

Granville Township

Mifflin County, Pennsylvania

Comprehensive Plan



Existing Conditions Profile
Community Engagement
Existing Land Use
Future Land Use Plan

Adopted March 2023

THE
EADS
GROUP

GRANVILLE TOWNSHIP COMPREHENSIVE PLAN

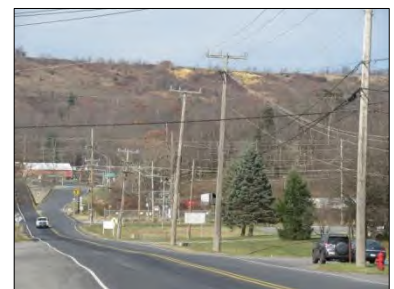
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Existing Conditions – Community Setting, Demographics, Land Use and Physical and Natural Resources –

This Existing Conditions section presents information on Granville Township's community facilities and services as well as on demographic, land use and physical and natural resources. Graphics, tables and maps are provided to aid in the interpretation and understanding of the information.



Community Setting –

Granville Township is located in the south central portion of Mifflin County. The Township surrounds Juniata Terrace Borough and is adjacent to Lewistown Borough. In the regional context, Granville Township abuts Brown and Union Townships to the north, Derry and Fermanagh Townships to the east, Milford Township to the south and Oliver, Bratton and Tuscarora Townships to the south.



Granville Township has access to US Rt 322 and US Rt 522. US 522 joins with US 22 east of the Township and they concurrently head across the central portion of the Township between Jacks Mountain and the Juniata River.

A US 522/22 interchange is located in the central portion of the Township. US 522/22 junctions with US 322 just to the east of the Township. US 322 provides access to areas to the north and southeast. These Highways provide Granville Township with convenient access to several metropolitan areas. The Township is within an hour from State College and Harrisburg. It is also within three (3) hours of the Philadelphia, Pittsburgh and Washington DC Metropolitan areas.

Amtrak provides passenger rail service from the historic Lewistown Station located near the Granville Township municipal building to points between New York and Chicago. Norfolk Southern (NS) traverses Mifflin County and provides access to the Township from the Lewistown Yard in Granville Township. The SEDA-COG Joint Rail Authority (JRA) also operates local short-line connections in the area. General aviation service for Township residents is provided out of the Mifflin County Airport located nearby in Brown Township.

Natural Setting

The Township is shaped by six (6) dominant features. Three (3) ridges extend across the Township. These include Jacks Mountain to the north, Big Ridge in the central portion, and Blue Mountain to the south. These ridges divide the land in the Township into two (2) valleys. These are the Ferguson Valley between Jacks Mountain and Big Ridge and the Juniata River Valley between Big Ridge and Blue Mountain. Elevations within the Township range from 2,000 feet above sea level along the ridges to 450 feet above sea level through the valleys. The Juniata River is also a dominant feature in the Township. The River flows across the central portion of the Township.

Nearly two-thirds of the Township is wooded or is in an agricultural land use. Wooded slopes that contain portions of State Gameland No. 113 and the Tuscarora State Forest cover the mountain ridges. The valley sections of the Township contain a high abundance of land used for agricultural and farming uses. The Juniata River is a valuable natural resource in the Township. It provides opportunities for fishing, boating and other recreational uses, and an important natural resource for the community. Other important waterways include Strodes Run, Granville Run, Minehart and Buck Run. Together, these resources create a natural setting in the Township that is appreciated and valuable by its residents.

Mifflin County School District

Township students are served by the Mifflin County School district. Mifflin County School District is a rural district serving approximately 5400 student in grades K-12. The district includes

- Four (4) Elementary Schools (Grades K-3)
- Two (2) - Intermediate Schools (Grades 4-5)
- One (1) - Middle School (Grades 6-7)
- One (1) - Junior High School (Grades 8-9)
- One (1) - High School (Grades 10-12)

Emergency and Health Services

Residents of Granville Township and surrounding areas are served by a range of emergency and health services. The Granville Township Police Department provides a high level of service throughout the Township. Fire service is provided to Township residents by the Granville Fire Department. The West Granville Fire Department provides service to the western portion of the Township out of their station in Strodes Mills. The Junction Fire Company is located closer to Lewistown and provides services to residents in the eastern portion of the Township. Fame Emergency Medical Services provides basic and advanced life support services to more than 26,000 residents in six Mifflin County municipalities, including Granville Township, Lewistown Borough, Juniata Terrace Borough, Burnham Borough, Derry Township and Decatur Township. The Geisinger-Lewistown Hospital is located nearby in Lewistown. The Hospital provides services to residents in Mifflin and Juniata counties and in surrounding areas.

Library Services

Granville Township residents have access to the resources of the Mifflin County Library. The main library is located on North Wayne Street in Lewistown Borough.

Recreation Areas

Malta Park serves as the primary municipal recreation area in the Township. The Park is approximately 15.3 acres in size and is located in the southwesterly section of the Township near the Village of Granville. The Park has pavilions, a fireplace structure, restroom facilities and a playground area. It also features a nature trail aligned along both sides of Minehart Run. The Township has continued to improve this recreation area to better serve all residents in the Township. Veterans Memorial Park is approximately 42 acres in size and has two (2) ballfields, play equipment and a concession stand.

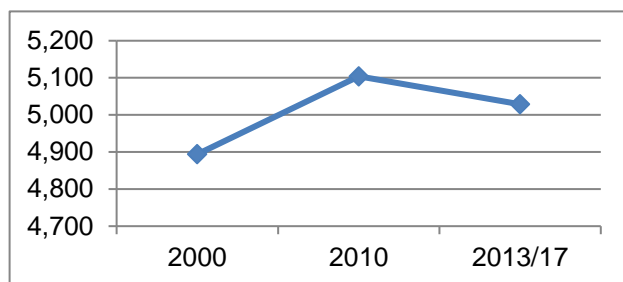
The Juniata River provides a major resource and recreational potential which benefits the entire Township. The Lower Section of the *Juniata River Water Trail* is located through the Township. The Water Trail provides kayakers and other boaters with opportunities to experience the natural resources and communities through the Juniata River Valley. There are four (4) river access points to the River in or near the Township.

A portion of the Pittsburgh-to-Harrisburg Main Line Canal Greenway™ is located through the Township. The Greenway is a *multipurpose recreational corridor* that connects Pittsburgh to Harrisburg. The Greenway extends for approximately one (1) mile to either side of the Juniata River through the Township. It intends to serve as a physical connector that improves opportunities for public access, linkage to important destinations, and economic development. It is not a single, long-distance trail for unimpeded travel.

The Lewistown County Club is centrally located in the Township along Route 22/522. The Country Club attracts golfers and other visitors from a large regional area. In addition to its 18-hole course, the Country Club features a large clubhouse with banquet facilities.

Population Profile –

Granville Township had a population of 4,894 according to the 2000 US Decennial Census. In 2010, the year of the most recent US Decennial Census, Granville Township's population had increased by approximately 4%, from 4,894 to 5,104. The most recent population figures published by the US

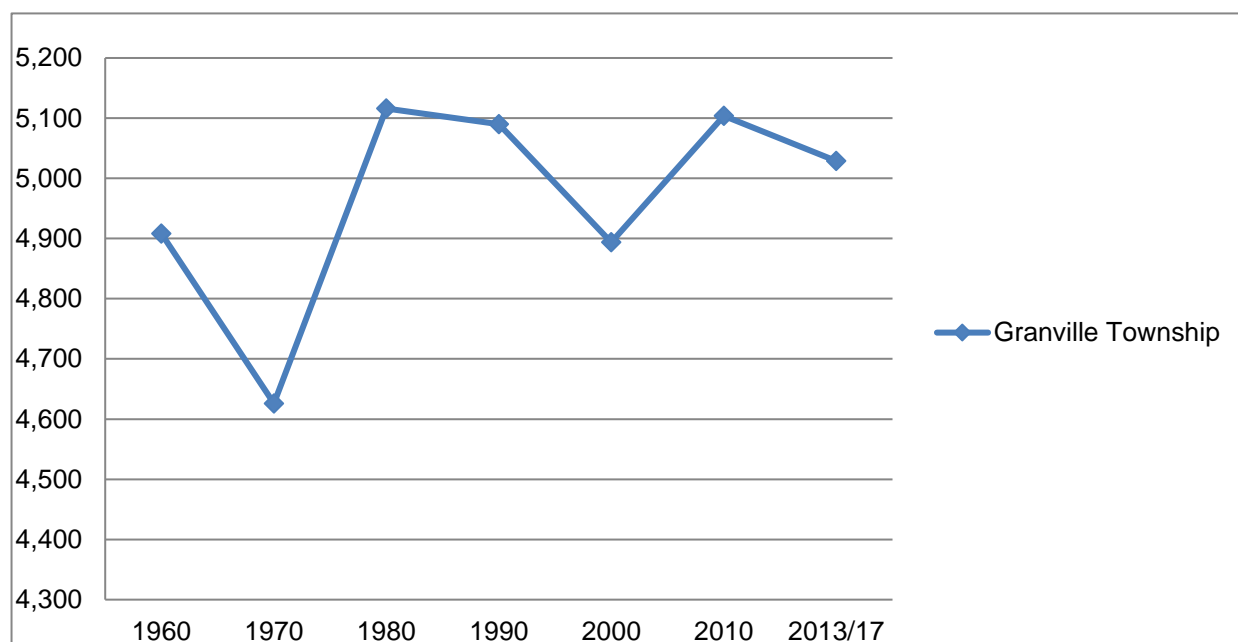


Census in the 2013-2017 American Community Survey 5-Year Estimates indicates that the population of Granville Township decreased only slightly (1.5%) since 2010. Overall, Granville Township's population has increased by approximately 3% since 2000. Granville Township has experience some slight population fluctuations over the long-term as well. As shown on Table D-1 and the graphic below, since 1960, the population ranged from somewhere between approximately 4,600 and 5,100 persons. Interestingly, the Township's current population is back to near where it was in 1960s.

