

---

---

**INTRODUCTION****WHAT IS A COMPREHENSIVE PLAN?**

The Comprehensive Plan is a general policy guide for the physical development of the County. It is a document designed to state basic policies to guide future growth and development in Perry County. The Comprehensive Plan provides a blue print for housing, transportation, community facilities and utilities, and for land use, as well as an examination tool for social and economic characteristics of the County. In general, the comprehensive plan is in part, a factual report that examines how the past has led to the present, as well as a report that can be used to chart the County's path into the future.

**LEGAL STATUS OF A COMPREHENSIVE PLAN**

A comprehensive plan is not a legal document nor is it a land use ordinance. The Pennsylvania Municipalities Planning Code (Act No. 247 of 1968, P.L. 805), as reenacted and amended (PA MPC), established the basic authority for planning in Pennsylvania. Section 301.4 of this Act mandates that counties prepare and adopt a comprehensive plan and that municipal comprehensive plans be generally consistent with the adopted county comprehensive plan.

Upon adoption of a comprehensive plan by the County, the Pennsylvania Municipalities Planning Code grants the Perry County Planning Commission authority to make recommendations on any proposed action of the governing body of a municipality if the proposed action relates to:

- (1.) The location, opening, vacation, extension, widening, narrowing or enlargement of any street, public ground, pier-head or watercourse;
- (2.) The location, erection, demolition, removal or sale of any public structures located with the municipality;
- (3.) The adoption, amendment or repeal of any comprehensive plan, official map, subdivision or land development ordinance, or provisions for planned residential development; and;
- (4.) The construction, extension or abandonment of any water line, sewer line or sewage treatment facility.

**THE PURPOSE OF THE PLAN**

Perry County comprises a variety of land use patterns. It is a combination of homes, agriculture, businesses, industries, schools, parks, churches and government services. All of these segments are tied together by a network of streets and communication channels. To arrange all these facilities in an orderly manner as the County develops is the function

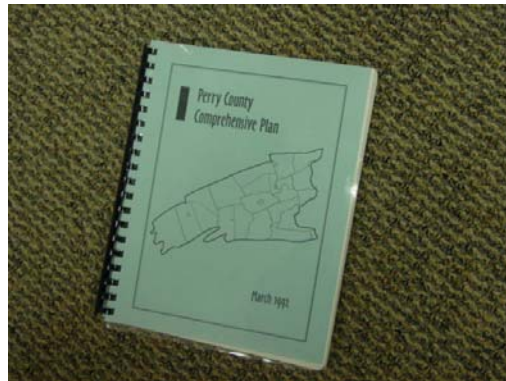
of the Comprehensive Plan. This Comprehensive Plan is a guide to orderly development in promoting health, safety, welfare and convenience of the people within Perry County. It organizes and coordinates the relationship between land use patterns, as well as, charting a course for growth and change. The Plan expresses the aims and ambitions of the County delineating the form and character it has sought to achieve. It reflects the policies by which these goals may be reached and is subject to continual review. Where it is permissible and support warrants, the implementation of this plan can be accomplished by way of ordinance adoption.

**THE PROCESS OF THE PLAN**

The Comprehensive Plan should be defined as a process rather than a fixed conclusion. It is a blueprint for the physical development of the County, to be used as a guide to County builders in locating their investments and measuring the prospect of success.

Even though this plan is a fluid process and may be modified from time to time, the plan does represent vital decisions important to the welfare of the people and the County. It represents a decision by the population that the County may wish to accommodate; it represents the standards by which the County will be developed. It represents decisions as to which land use types will be developed, where they will be located and how they will be connected by lines of communications and a transportation systems. It also represents decisions for the reservation of open space throughout the County.

In summary, comprehensive planning is a continuing function of county and local government, serving as a guide for programs bringing about a more orderly growth and development of the entire County.



1992 Perry County Comprehensive Plan

**THE ORGANIZATION OF THE PLAN**

The preparation of a Comprehensive Plan involves three major steps: first, the collecting of all essential information relating to the people and the land; second; after careful and thorough analysis of this information, the development of plans which encourage the most appropriate future development of the County while maintaining existing property values and seeking ways to provide necessary municipal facilities and services; and third; upon completion of the planning process, putting these planning recommendations into action programs. This is accomplished through the adoption of official municipal maps, and through the annual preparation and adoption of a capital improvement program.

The Comprehensive Plan is divided into three plan elements. **Part I - Basic Studies Element**, includes the Introduction, Historic Resources, Natural Resources, Population and Socio-Economic Profile, Economic Base, Existing Land Use, Transportation and Circulation, Housing, Community Facilities/Utilities and County Administration and

Finance. **Part II – The Plan**, includes the following: Goals and Objectives, Future Land Use Plan, Transportation Plan, Community Facilities and Utilities Plan, Housing Plan, Historic, Cultural and Natural Resources Plan and Plan Administration and Implementation.

Each Part of the Plan has been developed during different time frames over the past nine years. Therefore many of the statistics included in the Plan will be outdated at the publication date. To overcome this problem and ensure the validity of the Plan for the forthcoming years, statistical information will be continuously gathered to facilitate future updates. Future updates will take place as prescribed by the PA MPC, or an earlier interim update if the Perry County Planning Commission deems it necessary, with the consent of the Perry County Commissioners. Such interim updates will take the most current census data and transpose it into charts and forms similar to those found in this printing of the Comprehensive Plan.