural Resources Conservation section.

Consider expanding Agricultural Conservation Zoning in parts of Brecknock Township, if there is grass roots support.

Agricultural Conservation Zoning typically involves limiting the total number of houses on a tract so that the majority of land is maintained in larger lots. For example, housing may be limited to an average of one home for every 5 or 10 acres. Those new homes would need to be placed on one or two acre lots, to avoid consuming excessive amounts of land. Any other lots would need to include a minimum of 20 acres. The new homes should be placed in locations that would minimize the alteration of prime farmland and that would minimize conflicts with agricultural and livestock activities.

This type of agricultural conservation zoning should be considered if there is grass-roots support for it among the majority of the affected property-owners. For example, out of four adjacent farms, three of the landowners may wish to see their land maintained as agricultural, while the fourth farm in the middle may be interested in development of their entire tract. In that case, agricultural conservation zoning could limit the number of homes on the fourth tract to avoid conflict with the other three tracts. This type of zoning is particularly worthwhile when large amounts of public money have already been spent to purchase conservation easements in a particular area. A farmer may feel more comfortable making large investments in their farm if they are assured there will not be a major housing development next door.

Consider permitting a wide range of farm-based businesses.

Many farmers cannot earn a full-time living on their farm work. Instead, many farmers need supplemental jobs. To encourage the continuation of farming, the townships' zoning ordinances should offer reasonable flexibility to farmers on larger tracts to have small businesses. These businesses could include small engine repair, sharpening services, wood crafting, farm equipment repair, sale of seeds and fertilizers and similar activities. The number of employees and the sizes of the businesses should be limited to prevent it from becoming a major commercial business. These activities can also be useful to encourage the repair and reuse of old barns.

Farm-based tourism is also valuable to increase revenue to farmers, and thereby help farmers afford to farm. These activities can include summer camps, Halloween events (such as haunted hayrides and corn mazes), bed and breakfast guest rooms, and other activities.

Furthermore, State law requires municipalities to allow farmers to conduct retail sales of their agricultural products on their property. These types of sales should be encouraged to help farmers capture a higher percentage of the retail value of their products. Authentic centralized farmers markets should also be encouraged for this purpose. Farmers markets can also be helpful to attract customers to downtowns, particularly on weekends.

Encourage farmers to utilize no-till farming as an option to conventional tilling techniques.

No-till farming is a way of growing crops or pasture from year to year without disturbing the soil through tillage. No-till is an agricultural technique which increases the amount of water that infiltrates into the soil and increases organic matter retention and cycling of nutrients in the soil. In many agricultural regions it can reduce or eliminate soil erosion. It increases the amount and variety of life in and on the soil, including disease-causing organisms and disease suppression organisms.

NATURAL RESOURCES CONSERVATION

Take full advantage of all funding sources for land preservation, including connecting interested landowners with available resources, using "Conservation Easements," and using County and State funds.

There are several other funding sources for land preservation. For example, municipalities, certain other organizations and land conservancies can apply for State grants for acquisition of recreation land.

Conservancy organizations can work with individual landowners to find ways to preserve their land. This often includes purchasing a property for a price that is lower than market value, and then helping the property-owner receive a Federal income tax deduction for the difference between the market price and the sale price. Conservancies also often work with landowners to find ways to sensitively develop part of their property, while permanently preserving other parts.

"Conservation Easements" can be used to permanently preserve land without outright purchase of the land. With a Conservation Easement, the land remains privately-owned. The easement involves the property owner voluntarily agreeing to donate or sell the right to develop his or her land. The property owner agrees to place a restriction in the deed of the property which becomes binding on all future owners of the land. The easement can be written in many different ways to restrict or not restrict certain types of activities. Most Conservation Easements prohibit the construction of new buildings and subdivision of the land. Conservation easements also may prohibit intensive forestry and re-grading of the land.

Often, a property-owner can receive Federal income tax benefits from donating a Conservation Easement. This could include a complete donation of the easement, or a sale of the easement for a price that is less than the value of the easement. For example, if an area of land is worth \$1 million, the development value might be \$400,000. The remaining \$600,000 would be the residual value of the property after the easement. If the landowner donates a Conservation Easement outright, it may be possible to deduct \$400,000 from their taxable income. Or, if the landowner sells the easement for \$200,000, they may be able to deduct \$200,000

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from their taxable income - \$400,000 of value minus the \$200,000 purchase price. This is known as a “bargain sale.” The same type of deduction could apply if the land is sold outright to a municipality or conservancy for less than its market value.

This type of land preservation is particularly beneficial to private property-owners. They can continue to live on their land, while receiving income from it. Depending upon how the easement is written, they may be able to have a range of income-producing businesses on the land, such as a golf course or a tree farm. With an easement, the property-owner could be paid in cash. In comparison, many developers only offer agreements of sale with many contingencies. The property-owner may not be paid for years, depending upon how long it takes to fulfill those contingencies, such as obtaining all development approvals. If a developer goes bankrupt, the property-owner may never be paid, even though their land has been tied up for years by the agreement of sale.

A landowner could also consider a blend of limited development and land preservation. For example, a landowner could seek approval for a limited number of new homes in locations that maximize the views from those homes. Those homes could look out over permanently preserved open space. As a result, a limited number of high value homesites could produce the same income as many conventional home lots. This concept is discussed under “Open Space Development” in the Land Use Plan section.

A variety of State funds are also available through the State Department of Conservation and Natural Resources for purchase of recreation land or conservation easements. Those programs typically require a 50-50 match with other sources of funding, and are competitive.

Municipalities have additional alternatives to raise money for purchase of recreation land and preservation of open space. A municipality is also allowed to use its own funds to buy easements to preserve land. Township-funded land preservation programs are particularly worthwhile to preserve farms that do not rank highly under the County’s easement program. When State agricultural preservation funds are used by the County, a point system must be used to establish priorities for buying easements. Under this system, the County program must give priority to the lands in the County that have the most productive soils for corn and that are adjacent to other preserved lands, among other factors.

Township funds are particularly valuable to provide matching dollars with State and County grants or funds through conservancy organizations. As noted above, most State land preservation programs require that 50 percent of the funds for an acquisition come from a source other than the State grant.

Once a land area is preserved, then adjacent property-owners are likely to rank higher in the point system when seeking County-State funding for an agricultural easement. Therefore, Township funding of land preservation can serve as “seed money” that makes is more likely to have nearby lands preserved.

One alternative is to require developers to provide recreation land within new developments, or to pay recreation fees “in lieu of” providing recreation land. These types of requirements are allowed under the State Municipalities Planning Code. The Land Use Plan also describes incentives that can be used in zoning to result in higher percentages of open space within new development.

A second alternative is to set aside funds from the general fund budget or to issue a municipal bond for land purchase and preservation.

A third option is to ask voters if they wish to have the municipality fund land preservation. This referendum may also involve asking voters to approve an additional tax that would be dedicated to land purchase. A bond is typically issued, with the annual payments on the bond funded from the tax receipts. State law allows voters to approve an increase in their earned income tax (up to 0.25 percent) or an increase in their real estate tax millage (up to 2 mills) or an increase in the real estate transfer tax (up to 0.25 percent).

The real estate transfer tax increase can be particularly attractive because it only affects properties that are sold, including new construction and re-sales. If a municipality is experiencing a high rate of construction, that

tax increase can generate tremendous revenue without affecting most existing residents. The real estate transfer tax option also has the least impact upon lower income residents who continue to live in their existing homes.

Preserve areas along major creeks in as natural a condition as possible.

Streams are valuable aquatic habitats that provide both active and passive recreation. The Governor Mifflin Region contains several major streams. Wyomissing Creek begins in western Cumru Township and flows northeasterly through Mohnton and Wyomissing, eventually emptying into the Schuylkill River near Center City Reading. Angelica Creek flows through wooded areas of Cumru Township, along the edge of Kenhorst, and then enters the Schuylkill River near Fritz Island. Allegheny Creek begins in Brecknock Township, and flows eastward and then northward to join the Schuylkill River further downriver. Two smaller streams, the Little Muddy and Muddy Creeks, drain southern and western portions of Brecknock Township. These streams eventually reach the Conestoga River in Lancaster County. All of these streams and the Schuylkill River are part of the Chesapeake Bay Watershed and part of the Chesapeake Bay Program. The Program is a regional partnership that directs and conducts the restoration of the Chesapeake Bay, and at this time is a priority of Pennsylvania.



Pond found in Brecknock Township

Land along creeks can be preserved in private ownership, in public ownership or by homeowner associations. The municipalities should seriously consider opportunities to acquire additional land along creeks for public passive recreation, particularly for hiking trails and picnic areas. This can build, for example, upon the large amount of recreation land that has already been preserved along the Angelica Creek and the Wyomissing Creek.

The Berks Conservancy prepared a Conservation Plan for the Wyomissing Creek. One of the main objectives of that Plan was to protect the water quality and fish habitats of the creek. To achieve these objectives, it is vitally important to maintain thick natural vegetation along creeks, and to re-plant areas along creeks where thick vegetation does not exist. This thick vegetation is essential to provide high quality habitat for fish and to filter out eroded soil and pollutants from storm water runoff. At best, to maintain the proper temperature of creeks and filter out pollutants, there should be mature canopy trees over a creek, plus thick underbrush. Dams can also interfere with the natural processes along creeks.

To comply with State requirements, the municipalities already have regulations that limit buildings within flood-prone areas. These regulations apply within the "100-year floodplain", also known as the 1% annual chance floodplain. The 1% annual chance floodplain includes areas forecast to be flooded during the worst flood expected in any given year. Figure 4 shows the 1% annual chance and 0.2% annual chance floodplains associated with the major waterways in the Area. The townships' provisions could be strengthened by prohibiting any new buildings in the 1% annual chance floodplain as opposed to allow new buildings in parts of the floodplain if they are flood-proofed. However, that type of provision is not recommended in the boroughs.

The municipal zoning ordinances could also be strengthened by requiring a setback of approximately 25 to 100 feet from the bank of major perennial creeks. These setbacks should vary by zoning district. A relatively narrow width (such as 25 feet) may be necessary in denser areas of the boroughs. A larger setback (such as 100 feet from the Schuylkill River and 50 feet from other perennial creeks) would be appropriate in less densely developed areas. This setback should apply for buildings, parking areas and business storage. These distances assume that the setback would be measured from the top of the primary bank. If the distance would

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be measured from the centerline of a creek, then a larger setback could be appropriate.

The preservation and creation of vegetated drainage swales should be encouraged. These types of channels slow runoff, allow recharge and filter out pollutants.

Many of the policies described in the Land Use and Housing Plan section can work to preserve the creek corridors, including promoting Open Space Development and Transfer of Development Rights and establishing very low density conservation residential zoning where appropriate. Property-owners may be required to restore wetlands where they have been altered in the past.

Continued efforts are needed to educate owners of properties with on-lot septic systems about the need for proper operation and maintenance of these systems to avoid groundwater pollution. The municipalities should continue to work to identify malfunctioning septic systems and inadequate cesspools and require their repair or replacement. Lower income homeowners can be linked with low interest loans from PennVEST to help fund repairs.

It may be appropriate to modify municipal Weed Ordinances to make sure that they do not prohibit appropriate natural landscaping (such as encouraging meadows that might only be mowed twice a year). Thick high vegetation is particularly appropriate along creeks. Furthermore, thick vegetation should be planted and permitted to grow along creeks and drainage swales in municipal parks.

Consider seeking a higher water quality classification for creeks in the Region.

The Pennsylvania Department of Environmental Protection (DEP) classifies all creeks according to water quality standards. The highest level of protection are “Exceptional Value” or “Outstanding Natural Resource Water” creeks. The next highest level of protection are “High Quality” creeks. The higher levels of protection involve much stricter regulations upon water quality, particularly for effluent from sewage systems.

Then, a basic level of protection involves “Warm Water Fisheries” or “Cold Water Fisheries.” Cold Water Fisheries are streams that should be protected as habitat for cold water fish and other fauna and flora indigenous to cold water. High Quality Cold Water Fisheries are cold water fisheries with excellent water quality and other environmental attributes. Trout Stock Fisheries are streams that qualify for trout stocking by the Pennsylvania Fish and Boat Commission.

Within the region, the Wyomissing, Angelica and Allegheny Creeks are all designated as Cold Water Fisheries. Muddy Creek is a Trout Stock Fishery from its source near Interstate 176 until its confluence with Little Muddy Creek in Lancaster County. While all of these streams are relatively healthy, none are designated as High Quality Fisheries.

Consideration should be given to working with local conservancies to seek a higher level of water quality protection for creeks in the region. This would require the submission of water quality studies and a petition to DEP.

Protect the amounts and quality of groundwater and creek waters. Stress recharge of storm water into the ground to maintain groundwater supplies and reduce storm water runoff.

Too often, developments are engineered to channelize storm water runoff towards a creek, without encouraging recharge of groundwater into the ground. We should think of stormwater as a resource that should be managed, and not as something to be “gotten rid of.” Groundwater recharge can be encouraged through the Manual entitled “Best Management Practices for Developing Areas in Pennsylvania,” which is available through the County Conservation District. For example, storm water can be held within “retention basins” that allow some storm water to be absorbed into the ground. Depending upon soil conditions, infiltration trenches and french drains can be used to recharge some runoff into the ground. However, care is needed in areas with limestone-based geology to avoid sinkholes. The natural drainageways should be left in place as much as possible, with wide swaths of green space that allow storm water to be absorbed.

The total percentage of a lot that is covered by buildings and paving should be limited to make sure that there are areas available for absorption of groundwater. For parking areas that are not used on a daily basis, alternative surfaces and materials (such as “porous paving”) should be considered that encourage groundwater recharge.

Ordinance provisions should be reviewed to make sure that they do not unintentionally increase the amount of land covered by paving. For example, sidewalks should only be required where they are truly needed. Front yard setbacks should be modest so that long driveways are not needed. Where cul-de-sac streets are used, a landscaped island should be considered in the middle of the cul-de-sac. Excessive amounts of parking should be avoided. Where there is a question about the amount of parking that may be needed, a developer can be allowed to reserve land for parking that would only be paved if the municipality determines it is actually needed after the use has been in operation. Adjacent businesses should be encouraged to share parking, which can reduce the total amount that is needed.

The Best Management Practices manual also includes recommendations of ways to control the water quality of runoff by avoiding the mixing of pollutants into runoff. For example, devices can be used to separate oils, greases and sediment from runoff. Whenever there is major earthmoving, a developer is required to prepare an erosion control plan that meets the requirements of the County Conservation District. It is equally important to regularly inspect construction sites to make sure that these erosion control measures are actually carried out.

The Clean Water Act Amendments of 1987 established new stormwater regulations to address stormwater that might impact water quality. Phase II of this regulation affected municipalities located within an “urbanized area” as defined by the 1990 and 2000 Census. These affected municipalities were required to apply for a National Pollutant Discharge Eliminations System (NPDES) permit in order to discharge storm water from their municipal separate storm sewer system (MS4). The permit is essentially the action plan for municipalities to incorporate 6 requirements of the permit, called minimum control measures (MCMs), into their stormwater management programs. The 6 MCMs include Public Education, Public Participation, Illicit Discharge Detection and Elimination, Construction Site Storm Water Runoff Control, Post-construction Storm Water Management in New Development and Redevelopment, and Pollution Prevention/Good Housekeeping for Municipal Operations Maintenance. Figure 5 shows the portions of the Region designated as “urbanized area” for the 2000 and 2010 Census. As well, the map indicates which watershed the urbanized areas are part of.

On June 4, 2016, the Department of Environmental Protection (DEP) published a final, renewed NPDES General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (PAG-13) in the *Pennsylvania Bulletin*. It is imperative that the municipalities review their current permits and new requirements for renewing permits in order to avoid potentially costly penalties for non-compliance.

A link to the PAG-13 General Permit and supporting documents are available through DEP’s website, www.dep.pa.gov/MS4.

Carefully manage wooded areas and avoid clear-cutting.

South of Mohnton, Shillington and Kenhorst, much of the Region is a patchwork of woodland and open fields. There are several notable clusters of contiguous woodland in Cumru and Brecknock Townships. The largest wooded area can be found in the extreme southern tip of Brecknock Township. While much of this enclave of wooded hillsides is privately owned, some is contained within State Game Lands # 52. In the center of Cumru Township, Nolde Forest Environmental Education Center contains nearly 700 acres of second-growth forest. Once the estate of a wealthy industrialist, Nolde is a scenic and recreational resource



Woodlands found at Nolde Forest Environmental Education Center in Cumru Township

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just minutes from the population centers of the Governor Mifflin Area. Other heavily wooded areas include the Mohnton Game Preserve lands on Welsh Road, Sheerlund Forest (across Route 625 from Nolde), and land surrounding the Horseshoe Trail near Route 625 at the county line. These three areas are all privately owned.

Most forested areas of the Region are located on areas that were too steep, too wet or too rocky for crop farming. The woodlands in the region add character to the landscape, help preserve the water quality of creeks and provide important wildlife habitats. Trees also are important to purify the air and control erosion.

Forestry must be allowed under State law. However, clear-cutting of woods should be prohibited, proper erosion controls should be in place for any large-scale tree-cutting, and other appropriate forest management practices should be used. Intensive forestry can be prohibited along creeks and be carefully limited on erosion-prone steeply sloped areas.

In development plans, developers should be required to show that they have minimized the removal of woods as part of their project. Great care should be used during construction to minimize the number of trees that are removed. Trees can add substantial value to a residential lot. During construction, temporary wood fences should be placed around trees to prevent the compaction of root systems by equipment and to prevent damage to tree trunks.

Certain areas of the region should be considered for re-forestation – particularly steep lands and lands along creeks. Funding for tree-planting programs are available from a few sources, including the Federal Urban Forestry Program, the Federal Transportation Enhancement Program (along a major highway) and Federal and State water quality programs. Some programs are limited to public lands, while others provide funding to private property owners. A Federal conservation program also provides funding to farmers who take steep areas and areas along creeks out of crop production.

Carefully control large-scale withdrawals of groundwater and spring water.

The municipalities should consider regulations that require careful review of large withdrawals of groundwater and water from springs. The applicant should be required to provide professional hydrological studies showing that the withdrawals will not harm the water supplies of neighboring homes and farms, particularly during drought conditions. This concern particularly involves water bottling operations that remove large volumes of water out of the area. If a large water withdrawal is proposed, it should be accompanied by permanent preservation of substantial amounts of surrounding land to allow sufficient groundwater recharge.

However, municipalities need to recognize that Delaware River Basin Commission regulations and State law may pre-empt the ability of a municipality to prohibit or severely regulate a large water withdrawal.

Carefully minimize sinkhole threats in limestone areas.

Portions of the northern part of the Region have limestone-based geology that is prone to sinkholes. This is also known as “karst” or “carbonate” geology. Limestone-based areas can be particularly vulnerable to sinkholes when there are mining activities, which can affect changes to the groundwater levels.

Stormwater runoff has a major role in the creation of sinkholes and other subsidence. The most important issue is usually to carefully design stormwater facilities and to use great care near isolated low spots in the ground, which are known as topical depressions. Water line breaks also often result in very severe sinkholes.

It may be appropriate for Cumru Township to consider provisions in its Subdivision Ordinance to address limestone geology issues as part of new development. These regulations could require a study by a specialist in this type of geology before any significant development is approved. This type of study may require soil borings. This study should consider the most vulnerable locations for sinkholes and state what types of measures should be carried out during development to reduce the threat of sinkholes. This study should then be reviewed by a second expert selected by the municipality but funded by the developer.

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In limestone-based areas, stormwater detention basins should be required to have an appropriate liner. Where development is proposed near a sinkhole, the sinkhole should be required to be re-mediated. This often involves excavating the area and filling it with concrete or other approved material. Sinkholes should be repaired as soon as possible before they expand in an uncontrolled manner. Stormwater should not be directed towards a sinkhole that has not been re-mediated.

Make sure that any changes to suspected wetlands comply with state and federal regulations.

Wetlands are areas that have vegetation and soil types characteristic of a permanently or frequently saturated environment. Wetlands are delineated based upon soil types, depth of the water table and the types of vegetation. Wetlands not only include swamps, but also areas that are typically wet during parts of the year.

Hydric soil types can also indicate the approximate locations of areas that may include wetlands. There are many other wetlands which would need to be identified by a qualified professional at the time any individual site is proposed for development.

Wetlands mainly exist along the creek valleys and the Schuylkill River floodplain. Wetlands also surround many of the man-made ponds and small lakes in the area.



The Schuylkill River in Cumru Township.

It is extremely important to protect wetlands to protect water quality, control flooding, provide aquatic habitats and recharge groundwater. The municipalities and local residents need to help State and Federal agencies make sure that there is compliance with wetland regulations. In addition, attention is needed regarding areas with hydric soils that are likely to include wetlands. Within these areas, an applicant for development should be required to provide a study by a qualified professional to determine whether wetlands will be impacted.

Each municipality should consider requiring a setback of at least 20 feet between a designated wetland and a proposed new building. This setback is valuable to help keep construction equipment out of the wetlands and to avoid other alterations to wetlands after construction.

Minimize development on steeply sloped lands.

Much of the Region is covered by land with steep grades, due mostly to the prevalence of intertwining ridges and steep ravines. An especially steep area runs west-to-east, running south of Mohnton, Shillington and Kenhorst. This incline continues eastward along the banks of the Schuylkill River. Another concentration of very steep slopes is north of Mohnton. The flattest areas in the Region are found in the Borough of Shillington, and on the north side of Allegheny Creek along Route 568.

A 15 percent slope would have a rise of 15 feet for every 100 feet of horizontal distance. Moderately steeply sloped lands (15 to 25 percent) should be limited to low intensity development, such as one acre minimum single family detached house lots. Very steep lands (over 25 percent) are generally not suitable for any development.

If development occurs on over 25 percent slopes, a large lot size should be required (such as over 2 acres). The disturbance of trees and other natural vegetation on the steep areas should be minimized to avoid erosion.

It is important to limit development on steep slopes to avoid the following: erosion problems, high speed storm

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water problems, overly steep roads and driveways, excessive costs to construct and maintain roads and utilities, and destruction of scenic natural resources.

Consideration should be given to strengthening zoning regulations to control development on steeply sloped lands. For example, if a new principal building would be proposed on steep slopes, larger lot sizes could be required. These additional requirements would not apply if a portion of a lot was steeply sloped but was not proposed for any development.

For example, in the townships, it would be desirable to require a minimum lot size of at least one acre if a principal building would be built on 15 to 25 percent slopes, and two to five acres if the building would be built on slopes over 25 percent.

Seek to maintain interconnected corridors for wildlife.

Ideally, corridors along steeply sloped areas and along creeks would be permanently preserved as interconnected open space. In addition to the benefits of preserving natural features, these inter-connected corridors also provide cover for wildlife to move throughout the region. It is particularly important to have areas with woods or other thick natural vegetation that connect large areas that have been preserved. Too often, land preservation involves fragmented areas that do not allow for wildlife travel.

Work to conserve Outstanding Natural Areas.

In 2014, the Pennsylvania Natural Heritage Program updated the Berks County Natural Heritage Inventory, a list and mapping of “critical” land areas with unique natural features. In most cases, these areas provide habitats that could support rare and endangered plants or animals. The Natural Heritage Inventory contains a) sites of local importance and b) sites of statewide significance.

These critical habitat areas are included on the Pennsylvania Natural Diversity Index (PNDI), a comprehensive database of outstanding natural habitats and sensitive plant and animal species on a state level. Species in the PNDI are given endangered, threatened, special concern or concern status. More information can be found on the PNDI website at: <http://www.naturalheritage.state.pa.us/>. Through this website, the latest version of the county’s inventory can be accessed which provides a site description, threats and stresses, and conservation recommendations for each natural heritage area.

Within the Governor Mifflin Region, Neversink Mountain is a natural heritage area with a regional significance ranking. Regional ranks include sites which have regional importance for biological diversity and these Pennsylvania sites are important for maintaining representation of the species in the greater Northeast/mid-Atlantic region. Sites in this category generally contain one or more occurrences of species of global concern or concentrations of species of lower significance. Neversink Mountain, an isolated formation of the Reading Prong, rises 700 feet above the Schuylkill River and the City of Reading. Neversink is known to contain habitat for two butterfly species of concern, seven plant species of concern, and one sensitive species of concern. While a transmission line clear cut and several residences exist on the mountain, much of the remainder is a designated “reserve” area. Neversink Mountain lies within six different municipalities, which can pose challenges in the alignment of preservation ordinances.

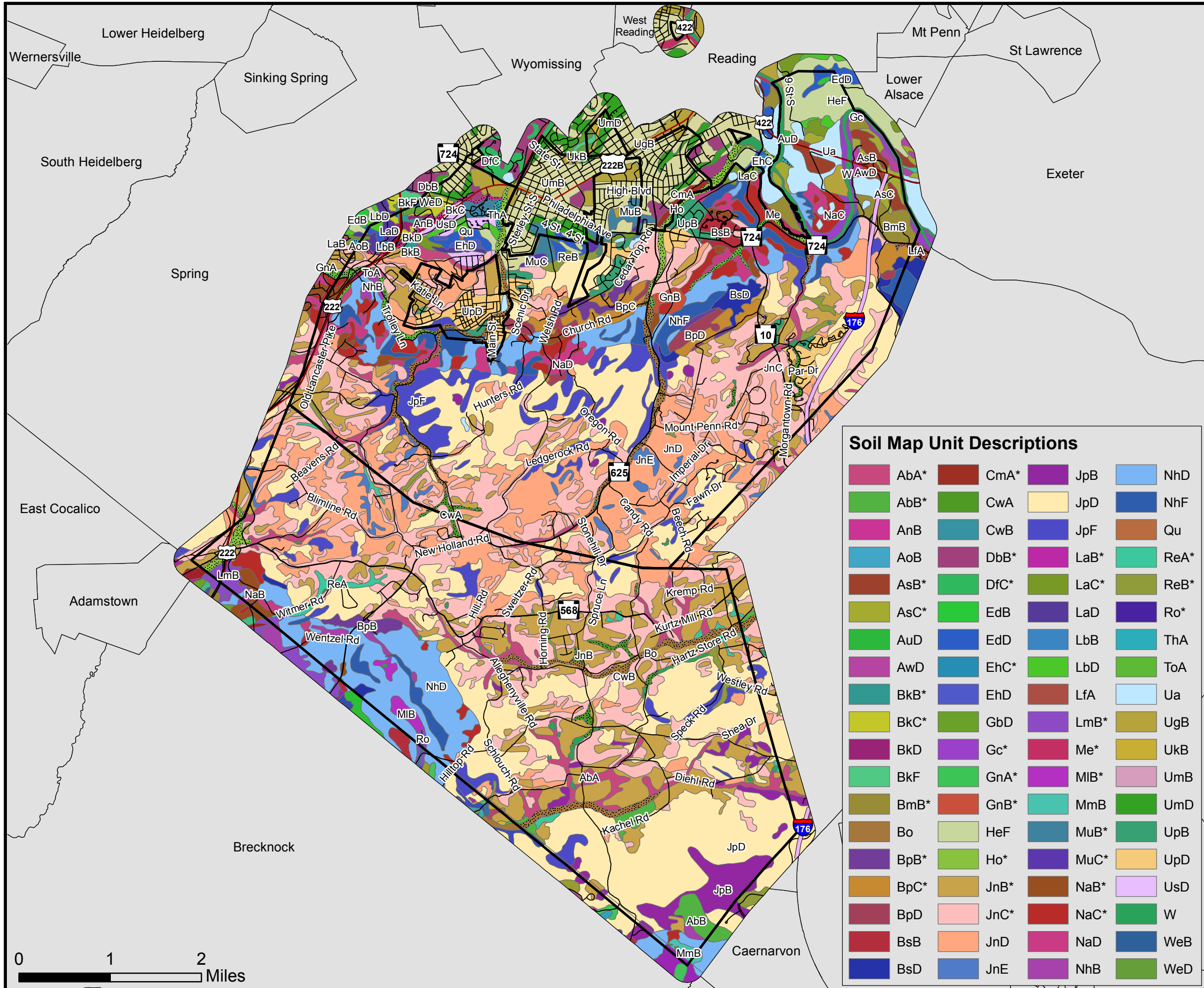
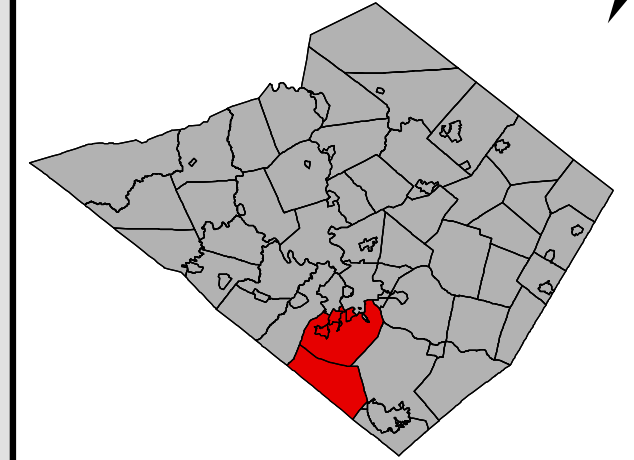
Another regionally significant natural heritage area in the Region is the Schuylkill River. Located in northern Cumru Township, this area supports three sensitive species of concern as well as two state imperiled butterflies: cobweb skipper and dusted skipper.

State ranked natural heritage areas in the Region include Allegheny Creek, Hilltop Road, Little Muddy Creek, Maple Grove Road Farm, and Nolde Forest Environmental Education Center. State ranks have smaller populations or extents, or have generally lower biodiversity scores than Regional ranked areas. These areas apply to maintain the species representation in Pennsylvania.



Nolde Forest Environmental Education Center is a natural heritage area and contains nearly 700 acres of woodlands

Soils



Soil Map Unit Descriptions

AbA*	CmA*	JpB	NhD
AbB*	CwA	JpD	NhF
AnB	CwB	JpF	Qu
AoB	DbB*	LaB*	ReA*
AsB*	DfC*	LaC*	ReB*
AsC*	EdB	LaD	Ro*
AuD	EdD	LbB	ThA
AwD	EhC*	LbD	ToA
BkB*	EhD	LfA	Ua
BkC*	GbD	LmB*	UgB
BkD	Gc*	Me*	UkB
BkF	GnA*	MIB*	UmB
BmB*	GnB*	MmB	UmD
Bo	HeF	MuB*	UpB
BpB*	Ho*	MuC*	UpD
BpC*	JnB*	NaB*	UsD
BpD	JnC*	NaC*	W
BsB	JnD	NaD	WeB
BsD	JnE	NhB	WeD

Legend

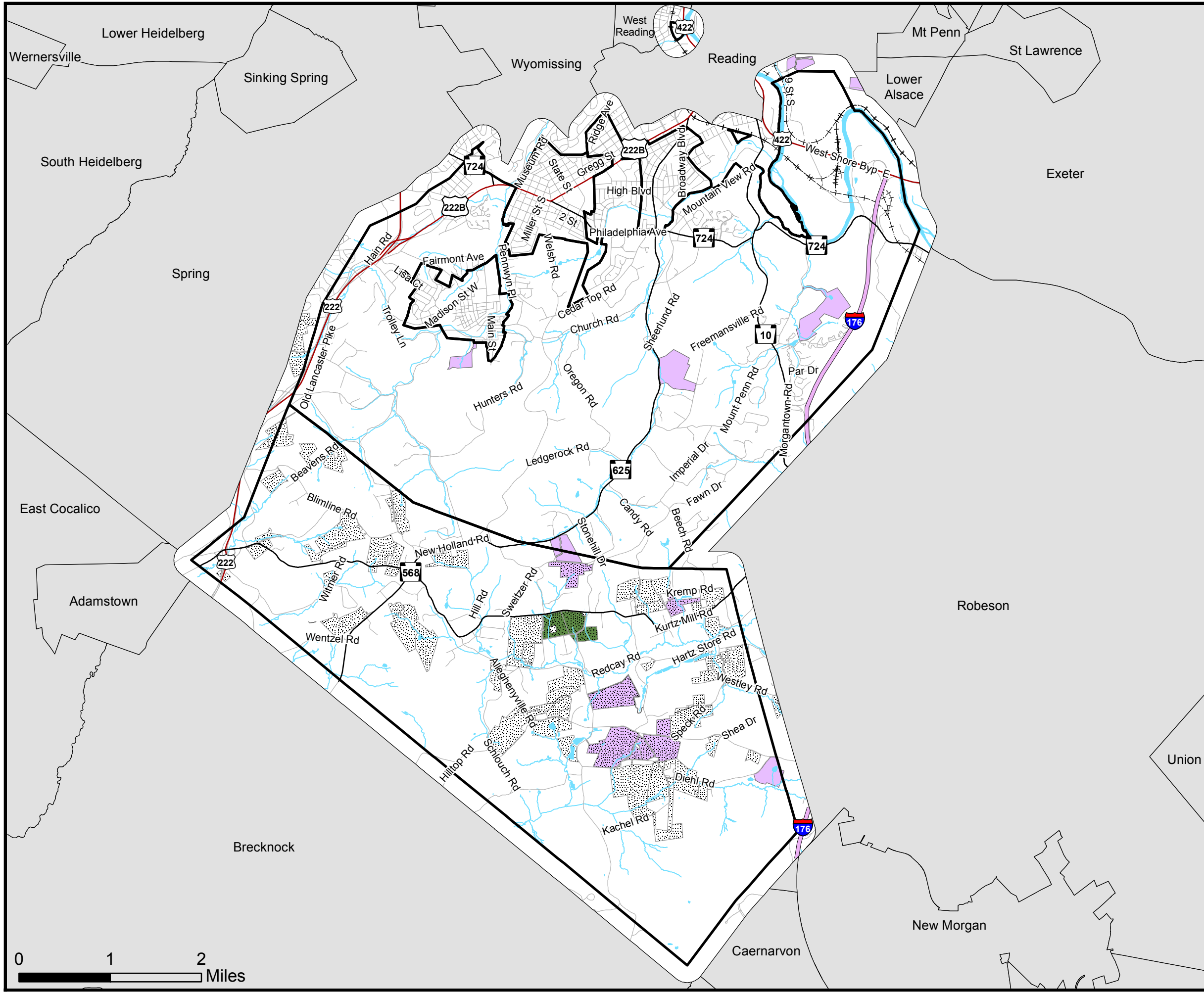
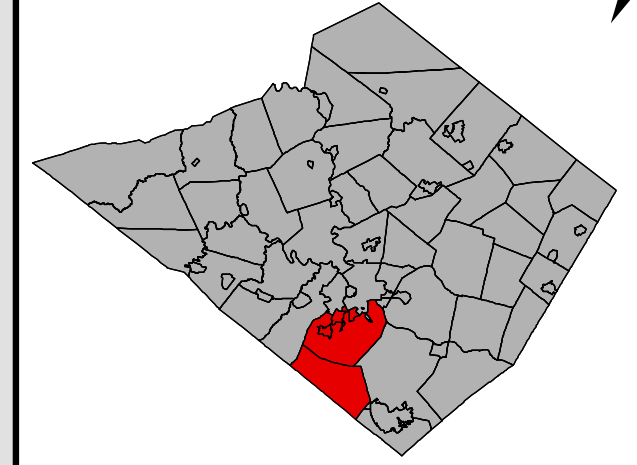
- Poorly Drained Soils
- Roads
- Railroads
- Municipal Boundaries

* Prime Agricultural Soils (Classes 1-3)








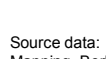
Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES, USDA NRCS
Published by the Berks County Planning Commission



Protected Land



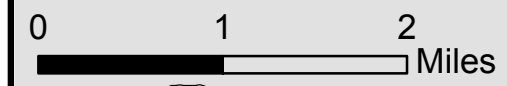
Legend

-  Berks County Agricultural Conservation Easement
-  Agricultural Security Area
-  Conservation Easement
-  Water Bodies
-  Streams
-  Roads
-  Railroads
-  Municipal Boundaries

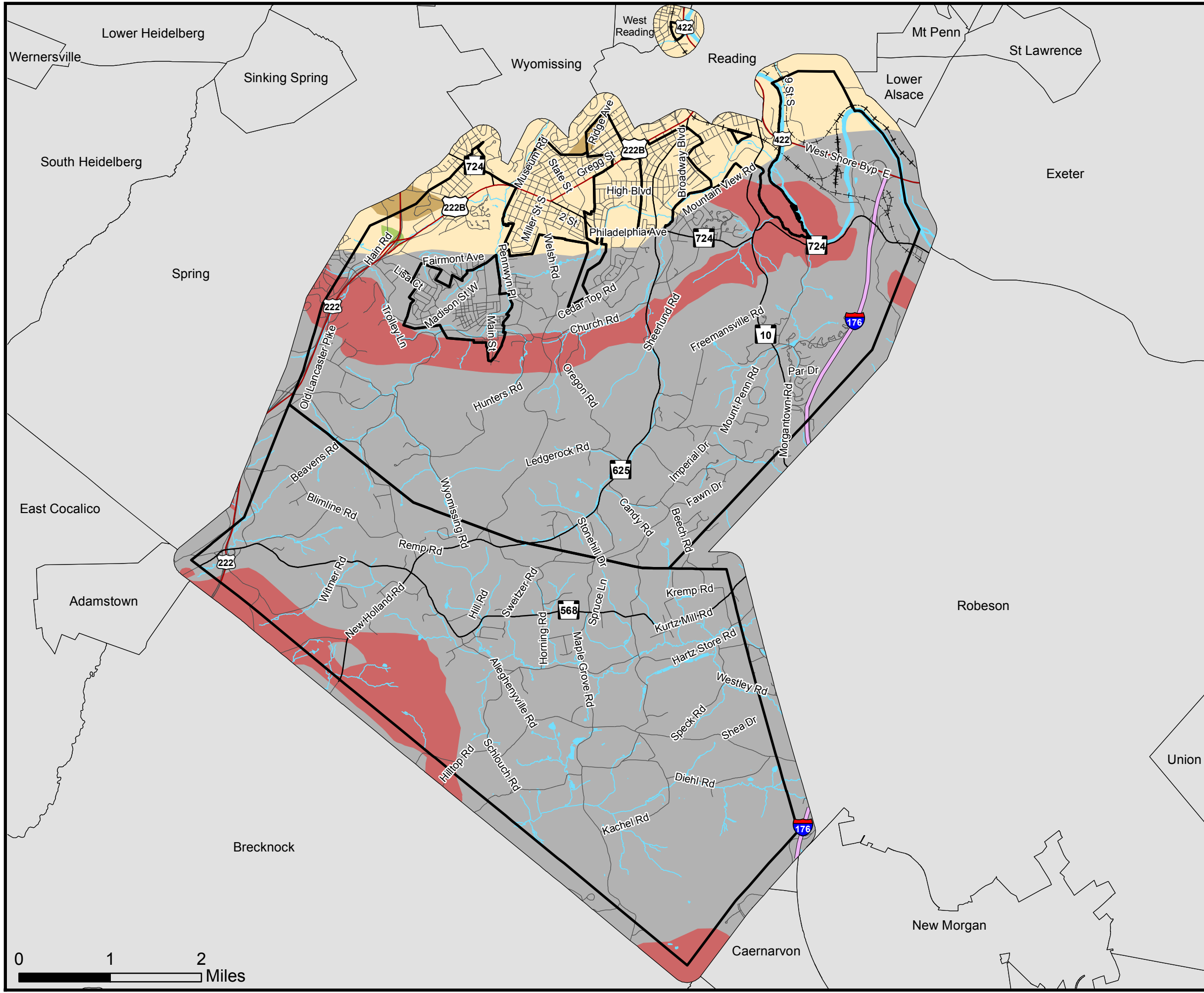
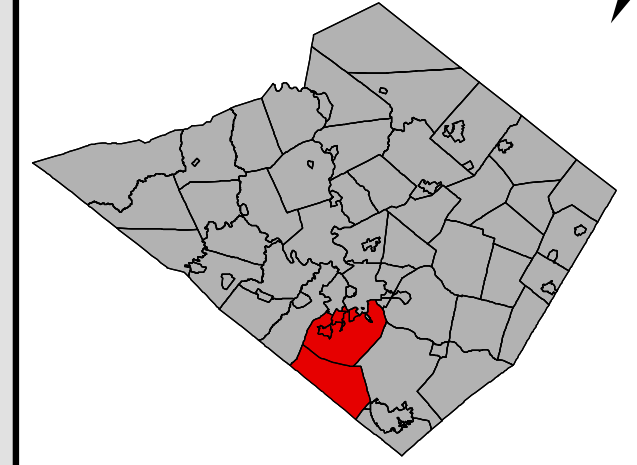
Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES, Berks Nature, Brecknock Township

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Geology



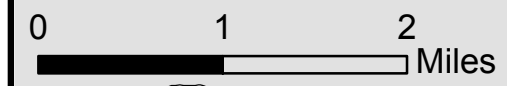
Geologic Period

- Precambrian
- Cambrian
- Ordovician
- Silurian
- Triassic
- Jurassic
- Water Bodies
- Streams
- Roads
- Railroads
- Municipal Boundaries

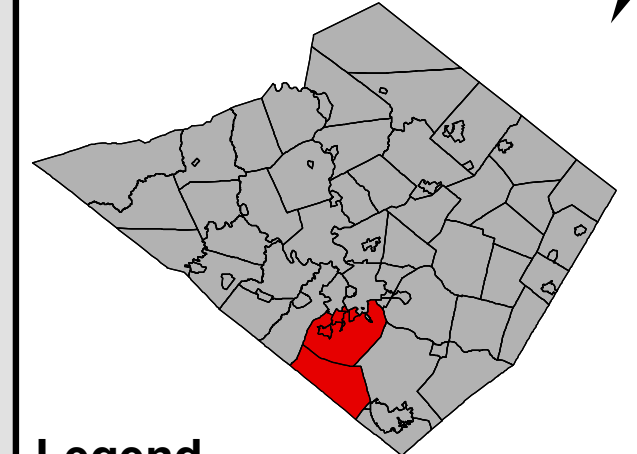
Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES, USDA NRCS

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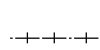

BAB 12/17



Natural Resources



Legend

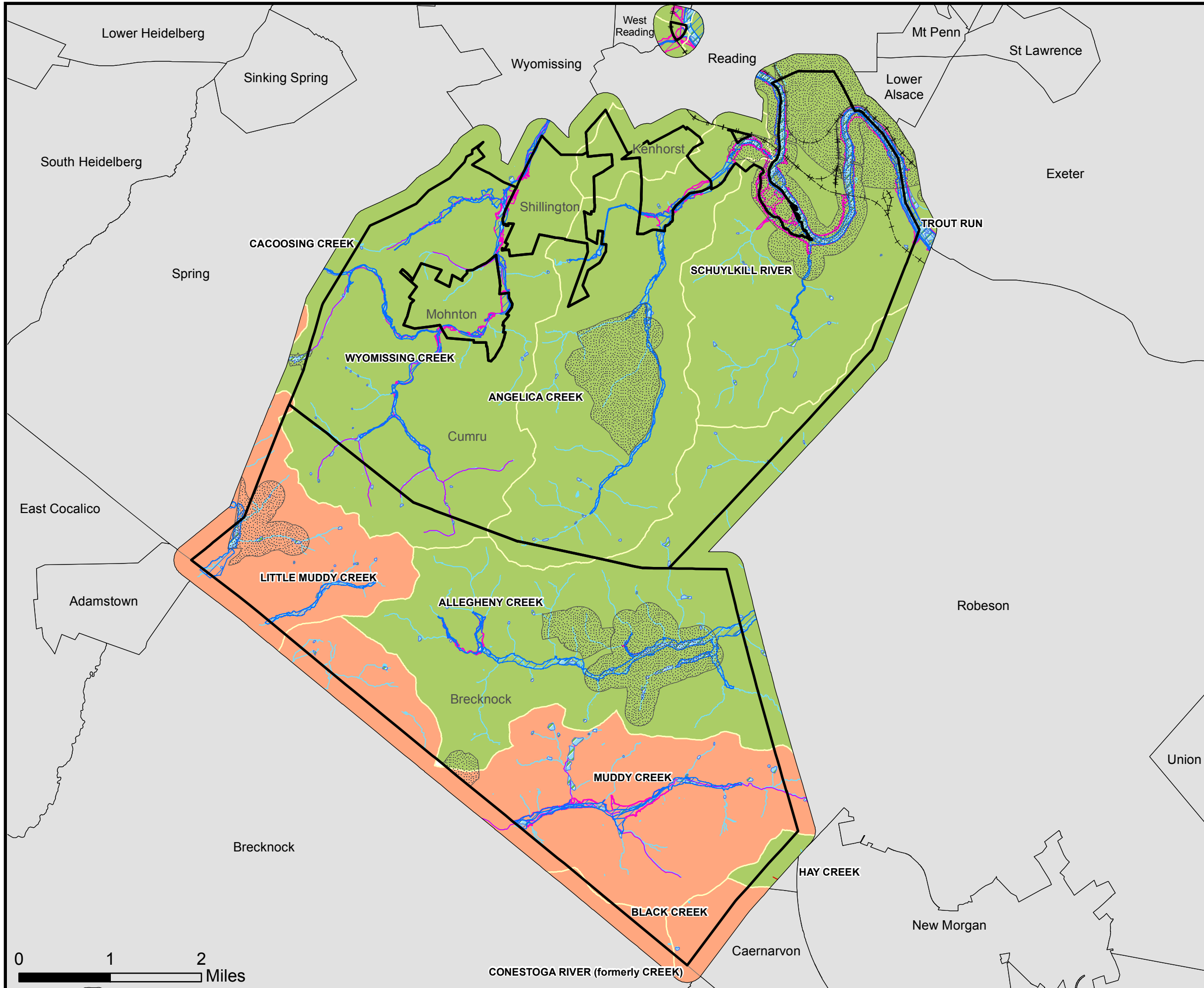
-  Schuylkill Watershed*
-  Conestoga River Watershed**
-  Subwatersheds
-  1% Floodplain
-  0.2% Floodplain
-  Wetlands
-  Natural Heritage Area- Core Habitat
-  Exceptional Value Streams
-  High Quality Streams
-  Water Bodies
-  Streams
-  Railroads
-  Municipal Boundaries

* Drains to Delaware River
** Drains to Susquehanna River

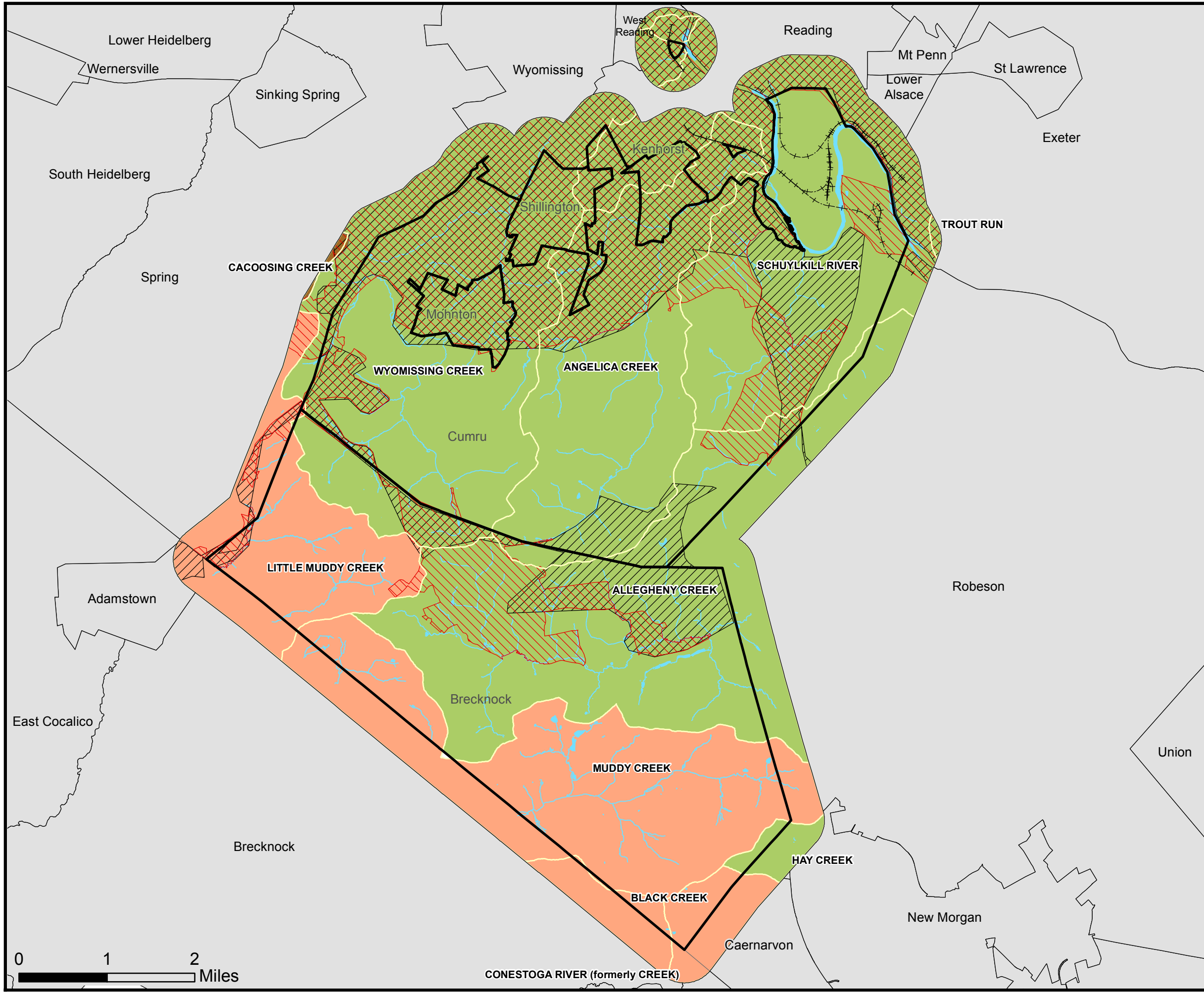
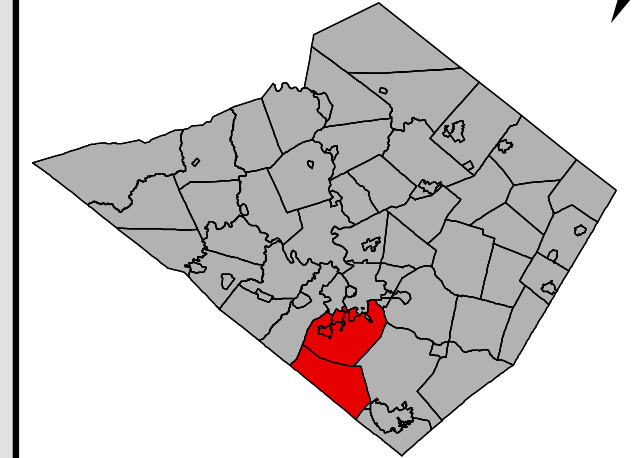
Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES, FEMA, Western Pennsylvania Conservancy, SRBC

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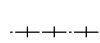

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MS4 Areas



Legend

-  Urbanized Area 2000
-  Urbanized Area 2010
-  Schuylkill Watershed*
-  Conestoga River Watershed**
-  Tulpehocken Creek Watershed*
-  Subwatersheds
-  Water Bodies
-  Streams
-  Railroads
-  Municipal Boundaries

* Drains to Schuylkill River
** Drains to Susquehanna River

Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES, SRBC, U.S. Census Bureau

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HISTORIC PRESERVATION PLAN

OVERVIEW

This section provides a brief overview of the region's history. The Historic Resources section includes maps of Historic Resources that remain in the region.

The original inhabitants of the area were Native-Americans of the Lenni-Lenape tribe. The first European settlers arrived in the area in the early 1700s, primarily from Britain and Germany. The first settlers of Brecknock Township were Jacob, Christian and John Bowman, who settled in 1735. The first settler in Cumru Township was Hugh Jones in 1732. By 1759, Cumru Township's tax records showed 162 men as residents.

Cumru Township was established in 1737, while Brecknock Township was incorporated in 1740. Both names are Welsh in origin. The area was originally part of Lancaster County, until Berks County was formed in 1752. Spring Township was originally part of Cumru, until it was separated in 1850.

The entire area was densely wooded, requiring enormous amounts of physical labor in order to clear land for farming. Many early settlers also operated sawmills and other types of mills. Most early industries were along the river and the creeks. These included a brick mill, hat factories, a woolen factory, a wire plant, a grist mill, an iron forge, and rifle factories. Ice was also produced along the Angelica Creek. By the mid-1850s, several churches were established in the area.

Thomas Mifflin was a prominent resident who farmed over 1,200 acres. He served in public offices throughout his entire lifetime. He left his seat in the Continental Congress to become an officer in the Continental Army during the Revolutionary War. He served as Quartermaster General for the Army, in charge of all of its supplies. He later rose to the rank of Major General. After the war, he served as a delegate to the Constitutional Convention and was one of the signers of the U.S. Constitution. He also served in the U.S. House of Representatives and as Governor of Pennsylvania.

In 1849, the Pennsylvania General Assembly passed an Act to promote the construction of public schools throughout the State. Prior to this time, most schools were either run through churches or were only available to the wealthy. As a result, a number of one-room school houses were constructed throughout the area, with each township forming their own school system.

Two of the earliest villages were Gouglersville and Shillington. Gouglersville was recognized with a post office in 1855. The villages mainly included stores and mills to serve the surrounding residents and inns to serve travelers. Lancaster Avenue was built by 1762, connecting Reading to Shillington to Lancaster. Old Lancaster Pike was the original route for this road. Other early roads were Neversink Road, which was built in 1753 from Reading to Flying Hills and became Route 10, and Schuylkill Road was built in 1750, which became Route 724. Some of the earliest taverns/inns in the region were Three Mile House in Shillington and Five Mile House, which was built on Old Lancaster Pike in 1858. These inns served travelers along stage coach routes. Stone markers were placed along Old Lancaster Pike to mark each mile between Reading and Adamstown.

Berks County's Poor House or "Alms House" was developed on 417 acres near Shillington on Lancaster Pike.



The Christian Bowman Homestead, located in Brecknock Township, was home to one of the first settlers of the Township

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Most of the land is presently occupied by the Governor Mifflin High School/Middle School complex. The Poor House opened in 1825 with 130 occupants. By 1878, it had reached 613 occupants. Many of the occupants were older persons. In 1837, a building was completed for persons with mental illnesses and a hospital was completed by 1874.



The John Updike Birthplace in Shillington

John Updike was born and raised in Shillington. His first novel was entitled “The Poorhouse Fair” and described the Poor House in Shillington.

The development of the Union Canal in the 1830s along the Schuylkill River from Philadelphia to Reading to Lebanon helped to generate development of the area. The Canal was soon followed by railroads along the Schuylkill River, which made the canal obsolete.

Shillington, Kenhorst and Mohnton were each formed as boroughs from land that was part of Cumru Township. Shillington was first settled in 1844 but became a borough in 1908, and was named after an early settler Samuel Shilling. Mohnton was settled in 1846 and became a borough in 1907. Kenhorst was incorporated as a borough in 1931. Reading also annexed parts of Cumru over the years, until a change in State law in the 1960s made annexations almost impossible.

A trolley line was completed from Reading to Shillington and Mohnsville by 1890, and another trolley route passed through Mohnton and Kenhorst areas by 1905. Many early homes and businesses were developed along these trolley routes, which provided the primary method of transportation. The development of the trolleys made it practical for an average person to work in Reading and live in outlying areas. The trolleys ended service after World War II.

The Governor Mifflin School District was formed to unify the school systems of each of the five municipalities in 1954.

The region experienced substantial growth after World War II as part of the trend of suburbanization. The completion of major highways, such as Interstate 176 and Route 422 helped to spur this growth.

The region has a rich heritage, as described above. The Historic Resources Maps and the accompanying list on the following pages shows important historic buildings and resources throughout the region.

TOOLS FOR HISTORIC PRESERVATION

Consider zoning provisions to help preserve the most important historic buildings.

Some form of zoning provisions should be considered by each municipality to protect important historic resources. Historic preservation provisions can now be included in a zoning ordinance under the authority of the State Municipalities Planning Code (MPC). Article VII-A of the MPC (passed in 2000) includes more authority to protect historic resources outside of a formal historic district. Sections 603(b), 603(c), 603(g), 604(1) and 605(2) of the MPC also provide authority to protect historic buildings through zoning.

Unlike a separate historic district ordinance created under the State Historic District Act, these historic zoning provisions are not intended to regulate all exterior changes to buildings and all new construction. Instead, this

Plan recommends consideration of historic zoning provisions that regulate demolition, demolition by neglect, adaptive reuse and rehabilitation of historic properties. The greatest emphasis should be placed within the downtowns of Shillington, Mohnton and Kenhorst, which includes the largest concentrations of historic buildings and present the highly visible “face” of much of the region.

The zoning ordinance could state that demolition of a historic building would only be allowed if the applicant proved that the building could not be economically reused or that the demolition is necessary to allow a project of special public importance (such as an intersection improvement needed to improve public safety). This prohibition on demolition would only apply to buildings listed as the most significant.

As well, the zoning ordinance could address demolition by neglect of historic structures and properties. This would prevent homeowners from allowing the historical building to deteriorate ‘naturally’ when upkeep becomes a hardship or too costly.

An alternative to requiring zoning approval of demolition would be to simply require a delay of up to 90 days from the time a person applied for a demolition permit until it could be approved. This delay would only apply to a list of important historic buildings. This delay is intended to provide time for interested persons to convince a property owner that there are alternatives to demolition. For example, a new buyer might be found who would be willing to restore the building, or the owner might be persuaded to incorporate the building into their plans for the property.

An exception to demolition regulations should be provided where the municipal building inspector certifies that a building needs to be demolished because of an imminent public safety hazard.

Provide zoning incentives to encourage adaptive reuse and rehabilitation of historic buildings.

If a designated building is preserved and rehabilitated in a sensitive manner, it should be able to be used for certain additional uses beyond those uses that are normally allowed under zoning. Therefore, for example, an historic building that was previously a residence in a non-commercial zoning district should be allowed to be used as a bed and breakfast inn, office, day care center, antique store, funeral home or similar light commercial use. This should help create a stronger market to encourage investment in the restoration of these buildings. These uses would only be allowed within existing buildings, plus modest-sized building additions that are designed to be compatible with the historic building as viewed from the road.

The applicant would need to submit plans prepared by a registered architect showing that the important features of the building that are visible from a public road will be preserved and rehabilitated. Modern features could be added in areas that are not visible from a public road.

Promote increased interest and awareness in historic resources, and more detailed identification of historic buildings.

Increased public interest in historic buildings can help spur interest in persons buying and rehabilitating historic properties. Berks Nature and the Historical Society of Berks County are the lead historic organizations in the County.

Efforts should be considered to have additional buildings listed on the National Register of Historic Places. Listing on the Register does not by itself involve any additional regulations upon a private property owner. It does offer public recognition of the importance of a building, and can provide limited Federal income tax benefits as part of a major historic rehabilitation of an investment property. Listing on the National Register provides protection against actions involving Federal or State funds in ways that would adversely affect the building.

Encourage property-owners to follow proper standards in making changes to older buildings.

It is important to make property-owners aware of appropriate ways that old buildings can be modernized or

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rehabilitated in ways that retain their historic appearance as viewed from a road.

Under programs using Federal funds or Federal income tax benefits, the Secretary of the Interior's Standards for Rehabilitation need to be followed. Such standards are intended to take into consideration economic and technical feasibility. These standards are as follows:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and the environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

The following additional standards should be considered when rehabilitating historic buildings. The changes should consider the design, arrangement, texture and material of the building and in relation to nearby historic buildings.

1. The proportional relationship between the width and the height of the front of the building.
2. The proportional relationship between the width and height of the windows.
3. The maintenance of a rhythm of solid wall areas and windows and doors.
4. The maintenance of any rhythm of building masses to spaces between them, if such rhythm exists along a street.

5. The continuation of setbacks from a road that are similar to adjacent historic buildings.
6. The maintenance of a rhythm of entrances and building projections and roof lines.
7. The use of materials (such as brick, stone and older styles of siding), that is similar in appearance to authentic materials of surrounding buildings.
8. The continuation of rough or smooth textures.
9. The maintenance and continuation of architectural details, such as cornices, lintels, arches, railings, shutters, iron work and chimneys.
10. The use of compatible roof shapes and lines.
11. The use of appropriate fences and walls.
12. The maintenance of barn walls in wood, preferably painted red, white or other historic colors.
13. Views of outdoor storage from streets and residential properties should be minimized.

HISTORIC RESOURCES

The cultural heritage of the Governor Mifflin Region is evident in the many older individual buildings, structures, and sites throughout the Region. Local officials and residents recognize the value of conservation, rehabilitation, restoration, and adaptive reuse of these historic features as a means of providing a glimpse into the Region's important past. Additionally, historic preservation can provide educational opportunities regarding historic life and architectural styles. Well maintained historic sites and areas can create a sense of unique identity and stimulate civic pride, economic vitality and tourism opportunities.