TABLE D-1
Population Trend - 1960-2013/17

Population							# Change 1960 - 2013/17	% Change 1960 - 2013/17
Municipality	1960	1970	1980	1990	2000	2010		
Granville Township	4,908	4,626	5,116	5,090	4,894	5,104	121	2.5%

Source: Granville Township Comprehensive Plan, Decennial Census, and 2013/17 ACS 5-year Estimates



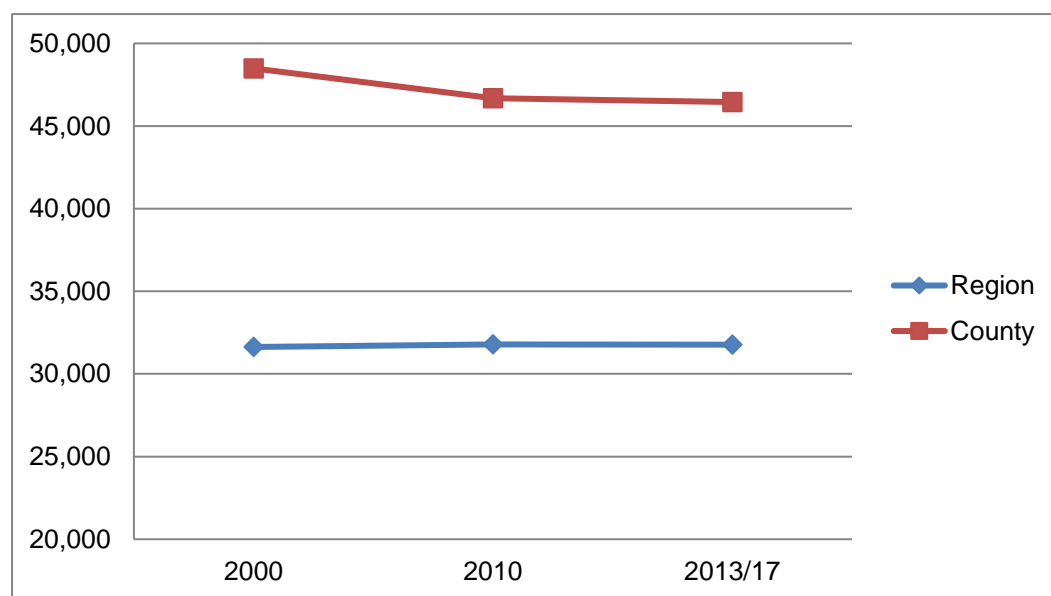
Regional Population Trends

Table D-2 and the graphic below provides population counts for Mifflin County, Granville Township and surrounding municipalities during the 2000 to 2013/17 time period. Granville Township and the surrounding municipalities have all experienced population increases since 2000 while Mifflin County, as a whole, declined. As shown, the overall regional population increased by approximately 0.42% (133 persons) since 2000 while the population of Mifflin County declined by approximately 4.2% (2,034 persons). In comparison, the population in the State increased by approximately 4.1% since 2000.

TABLE D-2
Regional Population Trends

Area	2000	2010	2013/17 (est.)	2000-2010		2000-2013/17	
				#	%	#	%
Pennsylvania	12,281,054	12,702,379	12,790,505	421,325	3.4%	509,451	4.1%
Mifflin County	48,486	46,682	46,452	-1,804	-3.7%	-2,034	-4.2%
Granville Township	4,895	5,104	5,029	209	4.3%	134	2.7%
Bratton Township	1,259	1,317	1,550	58	4.6%	291	23.1%
Brown Township	3,852	4,053	4,073	201	5.2%	221	5.7%
Derry Township	7,256	7,339	7,324	83	1.1%	68	0.9%
Oliver Township	2,060	2,175	2,065	115	5.6%	5	0.2%
Union Township	3,313	3,460	3,461	147	4.4%	148	4.5%
Lewistown Borough	8,998	8,338	8,264	-660	-7.3%	-734	-0.1%
Region	31,633	31,786	31,766	153	0.5%	133	0.42%

Source: 2000 and 2010 US Decennial Census; US Census 2013-17 American Community Survey 5-year Estimates



Racial and Sex Profile

Granville Township and the surrounding area is characterized as having a predominantly white population. Table D-3 below summarizes and compares race categories in Granville Township with those found for the County and surrounding areas as well. As shown, according to the 2013-17 American Community Survey 5-Year Estimates, 97.8% of the Township's population is white. This is slightly less than what is reported for Derry Township; however, higher than the numbers reported for Lewistown Borough and for Mifflin County. The region has a significantly higher white population (by percentage) than Pennsylvania as a whole (81.1%). The Township's minority population (i.e. non-white) is currently reported as being just 2.2%. Overall, there has been a slight increase in the minority population in the Township since 2000. The 2000 US Census reported that just 1.2% of the Township's population was non-white.

TABLE D-3
Age Profile – 2013/17

Factor	PA	Mifflin County	Granville Township	Derry Township	Lewistown Borough
Population Estimate	12,790,505	46,452	5,029	7,342	8,264
White	81.1%	97.1%	97.8%	98.9%	95.2%
Black	11.1%	0.7%	0.5%	0.5%	1.2%
Other	5.5%	1.0%	0.6%	0.3%	1.9%
Multi-racial	2.3%	1.2%	1.1%	0.3%	1.7%
Total Non-White	18.9%	2.9%	2.2%	1.1%	4.8%
Hispanic (any race)	6.8%	1.4%	2.9%	1.2%	3.0%
2000 Non-White %	14.6%	1.7%	1.2%	1.7%	2.5%

Source: 2000 US Decennial Census; US Census 2013-17 American Community Survey 5-year Estimates

Typically, in most communities, females comprise a slightly higher percentage of the population than males, and this holds true in Mifflin County and in the state as a whole. Interesting, in Granville Township, the percentage of the population that is male is actually slightly higher than the percentage of females.

TABLE D-4
Sex Profile – 2013/17

Factor	PA	Mifflin County	Granville Township	Derry Township	Lewistown Borough
Population Estimate	12,790,505	46,452	5,029	7,342	8,264
Male	48.94%	48.97%	51.28%	49.09%	48.56%
Female	51.06%	51.03%	48.72%	50.67%	51.44%

Source: US Census 2013-17 American Community Survey 5-year Estimates

Age Profile

An age profile for Granville Township is displayed on Table D-5 below. Similar information is also provided for the surrounding area for comparative purposes. There is a noticeably older demographic found in Granville and Derry Townships in comparison to the County and State. The median age in Granville is 48.6 and is 49.5 for Derry Township. On the opposite end, Granville Township has a significantly lower portion (2%) of its population under 5 years of age. This is much lower than what is found in the surrounding area and at the County and State level.

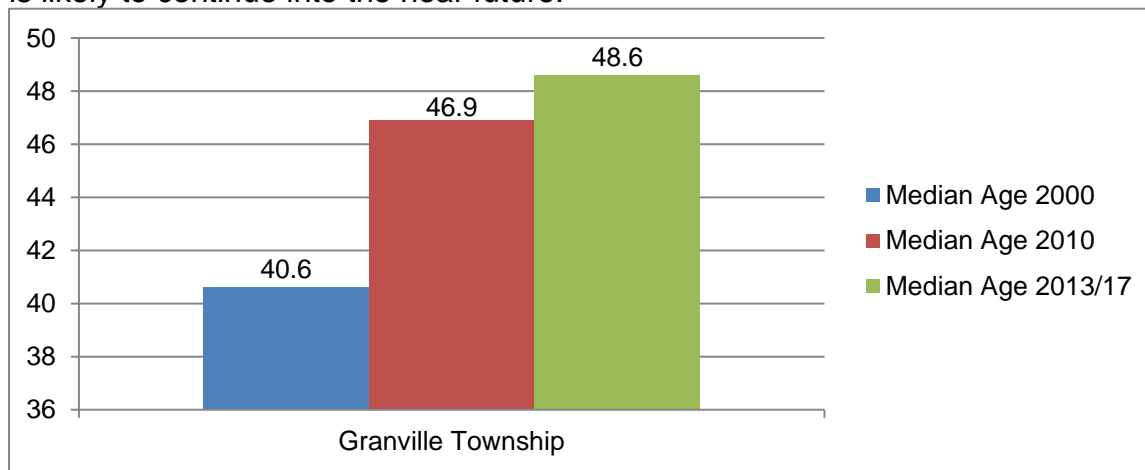
Median Age is the age that divides a population into two numerically equal groups; that is, half the people are younger than this age and half are older. It is a single index that summarizes the age distribution of a population.

TABLE D-5
Age Profile – 2013/17

Factor	PA	Mifflin County	Granville Township	Derry Township	Lewistown Borough
Population	12,790,505	46,452	5,029	7,324	8,264
Under 5 years	5.6%	6.1%	2.0%	4.6%	7.6%
5-19 years	18.3%	18.6%	18.3%	15.0%	18.5%
20-44	31.4%	27.3%	25.0%	23.0%	35.1%
45-64	27.7%	27.7%	34.6%	27.2%	24.7%
65+	16.9%	20.4%	20.1%	29.5%	14.0%
Median Age (2013/17)	40.7	43.6	48.6	49.5	49.5

Source: US Census 2013-17 American Community Survey 5-year Estimates

The graphic below highlights the median age for Granville Township for the years 2000, 2010 and 2013/17. As shown, the median age has steadily increased since 2000 from 40.6 to 48.6. The significant rise in median age reflects an aging population trend that is likely to continue into the near future.



Educational Attainment

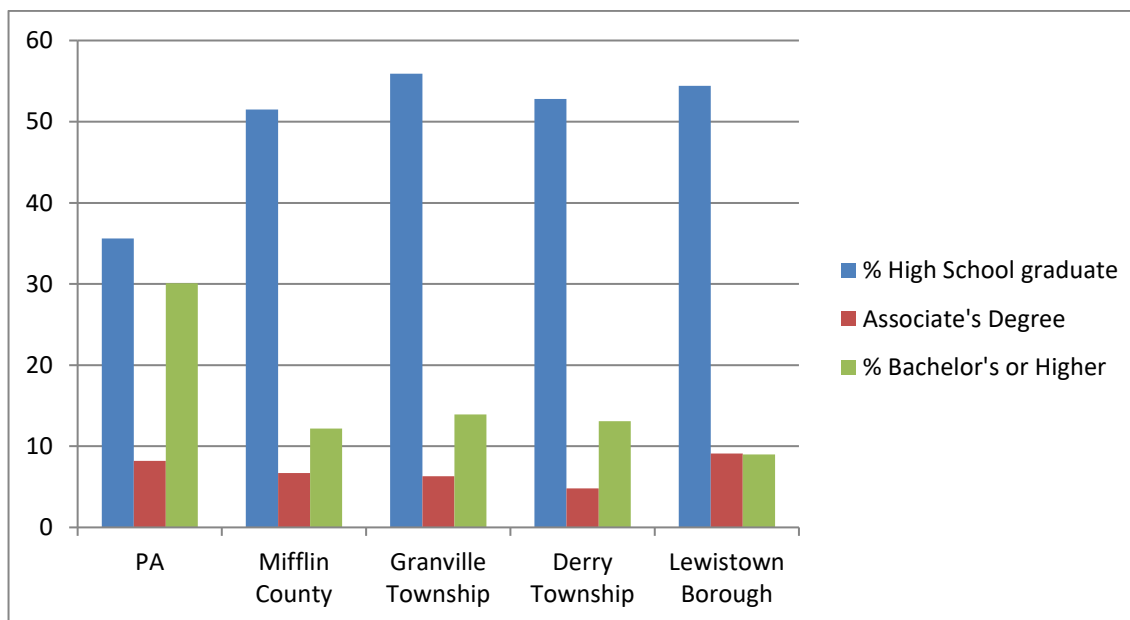
Table D-6 and the accompanying graphic below summarize different types of educational information in a comparative fashion for Granville Township and the surrounding area. The information is provided for the portion of the population 25 years of age and older. As shown, the percentage of residents 25 years or older with a high school diploma (55.9%) is relatively high in comparison with the County, Derry Township and Lewistown Borough. Granville Township also has a relatively higher percentage of graduate or professional degrees (5.5%) in comparison to the surrounding area, although this lags far behind what is reported at the state level.