To identify the Region's specific historic sites, the Berks County Planning Commission Historic Resources Inventory was used. This inventory includes Pennsylvania Historical and Museum Commission (PHMC), Meiser, Berks Nature, and other resource data. The inventory includes 190 different sites and seven different districts that have been identified as important from a local, State and National perspective. The Region has one site and one district listed on the National Register.

The following identifies those sites in the Berks County Historic Resources database with their respective name, municipality, data source, and National Register status:

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List of Historic Resources (See numbers on Historic Resources Maps)

Brecknock

Resource ID	Historic Name	Source	National Register Status*
1479	Abraham Ziegler House	PHMC	Undetermined
1480	Addams Spring	PHMC	Ineligible
1481	Allegheny Church	PHMC	Undetermined
1482	Allegheny Church School	PHMC	Undetermined
1483	Mennonite Meeting House	PHMC	Listed
1485	Brecknock Bridge	PHMC	Ineligible
1486	Christian Bowman Homestead	PHMC	Undetermined
1487	Dam Site	Meiser	Unknown
1488	David H. Martin Jr. Property	PHMC	Undetermined
1489	Fitterling Farm	PHMC	Eligible
1490	Gebhart Homestead	PHMC	Undetermined
1491	Gehman Mennonite Meetinghouse Site	Meiser	Unknown
1492	Old Gehman Mennonite Church Site	Meiser	Unknown
1493	Graveyard	Meiser	Unknown
1494	Graveyard	Meiser	Unknown
1495	Horning Farm	PHMC	Undetermined
1496	Hummel's Store	Meiser	Unknown
1497	Jacob Sweitzer Farm	PHMC	Undetermined
1498	Remp's School House	PHMC	Undetermined
1499	Scattered Acres	PHMC	Undetermined
1500	Eight Mile House	PHMC	Undetermined
1501	Lewis Pollack Property	PHMC	Undetermined
1503	Pennypacker Gun Factory	Meiser	Unknown
1505	George Glass House	PHMC	Undetermined
1506	Simmerman Farm	PHMC	Eligible
1507	Stafford School	PHMC	Undetermined
1508	Sweitzer Homestead	PHMC	Undetermined
1509	Sammy Blimline's Church	PHMC	Undetermined
1510	Weber Homestead	PHMC	Undetermined
1511	Christian Huber Farm	PHMC	Undetermined
1512	Ziemer's Public House	PHMC	Undetermined
6685	John Schweitzer	BCPC	Unknown
6686	Peter Ziemer Sr (1858 Atlas)	BCPC	Unknown
6687	Peter D. Ziemer House	BCPC	Unknown
6688	Samuel Hart House	BCPC	Unknown
6689	Wert (Jacob) House (1858 Atlas)	BCPC	Unknown
6690	Henry Kachel	BCPC	Unknown
6691	Hoschaar	BCPC	Unknown

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6692	No Name - Building on Gebhart School Road	BCPC	Unknown
6693	N. Mohr House	BCPC	Unknown
6694	Fritz Tilt Forge	BCPC	Unknown
6695	A. Peter Schweitzer House (half 109)	BCPC	Unknown
6696	John Schweitzer House	BCPC	Unknown
6697	Isaac Bixler House	BCPC	Unknown
6698	Phillip Wert House	BCPC	Unknown
6699	Deismond House	BCPC	Unknown
6700	J. Ninzehelfzer	BCPC	Unknown
6701	A. Ziegler House	BCPC	Unknown
6702	George Schlouch Farm	BCPC	Unknown
6703	No Name - Building on Kurtz Mill Road	BCPC	Unknown
6704	Schlouch Farm 2	BCPC	Unknown
6705	No Name - Building on Bowmansville Road	BCPC	Unknown
6706	Peter Beam House	BCPC	Unknown
6707	Steffy House	BCPC	Unknown
6708	Gebhart School	BCPC	Unknown
6709	James Schnader	BCPC	Unknown
6710	Burkhardt House	BCPC	Unknown
6711	No Name - Building on Bowmansville Road	BCPC	Unknown
6712	Samuel Kachel House	BCPC	Unknown
6713	Bixler House	BCPC	Unknown
6714	Rudolph Matz	BCPC	Unknown

Cumru

Resource ID	Historic Name	Source	National Register Status*
1629	Althouse Property	PHMC	Ineligible
1632	Central House Hotel	PHMC	Undetermined
1633	Conrad Kohl - Frank Keim Gunsmiths	BCPC	Unknown
1634	Cornelius Richwine Gunmaker	Meiser	Unknown
1636	Cyrus Hornberger Gun Factory	Meiser	Unknown
1637	Gougler & Heberling Gun Factory	Meiser	Unknown
1639	Eberly Estate	PHMC	Undetermined
1640	Eberly Gas Station Property	PHMC	Ineligible
1641	Edmund & Joyce Wendler Property	PHMC	Ineligible
1642	Ernest W & Bertha E Hill Property	PHMC	Ineligible
1643	Five Mile House	PHMC	Eligible
1644	Flying Hills Co. Property	PHMC	Undetermined
1645	Forester's House	PHMC	Undetermined
1646	Frank Miller Gunsmith	Meiser	Unknown
1647	Reichwein Gun Shop	Meiser	Unknown

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1648	Frey Property	PHMC	Ineligible
1649	George L. Bennethun Property	PHMC	Ineligible
1651	Graveyard	Meiser	Unknown
1652	Greaves File Factory	Meiser	Unknown
1655	Highland House Site	BCPC	Unknown
1656	Howard Noecker Property	PHMC	Ineligible
1657	Huyett Farm	PHMC	Ineligible
1658	J. Matz Farm	PHMC	Eligible
1659	J. Rufner File Factory	Meiser	Unknown
1660	J.H. Whites Gunsmith	Meiser	Unknown
1661	Jacob Nolde House	PHMC	Undetermined
1662	James & Gail Lentz Property	PHMC	Undetermined
1663	James B. Egan Property	PHMC	Ineligible
1664	John Lied Property	PHMC	Ineligible
1665	John Snyder Property	PHMC	Ineligible
1666	Joseph Houltry	Meiser	Unknown
1667	Kachel Farm	PHMC	Undetermined
1669	Keim Gun Factory	Meiser	Unknown
1670	Kohl Tavern	Meiser	Unknown
1671	Kohl's Mill	PHMC	Ineligible
1672	Kuser Property	PHMC	Ineligible
1674	Lewis Forge	PHMC	Undetermined
1675	Lincoln Ramsey Farmstead	PHMC	Ineligible
1676	Locktenders House	Meiser	Unknown
1677	Locus 18 Property	PHMC	Ineligible
1678	Maltzer Property	PHMC	Ineligible
1679	Mary Archer Home	PHMC	Undetermined
1680	Matz Farm	PHMC	Ineligible
1681	Moses Ruffner File Factory	Meiser	Unknown
1682	Mountain View Hotel	PHMC	Undetermined
1683	Mt. Penn Furnace	PHMC	Undetermined
1684	Mt. Penn School	PHMC	Undetermined
1685	Nathaniel Schnader	BCPC	Unknown
1686	Nolde Mansion	PHMC	Undetermined
1688	Potter's Field	Meiser	Undetermined
1689	Prosperi House	PHMC	Ineligible
1690	Ralph Kaufman Property	PHMC	Undetermined
1692	Reddig Property	PHMC	Ineligible
1693	Richard Eshelman Property	PHMC	Undetermined
1695	Robert O. Baker Property	PHMC	Undetermined
1697	Schuykill Navigation Lock #49	Meiser	Unknown

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1698	Sheerlund Forest	PHMC	Undetermined
1699	Sheldon W. Lee Property	PHMC	Ineligible
1700	Shennauer Tavern	PHMC	Eligible
1701	Sorrel House Tavern	PHMC	Undetermined
1702	Speedwell Forge # 1	PHMC	Undetermined
1703	Speedwell Forge # 2	PHMC	Undetermined
1705	Trinity Lutheran Church	PHMC	Undetermined
1706	Ulrich Werner House	PHMC	Undetermined
1708	Union Canal Lock #54	PHMC	Undetermined
1711	White School	PHMC	Ineligible
1712	White House Hotel	BCPC	Unknown
1714	Wyomissing Church	PHMC	Undetermined
1715	Yocum Forges	Meiser	Unknown
1716	Yocum's Church	PHMC	Undetermined
1717	Yocum's School	PHMC	Undetermined
2728	Daniel Glass - Gougler & Heberling	Meiser	Unknown
6524	High House	PHMC	Eligible
6526	Bridge	PHMC	Ineligible
6527	Bridge	PHMC	Eligible
6528	Bridge	PHMC	Ineligible
6529	Bridge	PHMC	Ineligible
6530	Bridge	PHMC	Ineligible
6531	Bridge	PHMC	Eligible
6532	Bridge	PHMC	Ineligible
6533	Bridge	PHMC	Ineligible
6534	Bridge	PHMC	Ineligible
6535	Bridge	PHMC	Ineligible

Kenhorst

Resource ID	Historic Name	Source	National Register Status*
2264	Carol Dehais Property	PHMC	Undetermined
2265	Fairview School	PHMC	Undetermined
2266	High Homestead	PHMC	Undetermined
2267	Kenhorst Fire Hall	PHMC	Undetermined
2268	Kurtz House	PHMC	Undetermined
2269	Lancaster Avenue Row	PHMC	Undetermined
2270	New Holland Road Row	PHMC	Undetermined
2271	William R. High Property	PHMC	Undetermined

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Mohnton

Resource ID	Historic Name	Source	National Register Status*
2726	Benjamin Mohn & Henry Worley Gun	Meiser	Unknown
2727	Calvary United Methodist Church	PHMC	Undetermined
2729	Eckert & Voight Wire Mill	Meiser	Unknown
2730	Franklin Warner House	PHMC	Undetermined
2731	George H. Leininger House	PHMC	Undetermined
2732	Griffith House	PHMC	Undetermined
2733	Jonathon Miller House	PHMC	Undetermined
2734	Joseph Hornberger House	PHMC	Undetermined
2736	Village of Mohnton	Meiser	Unknown
2738	Mohnton Public School	PHMC	Undetermined
2740	St John's Church	PHMC	Undetermined
2741	William Pannebecker Gunmaker	Meiser	Unknown
2742	Wyomissing Valley Bank	PHMC	Undetermined
2743	Zion Evangelical Church	PHMC	Undetermined
6012	Cyrus D. Hornberger Wheelwright and Carriage Works	PHMC	Undetermined
6652	Bridge	PHMC	Ineligible
6653	Bridge	PHMC	Ineligible

Shillington

Resource ID	Historic Name	Source	National Register Status*
5106	Almshouse Graveyard	Meiser	Unknown
5107	Brownstone wall	Meiser	Unknown
5108	Dr. R. Zerbe Property	PHMC	Undetermined
5109	George Riehm Farmhouse	PHMC	Undetermined
5110	Harry E. Hawman Property	PHMC	Undetermined
5111	Hendel Hat Factory	PHMC	Undetermined
5112	Henry Fritz House	PHMC	Eligible
5113	Immanuel Church	PHMC	Undetermined
5114	Independent Order Of Americans Lodge #186	PHMC	Undetermined
5116	Jacob Weiss House	PHMC	Undetermined
5117	John Updike Birthplace	PHMC	Undetermined
5118	Miller Family Graveyard	Meiser	Unknown
5119	Millers House	PHMC	Eligible
5120	Philadelphia Avenue Houses	PHMC	Undetermined
5121	Robert Moyer Property	PHMC	Undetermined
5123	Village of Shillington	Meiser	Unknown
5125	Shillington Elementary School	PHMC	Undetermined
5126	Shillington Town Hall	PHMC	Eligible
5127	Thomas R. Dobson Property	PHMC	Eligible

5128	Welsh Baptist Church	Meiser	Unknown
5129	Welsh Graveyard	Meiser	Unknown
5130	William High House	PHMC	Eligible

**List of Historic Districts
(See numbers on Historic Resources Maps)**

Brecknock

Resource ID	Historic Name	Source	National Register Status*
1484D	Village of Alleghenyville	PHMC	Undetermined

Cumru

Resource ID	Historic Name	Source	National Register Status*
1635D	Cyrus Derr Property	PHMC	Ineligible
1650D	Village of Gouglersville	PHMC	Ineligible
1653D	Village of Grill	PHMC	Undetermined
1694D	Ridgewood Farm	PHMC	Listed
6380D	Schuylkill River Desilting Project	PHMC	Eligible
6525D	Nolde Forest Environmental Education Center	PHMC	Eligible
6330D	Philadelphia and Reading Railroad: Reading Beltline Railroad	PHMC	Ineligible
6335D	Schuylkill Navigation Company Canal	PHMC	Eligible
6341D	Wilmington and Northern Railroad	PHMC	Ineligible
6377D	Reading Railroad Main Line (Philadelphia to Port Clinton)	PHMC	Eligible
6392D	Philadelphia and Reading Railroad	PHMC	Eligible
6393D	Pennsylvania Railroad Schuylkill Valley Branch	PHMC	Ineligible
6642D	Wilmington and Northern Railroad (aggregate file)	PHMC	Undetermined

* National Register Status Defined

Listed: Historical site/district is listed on the National Register

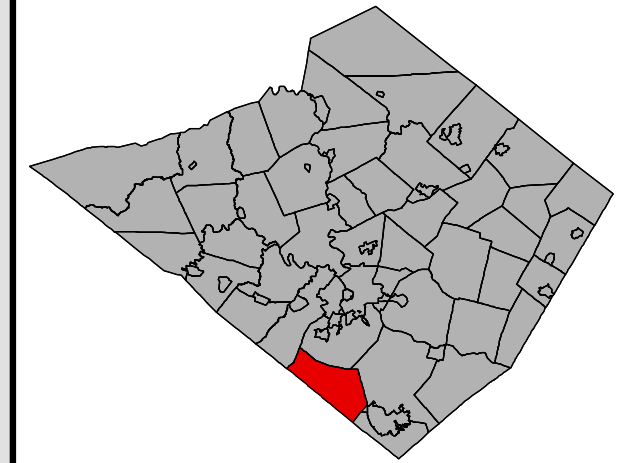
Eligible: Historical site/district is considered eligible according to the PA State Historic Preservation office

Ineligible: Historical site/district is considered not eligible according to PA State Historic Preservation office.

Undetermined: The PA State Historic preservation office has record of the historical site/district, but it has never been evaluated to determine if the site/district is eligible, ineligible or listed.

Unknown: This is not a national register status. This status signifies a historical site/district identified by George Meiser, IX or surveys returned to the Berks County Planning Commission that are not identified in the National Register database, but are still historically significant to Berks County.

Historic Resources Brecknock Township



Legend

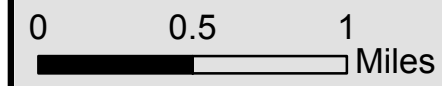
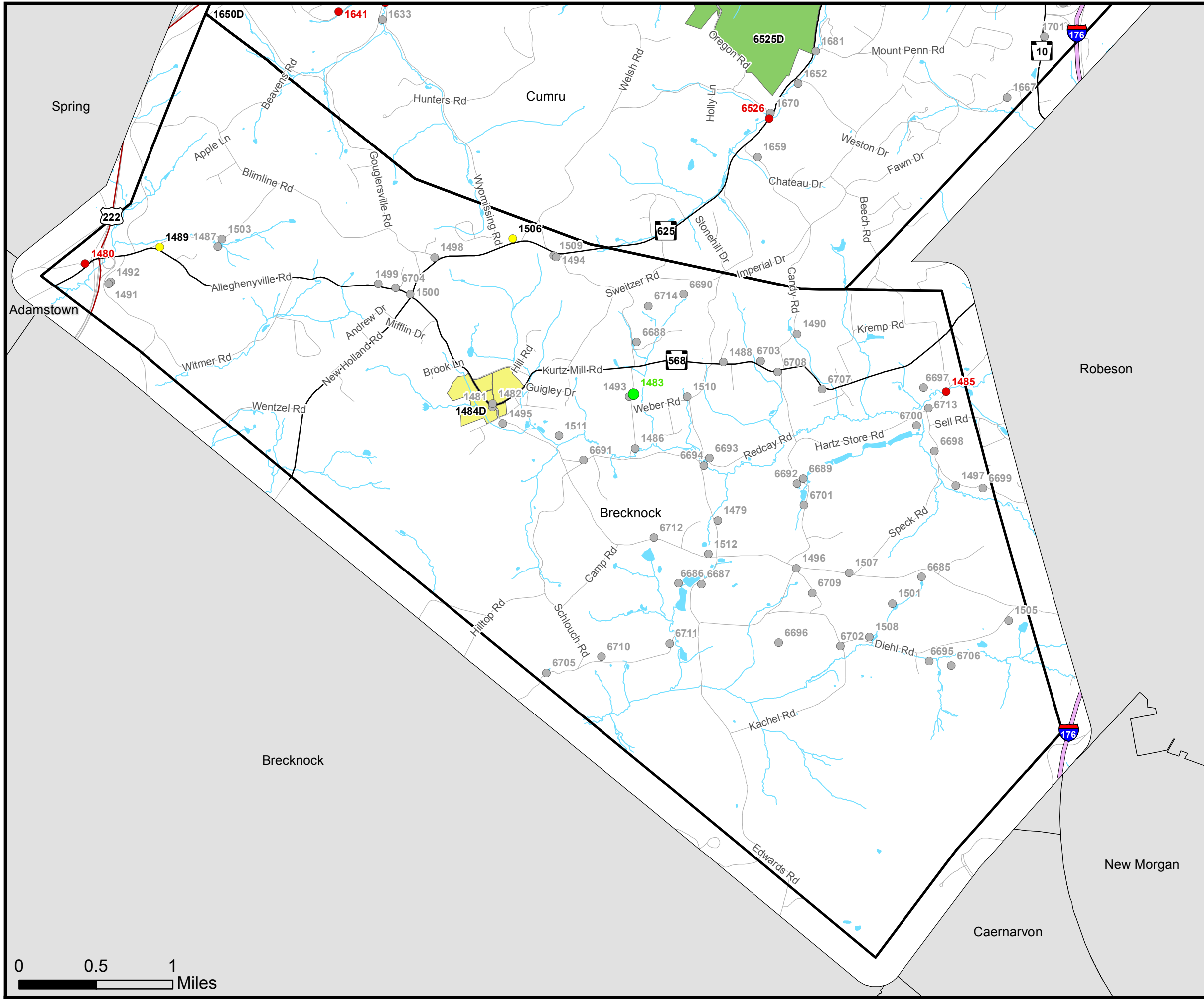
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- National Register Eligible
- National Register Ineligible
- Other Historic Sites*
- National Register Listed Districts
- National Register Eligible Districts
- National Register Ineligible Districts
- Other Historic Districts*
- ~ Water Bodies
- ~ Streams
- Roads
- Railroads
- ▭ Municipal Boundaries

* Includes sites identified by surveys conducted from one or more of the following groups:
Pennsylvania Historic Museum Commission, Berks Nature, George Meiser and local
historical societies.

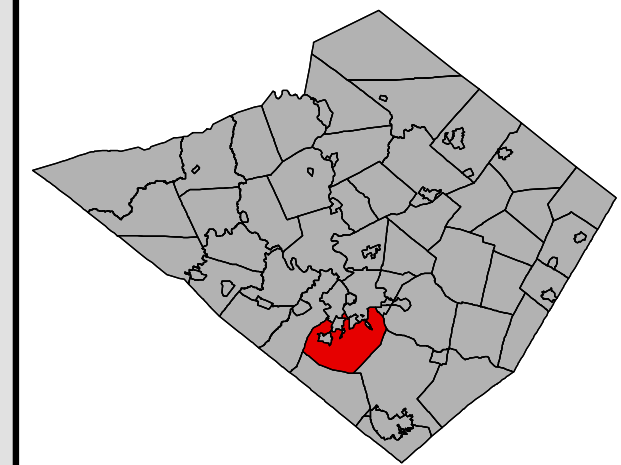
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Mapping, Berks DES

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Historic Resources Cumru Township



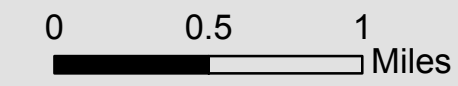
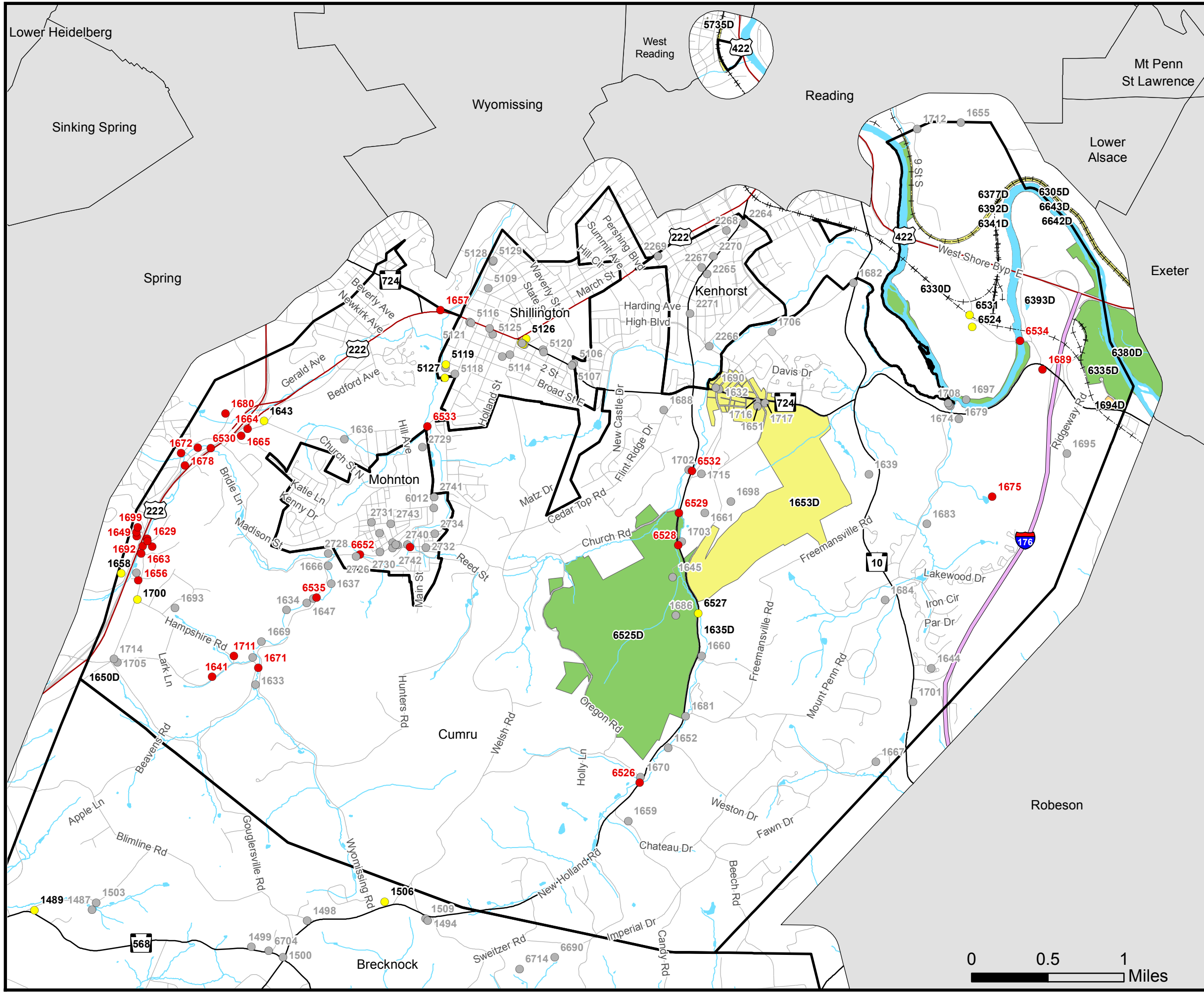
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- Other Historic Sites*
- National Register Listed Districts
- National Register Eligible Districts
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- Other Historic Districts*
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- Roads
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- Municipal Boundaries

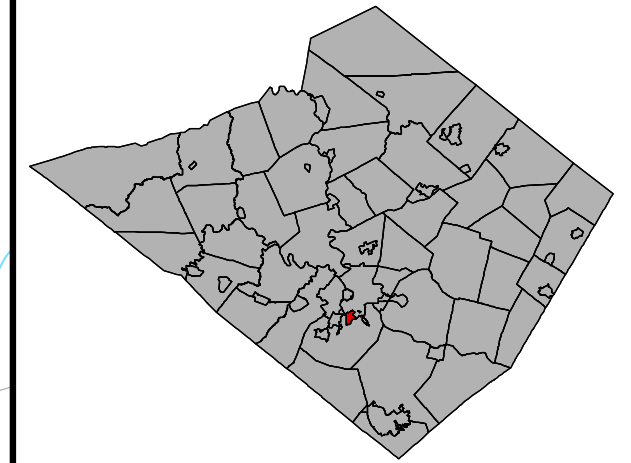
* Includes sites identified by surveys conducted from one or more of the following groups: Pennsylvania Historic Museum Commission, Berks Nature, George Meiser and local historical societies.

Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES

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Historic Resources Kenhorst Borough



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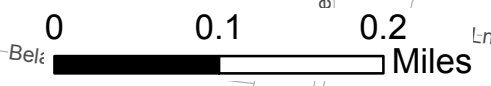
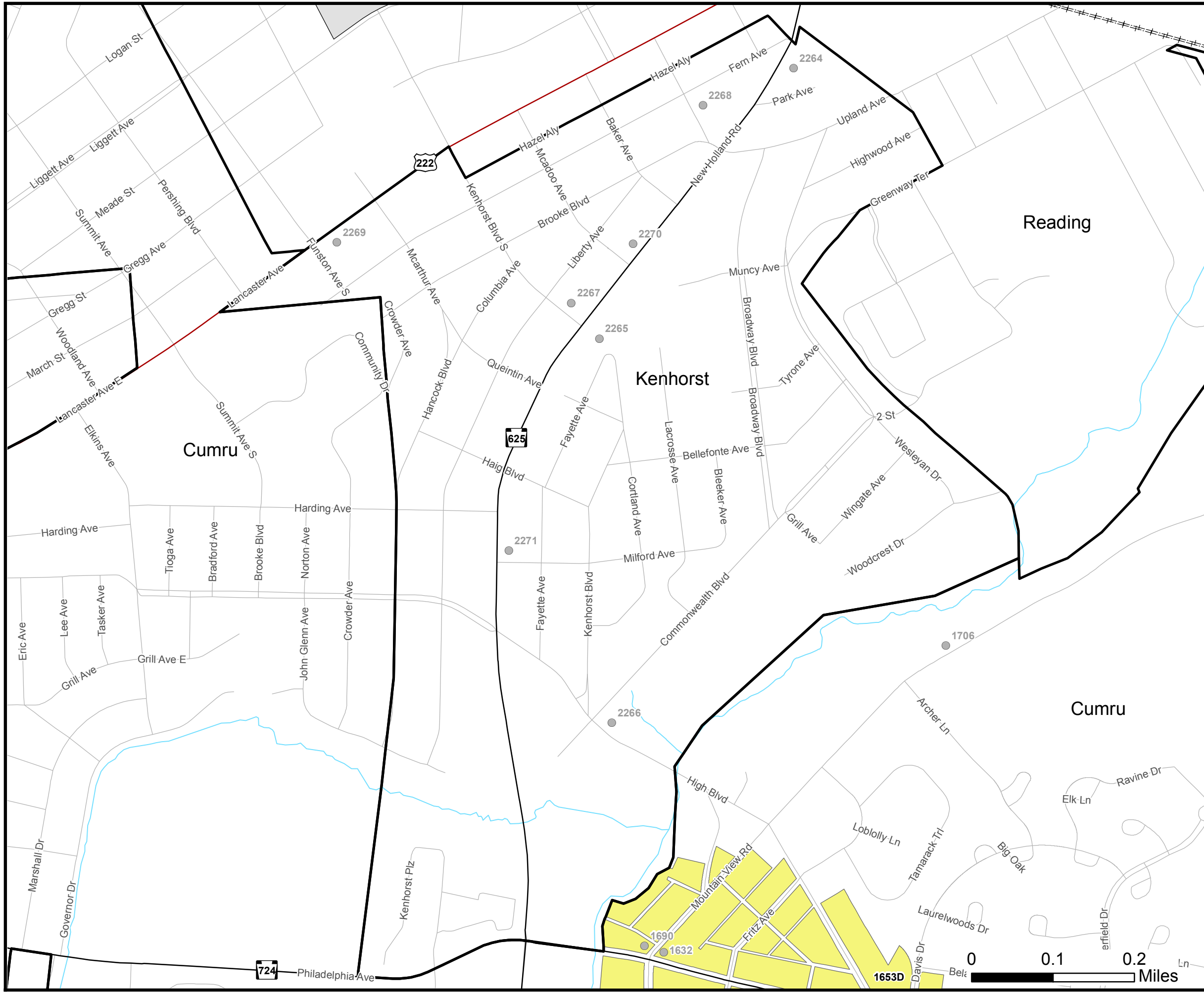
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* Includes sites identified by surveys conducted from one or more of the following groups: Pennsylvania Historic Museum Commission, Berks Nature, George Meiser and local historical societies.

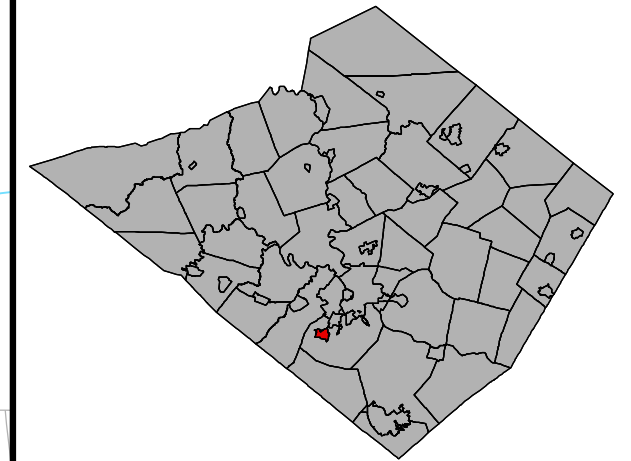
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Historic Resources Mohnton Borough



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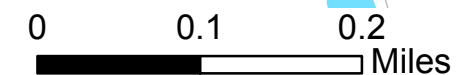
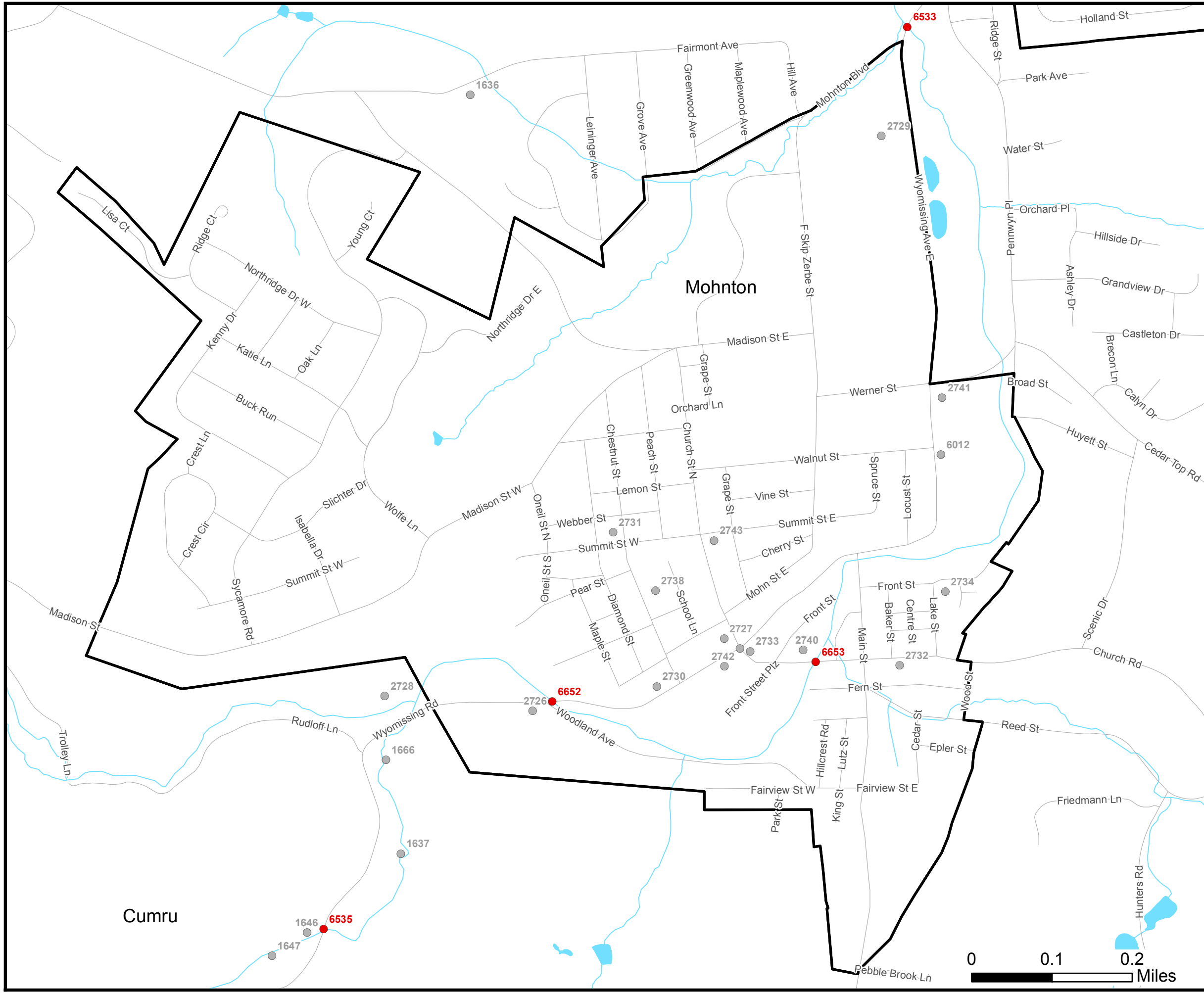
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- Other Historic Districts*
- Water Bodies
- Streams
- Roads
- Railroads
- Municipal Boundaries

* Includes sites identified by surveys conducted from one or more of the following groups: Pennsylvania Historic Museum Commission, Berks Nature, George Meiser and local historical societies.

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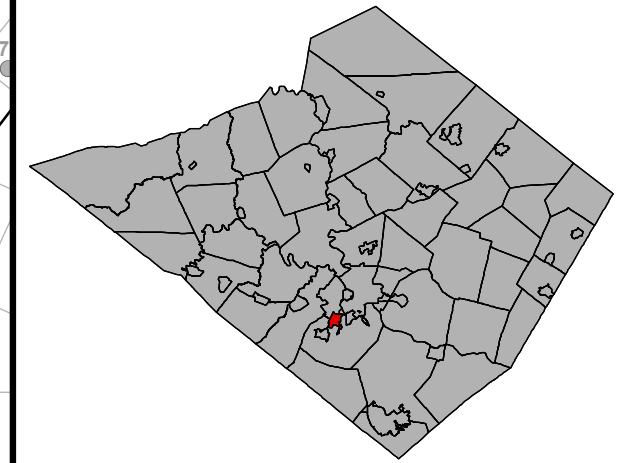
BAB 12/17



Cumru



Historic Resources Shillington Borough



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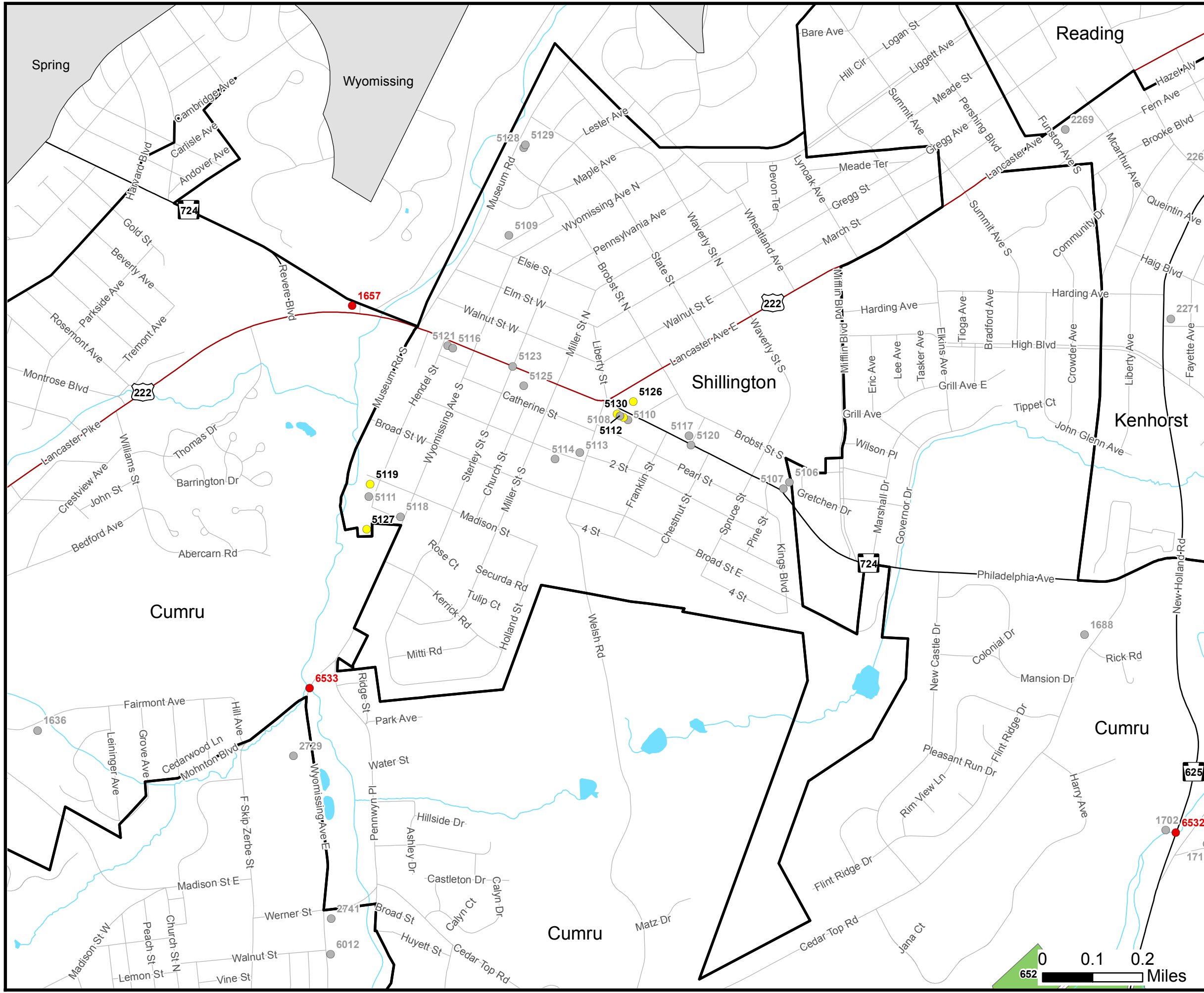
- National Register Listed
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- National Register Listed Districts
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* Includes sites identified by surveys conducted from one or more of the following groups: Pennsylvania Historic Museum Commission, Berks Nature, George Meiser and local historical societies.

Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES

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COMMUNITY FACILITIES AND SERVICES PLAN

Community facilities include parks, fire stations, municipal buildings, public schools and similar facilities. Community services include police and fire protection, sewage and water services and municipal government.

GOAL: Provide high-quality community facilities and services in the most cost-efficient manner, including addressing needs for future growth.



Governor Mifflin High School

Photo Courtesy of Governor Mifflin Area School District

Sanitary Sewage

Figure 11 Public Utilities show the different areas that have public sewer and water and what areas are proposed for service in the future. Sewage service is provided in the intensely developed areas of Cumru Township, Shillington and Kenhorst provided by collection systems owned by each municipality. These systems connect to the City of Reading wastewater treatment plant. The Reading treatment plant is on Fritz Island in the Schuylkill River, which is almost surrounded by Cumru. Officially, the Fritz Island plant is rated to treat 28.5 million gallons per day. Cumru Township recently adopted a new Act 537 Plan in September of 2017. Figure 11 depicts current and future sewer service areas for the Township as represented in the new plan.

The mains run:

- a) along Business Rt. 222 to Museum Road, with smaller lines connecting from Gouglersville and Old Lancaster Pike,
- b) along Business Rt. 222/Lancaster Avenue from the northern part of Kenhorst to Route 422,
- c) from Kenhorst to the northeast parallel to Mountain View Road,
- d) from the Flying Hills development northward along Valley Stream Rd. and then west along Route 724, and
- e) from Welsh Rd. near to the Cumru Township building east along the Church Rd. corridor and then north along the Rt. 625 corridor.

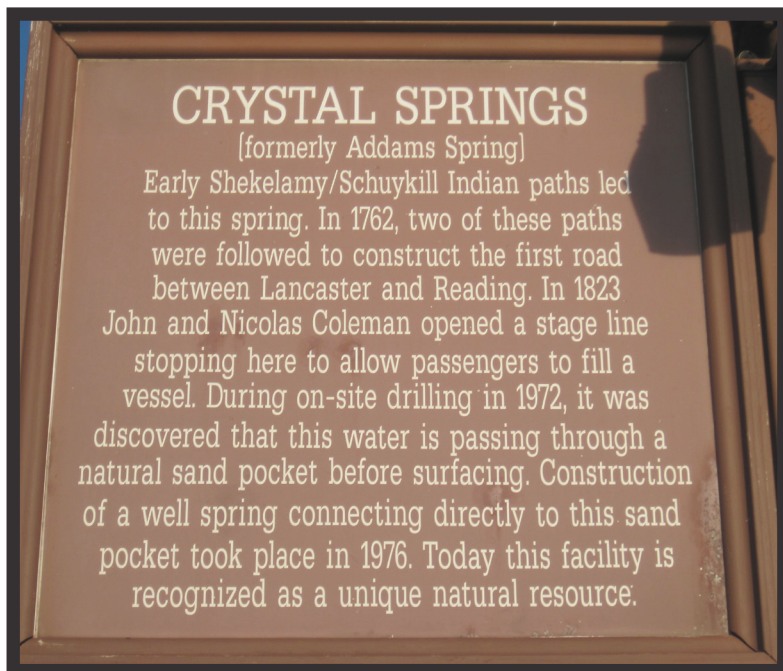
In addition, Mohnton and adjacent areas of Cumru to the southwest and southeast of Mohnton are served by a sewage system that connects to the Joint Municipal Authority of Wyomissing Valley. The Wyomissing Valley treatment plant is located at the juncture of the Wyomissing Creek and the Schuylkill River. The plant has a treatment capacity of 4 million gallons per day. As of 2016, Cumru uses 1% of the treatment plant capacity per day. Mohnton uses 6%-8% of plant capacity and Shillington uses 10%-12% of plant capacity. For a substantial length, the mains of the Wyomissing Valley and Reading systems run parallel to each other.

Brecknock Township and most of the southern part of Cumru Township are served by on-lot septic systems. Assuming that densities allowed under zoning are not significantly increased, there should not be a need for central sewage in most of Brecknock and in most of the southern parts of Cumru. If intense development occurs around the Rt. 568 interchange of Rt. 222, then central sewage service would be needed in that part of Brecknock. That service could conceivably be provided by extending service from the Adamstown sewage system (which Spring Township has previously discussed) or by extending lines southward from areas along Rt. 222 in Cumru.

Because the boroughs are already served by sewage, and Brecknock Township is unlikely to need sewage service, the attention concerning sewage needs to be focused upon Cumru.

This Plan does not recommend that major new public sanitary sewage lines be constructed, beyond the lines recommended in Cumru Township’s Sewage Facilities Plan. This policy will help to direct intensive development to areas recommended in this Comprehensive Plan for business development and higher density development. Limited additional extensions of public sewage service may be appropriate to serve an Open

Space Development (as described in the Land Use Plan section) that is near the edges of a Low or Medium Density Residential area, if the extension is needed to result in substantial permanent open space preservation.



Crystal Springs, previously known as Addams Spring, is located in Brecknock Township

Water Supply

The Shillington Water system serves Shillington, the Route 222 corridor, Mohnton, Pennwyn, Mifflin Park (east of Shillington) and immediately adjacent areas. The Reading Area Water Authority (RAWA) system serves Grill, Kenhorst and adjacent areas. The Colonial Hills area in western Cumru and the eastern part of Cumru (including Flying Hills and the Rt. 10/176 interchange areas) are served by Aqua America.

Great care is needed to provide adequate water services and to protect the water quality of groundwater and creeks. Parts of the region are served with water from Lake Ontelaunee and the Maiden Creek north of Reading. However, for much of the Governor Mifflin region, drinking water supplies come directly or indirectly from groundwater. This includes community and individual wells serving homes, farms and businesses.

The underground geology greatly affects the vulnerability of water supplies to contamination. Particularly in limestone/carbonate areas (which includes the northern-most parts of the region), underground voids and cracks can allow contaminants to quickly travel from the surface to the groundwater. Once contamination occurs, it can be extremely expensive to clean up, and may require that a well be abandoned.

The following recommendations should be carried out to protect water supplies within the region:

- Water systems and fire companies should update their emergency response and emergency operations plans, and complete related training. This is particularly important to know how to respond in case of a spill of a hazardous substance that could contaminate groundwater, the river or a creek, especially near a public water source.
- The most likely sources of potential water contamination should be identified so that proper measures can be instituted with the business owner to avoid problems. This identification of hazards has already been accomplished in certain areas using State grants.
- Open Space Development is described in the Land Use and Housing Plan section. This involves providing incentives so that homes are clustered on a portion of a tract of land, with large percentages of the tract being permanently preserved in some form of open space. This approach can be beneficial to provide a natural recharge and protective area near well sites.
- It is desirable to use types of wastewater treatment that recharge water into the ground, after the water is treated. This particularly includes spray irrigation or drip irrigation (which involves underground hoses to distribute the treated water). These methods keep the water in the same watershed. This method also helps to preserve large areas of land, and works particularly well with a golf course. In comparison, most central sewage systems result in water being transported out of the watershed - without recharging the groundwater.

- Stormwater runoff should be considered a resource, instead of something to be disposed of. This includes maximizing recharge of stormwater runoff into the groundwater. However, there are justifiable concerns that many of the methods to promote recharge may not be appropriate in limestone/carbonate areas because they may cause sinkholes or groundwater contamination. In addition, many infiltration methods require regular maintenance in order to properly function over time.
- Each township should adopt a well construction ordinance. This is important to make sure that new wells are properly constructed, including proper grouting to prevent contaminants from entering the well. As of 2016, there are no State regulations on the construction of a well. This Ordinance should also require that proper measures be used to seal a well that is no longer used - to prevent pollutants from entering the groundwater.
- Central water systems should prepare plans to protect the quality of water near major water supplies. A State grant program is available that could help to fund these efforts. A wellhead protection plan identifies the land areas around a well that are most likely to contribute towards contamination of the well, considering the underlying geology. The plan then recommends methods that can be used to avoid contamination in these areas, such as purchasing a conservation easement around the water supply to keep the land in open space or to limit the types or intensities of development. This type of planning is particularly important for future well sites in areas that have not yet been developed.
 - The primary area of concern is a 400 foot radius around a well. The secondary area of concern around a well is typically determined by a hydro-geological study.
 - The goal is to avoid uses near wells that are most likely to cause contamination. If a source of contamination cannot be avoided, then the goal is to make sure that structures and procedures are in place to contain and address any spills.
 - A wellhead protection ordinance should be considered for adoption in some form in key areas. That type of ordinance typically prohibits uses with moderate hazards within 400 feet of public water supply wells. Within that 400 foot radius, it is common to prohibit most industrial uses that use hazardous materials, as well as prohibiting vehicle repairs. Uses with the greatest hazards would be prohibited within both the 400 foot radius and a much larger "secondary area." These uses with the greatest hazards include underground injection wells, pesticide dealers and distributors, land application of sewage sludge, mining and chemical manufacturers.
- Opportunities should be considered to combine acquisition of land for public recreation with purchase and/or preservation of public water supplies and major well sites. Where it does not make sense to acquire land, a "conservation easement" could be donated or purchased that would prevent most types of development of the land while it remains privately owned.
- High intensity development should be prohibited in areas that are particularly important as water supplies. This includes in key locations promoting land uses with a low percentage of the lot being covered by buildings and paving. In areas where there is the greatest threat to contamination of public water supplies, land uses that have the highest risks of causing contamination should be prohibited in zoning ordinances.
- Because of possible drought conditions and the threat of contamination, each water system needs excess water supplies. Ideally, each water system would have wells that are constructed but held in reserve until they are needed and/or have an emergency interconnection with a system with plentiful excess capacity. It is essential that every water system be able to serve its customers if one or more of its water sources would not be available. Well sites should also be sufficiently scattered so that a contamination problem would not threaten more than one well. The amount of storage is also critical to avoid shortages in case a short-term problem arises, such as a mechanical problem.
- Wherever feasible, each private and public central water system should have an emergency interconnection with another water system. The interconnection would only be opened with the consent of each water

Chapter 5 - Community Facilities and Services Plan

supplier. These emergency interconnections are essential to make sure that another water source is available in case a primary water source is limited because of drought or contamination.

- When a new development proposes to connect into a central water system, attention should be focused upon whether the system will have enough capacity and pressure. If not, the developer should be required to fund improvements to the system. For example, a developer might be required to provide a new well that provides sufficient capacity (particularly during droughts) to serve the additional development, or to fund improvements to increase the pressure.
- Whenever a new water or sewage system is approved, it should be required to be designed so that it could be efficiently incorporated into a larger system in the future. For example, easements should be provided to allow future connections from neighboring properties.
- For large private water withdrawals (such as water bottling companies), the municipalities should consider requiring municipal approval. For a larger development, this should include a “draw down” test using a test well, and comparing changes in water levels in neighboring wells.
 - If a water study shows some negative impacts, consideration should be given to measures to reduce the impacts. For example, a user could commit in advance to reduce water use during drought conditions (Note - The State normally does not apply this restriction to a water bottler, which may continue to use millions of gallons of water a day during a drought.) Or a use could commit to provide an improved water supply if a neighbor’s well goes dry (which typically involves drilling a deeper well). Or, a user could be required to permanently preserve a large area of land with a conservation easement so that there will be sufficient land area for recharge of the groundwater.
 - Large water bottling operations for off-site use should be controlled to the maximum extent allowed by the law. It is generally understood that they cannot be completely prohibited because of pre-emption by the Delaware River Basin Commission. Some communities treat these uses as industrial uses and limit them to an industrial district, because they involve large amounts of tractor-trailer trucks and loading and unloading operations. Other communities allow these uses with special exception approval, but require water studies and very large minimum lot size requirements. These lot size requirements are intended to make sure that land will be preserved to allow recharge.
- The County should continue its State-funded program that collects hazardous materials from households, so they can be sent for proper disposal. The municipalities can play important roles in publicizing this program.
- Educational programs are needed to make homeowners aware of actions they can take to avoid water contamination. These include minimizing the use of lawn chemicals and household chemical products, recycling used motor oil, keeping animals away from stream banks, and planting thick vegetation along creeks.
- Educational programs and enforcement are needed to make sure that on-lot septic systems are properly maintained and failing systems are repaired or replaced. Most on-lot septic systems should be pumped approximately once every three years. In areas where there are concentrations of failing septic systems, a township should consider an ordinance that requires that the owner provide evidence that the system has been pumped at least once every three years.
- Every new lot that will be served by an on-lot septic system should be required by a municipal ordinance to have two separate locations that are tested and approved for a septic drain field. This is important to make sure that a suitable area will be available in case the initial drain field malfunctions. The back-up location should be required to be kept open and undisturbed.
- The County Conservation District should continue to work with farmers to institute proper conservation measures to avoid water pollution, particularly from pesticides and manure.

- The County Conservation District and municipalities should continue to inspect land developments to make sure that proper soil erosion control measures are carried out.
- Contamination of water by high levels of nitrates is also a public health concern. The health risks are particularly high for pregnant women and children. Nitrates are most commonly generated by spreading of manure upon fields or from runoff from livestock and poultry operations. In certain cases, where there are high existing nitrate levels in groundwater, State environmental regulations have required large lot sizes when new on-lot septic systems are proposed. The intent is to avoid increasing the nitrate levels by having a high concentration of septic systems.
- The municipalities should investigate alternatives to road salt that could be used for de-icing of roads. Road salt washes into creeks and affects fish habitats.

The following statements are required to be included in the Comprehensive Plan under State law:

1. This Plan is generally consistent with the State Water Plan and water resources planning of the Delaware River Basin Commission.
2. Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.
3. Commercial agriculture production may impact water supply sources.

Parks and Recreation Plan - Improve parks and playgrounds to meet a wide variety of recreational needs.

Figure 12 shows the recreation opportunities for Governor Mifflin planning region. As the figure shows, these properties include state, municipal, nonprofit, private and school owned recreation land. The largest existing public parks in the Region include:

- the Kenhorst Community Park on New Holland Road (which includes a baseball field, street hockey court, basketball court and playground),
- the Shillington Park south of Philadelphia Avenue (which includes a baseball field, swimming pool, recreation building, playgrounds and a basketball court),
- the Mohnton Memorial Park (which includes two baseball fields, a basketball court, and a playground),
- the park (Warren House Park) next to the Cumru Township Building on Welsh Road (which includes a free play area/practice field, a basketball court, a volleyball court, a playground and pavilion),
- the Pennwyn Playground on S. Wyomissing Avenue (which includes a playground, a T-ball field and basketball court),
- the Montrose Manor Playground on Old Fritztown Road (which includes a playground, a baseball field and two basketball courts),
- the Gouglersville Playground on Old Lancaster Pike (which is owned by the Gouglersville Fire Company, and includes a playground and a grass playing field),
- the Nolde Forest Environmental Education Center west of New Holland Road (which includes 666 acres with woods, extensive trails, an environmental education building and a historic headquarters building and is operated by the Bureau of State Parks),
- the State Game Lands in the southern part of Brecknock, and
- the recreational facilities around each public school, including athletic fields next to the High School/Middle School complex and athletic fields, tennis courts, a playground and an indoor pool at the Intermediate School/Cumru Elementary School complex in Cumru Township. There is also a playground and free play areas at the Brecknock Elementary School.

Chapter 5 - Community Facilities and Services Plan

Members of the Mohnton Fish and Game Club have access to approximately 239 acres along Wyomissing Road and Hunters Road. That land includes a firearms and archery range and clubhouse. The Reading Archery Club has a facility along Church Road adjacent to Nolde Forest. Residents of the Flying Hills development have access to homeowner association recreation areas with three tennis courts, a basketball court, a baseball field and four playgrounds. The Governor Mifflin Apartments and the Shillington Commons apartments each have a swimming pool and playground for their residents.

Most of the Region is well-served by existing parks that are properly distributed to serve concentrations of residents. The Region's park system includes an appropriate variety of facilities, including playgrounds in

denser areas, athletic fields, passive natural areas along creeks and other facilities. Continued efforts are needed to rehabilitate older recreation areas, particularly to make sure they meet modern safety standards. Kenhorst Borough recently completed a master plan concept for its Community Park that proposes an enhanced parking area, new tennis and basketball courts, walking/biking trail and other new recreational amenities.

It is most efficient and most convenient to concentrate new athletic facilities for organized sports in a few centralized parks, preferably adjacent to a public school. At the same time, some local recreation areas (especially for unscheduled recreation) should be within a safe bicycle and walking distance from most neighborhoods with a

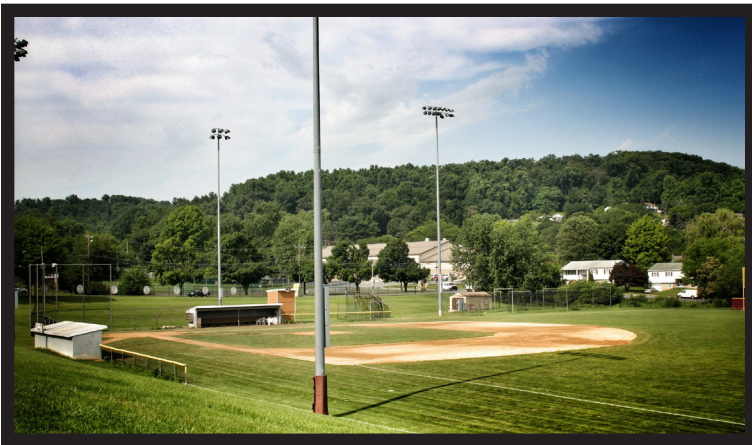
higher density. Ideally, a young person should be able to walk or bicycle to a park that is suitable for informal recreation (such as a "pickup" ballgame) without having to cross a heavily traveled road.

Greater cooperation and cooperation among the municipalities would be valuable in providing recreation facilities and services. This Council should meet as needed and include representatives of the municipalities, the school district and the major non-profit recreation groups. The goal should be to:

- 1) collect basic data on the sizes of each recreation program and trends in their growth,
- 2) identify the greatest needs for recreation facilities, based upon actual use and current trends,
- 3) identify opportunities to share or jointly provide recreation facilities and programs, particularly to meet times of peak demand and avoid over-use of facilities, and
- 4) identify recreation programs that are needed but are currently not being provided. For example, it may be found that inadequate attention is being paid to recreation programs for adults.

The main opportunities and needs for new developed parkland is in Cumru Township because of the densities of development. In addition, both Cumru and Brecknock Townships have opportunities for "passive recreation" such as providing public access to woodlands and other natural areas. In the southern part of Brecknock, there is particular opportunities to expand the existing State Game Lands that stretch into Lancaster County.

The Governor Mifflin Soccer Club had owned a 49 acre tract along Wyomissing Road in Cumru that has been improved with soccer fields. The land was sold to Alvernia College, with a condition that the Soccer Club can continue to use its existing fields.



Rulon Griffith Fields

Photo courtesy of Governor Mifflin Area School District

Complete a system of bicycle and pedestrian trails.

The most up to date trail information is reflected on Figure 17, The National Highway System and Sidewalk/Trail Network Map. A trail and greenway system should continue to be developed over time. There also should be additional trails to connect with the Thun Trail along the Schuylkill River. The Thun Trail will eventually connect from the Hamburg area along the Schuylkill River, to Center City Reading along the current trail in Cumru Township and then along the Schuylkill River to Valley Forge. From Valley Forge, it will continue to Center City Philadelphia. The majority of this length of the Thun and Schuylkill trails is already open to the public, following former railroad rights-of-way. These trails should interconnect with public parks and schools, and where practical should ideally include a trail on both sides of a creek to allow “loops.”

The Thun Trail has been improved with a pedestrian bridge over Lancaster Avenue near the Lancaster Avenue/Route 10 intersection. The Trail extends north to a pedestrian bridge over the Schuylkill River from West Reading into Center City Reading. This will then connect to proposed riverfront improvements in Reading, as well as to the Tulpehocken Creek County Park.

Wherever practical, new developments should be required to include pedestrian and bicycle connections with nearby parks, residential developments and existing trails. These trail easements are particularly valuable to connect the end of one cul-de-sac street with another cul-de-sac street. This allows bicyclists and pedestrians to travel on wider low-traffic roads within newer developments, as opposed to being forced to walk and bicycle along older heavily traveled through-roads.

When new development occurs, consideration should be given to requiring the construction of asphalt paths along major through-roads. This is valuable not only for local residents, but also to allow employees of businesses to walk over their lunch-time.

In addition to serving local residents, trails can be valuable in attracting tourists to the region, particularly considering the dramatic increase in the popularity of mountain biking.

Brecknock Township should continue to work to maintain a passable Horse-Shoe Trail. The Horse-Shoe Trail extends from the Appalachian Trail near Harrisburg to Valley Forge. The approximate location of the Horse-Shoe Trail is shown on the National Highway System and Sidewalk/Trail Network map in the Transportation Section.



Buxton Conservancy trail in Brecknock Township

The Horse-Shoe Trail is a trail that for the most part exists through cooperation of many property-owners. It is one of the few trails that allow horses. As property-owners have refused cooperation and land has been developed, increased segments of the trail have been moved onto roads. It would be highly desirable to avoid additional on-road segments and to move some of existing on-road segments back off of roads.

Consideration should be given to adding provisions in the Subdivision and Land Development Ordinance of each municipality to give the governing body the authority to require non-motorized recreation trails when land is proposed for development. The landowner should be allowed reasonable flexibility to determine the location of the trail - provided that the trail links edges of the property. For example, if new homes are approved, it would be logical to move the trail to the edges of those lots. A pedestrian easement should then be obtained to guarantee use of the trail. When a trail is planned in a new residential development, the trail should be built

Chapter 5 - Community Facilities and Services Plan

before any homes are sold. Otherwise, residents may later oppose construction of the trail, even though it was previously approved. When land is first proposed for development along the trail, the Horse-Shoe Trail Conservancy should be contacted to provide comments.

The Berks County Bicycle Club has recommended that improvements be made to the shoulders of key roads throughout Berks County to make them safer for bicyclists and pedestrians. Based upon those recommendations, improved shoulders are recommended to the following:

- The length of Route 10. Route 10 to the south is already designated as a bicycle route. This improvement is valuable to reach Angelica Park and the Thun Trail, which runs along the south side of the Schuylkill River. At the east end of Cumru Township, the Thun Trail also has a connection to a designated bicycle route along Route 724 to Birdsboro. One segment of Route 10 south of Route 724 has very limited shoulders and cannot be easily improved. Ideally, permission should be sought to provide a bike route around this bottleneck. This includes a route through the Reading Rehabilitation Hospital property or other areas as lands are proposed for development.
- Route 625 from Kenhorst to the start of trails at Nolde Forest Environmental Education Center at Church Road/Route 625.

Neversink Mountain should be permanently preserved as a public recreation area. Much of the land is currently owned by the Berks Nature and the County of Berks. A system of new and improved trails currently links Neversink Mountain to surrounding areas, including a trail on the northeast side of the Schuylkill River.

Coordinate development with public schools.

The entirety of the Governor Mifflin School District is encompassed within this Comprehensive Plan Region. As reflected on Figure 12, five of the six schools are located within or immediately east of Shillington. In addition to these five schools, the Education center is located in the same area. This houses the Superintendent's office as well as the other administrative offices for the school district. The existing public schools are:

- Brecknock Elementary School is on Route 568, east of Route 625, and serves grades K through 4.
- Cumru Elementary School is on Philadelphia Avenue east of Governor Drive and serves grades K through 4.
- Mifflin Park Elementary is located at 598 Governor Drive in Shillington and serves grades K-4
- Governor Mifflin Intermediate School is at 600 Governor Drive to the north of Cumru Elementary School and serves grades 5 and 6.
- Governor Mifflin Middle School is at 130 E. Lancaster Avenue in Shillington and serves grades 7 and 8.
- Governor Mifflin Senior High School is at 101 S. Waverly Road, south of Lancaster Avenue, and serves grades 9 to 12.

In addition, the District's administrative offices and meeting rooms are in the Education Center at Waverly Road and Lancaster Avenue.

A number of private and parochial schools also serve residents of the area, including LaSalle Academy in Shillington.

In the 2016-17 school year, the School District had an enrollment of 4,245 students, including 1,117 in grades K through 3, 1,021 in grades 4 through 6, 728 in grades 7 through 8, and 1,379 in grades 9 through 12. The District's budget for the 2016-17 school year was \$70.34 million.

It will be important for the municipalities to regularly inform the School District of proposed new residential developments and the timing of those developments. This will allow the School District to effectively plan for the number of classrooms and staff. Municipal and School District officials should also periodically meet to discuss other issues of mutual concern, such as improvements that could be made to roads to improve safety for school buses and pedestrians.

Many different studies conducted in Pennsylvania have concluded that most types of new residential development generate higher costs to a school district than is provided by additional tax revenues to the school district. Therefore, this Plan emphasizes bringing new business development to appropriate areas to offset that financial burden, and thereby moderate increases in real estate taxes. New business development results in revenues to the School District without directly generating any additional expenses. The vast majority of the real estate tax bill involves School District taxes.

GOAL: Emphasize full coordination of municipal and emergency services across municipal borders.

Continued efforts are needed to make sure that fire, police and emergency medical services are fully coordinated across municipal borders. This includes joint training, and coordinating the provision of expensive specialized equipment and apparatus. The “Putting this Plan into Action” section describes several alternatives to increase inter-municipal cooperation in providing emergency services. As described in the “Putting this Plan Into Action” section, shared police services make it much more cost-efficient to provide 24 hour coverage than each municipality having its own police department.

As of 2016, each of the municipalities had their own police department, with the exception of the Borough of Kenhorst. The Reading City Police Department serves Kenhorst. This has been the case since 2010. The locations of the Police Stations are depicted on Figure 12.



Kenhorst Volunteer Fire Company

All of the municipalities are served by volunteer fire companies. In 2004, Cumru Township formed a Township Fire Department to coordinate the independent companies. This is funded by a fire tax that is levied to the Township residents. There is one Township Chief of Fire Services, who will guide purchases and the use of Township funds. The Township purchased the Cedar Top Station and it executes leases on the other two stations. All fire apparatus and equipment was transferred to the Township.

As reflected on Figure 12, the fire stations are:

- Cumru Township - Grill Fire Company on Mountain View Road.
- Cumru Township - Gouglersville Fire Company at Mohns Hill Road and Old Lancaster Pike.
- Cumru Township - Cedar Top Fire Company at Church and Welsh Roads.
- Shillington - Keystone Fire Company at 221 Catherine Street, Shillington.
- Kenhorst - Kenhorst Volunteer Fire Company at 305 S. Kenhorst Boulevard, Kenhorst.
- Mohnton - Friendship Fire Company at 100 E. Summit Street, Mohnton.
- Brecknock Fire Company 1152 Kurtz Mill Road, Mohnton.

Fire companies outside of the area provide mutual aid assistance as needed, particularly for structure fires. These include the Spring Township Fire Department to the west, West Reading to the northwest and the Robeson- Gibraltar Fire Company to the east. The fire companies are generally well-located to respond to all areas of the region.

Chapter 5 - Community Facilities and Services Plan

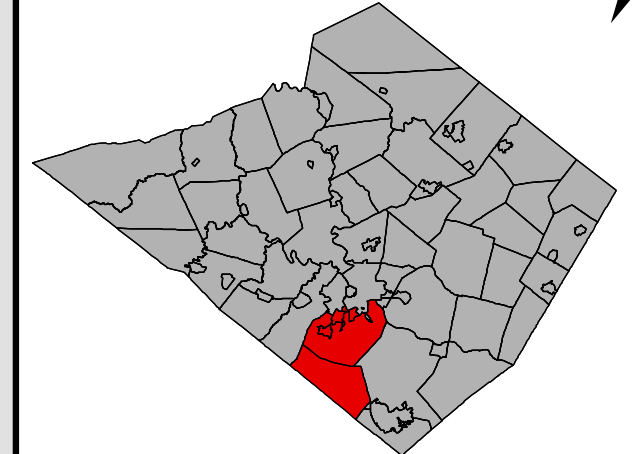
The fire companies rely HEAVILY upon volunteers. Most fire companies are having difficulties attracting sufficient numbers of trained volunteer firefighters. The greatest shortage is during weekday mornings and afternoons, when many volunteers work outside of the immediate area.

The municipalities should investigate ways to attract and retain additional numbers of volunteer emergency workers. This includes encouraging municipal employees to serve as volunteer firefighters and ambulance workers, and allowing them to leave work with a municipal vehicle when practical for emergency calls. Also, financial incentives should be considered, such as a pension program for long-time volunteers.


















The Southern Berks Regional Emergency Medical Service provides ambulance and emergency medical services to the region. The service operates from three stations:

- 1) Cumru Township on Mountain View Road.
- 2) Birdsboro Borough on Main Street.
- 3) Amity Township on Church Lane in Douglassville.


Public Utilities

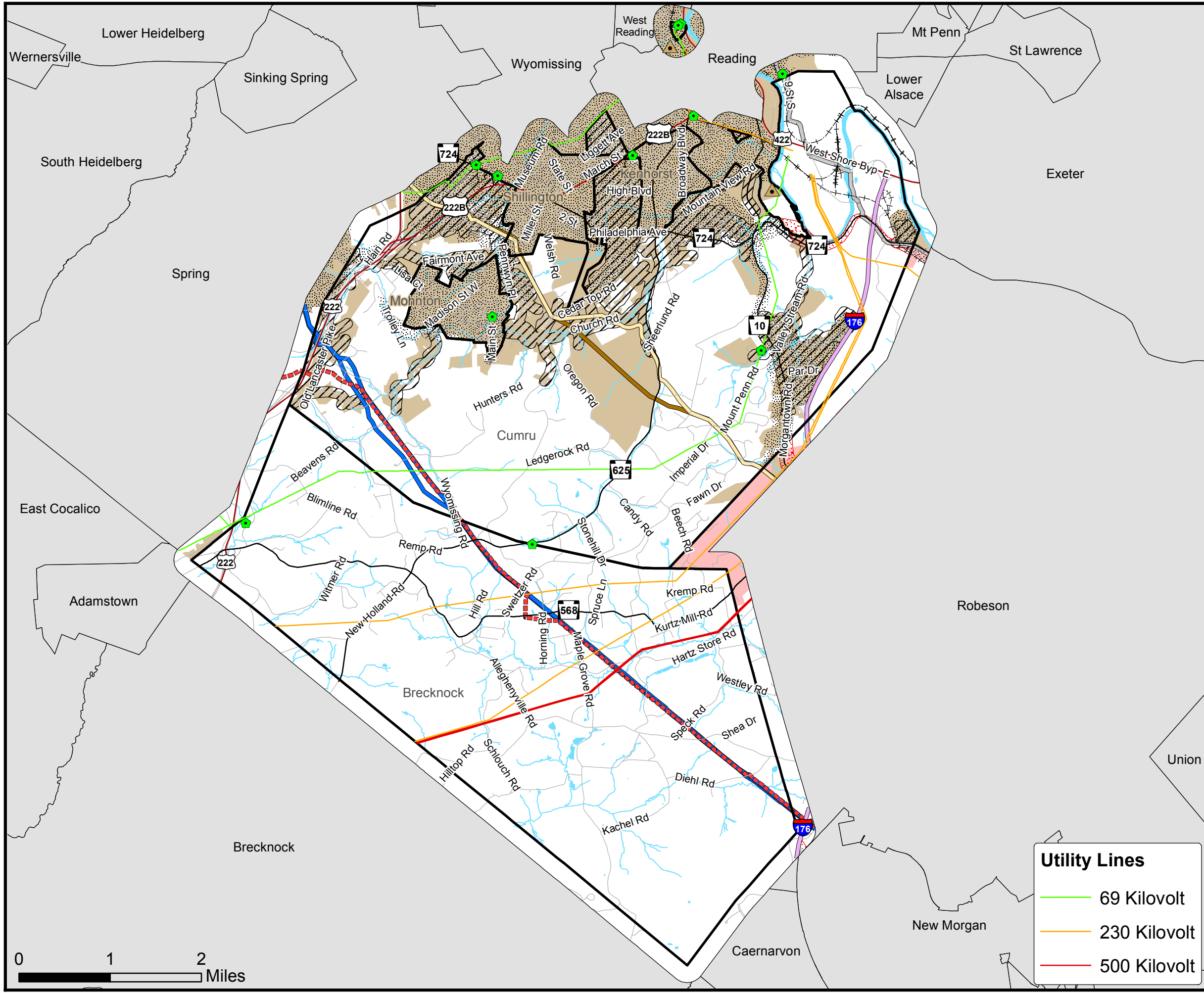


Legend

-  Buckeye Partners Pipeline
-  Enterprise Products Operating LLC
-  Sunoco Pipeline L.P.
-  UGI Utilities Pipeline
-  Proposed Transmission Pipeline
-  Sewer Plant
-  Electric Substation
-  Existing Public Water Service
-  Proposed Public Water Service
-  Existing Public Sewer Service
-  Proposed Public Sewer Service
-  Existing Public Sewer Service Area within 300' of Existing Sewer Line
-  Water Bodies
-  Streams
-  Roads
-  Railroads
-  Municipal Boundaries

Utility Lines

-  69 Kilovolt
-  230 Kilovolt
-  500 Kilovolt



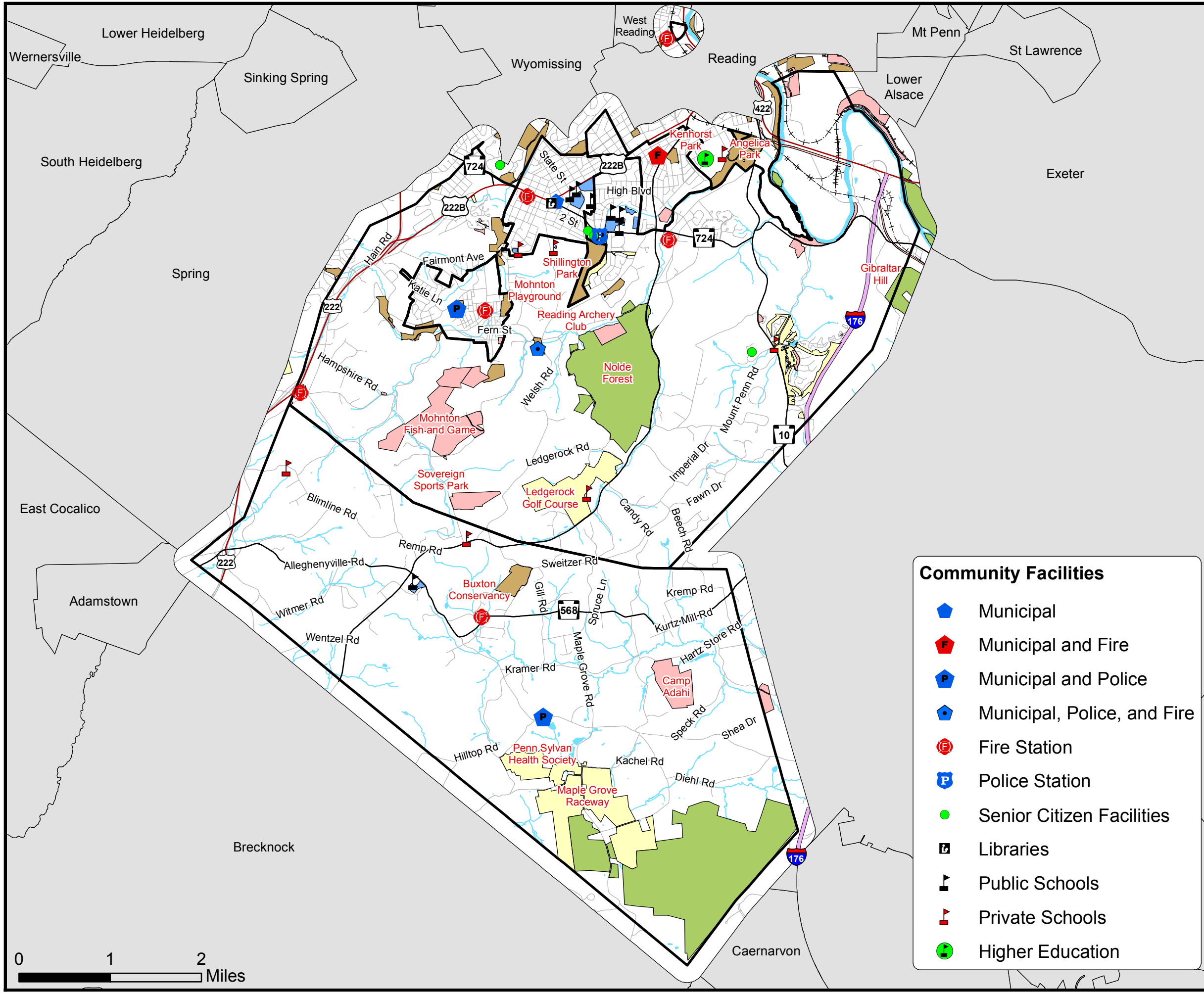
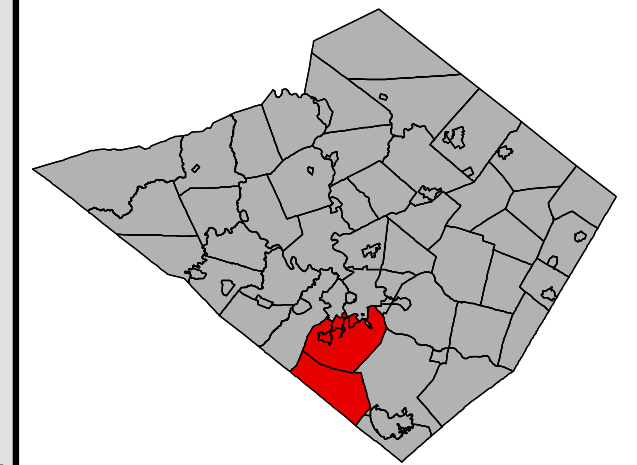
Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES, Berks County Water and Sewer Association, NPMS, Cumru Act 537

Published by the Berks County Planning Commission



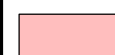
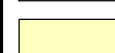





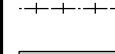
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Community Facilities and Recreation














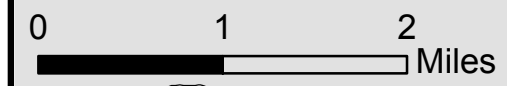
Legend

-  State Recreation Land
-  Municipal Recreation Land
-  Non-Profit Recreation Land
-  Private Recreation Land
-  School Recreation Land
-  Water Bodies
-  Streams
-  Roads
-  Railroads
-  Municipal Boundaries

Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES
Published by the Berks County Planning Commission

Community Facilities

-  Municipal
-  Municipal and Fire
-  Municipal and Police
-  Municipal, Police, and Fire
-  Fire Station
-  Police Station
-  Senior Citizen Facilities
-  Libraries
-  Public Schools
-  Private Schools
-  Higher Education



TRANSPORTATION PLAN

Moving into, around and through the Governor Mifflin Area is reliable and predictable. The area is connected to Berks and surrounding counties, enabling local and regional access for businesses and neighborhoods. The municipalities in the Governor Mifflin School District are served by an extensive transportation system comprised of roads and bridges, bus and paratransit services and rail. In addition, an extensive sidewalk and trail system serves pedestrian and bicycle travel. The roads, bridges, and public transit system accommodate thousands of trips every day.



State Route 222 in Cumru Township

In addition to experiencing population growth discussed in the demographics section of the Appendix, the demographic and socioeconomic characteristics of the population in the school district have changed significantly and will continue to change in the future. These demographic changes contain challenges for the provision of transportation facilities and services. For example, as the area’s population ages, it becomes more important to provide transportation options and services geared to their needs with more emphasis on safety improvements tailored to elderly drivers.

It is also important to remember that there is a direct correlation between land use and transportation needs. As residential and commercial land is developed, more and more people use the roads, and the roads become congested for longer periods of time. This is particularly true for rush hours. In response, roads are improved to address the traffic congestion, the adjoining land becomes easier and more lucrative to develop, and more traffic is generated.

The highest priority of this plan will continue to be to preserve and maintain the existing transportation system with a primary focus on paving and upgrading existing roads.

TRANSPORTATION PLANNING CONTEXT

A key aspect of transportation planning is effective coordination between the different government agencies responsible for maintaining the various parts of the transportation infrastructure. In the case of the Governor Mifflin Area, these include the Reading Area Transportation Study (RATS), the Pennsylvania Department of Transportation (PennDOT), Berks County, and neighboring communities. As part of the process of preparing this transportation chapter, the RATS FFY 2017-2040 Long Range Transportation Plan (LRTP) was reviewed and considered. This section of the plan will focus on the local transportation infrastructure. Details on the PennDOT owned infrastructure can be found in the RATS Transportation Improvement Program (TIP) and the LRTP.

RATS is the regional transportation planning organization for the Reading, Pennsylvania metropolitan area. The Reading MPO covers all of Berks County. Working with PennDOT and the Federal Highway Administration (FHWA), RATS facilitates and is responsible for prioritizing approximately \$80 million annually to advance transportation improvement projects throughout the county. PennDOT, South Central Transportation Authority (SCTA), and the 72 municipalities in the County are responsible for project implementation.

ROADS

The Governor Mifflin Area has 246 miles of roads, with 83 miles of state-owned routes, 143 miles of municipal roads and 20 miles of private roads/streets. Nearly all of the roads are paved or improved. All roads owned by the municipalities are part of the Pennsylvania State Liquid Fuels Program that provides state payments to the municipalities for road maintenance and reconstruction based on population and miles of roads meeting PennDOT specifications. However, the Liquid Fuels funds comprise only a small part of the municipal maintenance budgets and do not cover the cost of long-term maintenance and reconstruction. Shown below is a comparison of the liquid fuels allocations in 2006 and 2016. The amount of money allocated to each

Chapter 6 - Transportation Plan

municipality increased and overall, LFF increased 55.7%. Streets and roads owned and maintained by Governor Mifflin Area municipalities are in good condition. Municipalities will focus on continued maintenance, including resurfacing, and monitor the need to correct specific drainage problems and add shoulders based on available funding. Paving projects are scheduled annually based on street/road condition and available funding.

Liquid Fuels Allocations by GMSD Municipality 2006 & 2016						
2006			2016			% Increase
Brecknock	38.37	\$130,698.96	Brecknock	38.63	\$198,573	51.9%
Cumru	65.66	\$296,558.52	Cumru	67.24	\$471,249	58.9%
Kenhorst	9.13	\$50,168.67	Kenhorst	9.13	\$78,365	56.2%
Mohnton	10.88	\$57,079.96	Mohnton	10.88	\$86,630	51.8%
Shillington	17.59	\$95,448.85	Shillington	17.52	\$146,035	53.0%
TOTAL	141.6	\$629,954.96	TOTAL	143.4	\$980,852	55.7%

Source: PennDOT Bureau of Municipal Services MLF Allocations Report, 2006 & 2016

Figure 16 shows the federal functional classifications assigned to roads in the area. The functional classification of a roadway may change over time based on changing traffic conditions. Classification of a road is based on an analysis of the volume of traffic using the facility, the type of trip provided, the length of trip, and the speed of the trip.

Arterials provide the highest level of service at the greatest speed for the longest uninterrupted distance, with some degree of access control. These roads are typically classified as principal arterials (sub-grouped by Interstate, Freeway/ Expressway, and other principal arterials) and minor arterials. Examples of roads of this type in the area include Routes I-176, Routes 222, 422, 10, 724 and 625. These roads are owned and maintained by PennDOT.

Collectors provide a lower level of service at a slower speed. They provide service for shorter distances by collecting traffic from local roads and connecting them with arterials. Collectors are classified as major collectors and minor collectors. Local roads and streets are, by far, the most numerous of the road types in the area, accounting for nearly 66 percent of all roads. These roads provide access to individual properties and serve short distance, low speed trips. Examples include Madison Road/Madison Street and Mountain View Road. These roads are owned by PennDOT and the municipalities.

The National Highway System (NHS) consists of roadways important to the nation's economy, defense, and mobility. Principal Arterials are part of the National Highway System. The area has 26 miles of roads on the National Highway System.

Average Annual Daily Traffic (AADT) is the total number of vehicles traveling on a road on an average day. Annual average daily traffic (AADT) volumes provide an overview of the traffic flow in the five Governor Mifflin Area municipalities for planning purposes. An important point to remember is that AADT does not reflect daily and seasonal traffic volumes that can far exceed AADT. The proportionate increase in daily and seasonal counts can be significant. PennDOT conducts traffic counts on state roads, and the counts provide the means to assess the overall traffic conditions in the area. Figure 16 illustrates 2014 AADT on area roadways. The heaviest traveled roads are the arterials in the area, namely Routes 222 and 422.

Roadway surfaces in the area are mostly comprised of paved surface roadways. Of the paved surface roadways, pavements are either asphalt or concrete. PennDOT assesses pavement surface conditions using a variety of metrics that include International Roughness Index (IRI). IRI measures pavement roughness in terms of the number of inches per mile that a laser, mounted in a specialized van, jumps as it is driven along highway – the lower the IRI, the smoother the ride. Since PennDOT uses IRI in its pavement condition performance measures, Figure 18 shows the condition of pavement on state roads in the area.

BRIDGES

The topography and hydrology of the area provide ample recreational activities and commercial activities, but also create a transportation challenge to safely and efficiently move people and freight over them in Berks County. Overall, the bridges in the Governor Mifflin Area are in good shape. In 2014, there are 58 bridges in the area, with the majority (47 bridges) owned by PennDOT. These bridges are those that require inspections – state bridges longer than eight feet and local bridges longer than 20 feet. Figure 18 shows the approximate location of bridges in the area. As the area’s bridges continue to age and deteriorate, it is sometimes necessary to close bridges unexpectedly due to problems revealed during routine inspections. Bridges closed to traffic are those structures deemed unsafe to carry any type of traffic. As of 2016, there are no closed bridges in the region.

Load posting a bridge is required by the National Bridge Inspection Standards when a bridge is not capable of safely carrying a legal load. If a bridge is deemed deficient, officials will post a maximum load for the bridge. Bridges may be posted for other load-capacity restrictions including speed and number of vehicles permitted on the bridge. There are six (6) load-posted bridges in the area.

Structurally deficient bridges are characterized by deteriorated conditions of the major components of a bridge. This may include cracked concrete, the bridge deck, the support structure, or the entire bridge itself. A “structurally deficient” (SD) designation does not imply that a bridge is unsafe. However, such bridges typically require significant maintenance and repair to remain in service and would eventually require major rehabilitation or replacement to address the underlying deficiency. There are 15 such bridges in the area. Ten bridges are owned by PennDOT and five are owned by municipalities. Figure 18 shows the location of the closed and posted bridges.

A functionally obsolete bridge does not meet current design standards. Examples include a bridge that is too narrow, has inadequate under-clearances, has insufficient load-carrying capacity, is poorly aligned with the roadway, or can no longer adequately service today’s traffic. Functionally obsolete does not mean the bridge is unsafe or necessarily structurally deficient. It means that the bridge is showing its age and should be upgraded or replaced to improve its function. The area has 11 such bridges, all owned by PennDOT.



Bridge on Route 625 in Cumru Township over Angelica Creek

The table below shows the bridges of most concern in the region because municipalities own them and they are structurally deficient as of June 2016. Of most concern is the Poplar Neck Bridge in Cumru Township. The oldest and largest of the five bridges on the list and the largest municipal owned bridge in the County, it will require expensive repairs to keep the bridge from further deteriorating, being posted for lower weight and eventually closing.

Bridges of Local Concern								
Bridge	Location	Built	Reconstructed	Municipality	Length	Deck Area	AADT	Issue
Poplar Neck Road	Nw Of Pa 724/I-176 Inter.	1917	1952	Cumru	550	15,290	1,086	POSTED, SD
Werner Street	Mohnton/Pennwyn	1965	1965	Cumru	39	2,067	431	POSTED, SD
High Boulevard	Kenhorst/Grill	1969	0	Cumru	55	3,080	2,306	POSTED, SD
Maple Grove Road	Kramer Road Intersection	1968	0	Brecknock	24	907	375	STRUCTURALLY DEFICIENT
Gebhart School Road	Near Hartz Store Road	1981	0	Brecknock	33	1,040	450	POSTED, SD

Source: PennDOT

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CONGESTED CORRIDORS

RATS developed a Congestion Management Process (CMP) in May 2016 that included an examination of the 38 most congested corridors in the County. These corridors were ranked using both a Travel Time Index (TTI) and the Average Annual Daily Trips (AADT) in that corridor. Please note that these rankings are not a definitive account of congestion along the network or a representation of prioritizing one corridor over another for improvements. Rather, it is an introduction to useful data and highlights the bottlenecks and most congested segments in the Governor Mifflin Area. Figures 13 and 14 show those congested corridors in detail. The rankings shown on the map represent where the corridor is ranked countywide.

County Rank	GMSD Rank	Corridor	Peak TTI	Max AADT
2	1	U.S. 222 Business (U.S. 222 Merge to U.S. 422 West Shore Bypass)	4.42	22,310
7	2	PA 724 (Sinking Spring to U.S. 222 Business)	2.38	14,301
18	3	PA 724 (U.S. 222 Business to Interstate 176)	1.78	12,196
26	4	PA 724 (Interstate 176 to Birdsboro)	1.57	11,333
29	5	U.S. 422 (West Shore Bypass)	1.44	78,134
33	6	Interstate 176/SR 2089	1.32	3,722
38	7	U.S. 222 (Lancaster County to U.S. 422 Merge)	1.03	44,135

Source: RATS Congestion Management Process, 2016

SAFETY

Maintaining a safe transportation system is essential to sustaining and enhancing the quality of life for Berks County residents. Deaths and injuries resulting from traffic crashes are a public health concern and impact local communities with medical costs, lost wages, insurance costs, taxes, police, fire, and emergency medical services, legal and court costs, and property damage.

As part of its safety program, PennDOT collects traffic crash data for the entire state and reports data at the state, county, and municipal level. For the purposes of this plan, county crash data for Berks County was analyzed. Motor vehicle crashes generally involve multiple contributing factors that may be related to drivers, the roadway, or the vehicle(s) involved, thus making transportation safety a multidisciplinary concern.

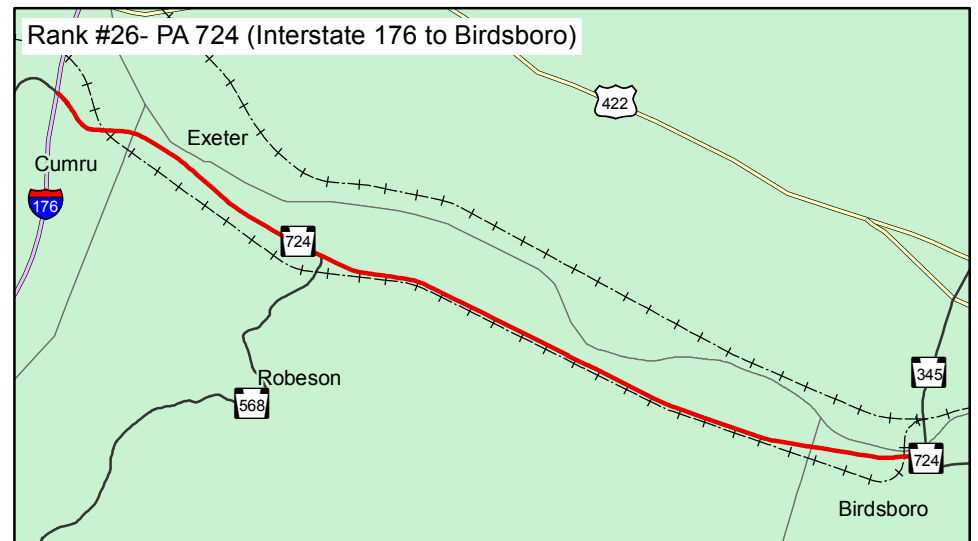
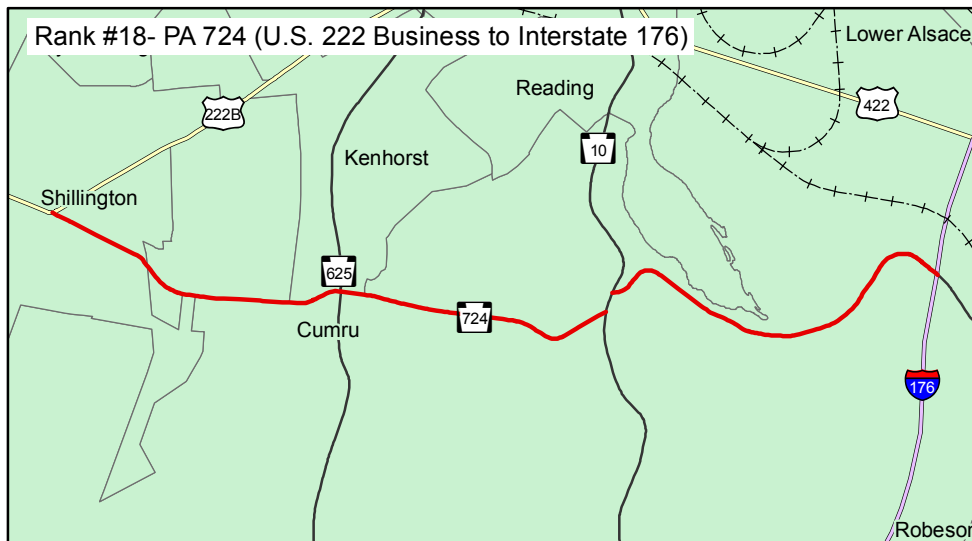
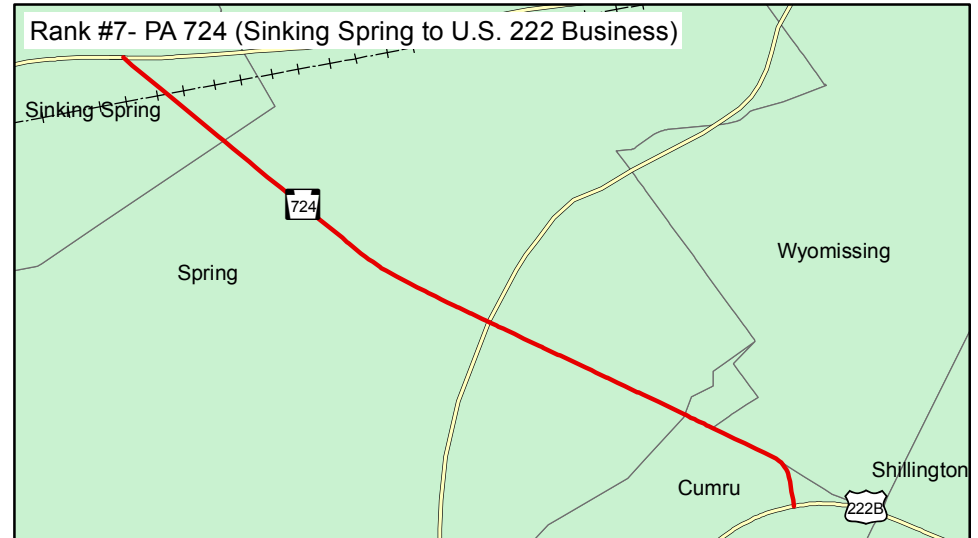
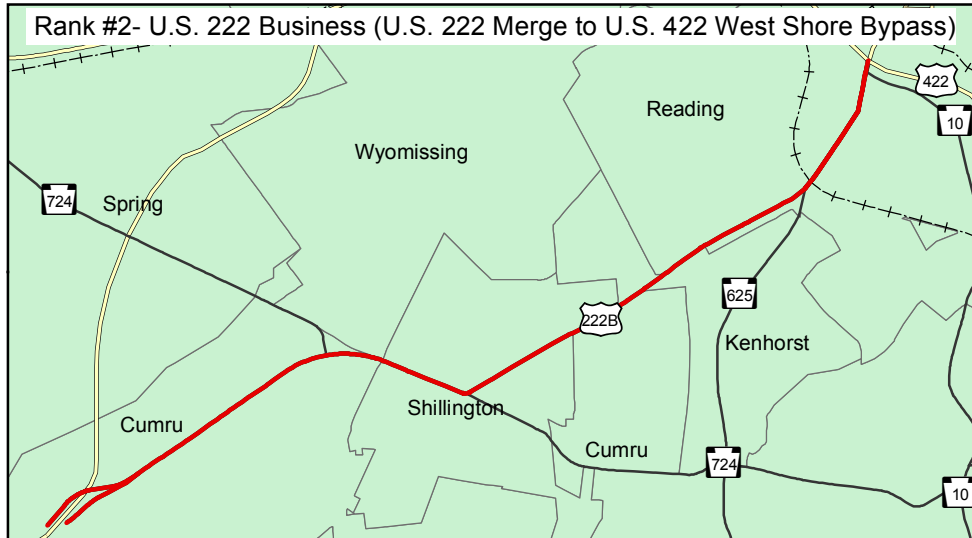
Analyzing crash trends allows PennDOT, RATS and GMA municipalities to focus on setting goals to improve upon those trends by programming safety improvements to the road system itself or encouraging greater emphasis on education and enforcement.

Berks County has a significant amount of crashes – ranking sixth in the state in the number of overall crashes and fifth in the number of fatal crashes between 2009 and 2014. During the same span, there were 2,341 crashes in the Governor Mifflin Area, with 81% of them in Cumru Township. Nearly 64% of crashes occur on state roads and 36% on local roads in the area. Between 2009 and 2014, crashes increased 20% in the area. Fourteen of those crashes were fatal.

Total Number of Crashes in GMSD Municipalities										
MUNICIPALITY	2009	2010	2011	2012	2013	2014	2015	Total	% of Total	% Increase
BRECKNOCK	33	36	35	34	36	46	54	274	13.8%	63.6%
CUMRU	233	229	229	202	223	222	270	1,608	80.9%	15.9%
KENHORST	21	17	10	17	14	15	13	107	5.4%	-38.1%
MOHNTON	7	2	2	10	7	7	7	42	2.1%	0.0%
SHILLINGTON	42	52	42	34	38	42	60	310	15.6%	42.9%
TOTAL	336	336	318	297	318	332	404	2,341		20.2%

Source: PennDOT, Pennsylvania Crash Facts and Statistics, 2009-2014

Governor Mifflin Joint Comprehensive Plan Congested Corridors Based on Travel Time and Volume



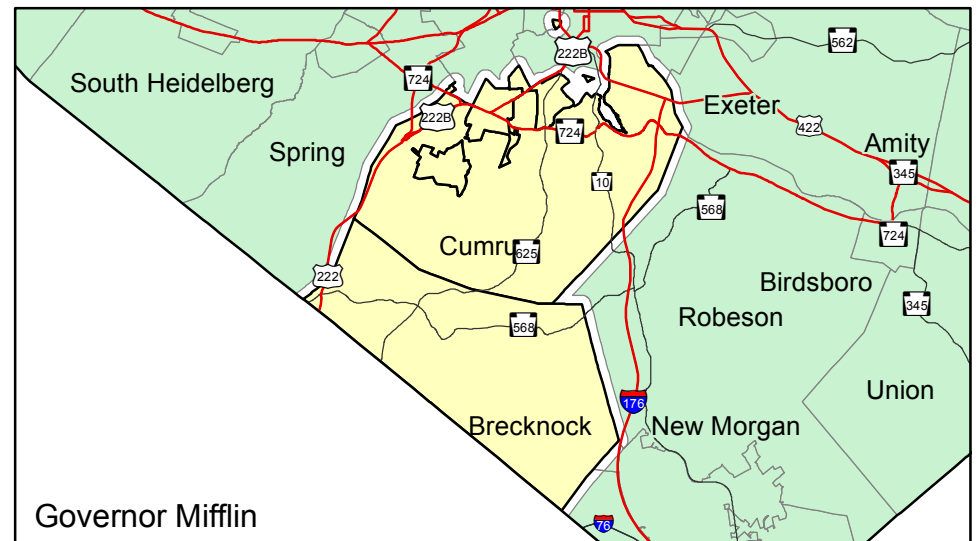
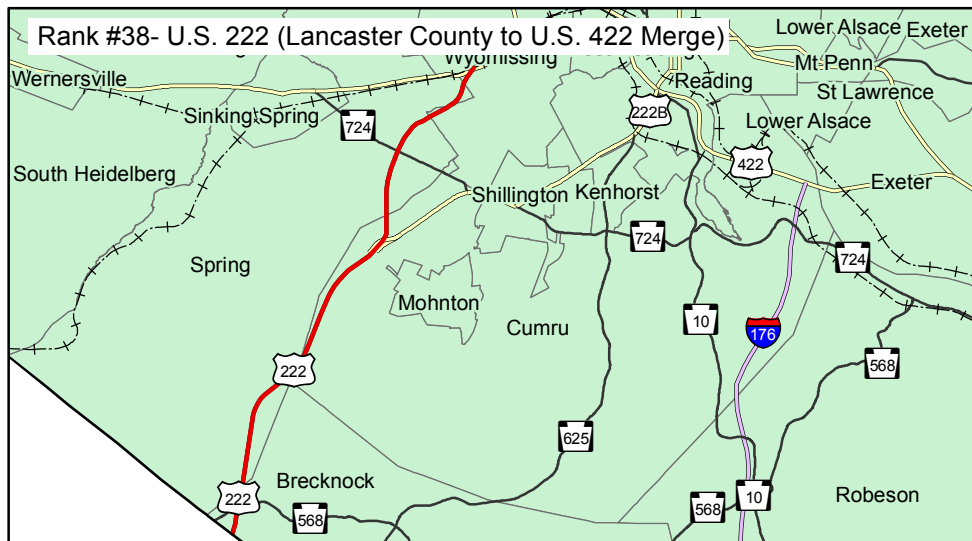
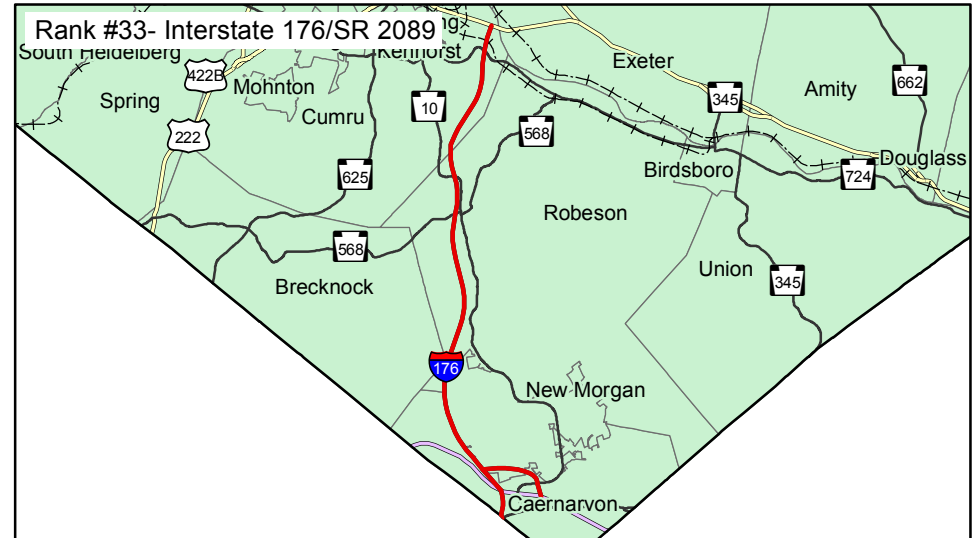
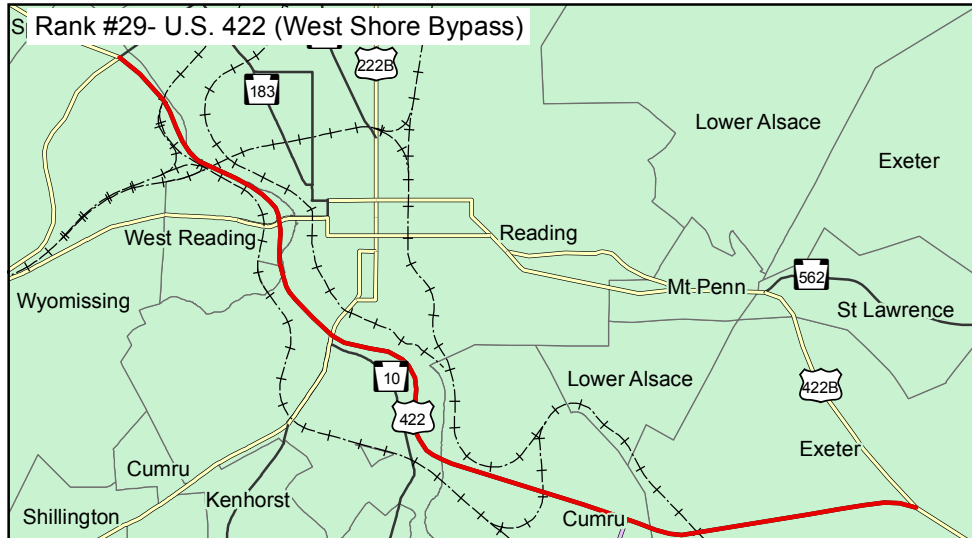
- Congestion Management Corridor
- US Route
- Railroads
- State Route
- Interstate
- Municipal Boundaries

Source: Berks County Planning Commission GIS, Berks County Mapping, Berks County GIS, Berks DES, PennDOT, Berks County Congestion Management Process Plan 2016
BAB 12/17



Governor Mifflin Joint Comprehensive Plan Congested Corridors Based on Travel Time and Volume

FIGURE 14



Source: Berks County Planning Commission GIS,
Berks County Mapping, Berks County GIS, Berks County
DES, PennDOT, Berks County Congestion Management
Process Plan 2016
BAB 12/17

- Congestion Management Corridor
- US Route
- - - Railroads
- Interstate
- Municipal Boundaries
- State Route



Fatal Crashes in GMSD Municipalities								
MUNICIPALITY	2009	2010	2011	2012	2013	2014	2015	Total
BRECKNOCK	2	0	0	1	0	0	0	3
CUMRU	1	3	1	1	1	0	1	8
KENHORST	0	0	0	0	0	0	0	0
MOHNTON	0	0	0	0	0	0	0	0
SHILLINGTON	0	0	1	1	0	1	0	3
TOTAL	3	3	2	3	1	1	1	14

Source: PennDOT, Pennsylvania Crash Facts and Statistics, 2009-2014

DRIVING BEHAVIORS

Unsafe driving behavior plays a significant role in crashes in Berks County. Aggressive driving and speeding are major factors, with distracted driving and tailgating as increasingly present contributors to crashes since 2009. We are more distracted and more prone to speeding than we were in the 1990s or 2000s. Of note, crashes because of distracted driving in Berks County began to rise with the mass adoption of smartphones in the early-mid 2000s.

Distracted Driving Behaviors that Contributed to Crashes in GMSD Municipalities								
MUNICIPALITY	2009	2010	2011	2012	2013	2014	2015	Total
BRECKNOCK	4	3	4	4	3	2	3	23
CUMRU	27	23	20	21	24	18	26	159
KENHORST	2	1	2	2	3	1	2	13
MOHNTON	0	0	1	0	1	0	0	2
SHILLINGTON	7	2	7	2	3	2	6	29
TOTAL	40	29	34	29	34	23	37	226

Source: PennDOT, Pennsylvania Crash Facts and Statistics, 2009-2014

Aggressive Driving Behaviors that Contributed to Crashes in GMSD Municipalities								
MUNICIPALITY	2009	2010	2011	2012	2013	2014	2015	Total
BRECKNOCK	13	17	13	15	18	24	28	128
CUMRU	116	120	112	98	106	101	121	774
KENHORST	9	6	3	6	4	5	7	40
MOHNTON	1	1	1	7	2	4	1	17
SHILLINGTON	15	21	14	13	12	17	16	108
TOTAL	154	165	143	139	142	151	173	1,067

Source: PennDOT, Pennsylvania Crash Facts and Statistics, 2009-2014

Speeding that Contributed to Crashes in GMSD Municipalities								
MUNICIPALITY	2009	2010	2011	2012	2013	2014	2015	Total
BRECKNOCK	0	2	3	0	3	3	2	13
CUMRU	7	3	1	4	2	5	10	32
KENHORST	0	0	0	0	0	1	0	1
MOHNTON	0	0	0	1	0	2	0	3
SHILLINGTON	0	0	1	1	0	1	0	3
TOTAL	7	5	5	6	5	12	12	52

Source: PennDOT, Pennsylvania Crash Facts and Statistics, 2009-2014

Chapter 6 - Transportation Plan

AT-RISK DRIVERS

At-risk drivers include older drivers (65+) and young drivers (16-17). Older drivers are in crashes at a higher rate than young drivers are. The rise of elderly drivers on the road coupled with their higher crash rates suggests that safety programming targeted towards the elderly driver is needed.

Crashes by At-Risk Drivers (Age 16)								
MUNICIPALITY	2009	2010	2011	2012	2013	2014	2015	Total
BRECKNOCK	0	1	0	0	0	0	0	1
CUMRU	3	6	4	5	0	0	1	19
KENHORST	0	0	0	0	0	0	0	0
MOHNTON	0	0	0	0	1	0	0	1
SHILLINGTON	1	0	0	0	0	1	1	3
TOTAL	4	7	4	5	1	1	2	24

Source: PennDOT, Pennsylvania Crash Facts and Statistics, 2009-2014

Crashes by At-Risk Drivers (Age 65-74)								
MUNICIPALITY	2009	2010	2011	2012	2013	2014	2015	Total
BRECKNOCK	2	1	2	3	2	4	2	16
CUMRU	12	20	12	17	19	21	20	121
KENHORST	1	2	1	0	2	2	2	10
MOHNTON	0	0	0	1	2	0	1	4
SHILLINGTON	4	5	5	3	2	1	6	26
TOTAL	19	28	20	24	27	28	31	177

Source: PennDOT, Pennsylvania Crash Facts and Statistics, 2009-2014

Crashes by At-Risk Drivers (Age 75+)								
MUNICIPALITY	2009	2010	2011	2012	2013	2014	2015	Total
BRECKNOCK	1	2	2	2	1	1	1	10
CUMRU	18	12	14	14	10	15	14	97
KENHORST	3	2	2	3	0	3	1	14
MOHNTON	1	0	0	1	0	0	0	2
SHILLINGTON	3	8	2	6	3	2	6	30
TOTAL	26	24	20	26	14	21	22	153

Source: PennDOT, Pennsylvania Crash Facts and Statistics, 2009-2014

VULNERABLE ROAD USERS (VRUs)

Vulnerable road users are those that are using the road without a vehicle surrounding them for protection. Most commonly, these are pedestrians, bicyclists, and motorcyclists in Berks County. While fatality rates for vulnerable road users is low and declining, the charts below shows that motorcycle fatalities are the largest of the three classes of VRUs.

Crashes Involving Pedestrians								
MUNICIPALITY	2009	2010	2011	2012	2013	2014	2015	Total
BRECKNOCK	0	0	0	0	0	0	0	0
CUMRU	3	2	1	1	4	1	2	14
KENHORST	0	0	1	1	0	1	0	3
MOHNTON	0	0	0	0	1	1	0	2
SHILLINGTON	1	1	1	1	0	0	1	5
TOTAL	4	3	3	3	5	3	3	24

Source: PennDOT, Pennsylvania Crash Facts and Statistics, 2009-2014

Crashes Involving Bicycles								
MUNICIPALITY	2009	2010	2011	2012	2013	2014	2015	Total
BRECKNOCK	0	0	0	0	0	0	0	0
CUMRU	1	0	1	1	0	0	2	5
KENHORST	0	0	0	0	0	0	0	0
MOHNTON	0	0	0	0	0	1	0	1
SHILLINGTON	1	0	0	0	0	0	0	0
TOTAL	2	0	1	1	0	1	2	7

Source: PennDOT, Pennsylvania Crash Facts and Statistics, 2009-2014

Crashes Involving Motorcycles								
MUNICIPALITY	2009	2010	2011	2012	2013	2014	2015	Total
BRECKNOCK	5	2	1	7	3	3	1	22
CUMRU	9	2	8	6	4	3	6	38
KENHORST	0	0	0	0	0	0	0	0
MOHNTON	1	0	0	1	0	0	0	2
SHILLINGTON	1	1	1	0	1	2		6
TOTAL	16	5	10	14	8	8	7	68

Source: PennDOT, Pennsylvania Crash Facts and Statistics, 2009-2014

TRANSIT

Public transportation forms a key component of the Berks County transportation system. While most travel in the area is by automobile, there is a significant and growing segment of the population that relies on public transportation to fulfill their needs. Public transportation is provided by both non-profit and profit organizations, supplying fixed route, and demand response services.

The principal provider of public transportation services in Berks County is the South Central Regional Transit Authority (SCTA). This authority oversees two divisions: the Berks Area Regional Transit Authority (BARTA) that serves Berks County and the Red Rose Transit Authority (RRTA) that serves Lancaster County.

The BARTA fixed route services 32 Berks County municipalities and carries approximately 3.1 million passengers annually. Operating six days a week, with a fleet of 57 buses, it services 30 bus shelters and more than 1,000 bus stops on 21 routes over 1.6 million route miles. According to BARTA, 42% of those trips are work related, followed by 23% for shopping and 14% for personal business. The majority of riders (64%) are between 18-44 years of age, and most are female (58%) and most do not have a valid driver’s license (68%). While the number of farepaying passengers increased 8.4% since 2010, BARTA saw the largest ridership gains in passengers using the service to get to and from medical appointments.

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BARTA Fixed Route Service								
Customer Type	2010	2011	2012	2013	2014	2015	# Change	% Change
Farepaying	2,259,607	2,425,463	2,496,962	2,507,398	2,562,745	2,449,131	189,524	8.4%
Senior Citizens	462,628	452,387	469,391	465,485	455,012	413,238	-49,390	-10.7%
Transfer	122,270	125,743	133,886	132,375	135,101	128,859	6,589	5.4%
Other-MATP (Medical Assistance)	64,258	64,258	52,577	40,641	44,763	73,724	9,466	14.7%
Total Passengers	2,908,763	3,067,851	3,152,816	3,145,899	3,197,621	3,064,952	156,189	5.4%

Source: South Central Transit Authority

Overall, major trip origins/destinations (major employers, shopping centers, post-secondary schools) are served by BARTA fixed route bus service. Route 11, which provides service between Mohnton and Shillington, was the 12th busiest route in the BARTA system, serving nearly 110,000 passengers in 2015.

BARTA Fixed Ridership 2014-2015 by Route	
Route	Ridership
Route 1 - Temple	470,604
Route 4 - 10th & 11th Street	354,891
Route 16 - Broadcasting Square	321,153
Route 15 - Berkshire Mall	236,105
Route 14 - Wernersville	230,105
Route 18 - Schuylkill Avenue	198,907
Route 10 - Brookline	149,860
Route 19 - Riverside/Cotton St.	142,825
Route 8 - Reiffton/Birdsboro	132,566
Route 3 - Kutztown Road	128,591
Route 17 - Glenside	120,905
Route 11 - Mohnton Via Shillington	109,517
Route 20 - Hamburg	93,407
Route 7 - Pennside	89,995
Route 5 - Albright College	88,522
Route 12 - Lincoln Park Via Reading Hospital	64,354
Route 9 - Grill Via Kenhorst	52,090
Route 22 - East Penn	24,703
Route 6- Crosstown	10,125
Route 2 - Fairgrounds Square	5,967
Route 21 - Morgantown	5,632

Source: South Central Transit Authority

Special Services Operations

BARTA's Special Services Division is responsible for operating and administering most human service transportation in Berks County. These services including the Shared Ride, ADA, and Medical Assistance Transportation Program (MATP) programs, and are specialized, demand-responsive paratransit service and provide public transportation to persons whose disabling condition prevents the use of fixed route transit.

With a fleet of 42 paratransit vehicles, BARTA provided nearly 245,000 trips in 2015. The majority of trips (41%) were for medical appointments, followed by work (18%) and accessing senior centers (11%).

NON-MOTORIZED TRANSPORTATION

Anytime you don't use your car, the bus or other motorized transport, you become a "non-motorized" traveler. These trips take place on a variety of different facilities, some reserved exclusively for non-motorized users such as sidewalks and trails, while others take place on multi-function transportation facilities such as bike lanes on streets. Walking and biking are important parts of the area's overall transportation system as they are two of the most basic and affordable forms of transportation available.

The area has a diverse non-motorized transportation system. The mix of rural roads in Brecknock Township to borough streets in Shillington, and the 57 miles of trails and 118 miles of sidewalks provide bicyclists and pedestrians with varied routes. Most pedestrian trips are short; therefore, Kenhorst, Mohnton and Shillington have the greatest influence on creating viable pedestrian transportation networks. Continuous sidewalks are recognized as the basic network for urban pedestrian transportation.

Data previously discussed in the demographics chapter showed that walking and biking are not popular means of getting to and from work in the district. Arguably, much of the county's transportation infrastructure is designed to accommodate cars, complicating travel by walking or bicycling in many areas.

FUTURE PROJECTS

The Reconstruction of the West Shore Bypass - MPMS #63192 and 78814

The US 422 West Shore Bypass constitutes the most significant maintenance need facing the region. It currently carries traffic ranging from 46,000 vehicles per day on the eastern side to nearly 80,000 vehicles per day on the western end. This highway serves as the principal arterial through the urban area and provides the primary regional access to the City of Reading. This highway was originally constructed in 1964 and there are some sections of original pavement while others have seen some overlay. Safety and capacity issues exist at each interchange. The section also contains 7 bridges in need of significant repairs or replacement. Four (4) of these are currently designated as Structurally Deficient. The design of the highway and the structures does not allow for the provision of maintaining two through lanes of traffic in each direction during reconstruction and the opportunities for detour routes are extremely limited.

The study phase was completed and identified over \$650 million in improvements required to bring the corridor up to current design standards and to accommodate future traffic growth. Initial phases of this program are included for more detailed design in the Short-Range Period for the segment extending from SR 12 to just east of I-176 with the actual reconstruction of this section scheduled to occur in the Mid- and Long-Range Periods. The final section extending east to Perkiomen Avenue remains a candidate project at this time. Construction on the West Shore Bypass project is expected to begin in 2022.

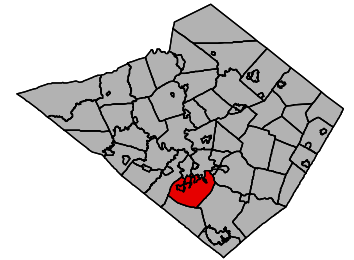
Bridge Reconstruction on Route 724 over the Angelica Creek - MPMS #78881

This project replaces a posted, structurally deficient bridge in Kenhorst that was built in 1960. The project is expected to begin in 2017.

Airports and Railroads

Given the regional nature of airport and railroad development and support, this Comprehensive Plan calls for no specific with regard to air and rail service and instead adopts the RATS FFY 2017-2040 Long Range Transportation Plan in regards to these modes as reference. It should be noted that a significant portion of the Governor Mifflin Area falls within an Airport Hazard Area associated with the Reading Regional Airport and is subject to Airport Hazard Zoning regulations.