Educational Attainment is a measure of the highest level of education achieved by residents.

TABLE D-6
Educational Attainment Profile - 2013/17

Factor	PA	Mifflin County	Granville Township	Derry Township	Lewistown Borough
Educational Attainment					
Population 25 years and over	8,885,953	32,506	3,767	5,589	5,526
Less than 9th grade	3.3%	6.1%	3.5%	2.6%	1.8%
9th to 12th grade, no diploma	6.8%	9.6%	7.5%	8.6%	8.9%
High school graduate (includes equivalency)	35.6%	51.5%	55.9%	52.8%	54.4%
Some college, no degree	16.1%	14.0%	12.9%	18.0%	16.8%
Associate's degree	8.2%	6.7%	6.3%	4.8%	9.1%
Bachelor's degree	18.3%	8.4%	8.4%	9.4%	6.2%
Graduate or professional degree	11.8%	3.8%	5.5%	3.7%	2.8%
% High School or higher	90.0%	84.4%	89.0%	88.8%	89.3%
% Bachelor's Degree or higher	30.1%	12.2%	13.9%	13.1%	9.0%

Source: US Census 2013-17 American Community Survey 5-year Estimates



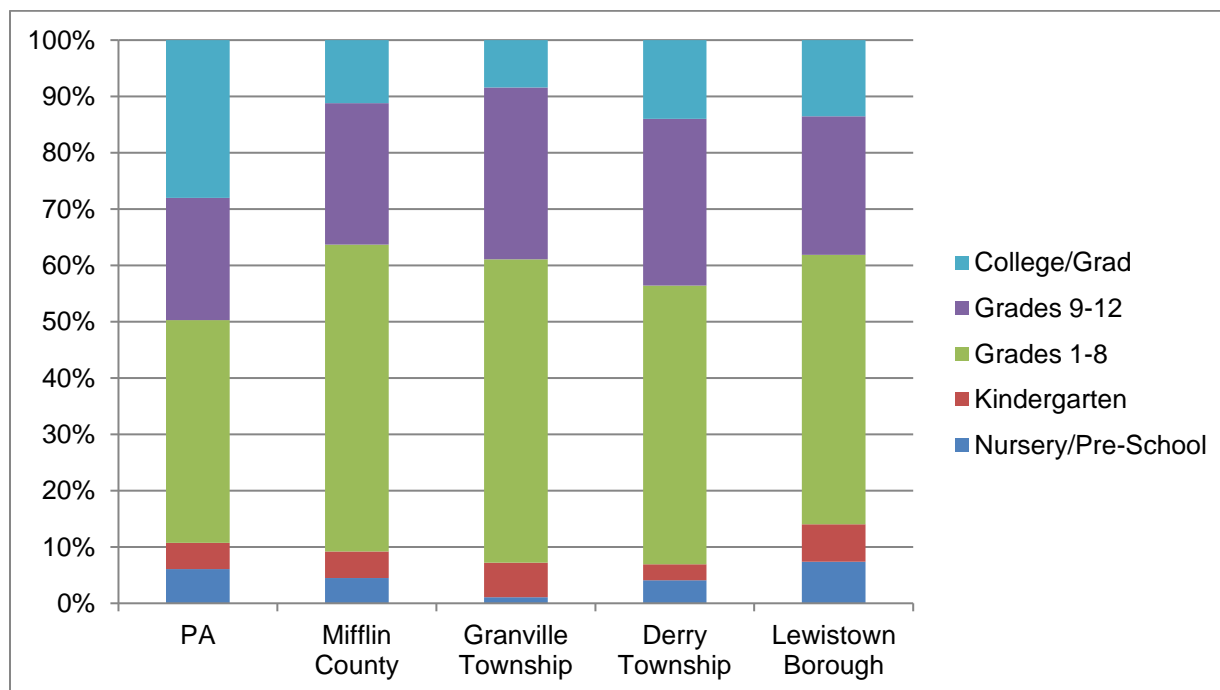
School Enrollment

Table D-7 and the graphic below presents a picture of the population enrolled in various levels of the educational system. The information is provided for the portion of the population over 3 years of age. The portion of the Township's population that is enrolled in Nursery school, preschool (1.1%) is by far the lowest in the area. On a better note, the percentage of the Township's population enrolled in kindergarten, elementary school and high school is slightly higher than neighboring areas and is on par with what is found in the County. School enrollment seems to fall off after high school in Granville Township, as only 8.4% of the population is enrolled in college or graduate school.

TABLE D-7
Educational Enrollment Profile – 2013/17

Factor	PA	Mifflin County	Granville Township	Derry Township	Lewistown Borough
School Enrollment					
Population 3 years+ enrolled in school	2,997,324	8,836	962	1,268	1,685
Nursery school, preschool	6.1%	4.5%	1.1%	4.1%	7.4%
Kindergarten	4.7%	4.7%	6.1%	2.8%	6.6%
Elementary school (grades 1-8)	39.8%	54.5%	53.8%	49.5%	47.9%
High school (grades 9-12)	21.1%	25.1%	30.5%	29.6%	24.6%
College or graduate school	28.2%	11.2%	8.4%	14.0%	13.5%

Source: US Census 2013-17 American Community Survey 5-year Estimates



Housing Profile –

Housing related information often differentiates between *households* and *families*, with a household being one or more persons (i.e. related or unrelated) living in the same dwelling unit, while a family is comprised of two or more persons related by ancestry or marriage living in the same dwelling unit.

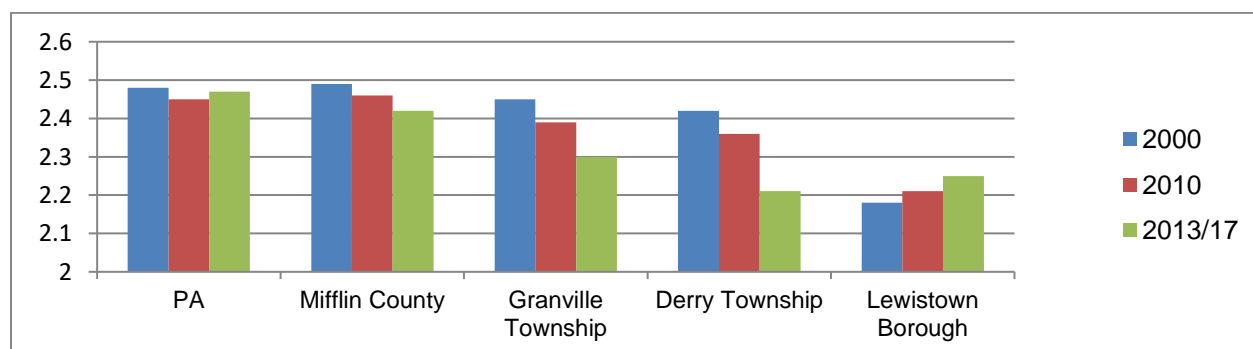
Table H-1 below provides an overview of households and families data for Granville Township and the surrounding region. The percent of *family households* is considerably higher in Granville Township (64.9%) than in Lewistown Borough; however is lower than the percentage reported for Derry Township and Mifflin County as a whole. Conversely, the Non-family household category for Granville Township (35.1%) is higher than for Derry Township and Mifflin County, although it is much lower than Lewistown. The percent of households headed by females or by an individual 65 years of age or older is lower in the Township than in Derry Township, Lewistown Borough or Mifflin County.

TABLE H-1
Household Profile – 2013/17

Factor	PA	Mifflin County	Granville Township	Derry Township	Lewistown Borough
Total Households	5,653,599	18,939	2,163	3,193	3,593
Family Households	64.2%	67.6%	64.9%	68.9%	54.2%
Female Householder	11.8%	12.1%	8.9%	14.6%	18.3%
Non-family Households	35.8%	32.4%	35.1%	31.1%	45.8%
Single Person Households	29.7%	26.0%	26.4%	28.4%	31.6%
65-yrs and older	12.3%	13.0%	9.1%	17.3%	16.1%
Average Size (2013/17)	2.47	2.42	2.30	2.21	2.25
Average Size (2010)	2.45	2.46	2.39	2.36	2.21
Average Size (2000)	2.48	2.49	2.45	2.42	2.18

Source: 2000 and 2010 US Decennial Census; US Census 2013-17 American Community Survey 5-year Estimates

Average household sizes are also illustrated on the graphic below. It is a bit concerning that the average household size has been steadily declining in the Township, and for the most part in the County as well.



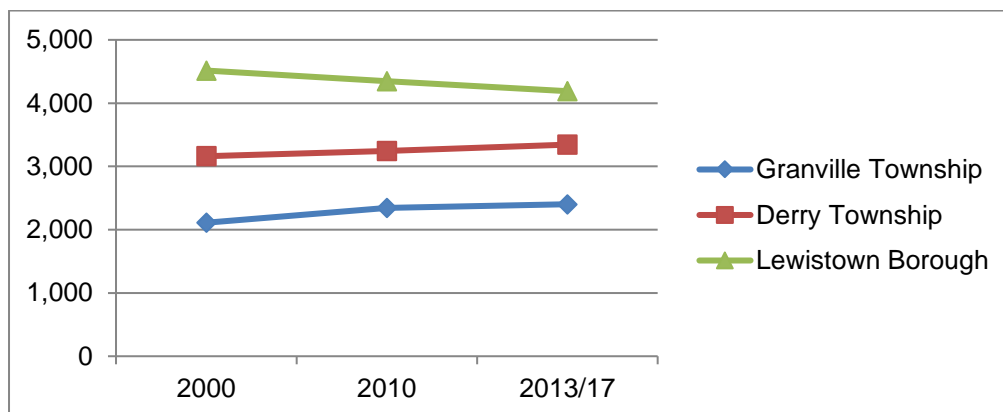
Housing Change

Table H-2 and the graphic below provide housing unit and change information for Granville Township and surrounding areas between 2000 and 2013/17. As shown, since 2000, the number of housing units in Granville Township has increased by 13.84%. In this same time period, the number of housing units has decreased in Lewistown Borough (-7.22%). Although the total number of units is less than what is found in the surrounding areas, the upward trend in housing units is encouraging.