Cumru Township Transportation Improvement Projects



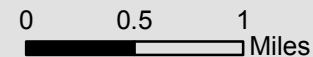
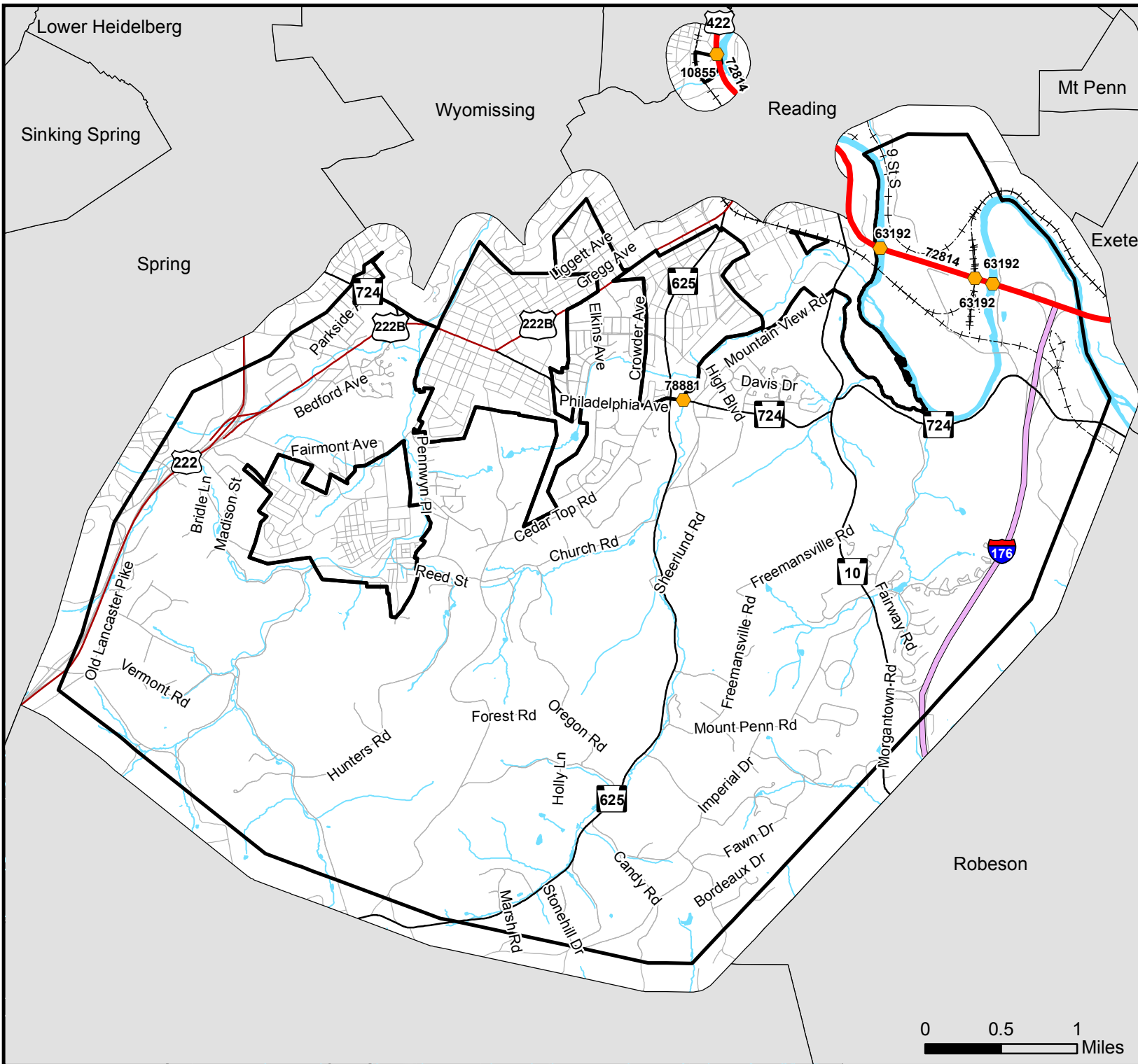
Projects

- Bridge
- Highway
- Interstate
- Highway
- Interstate
- Water Bodies
- Streams
- Roads
- Railroads
- Municipal Boundaries

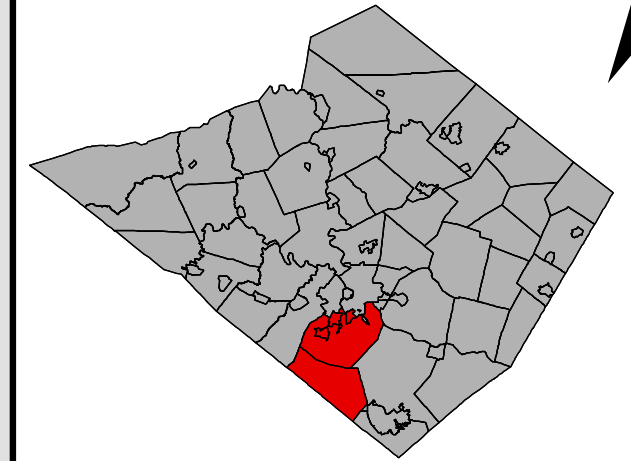
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Functional Classification



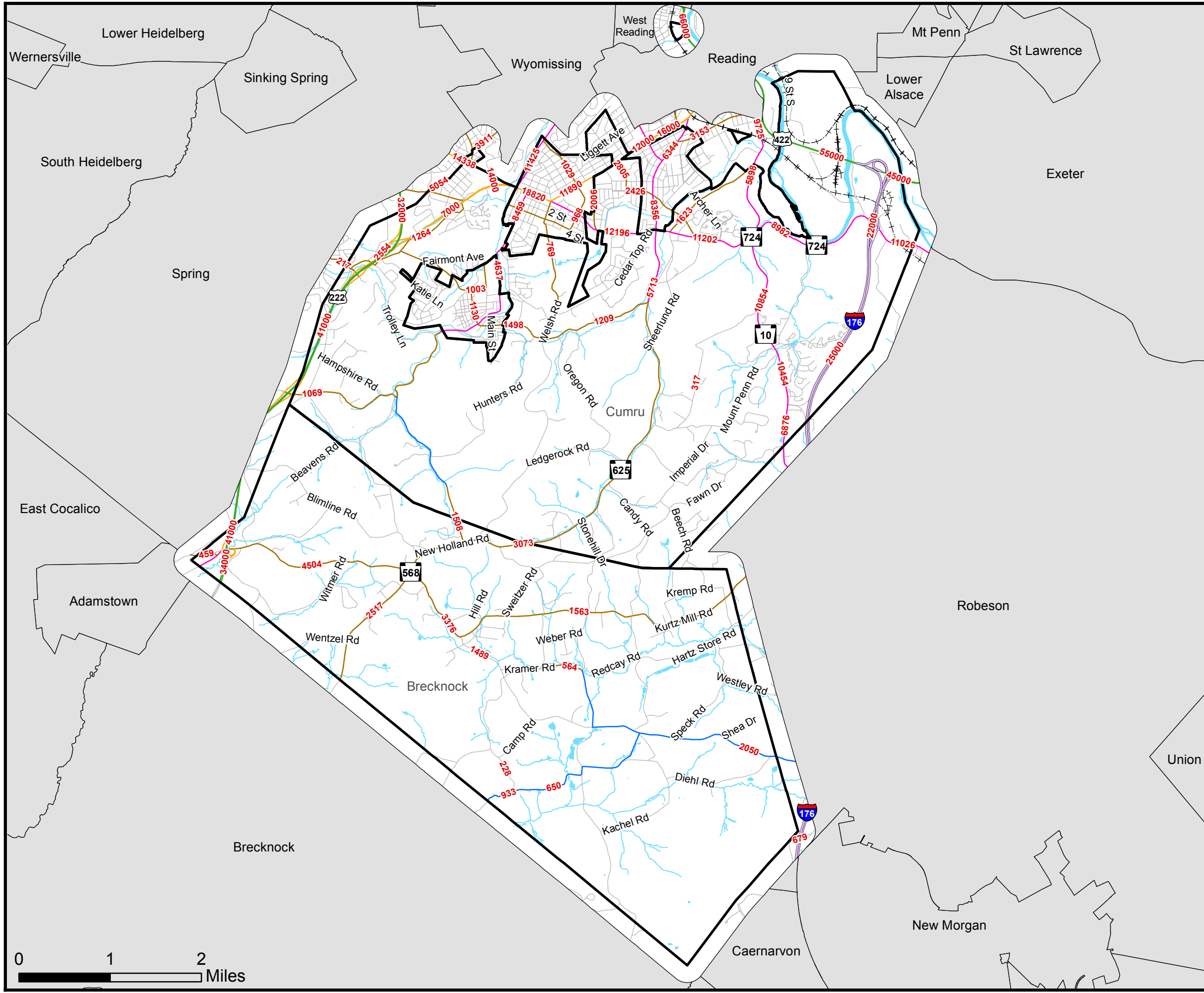
Legend

-  Interstate
-  Principal Arterial- Freeways and Expressways
-  Principal Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Traffic Volumes
-  Water Bodies
-  Streams
-  Roads
-  Railroads
-  Municipal Boundaries

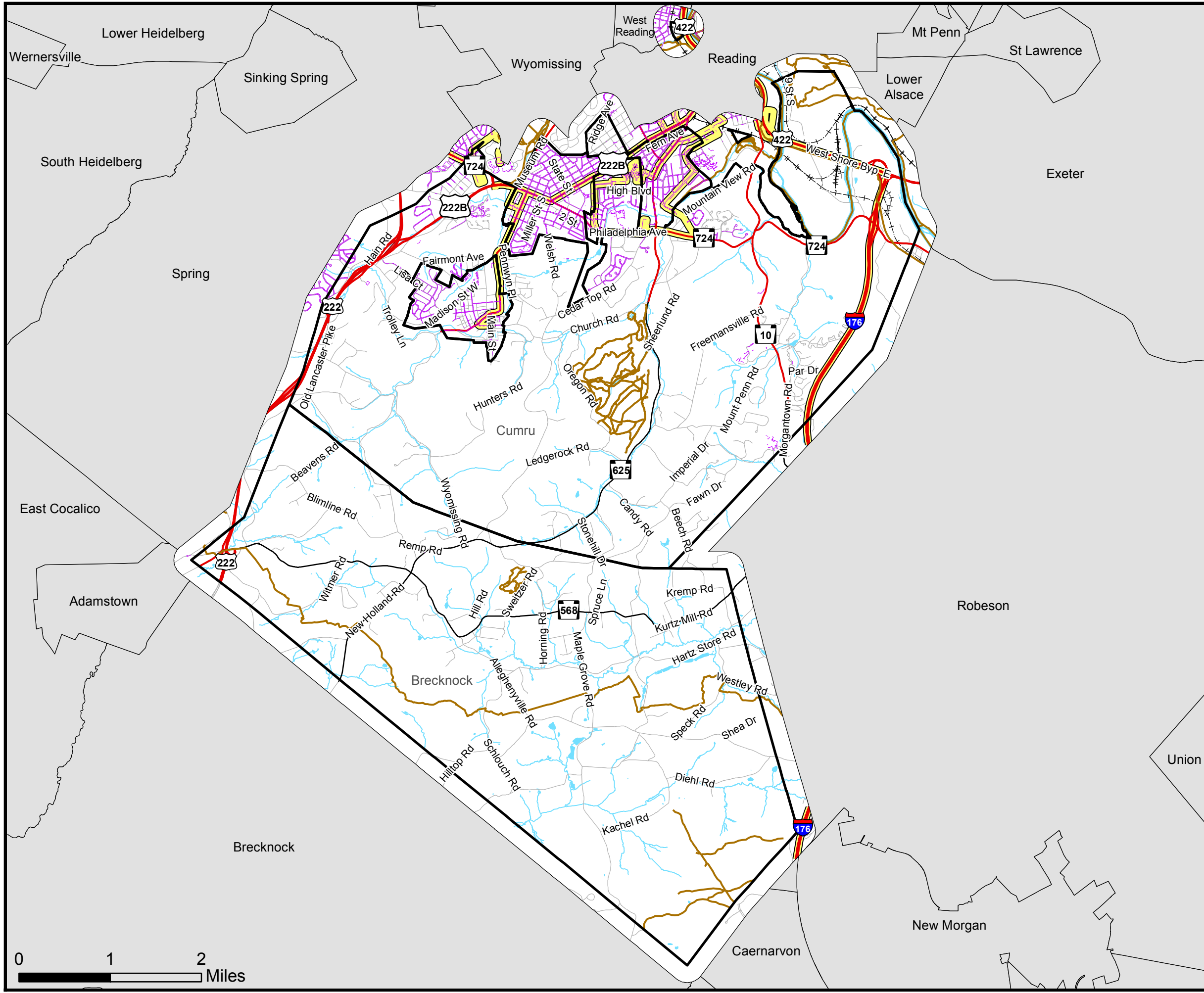
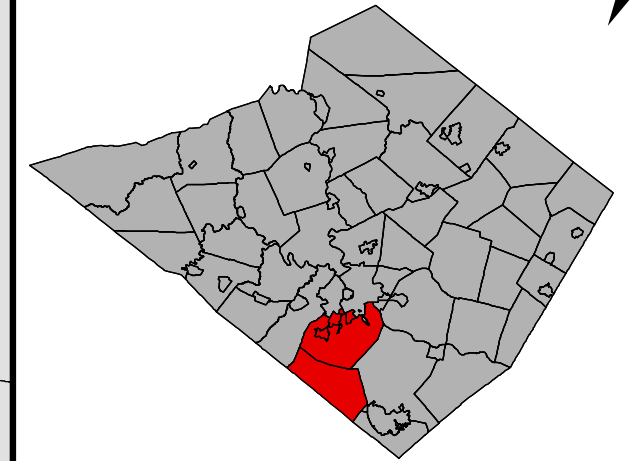
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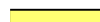





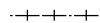

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National Highway System and Sidewalk / Trail Network



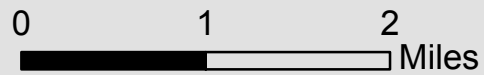
Legend

-  National Highway System
-  BARTA Routes
-  Sidewalk Network
-  Trail Network
-  Water Bodies
-  Streams
-  Roads
-  Railroads
-  Municipal Boundaries

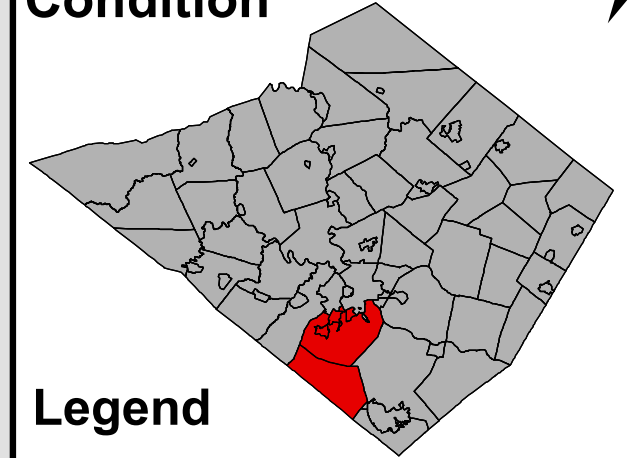
Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES

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Bridge and Pavement Condition

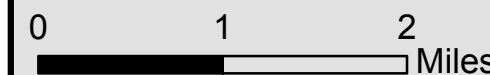
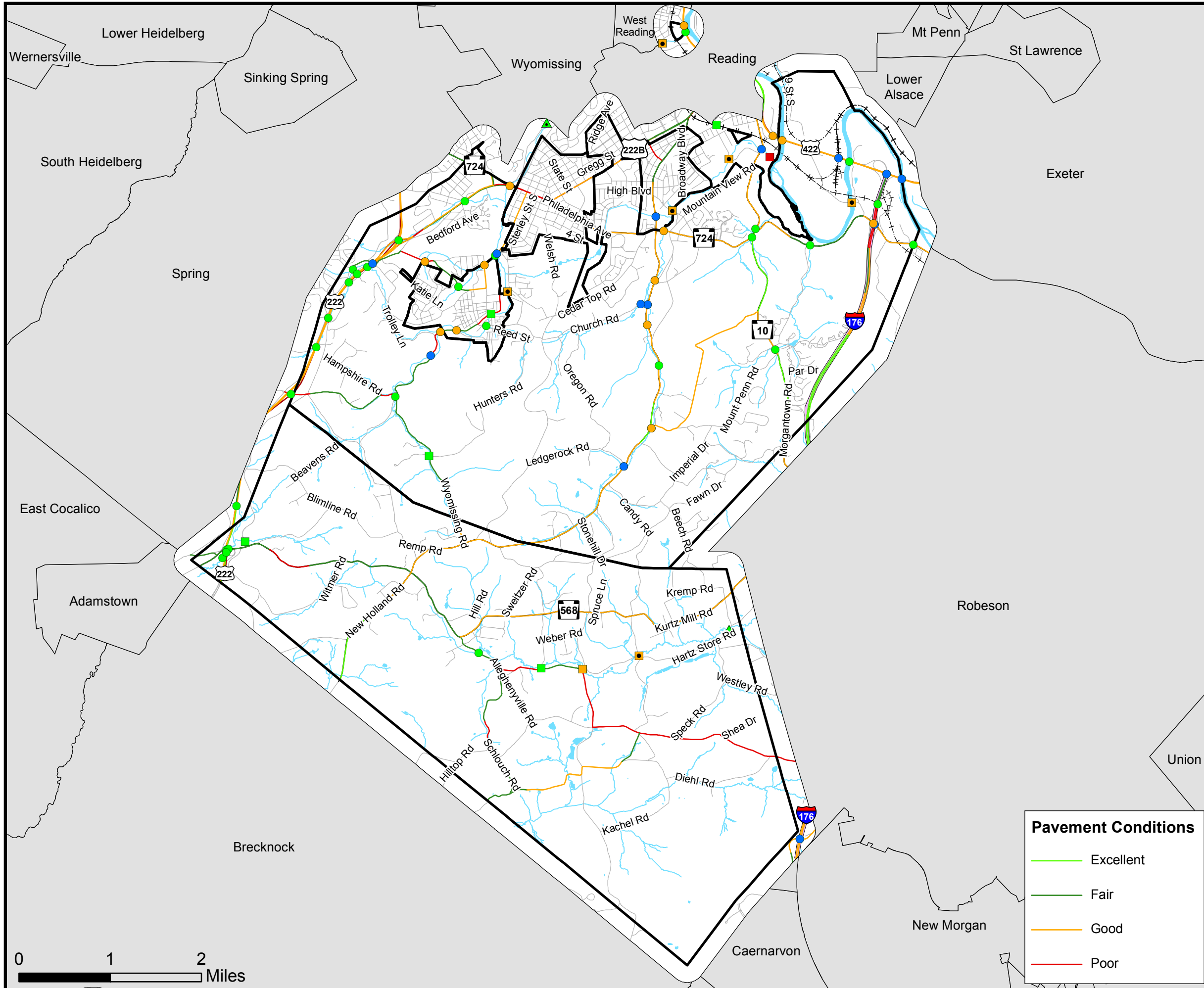


Legend

- State-Owned Bridges
- △ County-Owned Bridges
- Municipal-Owned Bridges
- Posted Bridges
- Red: Closed Bridges
- Orange: Structurally Deficient Bridges
- Blue: Functionally Obsolete Bridges
- Green: No Restrictions
- Water Bodies
- Streams
- Roads
- Railroads
- Municipal Boundaries

Pavement Conditions

- Green line: Excellent
- Light Green line: Fair
- Yellow line: Good
- Red line: Poor



Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES, PennDOT December 23, 2015 and February 17, 2016

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ECONOMIC DEVELOPMENT PLAN

This chapter proposes specific goals and recommended actions to help maintain and grow the economies of municipalities in the Governor Mifflin Area. In particular, many of the goals and steps focus on improving the vitality of the Lancaster Avenue/Pike corridor and creating the conditions for productive investment in areas of the school district that have suffered from disinvestment or a lack of investment. While economic development and growth is primarily a private-sector activity, the policies and actions made by local government can influence private-sector decisions, particularly business location decisions.



Shillington Town Hall

Each of the municipalities in the Governor Mifflin Area has a predominately residential tax base. Brecknock is largely rural and agricultural in nature. Kenhorst and Mohnton are almost exclusively residential, while Cumru Township is predominately residential with retail and commercial space, most of which is located on Lancaster Pike, Route 724 and Route 10. Shillington contains a traditional downtown commercial center in addition to its residential neighborhoods.

What the Community Survey Said About Economic Development

In order to better understand and to solicit feedback on the economic development needs and priorities for the region, the Governor Mifflin Area Coordinating Council conducted a broad-based survey gauging opinions on economic development, quality of life and school operations. The survey generated a strong response, with almost 1,200 survey responses completed including 121 written comments. The broad-based input received from these surveys has yielded a wealth of information for the Plan. The economic issues raised by residents who participated in public meetings and the GMACC Joint Comprehensive Plan Community Survey reflect the fact that the residential property in the district is the largest component of the tax base. Residents note that the attractiveness of their communities and the quality of public schools is what attracts many people to move into this area. They acknowledge, however, that these qualities come with a cost – the lack of commercial and industrial development and in some cases redevelopment of older corridors - requires the residential tax base to support a higher than average percentage of public service and educational costs.

The majority of comments provided by residents focused on the need to attract new business to the area and redevelop and fill properties that have been vacant for some time to generate additional tax revenue to reduce the tax burden on residents. The majority of respondents also supported the use of incentives to attract business to the area.

Another concern that was highlighted by their input was the need for more enforcement of quality of life codes and ordinances to prevent neighborhoods and commercial properties from declining due to neglect or disinvestment.

Although not within the scope of the Comprehensive Plan, numerous comments were received regarding the need to assess school spending and management practices, and the need to identify alternative means of funding educational costs.

The Tax Base

From the perspective of municipal administration, the tax base drives your ability to invest in amenities and provide quality professional services that residents expect. From a resident’s perspective, tax burden influences where people buy homes, whether they reinvest in property and where they develop businesses. The existing and future real estate of the municipality provides opportunities and constraints for maintaining and attracting homeowners, businesses, and jobs. Overall, the key to economic stability or growth is to optimize the tax base by making every acre of land as productive as it can be without compromising community wants, needs, quality

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of life or the natural/environmental resources in the municipality.

Every community in the Governor Mifflin Area has different needs. Some will be satisfied with a minimum level of services and facilities, while others want amenities like recreational fields or parks or additional police. Each community is challenged to balance their needs with what residents can afford through property taxes.

The Pennsylvania State Tax Equalization Board (STEB) provides the information on the Berks County and the Governor Mifflin Area municipal tax bases that are shown below. STEB's primary role is to determine, on an annual basis, the total market value of taxable property in all 67 counties and 2,560 municipalities. This data is primarily used in the disbursement of school funds to the state's 501 school districts.

Berks County Planning Commission staff uses this STEB data to analyze tax base trends. Annually collected for every county, it allows planners to analyze multi-year trends at both the municipal and county levels. First, the municipal tax base was broken out into eight (8) categories based on land use. It was important to see if the Governor Mifflin Area municipal tax bases genuinely expanded between 2006 and 2014, so staff adjusted all dollar figures to constant dollars, accounting for inflation. This is done because over time, inflation gives a false picture of monetary growth.

The Tax Base in 2006 and in 2014

In 2006, the Governor Mifflin Area had a total tax base of \$1.8 billion dollars. Cumru Township had the largest tax base at nearly \$1 billion and Kenhorst the smallest at \$134 million. The overwhelming majority (77.6%) of the area's tax base was generated by residential development followed by commercial (15.3%), agriculture (3.2%), and industrial (2.7%) land.

2006

Municipality	RESIDENTIAL	% of TOTAL	LOTS	% of TOTAL	INDUSTRIAL	% of TOTAL	COMMERCIAL	% of TOTAL
GOVERNOR MIFFLIN	\$1,397,059,883	77.6%	\$18,208,388	1.1%	\$46,623,649	2.7%	\$283,403,130	15.3%
Brecknock Township	\$247,955,844	84.4%	\$5,213,851	2.0%	\$497,776	0.2%	\$13,804,596	4.5%
Cumru Township	\$702,174,918	71.1%	\$11,716,637	1.2%	\$35,149,795	3.7%	\$210,286,528	20.6%
Kenhorst Borough	\$107,819,456	80.2%	\$456,334	0.3%	\$296,552	0.2%	\$25,754,977	19.2%
Mohnton Borough	\$130,922,602	88.0%	\$563,285	0.5%	\$8,531,341	6.1%	\$6,078,972	5.4%
Shillington Borough	\$208,187,064	87.7%	\$258,280	0.1%	\$2,148,185	0.9%	\$27,478,057	11.2%

AGRICULTURE	% of TOTAL	LAND	% of TOTAL	MOBILE HOMES	% of TOTAL	SEASONAL	% of TOTAL	TOTAL
\$60,956,428	3.2%	\$2,346,826	0.1%	\$7,401,131	0.0%	\$320,150	0.0%	\$1,816,319,584
\$29,123,653	8.5%	\$1,446,955	0.5%	\$5,786,646	0.0%	\$320,150	0.1%	\$304,149,471
\$31,790,746	3.3%	\$895,292	0.1%	\$1,537,940	0.0%	\$0	0.0%	\$993,551,856
\$42,029	0.0%	\$4,579	0.0%	\$76,545	0.0%	\$0	0.0%	\$134,450,472
\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$146,096,199
\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$238,071,586

Source: Pennsylvania State Tax Equalization Board (STEB)

By 2014, the Governor Mifflin Area had a tax base of 1.6 billion dollars. Cumru Township and Kenhorst Borough remained the largest and smallest tax bases in the region. Again, residential development accounted for the majority (77.4%) of the tax base, slightly down from 2006 levels. Of note are the industrial and commercial categories. In 2006, commercial properties accounted for 15.3% of the base. In 2014 that rose to 16.2%. Industrial properties accounted for 2.7% of the tax base in 2006. That declined to 2.0% in 2014.

2014

Municipality	RESIDENTIAL	% of TOTAL	LOTS	% of TOTAL	INDUSTRIAL	% of TOTAL	COMMERCIAL	% of TOTAL
GOVERNOR MIFFLIN	\$1,238,904,100	77.4%	\$10,060,900	0.6%	\$31,314,100	2.0%	\$259,737,200	16.2%
Brecknock Township	\$221,334,600	82.5%	\$3,367,200	1.3%	\$318,200	0.1%	\$12,088,100	4.5%
Cumru Township	\$633,086,800	71.4%	\$5,800,200	0.7%	\$21,181,700	2.4%	\$196,532,400	22.2%
Kenhorst Borough	\$92,076,300	80.3%	\$399,000	0.3%	\$252,600	0.2%	\$21,841,500	19.1%
Mohnton Borough	\$112,570,000	89.7%	\$212,700	0.2%	\$7,342,600	5.8%	\$5,421,400	4.3%
Shillington Borough	\$179,836,400	87.2%	\$281,800	0.1%	\$2,219,000	1.1%	\$23,853,800	11.6%

AGRICULTURE	% of TOTAL	LAND	% of TOTAL	MOBILE HOMES	% of TOTAL	SEASONAL	% of TOTAL	TOTAL
\$54,845,700	3.4%	\$2,379,300	0.1%	\$4,401,800	0.3%	\$0	0.0%	\$1,601,643,100
\$26,400,700	9.8%	\$1,063,600	0.4%	3,601,600	1.3%	\$0	0.0%	\$268,174,000
\$28,409,200	3.2%	\$1,312,000	0.1%	800,200	0.1%	\$0	0.0%	\$887,122,500
\$35,800	0.0%	\$3,700	0.0%	0	0.0%	\$0	0.0%	\$114,608,900
\$0	0.0%	\$0	0.0%	0	0.0%	\$0	0.0%	\$125,546,700
\$0	0.0%	\$0	0.0%	0	0.0%	\$0	0.0%	\$206,191,000

Source: Pennsylvania State Tax Equalization Board (STEB)

Tax Base Change between 2006 and 2014

The Governor Mifflin Area tax base decreased \$215 million or 12% between 2006 and 2014. Kenhorst saw the largest decline (-14.8%) while Cumru saw the smallest (-10.7%). The biggest declines in terms of dollars were in the residential category, followed by commercial and industrial. The 2007-2009 recession had substantial adverse impacts on the tax base. It could be argued the region has not recovered from the recession as of 2014. While the tax base comprises more than just residential development, the residential sector makes up the largest component of it. Therefore, what happens to housing prices and values drives the Governor Mifflin Area tax base regardless of gains in other sectors.

Change between 2006 and 2014

Municipality	RESIDENTIAL	% CHANGE	LOTS	% CHANGE	INDUSTRIAL	% CHANGE	COMMERCIAL	% CHANGE
GOVERNOR MIFFLIN	(158,155,783)	-11.3%	(8,147,488)	-44.7%	(15,309,549)	-32.8%	(23,665,930)	-8.4%
Brecknock Township	(26,621,244)	-10.7%	(1,846,651)	-35.4%	(179,576)	-36.1%	(1,716,496)	-12.4%
Cumru Township	(89,088,118)	-9.8%	(5,916,437)	-50.5%	(13,968,095)	-39.7%	(13,754,128)	-6.5%
Kenhorst Borough	(15,743,156)	-14.6%	(57,334)	-12.6%	(43,952)	-14.8%	(3,913,477)	-15.2%
Mohnton Borough	(18,352,602)	-14.0%	(350,585)	-62.2%	(1,188,741)	-13.9%	(657,572)	-10.8%
Shillington Borough	(28,350,664)	-13.6%	23,520	9.1%	70,815	3.3%	(3,624,257)	-13.2%

AGRICULTURE	% CHANGE	LAND	% CHANGE	MOBILE HOMES	% CHANGE	SEASONAL	% CHANGE	TOTAL	% CHANGE
(6,110,728)	-10.0%	32,474	1.4%	(2,999,331)	-40.5%	(320,150)	-100.0%	(214,356,335)	-11.8%
(2,722,953)	-9.3%	(383,355)	-26.5%	(2,185,046)	-37.8%	(320,150)	-100.0%	(35,655,322)	-11.8%
(3,381,546)	-10.6%	416,708	46.5%	(737,740)	-48.0%	0	0.0%	(106,429,356)	-10.7%
(6,229)	-14.8%	(879)	-19.2%	(76,545)	-100.0%	0	0.0%	(19,841,572)	-14.8%
0	0.0%	0	0.0%	0	0.0%	0	0.0%	(20,549,499)	-14.1%
0	0.0%	0	0.0%	0	0.0%	0	0.0%	(31,880,586)	-13.4%

Tax-Exempt Properties

147 properties in the Governor Mifflin Area are entirely or partially exempt from paying school, municipal and county property taxes, according to Berks County assessment data. The majority of these properties are religious and government buildings and state-owned parkland. The assessed value of these properties is \$93.4 million or 5.8% of the total assessed property value in the district. The most valuable, exempt privately owned property is the LaSalle Academy property in Shillington with a value of \$3.2 million. The most valuable publicly owned property is the Cumru Elementary School property on Route 724 in Cumru Township at \$15.2 million. The largest exempt property is the 629-acre Nolde Forest State Park. Cumru Township has the most tax-exempt properties at 73.

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Exempt Properties in the GMSD with the Most Value			
Owner	Value	Address	Municipality
Gov Mifflin Joint School Auth.	\$15,102,900	601 Philadelphia Av	Cumru
Gov Mifflin Joint School Auth.	\$12,939,100	101 S Waverly St	Shillington
Gov Mifflin Joint School Auth.	\$9,658,100	130 E Lancaster Av	Shillington
Governor Mifflin School Auth.	\$4,658,200	Alleghenyville Rd	Brecknock
Barres Most Rev John O Std Jcl	\$3,198,000	42 Kerrick Rd	Shillington
Cumru Township	\$2,931,100	Philadelphia Av	Cumru
Commonwealth Of Pennsylvania	\$2,898,300	New Holland Rd	Cumru
Immanuel United Church/Christ	\$2,678,900	S Waverly St	Shillington
Usa Corps Of Engineers	\$2,654,800	651 Philadelphia Av	Cumru
Missionary Sisters Of The Most	\$2,197,300	Welsh Rd	Cumru

Source: Berks County Assessment Data, 2016

Exempt Properties in the GMSD with the Most Acreage				
Owner	Acreage	Value	Address	Municipality
Commonwealth of Pennsylvania	630	\$2,168,600	New Holland Rd	Cumru
Pennsylvania Game Commission	139	\$487,400	Maple Grove Rd	Brecknock
Camp Fire Girls Council of Reading/Berks	105	\$546,300	Hartz Store Rd	Brecknock
Missionary Sisters Of The Most Precious Blood	98	\$487,300	Welsh Rd	Cumru
Borough of Shillington	67	\$414,100	Philadelphia Av	Cumru
Berks County	52	\$154,600	Loeper Rd	Cumru
Commonwealth of Pennsylvania	43	\$150,200	Maple Grove Rd	Brecknock
Gov Mifflin Joint School Auth.	38	\$3,991,500	601 Philadelphia Av	Cumru
Cumru Township	26	\$114,900	S Wyomissing Av	Cumru
Gov Mifflin Joint School Auth.	22	\$4,433,300	101 S Waverly St	Shillington

Source: Berks County Assessment Data, 2016

Taxes

While Brecknock has the lowest municipal tax rate in terms of millage, it has had the highest increase in the municipal tax of the five municipalities. Shillington Borough assesses the highest amount of municipal tax millage at 7.14 mills in 2016. The school district tax increased 31% and ranks 11th out of the 18 school districts in the county for millage assessed in the 2015-2016 school year. The county tax increased 6% between 2006 and 2016.

Components of Real Estate Tax Mills - Comparison				
Unit	2006	2016	# Change	% Change
BERKS COUNTY Tax	6.94	7.37	0.44	6%
GOVERNOR MIFFLIN SD Tax	20.30	26.60	6.30	31%
Brecknock Township - Municipal Only	1.00	2.33	1.33	133%
Cumru Township - Municipal Only	3.00	6.18	3.18	106%
Kenhorst Borough - Municipal Only	3.10	5.60	2.50	81%
Mohnton Borough - Municipal Only	2.77	4.55	1.78	64%
Shillington Borough - Municipal Only	3.55	7.14	3.59	101%

Berks County Planning Commission staff combined county, municipal and school district millage to create a "Total Tax Rate." We consider this rate as the primary real estate tax. It excludes all other taxes as some municipalities have unique taxes (e.g. hydrant taxes, 911 systems, debt repayment) that the majority of municipalities do not collect. The tax rate in each municipality roughly rose 30% since 2006.

Total Tax Millage Comparison (SD, Municipal and County Together)				
Unit	2006	2016	# Change	% Change
Brecknock Township	28.24	36.30	8.06	29%
Cumru Township	30.24	40.15	9.91	33%
Kenhorst Borough	30.34	39.57	9.23	30%
Mohnton Borough	30.01	38.52	8.51	28%
Shillington Borough	30.79	41.11	10.32	34%

For the purpose of our analysis below, we assume each municipality has a house with a 2016 fair market value of \$100,000. A fixed value allows us to look solely at taxes without the influence of the housing market. We strictly want to compare the level of property taxes from one municipality to the next between 2006 and 2016. Median home values vary greatly from one municipality to another and that can confuse the reader. You will note that on average, a homeowner in the district is paying \$700 more in real estate taxes today than they did in 2006.

Tax Bill on a \$100,000 Market Value House in 2006 and 2016									
Brecknock	Municipal	School	County	Total	In Decimal	Assessed Value	Tax Bill		
2006	1.00	20.30	6.94	28.24	0.0282400	\$68,100	\$2,135	\$ Change	% Change
2016	2.33	26.60	7.37	36.30	0.0363000	\$75,600	\$2,744	\$609	28.5%
Cumru	Municipal	School	County	Total	In Decimal	Assessed Value	Tax Bill		
2006	3.00	20.30	6.94	30.24	0.0302400	\$68,100	\$2,286	\$ Change	% Change
2016	6.18	26.60	7.37	40.15	0.0401500	\$75,600	\$3,035	\$749	32.8%
Kenhorst	Municipal	School	County	Total	In Decimal	Assessed Value	Tax Bill		
2006	3.10	20.30	6.94	30.34	0.0303400	\$68,100	\$2,294	\$ Change	% Change
2016	5.60	26.60	7.37	39.57	0.0395700	\$75,600	\$2,991	\$698	30.4%
Mohnton	Municipal	School	County	Total	In Decimal	Assessed Value	Tax Bill		
2006	2.77	20.30	6.94	30.01	0.0300100	\$68,100	\$2,269	\$ Change	% Change
2016	4.55	26.60	7.37	38.52	0.0385200	\$75,600	\$2,912	\$643	28.4%
Shillington	Municipal	School	County	Total	In Decimal	Assessed Value	Tax Bill		
2006	3.55	20.30	6.94	30.79	0.0307900	\$68,100	\$2,328	\$ Change	% Change
2016	7.14	26.60	7.37	41.11	0.0411100	\$75,600	\$3,108	\$780	33.5%

When compared to the other 68 Berks County municipalities, the municipal taxes of the Governor Mifflin Area are in the middle regardless if, they are compared to the same \$100,000 house being constructed in each municipality or factoring in the median house values. Remember that using the fixed value (the \$100,000) lets you see the true tax burden (what is being levied). Since houses in Brecknock and Cumru have more value than houses in the boroughs, homeowners in the townships will accordingly pay more taxes.

Ranking of Tax Bill in GMSD Versus All Other County Municipalities		
Unit	Same \$100,000 House	Median House Value
Brecknock	48th	10th
Cumru	20th	30th
Kenhorst	27th	68th
Mohnton	31st	56th
Shillington	14th	58th

Chapter 7 - Economic Development Plan

Revenues from Taxes

This section looks at the trends of revenue generated by the real estate tax (RE), real estate transfer tax (RET) and the earned income tax (EIT) in each municipality between 2009 and 2014, the most recent years of data available.

Overall, all municipalities with the exception of Brecknock have seen an increase in the total revenue generated by these three types of taxes.

Most municipalities have seen an increase in revenues from the real estate tax. However, three municipalities (Cumru, Kenhorst and Shillington) have seen declines in revenues from the real estate transfer tax since transaction volume and prices have fluctuated in the housing market. All have seen increases in the earned income tax.

Percent Increase in Revenue from Each Tax Between 2009 and 2014				
Unit	RE	RET	EIT	Total
Brecknock	-42.6%	90.1%	18.3%	-3.2%
Cumru	79.3%	-47.5%	10.0%	36.7%
Kenhorst	64.4%	-27.6%	10.5%	38.7%
Mohnton	1.8%	5.8%	10.9%	5.8%
Shillington	38.6%	-19.4%	17.8%	25.3%

RE: Real Estate Taxes

RET: Real Estate Transfer Tax

EIT: Earned Income Tax

Source: PADCED Municipal Annual Audit and Financial Reports 2009-2014

In Brecknock Township, real estate tax revenue is down 43% between 2009 and 2014. However, the Township saw gains in the transfer tax and earned income tax. Overall revenues from these three taxes are down 3.2%.

Brecknock				
Year	RE	RET	EIT	Total
2009	462,293	56,976	602,105	1,121,374
2010	463,867	39,113	628,876	1,131,856
2011	254,840	39,381	615,398	909,619
2012	273,176	48,839	623,861	945,876
2013	265,284	55,891	643,620	964,795
2014	265,299	108,330	712,009	1,085,638
Percent Change	-42.6%	90.1%	18.3%	-3.2%

RE: Real Estate Taxes

RET: Real Estate Transfer Tax

EIT: Earned Income Tax

Source: PADCED Municipal Annual Audit and Financial Reports 2009-2014

In Cumru Township, real estate tax revenue is up 79% and the earned income tax revenue is up 10% between 2009 and 2014. However, the Township saw a substantial decline in the transfer tax. Overall revenues from these three taxes are up 36.7%.

Cumru				
Year	RE	RET	EIT	Total
2009	2,026,975	332,396	2,194,700	4,554,071
2010	2,892,746	188,249	2,073,044	5,154,039
2011	2,902,928	189,249	2,246,584	5,338,761
2012	3,431,055	209,387	2,034,538	5,674,980
2013	3,425,284	182,657	2,173,142	5,781,083
2014	3,635,001	174,444	2,414,745	6,224,190
Percent Change	79.3%	-47.5%	10.0%	36.7%

RE: Real Estate Taxes
 RET: Real Estate Transfer Tax
 EIT: Earned Income Tax
 Source: PADCED Municipal Annual Audit and Financial Reports 2009-2014

Kenhorst Borough saw real estate tax revenue rise 64% and the earned income tax revenue is up 10% between 2009 and 2014. However, the Borough saw a significant decline in the transfer tax. Overall revenues from these three taxes are up 38.7%.

Kenhorst				
Year	RE	RET	EIT	Total
2009	369,075	33,940	258,121	661,136
2010	375,621	33,228	245,752	654,601
2011	374,844	26,349	264,345	665,538
2012	395,417	34,993	214,973	645,383
2013	491,248	27,622	251,339	770,209
2014	606,819	24,565	285,342	916,726
Percent Change	64.4%	-27.6%	10.5%	38.7%

RE: Real Estate Taxes
 RET: Real Estate Transfer Tax
 EIT: Earned Income Tax
 Source: PADCED Municipal Annual Audit and Financial Reports 2009-2014

Mohnton Borough had stable real estate tax revenues and a small gain in the transfer tax. Earned income tax revenues rose 11%. Overall revenues from these three taxes are up 6%.



Kenhorst Borough

Mohnton				
Year	RE	RET	EIT	Total
2009	448,253	28,428	366,699	843,380
2010	450,733	30,558	351,091	832,382
2011	394,620	21,357	372,706	788,683
2012	388,770	26,796	334,311	749,877
2013	388,113	33,174	361,841	783,128
2014	456,151	30,065	406,499	892,715
Percent Change	1.8%	5.8%	10.9%	5.8%

RE: Real Estate Taxes
 RET: Real Estate Transfer Tax
 EIT: Earned Income Tax
 Source: PADCED Municipal Annual Audit and Financial Reports 2009-2014

In Shillington, real estate tax revenue rose 39% but saw a 20% decline in the transfer tax. Earned income tax revenues rose 20%. Overall revenues from these three taxes are up 25%.

Shillington				
Year	RE	RET	EIT	Total
2009	557,829	74,580	542,276	1,174,685
2010	554,937	60,846	531,542	1,147,325
2011	555,367	42,882	584,331	1,182,580
2012	552,681	58,465	532,945	1,144,091
2013	562,764	53,089	576,364	1,192,217
2014	773,204	60,079	638,874	1,472,157
Percent Change	38.6%	-19.4%	17.8%	25.3%

RE: Real Estate Taxes
 RET: Real Estate Transfer Tax
 EIT: Earned Income Tax
 Source: PADCED Municipal Annual Audit and Financial Reports 2009-2014

Developing Suitable Sites

In 2015, the Berks County Planning Commission collaborated with the Sites and Infrastructure committee (a sub-committee of the Ride To Prosperity Group) to develop an interactive web map tool called the Berks County Commercial and Industrial Land Suitability Tool. The Ride to Prosperity Group consists of multiple agencies such as The Greater Reading Chamber and Economic Development Corporation, Greater Berks Development Fund, Berks County Industrial Development Authority, Berks County Workforce Investment Board, Greater Reading Economic Partnership, and the City of Reading.

The Land Suitability Tool is intended to be used as a first step to guide users to the most suitable areas in Berks County for commercial and industrial uses. Land with suitability ranges 3 through 6 are the most desirable, with a range of 6 being the most suitable.

This tool was used to determine the most suitable sites for commercial and industrial development for the Governor Mifflin Region. Figure 19 accompanying this chapter identifies those sites.

The land suitability was developed by prioritizing factors related to commercial and industrial uses determined by the Sites and Infrastructure Committee of the Ride to Prosperity group. The factors included in the land suitability analysis are:

1. **Land without Environmental / Land Use Constraints-** Land not suited for development was removed (this includes areas in Berks County where development is restricted due to a variety of factors including, but not limited to: hydrology, historical importance, agricultural/conservation easements/easements restricting land development, sensitive plant and animal species habitats, topography.)
2. **Interchanges with a half-mile radius**
3. **Major Roads with a quarter-mile radius (Interstates, U.S. Routes, numbered State Routes)**
4. **Public Sewer Service Areas**
5. **Public Water Service Areas**

The general public as well as agencies wishing to assess the available locations in the County for suitable site development can use this tool by accessing the following site: <http://www.arcgis.com/home/webmap/viewer.html?webmap=cf8b696cc27345869bb1559cf03235f4>

What Does This All Mean for the Governor Mifflin Area?

The Governor Mifflin Area is in the same position as Berks County and other Pennsylvania municipalities. Everybody wants economic development. However, economic development is expensive. Federal and state grants are harder to find and every municipality is looking to obtain that same grant. Municipal budgets are lean with little to no funding for economic development projects. The recommendations contained in this section concentrate on smaller, focused things the Governor Mifflin Area can do to foster redevelopment and encourage small business growth.

Currently, not every building and site is economically feasible to redevelop. In some cases, an inordinate amount of subsidizing, freezing the collection of development/inspection fees, or some other type or combination of “incentives” would be required to make a project succeed.

Economic development efforts in the region should initially focus on redevelopment of low-density, under-utilized and/or inefficiently developed commercial and industrial sites, particularly in the Borough of Shillington and along Lancaster Avenue in Shillington and Lancaster Pike in Cumru Township which have suffered decline since the Route 222 bypass opened in 2007.

The recommendations below do not recommend financing additional plans or studies because more often than not, those studies recommend millions of dollars of projects and improvements the municipalities will never be able to afford to do. The most efficient approach that the Governor Mifflin Area can do is “set the table” for economic development the best it can - and then let the market work.

New public and private investment will transform the area over time. In order to guide this change, however, economic development policies and incentives should be in place prior to specific proposals. Towards this end, listed below are five (5) key goals and implementation steps to work towards meeting those goals.

It is important for the region not to focus solely on one site or one industry. The tax base should expand across the board, through new businesses and jobs, expansion and maintenance of existing businesses, and new and maintained housing. The local Governor Mifflin economy should be managed much like an investment portfolio – focusing on a broad range of development in order to spread risk from economic downturns, changes in technology or consumer behavior and to provide the region as many potential opportunities for reward as possible.

Chapter 7 - Economic Development Plan

GOAL #1 Development Policies: Develop appropriate policies to guide the development of land suited for development and redevelopment.

*Cumru Township and Shillington Borough should re-examine existing zoning along the Lancaster Avenue and Pike corridor in conjunction with the Greater Reading Economic Partnership (GREP) and the Shillington Business Association (SBA) to ensure the zoning is compatible with current market demands.

*Cumru Township and Shillington Borough should consider a joint overlay Redevelopment Area Zoning District that provides flexible zoning to encourage interest and improved design/site layout for the Lancaster Avenue/Pike corridor.

*The region should use the Berks County Commercial/Industrial Land Suitability Tool to explore future development opportunities and guide decision-making relative to municipal easements and acquisitions, future municipal zoning and rezoning requests.

*Annually review and track commercial and industrial properties that have decreased in assessed value through data obtained from Berks County.

GOAL #2 Infrastructure Improvements: Prioritize public infrastructure investment that will attract businesses and development to commercial corridors.

*Prioritize the repair and construction of sidewalks throughout the Boroughs. The sidewalks that get the most use would be the highest priority than those that serve fewer residents.

*All GMA municipalities should meet quarterly to discuss transportation projects in the area that may be eligible for funding from the various PennDOT grant programs, discuss emerging transportation needs and share respective capital planning.

*The Governor Mifflin municipalities and school district should advocate and express, when feasible, through meeting attendance and letters of support, unified support for regionally significant roadway capacity projects, regardless of the municipality the project is located in.

GOAL #3 Marketing/Outreach/Business Retention: Promote the Lancaster Avenue and Pike corridors and recruit and retain appropriate businesses in these corridors.

*The region should consider publishing an online development guidebook, available on every municipal website that summarizes code, variance, and approval processes and provide specific contact information for zoning and codes personnel in each municipality.

*Working with the SBA, organize and support the Small Business Development Center (SBDC) and the Reading Chapter of SCORE to host workshops aimed at retaining existing small business and encouraging new ones, especially in the boroughs.

*The Governor Mifflin municipalities and school district should hold a regular, joint forum with the SBA and GREP to discuss issues important to the local business community.

*Working with the SBA, develop a "Buy Local Weekend Fair" that showcases local produce and products. The event would rotate between Kenhorst and Shillington on an annual basis.

*The Governor Mifflin municipalities and school district should meet quarterly to discuss redevelopment properties, meet with building owners and regional economic development officials, and host annual brokers meetings for the municipalities to meet and (see) brokers of available properties and brokers of interested buyers.

*The SBA website should be updated weekly with content.

GOAL #4 Public/Private Partnerships: Develop tools to reduce impediments to challenging sites.

*Consider a region wide LERTA for the Top 5 or Top 10 commercial/industrial underutilized properties and/or the Lancaster Avenue/Pike corridor and focus redevelopment efforts on these properties only to start.

*Establish relationships with and meet with private developers and owners of existing multitenant shopping areas to encourage redevelopment of these sites.

*The Governor Mifflin municipalities should consider pursuing Letters of Map Revision (LOMR) if present, local data suggests the 100-year floodplain is improperly designated on redevelopment sites.

GOAL #5 Remove existing and prevent future blight and neighborhood decline.

*Work with the Berks County Redevelopment Authority to use existing programs and identify strategies for blight removal and redevelopment in the region.

*Annually review and update the existing property maintenance code and enforcement policies to ensure they are meeting current community needs.

*Consider revising the property maintenance code to cite both tenants and property owners for certain types of infractions such as barking dogs, overgrown lawns, etc.

*The Governor Mifflin Area should consider regional code enforcement of one property maintenance code and pooling resources for code enforcement officers to make a major push towards dedicated, predictable enforcement of ordinances.

*Consider implementing a Homeowner Association or Neighborhood Forum or “Walk the Neighborhood” initiative to enable an exchange of information and/or concerns in Township/Borough neighborhoods.

*Consider implementing a performance-measuring program for code enforcement that measures the number of calls/complaints and the delivery of municipal services to address the issues.

Tools for Economic Development

There are various tools and programs available to municipalities who want to strengthen, promote, retain and/or incentivize economic development in their respective jurisdictions. The following is a list of common programs, some of which are administered through the Pennsylvania Department of Community and Economic Development (DCED) (www.newpa.com), for municipalities to use to implement economic development initiatives:

Keystone Innovation Zone Tax Credit Program (KIZ) – This program provides tax credits to early-stage technology-oriented businesses and entrepreneurs operating in a Keystone Innovation Zone (KIZ); companies without a tax liability may sell tax credits to companies with tax liabilities for cash. Funding provides tax credits for companies that have been in operation less than 8 (eight) years, whose gross revenues have increased over the previous year, are located in a KIZ Zone, and fall under the industry sector focus.

Keystone Opportunity Zone (KOZ) – The program provides state and local tax abatement to businesses and residents locating in one of the 12 designated zones. Businesses, property owners and residents located in a KOZ are eligible to receive significant state and local tax benefits. Projects in KOZs are given priority consideration for assistance under various community and economic building initiatives. Pennsylvania businesses relocating to a KOZ must either: increase their full-time employment by 20 percent within the first full year of operation, or make a 10 percent capital investment in the KOZ property based on their prior year’s gross revenues. Eligibility for benefits is based upon annual certification. In order to receive benefits, any entity applying must be compliant with all local and state taxes and building and zoning codes.

Chapter 7 - Economic Development Plan

Keystone Special Development Zone (KSDZ) – The KSDZ program was established for the purpose of providing incentives to for-profit businesses that locate and operate in designated geographic zones. Pennsylvania continues to have a surplus of abandoned, deteriorated commercial and industrial sites in need of revitalization. The KSDZ program is an incentive-based tax credit program to foster redevelopment of these former industrial and commercial sites. To be eligible, sites must be located within a Special Industrial Area as of July 11, 2011, for which the PA Department of Environmental Protection (DEP) has executed a Special Industrial Area Consent Order and Agreement. Businesses that provide job-creating economic development opportunities in these sites through the expansion of existing operations or the relocation of operations to the Commonwealth of Pennsylvania may be eligible for tax credits under this program.

Local Economic Revitalization Tax Assistance (LERTA) – LERTA allows local taxing authorities to exempt new construction and improvements to a commercial, industrial, and/or business property if such property is located in a deteriorated area. In order for a LERTA to apply to a property, each taxing authority (County, Municipal and School District) must, by ordinance or resolution, exempt from real estate property taxes, the assessed value of the improvements to deteriorated properties and the assessed value of new construction within the designated deteriorated areas.

Municipal Assistance Program (MAP) – The Municipal Assistance Program (MAP) is created to help local governments efficiently and effectively plan and implement a variety of services, improvements, and soundly manage development. The program provides funding for three groups of activities – shared service, community planning, and floodplain management. The program is administered by the Governor’s Center for Local Government Services (GCLGS) (www.newpa.com/local-government/) in the DCED.

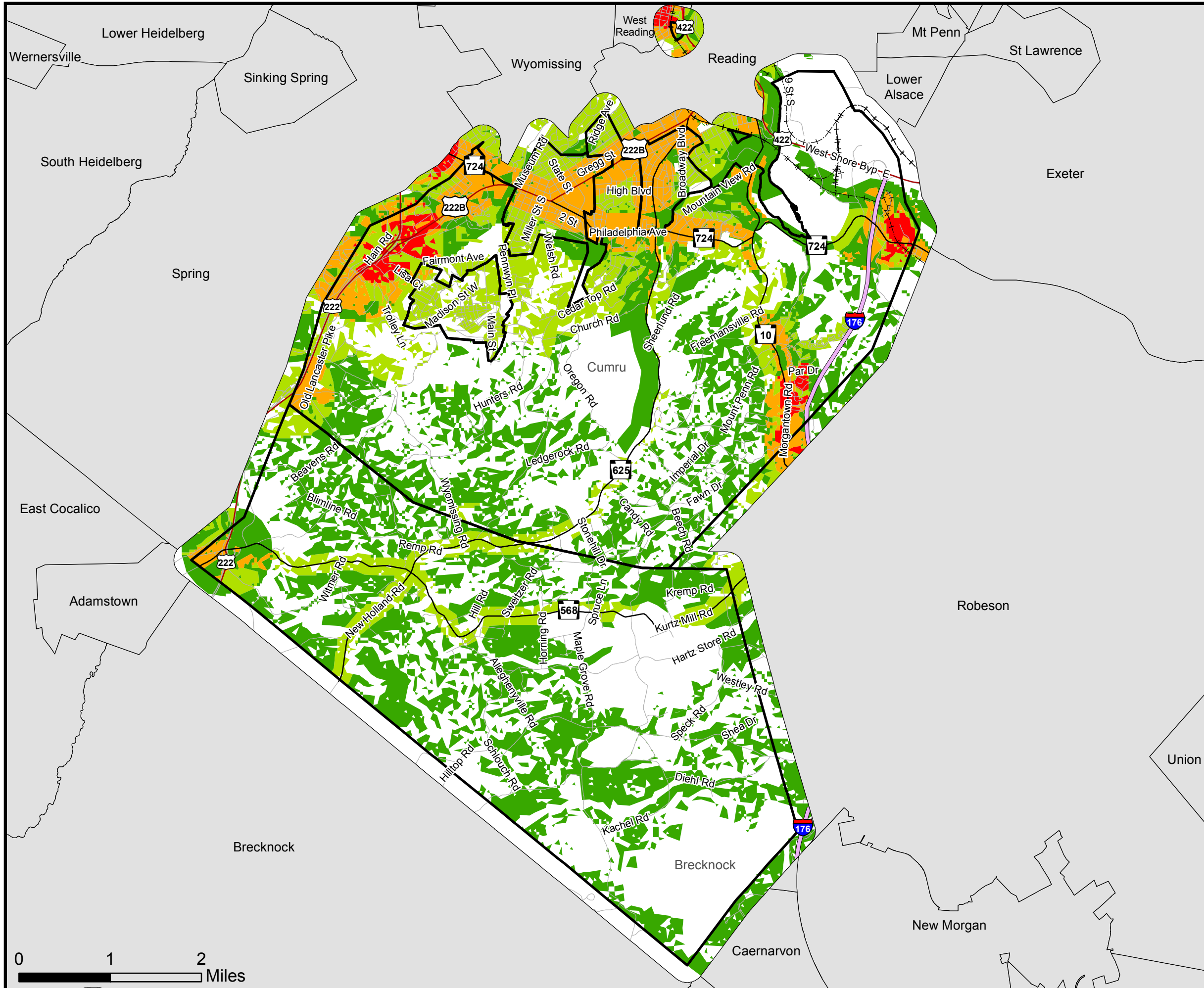
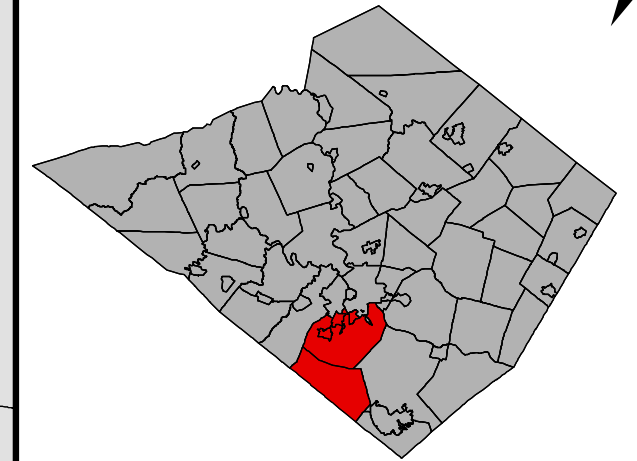
Pennsylvania Infrastructure Investment Authority (PennVEST) – The program provides low-interest loans for design, engineering and construction costs associated with publicly and privately owned drinking water distribution and treatment facilities, stormwater conveyance and wastewater collection, conveyance, treatment facilities and Brownfield site remediation.

Tax Increment Financing Guarantee Program (TIF) – This program promotes and stimulates the general economic welfare of various regions and communities in the commonwealth and assists in the development, redevelopment and revitalization of Brownfield and Greenfield sites in accordance with the TIF Act. The program provides credit enhancement for TIF projects to improve market access and lower capital costs through the use of guarantees to issuers of bonds or other debt. Funds are used for infrastructure and environmental projects for industrial enterprises and retail establishments, infrastructure, environmental and building projects for manufacturers, hospitals, or convention centers, utilization of abandoned or underutilized industrial, commercial, military, previously mined institutional sites or buildings; or undeveloped sites planned and zoned for development in accordance with an existing comprehensive municipal plan.

Berks County Economic Development Land Suitability Tool – Created by the Berks County Planning Commission in conjunction with the Ride to Prosperity Sites and Infrastructure Committee, this interactive web map tool is intended to guide users to the most suitable areas in Berks County for commercial and industrial uses. The heat map shows land with suitability ranges 3 through 6, with a range of 6 being the most suitable.

These are just a sample of some commonly used programs for facilitating economic development within communities. More information can be found on Pennsylvania grants and resources at PA DCED’s website at www.newpa.com.

Economic Development Land Suitability



Legend

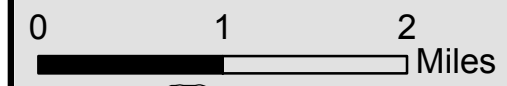
- 6- Most Suitable
- 5
- 4
- 3- Least Suitable

- Roads
- Railroads
- Municipal Boundaries

Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES, Ride to Prosperity Sites and Infrastructure Committee

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BAB 12/17



EXISTING LAND USE PLAN

Land use is only one aspect of planning; however it is an extremely important one. Land use is the alteration of the natural environment into man-made or built environment and includes lands which are undisturbed by man. Development regulations, physical restraints and highway networks all contribute to the land use patterns within a region. Land use is used as a tool for evaluating current zoning and subdivision and land development policies as well as provides guidance for future development. Land use helps evaluate public needs, potential environmental impacts as well as prevents potential conflicts. Municipalities utilize land use planning to balance development and preserve natural resources. It serves to guide official decisions regarding the distribution and intensity of private development, reinvestment in urban centers and capital improvement programs.



Farm in the Governor Mifflin Area

For a land use to be practical, it must accurately inventory existing land uses and development characteristics. Then, with proper analysis, future land use schemes can reflect reality, and avoid the creation of nonconforming uses when implemented through zoning regulations. To determine existing land uses, two sources were consulted. First, the Berks County Planning Commission has prepared a land use Geographic Information System (GIS) map coverage which blends tax parcel record information with land cover features as derived from aerial photograph interpretation. Specifically, tax parcel data is used within “developed” areas while land cover data is used in outlying rural areas. This land cover data can “split” larger properties into several uses. For example, a farm with a house will depict the house as one use, and the farmland as another; this gives a truer picture of uses in outlying rural areas. Conversely, within the Boroughs of Kenhorst, Mohnton, Shillington, and more populated portions of Cumru Township the County’s tax parcel information was used to determine land use. Here, the tax records list one predominant land use on the entire property, which is also more accurate than aerial photo interpretation when analyzing a “built” environment. Second the GIS data was reviewed by the GMACC during this update with corrections noted. Regionally, the existing land use pattern includes a very wide range of uses and settings which are depicted on the Existing Land Use Map, found following this section.

Existing Land Use Patterns

Figure 20 illustrates the existing uses of different areas of the region, as of 2016. The Governor Mifflin Region encompasses a total area of 26,377 acres. Commercial development is concentrated along Business Route 222/Lancaster Avenue, New Holland Avenue (State Route 625), the western portions of Route 724/Philadelphia Avenue and along Morgantown Road (State Route 10) as it traverses into neighboring Robeson Township. The main areas of commercial uses in Brecknock Township are the Maple Grove Park racetrack and campgrounds and the village of Knauers.

The area has only limited industrial development. This includes some industrial uses along Morgantown Road south of Reading, and existing and proposed industrial uses north of Route 724 on both sides of Interstate 176. This includes the East Pointe Industrial Park east of I-176. A major underused industrial property exists east of Hill Street in Mohnton.

Several older villages provide character to the community. These include Grill, Gouglersville, and Angelica in

Chapter 8 - Existing Land Use Plan

Cumru, and Knauers and Alleghenyville in Brecknock.

The denser areas of residential development have been limited to areas where central sewage service has been available and where it was allowed by zoning. These areas include within and around Kenhorst, Shillington and Mohnton Boroughs, as well as the Pennwyn, Colonial Hills, Mifflin Park and Montrose Manor areas in Cumru. The Flying Hills development was built around a golf course, starting in the 1960s. Flying Hills includes a mix of housing types and a neighborhood commercial center.

Brecknock Township has primarily experienced scattered single family detached home subdivisions on one to two acre lots. Many of those homes have been placed in areas that had the most suitable soils for on-lot septic systems. Unfortunately, those soils are also the most suitable for crop farming. Most of Brecknock's land area continues to be wooded or used for agricultural activities.

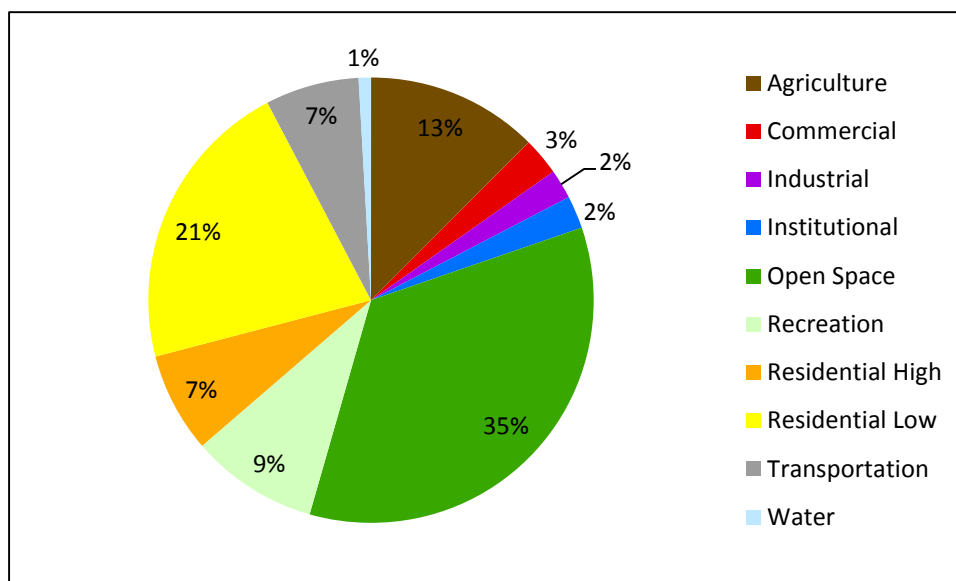
Existing Land Use Analysis

1. Methodology

The Existing Land Use Map (Figure 20) was created digitally using a geographic information system (GIS). The Berks County GIS tax parcel data was modified to include a specific existing land use designation for each parcel. Land use assessment codes, aerial imagery, information from the Act 167 stormwater plans, and other GIS data related to land use was also used in the analysis.