TABLE H-2
Housing Change

Housing Change				Percent Change	
Municipality	2000	2010	2013/17	2000 - 2010	2000 - 2013/17
PA	5,249,750	5,567,315	5,653,599	6.05%	7.69%
Mifflin County	20,745	21,537	21,763	3.82%	4.91%
Granville Township	2,110	2,345	2,402	11.14%	13.84%
Derry Township	3,161	3,243	3,344	2.59%	5.79%
Lewistown Borough	4,515	4,345	4,189	-3.77%	-7.22%

Source: 2000 and 2010 US Decennial Census; US Census 2013-17 American Community Survey 5-year Estimates



Housing Units

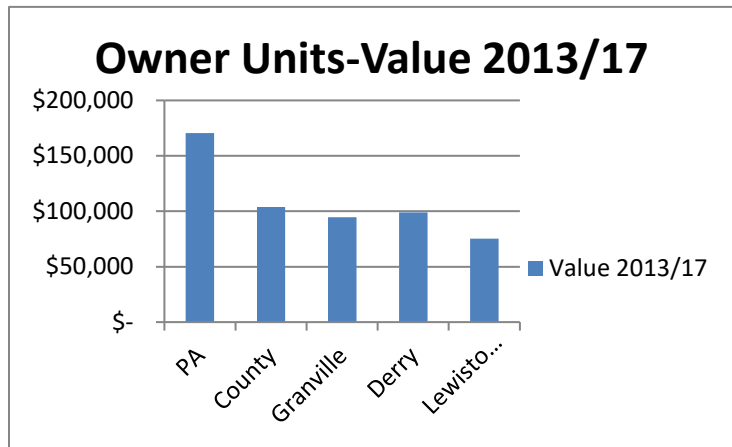
Table H-3 provides a rather detailed profile of the types of housing units found in Granville Township. Comparison information is also provided for Derry Township, Lewistown Borough, Mifflin County, and Pennsylvania. Some of the more significant findings are summarized on the follows page.

TABLE H-3
Housing Types – 2013/17

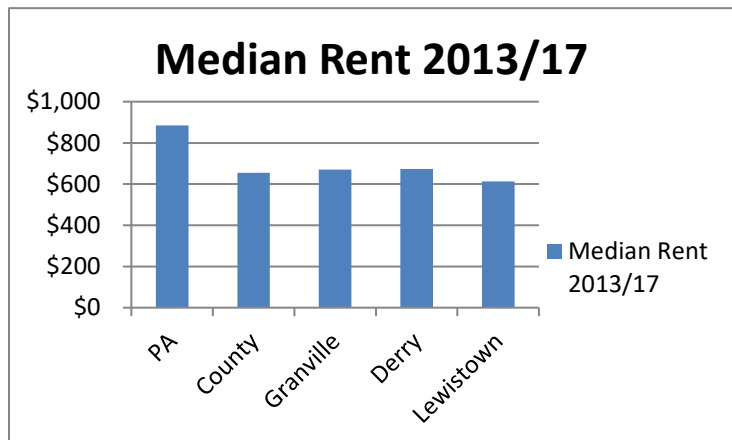
Factor	PA	Mifflin County	Granville Township	Derry Township	Lewistown Borough
HOUSING OCCUPANCY					
Total housing units	5,653,599	21,763	2,402	3,344	4,189
Occupied housing units	5,007,442	18,939	2,163	3,193	3,593
Percent Occupied	88.6%	87%	90%	95.5%	85.8%
Vacant housing units	646,157	2,824	239	151	596
Percent Vacant	11.4%	13%	10%	4.5%	14.2%
HOUSING TENURE – OCCUPIED UNITS					
% Owner-occupied	69.0%	70.2%	73.7%	79.7%	44.8%
% Renter-occupied	31.0%	29.8%	26.3%	20.3%	55.2%
VALUE - OCCUPIED					
Median Value (Owner Units)	\$170,500	\$103,700	\$94,700	\$99,000	\$75,400
Median Gross Monthly Rent (Renter Units)	\$855	\$655	\$670	\$674	\$613
UNITS IN STRUCTURE – TOTAL UNITS					
1-unit, detached	57.1%	70.7%	72.3%	75.4%	49.0%
1-unit, attached	18.6%	8.5%	2.5%	7.9%	17.5%
2 or more units	20.3%	11.6%	8.3%	7.2%	31.0%
Mobile home	4.0%	9.1%	17.0%	9.6%	2.5%
YEAR STRUCTURE BUILT – TOTAL UNITS					
Built 2000 or later	10.4%	7.5%	8.0%	5.9%	1.3%
Built 1999 to 1940	63.2%	65.7%	81.9%	71.0%	54.1%
Built 1939 or earlier	26.4%	26.8%	10.1%	23.3%	44.6%

- **Occupancy/Vacancy:** There is a lower percentage of vacant housing units in Granville Township (10%) compared to Lewistown Borough (14%) and Mifflin County (13%). Although not excessive, a slightly lower percentage of vacancies would be preferable in the Township.
- **Tenure:** The percentage of owner-occupied vs. renter-occupied housing is good and is relatively consistent to what is found in Derry Township and elsewhere in the County. This is especially true when comparing the Township to Lewistown, where over half of its occupied housing units are rentals.

- **Median Value:** The median value of owner-occupied units in Granville Township is below homes in Derry Township and on average in the County. However, the values are strong especially when compared to Lewistown. Median rents in the Township are consistent to what is found in the surrounding area and in the County. However, they all lag well behind the figures reported at the state level.



- **Unit/Structure Type:** Single-family detached homes are the most commonly found housing unit type in Granville Township. This is consistent to what is found in Derry Township and in Mifflin County. The percentages are all well above those reported in Lewistown Borough where over half of the homes have multiple units. Interesting, the percentage of manufactured homes in Granville Township (17%) is much higher than what is found in the surrounding area.



- **Age/Year Built:** In Granville Township, relatively few units were built since 2000; which is consistent with the region and Pennsylvania. Not surprisingly, the majority of the housing units in Granville Township were built between 1940 and 1999. And just 10% of units were built before 1939.

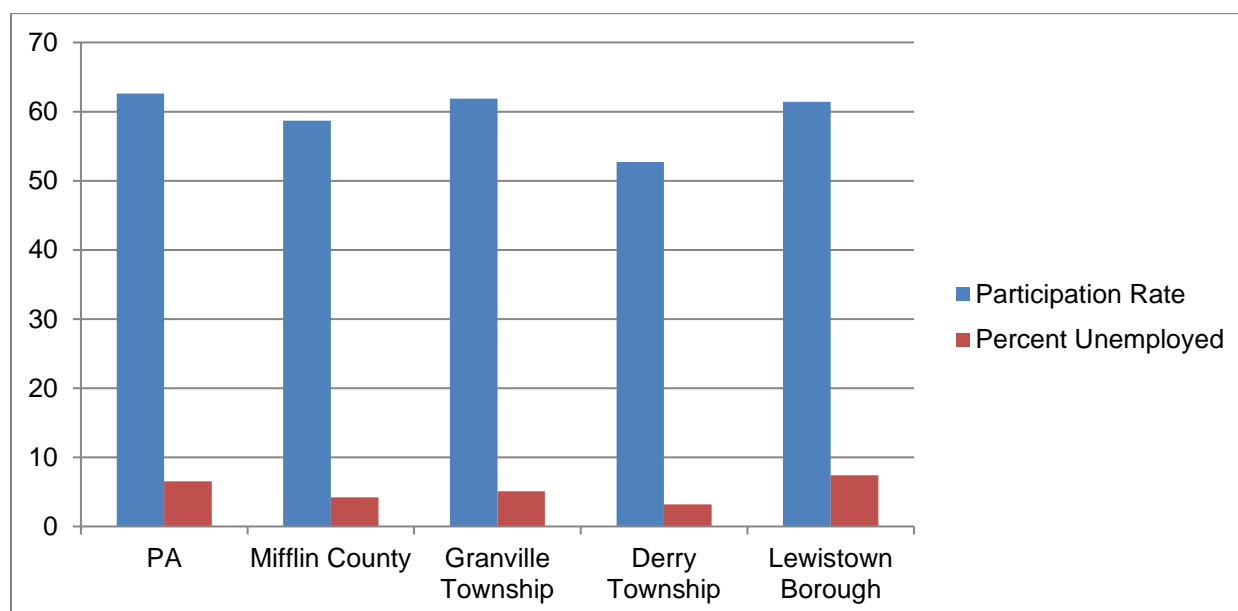
Economic Profile –

Table E-1 and the graphic below provide an overview of the employment status of the Township and surrounding areas. The information provided below is for the portion of the population 16 years of age and older. The labor force participation information provided describes that portion of the population actually in the Civilian (non-institutional) Labor Force or who are actively seeking a job. The participation rate for residents over 16 years of age in Granville Township is slightly higher than the surrounding area. Interestingly, for the period estimated, the unemployment rates for the Township, Mifflin County and Derry Township were all lower than what was reported in Pennsylvania and significantly lower than what is found in Lewistown Borough.

TABLE E-1
General Employment Profile – 2013/17

Factor	PA	Mifflin County	Granville Township	Derry Township	Lewistown Borough
Employment Status					
Population 16 years and over	10,419,971	37,166	4,275	6,247	6,494
In labor force	6,523,666	21,798	2,646	3,291	3,985
Civilian Labor Force (CLF)	6,518,993	21,798	2,646	3,291	3,985
Participation Rate	62.60%	58.70%	61.90%	52.70%	61.40%
Employed	6,096,977	20,884	2,512	3,186	3,691
Unemployed	422,016	914	134	105	294
Percent unemployed (of CLF)	6.5%	4.2%	5.1%	3.2%	7.4%

Source: US Census 2013-17 American Community Survey 5-year Estimates



Income Profile

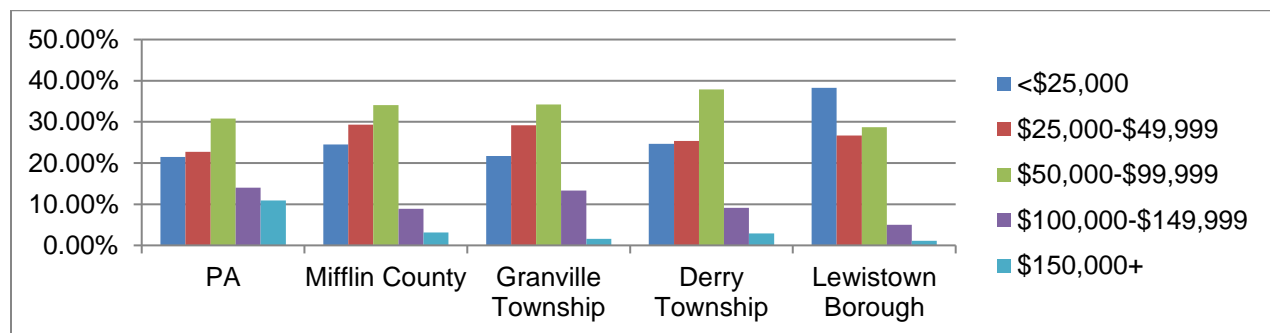
Median income is a barometer of wealth that divides the income distribution into two equal groups, half having income above that amount (i.e. the “median”) and half having income below. “Median” income is less susceptible to skewing up or down if there are a few unusually high or low incomes in the group. Table E-2 and the graphic below summarize and compare median incomes and income ranges. In terms of the overall median household and family incomes shown, Granville Township is relatively consistent with what is reported in Derry Township and for the County as a whole. In the years reported. Each is significantly higher than what is reported for Lewistown. A majority of the households in Granville Township earn between \$50,000 and \$99,000 dollars a year. It is somewhat encouraging to see that a lower portion of the households earn less than \$25,000 a year than in the surrounding area.