The table and chart on the next page illustrates the existing land uses by acreage in the region:

LANDUSE	Brecknock	Cumru	Kenhorst	Mohnton	Shillington	Total
Agriculture	2,265.25	1,028.61		0.02		3,293.88
Commercial	233.77	399.05	39.13	13.60	37.12	722.67
Industrial	10.86	494.11	0.44	47.77	6.09	559.27
Institutional	42.11	485.56	10.38	18.64	70.78	627.47
Open Space	4,153.26	4,928.82	42.90	19.36	14.02	9,158.35
Recreation	1,308.70	1,029.34	19.48	19.46	56.59	2,433.56
Residential High	163.52	1,062.25	162.72	235.61	289.39	1,913.49
Residential Low	2,819.03	2,741.61		65.72	12.68	5,639.04
Transportation	445.10	1,034.91	95.66	70.02	146.67	1,792.36
Water	63.64	171.58			1.56	236.78
Total	11,505.23	13,375.84	370.71	490.19	634.89	26,376.86



2. Residential Lands

Residential Low

The Residential Low category consists of primarily single-family detached dwelling units on one to five acre lots. A lot size larger than five acres was subject to more than one existing land use designation, as the residue land was typically designated as Open Space.

- Comprising 21% of the region's land area or 5,639 acres, Residential Low land is the second largest land use category. Cumru (2,742 acres) and Brecknock (2,819 acres) Townships contain the majority (20%) and share almost equal amounts of this type of residential development.
- Kenhorst Borough has no residential low land use and Mohnton and Shillington Boroughs contain only 1% of the 21% total in the region for this land use category.



House in Mohnton Borough

Residential High

The Residential High category is characterized by a variety of dwelling unit types, including single-family detached, semi-detached, townhouses, apartments, and mobile homes within parks, at densities that exceed one unit per acre.

- Only 7% of the total lands in the region or 1,913 acres are used for "high density residential". The majority of this land is concentrated in Cumru Township (1,062 acres) with Shillington (289 acres) having the second largest concentration. Mohnton Borough is third (235 acres) with Kenhorst Borough (162 acres) and Brecknock Township (163 acres), sharing almost identical acreages.

3. Commercial Lands

The Commercial lands category contains such uses as, retail, offices, utilities (electric and phone companies) and personal, professional and business services.

- Commercial uses comprise only 3% of the region's total land area or 723 acres.
- The majority of the commercial uses are located primarily within Cumru Township and account for 399 acres or 55% of commercial land use within the Governor Mifflin Region.

4. Industrial Lands

Industrial land uses include processing, fabrication or assembly of raw materials or component parts, wholesale trade and warehousing. Landfills, junk yards, and quarries are also included within this designation.

- Approximately 559 acres or 2% of industrial land uses encompass the land in the Governor Mifflin Region.
- Industrial uses within the region are primarily located in Cumru Township and Mohnton Borough.

5. Institutional Lands

Institutional lands are used for public services such as governmental and public safety facilities, educational facilities (including athletic fields owned by educational institutions), cemeteries and religious institutions.

Chapter 8 - Existing Land Use Plan

- Institutional lands occupy 627 acres or approximately 2% of the region's land area.
- Nearly 78% of the institutional land is located within Cumru Township.

6. Agricultural Land

The rich soil, aided by a favorable climate and centralized Mid-Atlantic location, has contributed to a strong agricultural tradition. Agriculture lands are used for crops, pasture, the raising of livestock, farmsteads, barns, silos, mushroom farms, and the fields where trees and plants are harvested for nurseries.

- Agricultural lands occupy 3,294 acres or approximately 13% of the region's land area.
- Out of those 3,294 acres, Brecknock Township has the majority of land area occupied by agricultural uses. Brecknock has 2,265 acres or approximately 69% of the region's agricultural production.
- Not surprisingly the boroughs contain very little to no agricultural uses because of their dense residential development.

7. Recreation Lands

Recreation land provides space and facilities for people to engage in active and passive recreation activities. These include playgrounds, parkland, state gamelands/forests, as well as recreation land owned by non-profit recreational groups (i.e. homeowners associations, sportsman clubs, little league) and commercial recreation (i.e. golf courses, miniature golf courses, campgrounds).

- Recreation lands occupy 2,434 acres or 9% of the region's total land area.
- 54% of the total recreation land in the region is located within Brecknock Township.

8. Open Space Lands

Open Space is land that is predominantly wooded or open land that does not include a structure such as meadows and fields (not farmland). Residue land associated with large residential lots over 5 acres, as well as forested land on farmland is also included in the category. The majority of this land is private except for municipal watershed lands.

- Open Space is the largest use of land at 9,158 acres or approximately 35% of the region's total land area.
- 54% of the total open space in the region is found in Cumru Township.

9. Transportation Lands

Transportation lands are used for roads and railroads. While the network of transportation modes that serves the region also includes bus and motor freight services, these land uses, as well as parking garages are included in the commercial category.

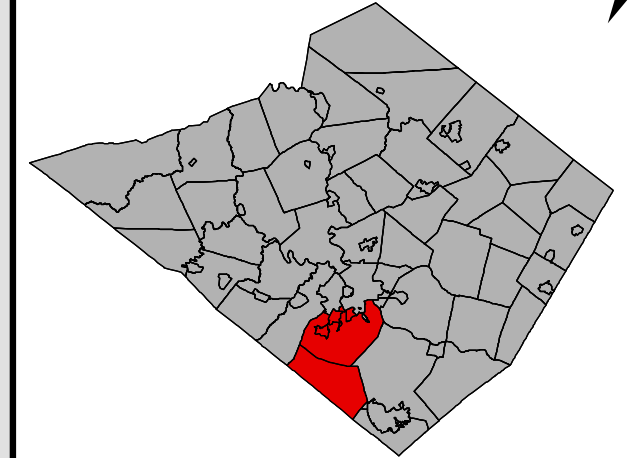
- The amount of land area consumed by such a network is somewhat significant (1,792 acres or approximately 7% of the total region's land area), due to the varying widths of rights-of-way associated with the highway and railroad modes of transportation.
- Cumru Township has the most land area covered by transportation at 1,035 acres or 58% of the region's total transportation land area.

10. Water

The water category is comprised of rivers, streams, ponds, and lakes.

- Water occupies 237 acres or approximately 1 % of the region's total land area.

Existing Land Use



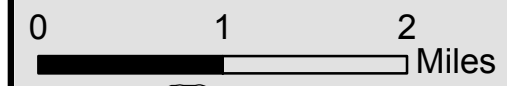
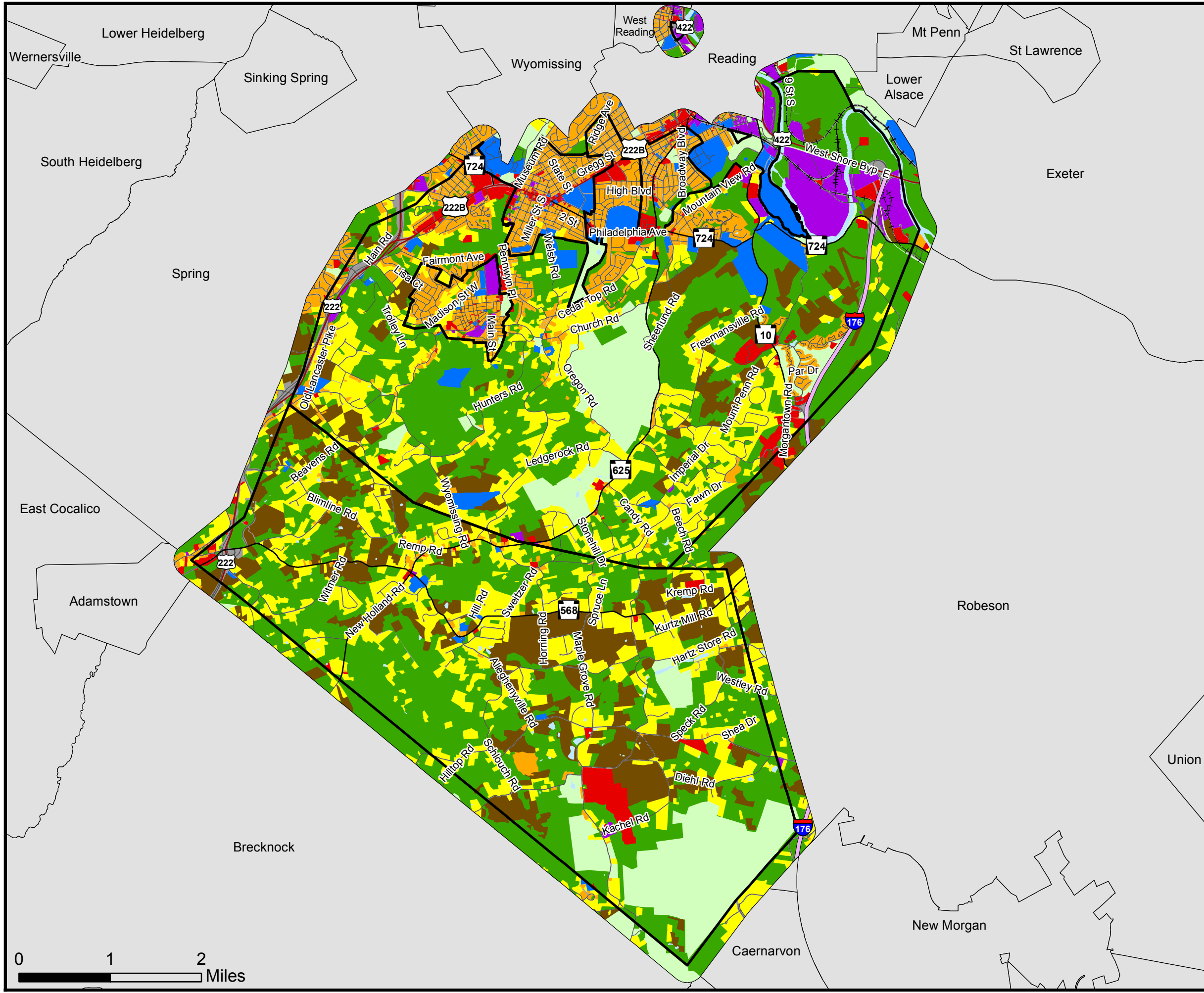
Legend

- Residential Low
- Residential High
- Commercial
- Industrial
- Institutional
- Recreation
- Open Space
- Agriculture
- Water
- Transportation
- Roads
- Railroads
- Municipal Boundaries

Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES

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FUTURE LAND USE PLAN

The Future Land Use Plan emphasizes land use planning that accommodates projected community and economic growth, directs growth to areas of existing or planned infrastructure, and protects sensitive resources from development and its impacts. The core purpose of the Future Land Use Plan is to manage the amount, intensity, character and timing of development.

Future Land Use Plan Recommendations

The following describes land use categories, as shown on Figures 21 through 24. In most cases, these categories are intended to generally relate to zoning districts. The Future Land Use Plan is primarily intended to:

- a) protect existing residential neighborhoods,
- b) moderate the rate of housing construction to avoid overloading the public school system, roads, utilities and groundwater supplies,
- c) coordinate development across municipal borders, including municipalities that are not part of this Regional Comprehensive Plan,
- d) avoid serious traffic congestion and safety problems, particularly by avoiding new commercial strip development along major roads,
- e) promote new business development in appropriate locations, including the strengthening of older business areas, with careful attention towards the types of businesses allowed in areas near homes, and
- f) make sure development properly relates to the natural features of the land, particularly to protect steeply sloped areas, major water supplies and creek valleys.



*Flying Hills
Photo courtesy of Governor Mifflin School District*

Policies Affecting Many Land Use Categories

- In many residential areas, it would be desirable to provide a density bonus if housing is limited to persons age 55 and older. Also, in the boroughs and the more developed areas, it may be desirable to allow taller building heights (such as 5 or 6 stories) if an apartment building is limited to persons age 55 and older and if fire safety issues are fully addressed. In most other cases, outside of the downtowns of the boroughs, a maximum building height of three stories is recommended.
- To promote home ownership and neighborhood stability, and to avoid parking problems, the conversions of existing one family homes into additional numbers of housing units should be prohibited in most of the region.
- If any lot is not served by both central water and central sewage service, then a minimum lot size of at least one acre is recommended. Where higher densities are described in this Plan, they assume that both central water and central sewage services would be provided. If a new lot will be served by an on-lot septic system, the lot should be approved for both a primary and an alternative drain field location before the lot is created.
- It is recommended that places of worship (such as churches) and public and primary schools be allowed in most areas, except possibly some conservation and agricultural preservation areas.

Chapter 9 - Future Land Use Plan

(Note - Federal and State law control the ability of a municipality to limit locations of religious activities. There are differing court opinions about whether a municipality can limit the location of a public school).

- To promote use of Transfer of Development Rights (described later on in this chapter), it would be appropriate to consider reducing the maximum densities of some of the residential districts in the townships if transfer of development rights is not used. The lower base densities should generate stronger interest in using TDRs.
- Interconnecting recreation trails should be sought, particularly to connect existing trails, the creeks, the downtowns, neighborhoods, parks and schools. These trails will not only be beneficial for recreation, but also could be useful for bicyclists to reach work. An emphasis should be placed on developing off-road trails that run parallel to roads that are unsafe for pedestrians and bicyclists and which cannot be easily improved. These trails are described further in the Community Facilities and Services section and existing trail networks can be viewed on **Figure 17**.
- Thick natural vegetation should be preserved or planted along creeks to filter out pollutants from runoff, avoid erosion and maintain good water quality. This matter is discussed further in the Natural Features and Agricultural Conservation Plan section.

Note - Brecknock's zoning ordinance has a set of environmental requirements that reduce densities and increase lot sizes based upon the natural features of each area of land. For example, if a 1.5 acre lot size is required, that lot size is calculated after deleting areas of certain natural features. Therefore, in many cases, lot sizes are actually required to be larger than stated later in this chapter.

Future Land Use Analysis

Methodology

The Future Land Use Plan was created digitally using a geographic information system (GIS). The existing land use and zoning GIS data was used as the foundation to create the Future Land Use. Additional GIS data such as public water and sewer areas, slopes, floodplains, tax parcels, and easements were overlaid onto the existing land use. The combination of all the different GIS data allowed an analysis to be performed which determined areas that are currently developed, areas where growth should occur at different densities, the location of agriculture, recreation, as well as areas where industrial and commercial development should occur.

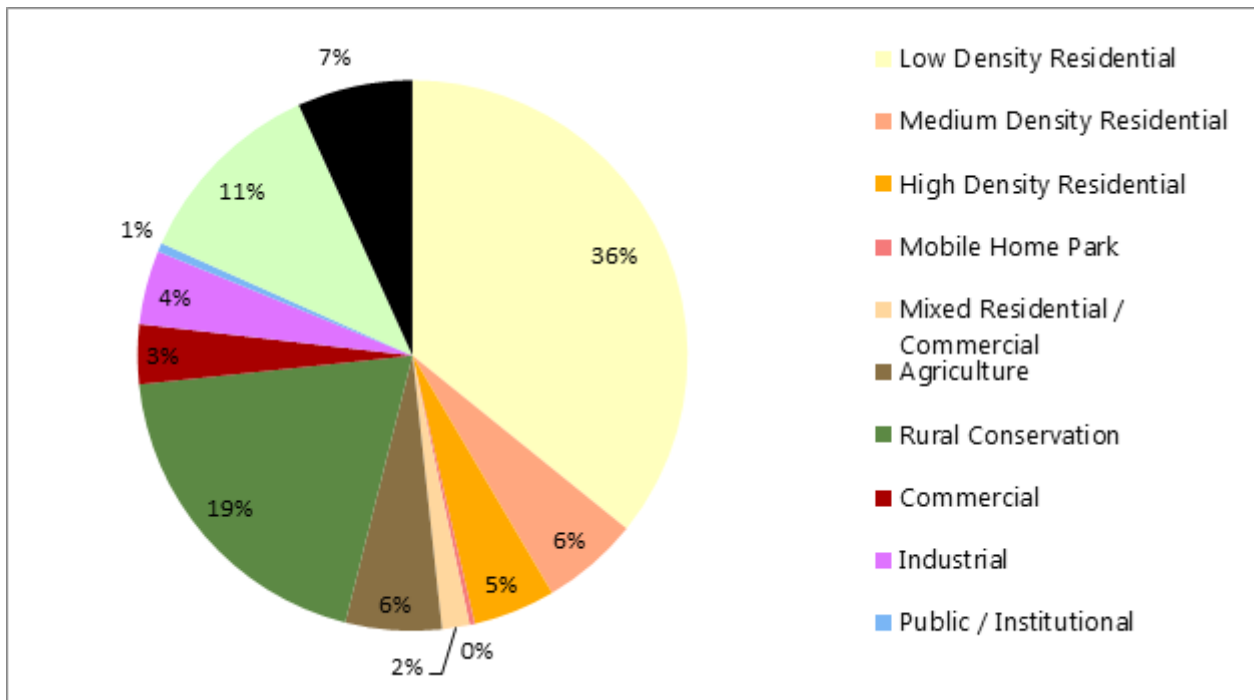
The Future Land Use Plan, depicts the pattern of projected land use, targeting areas that are appropriate for urban growth and reinvestment, as well as areas that should be preserved/conserved for their agricultural, recreational or natural resource assets.

The Future Land Use Plan is divided into twelve (12) categories:

1. Low Density Residential
2. Medium Density Residential
3. High Density Residential
4. Mobile Home Park
5. Mixed Residential / Commercial
6. Agriculture
7. Rural Conservation
8. Commercial
9. Industrial
10. Public / Institutional
11. Recreation
12. Transportation Network

The table below shows the acreage for each Future Land Use category for the Region.

Future Land Use	Brecknock	Cumru	Kenhorst	Mohnton	Shillington	Total
Low Density Residential	6,878.68	2,572.27				9,450.95
Medium Density Residential		1,055.62	86.11	223.38	144.25	1,509.36
High Density Residential		886.40	97.53	106.21	186.14	1,276.28
Mobile Home Park	77.55	2.77				80.32
Mixed Residential / Commercial	147.09	186.04	50.93	10.61	32.39	427.06
Agriculture	90.07	1,401.69				1,491.76
Rural Conservation	2,044.72	3,074.68				5,119.40
Commercial	482.40	414.91	22.29	3.02		922.62
Industrial		1,080.14		50.00	17.07	1,147.21
Public / Institutional	16.40	70.58	0.32	1.06	48.98	137.34
Recreation	1,323.23	1,606.48	19.48	25.87	63.11	3,038.17
Transportation Network	445.10	1,034.91	95.66	70.02	146.67	1,792.36
Total	11,505.24	13,386.49	372.32	490.17	638.61	26,392.83



The following describes the twelve (12) land use categories portrayed in the Future Land Use Plan.

1. **Low Density Residential**

This category is primarily intended to provide for single family detached development. With on-lot well and septic systems, a one or one-and-a-half acre minimum should be required depending on the municipality. With central water and sewage services, a lot size of approximately 1/2 acre to 1/3 acre would be appropriate in most areas. Through the Open Space Development option, approximately 1/3 to 1/5 acre lots could be provided, with 30 percent of the tract preserved in open space. Also, lot sizes as small as 1/5 acre could be appropriate through the Transfer of Development Rights (described later on in this chapter).

All of the Low Density Residential category is located within the southeastern portion of Cumru Township and most of Brecknock Township. This category comprises 36% of the region’s land use, making it the most

prominent land use category within the joint comprehensive planning area.

2. **Medium Density Residential**

This category is primarily intended to provide for single family detached homes and twin houses. With central water and sewage services, an average of approximately 2 to 6 homes per acre would be appropriate without open space preservation. The Open Space Development option could provide for approximately 1/4 or 1/6 acre average lot sizes with 30 percent of the tract preserved as open space. Also, lot sizes as small as 1/6 acre average lot sizes could be appropriate through the Transfer of Development Rights.

The Medium Density Residential category encompasses approximately 6% of the land use within the region. The majority of which are located in Cumru Township adjacent to the Boroughs.

3. **High Density Residential**

This category is intended to provide for a mix of housing types at densities at over 6 homes per acre. Higher densities (such as 8 or 9 homes per acre) could be appropriate if the housing was limited to persons age 55 and older or through transfer of development rights. These areas should allow for all housing types. These areas are particularly important to meet obligations under State law to offer opportunities for all types of housing. It also is important to provide opportunities for various housing types in order to meet the needs of different types of households, such as empty nesters, singles, low income and senior citizens. All apartment and townhouse developments (except the smallest) should be required to include some recreation or open space area for residents.

High Density Residential can be found mostly within the borders of the Boroughs with a portion located within Cumru Township along the western side of Interstate 176. High Density Residential makes up about 5% of the total land area of the region.

4. **Mobile Home Park**

This use is usually considered single-family homes, but when placed in parks require services associated with higher density development. A single mobile home park is located within Brecknock Township near the intersection of Schlouch and Camp Roads. This land use category makes up less than 1% of the total Future Land Use in the Governor Mifflin Region.

5. **Mixed Residential / Commercial**

This category is intended to provide for a mix of light businesses and a mix of housing types. These areas should provide for retail stores, offices, personal services, day care centers, banks, exercise clubs and similar uses. The intent is to prohibit the heaviest commercial uses that are most likely to spur demolition or create nuisances for neighbors, such as 24 hour convenience stores, gas stations, vehicle repair, adult bookstores, restaurants with drive-through service and vehicle sales.

In the downtowns and older villages, development should be encouraged that complements, rather than detracts from, the existing character of historic areas. In older areas, buildings should be placed with setbacks from the road/street that are similar to nearby older buildings. To the maximum extent feasible, parking should be located to the rear or side of buildings. If desired, the Traditional Neighborhood provisions of the State Planning Code could be used to require that new construction be consistent with existing buildings (such as requiring parking to be to the side or rear of buildings and requiring front porches for new homes).

The Historic Preservation Plan section discusses methods that can be used to control demolition of historic buildings, particularly in the downtowns and villages.

Mixed Residential / Commercial future land designation makes up approximately 2% of the total land use of the region.

6. Agriculture

The need for agricultural preservation and methods to achieve it are described in the Agricultural and Natural Resources Conservation section of this Plan. One goal is to avoid a dense residential subdivision in the middle of active farmland - to protect the investment of the adjacent farmers.

In general, the desire is to preserve large contiguous areas of prime farmland, mainly through encouraging landowners to sell conservation easements to the County or the Township. As an alternative, owners of land are encouraged to consider selling conservation easements to a developer in return for a “transfer of development rights” (as described later in this chapter).

In addition to discouraging large numbers of homes in prime agricultural areas, it is also desirable to carefully locate new homes on a tract to minimize conflicts with agricultural activities. New homes should be placed as far as is reasonable from livestock operations, and preferably should be upwind from livestock.

The majority of active agricultural land is located in Cumru Township directly on its southern border with Brecknock. The Agricultural land use designation makes up approximately 6% of the total land use in the region. The agricultural land located in Brecknock Township surrounded by Low-Density Residential are purchased County agricultural conservation easements.

7. Rural Conservation

These lands are characterized by low density development, prominent forest cover, and may contain slopes greater than 15%, as well as fragmented areas of farmland and land eased for open space, natural resource or woodland conservation. Development should be subject to flexible siting standards, conservation design standards, and disturbance limitations, especially on slopes greater than 15%, to avoid the most critical environmental constraints, and allow land to be developed efficiently with the least degree of environmental impact.



House located on sloped land in Brecknock Township

These areas have important natural features that make them suitable for only the very least intense types of development. These Conservation areas include steep areas South of Knauers and Alleghenyville along Lancaster County Border, areas around the State Game Lands No. 52 in southern Brecknock, and most of Neversink Mountain adjacent to Reading. Most of these areas are steep slopes with limited access to public roads.

Ideally, the vast majority of Neversink Mountain would become a passive county park (or community forest). Much of the Neversink Mountain is already preserved. However, 100 acres in the far northern corner of Cumru Township at the end of Reading’s 9th Street is owned by a private construction company, which has approval for a five acre quarry. Over the long run, it would be desirable to have some of the remaining private land on Neversink Mountain acquired for public recreation and to preserve this major scenic asset.

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A very large minimum lot size can be justified because of the extreme difficulty in drilling suitable wells, the natural features of the sites and the limited access to public roads. For example, even if a road would be extended to serve new lots in the Conservation areas in southwestern Brecknock, it would result in an excessively long cul-de-sac because it would be difficult to find an alternative route in case of an emergency. A ten acre minimum lot size is recommended. However, a ten acre minimum should only be possible if the applicant conducts a well test and finds a suitable well site before being granted subdivision approval. Larger lots could be required if steep slopes or other natural features are involved.

Consideration should be given to promoting Open Space Development. For example, this could require ten acre minimum lots if there was no preserved open space. However, if at least 60% of the tract was permanently preserved in some form of open space, then the remainder of the land could be developed in three acre minimum lots.

The Rural Conservation category is the second largest category in the Future Land Use analysis. Rural Conservation accounts for 19% of the region's total acreage.



Commercial strip in Cumru Township

8. Commercial

This category is intended to provide for a wide range of commercial development, particularly in areas of more “highway” oriented commercial development. As opposed to the Mixed Residential / Commercial areas described earlier in this chapter, these areas should provide opportunities for uses such as gas stations, vehicle sales and auto sales. A careful set of standards are needed to require coordinated traffic access among different uses.

If an excessive amount of commercial zoning is allowed at one time, it may encourage sprawled development, with businesses simply relocating from one business site to a new site, leaving the old site vacant. There are a number of shopping centers with large vacant spaces in the surrounding region, as new stores have decided to build on new sites instead of reusing sites of stores that have closed. If the supply

of commercially zoned land is held to a moderate amount, it will encourage rehabilitation and redevelopment of older commercial sites.

This category is proposed to include many existing commercial areas (including along Business Route 222) and also the Maple Grove Racetrack, campground and adjacent lands.

The Commercial areas should also include land near the new interchange of Routes 222/272 and 568. This should include land between Deer Creek Road and Route 222. This is consistent with Spring Township's commercial zoning east of Deer Creek Road. This area does not currently have public sewage service, but conceivably could be extended by a developer if sewage would be provided in adjacent lands in Spring Township.

3% or a total of 923 acres of the region includes this Commercial designation.

9. Industrial

The Industrial areas are intended to provide for a wide range of industrial uses. These areas are particularly important to meet obligations under State law to provide opportunities for all types of business uses, including some uses that are less desirable. The heaviest industrial uses should need special exception from the

zoning hearing board or conditional use approval from the supervisors/borough council.

Because this plan involves multiple municipalities, it will not be necessary for each municipality to provide for all types of industrial uses. It is recommended that the heavier industrial uses be concentrated around the site of the former Titus generating station and Western Berks Landfill in the northeastern part of Cumru, and that heavy industrial uses be prohibited in other industrial areas. These heavy industrial uses could include petroleum tank farms, asphalt plants, cement plants, trash transfer stations and hazardous chemical plants.

A careful set of performance standards should be used to control noise, dust, vibration and other nuisances and hazards, especially from industrial uses. Extensive landscaped buffers should be required next to homes. Where a very intensive use is proposed next to homes, a landscaped earth berm and/or solid fencing should also be required.

A high quality setting will help to attract additional desirable types of business development and higher paying types of jobs. In newer industrial areas, a set of site design regulations should be used to promote light industrial/office parks in a well-landscaped campus-like environment. Truck parking and outdoor storage areas should be required to be screened from view from roads. The majority of the first 30 feet along a road should be landscaped, with truck loading docks and truck parking located to the side or rear of buildings.

Approximately 1,147 acres or roughly 4% of the regions total land area is reserved for industrial use.

10. Public / Institutional

This category recognizes existing large public, semi-public and institutional uses, such as schools and municipal buildings. A total of 1% or 137 acres are designated as Public/Institutional within the planning area.

11. Recreation

Recreation land provides space and facilities for people to engage in active and passive recreation activities. These include playgrounds, parkland, state gamelands/forests, as well as recreation land owned by non-profit recreational groups (i.e. sportsman clubs, and little league organizations) and commercial recreation (i.e. golf courses, miniature golf courses, campgrounds). Recreation lands occupy 3,038 acres or over 11% of the Region's total land area.

12. Transportation Network

Land in this category contains roads and railroads. While the network of transportation modes that serves Berks County also includes air service, bus and motor freight services, these land uses, as well as parking garages are included in the commercial category.

While many factors can influence growth and development patterns, the existing transportation network has always been prominent in shaping Berks County, as well as the Governor Mifflin planning region. Over time development has historically concentrated near major transportation facilities to take advantage of their accessibility. The amount of land area consumed by such a network is 1,792 acres or approximately 7% of the region's total land area. Recent upgrades to the highway network include U.S. 222 South.

Further discussion of the transportation network within the Region can be found in the Transportation section of this plan.

Concepts for Future Development

1. Extend the best features of older development into newer development.

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Consideration should be given to strongly encouraging forms of “traditional neighborhood development.” This involves extending the best features of the older areas into new neighborhoods. As discussed later in this Chapter, this concept also involves making sure that development or redevelopment of lots within older neighborhoods occurs in a way that fits within the “urban fabric.” Traditional neighborhood development primarily involves the following:

- Street trees should be planted to eventually provide a canopy of shade over streets. Studies show that mature street trees can increase the value of homes up to 10 percent. If it is not appropriate to have shade trees in the right-of-way, they can be required immediately outside of the right-of-way.
- Requiring that new street lights meet a certain design standard that is similar to older styles of street lights.
- Sidewalks should be provided (or asphalt paths along main roads in rural areas). There should be an orientation to pedestrians, with an ability to walk or bicycle to stores, schools and parks. Overly wide residential streets and intersections should be avoided to discourage speeding and to make it easier for pedestrians to cross the street.
- A modest density should be encouraged that is similar to the typical development that occurred during the 1930s through 1940s. This density (such as 5 to 8 homes per acre) should make best use of available land, while avoiding overly dense development and parking problems.
- Whenever practical, parking should be located to the rear or side of buildings, so that the front yard can be landscaped. At best, parking and garages would be placed to the rear of lots, with access using alleys. This design avoids conflicts between sidewalks and vehicles backing into the street, and allows the entire curbside to be available for on-street parking.
 - If rear access to garages is not practical, then garages should enter onto the side of homes whenever possible, particularly on corner lots. If a front-entrance garage is proposed, it should be designed so that it is not an overly prominent part of the street. For example, a one lane driveway can pass along the side of a house and then widen to enter a two-car garage that is setback from the front of the house. “Snout” houses should be avoided that have a front entrance garage as the home’s most prominent feature.
 - Care is needed to discourage new twin and townhouse development that has numerous driveways entering directly onto a street from the front. Garage doors should not be an overly prominent part of the views of housing from the front. Where garages and parking cannot be avoided in the front yard, larger lot widths should be required to make sure that there is green space in the front yard. Regulations are needed to make sure that the majority of the front yards of housing developments are not covered by paving.
- Buildings should be placed relatively close to the street, with front or side porches, to encourage interaction among neighbors. On a corner lot, a side porch can have the same effect. If residents spend time on their front porch, they can help oversee the neighborhood and report suspicious activity to the police.

This concept can be used to maintain the character of older residential areas. For example, driveways can be required to access onto an alley or side street where it is available, as opposed to having a front garage and driveway. This design avoids conflicts between sidewalks and vehicles backing into the street, and allows the entire curbside to be available for on-street parking. Otherwise, new driveways may remove as many parking spaces as they create.

New buildings can be required to have a maximum setback from the street that is similar to other buildings on

the block. New buildings can also be required to include front porches. Front porches encourage interaction among neighbors, which builds more of a community spirit. If residents spend time on their front porch, they can help oversee the neighborhood and report suspicious activity to the police.

Most new parking can be required to be placed to the rear or side of the main building on the lot, which makes the building and not parked cars the most visible feature along the street.

New street trees can be required by a zoning ordinance as part of the construction of any new principal building, instead of only being required for new subdivisions. Neighborhood character can also be established with older styles of street lights and street name signs.

Under the State Planning Code, a municipality can require some of these features in zoning ordinances. Or, a municipality could offer density incentives for this type of traditional development.

2. Traffic Access Control

If traffic access onto a major road is properly managed, the road will be able to safely handle large volumes of traffic. However, if a road combines a large number of business driveways entering a road at many locations, there will be right-hand turns and left-hand turns at many locations. The constant stopping and starting from these turns greatly affect the smooth flow of vehicles and create safety hazards. This is known as “strip” commercial development.

At best, intense business development should be concentrated in well-planned developments with internal roads that access a major road with a traffic signal and turn lanes. Where a traffic signal is not warranted at the present time, there should still be a plan for where traffic signals are intended to be built in the future. This will allow driveways and street intersections to be directed towards those intersections so that the traffic signal will be well-placed in the future. Where traffic signals are not appropriate, adjacent commercial uses should have shared driveways and interconnected parking lots. The interconnected parking lots are particularly valuable so that a person can visit more than one adjacent business without having to enter and re-enter a major road.

3. Transfer of Development Rights (TDRs)

This concept should be a voluntary option in the Zoning Ordinances of the townships. TDRs offer incentives for private developers to pay to preserve land. If a developer of one tract of land pays an owner of another tract to permanently preserve their land, then the developer could receive approval to build at a higher density on the developer’s tract. The tract that receives the higher density would need to be in an area that the township has designated as being suitable for a higher density. The tract that would be permanently preserved would need to be in an area that the township has targeted for preservation. The developer and the owner of the open land would negotiate on their own to determine how much the developer pays to the other landowner for the preservation.

- This method allows development to be shifted from locations where preservation is desired to allow a higher density on other tracts in a township that are well suited for development.
- The township would then approve the development at a higher density at the same time as a conservation easement went into effect to preserve the other land. The preserved land would remain privately owned but could never be developed. The preserved land could be re-sold and could be used for agriculture or certain open space uses.
- For example, this process might allow preservation of land in the Agricultural and Rural Conservation areas, in return for allowing a higher density in a Low Density Residential or Medium Density Residential area. Or, density might be transferred from one part of an Agricultural or Rural Conservation area to another part of the Agricultural or Rural Conservation area.

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- The number of homes that could be transferred from one tract to another would be based upon a “Yield Plan.” This sketch plan would show how many homes would have been permitted on the tract that is to be preserved. Once the township accepts this Yield Plan, that number of homes could be transferred from one tract to another tract. However, there would still be limits on the density of the tract being developed to make sure that it is not excessive.
- TDR can also be used in combination with commercial development. For example, for every housing unit that is transferred from one area of a township, an additional amount of building coverage or impervious coverage could be allowed in a business district.

4. Open Space Residential Development

Open Space Residential Development involves development in which a substantial percentage of the land area of the tract is permanently preserved as open space. For example, many Open Space Developments are designed with 25 to 60 percent of the total land area of a development preserved in some form of open space. Open Space Development typically allows smaller lots and smaller setbacks than would be allowed under conventional development without open space. This concept is also known as “Conservation Design” Development.

5. Emphasize Compatible Development and Traffic Patterns across Municipal Borders.

Most of the land areas adjacent to the Governor Mifflin region have very compatible development patterns and zoning with this Comprehensive Plan. However, there are some areas of concern. Most areas adjacent to the northern portions of the region are already developed and are zoned in a manner to reflect existing development. Most areas in the southern portions of the region are zoned by those municipalities in a manner that promotes low density residential, rural and agricultural uses that are very compatible with the similar zoning proposed in this Comprehensive Plan.

The eastern border of Cumru Township with Robeson Township deserves particular attention. The Regional Comprehensive Plan for Robeson Township along the Route 724 corridor proposes residential uses. The area of Cumru east of I-176 immediately south of Route 724 is proposed for Business Park development if suitable road access would be constructed by a private developer. Land that is further south in Cumru is proposed for Conservation type of development with an average of at least 2 acres per dwelling. The adjacent land in Robeson is mainly proposed for low density rural development, according to their Regional Comprehensive Plan. The land near the interchange of I-176 and Route 10 in Cumru is proposed for Business Park development, if suitable road access would be provided. The land in Robeson between I-176 and Route 10 is proposed for Interchange Commercial development. The land west of Route 10 in Robeson is proposed for Low Density Residential and High Density Residential. The adjacent land in Cumru is zoned for Medium Density Residential and Office development.

The remaining areas of Robeson and Caernarvon (Berks) that adjoin Cumru and Brecknock are proposed for Rural development according to their Comprehensive Plan. For example, the zoning in adjacent areas of Caernarvon (Berks) is R-2, which allows single family detached houses on 1.8 acre minimum lots. That is consistent with this Governor Mifflin Plan. There is a landfill and other industrial zoning in New Morgan Borough, but that does not immediately adjoin Brecknock Township and is separated by I-176.

Caernarvon Township (Lancaster County) and Brecknock Township (Lancaster County) to the south are zoned for agricultural preservation and rural conservation at low densities.

The southern portion of Spring Township is zoned for rural conservation type of development at low densities (such as 5 acres per home), with the potential for cluster development. In the vicinity of the new Mohns Hill Road interchange of Route 222, Spring Township has zoning that allows business development, which would be similar to some of the business development that would be allowed under Cumru’s overlay zoning

near the interchange. Other areas of Spring Township, Wyomissing and Reading are already developed. Most adjoining areas of Reading adjacent to Shillington are zoned for low density residential, except the Lancaster Avenue corridor is zoned Commercial Highway. A mixed Commercial-Industrial zoning district exists in part of Reading adjacent to Kenhorst south of Route 222. Alvernia College and surrounding residential neighborhoods in Reading are zoned Medium Density Residential. A Light Industrial district exists along Route 10/Morgantown Road in Reading. Fritz's Island and Angelica Park are both zoned Preservation by Reading.

The adjacent areas of Lower Alsace Township that include Neversink Mountain are zoned for conservation-type uses. Along the Cumru Township border north of the Schuylkill River, Exeter Township has zoned the land as Light Industrial. In adjacent areas along the river, a conservation corridor is proposed in Cumru.

6. Strengthen Older Residential Areas

It is extremely important that the older areas of the Governor Mifflin Region remain strong and viable business and residential areas. This includes the older areas of Kenhorst, Mohnton and Shillington, as well as villages throughout the region. The best way to control sprawl is to make sure that older areas remain healthy and desirable places in which to live and conduct business.



Berks County Military History Museum in Mohnton Borough

This section recommends actions to stabilize and improve older residential neighborhoods. Stable neighborhoods are not only important to provide desirable places to live, but also to protect the health of nearby business areas. If the residential areas deteriorate, they will cause crime and vandalism problems that will discourage business activity. If the surrounding residential areas are strengthened, they will provide a strong base of customers who will hopefully find the downtowns a convenient place to serve their shopping and service needs.

If the surrounding residential areas are strengthened, they will provide a strong base of customers who will hopefully find the downtowns a convenient place to serve their shopping and service needs.

To maintain its economic health, it is important to continually work to attract and retain middle-income households in older areas. This is particularly true because there will always be existing residents moving into newer and more expensive houses, and because there will always be older residents who will be moving to nursing homes, personal care centers or retirement communities. To maintain the same owner-occupancy rate, there needs to be a continual stream of new home-buyers.

Promoting Home Ownership - Many households could afford the monthly costs of owning a home, but do not have sufficient savings for the closing costs and down payment. These households need to be linked with available programs to help them achieve home ownership.

However, care is needed to avoid placing very low-income households in subsidized home-ownership. In too many cases, these households do not have the funds to pay for repairs that are periodically needed in an older home. If they have no equity in the home, they may be tempted to walk away from the mortgage. As a result, a property can stand vacant for months until foreclosure occurs and the property is resold. During this time, the property can deteriorate and/or be vandalized.

The availability of housing designed for senior citizens is an important part of the mix. This type of housing relieves older persons of maintenance and repair responsibilities and expenses. If older persons decide to move from large homes to senior housing, it then frees up that housing for families, and often puts those homes in the hands of people who can better maintain the homes. However, if there is insufficient demand by homebuyers for those homes, this trend of older homeowners moving out can reduce owner-occupancy rates.

Chapter 9 - Future Land Use Plan

Maintaining Housing Conditions - It is important to prevent blight and deterioration before it occurs. A single problem property can encourage responsible residents of nearby properties to move out of the neighborhood and can discourage new home-buyers from investing in the neighborhood. A problem property can also discourage homeowners from investing in improvements to their home because they do not believe they will be able to see any return on their investment if they sell.

To promote home ownership and neighborhood stability, and to avoid parking problems, the conversions of existing one family homes into additional numbers of housing units should be prohibited. Owner-occupied housing typically has a much higher level of property maintenance than older renter housing. Types of new housing should be promoted that are most likely to be owner-occupied, such as singles, side-by-side twin homes and townhouses, as opposed to apartments or one unit above another unit.

The municipalities must continue to emphasize enforcement of the basic property maintenance codes to require property-owners to: a) properly maintain their buildings or b) sell the buildings to another party who will make the needed improvements. The goal in code enforcement must be to intervene before buildings deteriorate to the point where it is no longer cost effective to repair them. If property-owners are forced to complete basic maintenance and repairs in a timely manner, severe deterioration can be avoided.

Many older communities have adopted programs for the periodic inspection of rental properties to make sure they meet basic safety standards. To target an inspection program to the properties that are most likely to involve fire and safety hazards, inspections could be limited to buildings that were constructed prior to the enforcement of any comprehensive building codes. This would avoid the need for regular inspection of apartment buildings built during the last few decades, because those buildings typically have fire-resistant construction and safe means of access.

One option would be to require inspections when there is a change in tenants. This would make the program less intrusive to tenants. This option would also target the program to the housing units with the most turnover, which often are the units that need the most improvements. The cost of inspections can be covered by an annual license fee.

Emphasize housing rehabilitation - Most housing efforts primarily involve low-interest loans to rehabilitate homes owned by households with low or moderate incomes. Expanded marketing efforts are needed to make sure that eligible owners of properties in need of rehabilitation are aware of the financing programs that are available. Particular attention needs to be paid to low-income resident owners of property who need to make improvements to comply with municipal codes.

The Berks County Area Agency on Aging also offers a “Home Modification” program for minor household repairs and safety modifications. In most cases, the homeowner only pays for the cost of materials. The program is mainly aimed towards older persons with limited incomes and persons with disabilities.

Buyers of older homes should be encouraged to take advantage of the Federal Housing Administration’s 203(k) program. This allows a homebuyer to receive a single loan to purchase a home and to complete a major rehabilitation of it.

It would be desirable to combine job training funding with County housing rehabilitation programs. The Federal Government has provided greater flexibility to use Federal job training dollars in ways that address local needs. Local non-profit housing organizations should work with job training agencies to design programs to meet mutual needs. Residents can learn useful job skills, while the job training programs help provide funding for needed housing rehabilitation.

Densities - Higher densities should only be considered for: a) housing developments that are limited to senior citizens and the physically handicapped, and b) the conversions of older non-residential buildings (such as old mills) into apartments.

Density bonuses should be considered for developments limited to persons age 55 and older and their spouses, with no children under age 18. These density bonuses are logical because the typical household of older persons generates less traffic, less need for parking and less water and sewage usage compared to other types of housing. Housing for older persons also does not generate additional public school students, thereby avoiding negative impacts upon school finances.

Compatibility in Uses - It is important to protect older residential areas from incompatible development. This is particularly a concern in older areas where there is typically a relatively dense mix of commercial, industrial and residential uses, with small setbacks.

In commercial areas near neighborhoods, the types of commercial uses should be carefully controlled. Most commercial areas near neighborhoods should not allow for heavy commercial uses, such as gas stations, 24 hour convenience stores, taverns, nightclubs and auto repair. Where practical, the hours of operation and hours of trucking activities should be controlled (such as conditions upon any zoning hearing board approval that is needed). Other problem uses should be very carefully controlled or prohibited, such as after hours clubs that are open after 2 a.m. In areas closest to neighborhoods, it may be appropriate to prohibit or require zoning hearing board approval for a use to be open to the public or patrons between Midnight and 5 a.m. The zoning hearing boards should carefully review changes to existing business uses in residential zoning districts (which are called “nonconforming uses”) to make sure they will not harm the neighborhood.

In industrial areas near neighborhoods, great care is needed about the types of uses that are allowed. The heavier types of industrial uses should be prohibited from these areas or need special exception or conditional use approval.

Neighborhood Character - Zoning provisions can be put into place to require that new buildings in older neighborhoods be compatible to nearby buildings. This concept is described earlier in this chapter.

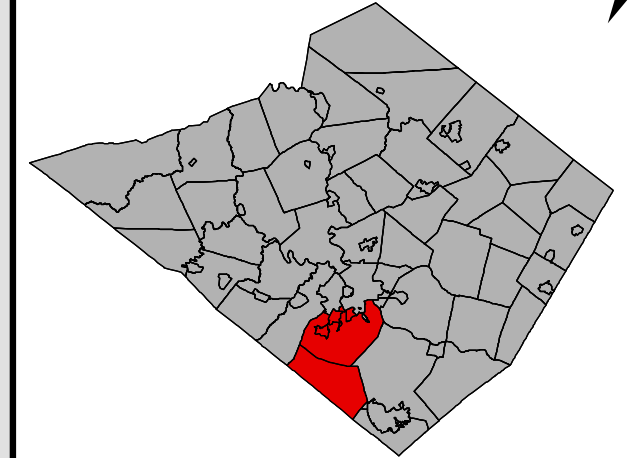
7. Strengthen Older Business Areas

One goal of this Plan is to strengthen the downtowns of all three boroughs as business, cultural and civic centers for the region. The recommendations in this section are based upon the “Main Street Program,” that has been very successful in many towns across the country. While the three boroughs are not large enough to have a professional Main Street Manager, many of the same principles can be still be used.

The Main Street Program stresses four major approaches:

- Organization and Cooperation - To have a strong organization of all interested parties working cooperatively in partnerships to carry out needed actions.
- Design and Renewal - To improve the physical environment including the “streetscape” and the attractiveness of the fronts of buildings (particularly through rehabilitation of historic features), and providing adequate parking.
- Economic Development - To recruit and retain businesses and investors to expand job opportunities and generate additional local tax revenue. To provide information to support new business development. To maintain regular contacts with existing businesses to help them remain and grow in the downtowns. (More on Economic Development in the Governor Mifflin Region can be found in the so titled section of this document).
- Promotion - To market the downtowns with a unified identify. To use special events to attract new customers and businesses. To emphasize high-quality distinctive products and services, including businesses serving a special market niche that is not served by mass-market discount retailers.

Future Land Use



Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Mixed Residential / Commercial
- Agriculture
- Rural Conservation
- Commercial
- Industrial
- Public / Institutional
- Recreation
- Transportation Network
- Railroads
- Municipal Boundaries

Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES, Governor Mifflin Joint Comp Plan Committee

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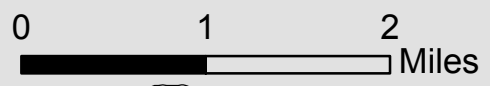
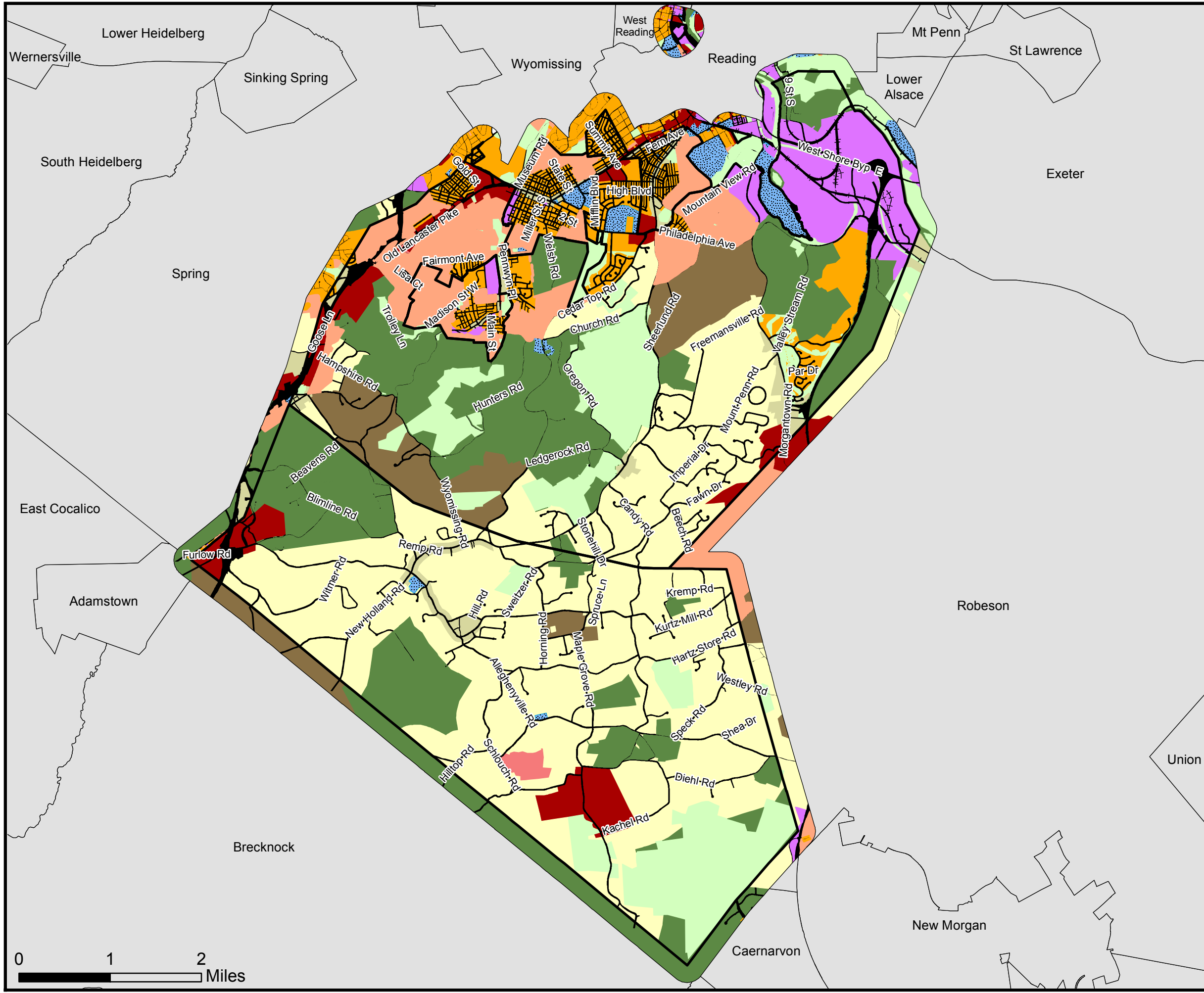
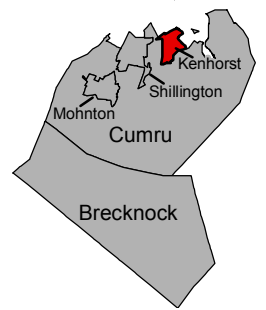
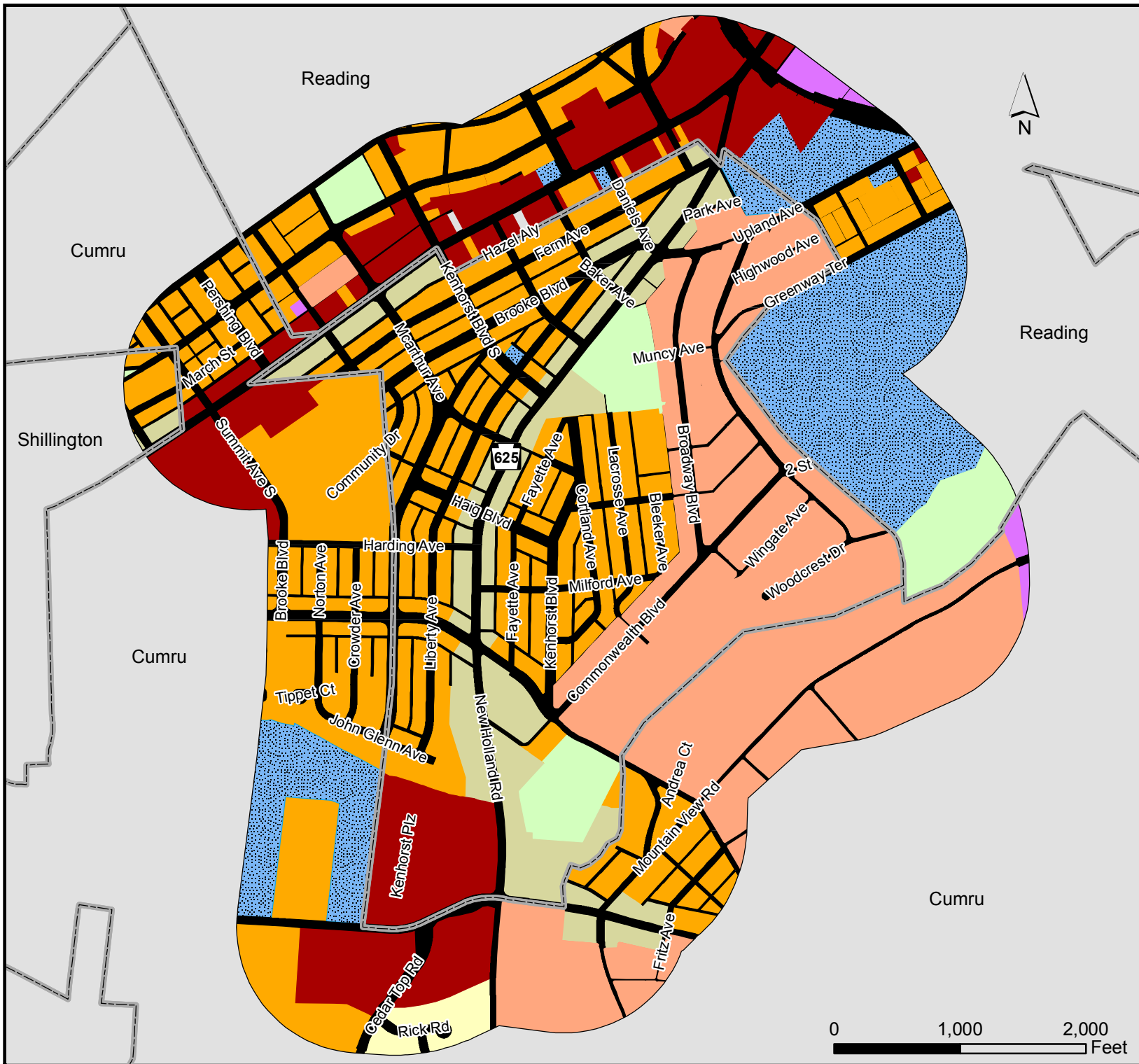


FIGURE 22

Cumru, Kenhorst, Mohnnton, Shillington, Brecknock
Joint Comprehensive Plan Update
December 2017

Kenhorst Borough Future Land Use



Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Mixed Residential / Commercial
- Agriculture
- Rural Conservation
- Commercial
- Industrial
- Public / Institutional
- Recreation
- Transportation Network
- Railroads
- Municipal Boundaries

Source data:
Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Kenhorst Borough

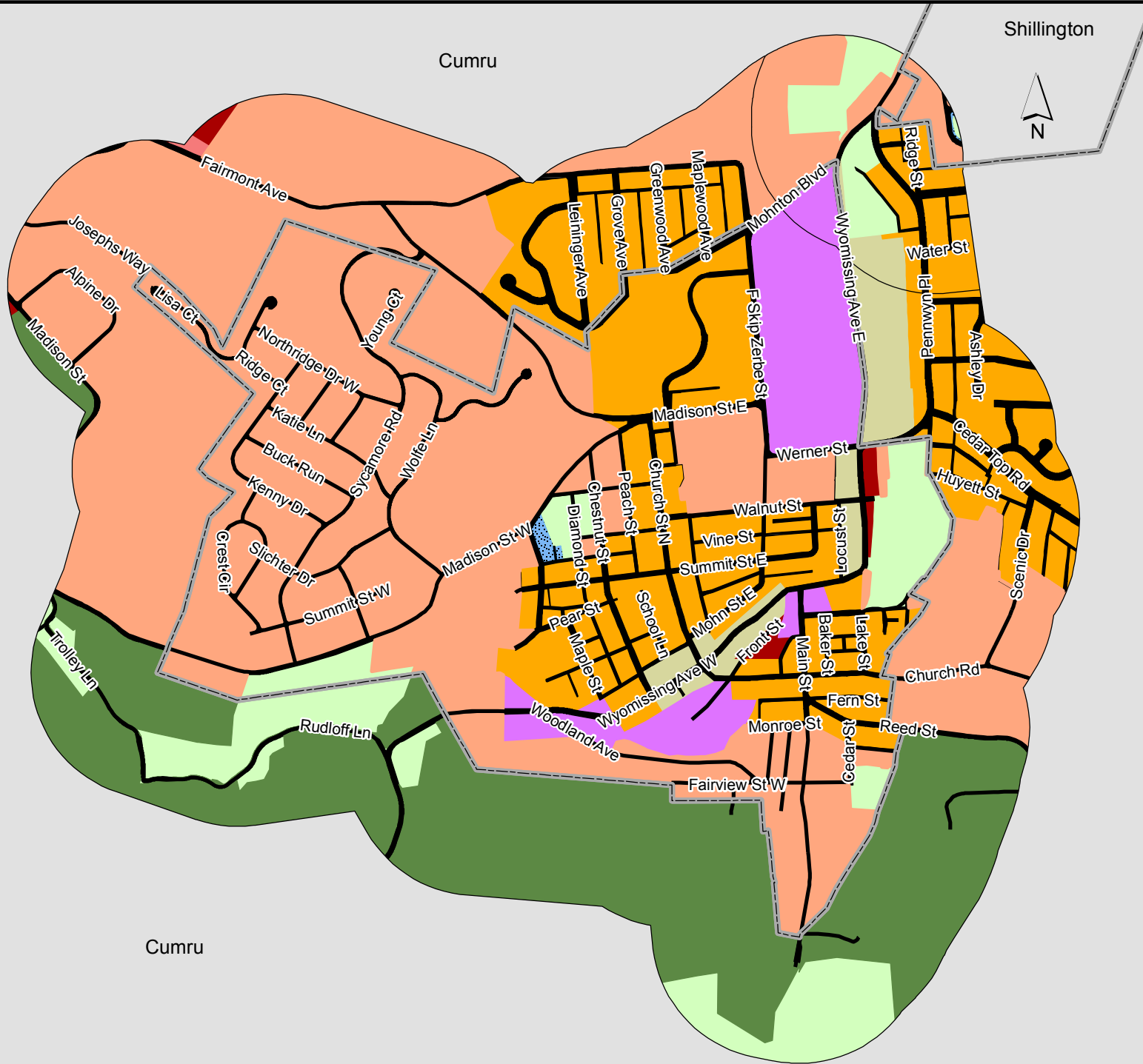
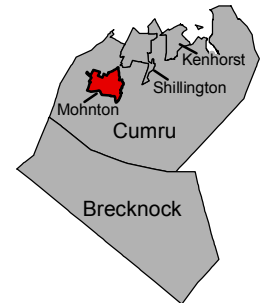
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FIGURE 23

Cumru, Kenhorst, Mohnton, Shillington, Brecknock
Joint Comprehensive Plan Update
December 2017

Mohnton Borough Future Land Use



Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Mixed Residential / Commercial
- Agriculture
- Rural Conservation
- Commercial
- Industrial
- Public / Institutional
- Recreation
- Transportation Network
- Railroads
- Municipal Boundaries

Source data:
Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Mohnton Borough

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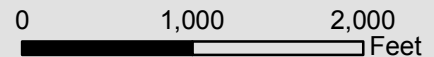
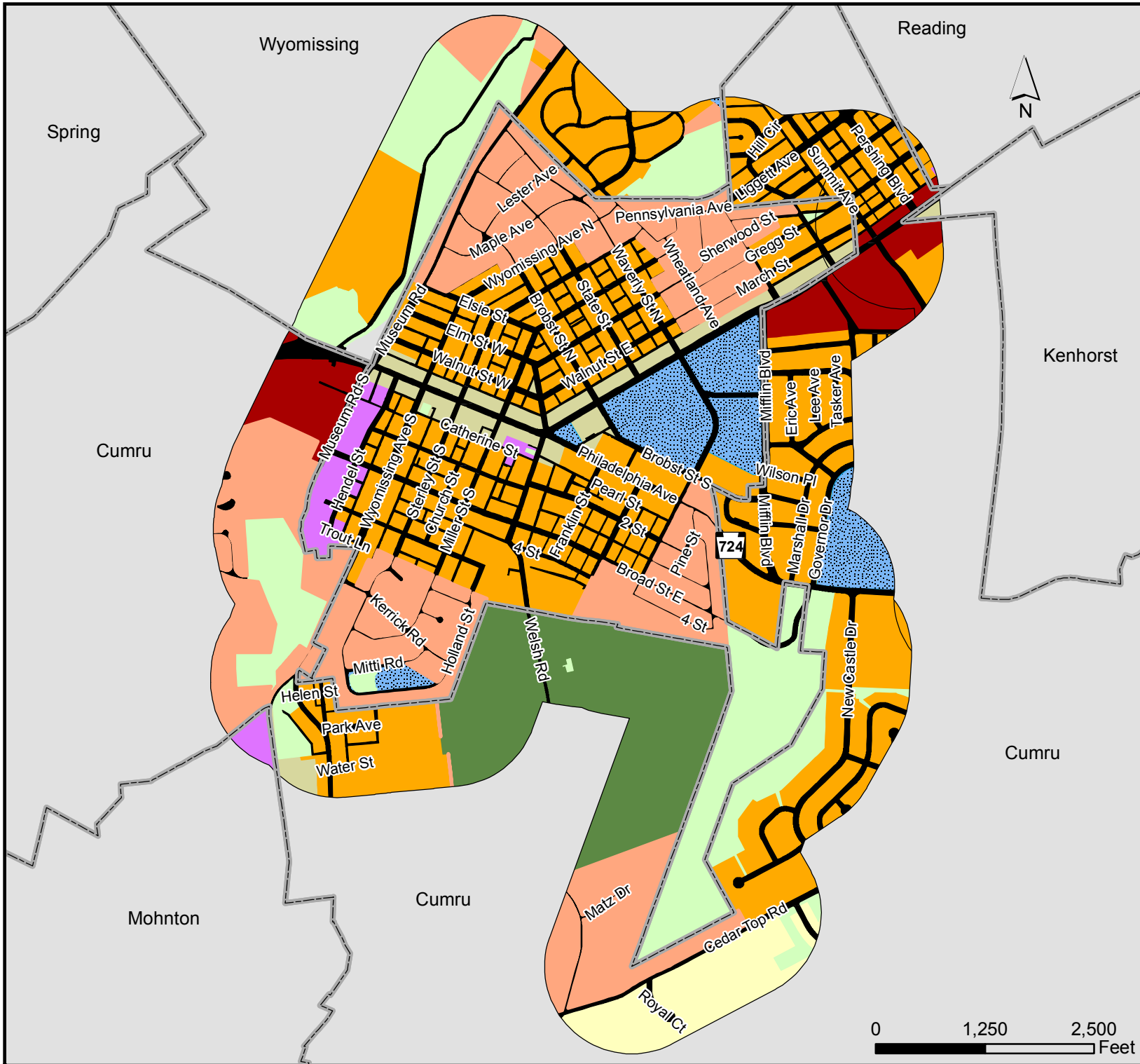
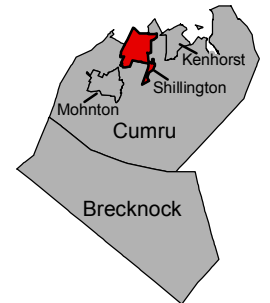


FIGURE 24

Cumru, Kenhorst, Mohnton,
Shillington, Brecknock
Joint Comprehensive Plan Update
December 2017

Shillington Borough Future Land Use

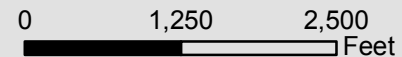


Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Park
- Mixed Residential / Commercial
- Agriculture
- Rural Conservation
- Commercial
- Industrial
- Public / Institutional
- Recreation
- Transportation Network
- Railroads
- Municipal Boundaries

Source data:
Berks County Planning Commission GIS, Berks County
GIS/IS, Berks County Mapping, Shillington Borough

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IMPLEMENTATION PLAN

This section describes methods that should be considered to implement this Plan.