Generally “median” is a more accurate barometer than “average”, since the “median” is an actual income of a given population analyzed (i.e. the actual income in the middle of a given group) where “average” is a “construct” (i.e. adding up all incomes in a given group and dividing by the number in that group).

TABLE E-2
Income Profile – 2013/17

Factor	PA	Mifflin County	Granville Township	Derry Township	Lewistown Borough
Income Profile					
Median Household Income (2000 – see graphic)	\$40,106	\$32,175	\$37,690	\$34,712	\$21,568
Median household income (2017 – see graphic)	\$56,951	\$46,286	\$49,006	\$49,950	\$35,417
Total Households	5,007,442	18,939	2,163	3,193	3,593
Less than \$25,000	21.5%	24.5%	21.7%	24.7%	38.3%
\$25,000 - \$49,999	22.7%	29.3%	29.2%	25.4%	26.7%
\$50,000 - \$99,999	30.8%	34.1%	34.2%	37.9%	28.7%
\$100,000 - \$149,999	14.0%	8.9%	13.3%	9.1%	5.0%
\$150,000 and greater	10.9%	3.1%	1.6%	2.9%	1.1%
Median family income (2017 dollars)	\$72,692	\$52,894	\$54,323	\$60,926	\$45,486

Source: US Census 2013-17 American Community Survey 5-year Estimates



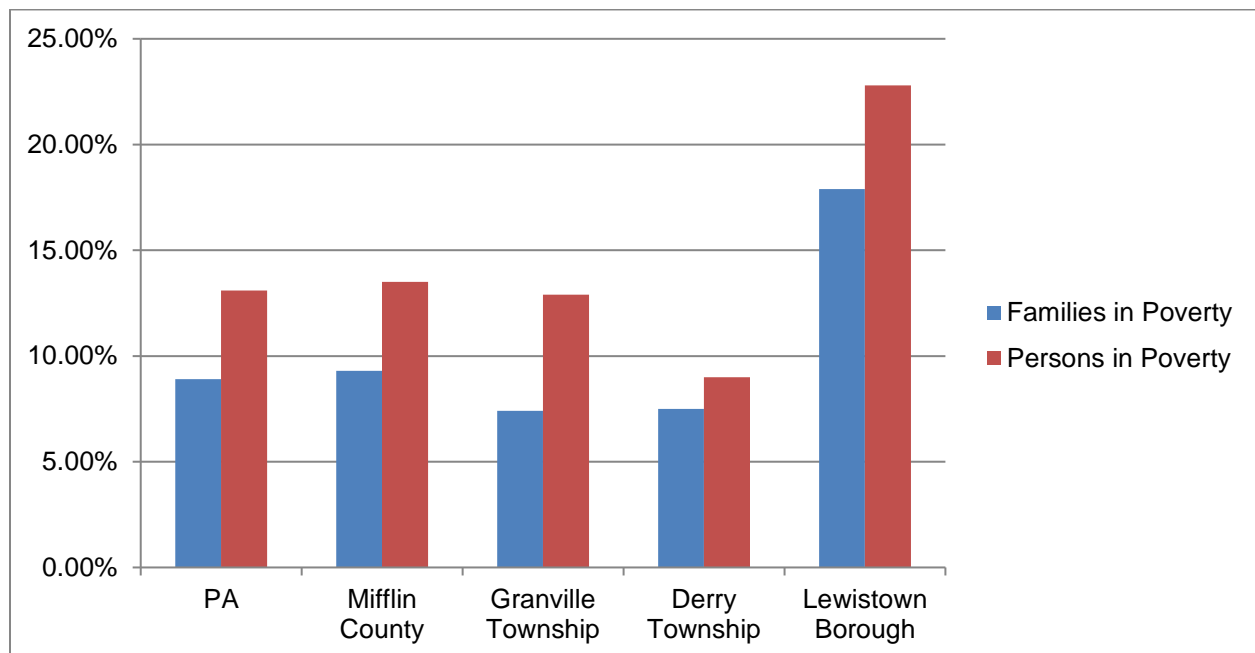
Poverty Profile

A poverty profile for Granville Township and surrounding areas is presented in Table E-3 and in the graphic below. The profile shows that the percentage of Granville Township families (7.4%) and persons (12.9%) in poverty are both the lowest in the area and are below what is reported on a state wide level. Unfortunately, the percentage of families and persons in nearby Lewistown are both significantly higher than what is found in the surrounding area.

TABLE E-3
Poverty Profile – 2013/17

Factor	PA	Mifflin County	Granville Township	Derry Township	Lewistown Borough
Families	8.9%	9.3%	7.4%	7.5%	17.9%
Persons	13.1%	13.5%	12.9%	9.0%	22.8%

Source: US Census 2013-17 American Community Survey 5-year Estimates



Natural Resources Overview –

Granville Township encouraged the *collection* and *use* of physical and natural features information most applicable to the Comprehensive Plan and Zoning Ordinance updating process. Information on surface waters, natural and environmental resources and other physical features was collected and mapped. This section summarizes and visually depicts this information and utilizes it to delineate mapping of *Development Constraints*. The information contained in this section, and in particular the *Development Constraints* mapping, was used in the preparation of the updated Granville Township Zoning Ordinance.

- *Surface Water Map (p. 22)*: The mapping highlights the rivers, streams and water bodies in Granville Township recognized as physical assets.
 - The Juniata River is centrally located in Granville Township and is considered the most predominant waterway in the Township. The Juniata River is considered a valuable asset in the Township as it provides plenty of opportunities for fishing, boating, recreational/seasonal use, and an important natural resource for the community. The river flows west to east through the Township and also serves as a township boundary on the eastern side of the Township in the Lewistown Narrows. Outside of the Township, the Juniata River flows south to through Juniata and Perry County before flowing into the Susquehanna River in Duncannon, Pennsylvania.
 - Strodes Run – serves as a tributary stream that flows along the western border of the township and is a major tributary to the Juniata River. Strodes Run has smaller tributaries that feed into it from Ferguson Valley and Jacks Mountain within the Township.
 - Granville Run – is identified as a local waterway that begins with small tributaries flowing from Blue Mountain and continues through the Township before flowing into the Juniata River near PA Rt. 103.
 - Minehart Run – begins as several tributaries from Blue Mountain and travels through the Malta Park and eventually flows into the Juniata River. This stream is classified as a High Quality stream that supports migratory fish species.
 - Buck Run – serves as another waterway in Granville Township that forms in the Northern portion of the Township in Ferguson Valley and Jacks Mountain. Unlike other waterways in Granville Township, Buck Run flows north throw the Township into Kishacoquillas Creek which meets Juniata River in Lewistown.
- *100yr Floodplain Map (p. 23)*: The map shows the extent of the 100-yr floodplain in Granville Township. Floodplains are generally located throughout many areas of the Township commonly along waterways. The most significant areas impacted by the 100yr floodplain are found along Juniata River, Strodes Run, and Minehart Run.

- *Special Protection Waters (p. 24)*: Special Protection Waters are identified and displayed on this mapping to depict the High Quality Streams (HQ) and the High Quality Watershed Areas in Granville Township. The High Quality Streams designation is reserved for the cleanest waters in all of Pennsylvania, which are considered important natural resources and are to be properly protected and maintained. Granville Run, Minehart Run, Strodes Run, and several unnamed tributaries that flow into the Juniata River hold this designation while High Quality Watershed Areas reflect the geographic boundary surrounding these streams.

- *Managed Lands - State Lands Map (p. 25)*: Granville Township contains a significant amount of State Forest land as well as municipal/publically owned land and a state game land. The designated State Forest land consists of a portion of the Tuscarora State Forest in the southern corner of the Township. State Gameland No. 113 is the only State Game Land located in the Township and is managed by the Pennsylvania Game Commission for hunting, trapping, and fishing.

- *Natural Resource Areas Map (p. 26)*: The mapping highlights Natural Resource Areas found within Granville Township. These resources include several core habitat areas in the township that are intended to identify species of concern or natural community that can absorb very little activity or disturbance without substantial impact to the natural features. The Supporting Natural Landscape identifies areas surrounding or adjacent to Core Habitat that are not considered the primary habitat of the species of concern or natural community, but may serve as secondary habitat. The Mifflin County Natural Heritage Inventory (2007) details the core habitat and the supporting natural landscape areas in the Township.
 - *Jack's Mountain West* – is a large contiguous area that is important because of its size and natural boundary caused by the steep sloping physical characteristics and vast amount of wooded areas on the mountain. Although, the majority of Jack's mountain in Granville Township is privately owned, the mountain is targeted for open space conservation methods than can maintain the existing forested area.

 - *Buck Run Grasslands* – is classified as a core habitat area in Ferguson Valley. This area is a combination of agricultural fields, pastureland, and interspersed woodland edge.

 - *Big Ridge Pools* – is a designated area in Ferguson Valley that acts as one or two seasonal pools that receive drainage from an intermittent stream below Big Ridge to form a moderate shrub layer that supports obligate species of amphibians, plants, and invertebrates.