GOAL: Promote substantial citizen input, including making sure residents are well-informed about community issues and encouraging volunteer efforts to improve the community.

The volunteer efforts of neighborhood and civic organizations and individuals are essential to further improve the region and to carry out this Plan. The objective is to strengthen community pride and emphasize volunteer efforts for residents and property-owners to improve their surroundings.

It is essential to keep citizens informed and provide opportunities for meaningful citizen input, while making use of new technologies for communication.

Each municipality should have an internet site that is regularly updated with information that will help spur public interest, enthusiasm and involvement. This should include information on recreation programs and agendas for upcoming municipal meetings. Opportunities for citizen involvement should also be highlighted through the newspaper and other media.

GOAL: Continually work to put this Plan into action - through a program of updated planning and many short-term actions within a long-range perspective.

Planning is an on-going process. The Joint Comprehensive Plan should be implemented through a continuous process of follow-up planning and action. The most immediate action will be updating, as needed, each municipality's development regulations.

Maximize communications, coordination and cooperative efforts between the municipalities, the School District, adjacent municipalities, the County, PennDOT and other agencies and organizations.

To be effective, community development efforts need wide participation. A close working relationship is needed with Federal, State and County agencies and adjacent municipalities.

The municipalities cannot implement this Joint Comprehensive Plan alone. Involvement is needed by residents, neighborhood organizations, civic groups, businesses, institutions, property-owners and many other groups.

This Joint Comprehensive Plan should be consistently used as an overall guide for land use and transportation decisions. In addition, the Plan needs to be reviewed periodically and, if necessary, updated to reflect changing trends.

Use a Full Set of Tools to Implement this Plan

This Comprehensive Plan establishes overall policies for guiding the future development and conservation of the region. However, **this Plan is not a regulation**. The following major tools are available to help implement this Plan:

Chapter 10 - Implementation Plan

- Capital Improvements Planning and Implementation,
- the municipality's annual spending,
- seeking Federal, State and County grand funds to accomplish important projects,
- the Municipal Zoning Ordinances,
- the Municipal Subdivision and Land Development Ordinances,
- the Construction Codes,
- an Existing Property Maintenance Code,
- an Official Map,
- explore LERTA areas (Local Economic Revitalization Tax Assistance), and
- computerized mapping (GIS).

Construction Codes

State law requires that a full set of modern construction codes be enforced within all municipalities. The State is using the International Construction Codes, which were prepared by a national organization. These codes are particularly important to minimize fire hazards. The construction codes include provisions allowing modifications of the codes to spur renovations of historic buildings. As noted in the Historic Preservation Plan section, a well-qualified appeals board is important to address these types of modifications.

Existing Property Maintenance Codes

Each municipality should adopt and enforce an Existing Property Maintenance Code to control blight. This standard code is used throughout much of the nation and sets basic standards for existing buildings, as opposed to new construction.

Official Map

The State Municipalities Planning Code grants municipalities the authority to adopt an "Official Map." An Official Map can designate proposed locations of new streets, street widenings, intersection improvements, municipal uses and parks. The Map may cover an entire municipality, or only certain areas. This process may be particularly useful, for example, to reserve right-of-way for a future street widening.

Once an Official Map is officially adopted by the governing body, then the municipality is provided with a limited amount of authority to reserve land for the projects on the map. If the land affected by the proposed project is proposed for development, then the municipality would have one year to either purchase the land for its fair market value or decide not to go forward with the project. This one year period is intended to provide time to raise funds to acquire the land, and avoid lost opportunities. If this one year period is not in effect, a person could obtain a building permit almost immediately in many cases and construct a building that could obstruct an important project. An Official Map also serves to provide notice to property-owners about the municipality's future plans.

LERTA

Local Economic Revitalization Tax Assistance allows taxing authorities to exempt new construction and improvements to a commercial, industrial, and/or business property if such property is located in a deteriorated area. In order for a LERTA to apply to a property, each taxing authority (County, Municipal and School District) must by ordinance or resolution, exempt from real estate property taxes, the assessed value of the improvements to deteriorated properties and the assessed value of new construction within the designated areas.

Typically the exemption schedule is not to exceed ten years and shall specify the portion of the improvements to be exempted each year. Savings would be realized on a sliding scale beginning with 100% in year one and decreasing annually 10% until the tenth year.

The County has adopted a resolution that enables any municipality in Berks County to enact a LERTA provided that the proposed LERTA area is located within a Future Growth, Designated Growth, and Existing Developed Areas as identified in the Berks County Comprehensive Plan.

Computerized Mapping

Berks County operates a modern computerized mapping Geographic Information System (GIS). This system has been used for the maps in this Plan. Increased efforts are needed to fully integrate this system with operations of municipal agencies. For example, regular mapping of traffic accident locations can be helpful to identify hazardous conditions that need to be resolved, such as sight distance problems.

Capital Improvements Planning and Implementation

Each municipality should have a system in place to continually plan and budget for major capital expenditures. "Capital" improvements are projects involving a substantial expense for the construction or improvement of major public facilities that have a long life span and that are not annual operating expenses. Examples of capital projects include major street improvements, acquisition of parkland, major storm sewer construction projects and new bridges.

A municipal Capital Improvements Program (CIP) can help identify projects that will be needed, prioritize the projects, identify possible funding sources and then budget for their completion. A typical CIP looks five years in the future. A CIP should identify major street reconstruction projects that will be needed over the next few years, which can help coordinate the reconstruction with underground construction projects by various utilities. This avoids the need to cut into a street after it has been recently repaved. Through a CIP, many different projects can be combined into a single bond issue, which avoids the high administrative costs of multiple bond issues. A CIP also can allow a municipality to carefully time any bond issues to take advantage of the lowest interest rates.

Other Implementation Tools

Many other tools are available to carry out the Comprehensive Plan, including the following:

- priorities decided as part of each municipality's annual budget, and the annual setting of tax rates, which affect decisions of businesses and residents on whether to remain or move into a municipality, and
- aggressively seeking Federal, State and County grants to reduce the burden upon local taxpayers.

GOAL: Update municipal development regulations to carry out this Plan, and periodically update the Plan and regulations as needed.

Zoning Ordinance

The municipalities' Zoning Ordinances are the primary legal tool to regulate the uses of land and buildings. Each Zoning Ordinance includes a Zoning Map that divides the municipality into different zoning districts. Each district permits a set of activities and establishes a maximum density of development. Each Zoning Ordinance and Map should be updated as needed to be generally consistent with this Joint Comprehensive Plan, to modernize standards and to address local concerns.

In addition to regulating land uses and densities, zoning also controls the following:

- the heights of buildings,
- the percentage of a lot that may be covered by buildings and paving,
- the minimum distances that buildings may be placed from streets and property lines,

Chapter 10 - Implementation Plan

- the minimum size of lots,
- the maximum sizes and heights of signs, and
- the protection of important natural features.

Subdivision and Land Development Ordinance

Each municipality is regulated by its own Subdivision and Land Development Ordinance. These Ordinances mainly regulate the creation of new lots, the construction of new streets by developers, and the site engineering of new commercial, industrial and institutional buildings.

GOAL: **Maximize communications, coordination and cooperative efforts between the municipalities, the school districts, adjacent municipalities, the County, PennDOT and other agencies and organizations.**

This Plan helps to establish a framework for further cooperative ventures among the municipalities in the region, and between municipalities and the County. Intergovernmental cooperation can not only decrease the costs of many services, it can also improve the quality of services. The Pennsylvania Intergovernmental Cooperation Act provides broad and flexible authority to organize joint efforts as municipalities deem appropriate. In general, the Act allows two or more municipalities to jointly accomplish anything that an individual municipality is allowed to do. In most cases, the Act promotes the use of ordinances that are adopted by each municipality to formalize an agreement. One option involves one municipality providing a service to a second municipality through a contract.

An Inter-Municipal Agreement has been adopted among the five municipalities to assist in carrying out this Plan.

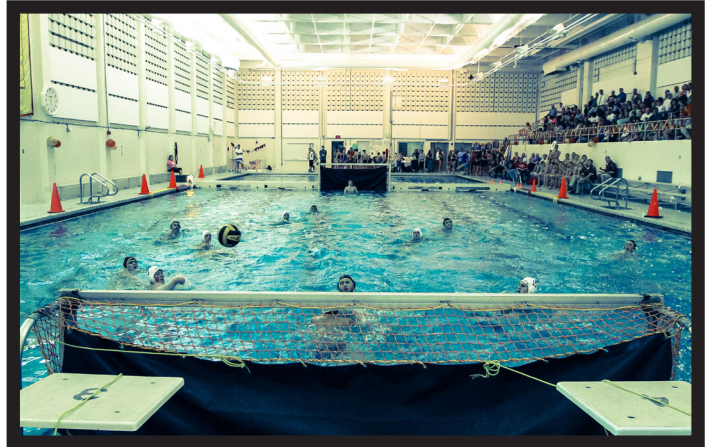
These same concepts can also apply between a municipality and a school district. For example, a municipality may agree to plow snow from school parking lots and driveways in return for free municipal use of some school facilities.

A State law also provides that State agencies must treat a Council of Governments in the same manner as a municipality in any funding program.

The following types of alternatives should be considered to promote inter-governmental cooperation:

- Shared Services and Shared Staff-persons - Shared staff-persons can be particularly beneficial for specialized staff, such as different types of construction inspectors or zoning officers. Two or more municipalities could hire the same person to do the same job, with so many hours assigned to each municipality. This allows each municipality to hire a highly qualified person who is working full-time, as opposed to each trying to find a part-time person. This can reduce turnover, which reduces training costs and reduces the potential for mistakes being made by inexperienced staff. In addition, sharing staff makes staff-persons available during more hours of the day, which is beneficial to residents and business-persons. It also provides greater coverage during periods of illness or vacation. Some municipalities also have a joint application and testing program for police officer applicants, which reduces costs and results in a larger pool of applicants.
- Shared Consulting Staff - There are also great efficiencies when adjacent municipalities choose the same consultants, such as municipal engineers, sewage engineers or solicitors. This promotes good communications between municipal governments. It also reduces the costs of having different professionals having to become educated about complex issues and having to spend time meeting with consultants of other municipalities to share information.

- Shared Recreation Programs - When municipalities share and coordinate recreation programs, it greatly increases the types of programs that can be offered. For example, one municipality may offer a gymnastics program, while another municipality offers basketball programs, with residents of each municipality being allowed to participate in each at the same cost per person. There has been great success in parts of Pennsylvania with multi-municipal recreation programs, where each municipality contributes funds towards one set of programs. These programs are often organized in partnership with a school district.



Governor Mifflin Pool

Photo courtesy of Governor Mifflin School District

- Joint Yard Waste Collection and Composting - This is a very cost-effective way of handling the disposal of yard waste, which requires significant land and expensive equipment.
- The toughest issue in joint municipal services is determining a fair allocation of costs. The State Department of Community and Economic Development has several publications that can assist in these issues.
- Snowplowing - There may be cases where two municipalities must each send out a snowplow to clear different segments of the same street. It may be beneficial to trade responsibility for different street segments, so that a single snowplow can be used to clear the entire length of a street.
- Joint Purchasing - Joint purchasing can reduce the costs to each municipality of preparing bid documents and legal ads. It also can result in lower costs because larger volumes are being purchased. This process is particularly useful for annual purchases of standardized materials, such as road salt. The State also has arrangements that allow municipalities to “piggyback” upon State purchases. State law allows a similar process of “piggyback” bids between municipalities and a County. The State Intergovernmental Cooperation Act includes rules for joint municipal purchasing. Under State law, one municipality can be the lead municipality in purchases, without requiring multiple municipalities to seek bids. Municipalities can also join together to jointly purchase insurance, to hire traffic signal maintenance services, or to jointly contract for solid waste collection. Joint auctions can also be used to sell surplus vehicles and equipment. The municipalities in the region are already cooperating on joint purchases through the Berks County Cooperative Purchasing Council.
- Sharing of Equipment - This sharing is most beneficial for expensive equipment that is needed by each municipality for only portions of the year, such as paving, rolling or grading equipment. The equipment could be jointly owned, or be owned by one municipality and leased to other municipalities. Or an arrangement could allow trading of equipment.
- Joint Tax Collection - The Local Tax Enabling Act allows municipalities and to school districts to contract with each other to have one office jointly collect local taxes.
- Councils of Governments (COGs) - A COG can provide municipal services if authorized by municipalities. For example, some COGs take care of code enforcement. Other COGs primarily serve to promote good communications between municipal officials, to study issues, and to lobby for State or Federal funding for projects.
- Joint Authorities - Municipalities can create formal joint municipal authorities to address many types of matters.
- Joint Planning Commissions - Municipalities can appoint joint planning commissions. These joint commissions could serve in place of municipal planning commissions, or in addition to them.

Chapter 10 - Implementation Plan

- Cooperation Between or Merger of Fire Companies - Consideration should be given to promoting additional cooperation between or merger of fire companies, including one or more fire companies in neighboring municipalities. Merger or cooperation are particularly beneficial to make the best use of extremely expensive fire apparatus, such as rescue trucks, hazardous materials equipment, tanker trucks and aerial ladder trucks. Merger or cooperation are also important to make the best use of the limited number of volunteers. Cumru Township is currently working on integrating together its three volunteer fire companies.
- Joint Police Forces - A joint police force involves two or more municipalities establishing one police force that is directed by commission members appointed by each municipality. Another option is to have one municipality contract for police services from a second municipality, which then manages the force. A joint police force makes it easier to provide 24 hour service and specialized services, such as for investigations and youth. A joint police force can result in increased training and professionalism, which can reduce liability costs. A joint force also makes it easier to investigate crime that crosses municipal borders.
- Incentives for Intergovernmental Cooperation in Grants - Many competitive State grant programs provide preference to projects that involve cooperation between more than one municipality. Therefore, if two similar projects are in competition for a grant, and one involves cooperation between two municipalities, the two municipality project is most likely to be funded.

Role of the Joint Planning Committee

The Joint Planning Committee has played an active role in developing and implementing this Joint Comprehensive Plan update. The Committee should continue to meet quarterly to promote the implementation of this Plan and address regional issues.

Role of the Municipal Planning Commissions

Some of the greatest responsibilities of each Planning Commission are to oversee the preparation and implementation of the Comprehensive Plan and the preparation of Zoning and Subdivision Ordinance revisions. On a monthly basis, the Planning Commission also reviews proposed developments. The Planning Commission also has a role in reviewing proposals of other government agencies.

Role of the Boards of Commissioners, Board of Supervisors and Borough Councils

The final decision on nearly all matters affecting the growth and preservation of each municipality rests with its Borough Council, Board of Commissioners or Board of Supervisors. Therefore, close communications and cooperation between the Planning Commissions, the municipal staff, the Joint Planning Committee and the elected officials will be essential in continuing to improve the quality of life in the Governor Mifflin Region.

ACTION PROGRAM

The following table summarizes the major recommendations of this Plan. Certain items are recommended as high priorities. The timing of each recommendation is listed, as well as which agencies should have the primary responsibility to carry out the recommendation.

AGRICULTURAL AND NATURAL RESOURCES CONSERVATION

Recommended Action:	Responsible Parties	Time-frame	High Priority?
In agricultural areas, permit a range of activities that allow opportunities for supplemental income for farmers on larger tracts of land.	Governing Bodies, PCs, Property-owners	Ongoing	X
Consider proper controls on very intense Concentrated Animal Feeding Operations.	Governing Bodies, PCs	Ongoing	
To protect water quality and fish habitats, carefully enforce State regulations on erosion control through on-site inspections.	Governing Bodies, PCs	Short-term	
Minimize unnecessary removal of trees during construction, and make sure temporary fencing is used to avoid damage to tree trunks and root systems. Prohibit clearcut forestry in most cases, and control forestry near creeks and on very steep slopes.	Governing Bodies, PCs, Property-owners	Ongoing	
Use mandatory dedication provisions in subdivision ordinances to require dedication of open space or payment of recreation fees as part of major new residential developments.	Governing Bodies, PCs, property-owners	Short-term	
Protect important natural features, with a special emphasis upon the creeks, steep slopes and mature woods.	Governing Bodies, PCs, Property-owners	Ongoing	X
• Carefully regulate development of steeply sloped lands, with standards to increase lot sizes if buildings are proposed on steep slopes.			
• Maintain and plant thick vegetation along streams to protect water quality and fishing habitats, including carrying out the Best Management Practices recommendations in the regional stormwater management plans.			
• Encourage No-Till farming	Governing Bodies	Ongoing	

HISTORIC PRESERVATION

Recommended Action:	Responsible Parties	Time-frame	High Priority?
Consider alternative ways to preserve important historic buildings, such as requiring special zoning approval by the governing body or zoning hearing board before demolition is allowed. This alternative would not regulate architecture or routine changes to buildings.	Governing Bodies, PCs Historic organizations	Ongoing	X
Seek cost-effective ways of preserving historic buildings, including providing information, guidelines and advice to property-owners. Promote greater interest in the region's history and historic buildings.	Municipal Staff, Historic organizations	Ongoing	
Consider zoning incentives to promote the preservation of historic buildings. This could include allowing certain uses within restored historic buildings that otherwise would not be allowed in the zoning district. For example, a restored historic building in a residential district might be allowed to be used as an office or bed and breakfast inn.	Governing Bodies, PCs	Ongoing	

COMMUNITY FACILITIES AND SERVICES

Recommended Action:	Responsible Parties	Time-frame	High Priority?
Improve existing parks and playgrounds to meet a wide variety of recreational needs.	Governing Bodies, Municipal Parks and Recreation	Ongoing	
Emphasize high-quality police, emergency medical and fire protection services. Promote continued cooperation between providers, including those in adjacent municipalities.	Emergency providers, Governing Bodies, Adj. Mun.	Ongoing	X
Continually explore ways to minimize local government expenses and increase revenues, including use of grants.	Governing Bodies, Borough Staff	Ongoing	
Continue to provide excellent water and sewage services, with regular investments to provide reliable services.	Municipal Authorities and water companies	Ongoing	

TRANSPORTATION

Recommended Action:	Responsible Parties	Time-frame	High Priority?
Work with PennDOT to resolve traffic congestion bottlenecks and traffic safety problems. Seek funding through the 12 Year Plan and the County Transportation Improvement Program to resolve traffic problems in the region.	PennDOT, BCPC, Governing Bodies, Adj. Mun.	Ongoing	
Design residential streets (in new developments) to discourage use by through-traffic, limit truck traffic on residential streets where feasible, and improve major roads to relieve congestion so traffic will not be diverted to residential streets.	PennDOT, BCPC, PCs, Governing Bodies, Adj. Mun.	Ongoing	
Consider adopting an “Official Map” to design locations where additional land will be needed to improve existing roads or to build new road connections. This type of Official Map allows a municipality to reserve land for improvements for a limited period of time.	Governing Bodies, PC	Ongoing	
Improve pedestrian and bicycle safety and access, especially in downtown areas. Encourage greater use of public transit, including providing additional park and ride lots. Study the feasibility of expanded public transit to link with new employers.	PennDOT, SCTA, BCPC, Governing Bodies, Adj. Mun.	Ongoing	

ECONOMIC DEVELOPMENT

Recommended Action:	Responsible Parties	Time-frame	High Priority?
Update zoning ordinances to make sure that all desirable types of businesses are allowed in appropriate business zoning districts. Hold requirements for special zoning approvals to a reasonable minimum and minimize setbacks between adjacent businesses. These steps are important to promote economic development and a wider choice of employment opportunities.	Governing bodies, PCs	Short-term	X
Utilize the County’s Economic Development Web Mapping Tool to identify appropriate sites to locate industrial and commercial development.	Governing bodies, PCs, EDs, BCIDA, BCPC	Short-term	X

Chapter 11 - Action Program

Recommended Action:	Responsible Parties	Time-frame	High Priority?
Market high priority sites for economic development initiatives	Governing bodies, PCs, EDs, BCIDA, BCPC	Short-term	X
Prioritize infrastructure improvements associated with sites that are identified as potential locations for industrial development.	Governing bodies, PCs, EDs, BCIDA, BCPC	Short-term	X
Support entrepreneurship and small business development and partner with higher learning institutions and technical schools.	Governing bodies, PCs, EDs, Local colleges, School district, GRCCI	Short-term	
Strengthen business districts to maximize revenue, including pedestrian amenities and transportation systems. Support reuse of existing buildings and infill development.	Governing bodies, PCs, EDs	Short-term	
Strengthen the quality and competitiveness of the Region's workforce. Partner with higher learning and workforce institutions.	Governing bodies, PCs, Local Colleges, School district	Short-term	
Position the Governor Mifflin Region as a destination Region. Partner with Convention and Visitors Bureau, Chamber, and arts organizations to promote arts, culture and events.	Governing bodies, PCs, GRCVB	Short-term	

LAND USE

Recommended Action:	Responsible Parties	Time-frame	High Priority?
Update each municipality's development regulations to carry out the Future Land Use Plan.	PCs, Governing Bodies	Short-term	
Adopt and/or enforce existing municipal property maintenance codes to avoid blighted and unsafe conditions.	Governing bodies	Short-term	X
Utilize the County's Blighted Property Review Committee to review and eliminate blighted residential properties from neighborhoods so that they can be redeveloped into usable housing.	Governing Bodies, BCRA, BCPC	Ongoing	

Recommended Action:	Responsible Parties	Time-frame	High Priority?
Help to link residents that are in need of assistance with the resources that are available, including housing rehabilitation and job training programs.	Municipal staffs and non-profit organizations	Short-term	
Work to increase home ownership, including expanding programs to help persons afford closing costs of home purchases.	Co. agencies, financial institutions, PHFA	Ongoing	
Make sure that local regulations and permit processes are as streamlined as reasonable, to avoid unnecessary delays and higher housing costs. This is particularly important for routine changes to existing homes and for new and expanding employers.	Governing bodies, PCs, ZHBs, Municipal staffs	Short-term	
Use zoning regulations to direct most housing away from areas planned for agricultural preservation and important natural areas. Provide moderate densities on areas that can be served by existing public water and sewage services - to minimize the total amount of land consumed by development.	Twp. PCs, Property owners, Co. Conservation District	Ongoing	
Place an emphasis on zoning provisions that preserve farmland and natural areas, particularly through "Open Space Development" that involves clustering of homes in return for permanent preservation of a substantial part of the tract in open space. In the townships, promote the optional transfer of development rights that allows the number of homes that would have been allowed on an outlying tract to be developed on a more suitable tract, in return for preservation of the outlying tract.	PCs, Property-owners, Co. Conservation District	Ongoing	
Work with the County, the City of Reading, Exeter, Lower Alsace, Borough of Mount Penn, Saint Lawrence and Berks Nature to permanently protect the Neversink Mountain as passive public recreation land with nature trails connecting to other trails in the region.	Governing Bodies, PCs, property-owners	Ongoing	

Chapter 11 - Action Program

Recommended Action:	Responsible Parties	Time-frame	High Priority?
Update zoning ordinances to carefully control the types and locations of intense business uses near neighborhoods. This particularly includes gas stations, 24 hour stores, adult uses and similar uses that may cause nuisances for neighboring homes.	Governing Bodies, PCs	Short-term	
Provide density incentives for housing developments that are permanently limited to occupancy by older persons.	Governing Bodies, PCs, ZHBs	Ongoing	
Work with adjacent municipalities to ensure that compatible land uses and road patterns are in place.	Governing Bodies, PCs	Short-term	
Emphasize code enforcement to avoid blight in neighborhoods. Consider a systematic housing inspection program for older rental units in the boroughs.	Governing Bodies, PCs, Adj. Mun.	Short-term	X
Use this plan as a guide to direct development, both in terms of location and type, where and how you want it to occur.	Governing bodies, PCs	Ongoing	

Abbreviations of Responsible Agencies/Groups:

Governing Bodies = Borough Councils and Township Boards of Supervisors/Board of Commissioners
 PC = Municipal Planning Commissions
 ZHB = Zoning Hearing Boards
 Adj. Mun. = Adjacent Municipalities
 DA = Downtown Associations
 EDs = Berks County Economic Development Organizations
 BCPC = Berks County Planning Commission
 PennDOT = Pennsylvania Department of Transportation
 PHFA = Pennsylvania Housing Finance Agency
 PHMC = Pennsylvania Historical and Museum Commission
 SCTA = South Central Transit Authority
 BCRA = Berks County Redevelopment Authority
 BCIDA = Berks County Industrial Development Authority
 GRCVB = Greater Reading Convention and Visitors Bureau

Appendices

DEMOGRAPHICS

Population

As of 2014, the Governor Mifflin School District is home to 30,967 residents. From 1960-2000, population growth in the district was substantial, exceeding both county and state figures. From 2000-2010, the district's population grew at a lesser rate than the County but still saw nearly 7% growth in residents. However, since 2010, population growth has nearly flat lined, with only a 0.1% increase - below county and state figures.

Since 1960, Brecknock and Cumru townships have grown more than the three boroughs. Cumru Township is the most populous municipality in the school district with nearly 15,200 residents. The Township has the most population growth since 1960. Kenhorst Borough is the smallest municipality with nearly 3,000 residents.

Population													
Municipality	1960	1970	1980	1990	2000	2010	2014	1960-2000 # Change	1960-2000 % Change	2000-2010 # Change	2000-2010 % Change	2010-2014 # Change	2010-2014 % Change
Brecknock Township	1,519	1,956	2,641	3,770	4,459	4,589	4,599	2,940	193.5%	130	2.9%	10	0.2%
Cumru Township	7,250	8,367	11,474	13,142	13,816	15,161	15,180	6,566	90.6%	1,345	9.7%	19	0.1%
Kenhorst Borough	2,815	3,482	3,187	2,918	2,679	2,877	2,868	-136	-4.8%	198	7.4%	-9	-0.3%
Mohnton Borough	2,223	2,153	2,156	2,484	2,963	3,043	3,048	740	33.3%	80	2.7%	5	0.2%
Shillington Borough	5,639	6,249	5,601	5,062	5,059	5,273	5,272	-580	-10.3%	214	4.2%	-1	0.0%
Governor Mifflin School District	19,446	22,207	25,059	27,376	28,976	30,943	30,967	9,530	49.0%	1,967	6.8%	24	0.1%
Berks County	275,414	296,382	312,509	336,523	373,638	411,905	413,016	98,224	35.7%	38,267	10.2%	1,111	0.3%
Pennsylvania	11,319,366	11,793,909	11,863,895	11,881,643	12,281,054	12,702,379	12,758,729	961,688	8.5%	421,325	3.4%	56,350	0.4%

Source: U.S. Census 1960-2010 and 2010-2014 American Community Survey

Population Projections

Population projections can help the district plan efficiently for future land use and community service needs. The school district is expected to have steady population growth to 2040, adding approximately 3,400 residents. The area grows slightly by 2020 with higher population growth rates in latter decades. While all municipalities gain hundreds of residents by 2040, Cumru Township gains the most future residents – adding nearly half of them.

Population Projections									
Municipality	2010 Base	2020	2030	2040	2010-2020 # Change	2010-2030 # Change	2010-2040 # Change	Percent Growth	
Brecknock Township	4,589	4,740	4,909	5,085	151	320	496	2010-2020	3.3%
Cumru Township	15,161	15,659	16,219	16,799	498	1,058	1,638	2010-2030	7.0%
Kenhorst Borough	2,877	2,972	3,078	3,188	95	201	311	2010-2040	10.8%
Mohnton Borough	3,043	3,143	3,255	3,372	100	212	329		
Shillington Borough	5,273	5,446	5,641	5,843	173	368	570		
Governor Mifflin School District	30,943	31,960	33,102	34,287	1,017	2,159	3,344		
Berks County	411,905	425,447	440,656	456,409	13,542	28,751	44,504		

Source: Berks County Planning Commission

Population Density

The United States Census Bureau defines places “urban” as territory that has a population density of at least 1,000 people per square mile. By this definition, the three boroughs are considered urban and the townships rural. Shillington has the highest population density in the school district.

Population Density			
Municipality	Size (Sq.Mi.)	2014 Population	Density
Brecknock	17.98	4,599	255.8
Cumru	20.92	15,180	725.6
Kenhorst	0.58	2,868	4,944.8
Mohnton	0.77	3,048	3,958.4
Shillington	0.56	5,272	9,414.3
Governor Mifflin School District	40.81	30,967	758.8

Source: Berks County, U.S. Census 2010-2014 American Community Survey

Appendices - Demographics

School Enrollment

Growth in the student population has been flat with only 14 net additional children in district schools since 2011. Cumru Elementary had the largest decline in enrollment, with nearly 26% less students in the building in 2015, while Brecknock Elementary grew by nearly 16%.

Enrollment by School Building 2011-2015							
Building Name	2011	2012	2013	2014	2015	# Change	% Change
Brecknock Elementary	445	434	453	491	515	70	15.7%
Cumru Elementary	630	638	540	508	470	-160	-25.4%
Mifflin Park Elementary	500	554	506	479	457	-43	-8.6%
Intermediate	683	653	636	655	679	-4	-0.6%
Governor Mifflin MS	649	675	676	643	668	19	2.9%
Governor Mifflin HS	1,210	1,350	1,267	1,285	1342	132	10.9%
Total	4,117	4,304	4,078	4,061	4,131	14	0.3%

Source: Pennsylvania Department of Education

Households

Reflecting the general trend toward smaller families and the increasing prevalence of single parent (or even single person) households, the average size of households in the district are smaller than both county and state averages. Brecknock Township - with a PPH greater than 2.8 and low numbers of those living alone - may suggest a rise in multigenerational households – households consisting of more than two generations living under the same roof.

The school district has a lower number of overall family households than the rest of Berks County. It has more “single father” households but fewer “single mother” households. These types of households are concentrated in the boroughs. The district has a significantly higher percentage of people living alone than the rest of the County.

Households								
Municipality	Households	Population	PPH	Municipality	% Family	% MHNW	% FHNH	% Living Alone
Brecknock Township	1,640	4,599	2.8	Brecknock Township	81.2	3.5	4.9	17.4
Cumru Township	6,497	15,180	2.3	Cumru Township	61.3	3.5	9.6	32.8
Kenhorst Borough	1,208	2,868	2.4	Kenhorst Borough	66.7	7.5	9.0	26.2
Mohnton Borough	1,319	3,048	2.3	Mohnton Borough	63.9	6.1	9.8	31.0
Shillington Borough	2,220	5,272	2.4	Shillington Borough	61.0	9.2	11.9	34.9
Governor Mifflin School District	12,884	30,967	2.4	Governor Mifflin School District	66.8	6.0	9.0	28.5
Berks County	153,307	413,016	2.7	Berks County	69.1	5.2	12.3	24.7
Pennsylvania	4,940,581	12,758,729	2.6	Pennsylvania	64.6	4.4	12.0	29.6

Source: U.S. Census 2010-2014 American Community Survey

MHNW: Male Householder with family, No Wife Present

FHNH: Female Household with family, No Husband Present

Age

Age distribution is an important indicator of future population dynamics. For example, a large concentration of children could mean a coming boom of young children or a high concentration of baby boomers may suggest out-migration as people in that demographic move elsewhere after retirement.

As of 2014, the school district is generally “middle aged” as its largest age cohorts are from 45-59 years of age. The district trends younger than older overall as shown below. Overall, the district is slightly older than the rest of Berks County, largely due to the higher median ages in the townships. Shillington is the youngest with a median age of 38 years driven by a large proportion of children between the ages of 5-9. Brecknock Township is the oldest with a median age of 45, due in part to the large number of residents in the 55-59 cohort. We note that the district appears to be attractive to parents with children while “boomers” tend to leave the district upon retirement age.

Age Composition								
Age Group	Brecknock	Cumru	Kenhorst	Mohnton	Shillington	GMSD	Berks	PA
Under 5 years	5.0	4.6	6.5	6.3	5.4	5.6	6.0	5.6
5 to 9 years	6.2	5.5	3.3	5.2	11.2	6.3	6.3	5.9
10 to 14 years	7.2	5.4	5.4	7.9	6	6.4	6.8	6.1
15 to 19 years	7.2	6.1	4.7	6.5	4.9	5.9	7.4	6.8
20 to 24 years	5.0	6.0	7.5	5.9	3.5	5.6	6.8	6.9
25 to 29 years	3.3	5.0	5.5	5	4.3	4.6	5.8	6.4
30 to 34 years	4.7	4.7	8.9	6	8.9	6.6	5.7	6.0
35 to 39 years	4.9	6.0	3.9	7.5	7.1	5.9	5.6	5.8
40 to 44 years	5.4	7.0	6.6	6.4	6.6	6.4	6.8	6.4
45 to 49 years	9.5	7.4	9	9.3	7.5	8.5	7.4	7.1
50 to 54 years	9.3	6.9	8.3	6.5	7.5	7.7	7.6	7.6
55 to 59 years	12.6	7.6	7.1	10.3	4.8	8.5	6.8	7.2
60 to 64 years	5.4	6.0	5	4.2	2.1	4.5	5.9	6.2
65 to 69 years	2.9	5.4	3.8	3.6	6.4	4.4	4.6	4.8
70 to 74 years	3.3	3.7	3.2	3.5	3.9	3.5	3.3	3.5
75 to 79 years	4.0	4.1	5.6	3.8	5.9	4.7	2.7	2.8
80 to 84 years	2.2	4.4	3.3	0.7	3.2	2.8	2.3	2.4
85 years +	1.9	4.2	2.1	1.2	0.8	2.0	2.2	2.5
Median Age	45.4	44.8	42.9	39.8	38	42.2	39.7	40

Source: U.S. Census 2010-2014 American Community Survey

Race

As of 2014, approximately 87% of the district is white, with Hispanic/Latino at 8% and Black at 2%. In regards to minority populations specifically, Kenhorst has the largest black population, Shillington; Hispanic or Latino, Cumru; American Indian, and Brecknock; Asian.

Racial Composition								
Race	Brecknock	Cumru	Kenhorst	Mohnton	Shillington	GMSD	Berks	PA
White	91.6	84.7	83.8	88.7	84.6	86.7	75.4	78.5
Black	0.2	1.7	6.5	2.3	0.0	2.1	4.1	10.5
Hispanic or Latino	1.2	9.8	9.2	5.9	13.5	7.9	17.6	6.1
American Indian	0.0	2.4	0.0	0.0	0.0	0.5	0.1	0.1
Asian	5.6	0.0	0.0	0.9	0.8	1.5	1.3	2.9
Pacific Islander	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Some Other Race	0.4	0.7	0.5	0.0	0.0	0.3	0.2	0.2
Two or More Races	1.1	0.6	0.5	2.2	1.1	1.1	1.3	1.6

Source: U.S. Census 2010-2014 American Community Survey

Poverty

In 2014, Berks County has the highest overall poverty rate of the surrounding six counties and presently exceeds the state poverty rate. The poverty rate in the school district is much lower and below both the county and state averages. Highest overall poverty is in Kenhorst and the lowest in Brecknock Township. Family and “single mother” poverty is highest in Mohnton, but below state and county levels. Shillington has the highest rate of elderly poverty and it exceeds state and county levels.

Poverty Composition				
Municipality	Overall Poverty Level	Families	FHNHP	Elderly
Brecknock Township	3.7	2.6	22.2	4.9
Cumru Township	6.3	2.7	13.5	7.4
Kenhorst Borough	12.2	4.2	9.2	7.1
Mohnton Borough	8.6	9.0	27.9	5.3
Shillington Borough	7.7	4.9	9.5	10.2
Governor Mifflin School District	7.7	4.7	16.5	7.0
Berks County	14.3	10.4	35.4	7
Pennsylvania	13.5	9.3	29.1	8.3

Source: U.S. Census 2010-2014 American Community Survey
 FHNHP: Female Household with family, No Husband Present

Free/Reduced Lunch Enrollment by School/School District

Another indicator of poverty is examining enrollment in the free/reduced lunch program at school. Children from families with incomes at or below 130% of the poverty level, and children in families receiving Temporary Assistance for Needy Families (TANF) and children in families receiving food stamp benefits are eligible for free lunches. Children in families whose income is between 130% and 185% of the poverty level are eligible for reduced price lunches.

In 2015, the highest enrollment in the program is in Cumru and Mifflin Park elementary schools.

Percent Free/Reduced Lunch Enrollment by School Building: 2015						
Building Name	Enrollment	Free Eligible	Reduced Eligible	% Free Enrollment	% Reduced Enrollment	% Free / Reduced Enrollment
Brecknock Elementary	515	151	20	29.3	3.9	33.2
Cumru Elementary	470	183	33	38.9	7.0	46.0
Mifflin Park Elementary	457	173	34	37.9	7.4	45.3
Governor Mifflin MS	668	210	45	31.4	6.7	38.2
Intermediate School	679	215	42	31.7	6.2	37.8
Governor Mifflin HS	1342	383	66	28.5	4.9	33.5
Total	4,131	1,315	240	31.8	5.8	37.6

Source: Pennsylvania Department of Education - Division of Food and Nutrition, National School Lunch Program (NSLP), 2015 data

Overall, the Governor Mifflin School District ranks 7th out of all county school districts in students enrolled in the program. While below both county and state averages, the school district has seen a 28% increase in enrollment in this program since 2011 and is now in the top 1/3 of all County school districts in terms of program enrollment.

Percent Free/Reduced Lunch Enrollment by School District: 2015	
School District	2015
I-Lead Charter School	100
Reading School District	100
Antietam School District	51.6
Muhlenberg School District	51.5
Hamburg Area School District	41.7
Tulpehocken Area School District	38.8
Governor Mifflin School District	37.6
Berks Career and Technology Center	37.5
Wyomissing Area School District	32.6
Conrad Weiser Area School District	30.7
Upper Perkiomen Area School District	30.6
Brandywine Heights Area School District	30
Schuylkill Valley School District	28.8
Wilson School District	28.3
Twin Valley School District	27.8
Daniel Boone Area School District	27
Fleetwood Area School District	25.9
Boyertown Area School District	25.8
Kutztown Area School District	25.4
Oley Valley School District	24.8
Exeter Township School District	14.6
Berks County Average	38.6
Pennsylvania Average	50.4

Source: Pennsylvania Department of Education - Division of Food and Nutrition, National School Lunch Program (NSLP), 2015 data

Veterans

The district has nearly 2,800 veterans of the nearly 30,000 in Berks County - with the majority serving during the Vietnam War era. Shillington has the most veterans from recent conflicts while Cumru has the highest concentration of World War II veterans.

Veteran Composition							
Period of Service	Brecknock	Cumru	Kenhorst	Mohnton	Shillington	GMSD	Berks
Gulf War (9/2001 or later) veterans	5.0	10.7	9.8	2.3	14.9	8.5	7.4
Gulf War (8/1990 to 8/2001) veterans	6.6	13.8	8.1	2.0	21.8	10.5	11.6
Vietnam era veterans	30.7	27.4	18.2	35.8	14.6	25.3	33.7
Korean War veterans	26.2	16.5	19.3	3.3	26.4	18.3	14.4
World War II veterans	7.9	13.5	8.4	6.2	5.9	8.4	9.3
Total Veterans	378	1,360	285	307	458	2,788	29,256

Source: U.S. Census 2010-2014 American Community Survey

EMPLOYMENT

The economic structure of the district is characterized by its diversity of employment, with healthcare, manufacturing, and retail trade accounting for the vast majority of jobs. Over the last several decades, however, there has been a gradual shift in the district’s economic structure that mirrors national trends of becoming more service-based and less manufacturing-oriented. District employment in manufacturing fell significantly during the 1970s, 1980s, and 1990s, reflecting contractions and closings of large establishments in the County, foreign competition, and changing technology.

Today, the school district has relatively low unemployment overall and only slightly above county and state averages. As of 2014, Kenhorst had the highest unemployment in the district.

Employment Composition			
Municipality	In Labor Force	Employed	Unemployed
Brecknock Township	70.6	66.3	6.1
Cumru Township	65.1	61.8	5.1
Kenhorst Borough	64.5	59.6	7.5
Mohnton Borough	75.5	71.7	5.1
Shillington Borough	71.5	68.0	5.0
Governor Mifflin School District	69.4	65.5	5.8
Berks County	65.8	60.3	5.5
Pennsylvania	62.9	58.1	4.8

Source: U.S. Census American Community Survey 2010-2014, U.S. Bureau of Labor Statistics

Employment Flows

The school district is “labor balanced” in that; the number of workers who enter the school district to work matches the number of workers that leave to work elsewhere. Cumru Township and Shillington Borough are the major job centers in the district. Most residents have employment less than 10 miles from home.

Worker Flow			
Municipality	In to Work	Staying to Work	Out to Work
Brecknock Township	263	74	2,276
Cumru Township	5,557	458	6,988
Kenhorst Borough	643	28	1,531
Mohnton Borough	443	43	1,532
Shillington Borough	8,065	301	2,569
Governor Mifflin School District	14,971	904	14,896

Source: U.S. Census LEHD, 2014

Commute to Work				
Municipality	Less than 10	10 to 24	25 to 50	50 +
Brecknock Township	54.2	24.7	13.2	7.9
Cumru Township	59.6	16.5	15.5	8.4
Kenhorst Borough	64.1	14.0	14.6	7.2
Mohnton Borough	63.4	16.8	13.6	6.3
Shillington Borough	62.8	14.7	15.6	6.9
Governor Mifflin School District	60.8	17.3	14.5	7.3

Source: U.S. Census LEHD, 2014

Employment Profile

The 15,800 employed residents in the district have a lot in common when it comes to the types of jobs they have. In all five municipalities, the majority of workers are between the ages of 30-54, with more older workers (age 55 and above) than younger (29 or younger.) Most make in excess of \$40,000 per year annually in salary. Most work in health care but both manufacturing and retail remain strong employment sectors.

Type	Resident Employer Profile - Workers 16 and Older											
	Brecknock		Cumru		Kenhorst		Mohnton		Shillington		GMSD	
	#	%	#	%	#	%	#	%	#	%	#	%
Age 29 or younger	488	20.8%	1,676	22.5%	327	21.0%	344	21.8%	595	20.7%	3,430	21.7%
Age 30 to 54	1,163	49.5%	3,796	51.0%	885	56.8%	803	51.0%	1,580	55.1%	8,227	52.1%
Age 55 or older	699	29.7%	1,974	26.5%	347	22.3%	428	27.2%	695	24.2%	4,143	26.2%
\$1,250 per month or less (\$15,000 annually)	478	20.3%	1,672	22.5%	353	22.6%	327	20.8%	654	22.8%	3,484	22.1%
\$1,251 to \$3,333 per month (\$15,000-\$40,000 annually)	735	31.3%	2,290	30.8%	541	34.7%	530	33.7%	935	32.6%	5,031	31.8%
More than \$3,333 per month (\$40,000 +)	1,137	48.4%	3,484	46.8%	665	42.7%	718	45.6%	1,281	44.6%	7,285	46.1%
Agriculture, Forestry, Fishing and Hunting	19	0.8%	35	0.5%	7	0.4%	7	0.4%	10	0.3%	78	0.5%
Mining, Quarrying, and Oil and Gas Extraction	8	0.3%	6	0.1%	0	0.0%	2	0.1%	5	0.2%	21	0.1%
Utilities	8	0.3%	34	0.5%	8	0.5%	8	0.5%	25	0.9%	83	0.5%
Construction	135	5.7%	314	4.2%	54	3.5%	76	4.8%	109	3.8%	688	4.4%
Manufacturing	373	15.9%	1,114	15.0%	293	18.8%	263	16.7%	415	14.5%	2,458	15.6%
Wholesale Trade	112	4.8%	315	4.2%	59	3.8%	65	4.1%	148	5.2%	699	4.4%
Retail Trade	274	11.7%	800	10.7%	156	10.0%	175	11.1%	310	10.8%	1,715	10.9%
Transportation and Warehousing	97	4.1%	238	3.2%	47	3.0%	34	2.2%	87	3.0%	503	3.2%
Information	25	1.1%	91	1.2%	12	0.8%	13	0.8%	41	1.4%	182	1.2%
Finance and Insurance	67	2.9%	263	3.5%	58	3.7%	41	2.6%	107	3.7%	536	3.4%
Real Estate and Rental and Leasing	27	1.1%	75	1.0%	14	0.9%	18	1.1%	26	0.9%	160	1.0%
Professional, Scientific, and Technical Services	131	5.6%	411	5.5%	63	4.0%	84	5.3%	117	4.1%	806	5.1%
Management of Companies and Enterprises	75	3.2%	264	3.5%	49	3.1%	49	3.1%	106	3.7%	543	3.4%
Administration & Support, Waste Management and Remediation	131	5.6%	405	5.4%	99	6.4%	65	4.1%	160	5.6%	860	5.4%
Educational Services	206	8.8%	688	9.2%	128	8.2%	159	10.1%	262	9.1%	1,443	9.1%
Health Care and Social Assistance	383	16.3%	1,395	18.7%	290	18.6%	275	17.5%	560	19.5%	2,903	18.4%
Arts, Entertainment, and Recreation	23	1.0%	91	1.2%	12	0.8%	23	1.5%	35	1.2%	184	1.2%
Accommodation and Food Services	146	6.2%	453	6.1%	106	6.8%	88	5.6%	178	6.2%	971	6.1%
Other Services (excluding Public Administration)	72	3.1%	224	3.0%	44	2.8%	70	4.4%	85	3.0%	495	3.1%
Public Administration	38	1.6%	230	3.1%	60	3.8%	60	3.8%	84	2.9%	472	3.0%

Source: U.S. Census LEHD, 2014

Hours Worked

In comparison to pre-recession levels, residents (age 16-64) work fewer hours today than they did. Declines in hours worked could be due to retirements, underemployment or unemployment. Full time employment is defined as working 35 hours or more per week. Overall, Berks County has seen decline in hours worked, with sharp declines in full time employment hours and substantial increases in “part time” employment and “no employment.” Residents in Mohnton now work fewer hours per week than county and state levels.

Appendices - Employment

Mean Usual Hours Worked				
Municipality	2009	2014	Difference	% Change
Brecknock Township	39.7	39.2	-0.5	-1.3%
Cumru Township	39.3	38.6	-0.7	-1.8%
Kenhorst Borough	39.8	38.2	-1.6	-4.0%
Mohnton Borough	39.6	38	-1.6	-4.0%
Shillington Borough	39.6	40	0.4	1.0%
Governor Mifflin School District	39.6	38.8	-0.8	-2.0%
Berks County	38.8	38.1	-0.7	-1.8%
Pennsylvania	38.6	38.1	-0.5	-1.3%

Source: U.S. Census, 2005-2009 and 2006-2014 American Community Survey

Incomes

In 2014, the median household income was \$60,209 and most households in the district have incomes in the range of \$50,000-\$75,000. Although incomes in Governor Mifflin are higher than both Berks County and state wide, they have declined over 7% overall and the rate of decline is greater than the county and state. Brecknock Township saw the most substantial decrease in household income since 2009. The median incomes in Mohnton and Kenhorst are below both the county and state levels and Shillington is below the county average.

Income Distribution								
Income Group	Brecknock	Cumru	Kenhorst	Mohnton	Shillington	GMSD	Berks	PA
Less than \$10,000	3.5	5.1	3.2	3.2	3.7	3.7	6.0	7.0
\$10,000 to \$14,999	0.6	5.2	1.6	5.2	2.9	3.1	4.9	5.4
\$15,000 to \$24,999	5.8	8.7	10.3	11.1	13.1	9.8	10.5	10.8
\$25,000 to \$34,999	6.0	6.9	5.0	10.2	16.0	8.8	10.0	10.4
\$35,000 to \$49,999	12.7	13.4	24.5	18.6	10.1	15.9	13.5	13.6
\$50,000 to \$74,999	17.0	22.1	30.4	17.4	25.7	22.5	19.8	18.4
\$75,000 to \$99,999	14.9	12.9	16.6	9.6	10.5	12.9	13.6	12.5
\$100,000 to \$149,999	23.5	15.2	5.9	12.7	11.5	13.8	13.7	12.9
\$150,000 to \$199,999	9.8	4.5	2.6	4.9	3.6	5.1	4.6	4.7
\$200,000 or more	6.2	5.8	0.0	7.2	2.9	4.4	3.4	4.4
Median Income	\$80,588	\$60,105	\$53,362	\$51,895	\$55,097	\$60,209	\$55,798	\$53,115

Source: U.S. Census, 2006-2014 American Community Survey

Median Household Incomes			
Municipality	2009	2014	% Change
Brecknock Township	\$91,944	\$80,588	-12.4%
Cumru Township	\$66,983	\$60,105	-10.3%
Kenhorst Borough	\$53,878	\$53,362	-1.0%
Mohnton Borough	\$52,555	\$51,895	-1.3%
Shillington Borough	\$59,296	\$55,097	-7.1%
Governor Mifflin School District	\$64,931	\$60,209	-7.3%
Berks County	\$58,795	\$55,798	-5.1%
Pennsylvania	\$54,007	\$53,115	-1.7%

Source: U.S. Census, 2005-2009 and 2006-2014 American Community Survey

HOUSING

The district has a stable housing stock with over 96% of housing units occupied. Despite the district having three boroughs and an urban township, the district’s housing stock is nearly 60% single-family dwellings. Apartments appear to be concentrated solely in Cumru Township.

The housing stock is starting to get old with the majority constructed before 1979. The district has added very little housing since 2010. The median value of housing in the district is \$170,160 and the majority of the housing is at or below the median, which suggest the district has affordable housing opportunities. Brecknock Township has the highest median value (\$233,800) and Kenhorst Borough the lowest (\$129,500).

Housing Profile												
Type	Brecknock		Cumru		Kenhorst		Mohnton		Shillington		GMSD	
	#	%	#	%	#	%	#	%	#	%	#	%
Occupied housing units	1,640	96.4%	6,497	94.5%	1,208	97.7%	1,319	97.1%	2,220	100.0%	12,884	96.2%
Vacant housing units	61	3.6%	381	5.5%	29	2.3%	40	2.9%	0	0.0%	511	3.8%
1-unit, detached	1,577	92.7%	3,682	53.5%	843	68.1%	749	55.1%	1,092	49.2%	7,943	59.3%
1-unit, attached	0	0.0%	1,120	16.3%	292	23.6%	231	17.0%	727	32.7%	2,370	17.7%
2 units	9	0.5%	105	1.5%	75	6.1%	81	6.0%	223	10.0%	493	3.7%
3 or 4 units	29	1.7%	80	1.2%	27	2.2%	123	9.1%	140	6.3%	399	3.0%
5 to 9 units	28	1.6%	413	6.0%	0	0.0%	111	8.2%	38	1.7%	590	4.4%
10 to 19 units	0	0.0%	571	8.3%	0	0.0%	42	3.1%	0	0.0%	613	4.6%
20 or more units	0	0.0%	845	12.3%	0	0.0%	12	0.9%	0	0.0%	857	6.4%
Mobile home	58	3.4%	62	0.9%	0	0.0%	10	0.7%	0	0.0%	130	1.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Built 2010 or later	0	0.0%	10	0.1%	0	0.0%	7	0.5%	0	0.0%	17	0.1%
Built 2000 to 2009	221	13.0%	736	10.7%	27	2.2%	111	8.2%	25	1.1%	1,120	8.4%
Built 1990 to 1999	433	25.5%	530	7.7%	8	0.6%	158	11.6%	67	3.0%	1,196	8.9%
Built 1980 to 1989	286	16.8%	1,233	17.9%	18	1.5%	151	11.1%	0	0.0%	1,688	12.6%
Built 1970 to 1979	211	12.4%	1,903	27.7%	95	7.7%	192	14.1%	80	3.6%	2,481	18.5%
Built 1960 to 1969	163	9.6%	621	9.0%	218	17.6%	63	4.6%	300	13.5%	1,365	10.2%
Built 1950 to 1959	111	6.5%	788	11.5%	228	18.4%	58	4.3%	330	14.9%	1,515	11.3%
Built 1940 to 1949	119	7.0%	306	4.4%	219	17.7%	85	6.3%	235	10.6%	964	7.2%
Built 1939 or earlier	157	9.2%	751	10.9%	424	34.3%	534	39.3%	1,183	53.3%	3,049	22.8%
Less than \$50,000	16	1.1%	89	2.1%	21	2.1%	20	2.1%	38	2.3%	184	1.4%
\$50,000 to \$99,999	51	3.4%	317	7.5%	147	14.7%	140	15.0%	131	8.0%	786	5.9%
\$100,000 to \$149,999	177	11.6%	837	19.8%	562	56.1%	261	27.9%	723	44.2%	2,560	19.1%
\$150,000 to \$199,999	276	18.1%	1,227	29.0%	202	20.2%	181	19.4%	395	24.1%	2,281	17.0%
\$200,000 to \$299,999	552	36.3%	1,095	25.9%	58	5.8%	248	26.5%	311	19.0%	2,264	16.9%
\$300,000 to \$499,999	398	26.1%	504	11.9%	12	1.2%	71	7.6%	38	2.3%	1,023	7.6%
\$500,000 to \$999,999	52	3.4%	131	3.1%	0	0.0%	7	0.7%	0	0.0%	190	1.4%
\$1,000,000 or more	0	0.0%	33	0.8%	0	0.0%	7	0.7%	0	0.0%	40	0.3%
Median (dollars)	\$233,800		\$181,700		\$129,500		\$160,300		\$145,500		\$170,160	

Source: U.S. Census American Community Survey 2010-2014

Housing Owner Profile

Nearly 73% of district residents own their home – and in all five municipalities – the majority of residents have moved there since 2000.

Owner Profile												
Type	Brecknock		Cumru		Kenhorst		Mohnton		Shillington		GMSD	
	#	%	#	%	#	%	#	%	#	%	#	%
Owner-occupied	1,522	92.8%	4,233	65.2%	1,002	82.9%	935	70.9%	1,636	73.7%	9,328	72.4%
Renter-occupied	118	7.2%	2,264	34.8%	206	17.1%	384	29.1%	584	26.3%	3,556	27.6%
Moved in 2010 or later	99	6.0%	1,352	20.8%	220	18.2%	196	14.9%	527	23.7%	2,394	18.6%
Moved in 2000 to 2009	638	38.9%	2,614	40.2%	434	35.9%	543	41.2%	776	35.0%	5,005	38.8%
Moved in 1990 to 1999	440	26.8%	1,165	17.9%	206	17.1%	223	16.9%	365	16.4%	2,399	18.6%
Moved in 1980 to 1989	194	11.8%	636	9.8%	101	8.4%	178	13.5%	174	7.8%	1,283	10.0%
Moved in 1970 to 1979	107	6.5%	323	5.0%	81	6.7%	102	7.7%	144	6.5%	757	5.9%
Moved in 1969 or earlier	162	9.9%	407	6.3%	166	13.7%	77	5.8%	234	10.5%	1,046	8.1%



feedback drives planning

Economic development is the top priority for community members within the Governor Mifflin School District. Results of a recent survey by the Governor Mifflin Area Coordinating Council (GMACC) polled residents of Kenhorst, Shillington, and Mohnton Boroughs as well as Cumru and Brecknock Townships. The survey found that the majority of residents want to see more businesses move into the region.

More than 1,100 people responded to the survey, which was sent out in May. The GMACC, made up of representatives from the five area municipalities and the Governor Mifflin School District, will use the results to formulate a comprehensive plan for the region. That plan is slated for completion in early 2017.

More than half of respondents said that the Governor Mifflin region needs to attract new businesses to help reduce the tax burden on residents. Likewise, nearly a quarter of survey participants felt that the number of vacant commercial buildings in the area ranked as the biggest issue facing the region.

The survey asked residents to compare their perception of the quality of education at Governor Mifflin School District versus that of the quality of education in the United States. The vast majority gave Governor Mifflin a “B” grade, while grading the education across the country as a “C”.

Results also showed that residents believe there is a strong correlation between Governor Mifflin’s overall academic performance and property values throughout the district.

“It’s on all of us, as an entire community, to be invested in the success of our school district because there is a connection between school district performance and real estate value,” said Dr. Steve Gerhard, Governor Mifflin Superintendent.

Gerhard and School Board member Jennifer Murray represent Governor Mifflin on the GMACC. He believes the joint effort of the group is key to the overall prosperity of the region.

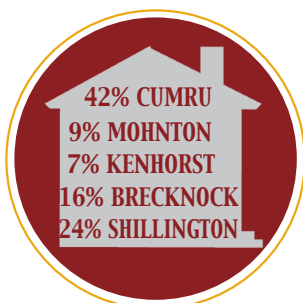
“By being together at the table and planning our futures in a comprehensive and collaborative way, we stand to see much more success because we can support each other.”

“There is so much more potential to engage our entire Governor Mifflin community when we work together, rather than as separate entities.”