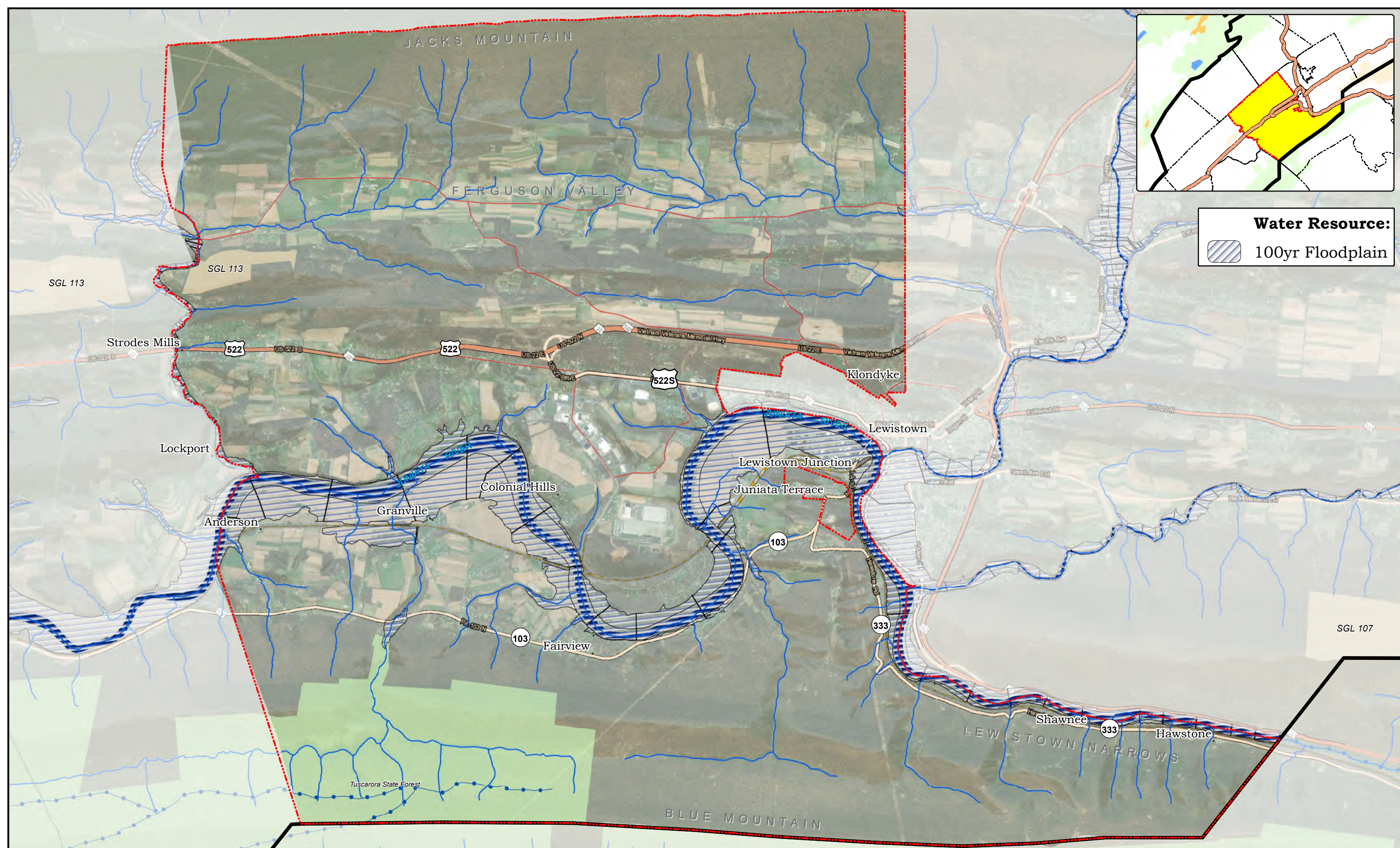
 - *Juniata River* - serves as the main waterway and natural water resource for the Township. The Juniata River core habitat areas and the supporting habitat area buffer encompass a fairly large size portion in Granville Township.

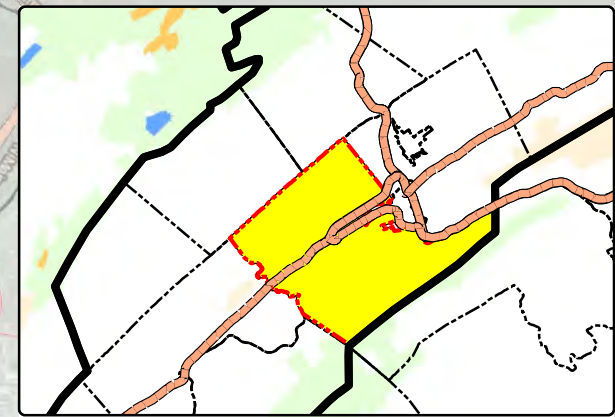
- *Lewistown Narrows South* – displays extraordinary geological, topographic, and scenic opportunities to view steep slopes and rock outcroppings along the Juniata River and US 322. The Lewistown Narrows South serves as a heavily forested mountain slope that provides a natural buffer to the Juniata River core habitat area.
 - *Blue Mountain at Whitsel Trail/Hissing Rocks/Vincent Tram Road* – are important areas located on Blue Mountain that have indications of being occupied by the *Allegheny Woodrat*. This species inhabits the deep crevices of rocky outcrops, boulder-strewn slopes and caves. Populations of this woodrat throughout the state has experienced rapid decline due to fluctuating food supplies and habitat fragmentation.
- *Land and Water Trails Map (p. 27)*: The mapping highlights the location of the Juniata River Water Trail, the Tuscarora State Forest trail, and the small trail through State Gamelands 113.
- *Juniata River Water Trail* – Water Trails are boat routes that are suitable for recreational uses such as canoes, kayaks and small motorized watercraft. The Juniata River Water Trail begins West of Granville Township Connection of the Raystown branch section of the river. The Juniata Water trail extends downstream through Granville Township to form the lower branch of the Juniata River. Eventually, the lower branch flows directly into the Susquehanna River in Duncannon, Pa. The Trail provides kayakers, paddlers, and operators of small motor boats with views of wildlife, geology and forests. River access points along the Trail near the Township include:
 - Near Rt. 103 and North River Road
 - Locust Campgrounds
 - Lewistown/Victory Park
 - Lewistown Narrows
 - *State Gamelands 113 Trail* – access to this Gameland is off of Strodes Run road in the southern section of the Township. This Game Land provides an opportunity for hunting and trapping as well as an access path.
 - *Tuscarora State Forest Trail* – A portion of the Tuscarora State Forest resides in the Southern area of Granville Township on Blue Mountain. The State Forest offers recreational activities such as trails for hiking and scenic view sheds. Within Granville Township, Longfellow Trail and Flat Rock Trail provide an opportunity to explore the State Forest and Blue Mountain surroundings.
- *Steep Slopes Map (p. 28)*: The map highlights areas identified as having a steep slope. These steep slope areas constrain development due to the higher costs and challenging site conditions associated with building on steeper slopes. Granville Township has a large area of steep slopes with Jack's Mountain bordering the Northwestern portion and Blue Mountain and the Lewistown Narrows bordering the southeastern boundary. Conditions along US 522 are also considered to be steep sloped which could impede future development in some areas.

Developmental Constraints

The most critical layers of the above mapping were compiled and graphically displayed on the *Development Constraints Map* (p. 29). The information contained in this section and the *Development Constraints Map* was used to guide development of *Future Land Use Goals*, *Community Development Objectives* and a *Future Land Use Map* provided in the Future Land Use section. The information and individual mapping contained in this section along with the *Development Constraints Map* will be a valuable tool in the review of land development and other projects in Granville Township.