DR. STEVE GERHARD

SURVEY SNAPSHOT Based on 1,196 total responses

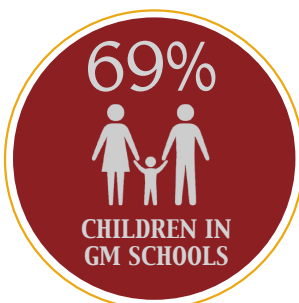
DEMOGRAPHICS



RESIDENCE



AGE

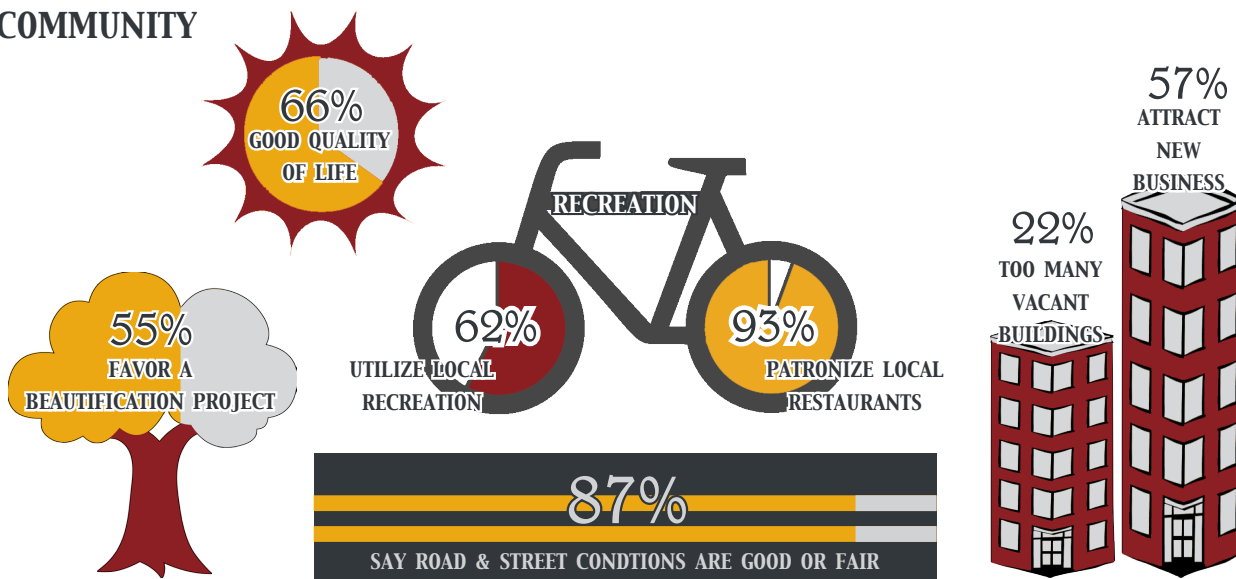


FAMILY

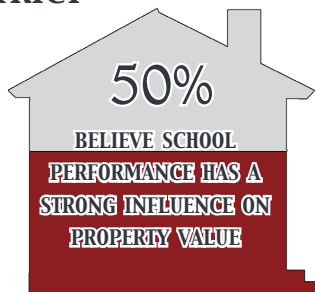


EDUCATION

COMMUNITY



SCHOOL DISTRICT



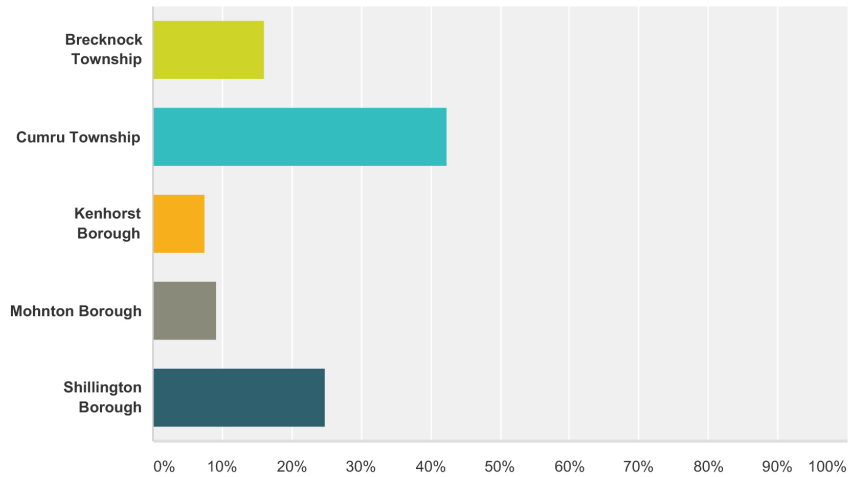


**JOINT COMPREHENSIVE PLAN
COMMUNITY SURVEY**

DEMOGRAPHIC INFORMATION

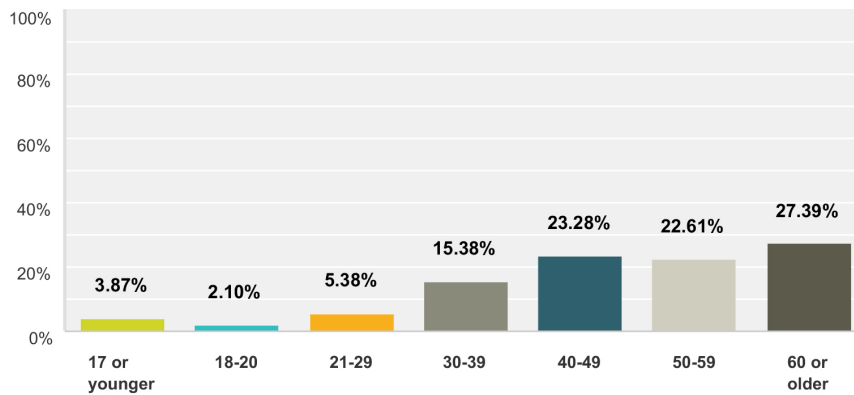
Q1 Where do you live?

Answered: 1,185 Skipped: 11



Q2 What is your age?

Answered: 1,190 Skipped: 6

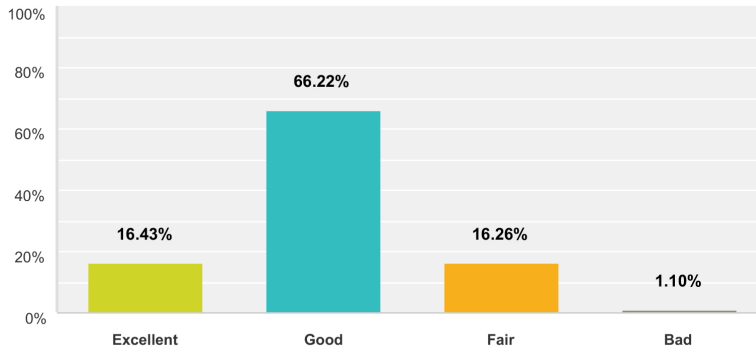


Community Survey

QUALITY OF LIFE

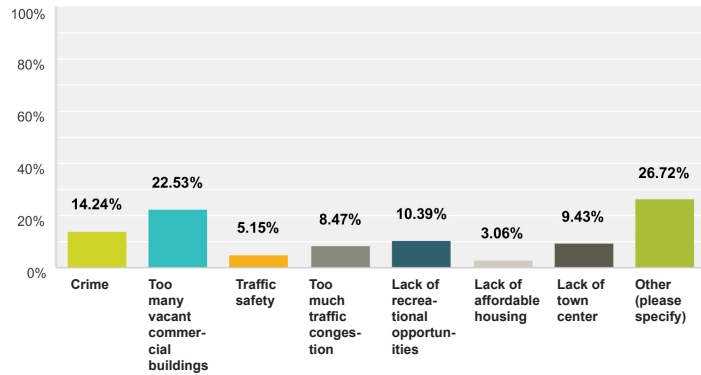
Q3 How would you rate the overall quality of life in the Governor Mifflin Community?

Answered: 1,181 Skipped: 15



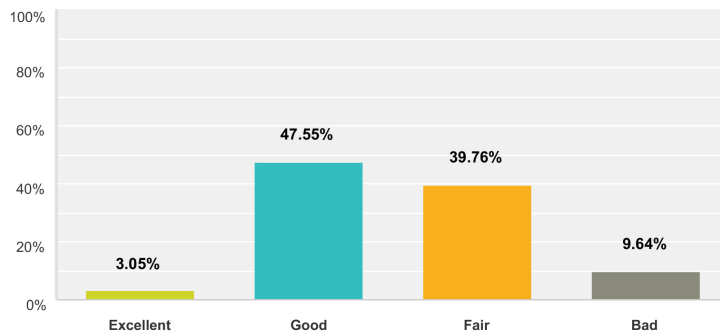
Q4 What do you think is the biggest issue facing the Governor Mifflin region?

Answered: 1,145 Skipped: 51



Q5 How would you rate the roads/streets in your community?

Answered: 1,182 Skipped: 14

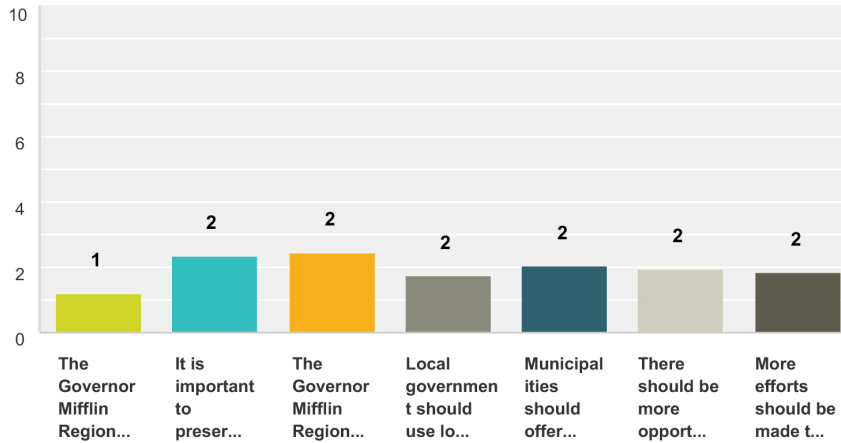


Community Survey

REGIONAL VIEW

Q6 Do you agree with the following ideas as they pertain to the Governor Mifflin Region?

Answered: 1,134 Skipped: 62



	Strongly Agree	Agree	Disagree	No Opinion	Total	Weighted Average
The Governor Mifflin Region is growing too fast in regards to housing development.	8.95% 101	25.42% 287	41.36% 467	24.27% 274	1,129	1.19
It is important to preserve farmland in the region.	46.11% 522	45.14% 511	3.89% 44	4.86% 55	1,132	2.33
The Governor Mifflin Region needs to attract new business development to generate additional tax revenue, to reduce the tax burden upon residents.	57.14% 648	35.01% 397	4.67% 53	3.17% 36	1,134	2.46
Local government should use local tax resources to redevelop properties that have been vacant for a long time.	23.76% 268	38.83% 438	28.10% 317	9.31% 105	1,128	1.77
Municipalities should offer incentives to businesses to expand an existing business or locate a business in the region.	32.30% 363	48.84% 549	9.79% 110	9.07% 102	1,124	2.04
There should be more opportunities for walking, bicycling, and general recreation.	31.59% 357	42.48% 480	16.11% 182	9.82% 111	1,130	1.96
More efforts should be made to increase inter-municipal cooperation in providing emergency services, such as fire protection, police, and emergency medical services.	26.31% 296	46.22% 520	11.29% 127	16.18% 182	1,125	1.83

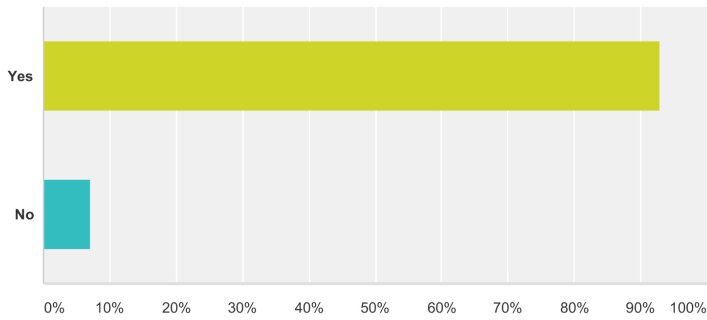


Community Survey

RECREATION

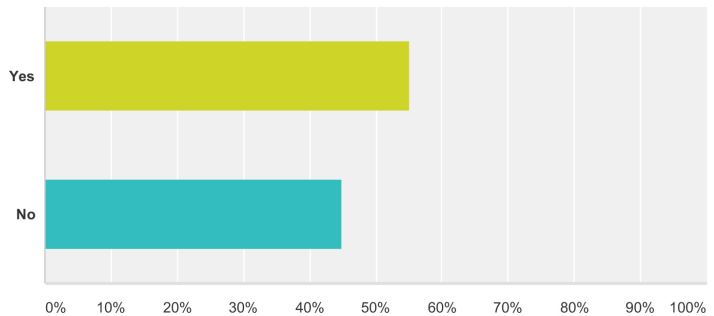
Q7 Do you shop or patronize restaurants in the Governor Mifflin Community?

Answered: 1,131 Skipped: 65



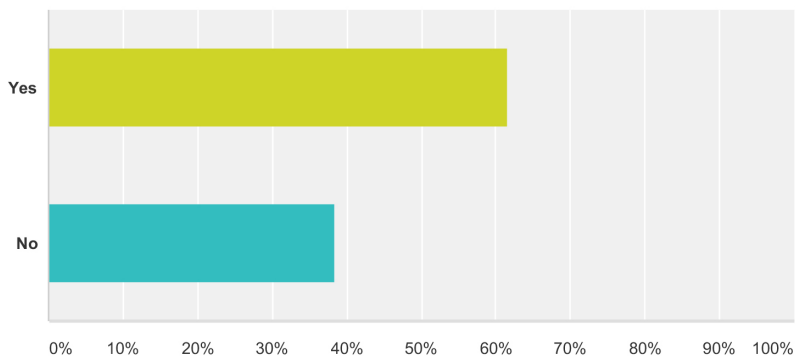
Q8 Do you believe a beautification project, such as a streetscape or road corridor improvement, would be a benefit to attracting new businesses to the Governor Mifflin Region?

Answered: 1,117 Skipped: 79



Q9 Do you use the recreational opportunities already available in your community?

Answered: 1,126 Skipped: 70



Community Survey

COMMENTS

Quality of Education Route 724 Lancaster Ave
Playground Programs Stores Emergency Services Police
Drive Too Fast Street Traffic Light Property
Growing School Trucks Taxes
Housing Developments Community
Single Family Homes Roads Commercial Buildings
Park Social Problems Place Public Pension
West Reading Sewer Bill Government

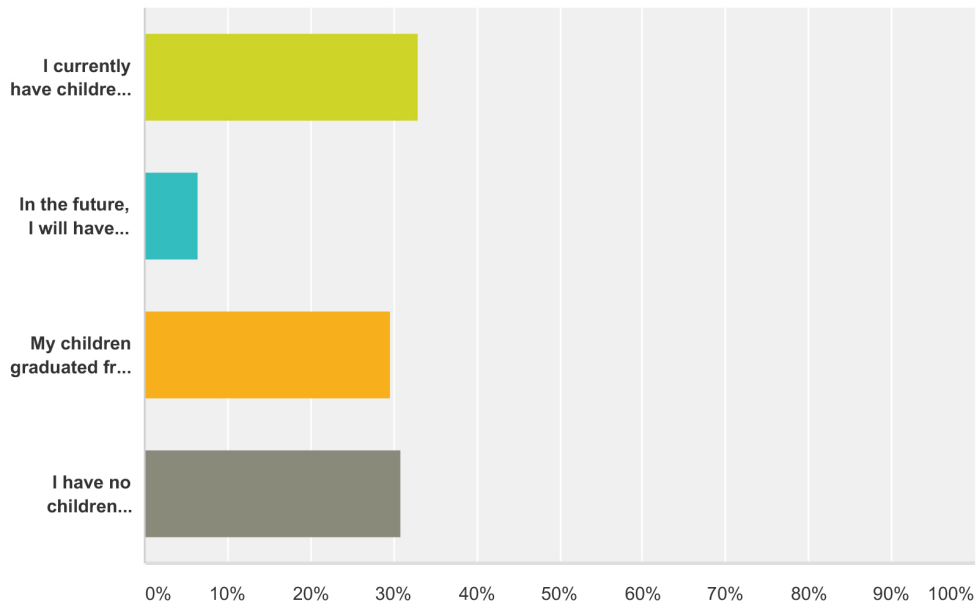


Community Survey

GOVERNOR MIFFLIN SCHOOL DISTRICT DEMOGRAPHICS

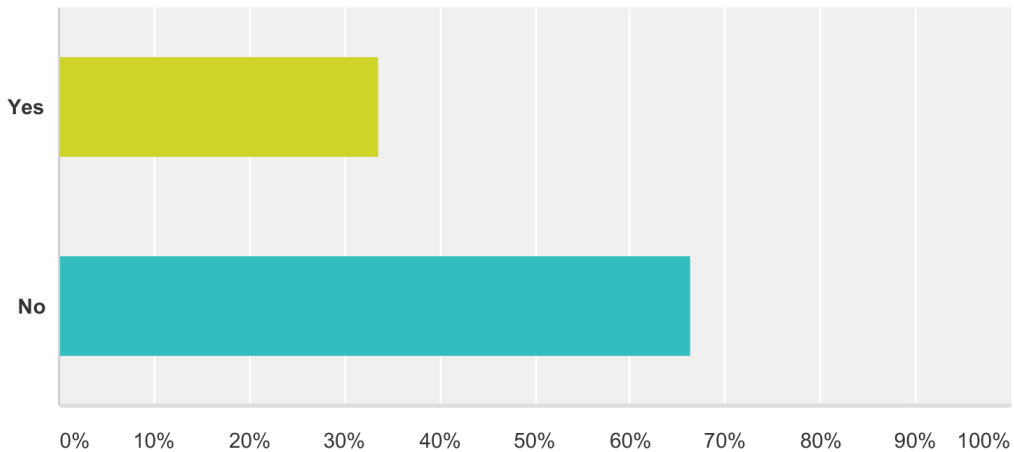
Q11 Please select one of the following:

Answered: 1,113 Skipped: 83



Q12 Are you a Governor Mifflin graduate?

Answered: 1,112 Skipped: 84

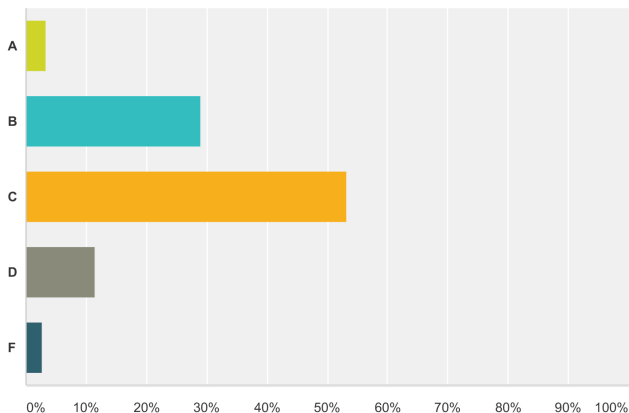


Community Survey

GOVERNOR MIFFLIN SCHOOL DISTRICT PERCEPTION DATA & IMPACT

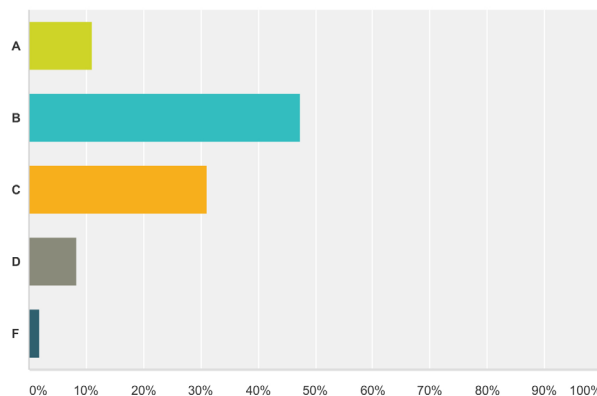
Q13 How would you grade the quality of education offered across the United States?

Answered: 1,099 Skipped: 97



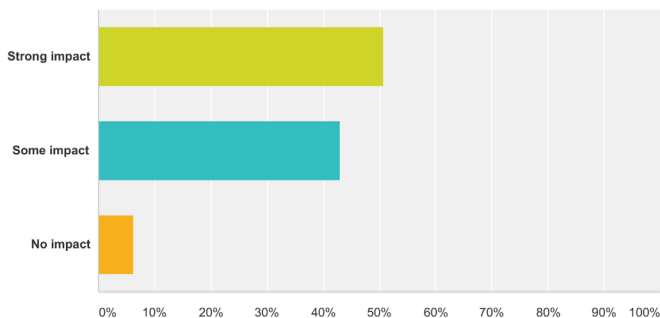
Q14 How would you grade the quality of education provided in the Governor Mifflin School District?

Answered: 1,088 Skipped: 108



Q15 Based upon your previous answer, how do you believe Governor Mifflin School District's performance impacts your property value in the Berks County Real Estate Market?

Answered: 1,104 Skipped: 92

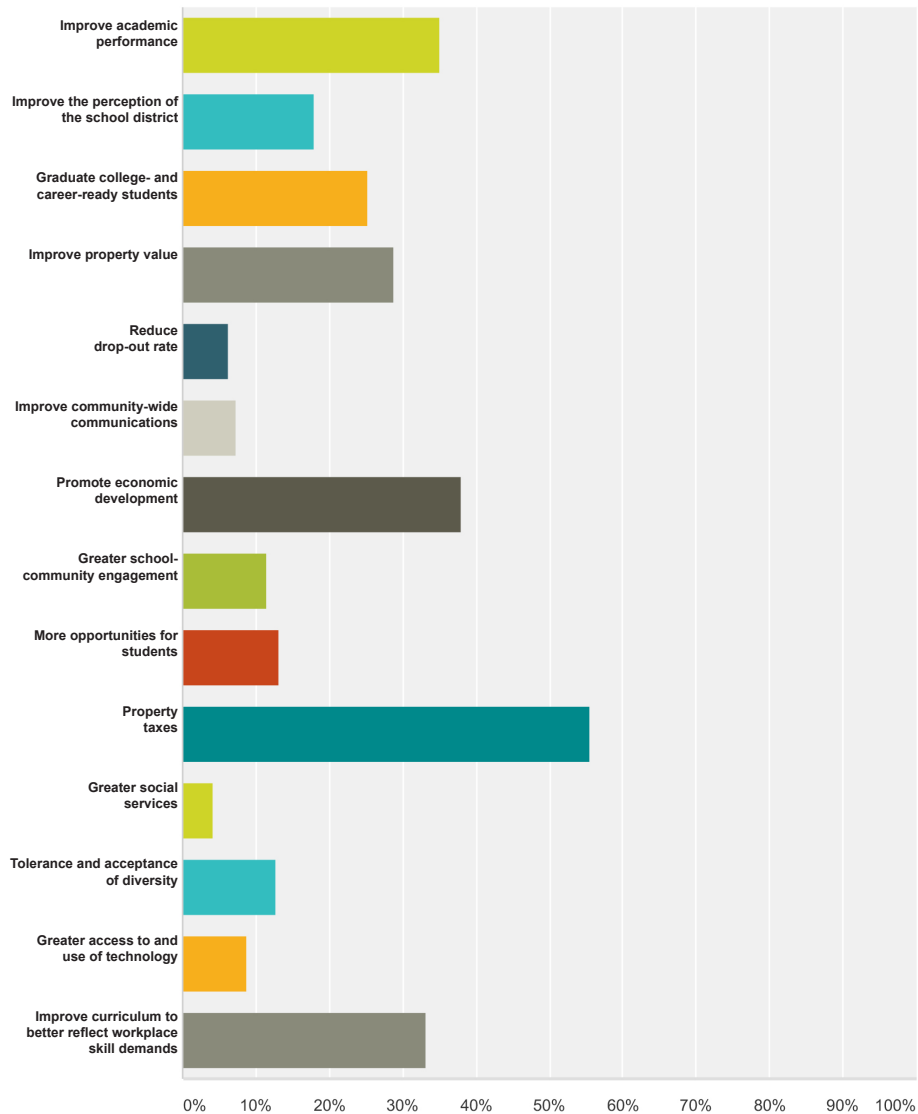


Community Survey

GOVERNOR MIFFLIN SCHOOL DISTRICT COMMUNITY PRIORITIES

Q20 Based upon your knowledge of our local community, economy, and schools, please choose the three highest priorities that you believe must be addressed in the near future.

Answered: 1,107 Skipped: 89



Community Survey

COMMENTS

Priority Restore Music Attract Job Focus Academic
Common Sense Kids Real World Teachers
Control Taxes Government School
Decrease Students Town Center Improve
College and Career Community Planning Families
Bring Responsibility Housing

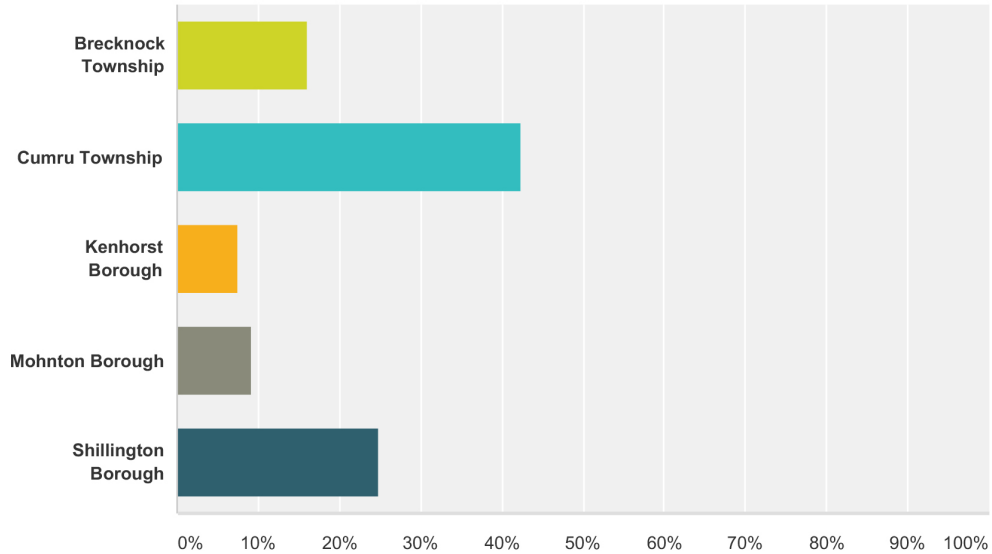


Community Survey

DEMOGRAPHIC INFORMATION

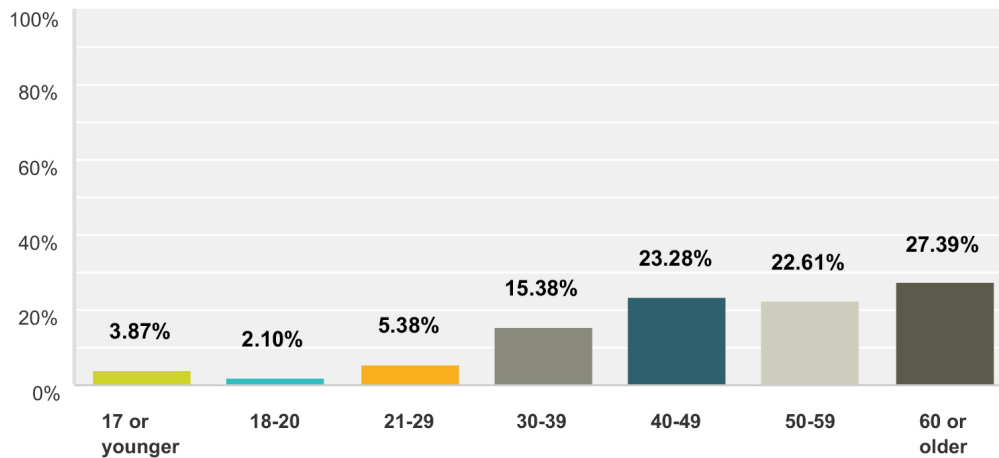
Q1 Where do you live?

Answered: 1,185 Skipped: 11



Q2 What is your age?

Answered: 1,190 Skipped: 6

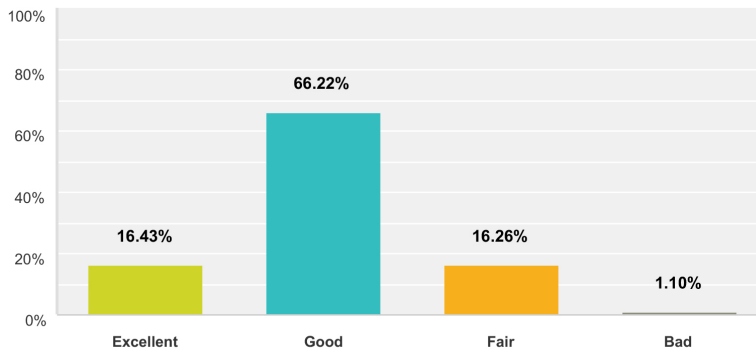


Community Survey

QUALITY OF LIFE

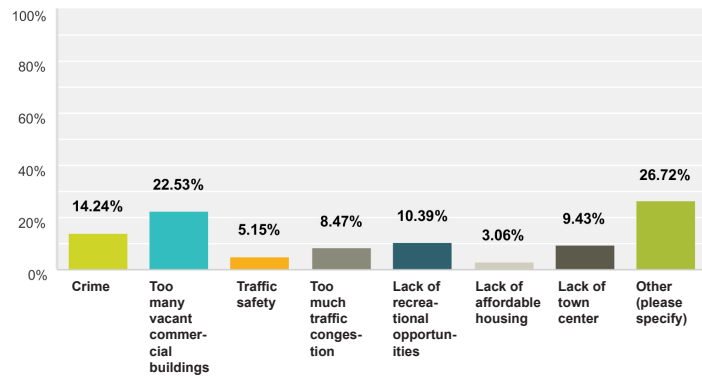
Q3 How would you rate the overall quality of life in the Governor Mifflin Community?

Answered: 1,181 Skipped: 15



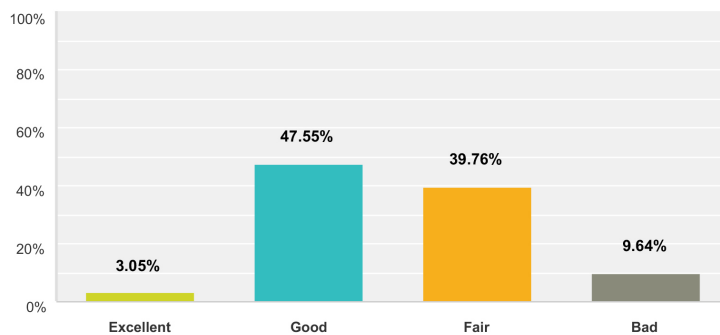
Q4 What do you think is the biggest issue facing the Governor Mifflin region?

Answered: 1,145 Skipped: 51



Q5 How would you rate the roads/streets in your community?

Answered: 1,182 Skipped: 14

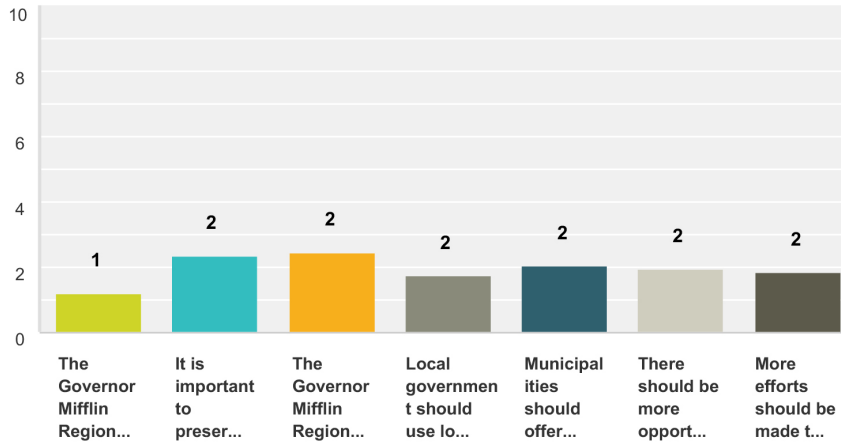


Community Survey

REGIONAL VIEW

Q6 Do you agree with the following ideas as they pertain to the Governor Mifflin Region?

Answered: 1,134 Skipped: 62



	Strongly Agree	Agree	Disagree	No Opinion	Total	Weighted Average
The Governor Mifflin Region is growing too fast in regards to housing development.	8.95% 101	25.42% 287	41.36% 467	24.27% 274	1,129	1.19
It is important to preserve farmland in the region.	46.11% 522	45.14% 511	3.89% 44	4.86% 55	1,132	2.33
The Governor Mifflin Region needs to attract new business development to generate additional tax revenue, to reduce the tax burden upon residents.	57.14% 648	35.01% 397	4.67% 53	3.17% 36	1,134	2.46
Local government should use local tax resources to redevelop properties that have been vacant for a long time.	23.76% 268	38.83% 438	28.10% 317	9.31% 105	1,128	1.77
Municipalities should offer incentives to businesses to expand an existing business or locate a business in the region.	32.30% 363	48.84% 549	9.79% 110	9.07% 102	1,124	2.04
There should be more opportunities for walking, bicycling, and general recreation.	31.59% 357	42.48% 480	16.11% 182	9.82% 111	1,130	1.96
More efforts should be made to increase inter-municipal cooperation in providing emergency services, such as fire protection, police, and emergency medical services.	26.31% 296	46.22% 520	11.29% 127	16.18% 182	1,125	1.83

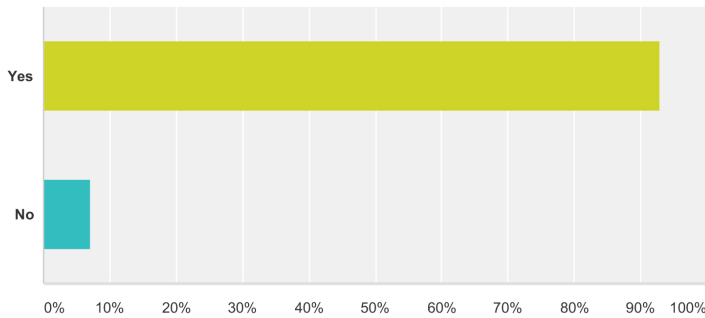


Community Survey

RECREATION

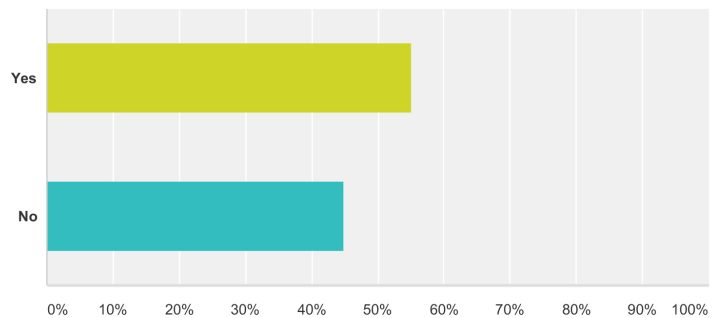
Q7 Do you shop or patronize restaurants in the Governor Mifflin Community?

Answered: 1,131 Skipped: 65



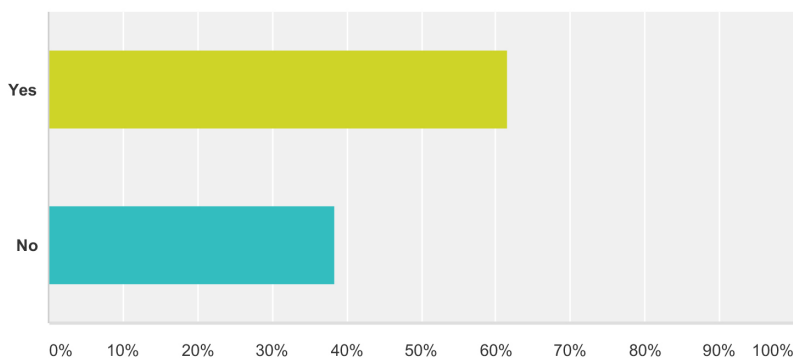
Q8 Do you believe a beautification project, such as a streetscape or road corridor improvement, would be a benefit to attracting new businesses to the Governor Mifflin Region?

Answered: 1,117 Skipped: 79



Q9 Do you use the recreational opportunities already available in your community?

Answered: 1,126 Skipped: 70



Community Survey

COMMENTS

Quality of Education Route 724 Lancaster Ave
 Playground Programs Stores Emergency Services Police
 Drive Too Fast Street Traffic Light Property
 Growing School Trucks Taxes
 Housing Developments Community
 Single Family Homes Roads Commercial Buildings
 Park Social Problems Place Public Pension
 West Reading Sewer Bill Government



Community Survey

Q10 Please add any additional comments/concerns you may have regarding your community.

Answered: 359 Skipped: 837

#	Responses	Date
1	lower property taxes, actually do decent road work, enforce speed limits on back country roads	6/29/2016 9:18 PM
2	I noticed too often the trash in the gutters and homes with lawns that are overgrown !	6/28/2016 10:16 AM
3	GM has become a stagnant community with a school system that has been declining over time. There should be an effort to decrease government funded housing and prevent landlords from entering the community who have no vested interest. It is slowly beginning to resemble the city of Reading.	6/28/2016 6:20 AM
4	Nice just the way it is.	6/27/2016 7:30 PM
5	School property taxes need to be ABOLISHED!!!!!! The Governor Mifflin school board keeps raising them every year. When does it end??? I have to borrow money to pay them. Anyone who continues to raise property taxes should be voted out of office!!!!	6/26/2016 7:39 PM
6	We have lived in the Governor Mifflin community for 33 years and our children went to GM schools. I have few complaints or issues with the roads, services, businesses, schools, recreational opportunities, and neighborhoods in the GM community. It has been and is a beautiful and nice place to live. My concern has always been the quality of education our children are receiving, not only in GM, but in all public schools. Our children received a great education from GM overall, but there were some issues of great concern while they were attending GM. Since I don't have children in GM, I have not been involved in education issues lately.	6/26/2016 7:16 PM
7	Taxes are negatively impacting growth and the ability of people to remain in their homes.	6/26/2016 5:37 PM
8	I live near a vacant building that now has graffiti on it. It really hurts the property values. I wish there was something that could be done about it. I like living here but fear the area is going downhill.	6/25/2016 7:49 PM
9	Property and school Taxes are too high and the State needs to eliminate property taxes for a flat tax or consumption tax.	6/25/2016 10:45 AM
10	Need to draw business to the area and use existing building instead of building more. This would help to keep OUR TAXES DOWN..TAXES KEEP GOING UP BUT OUR INCOMES DO NOT. EVERYONE ONE SHOULD HAVE TO PAY TAXES.	6/24/2016 9:30 PM

Governor Mifflin Area Joint Comprehensive Plan Community Survey

11	I think we should take some of the empty business properties that are not in municipal areas and knock down the buildings and plant trees. It would get rid of eyesores and help the environment.	6/24/2016 4:04 PM
12	Roads need to include lanes for walking & biking & public transportation needs to be a priority. These are essential for building community rather than focusing on the insular car mentality.	6/24/2016 1:26 PM
13	Skunks. How to get rid of them. I see them when I am walking, can't keep windows open on cool nights. They stink up the neighborhood.	6/24/2016 1:20 PM
14	There should be regional management of all services (shared series) including educational services.	6/24/2016 7:26 AM
15	Homeowners need to be reminded to keep their property respectable looking. If there's renters in the property, remind their respective tenants.	6/23/2016 10:20 PM
16	students should not walk against the traffic lights just to make a point. Vehicles always had the right of way not people walking out in front or in between the cars.	6/23/2016 9:27 PM
17	I would be a great idea to have a location designated where local farmers could sell locally grown produce. Thank you. Sorry that this was not one of the questions on your survey, and thank you for the opportunity to comment and make local farm produce a "write-in" concern.	6/23/2016 4:12 PM
18	People generally drive too fast in residential areas and I don't really see this being addressed.	6/23/2016 3:43 PM
19	- I am concerned about the number of rental properties that Shillington is getting to, I think it is a big contributor to the changing demographics that we are seeing.	6/23/2016 1:36 PM
20	Taxes are hard for us, we have financial hardship. We are grateful for the tax assistance but feel something must be done not just for us. People are being taxed out of their houses who are on a fixed income and this should not happen. Also, for some reason homes are not selling fast or well in Mohnton. Doesn't help the borough financially. Why this is occurring is beyond us. We have seen our neighbors take a year to sell their house and a house on the market over 2-3 years. This is an absolutely lovely place to live. That is a problem for our borough that must change. Beautiful space, low crime, easy access to roads and shopping, what is the issue?	6/23/2016 1:29 PM
21	I am a mother of a special needs child who enjoys taking my child to the local playgrounds, however she has outgrown the traditional baby support swing. I would like to see at least one full support swing installed at each playground. I am confident that my child is not the only child in the district that would utilize such playground equipment. Thank you!	6/23/2016 9:51 AM
22	Creating a downtown atmosphere is nice but not a necessity. Right now Lancaster Avenue from Museum Rd. to the City of Reading can boast there are very few empty properties. Even West Reading with their successful streetscape program has some empty properties and others that are constantly changing hands. Plus does every community need to be a West Reading? Right now you have Sinking Spring trying to revitalize a downtown, you have West Reading, Wyomissing, West Lawn/Spring Twp are also looking to continue West Reading's program. But, will there be enough business to have all these downtown streetscape projects? The main thing would be to wrestle control of the old Giant/Pathmark property away from Giant so some type of development could be done there. If not, the development will occur either out further on 222 beyond Adamstown or at Gouglersville and the 724/222 intersection properties will still be an eyesore. Work on developing that first with either Retail, or better yet a good business that would provide good paying jobs.	6/23/2016 12:27 AM
23	Find ways to keep the streets repaired and the sidewalks repaired along with keeping the buildings looking good and the trash picked up.	6/22/2016 8:16 PM
24	Tax reassessment needed.	6/22/2016 8:07 PM
25	I am passionate about creating makerspaces and community centers to help local residents such as myself could grow in as a community. Currently I am working with other locals to create an informational presentation I can share. My email address is Ashleyfrompa@gmail.com	6/22/2016 6:29 PM
26	Children are around every corner selling all types of drugs, especially the puertoricans.	6/22/2016 4:20 PM
27	on high blvd there is a day care center, called tiny treasures and way too many times i see cars and trucks speeding thru that block when parents are picking up their children. this is dangerous. there should be signs posted there the slow down and watch for children or some similar measure. if somebody is caught speeding they should be fined.	6/22/2016 12:28 PM
28	I am concerned with the amount of low income rental properties in the borough.	6/22/2016 10:34 AM
29	Instead of development and attracting business to create tax revenue, push Harrisburg to ELIMINATE School Property Tax and base taxes on current income and buying habits.	6/21/2016 8:53 PM
30	I think the business promotional signs around the high school football fencing area and elsewhere are a disgrace and definitely give a poor representation of our school district. Surely there are other ways or means for the school district to attract the same amount of money as those logo signs promoting other businesses as opposed to promoting the value of our educational system.	6/21/2016 1:46 PM

Governor Mifflin Area Joint Comprehensive Plan Community Survey

31	i am concerned about the number of rental properties and the up keep of those properties and the impact it does to the community	6/21/2016 12:18 PM
32	Reduce Property Taxes for every Property Owner because lower Property expenses encourages growth.	6/21/2016 10:27 AM
33	If the State wide system of funding public schools was revamped to a "FAIR" system such as HB/SB 76 where everyone pays their fair share .. Not just property/homeowners it would attract new homeowners and business..	6/21/2016 10:04 AM
34	It is economically critical for the GMSD and property owners to embrace and advance House/Senate Bill 76, The Property Tax Elimination Act mandates(much to the chagrin of the entrenched status quo) everybody of earning and or purchasing ability will fairly/equitably fund public schools instantly at the time they earn and or purchase, not just property owners. Both small business and residential property owners are being crushed under the weight of excessive/ever rising school taxes. This must and will be stopped. Beyond the current pending legislation to revamp school funding in PA, constitutional litigation action in a variety of venues is being explored to once again restore the equity and fairness that is necessary to stabilize public school funding. To this end, Pennsylvania has been unable and or unwilling to address the current, punitive school property tax system. SB/HB 76 will again restore the American Dream of home/small business property ownership again and stabilize the funding of our public school via tax revenue diversification and spending controls.	6/21/2016 9:40 AM
35	please consider new borough/township regulations regarding low income rental properties- how many allowed within town limits etc. Increasing property values will help protect out schools from poverty issues. Out school cannot handle influx of poverty cases- we are struggling to met the needs of current (higher property value) student population. Insulating us from bled over from RSD will help preserve funds/services for current homeowners (tax payers) not rentals pupils.	6/21/2016 9:31 AM
36	We need an area to host sporting events, like baseball and soccer tournaments	6/21/2016 9:02 AM
37	I feel the area has a lot of potential and that we are not using it. I feel the school is specifically the sports programs are reactionary in nature and not proactive. I feel the up keep of the turf fields was a great thing. I understand that there is a divide between money spent on sports and other activities that can be debated but the life lessons a student athlete can learn are hard to replicate. Success at any level academic or sports breeds more success. These things feed off of one another. It brings people together in a good way. I think the community should make public the accomplishments of these students (both academic and athletic). Make them feel like the community cares and they are part of something bigger then just themselves. Being proud of one thing makes you want to work harder in other areas. That is how we build for the future. But we have to start now and not be afraid of failure or what others may say.	6/21/2016 8:11 AM
38	Community is fine. The reason people want to leave here is woods. We need much better schools to be able to sell houses and better infrastructure to attract new people	6/20/2016 10:09 PM
39	We should also try to improve our school system. We need to have better school ratings. This will encourage people to purchase more homes in this area. This will then decrease our abandon houses problem.	6/20/2016 9:49 PM
40	The taxes in the school district are absurdly high.	6/20/2016 9:04 PM
41	governor Mifflin region should attract new businesses to take over the properties that have been vacant for a long time, not necessarily develop new buildings.	6/20/2016 4:40 PM
42	Drugs are huge prob./ Crime related to same. Then the over the burden of the school taxes. Taxes must be fair to apt. bldg. with lots of school age children paying the same as my single home with no school agers. I can no longer afford my life because of the school taxes. The police are only protecting the WAWA or the side lot of Rite Aid. I see a patrol car in my Fairview area once every month or so. I January I stop a CPD officers and asked him to check a car parked out in the street. A car he just drove by and ignored. It was 12ft in the street off the curb, invalid inspection and registration plate. I was lipped off "what do you want me to do about it. I can't move it." Later he was there and speaking to someone. The car was moved in about a week. A car without a valid inspection and or lic. plate can not be on a public street in PA. The rules of the PA vehicle code do not apply in Cumru, because the cops turn a blind eye. It is simply an insult to the hard working tax payers to have such a useless police force, towards the easy quality of live issues.	6/20/2016 2:51 PM
43	I pay taxes & I have no children but what I have heard from friends, who are parents, that our school's reputation, is basically in the shitter. Why? I'm sure parents shoulder a good lot of responsibility, but I don't want our district to throw in the towel. Why don't we have have community gardens do get these kids focused on helping each other & cultivating sustenance? These kids need to refocus on pride & involvement in this community & while it should start at home, it definitely needs to be represented at schools.	6/20/2016 1:09 PM
44	Something has to be done to stop the increase of taxes.Talk to your senior citizens. Find ways to help elevate their burden of paying taxes. Volunteering at the schools will not work for the elderly.	6/20/2016 11:03 AM
45	I'm also concerned that our school district is falling behind in test scores.	6/20/2016 10:40 AM

Appendices - Citizen Survey Results

Governor Mifflin Area Joint Comprehensive Plan Community Survey

46	My greatest concern is high taxes and the fact that I as a single person may not be able to maintain my home, as I pay a very large portion of my income for taxes - as some of my neighbors with a larger and more expensive home pay less - hence - inequality - no excuse!!!!	6/20/2016 12:23 AM
47	lack of parent involvement in their children and their education-economic factors affecting their involvement with their children, lack of moral and ethical role models	6/19/2016 9:44 PM
48	People on bicycles not following the rules of the road.	6/19/2016 5:50 PM
49	The established alleys in the Shill. area are not maintained by the borough. And some residents have to keep upgrading their pavements while other residents with worse paving problems are not targeted. Some pavements marked for replacement were not that bad off, while others that were in very dangerous condition never got marked. Now that some of the pavement blocks were replaced, it has caused other "good" pavement blocks to be either higher or lower than the new ones. Some properties which go from one curb in the front to the curb that meets their backyards are being neglected (e.g. Meade Terrace & Sherwood St.). The easements are thoroughly overgrown & just plain neglected during snow storms. There is a handicapped parking spot in the 500 block of Gregg Street where the person who uses it parks no less than 7 feet before the sign so that she is neither in the handicapped spot nor out of it, taking up 2 parking spaces. There is no talking to this grouchy woman. So if a true handicapped person wishes to use the space, there is not enough room to fit a car.	6/19/2016 4:30 PM
50	Only spend MY money when a return is expected. I am tire of any money going to these drug addicts and welfare, it should go to businesses and improvements in infrastructure and emergency services within reason. Generally our government is best when it stays out of the way of the citizens and allows them to work and removes regulations and restrictive codes.	6/19/2016 12:54 PM
51	getting taxed right out of our homes. sewer rates doubled	6/19/2016 11:52 AM
52	The condition of the road on Kenhorst Blvd is a TOTAL DISGRACE. It has been a disgrace for years!!! Absolutely pathetic.	6/19/2016 11:04 AM
53	Cheap housing was a major factor in destroying the city of Reading and it is happening in Shillington and will bring Reading's problems to this community.	6/18/2016 4:30 PM
54	Property taxes are very high but roads especially business 222 to the borough hall have been bad for the last 2 years	6/18/2016 4:00 PM
55	Infrastructure needs to be maintainedroads, traffic planning, lighting,	6/18/2016 3:57 PM
56	Five year Tax forgiveness to attract businesses to occupy vacant business properties. Encourage industrial development.	6/18/2016 1:25 PM
57	Mifflin needs more chain or sit down restaurants, single family additions only, no apartment or low cost living multiple establishments..try to get rid of crime and gangs	6/18/2016 11:16 AM
58	We love living in Shillington. My chief complaint is the fact that traffic on Lancaster Ave does not stop when you are crossing the Street and pedestrian signs are clearly ignored.	6/18/2016 11:16 AM
59	The view of our community from the major thoroughfares is that of low income "entitlement" households, making it appear undesirable. We need more ownership and pride in our community!	6/18/2016 10:17 AM
60	Year after year we hear efforts to reduce property and school taxes which never materialize. Quire recently an elder lady was removed from her house due to taxes. To me this demonstrates a problem which will just multiple in the very near future and all we here is blah blah blah about reducing these taxes. It appears one is "punished" for owning property.	6/18/2016 9:59 AM
61	Do not incorporate police/fire/medical services with Reading. Reading is in a financial hole - combining services with Reading will just mean that our residents pay more to bail out the city.	6/18/2016 9:59 AM
62	It would be nice to see new business in this area. A better resurgence of the Lancaster Ave./ Like area would be nice also. Too many empty buildings. And the Shillington shopping center - upgraded.	6/18/2016 9:57 AM
63	The community is very good too much growth and attracting unwanted business can have a negative impact	6/18/2016 9:57 AM
64	Exactly what about the roads do you wish to have rated? I answered fair due to the number of potholes but if asked to rate them based on beauty (tree lined, country roads), I would have rated them very good. Roads rated on safety, I would have rated poor due to drivers traveling too fast and speed limits not be enforced. Perhaps more specific questions would yield better survey results.	6/18/2016 9:37 AM

Governor Mifflin Area Joint Comprehensive Plan Community Survey

65	Roads and sidewalks in poor shape, especially Lancaster Ave. Lancaster Ave. is not an attractive area. Shabby looking storefronts, NAPA auto parts for example. We don't need more junk shops and tattoo parlors. Besides Flanagan's and 201 West, not much to bring people in. Most shopping is generally lower class and junky and attracts those kind of people. Shopping center where Giant used to be (where Trading Post is now) is an eyesore. Disgusting. Empty restaurant at 222/724 is a crime how that was closed for a bank to build then they never did. Auto auction where Kachel's was will probably look like a junk yard. We don't get anything nice around here.	6/18/2016 7:52 AM
66	Township snow truck drivers need to learn how to remove snow on a cul-du-sac.	6/18/2016 7:44 AM
67	correct the public pension problem currently supported by tax payer money.	6/18/2016 7:24 AM
68	Feel as if this community is resting on its reputation from years ago. The main part of Shillington COULD be similar to West Reading if the municipality had their act together. It is TIME for ALL the 5 municipalities to work together to provide fire, police, recreation,etc. so there is not duplication of services. We realize some of the municipalities are working hard to make that happen.	6/17/2016 9:44 PM
69	Excessive amount of trucks in residential areas	6/17/2016 7:52 PM
70	Noise ordinance and parking ordinance should be made known to all residents. Especially the parking ordinance - homeowner vs business owner in the Kenhorst residential area. I believe favoritism is key here. Its not what you know but who you know. Parking in my area is taken by a local business. Multiple parking spots on a daily basis. Mayor is taking time exploring this. Check out the Kenhorst Advisory Board minutes. Time to stop favoring one from the other. Seems a little corrupt to me. Just saying...	6/17/2016 4:48 PM
71	Bike lanes on all major roads.	6/17/2016 4:26 PM
72	Safety concerns are increasing with the increase in crime in the community	6/17/2016 2:21 PM
73	Our community roads, such as Kenhorst Blvd are so horrible. It's like driving on the moon. School taxes should be imposed on all residents living, renting, and working in the township, not just home owners.	6/17/2016 11:39 AM
74	Very happy the way GF includes everyone and gets the message out.	6/17/2016 10:19 AM
75	Too many people do not keep their properties neat and clean. They often leave old cars, toys, and other debris outside their houses and have poor landscaping.	6/17/2016 9:21 AM
76	if you do not want your current tax paying home owners leaving the district, STOP raising school taxes	6/17/2016 4:57 AM
77	I do not like all the vacant buildings. I would love for their to be community gardens built instead of selling off more land. Existing vacant properties should be used instead. I do not like all the traffic congestion at the intersection of route 10 and Lancaster Ave. I wish there were more upscale businesses in the Kenhorst shopping plaza like a Starbucks and a Panera Bread. I do not like the pawn shop and cheap furniture store. I would like to see more small business owners develop stores on Lancaster Ave. I would like a whole foods market where a.c. Moore used to be. I would like a Home Goods in that shopping plaza as well. In addition, a Bone Fish Grill where the old Dempsey's used to be would be wonderful.	6/16/2016 11:17 PM
78	Property maintenance code enforcement or enactment	6/16/2016 10:49 PM
79	Need to expand tax base in district	6/16/2016 9:17 PM
80	We need more business's in our area. They are leaving our area instead of coming to it. I think the rental for the commercial properties is too high. Maybe if there was a little bit of tax break if rented.	6/16/2016 9:07 PM
81	Shillington is a good place to live but the taxes in our area are ridiculous. I shouldn't be paying \$2300 a year for a school my kids will never go to. It's not just a GM problem it's a USA problem where politicians think they know what's best for me and my family and almost always that means degradation of freedom.	6/16/2016 8:15 PM
82	Kids should be able to have place to go like olivets club	6/16/2016 7:15 PM
83	I am disappointed with development of all of the ball fields on school property that used to be free (not fenced in) land. It takes more dollars to maintain all of the "official" fields and has ruined the look of our community. I am very supportive of sports, but little league teams and older do NOT need Olympic style facilities. When can the community use the track field that is fenced in? we paid for it. I would prefer you reduce the taxes and make things more available for everyone. Everything does not have to be "organized". I can walk or bike in the Shillington or Mohnnton parks without signs telling me where to walk or bike. Businesses don't come when taxes are too high. You need to be more fiscally responsible and not look for ways to increase taxes and expenses. I'm also disappointed that student have to now pay a fee to be involved with any school activities. I am a successful business person and part of my success is because of all of the activities I was involved with at school as well as my academic record. Mandating fees for activities for children caters to the wealthy versus encouraging all students to be involved with productive activities that will help them later in life and keep them out of trouble now. Instead of an Olympic style track field, that money could have gone to ALL students and their activities. Please stop catering to the few, but make programs available to more students and citizens.	6/16/2016 7:13 PM

Appendices - Citizen Survey Results

Governor Mifflin Area Joint Comprehensive Plan Community Survey

84	congestion on major roads cause more traffic on residential routes and speeding. Cleanliness of park and disregard by guests to keep it clean. Business quality is poor. Discount stores are not attractive.	6/16/2016 6:44 PM
85	needs a strong anchor store	6/16/2016 6:27 PM
86	The sewer bill minimum is discriminatory.	6/16/2016 5:41 PM
87	Our curriculum offered to our students needs to be revamped. GM is antiquated in their ways and needs to research and investigate curriculum opportunities. I have lived in the district in my whole life and contemplate sending my kids to Mifflin.	6/16/2016 4:22 PM
88	The average speed on museum road is 55 which is equal to a highway. Crosswalks should be put in place at entrances to wyo missing park so people slow down for pedestrians and kids on bikes.	6/16/2016 4:04 PM
89	It would be great to have more walking paths and bike lanes/trails in the township.	6/16/2016 3:34 PM
90	stimulate economy with better paying job opportunities	6/16/2016 3:23 PM
91	Focus on providing (i.e. continuing to provide) a quality education for our students.	6/16/2016 11:58 AM
92	Stop building housing developments in Brecknock and southern Cumru. The Allegheny Creek Valley has good soils and was good farmland -- it should not have been plastered with housing developments and should not be turned into a suburban Philadelphia-like region.	6/16/2016 11:47 AM
93	Currently Kenhorst has a park committee working on improving the park area and I'm on the committee. The borough realizes the importance of having an area that is clean, upgraded and utilized by the borough residents and the Governor Mifflin community.	6/16/2016 11:46 AM
94	1- link the Angelica Trail to Nolde for walking-biking 2-Shillington & Lancaster Ave should emulate Penn Ave in West Reading	6/16/2016 11:24 AM
95	Top priorities are crime, rehabilitating vacant commercial buildings and attracting new businesses. I used to take walks evenings but no longer feel safe doing that.	6/16/2016 11:17 AM
96	Eliminate School and property Taxes. Or at least have School Taxes based on how many children are in the household. Why does a single person with no children pay the same as a person with large family.	6/16/2016 11:05 AM
97	I'm concerned about public pension funding and excessive benefit expansion.	6/16/2016 11:05 AM
98	Please allow school tax reduction for seniors who wish to stay in their homes. We pay our mortgage to the school district. Time to assess families who rent and have children in the school district to pay their fair share.	6/16/2016 10:12 AM
99	I'm not sure of the details about the beautification project regarding the prospect of attracting new business. I know we lost 15 trees on my street alone due to the roads project and this would have no bearing on business. I'd need more info about a streetscape or road corridor to give a meaningful answer. I do know residents are extremely unhappy with the cost associated with the road project on my street but I doubt this question is related to that. All in all, I really like our community and what it has to offer.	6/16/2016 10:09 AM
100	In general, most traffic laws ignore, and a lack of pride of property.	6/16/2016 9:57 AM
101	repair the streets limit number of dogs to one per household!!!!!!!!!!!!!!	6/16/2016 9:43 AM
102	One concern is the litter thrown in the alleys next to my house by school students walking to and from school.	6/16/2016 9:32 AM
103	Roads in Kenhorst are disgraceful and unsafe	6/16/2016 9:00 AM
104	The traffic in Shillington is concerning, however we do not have to deal with it too often. The area has gotten "shabby" though, and it is a shame because it has all the makings of a typical American town.	6/16/2016 8:39 AM
105	Open recreational areas open up that area to more crime opportunities. Homes next to them are in fear of prying eyes that are too close. How will you protect them? Taxes are already high so adding more to cover cost negates the problem.	6/16/2016 7:29 AM
106	We need to work together to reduce the property/school tax burden. We struggle to pay \$7,200 in TAXES for a 1 acre, 3,000 sq foot house. This is about cutting costs and bringing in more revenue.	6/16/2016 6:59 AM
107	Lower school taxes, less administrative positions	6/16/2016 6:52 AM
108	Don't need beautification throughout the area, just pave the roads and give business owners incentives!! Find a business worthy for the old Pathmark store & Dempseys. Take down the billboard at the beginning of town....looks getto!	6/15/2016 10:47 PM
109	The municipalities need to establish and enforce growth boundaries for development and preservation.	6/15/2016 10:15 PM

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131	Another big concern is the quality of education. All I hear is how rapidly governor mifflins quality of education is declining. This makes the area less competitive drives down real estate values which draws people less concerned about education of children in making that decision which leads to a further downward spiral	6/15/2016 8:48 AM
132	Mediocrity and poor performance are rewarded. Excellence is ignored.	6/15/2016 8:33 AM
133	crime bleeding into the area. roads need alot of work. taxes need cut.	6/15/2016 7:45 AM
134	Grass mowing should be enforced, I see yards that have grass 2-1/2 feet tall, very unsightly. Double parking in Waverly St. has become a nightmare.	6/15/2016 7:17 AM
135	Most appreciative of our police and emergency personnel... Always on the job...I feel safe and protected in my neighborhood	6/15/2016 7:13 AM
136	Roads are in terrible condition. More should be evaluated. Route 724 has been done but a lot others should be replaced	6/15/2016 5:04 AM
137	Would love municipal leaf compost	6/15/2016 3:04 AM
138	The new Walgreen's building on 724 is very ugly. It's an eyesore and is starting to make 724 look like the 5th St. highway. This is a prominent corner and we should stop the esthetic decline of this location before it goes any further. Behind these structures are beautiful fields, woods and streams. There needs to be a standard of attractiveness beneath which any new proposed building cannot fall. It doesn't have to be like downtown 5th St. or Centre Avenue in the 1920's but we can take some inspiration from those places.	6/14/2016 11:32 PM
139	While I did not rank crime as my first concern in the community, I am concerned for the safety of my children. I feel the need to closely monitor their activity while they walk and play in what would be considered child-friendly areas (school property, playgrounds, neighborhoods/sidewalks).	6/14/2016 11:10 PM
140	Positive resident communication would be helpful to all.	6/14/2016 11:05 PM
141	there should be some way to protect the walkers trying to get to school or to the bus to get to school. more crossing guards or a lower speed limit from the hours of 7-9 and 3-4 my child and a child across the street from me we're both hit by vehicles a couple of years apart while crossing the street to get to their bus stop.	6/14/2016 11:02 PM
142	Attracting new businesses is paramount to be able to improve anything else. Our schools are adequate and if the tax base is increased then we can worry about the schools.	6/14/2016 10:02 PM
143	Land is disappearing to development homes, too many trees cut down, empty businesses & no real shops (how many dollar stores do we need)	6/14/2016 9:35 PM
144	Attraction of commercial businesses which complement residential community would be beneficial but heavy industrial would be much less appealing	6/14/2016 9:24 PM
145	Since I'm a senior living along with children in different states - I would like to have a program where I could have my house key with the police or firemen. Several other communities are doing this; having a lock box outside their homes with either a combination or a key with the police/firemen.	6/14/2016 9:00 PM
146	EMS takes a long time to get out to far reaching areas of southern berks county. A satellite station in that area would improve response time of EMS.	6/14/2016 8:35 PM
147	I am fortunate to live in Cumru. I find it to be a good experience. My only concern is the tax rate increases. Property taxes are high and school taxes are high. I object to school tax increases because, as an higher education educator, I see no return on my investment. Test scores are low, money is being spent on AFT promises, and the children are being left behind.	6/14/2016 8:32 PM
148	I wish that the boroughs would mandate residents to take care of their properties so that the communities remain a place of interest for businesses and new members.	6/14/2016 8:26 PM
149	Stop the high density housing developments. Permit the single family homes. Encourage building on slope land. Save flat land for farming. Maintain high priority on education. Tax appropriately to ensure strong music arts clubs and sports complement our basic education program. Ensure you are fully collecting admission tax revenue. Offer up to \$500 property tax rebate to senior citizens who volunteer 50 hours to the school district (\$10/hr but cannot exceed tax bill). Improve ambulance presence in Brecknock because it takes too long for EMS to get to Brecknock. Consider ambulance substation in Brecknock. We have plenty of rec area with Horseshoe trail, Nolde, Shillington park, Mohnton park, and Buxton property.	6/14/2016 8:13 PM
150	As other communities in the commonwealth, to high property taxes are pushing older, retired people from their homes. This is an injustice that must be stopped. No one owns property in PA, just renters. A shame!	6/14/2016 7:41 PM
151	Kenhorst Blvd is the worst street in kenhorst. Needs to be totally redone and not just patched up.	6/14/2016 7:39 PM
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177	I have noticed alot of autism and other odd issues here and wonder if it is the water like in Flint MI. Also businesses here do not pay well and conditions at work are not good. Also Rite Aids floor is dangerous when wet.	6/14/2016 10:23 AM
178	My family is fed up with the taxes and sewer bill increases. We are moving within the next two years since we both work in Chester county and they have so many more businesses and job opportunities for professionals. The #1 priority should be to bring businesses to the area to help with employment and the tax base. Period. Everything else is secondary.	6/14/2016 9:33 AM
179	The Mohnton Borough has done a great job of removing activities the community has counted on to fund community activities. The borough council has lost sight of their mission toward the community.	6/14/2016 8:38 AM
180	School taxes are simply too high. We need property tax reform in a big way.	6/14/2016 8:34 AM
181	Hopefully no additional apartment complexes will be built within the district - the family type they attract is not representative of our school district.	6/14/2016 8:03 AM
182	Better use of training for small businesses for the area, such as utilizing SCORE	6/13/2016 10:29 PM
183	School tax money should be used for school purposes only, not to be used else where. Also, to my understanding, the school is a non-profit. Therefore, the school can only have a certain extra amount of money. But it should not go into the community. It should go to bettering the school, students, teachers, aides and support staff. Not finding ways to blow through money waste fully, to show that the school used x amount of dollars, and needs more tax dollars every year.	6/13/2016 10:05 PM
184	We need more business opportunities here. Also, the Cumru Police do a wonderful job taking care of folks. Please keep up the good work.	6/13/2016 9:40 PM
185	No cultural opportunities of note, no museums, concert halls, coffee houses, small performance places, quality festivals. Jade Garden, Green Hills, Mustang Grill, Bistro 613 being the exceptions. Must try Windsor Inn.	6/13/2016 9:26 PM
186	My wife has a PHD in psychology with a minor in statistics. Not only is this survey clearly written with an agenda, but even the available answers to the questions are skewed to favor the result. You write statements that when disagreed with, sounds antisocial, and then offer two opportunities to agree and only one to disagree.	6/13/2016 8:55 PM
187	Being raised and living in this here since 1951 it is awful to see so many residents do not care about their property or community. How did those in office not care to do what West Reading did to show pride in their surroundings. It is no longer the lovely tree lined area the community was. Wyomissing cared enough to see the importance of trees to our environment.	6/13/2016 8:06 PM
188	Street beautification without considering parking would be ineffective.	6/13/2016 7:55 PM
189	I truly believe that renters are not asked to contribute enough. We need them to be invested as much as homeowners.	6/13/2016 7:47 PM
190	I'm 69 years old. I paid off my house years ago. I'm still working, in part, because I must pay rent on my house(in the form of property taxes). The system is unfair and property taxes should be eliminated!	6/13/2016 7:17 PM
191	Find ways to reduce taxes	6/13/2016 7:04 PM
192	To much traffic on Elkins Ave. School buses and cars. The road isn't built for all the school bus and traffic going back to theschools. The TWP needs to place stop signs on Elkins and High Blvd to slow down the buses and cras. The kids crossing Elkins run to get across. The people don't care about kid and adults. You can't get out of your drive at certain times.	6/13/2016 6:48 PM
193	With the completion of rt 222 bypass Shillington lost a lot of traffic, which is a positive outcome when navigating around our community, but also a negative as now we can't seem to attract or sustain small businesses. There are not enough "neat shops" that give people a reason to come to Shillington. We do have access to anything we need to sustain a certain preferred lifestyle (food, clothing, gas, furniture, pets).	6/13/2016 6:26 PM
194	Speeding in the 30 MPH stretch of New Holland road is bad since Reading Police patrols Kenhorst, there is only one car here and that car is usually hiding behind the Jehovah witness church.	6/13/2016 5:35 PM
195	Perhaps controlling spending in the school district would be something to consider. Scrap sports and music programs (like that will ever happen). Tax families on the number of children they are burdening us with.	6/13/2016 4:54 PM
196	House by house block by block poverty is destroying the area, all coming from Reading. I am speaking to Reading council tonight about this	6/13/2016 4:43 PM
197	We have several very nice areas for walking and hiking	6/13/2016 4:25 PM
198	police and fire need to be regionalized	6/13/2016 3:30 PM
199	Kenhorst park needs to be updated badly and a bike trail is needed	6/13/2016 3:05 PM

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200	Roads are in terrible shape, repaving of 724 is a plus but more is needed to upgrade our community. Sidewalks for kids to walk to/from activities once outside downtown Shillington and bike lanes on roads would help tremendously.	6/13/2016 3:04 PM
201	Vacant properties not maintained by owners and not enforced by Township. No grass tree maintenance or snow shoveling done in winter. Extreme eyesore for great community.	6/13/2016 2:58 PM
202	I would like to see better access to the Schuylkill river. A boat launch would be great!!!! I would like to see something done with the old A C Moore/Giant vacant bldg. We do have some nice parks/walking areas here.	6/13/2016 2:56 PM
203	None	6/13/2016 2:56 PM
204	city of Reading has extended into the Mifflin Community and thats very concerning	6/13/2016 2:55 PM
205	We should try to combine municipal services where appropriate.	6/13/2016 2:37 PM
206	I cannot see why the elderly have to worry about improvements, etc. that would raise taxes and we no longer have the children in the schools, that have all the gimmies and get me's. The parents should be paying for this stuff and doing fund raising events to pay for them.	6/13/2016 1:42 PM
207	Police department needs our support and not haggle about pay and incentives they are not the reason taxes are high but poor management by the board	6/13/2016 12:50 PM
208	Don't like bedroom communities	6/13/2016 12:30 PM
209	Less is more...	6/13/2016 12:19 PM
210	Other than food, I don't know of many family outings in Shillington. the schools use the Peach Tree app for school flyers, it would be neat if the twp or boro would use it to send out notifications of family activities going on in the area. I usually find out about things after the fact & wish I would of known sooner.	6/13/2016 12:03 PM
211	I think moving to this area was an excellent choice, we have 1.5 acres and the seclusion that comes with that, yet have many great neighbors, and are 4 blocks from the bustle of the Avenue, where else could you get that.	6/13/2016 11:44 AM
212	Route 724 between Rt. 10 and Rt 176 is a disaster waiting to happen. Leaves, rocks and trees are soon going to break through the fencing.	6/13/2016 9:31 AM
213	I've been telling the tax collector each time I pay my taxes (twice a year) that Cumru and Shillington need to go begging the big names like Wegman's, Trader Joe's, etc. Costco won't be coming here because there's no place to build and close to Lancaster. But the other two should. Even a HomeGoods would be great on Lancaster Ave. In addition, some more restaurants... Taco Bell alongside KFC, the old Dempsey's that is sitting empty but well maintained externally. Build it and they will come should be the motto for a Trader Joe's. maybe where the Dollar Tree was.	6/12/2016 11:51 PM
214	Need a large dog park. Travel outside of the community to visit one. This leads to visiting restaurants etc outside of the community.	6/12/2016 9:54 PM
215	There are so few "good" restaurants in this area.	6/12/2016 9:29 PM
216	We need higher quality restaurants (non-chains), more ethnically diverse cuisine, and higher end shops (even outlets, like some of the stores at Philadelphia Premium Outlets or Shops of Wyo) to raise the offerings for middle class residents and of course bring in more revenue. Why is our most popular restaurant the Dairy Queen??? We need classy BYOBs, cafes, unique shops etc	6/12/2016 9:06 PM
217	GMSD should stop raising school taxes and start learning how to live within a lowered budget instead of placing all of the burden on the homeowners. I went to GM and we never had all of the days off, we had graduation on the school property, we didn't have all of the fancy things they do now and don't need. We have to scrape and scrounge to be able to pay our school taxes which are constantly going up, along with all of our other bills, but we don't get any other help to pay our bills. Even social security doesn't go up to enable to pay the increases in the school taxes. You make it so older people can't afford to live in their homes any more. Something else that should be addressed is the way private and business properties are kept. No one makes the property owners keep their grass cut, keep the weeds from growing up in the sidewalks and at the curbs, cars parked all over the properties, most properties look like trash and it's terrible. There are so many rental properties here and the property owners don't care about their properties – there's no upkeep, tenants park all over and don't take care of anything. The properties are all trash. It's disgusting to live in the Borough of Mohnton the way some of these properties are maintained and the Borough allows them to do it. If the Borough would start cracking down on some of these things, they would bring in a lot of money that they could use to maintain streets, etc. in the Borough.	6/12/2016 7:33 PM
218	Taxes are extreme. Other than K-mart, there are no family shopping options. You must drive to Wyomissing to shop.	6/12/2016 7:14 PM
219	I'm happy living here!	6/12/2016 6:56 PM
220	We need a traffic light across from the Turkey Hill on Route 10 and 176. Re-evaluate the traffic light in the center of Shillington. The light is too long.	6/12/2016 5:33 PM

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221	there needs to be more attention to houses being allowed to be rental properties. More attention to home owners maintaining their properties.	6/12/2016 4:05 PM
222	Get a grip on property taxes and eliminate them	6/12/2016 1:38 PM
223	No jobs, a lot of low income, stores are poor and so are the restaurants..starting to become like downtown Reading	6/12/2016 1:09 PM
224	I am frustrated enough with the tax burden on retired homeowners being the "go to source" when new revenue is needed to seriously consider moving out of this area - you all need to learn to control your expenses better.	6/12/2016 10:21 AM
225	Very concerned about the people moving in to the area as they are not contributing to society and quality of life; they are actually taking away reasons as to why we want to stay in Mifflin.	6/12/2016 10:02 AM
226	Enforcement of tree overhang trimming over sidewalks or at corner properties.	6/12/2016 9:41 AM
227	taxes way too high. people losing homes	6/12/2016 8:13 AM
228	It's an amalgamation of suburbs, so no central 'community' feel. But a solid, sable one at that. Property tax reform MUST happen.	6/11/2016 11:02 PM
229	Losen regulations on home based business.	6/11/2016 9:15 PM
230	Drivers drive too fast in neighborhoods where children play due to lack of posted speed limit signs.	6/11/2016 8:45 PM
231	The school board is out of control the way they raise the school taxes,it's like they have a blank check! The school tax is driving people out of the district,just look around at all the homes for sale,it was never like that in the 70's 80's and 90's also it's outrageous the money spent on the sports fields at Gov. Mifflin "PLEASE STOP SPENDING MY TAX MONEY LIKE THIS!" Thank you.	6/11/2016 7:17 PM
232	Reduce taxes and improve school scores.	6/11/2016 6:54 PM
233	Lower sewer rates, UN GODLY HIGH, or allow Wells and septic systems in local municipal locations. . Lower school and township taxes, keep public housing out of the community. expand recreational activities for families.	6/11/2016 6:33 PM
234	I believe the SD should offer adult education regarding gov't function and social problems..... in an effort to educate our citizens in an a political environment.....information based on the best of science and research data. Like, one eve a month.....	6/11/2016 6:23 PM
235	Taxes are too high, there are very few shopping or restaurants in the community, very few recreational opportunities compared to surrounding communities.	6/11/2016 6:22 PM
236	Owning a small business makes it especially galling when the tax bill arrives. Have you ever tried to find a young person with even the most basic math and reading/spelling skills? Impossible. Construction trades require the ability to think and do arithmetic on the spot It does not require the ability to philosophize over the possible results. One plus one ALWAYS equals two. My top guys earn between 80 & 100 K per year. Try to provide a learning environment that encourages options to a 4 year degree that comes with debt and very few real chances at a living wage.	6/11/2016 5:11 PM
237	Taxes are far to high	6/11/2016 5:11 PM
238	Less spending on GMSD "Super stadiums" and more on playground programs, staffing and manpower to reduce destruction of playgrounds.	6/11/2016 4:56 PM
239	Horrible roads and too high taxes are why no one builds in brecknock and cumru	6/11/2016 4:48 PM
240	More development never seems to bring in the additional revenue to reduce property taxes!	6/11/2016 4:32 PM
241	Nothing that would attract bad people to our community. I'm glad that club closed down. No business like that in our shopping malls.	6/11/2016 3:53 PM
242	school tax MUST be eliminated and funding for schools taken from other resources. all government pensions going forward should be turned into a 401k for new employees, no one will be able to live in this community in the future, especially seniors	6/11/2016 3:50 PM
243	Would like to see the ugliness of Lancaster Abe that continues to all the vacant buildings near the Big Thrift Shop improved	6/11/2016 3:24 PM
244	As a retiree, the biggest issue is taxes. I can no longer afford to live in GM district, although my house is paid off, because of taxes	6/11/2016 3:18 PM
245	At age 82 my concerns are not as important as younger adults who can utilize more recreational facilities.	6/11/2016 2:40 PM
246	Our community needs some house cleaning. We are trashed, Brecknock, Cumru and others.	6/11/2016 2:24 PM
247	We need to be very careful not to have many low income housing. This will take this area down hill very fast.	6/11/2016 2:15 PM

Governor Mifflin Area Joint Comprehensive Plan Community Survey

248	Taxes are way too high because our taxes are wasted on a lazy incompetent and unneeded police department, cut the pays of police departments in Cumru, 85% of our taxes goes to unneeded corrupt police, NO Berks county cop should be paid \$135K plus benefits, this isnt South Central LA its a little hick community. Police in Cumru have a start wage of \$68K which is ridiculous for anyone without a degree. That combined with the payoffs from area drug dealers these cops are getting paid like CEOs to do nothing. Codes and Zoning laws are ridiculous, its no wonder businesses are leaving, Municipalities need to stop worrying what a resident or a business is doing on their own property, If it isnt destroying the environment they need to mind their own yard. Building needs to stop, we are losing too much land to unneeded housing, subdivision of existing homes into low income apartments needs to stop because it is drawing too much ghetto trash from Reading causing increase in drug activity and crime	6/11/2016 12:00 PM
249	excessive funds spent on roadside weed maintenance. Reduce workforce, equipment expense, and pass ordinance requiring property owners to cut/maintain weeds	6/11/2016 11:59 AM
250	Focus on more diligent policing; drugs deals are quite obvious; enforce homeowners to clean up; ordinances r in place...enforce them....don't close eyes to them. Patrol n report them. Yes, much paperwork n follow thru n hassle but the good law abiding citizens r getting extremely discouraged. They r moving to other areas.	6/11/2016 11:45 AM
251	Speed limits in developments are not enforced, too many restrictions on what you can do or build on your own property.	6/11/2016 11:37 AM
252	property values have not recovered from the '08 recession	6/11/2016 10:39 AM
253	Maps of our walking/biking trails would be helpful. Nolde has them, but I haven;t seen them for Shillington park or Wyomissing Park which is partially in our area.	6/10/2016 11:06 AM
254	Influx of Reading residents moving into rental places in Shillington and Kenhorst.	6/10/2016 10:09 AM
255	Crimes related to drug use seem to be increasing in our community.	6/10/2016 6:04 AM
256	Developing businesses for broader tax base as well as to keep residents' dollars in the community should be a major priority. Developing a "main street" concept in Shillington and Mohnton is very feasible.	6/10/2016 12:41 AM
257	Make homeowners upkeep their properties.	6/9/2016 9:36 PM
258	Nice upscale shopping like trader joes, whole foods, would attract a lot of shoppers to this community. Not another auto parts store like what is going in next to Walgreens. We need the owners of the properties to pay to tear down empty lots or sell within a couple years of closing. The old giant could potentially be made into an indoor hockey rink or two and I know for certain would have a lot of members.	6/9/2016 9:35 PM
259	I wish it was safe to bike ride on the street and not have to worry about speedsters hitting or running me or my children off the road.	6/9/2016 8:12 PM
260	Too few structured activities for youth in the community due to closing of playground programs. It is more important to provide opportunities to all youth not just the team sports in Governor Mifflin area.	6/9/2016 2:06 PM
261	Would be nice if Lancaster Ave. could mimic Penn Ave in West Reading!	6/9/2016 12:45 PM
262	I am on south miller street in shillington...we desperately need stop signs at the intersections of Washington and south miller and south miller and broad streets. people FLY up the street after turning off Lancaster avenue. I am at the point where I am ready to build my own speed bumps!	6/9/2016 11:36 AM
263	Snow plowing needs to be improved majorly. Corners are not cleaned on narrow streets.	6/9/2016 11:06 AM
264	I think the borough of Shillington has way too many employees for the size of the borough.	6/8/2016 10:19 PM
265	Cumru Township government tramples on the rights of its' citizens.	6/8/2016 4:47 PM
266	Safety for kids crossing the street, and also a bigger parking lot for high school students.	6/8/2016 12:32 PM
267	Love shillington we just need to curb the crime. Community days anymore is just asking all the wrong people to come in. I stopped going years ago. It's horrible now	6/8/2016 11:00 AM
268	There is a tree down on museum road that is blocking the path to get back onto the trails in the park - it has been there about a month- I contacted Wyomissing and they said it was considered Shillington- I take this trail a few times a week to get to work and currently have to lift my bike over the tree- other than that all is well	6/8/2016 10:35 AM
269	This survey is a good idea. Communicating with residents about all public issues benefits us all. Hope to more of it.	6/8/2016 6:13 AM
270	The borough, fire and police should reach out more on social media.	6/7/2016 9:25 PM
271	Cheaper housing means higher crime and vandalized properties	6/7/2016 7:25 PM
272	The shillington borough has several people renting illegally and several family's live in the home. They need to crack down.	6/7/2016 6:29 PM

Appendices - Citizen Survey Results

Governor Mifflin Area Joint Comprehensive Plan Community Survey

273	I feel that there is a growing drug problem in the area, I know we called the cops about a situation near our house and on FB you can see all the people complaining about the situations. I know we have called the boro about someone renting room in a house out and nothing was done about it, even with proof and multiple neighbors calling and complaining. I think foreclosures are on the incline decreasing property value and bring in people who have several families living in one house and thus causing a strain on the economics of the school due to the rise of children that want to attend Mifflin.	6/7/2016 2:07 PM
274	Need access to a warm pool with handicap access for seniors to exercise	6/6/2016 9:41 PM
275	The lack of business' tax revenue is a major reason why Governor Mifflin is quickly becoming one of the worst school districts in Berks County. Unless more money circulates through the community, this unfortunate trend will continue.	6/6/2016 7:34 PM
276	N/a	6/6/2016 5:45 PM
277	Pershing Blvd should be made into a true blvd with a grass strip with some trees down the middle of it. Its so big people at times treat it like a highway. Making it into a True Blvd would help slow down traffic. It would also prevent 18 Wheel Trucks from making U-Turns in the Giant intersection of Pershing Blvd & Gregg St.	6/6/2016 4:52 PM
278	Please reduce property taxes or I will have to move. We cannot afford. Thank you.	6/6/2016 3:04 PM
279	The continued improvements to the school district, under the new Superintendent, are beginning to take effect. The school district sets the tone, I believe, for the community. Dr. G. Seems to be making strides to improve perceptions within the community.	6/6/2016 1:45 PM
280	I think it should feel more welcoming when you go into the community.	6/6/2016 11:35 AM
281	I feel that the pool recreation needs to be more strict on who is coming in to the pool. As a paying member for over 5 years the rules have become relaxed and it needs to be strict on the non-residents that are coming in on the daily paying pass. I get wanting or needing the money for the community however you'll lose the people if this starts to be come a real issue with the trash that is starting to come in.	6/6/2016 9:49 AM
282	Losing too many businesses (National Penn Bank, Carpenter HQ). Lowers tax base. Hurts development. Need more public works projects to increase local construction company revenues and thus overall tax revenues.	6/5/2016 9:36 PM
283	My biggest concern is the increasing crime rate in the area and the drugs in the schools.	6/5/2016 9:17 PM
284	Children crossing at the traffic light at Philadelphia Ave and Spruce/Waverly have a great deal of difficulty crossing due to people NOT yielding to them. My daughter has already had too many close calls due to this issue. Speeding on Spruce street is also a major concern!	6/5/2016 8:12 PM
285	Reduce crime and draw new industry in its a start	6/5/2016 7:53 PM
286	We need businesses. Develop similar to West Reading!!! Small business. Tired of driving to Wyomissing and West Reading!!	6/5/2016 6:54 PM
287	Stop raising school taxes or give us what we pay for	6/5/2016 5:56 PM
288	NA	6/5/2016 5:30 PM
289	Property Taxes are very high lower these and raise state and local taxes so everyone that lives in the community pays.	6/5/2016 4:07 PM
290	building the tax base is far more important at this time than adding recreational opportunities. School taxes are killing the community.	6/5/2016 3:47 PM
291	Do away with the school/property taxes and raise the state tax , so everyone pays! Not just home owners and businesses NOT paying because of loopholes !	6/5/2016 1:54 PM
292	I do not think it is a smart move to use tax money to support people or businesses to move into anyour area where they will always need the taxpayer's support to stay. Self-sufficiency is paramount to community growth.	6/5/2016 8:18 AM
293	Living on a pension, we are concerned about our increases in school taxes. Right behind that is probably crime. We have been lucky so far, but it is only a matter of time until the crime reaches our area.	6/5/2016 7:25 AM
294	Enforcement of # of people living in single family dwellings. Enforcement of curfews.	6/4/2016 7:24 PM
295	There's a lot of drug use and sexual harassment.	6/4/2016 11:53 AM
296	Lancaster avenue should be made similar to west reading	6/4/2016 9:09 AM
297	Need less dollar stores, auto part stores, drug stores, and pizza places. Need higher end department store or anchor store like Target or Costco. Wegmans grocery store. More restaurant choices. Do something with the vacant giant store and dempseys across the street. Two banks also vacant great can turned into something else.	6/4/2016 8:43 AM
298	Taxes are way to high for this area we do not live in Montgomery county!	6/4/2016 5:21 AM

Governor Mifflin Area Joint Comprehensive Plan Community Survey

299	Put more money into the schools because they are our future.	6/4/2016 12:03 AM
300	We very much need a youth sports complex that is community run, so that our baseball, football, etc. teams have a localized place to play as opposed to paying each municipality for use on their property's that are not well maintained. And paying to use the school fields for football. If one facility was in our community all leagues could pay a fee for use of such.	6/3/2016 11:45 PM
301	We need to clean up the low income/sectipn8 areas and actually have people own properties who have pride. We need to have people speak English so that they in turn can help their children with school work. We see a lot of students struggle because their parents can't help them at home. Our community needs to start with the people first and then work on property. You will never improve property without improving the people.	6/3/2016 11:26 PM
302	I think they should try to prevent single houses from being turned into rental properties. Also section 8. The neighborhoods have gone bad.	6/3/2016 11:26 PM
303	need to develop a personality.	6/3/2016 11:09 PM
304	Great community!	6/3/2016 9:58 PM
305	There is a need to create a Mifflin community feeling rather than a Kenhorst, mohnton, etc	6/3/2016 9:42 PM
306	Violence in schools	6/3/2016 9:21 PM
307	Beautification is fine as long as it's not an added expense to the homeowner. Like fixing the sidewalks in Shillington	6/3/2016 9:09 PM
308	use empty blgs for government use or rent to business with great tax breaks	6/3/2016 8:32 PM
309	Property taxes need to decrease to keep the residents we currently have.	6/3/2016 8:21 PM
310	We love GM and our children are loving all of their experiences at each school. Many new families though do not consider moving to our area because it does not feel "up and coming" like Wilson or Wyomissing do. It would be great to have better shopping and restaurant choices in the area and possibly some marquee town event that puts Shillington on the map.	6/3/2016 6:31 PM
311	Please plant more trees around GM campus; especially as they may die off around the Middle & High Schools. Particularly those along Lancaster Ave. Preserve a hometown feeling.	6/3/2016 5:51 PM
312	Paint crosswalks (freshen as they have worn away) Paint stop lined (the GMIS Cumru Mifflin stop has no lines!)	6/3/2016 5:48 PM
313	we have more than enough housing developments, we need more commercial zoning	6/3/2016 5:35 PM
314	Taxes are high.	6/3/2016 5:32 PM
315	I would love to see small single family homes replace the small duplexes in Shillington that end up being rented a lot of the time. Efforts should be made to provide smaller single family homes in existing neighborhoods such as Shillington and Mohnton.	6/3/2016 5:20 PM
316	Wouldn't be nice to see a transformation of Lancaster Ave. into Penn Street in West Reading. Flanagan's and 201 West gave made a start.	6/3/2016 5:18 PM
317	Concentrating most of the schools in The same area has hurt other parts of GM. Very bad idea. Too many young kids riding buses unnecessarily. Also, used up open ground and sports areas for buildings. Mohnton has been left behind by the district and is quickly going downhill.	6/3/2016 4:18 PM
318	I like the library. They should get more funding.	6/3/2016 4:03 PM
319	The sports complexes are out of control. It's high school sports. They dont need lights etc. for 6 home games a year. The roads are falling apart. Raising taxes for a broken system doesnt fix the system. Fix the system and get back to educating. There are less kids now then 40 years ago and we need more space?	6/3/2016 2:53 PM
320	I think it would be nice if people who live in Shillington but are part of Curmu township wouldn't have to pay such a high price to use the pool. Especially due to Curmu not having a pool	6/3/2016 2:39 PM
321	I enjoy the community, but I see it becoming more diverse. Perhaps some events to celebrate the diversity and bring people together would help them to network and get ideas for how to improve the community.	6/3/2016 12:53 PM
322	Trash is always on the borough lawn. Should always be clean. it is the hub of the borough. Also, could use bakery, coffee shop, book store in downtown Shillington	6/3/2016 9:37 AM
323	Taxes, Sewer and Water bills out of control can only blame total mismanagement just check other areas to confirm.	6/2/2016 2:46 PM
324	The Lancaster Pike Corridor needs to be developed.	6/2/2016 2:30 PM
325	More public water would increase fire safety and possibly bring in more businesses. More recreation is not needed; Nolde Forest provides enough recreation.	6/2/2016 1:08 PM

Appendices - Citizen Survey Results

Governor Mifflin Area Joint Comprehensive Plan Community Survey

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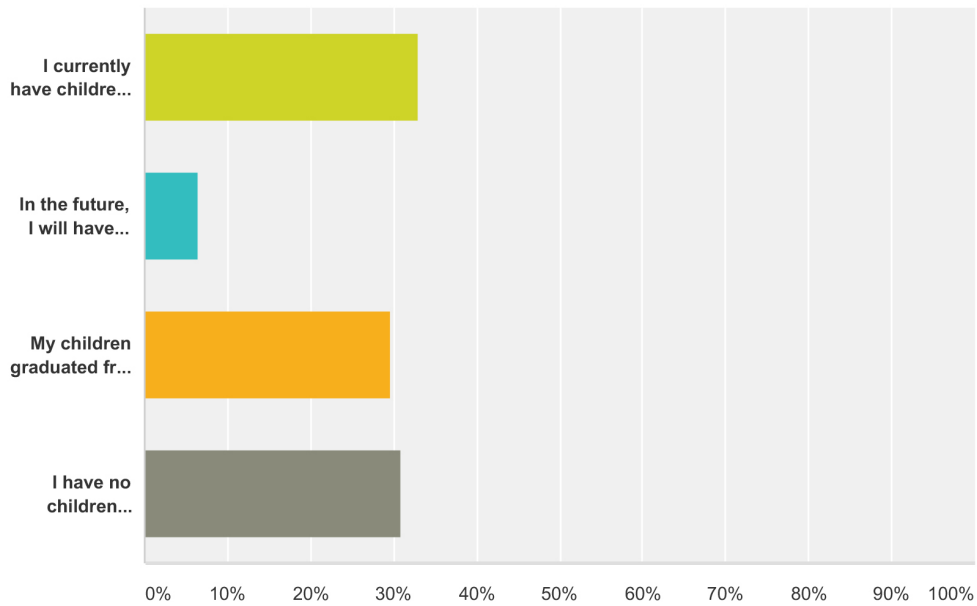
Governor Mifflin Area Joint Comprehensive Plan Community Survey

350	The diversity of the community is appears to be rapidly increasing. Finding ways to honor, celebrate and foster understanding would be a benefit	5/18/2016 8:05 PM
351	It would be nice if the empty stores/shopping centers would be either demolished or reutilized. We really miss the Sears Hardware and a replacement would be great - Ace? We have to drive to Spring Township or other areas to get things we need. I see no need for the school zone speed limit to be in effect at the time I am driving my child to the middle school every morning (7:20-7:30AM). It holds up traffic and there are no kids walking to the intermediate or elementary schools at that time. My suggestion is to have it turn on after 7:35AM.	5/18/2016 3:56 PM
352	Would love to see some cooperation between Shillington and Cumru with regard to joining forces - lower pool / recreation rates for Cumru - ability to provide more recreational opportunities for all at more central locations...Better police / fire capabilities.	5/18/2016 8:28 AM
353	I checked 'Yes on the mainstreet development' but we are really limited on Shillington Lanc Avenue area because of parking... not sure if it is feasible, but it is desirable. Our entire 5-community area would benefit from a walkable community plan -- where we have marked and mapped walking / biking opportunities with parking available. Tie in the Shillington Park trails with an extension of the Thun Trail ... buy the Alvernia fields in Cumru Township (the ones the soccer club uses) and create a GOOD community park like the one Muhlenberg has... and tie it in to the trail system... Tear down that monstrosity that used to be Giant at the intersection of 724 and 222 in Cumru and make it a field or tennis courts or something other than an eyesore	5/17/2016 5:03 PM
354	Bike lane for kids to bike to schools would be great.	5/17/2016 3:26 PM
355	Crime activities are spreading out of Reading into our district. Seriously considering moving due to urban sprawl	5/13/2016 7:34 PM
356	We all need to work together for the betterment of our Schools and communities!!!! Taxes are ever increasing however, NO improvements are noticeable! Change NEEDS to happen!	5/13/2016 10:35 AM
357	As far as the high school environment goes, the students who prove disruptive/problematic need to have more severe consequences so the teacher can teach, not babysit/put out the constant "fires" of disruption these problem students cause on a weekly basis; and to stop taking students that fail out/get kicked out of other schools into the general student population. If they have to be in the district, is there a way to have them attend night school? And finally, STOP with all the standardized testing or be more transparent with notifying parents that they may opt out of them. Let the teachers teach!!!! I also believe we could lead the way, as European schools do, that extra-curricular sports/etc. should be done at a community level, thereby have the school time dedicated solely to teaching--not have the coaches not really be present/available during their specific sport season. It's too hard on the teacher, and the students who may need extra assistance prior to school or afterwards can access them. Too much focus is athletics, and I speak to this as a parent of an athlete.	5/13/2016 9:13 AM
358	Condemn or fine existing properties owners for lack of motivation and/or for causing properties to turn into eyesores or to turn existing properties into revenue producers for the betterment of the community.	5/12/2016 4:50 PM
359	Intermunicipal cooperation regarding provision of basic municipal services is a key to survival of our communities. Also, a School District-wide LERTA would be a significant incentive to attract businesses to our communities.	5/12/2016 2:46 PM

GOVERNOR MIFFLIN SCHOOL DISTRICT DEMOGRAPHICS

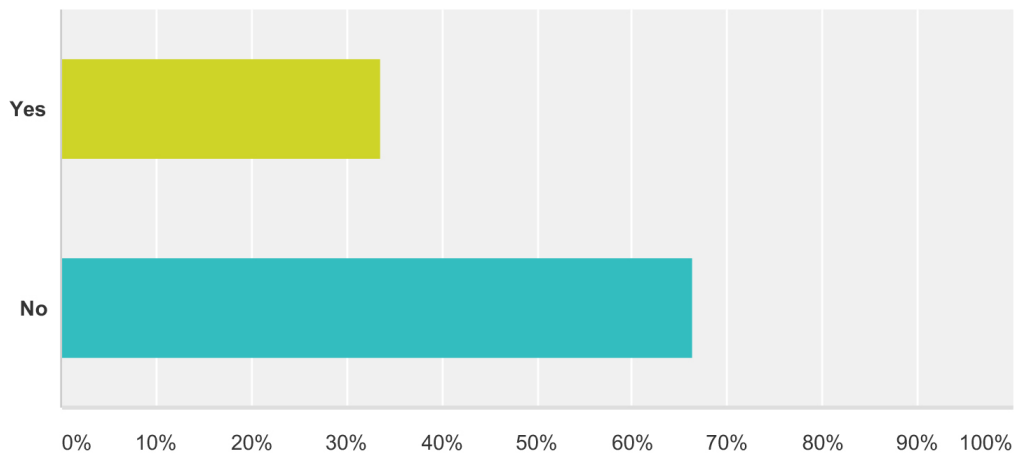
Q11 Please select one of the following:

Answered: 1,113 Skipped: 83



Q12 Are you a Governor Mifflin graduate?

Answered: 1,112 Skipped: 84

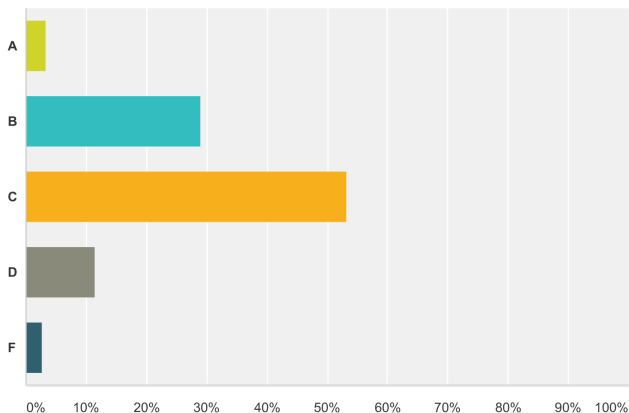


Community Survey

GOVERNOR MIFFLIN SCHOOL DISTRICT PERCEPTION DATA & IMPACT

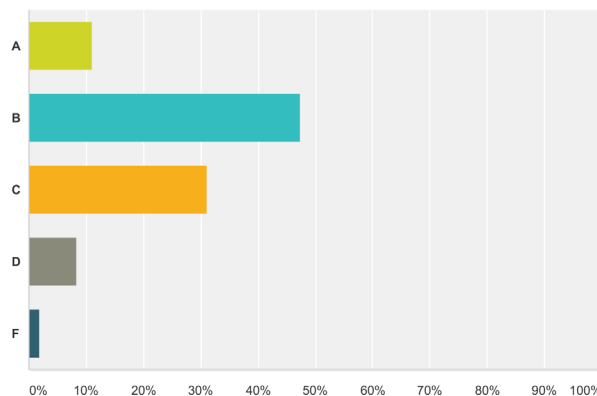
Q13 How would you grade the quality of education offered across the United States?

Answered: 1,099 Skipped: 97



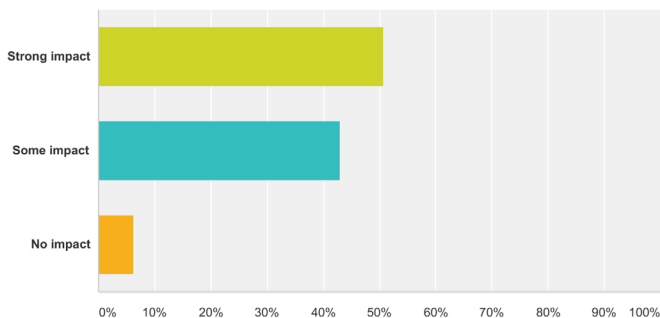
Q14 How would you grade the quality of education provided in the Governor Mifflin School District?

Answered: 1,088 Skipped: 108



Q15 Based upon your previous answer, how do you believe Governor Mifflin School District's performance impacts your property value in the Berks County Real Estate Market?

Answered: 1,104 Skipped: 92

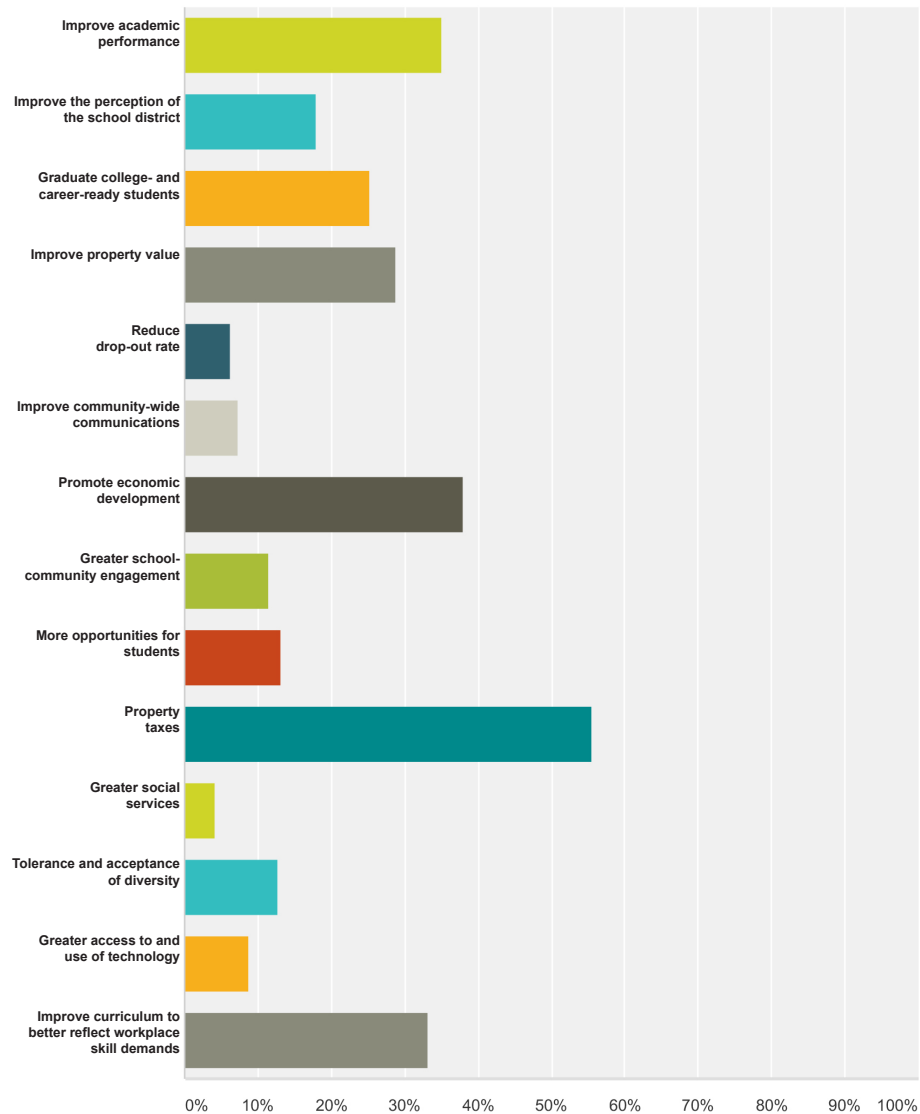


Community Survey

GOVERNOR MIFFLIN SCHOOL DISTRICT COMMUNITY PRIORITIES

Q20 Based upon your knowledge of our local community, economy, and schools, please choose the three highest priorities that you believe must be addressed in the near future.

Answered: 1,107 Skipped: 89



Community Survey

COMMENTS

Priority Restore Music Attract Job Focus Academic
Common Sense Kids Real World Teachers
Control Taxes Government School
Decrease Students Town Center Improve
College and Career Community Planning Families
Bring Responsibility Housing



Community Survey

Appendices - Citizen Survey Results

Governor Mifflin Area Joint Comprehensive Plan Community Survey

Improve the perception of the school district	17.98%	199
Graduate college- and career-ready students	25.20%	279
Improve property value	28.73%	318
Reduce drop-out rate	6.32%	70
Improve community-wide communications	7.23%	80
Promote economic development	37.94%	420
Greater school-community engagement	11.38%	126
More opportunities for students	13.19%	146
Property taxes	55.56%	615
Greater social services	4.25%	47
Tolerance and acceptance of diversity	12.65%	140
Greater access to and use of technology	8.76%	97
Improve curriculum to better reflect workplace skill demands	33.24%	368
Total Respondents: 1,107		

#	Other (please specify)	Date
1	School administration needs to be streamlined, and administration costs must be decreased. School board needs to better manage the money available and stop seeking additional taxes.	6/28/2016 12:26 PM
2	Tax credit for district students that attend private schools.	6/27/2016 7:34 PM
3	Return Christian values to the public schools	6/26/2016 7:45 PM
4	Bring in individuals, especially retirees, of various skills, businesses, talents, experience, and background to mentor and work with GM students, especially high school students.	6/26/2016 7:21 PM
5	teachers real me that the district has no goals - how can that be?	6/25/2016 6:15 PM
6	Thank you for seeking community input via this survey. Have a gr8 day.	6/23/2016 4:16 PM
7	I would like to see the school board, administration and reachers working together towards a single goal of preparing our children for the future.	6/23/2016 3:27 PM
8	Efficient use of school tax revenue. Follow business trend and cut benefits, eliminate pensions for school employees.	6/21/2016 8:58 PM
9	Generate more control over the conduct or department of the high school including enforcing a dress code and then following those rules that are already in place such as use or not use electronic devices in a classroom .	6/21/2016 1:47 PM
10	In our neighbor, the cops are frequently at the neighbors house due to drug use. When I have children, and even now, this is a very big concern. They are consistently loud, they speed in the neighborhood and I am concerned for the safety of my family and others around alot. This has been on going since we have moved here, about 1 year ago. Something needs to be done, in order to consider mifflin a life long home.	6/20/2016 9:12 PM
11	Although we have two children who could attend GMSD, we have enrolled them in schools outside the district whose academic standards reflect our own. We are terribly disappointed with the lack scholastic rigor in GMSD. What a pity we must pay school taxes, and tuition to schools outside the district so that our children can be sufficiently educated to succeed in the world of today.	6/20/2016 8:58 PM

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12	stop it with the testing, testing, testing. let the kids learn at their own speed and let teachers be responsible for the curriculum they provide the students. I understand the students need to be tested somewhat and teachers need to teach certain things in each grade, but I feel like my child's education is constantly being nit picked by test scores. We need to stop "competing" with other schools and just let our kids learn. Every child learns differently and at different speeds and the way it is now does not allow teachers to devote extra time to those children that are lagging. Those children are just pushed ahead to the next grade where they then struggle even more. Plus, we're told children should limit their sick days and vacation days during the year, however half of their school year is spent test taking and not learning. My children will learn more when I take them out of school for an educational trip that is a life experience over taking a test that's only purpose is to rate the school. My child's education should not be a competition. And at 5-10 years old, kids should not have to be asked to sit still and take 6 hour tests for a week. End rant.	6/20/2016 4:53 PM
13	control school costs, contract etc. stop wasting our hard earned stolen money.	6/20/2016 2:55 PM
14	Greater school community engagement will likely improve the perception of the school district.	6/20/2016 1:13 PM
15	You don't say "Decrease" Property taxes but that's what my response reflects - lower property taxes	6/20/2016 10:43 AM
16	Be more vigilant of students not living in the district, but are attending our schools.	6/20/2016 7:51 AM
17	Update website to include such activities as the Skill. swim meet dates, times, places. Put the community newsletter on the mifflin website. Make it possible to pay water bills online.	6/19/2016 4:34 PM
18	The public schools need to REMOVE studentst that are consistently causing problems in our schools. I don't care if they live on the street, or the parents are put in jail. It only takes one thug in a classroom to destroy the learning environment for the entire class. There needs to be REAL consequences for true trouble makers - including drug dealers that are young thugs.	6/19/2016 1:01 PM
19	Pension cost control	6/18/2016 3:59 PM
20	The students are our future & our priority and nurturing them to thrive must be the priority of the District & the community.	6/18/2016 9:57 AM
21	Eliminate Reading district students from attending GMs	6/18/2016 8:49 AM
22	Holding students and parents accountable for their actions. Eliminate student cell phone use in the high school.	6/16/2016 11:25 PM
23	I'm not sure how to answer that question, I've here for 3 years	6/16/2016 11:23 PM
24	Same issue as elsewhere freedom and personal responsibility.	6/16/2016 8:17 PM
25	Community/school programs that encourage reponsible role of citizens	6/16/2016 7:13 PM
26	maybe offer more classes on personal finance and how government works (doesn't work) and how its/their decisions impact everything	6/16/2016 6:12 PM
27	teachers need to teach instead of letting kids goof off in class	6/16/2016 5:46 PM
28	Graduate students with the skills needed to succeed in today's job market and become active, positive members of society.	6/16/2016 12:02 PM
29	restrict rural housing/commercial development/stop suburban sprawl	6/16/2016 11:51 AM
30	Until there is a strong push for 'domestic responsibility' at home, the district will continue to use money in an effort to make up for that lack of domestic responsibility. It's my job as a parent to instill the value of education (not just college prep) in my child. GMSD already provides opportunity for students. People have grown accustom or expect districts/social services/government to be a provider. I could go on and on, but my comments/thoughts come from a decade + teaching in an urban setting.	6/16/2016 10:30 AM
31	greater emphisis on social studies, especially government (civics)	6/16/2016 9:43 AM
32	Restore trade skill training	6/16/2016 7:33 AM
33	My child actually attends Catholic School within the Governor Mifflin School District. Your survey completely ignores this segment of this area that sends their children to private school because of the mediocre reputation of the school. There are numerous families that do this just within the few blocks I live.	6/15/2016 7:47 PM
34	My children had a great experience and very good education at GM, both are very successful, but I am concerned that advanced course opportunities are being dropped; we need to compete with surrounding districts to attract good students/families, which in turn will keep our properties desirable.	6/15/2016 7:29 PM
35	crime watches, crime reporting needed locally	6/15/2016 4:52 PM
36	Lower school taxes for people who do not have children.	6/15/2016 11:58 AM
37	Give taxpayers a break. Stop More Spending, More Spending.	6/15/2016 11:41 AM

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38	Bring back driver education classes.	6/15/2016 10:48 AM
39	Taxes are eventually going to force my wife and I out of the area. Over 600/month just to live in my home now. Pensions are out of sync with private sector pensions and new proposal from House won't help much at all for seniors.	6/15/2016 10:27 AM
40	There's a strong perception that mifflins schools are in decline not just academically but cultural, disciplinary, teacher accountability and engagement	6/15/2016 8:52 AM
41	Cease assuming responsibility from parents who refuse to assume responsibility for their children's needs.	6/15/2016 8:37 AM
42	No more senseless testing, better lunches, kids should not be rushed	6/14/2016 9:38 PM
43	Government mandate dictation of instructional approach (teaching to the test) is problematic. Are students truly developing appropriate skill sets critically important to them becoming productive contributors to the economy and our communities in the future?	6/14/2016 9:31 PM
44	eliminate property tax and convert teacher and public sector employee pension to 401(k)	6/14/2016 7:52 PM
45	did I say property taxes?	6/14/2016 7:43 PM
46	Support the Carrer Centers and emphacize the importance, need and importance of students entering apprenticeship programs and trades. We are sending a dispropornate number of young people off to collegeonly to have them find out after 5 years of not working or gaining any work experience and incurring a hugh debt there are no jobs out there for them after they incurr hugh. Have students research their Career choices at web-sites like the Department of Labors Occupational Handbook, check to see what the projected growth of the occupation will be before going off to clooeege or trade school.	6/14/2016 6:52 PM
47	Stop focusing on teaching kids a career and teach them to be critical thinkers.	6/14/2016 6:39 PM
48	abandon common core	6/14/2016 5:34 PM
49	1. taxes 2. taxes 3. taxes	6/14/2016 5:30 PM
50	I believe that graduating college and career ready studnets is being done now and I checked it because it needs to remain a top priority	6/14/2016 3:17 PM
51	reduce property tax, no school taxes for seniors 62 and older	6/14/2016 1:22 PM
52	Include future farmer curriculum	6/14/2016 10:27 AM
53	Jobs of all kinds!	6/14/2016 9:35 AM
54	Better guidance counseling for future planning	6/13/2016 10:56 PM
55	individualized education and techniques	6/13/2016 10:11 PM
56	STEM programs - I'm aware of what other school districts are doing but not Governor Mifflin	6/13/2016 7:15 PM
57	Make sure music continues to be taught. Do not cut resources from music... Do not be near sighted Philistines!	6/13/2016 6:18 PM
58	Spend less money on stadium turf, whats wrong with mowing grass.	6/13/2016 5:40 PM
59	CLEAN THE NEIGHBORHOODS TO ATTRACT BUSINESS	6/13/2016 4:47 PM
60	Enforce higher requirements of parents and students in the schools.	6/13/2016 4:29 PM
61	please look at stopping pensions for teachers under the age of 35. That should convert to a 401(k) like private industry has done. Too much of our tax dollars go to benefits and pension costs and not enough to education.	6/13/2016 2:39 PM
62	Keeping the taxes down will make people feel they would like to live here. Utilize playgrounds and equipment without increasing expenses and taxes.	6/13/2016 1:53 PM
63	I have a 3rd grader, & have am unaware of many of the high school issues.	6/13/2016 12:08 PM
64	I moved to the district in 1993 mostly because I work in Shillington and secondly because when I student taught, I loved the schools a lot more than the Wilson schools where the teachers would make fun of students in the faculty room. It turned me off to the Wilson S.D.	6/12/2016 11:55 PM
65	Taxes... Taxes ... Taxes... Lower taxes. or get rid of property taxes completely.	6/12/2016 9:57 PM
66	As above we need higher qual establishments to re-create ourself as a quaint suburb like West Rdg. Why not cobblestone our town center roads and create a cobblestone main road through our town for quaint shops etc? We should do more for NY eve too, like countdown with a giant pretzel dropping at 11:59 and fireworks of our own!	6/12/2016 9:11 PM
67	Governor Mifflin school could do better in providing special needs children with better opportunity for learning at the childs level and protect the "differently abled" from bullying	6/12/2016 1:07 PM

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68	Start the children at a very young age to do mandatory volunteering and community efforts to instill in them values. They need to understand that everything is not a hand out or free and bad behavior has consequences. Start looking at other schools in this country and other countries that are thriving and incorporate into our education so that these kids want to learn and be proud, respectful, contributing citizens. They are our future, and if something does not change the outlook is very bleak. They need to obtain work ethics and social responsibility. These kids should also do 2 years of military or volunteering after school before going to college. They do this in Germany. Within the next 2 years I plan to move out of the district because taxes are becoming unreasonable.	6/12/2016 10:19 AM
69	Less focus on sports and sports facilities and more focus on academics; decline federal funds that come with compliance of their agenda by keeping decisions made at a community level - the way it should be.	6/11/2016 8:53 PM
70	I don't know.	6/11/2016 8:41 PM
71	Hopefully,all of the above have a current focus of improvement.	6/11/2016 6:34 PM
72	drop sports improve academics with the dollars	6/11/2016 6:10 PM
73	Improve infrastructure. Good roads (primary & secondary) give the perception of a successful, well planned and managed community. The investment will follow.	6/11/2016 5:14 PM
74	DRUGS AND DRINKING IN SCHOOLS	6/11/2016 3:57 PM
75	teachers pensions,	6/11/2016 3:53 PM
76	stop waste of tax dollars on unneeded police and municipal workers and direct that money into the schools where it can be used rather than wasted on overpaid workers	6/11/2016 12:04 PM
77	improve music programs and add technical, shop classes	6/11/2016 12:03 PM
78	in order to improve the school district I believe firmly in constant education of students in current life issues; MORE assemblies on drug use-involve the local courts, judges, police, past criminals (young ones that kids can semi relate with)	6/11/2016 11:51 AM
79	How you hire people for the school district I was told by a man in church that a lady wants a aide job so she had 2 teachers and the principle of a grade school write letters because she is NOT fit the needs for the job also is just looking for a job she has no kids but her other 1/2 does and they hate her!! Please do Mifflin a favor do not hire her , from all I here at church no one there likes her see through her. Also if that's all it takes a letter from teachers and principal I tell my friends that need jobs	6/10/2016 9:14 AM
80	Quit teaching to those damn tests and let the teachers teach.	6/9/2016 8:15 PM
81	Make education a bigger priority than sports. Art and Music should be more important than (or at least equal to) football!	6/8/2016 10:26 PM
82	Honesty all the above	6/8/2016 6:17 AM
83	They teach and worry about the pssa's and don't allow students to explore and learn. They have lost great teachers by not allowing teachers to use their knowledge to engage the students.	6/7/2016 6:44 PM
84	Improve reading, increase trade training, community gardens and synergy in bringing the community together to make improvements- socially and "infrastructure"	6/7/2016 6:13 PM
85	Lower taxes	6/7/2016 10:22 AM
86	As a student who graduated recently from Governor Mifflin and now attends one of the top 5 business schools in the USA per Bloomberg Businessweek, I feel that Governor Mifflin didn't prepare students as well for high level college material as other schools did.	6/6/2016 7:37 PM
87	Reduce property taxes only. Foreclosures are everywhere.	6/6/2016 3:07 PM
88	I chose La Salle Academy to send my son to have him no involved in the Gov Mifflin School District. At this time it's horrible and only getting worse.	6/6/2016 9:51 AM
89	Better prepared students graduating for lower costs will improve property values, as the tax money for education will have Bennett proved to be put to the best use. Better prepared does not always mean "college bound", but willing to still learn more to improve their own, and others future lives.	6/5/2016 8:25 AM
90	Keep the music program in tact!	6/5/2016 7:32 AM
91	Restore a climate of caring and student focused instruction within the middle and high school settings.	6/4/2016 9:19 PM
92	More interaction with Alumni	6/4/2016 7:34 PM
93	Get drugs out of the schools. My kids in GMMS and GMHS come home with stories about drugs in their schools.	6/4/2016 7:25 PM

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94	Decrease drug usage.	6/4/2016 11:55 AM
95	The cost for special education is outrageous. So many special education teachers, yet the academic rigor is dropping. Mifflin is not producing shovel ready workers. Decrease special education costs and increase academic rigor.	6/3/2016 9:11 PM
96	This area would be improved with a more diversified population. We have very few Asian or Indian families among other under represented populations.	6/3/2016 6:38 PM
97	Stop hiring "yes men" and people who were athletes at GM instead of college graduates (GM alum) who really are the best candidates (not just 4.0 gpa people; common sense means so much more)	6/3/2016 5:54 PM
98	Improve special Ed and identifying kids earlier correctly. Higher more guidance and support staff to meet the increasing number of pupils.	6/3/2016 5:53 PM
99	use less technology and teach the kids whats really needed in the real world. communication skills and common sense. how to do a budget and manage money would be nice. most kids and adults have no idea how it works.	6/3/2016 3:00 PM
100	Taxes & Taxes!	6/3/2016 2:37 PM
101	have school work on a tight budget as we as home owners need to do	6/3/2016 1:37 PM
102	More involvement of school counselor a in college and career choice planning. Possibly institute a career center for exploration. School counselors at Mifflin are almost nonexistent except for choosing classes	6/3/2016 9:40 AM
103	The program for the arts is poor. Cumru 4th grade play was great but nothing until High School. My other grand children in the East Penn District have much more opportunities. Our High School is rated much lower than Wyomissing and Wilson and this will affect property values in the future.	6/2/2016 3:24 PM
104	eliminate property taxes	6/2/2016 2:51 PM
105	Make them ready for the real world and tech them how to do real world stuff	6/1/2016 1:30 AM
106	hold teachers accountable for kids not passing these standardized tests...kids fail no raise for the teacher...fair enough. And also hire teachers that know what how to teach. Some are really bad...especially high school level :(5/26/2016 5:51 PM
107	And improve academic performance. These all tie together and are equally important to me	5/26/2016 1:37 PM
108	Family involvement for improved academic performance	5/26/2016 10:22 AM
109	qualified teachers that teach....should get a pay raise based on whether the students pass those standard tests don't pass no raise!!!	5/24/2016 12:23 PM
110	Most importantly reduce school taxes	5/22/2016 3:59 PM
111	Couldn't pick just 3	5/21/2016 10:50 PM
112	Improve and downsize administrative positions	5/21/2016 1:20 PM
113	lets get a town center	5/19/2016 1:30 PM
114	reduce testing and improve the programs and materials taught to the students	5/18/2016 4:01 PM
115	Why are our kids learning how to game tests instead of how to code? See article in this months New Yorker about using toys (sphero) to teach kids to code...	5/17/2016 5:05 PM
116	we need to stop the abundance of squatters not paying taxes. they live in section 8 housing and none of the renters pay anything. Many families live together and they flock to the apartments so they don't have to pay anything. Their kids get free or reduced lunches and are excused from paying all the extra fees. Working families who don't make a huger salary still make too much for any assistance with lunches, activities, etc. plus pay taxes. We are paying for all the free stuff these people receive, and it is not fair. It makes it harder for the working homeowners to be able to afford for their children to be involved, etc.	5/17/2016 6:42 AM
117	Reduce drug use at high school	5/13/2016 6:21 PM
118	Promote vo-tech to supply necessary services for our community.	5/13/2016 3:47 PM
119	Hire a new superintendent	5/13/2016 1:54 PM
120	Retire deadbeat teachers..Discipline.Teachers need to enforce!	5/13/2016 10:42 AM
121	Improve appearance of main community accesses. Make this a friendlier community for Millennial's with walking, biking, outdoor gathering places for families. Get tenants for vacant businesses or buildings or repurpose for community use.	5/12/2016 4:57 PM