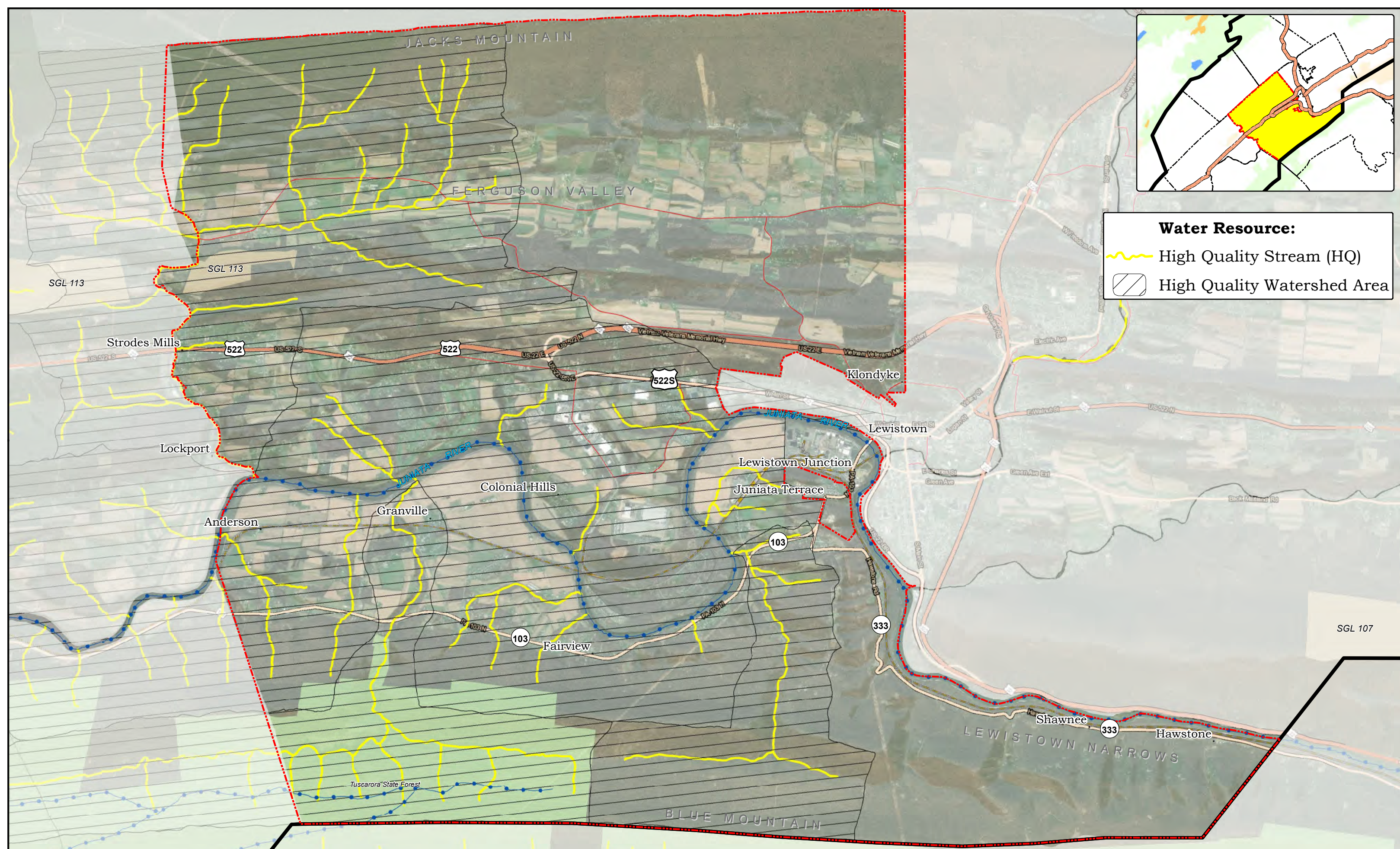




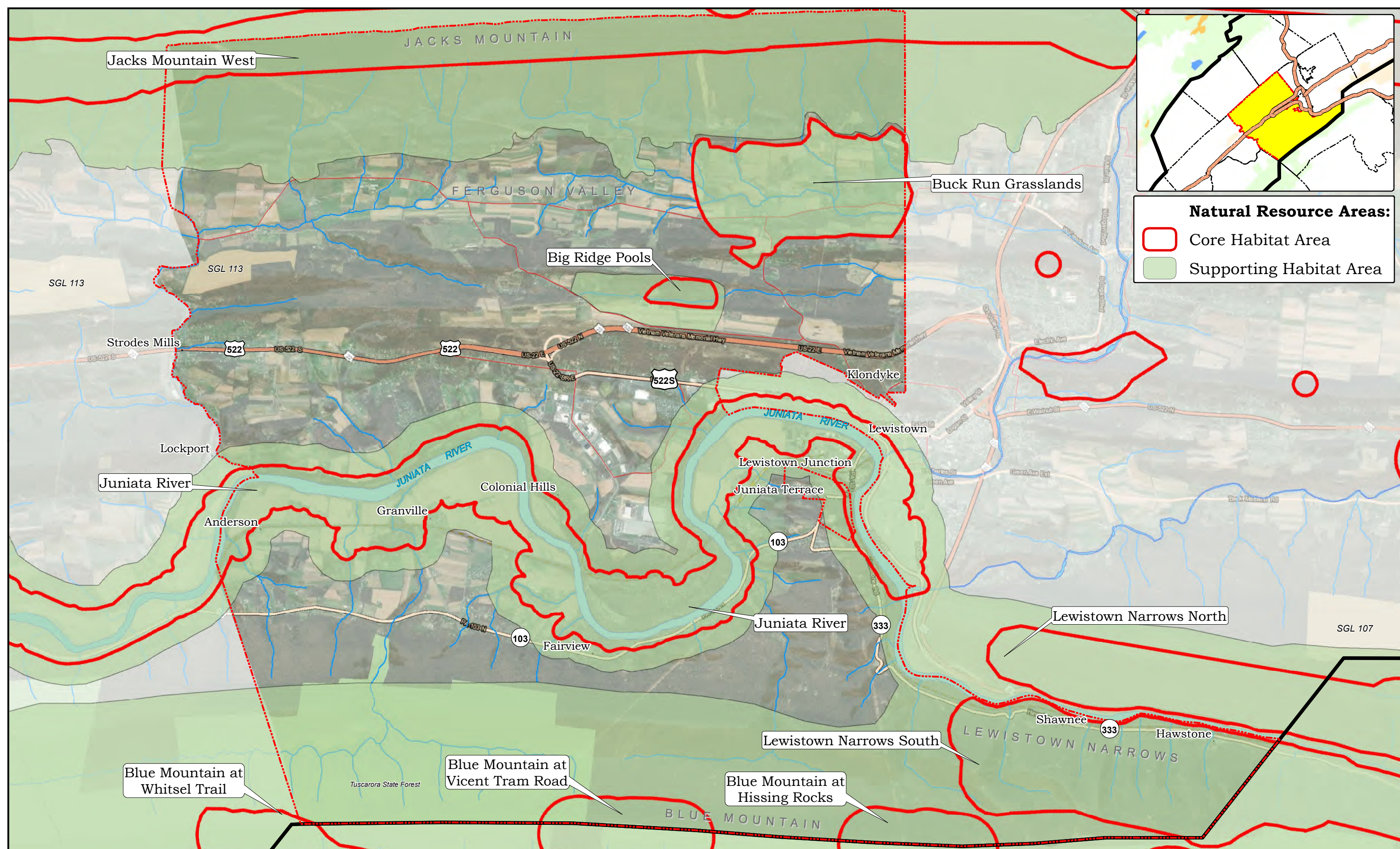


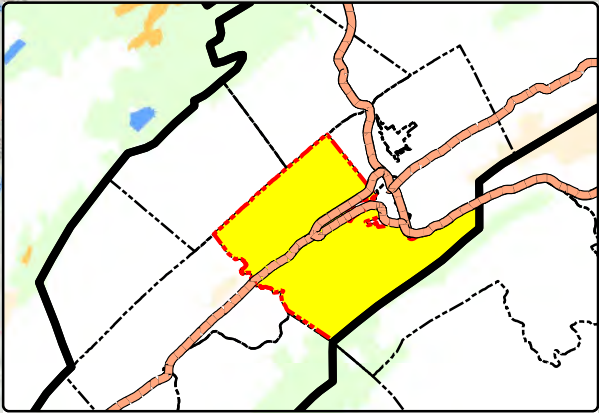
Water Resource:

- High Quality Stream (HQ)
- High Quality Watershed Area

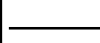






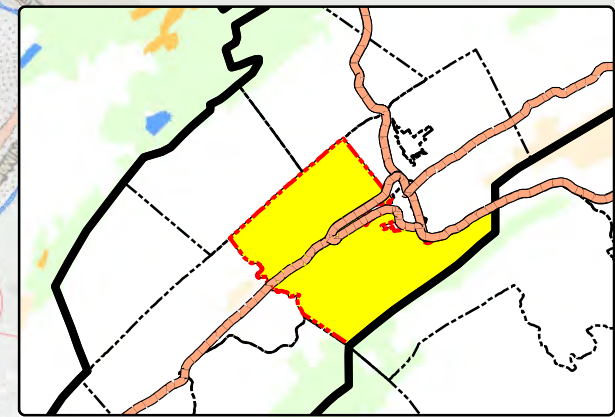


Trails:


-  Juniata River Water Trail
-  State Forest Trail
-  State Gameland Trail

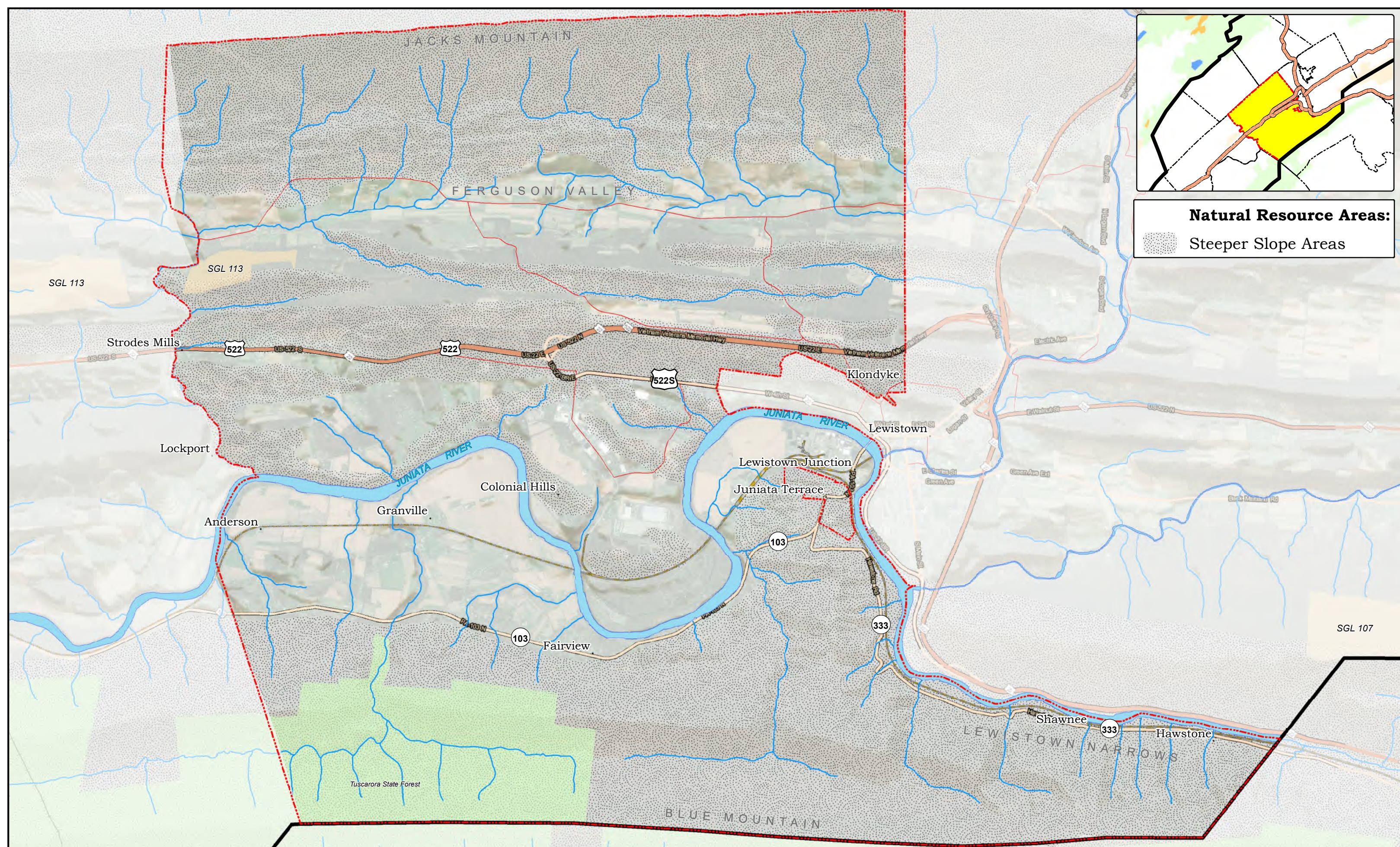


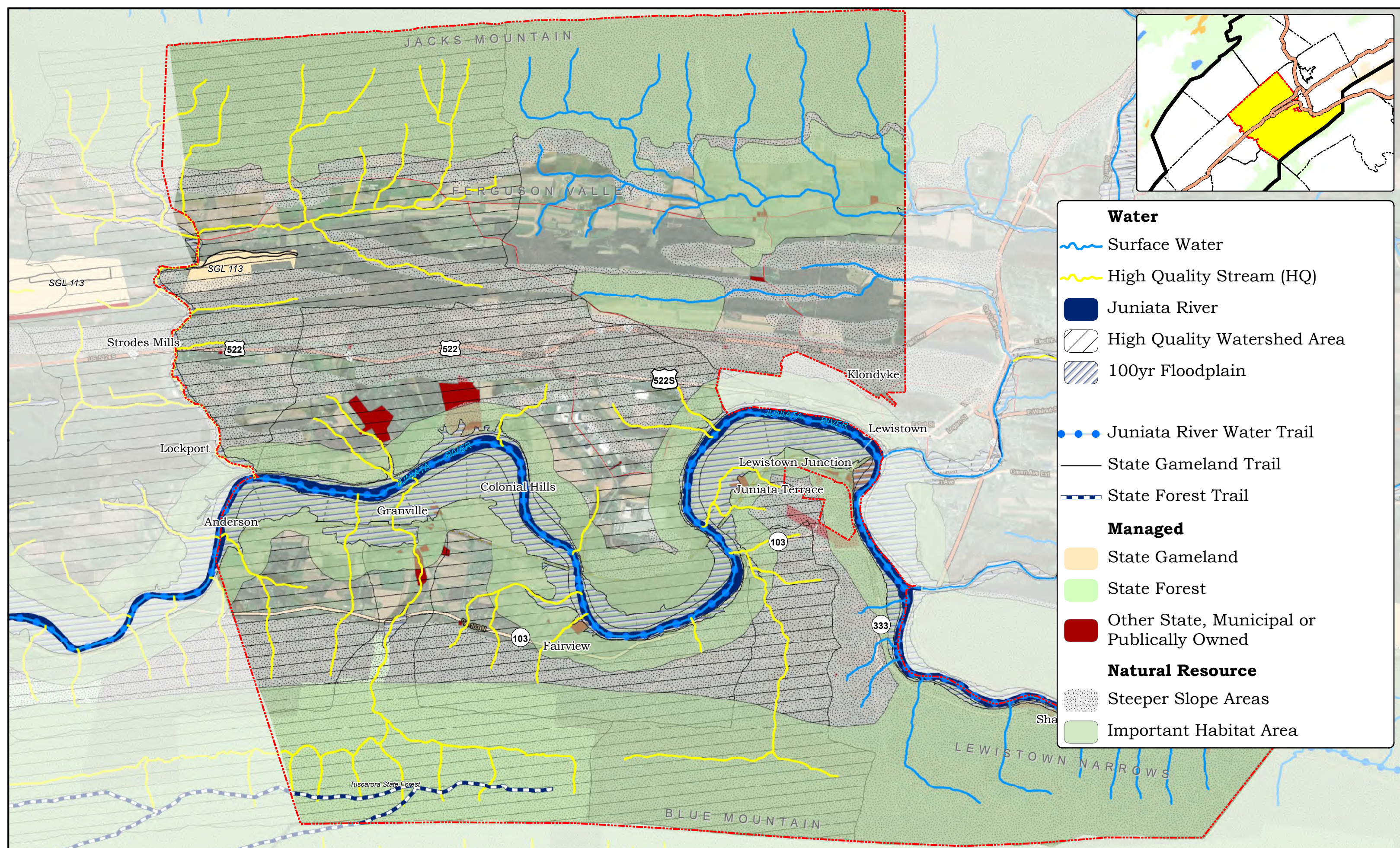
**GRANVILLE TOWNSHIP
LAND AND WATER TRAILS**



Natural Resource Areas:

 Steeper Slope Areas





Existing Land Use –

An understanding of existing land use patterns and their relationship to each other must be developed in order to formulate a plan for the future orderly growth and development in Granville Township. The *Granville Township Existing Land Use Map* was prepared using land use related mapping layers and refinements made by EADS planning staff through evaluation of secondary source data on public lands, interpretation of aerial photography and by field verification. This section provides representative land use information appropriate for planning purposes in Granville Township.

Land Use Categories

Three (3) main existing land use categories including developed, undeveloped and surface water areas were reviewed. The following describes the components in each of these main categories.

- *Developed Land:* Six (6) developed land uses were categorized and mapped including Agricultural/Open Space, Residential, Commercial, Industrial, Transportation features and Public Lands. Public Lands are included in this category as most of it is “developed” as passive and active recreational open space and not available for future land development activities.
- *Undeveloped Land:* The undeveloped land use category includes Forest Land and other Cleared or Grasslands and other Wooded Land.
- *Surface Water Areas:* This includes streams, rivers and reservoirs.

Specific land uses within each developed and undeveloped category are as follows:

- *Agricultural* - includes land engaged in active production of agricultural products or pastureland and associated land uses.
- *Residential* – comprised of housing and associated lots, with densities ranging from low density homes on individual lots to multiple family structures.
- *Commercial* - includes land sustaining retail and service businesses in free-standing buildings, individual parcels or in multi-tenant buildings.
- *Industrial* – includes land involved in the manufacture, processing or movement of goods.
- *Public* – includes portions of Tuscarora State Forest State and State Gameland 113. Land or buildings that sustain community uses are also included.

- Transportation – includes right-of-way lines of highways, local roads, rail lines and associated facilities including those within Public lands.
- Forested Land – comprises wooded areas in the Township not already included as Public State Forest or State Game land.

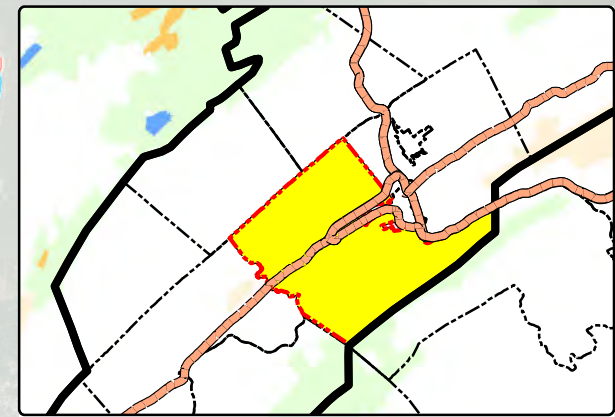
Existing Land Use

The *Granville Township Existing Land Use Map* provided on the following page graphically depicts the Land Use profile for the Township. Table L-1 below presents the information in aggregate (i.e. acres) and percentage terms, and differentiates among developed land, undeveloped land and surface water.

TABLE L-1
Granville Township Existing Land Use - 2020

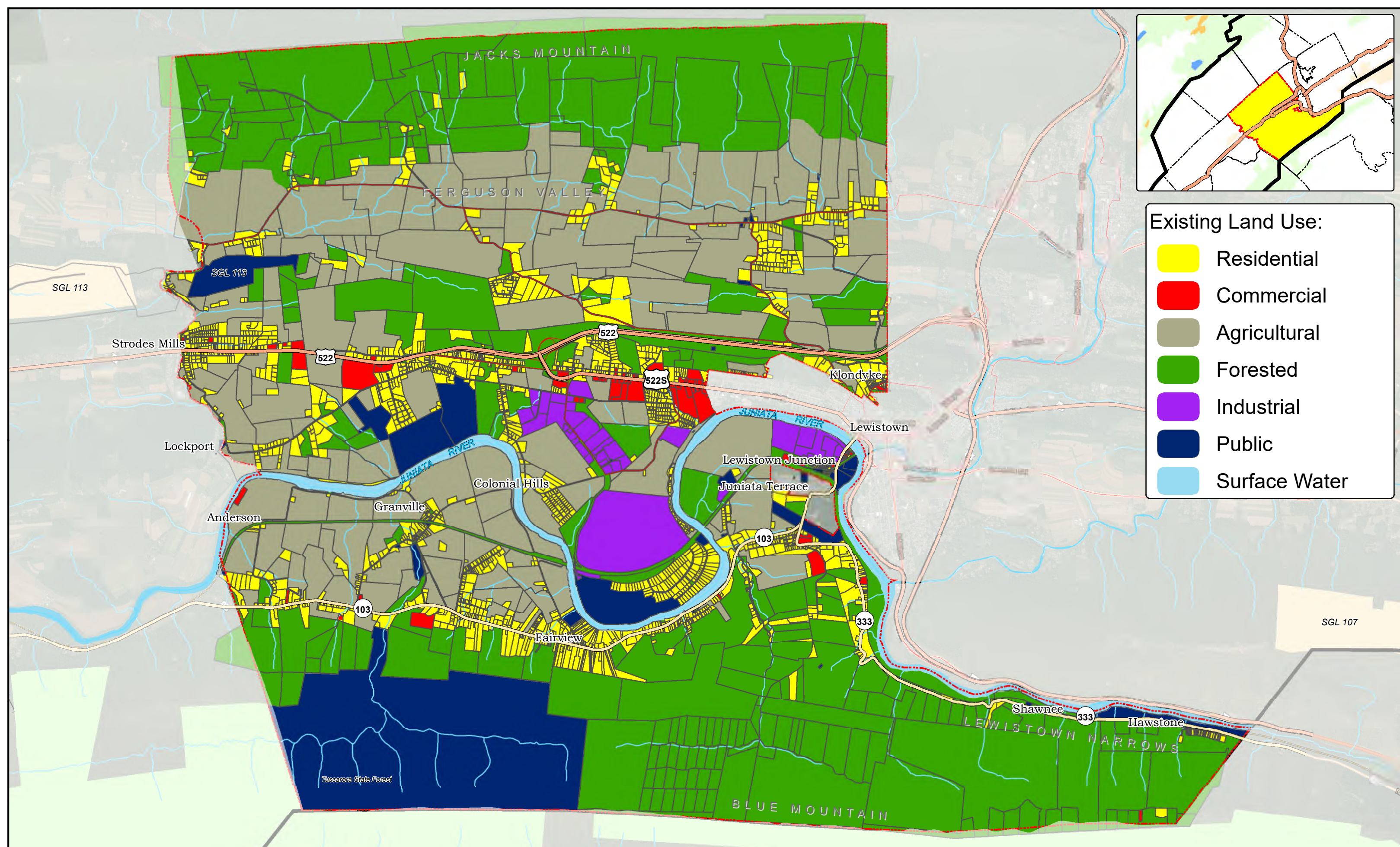
Land Use Category	Granville Township		
	Acreage	% of Total Land	% of Developed Land
Agricultural	5,988	22.53%	48.06%
Residential	2,179	8.20%	17.49%
Commercial	197	0.74%	1.58%
Public	2,562	9.64%	20.56%
Industrial	659	2.48%	5.29%
Transportation & Related	875	3.29%	7.02%
Subtotal – Developed Land	12,460	46.87%	100.00%
Forested Land - Undeveloped Land	13,481	50.71%	NA
Subtotal –Land	25,941	97.58%	NA
Surface Water	642	2.42%	NA
TOTAL ACREAGE	26,583	100.00%	NA

Source: EADS Group 2020



Existing Land Use:

	Residential
	Commercial
	Agricultural
	Forested
	Industrial
	Public
	Surface Water



Several of the more significant factors and trends that emerge after reviewing Table L-1 and the *Existing Land Use Map* are presented below.

- The mountain ridges and valley sections of the Township help to shape land use patterns in the Township.
- The Juniata River Valley, rail lines and the existing highway system also have a great influence on where and how land is used in the Township.
- Access to the local and regional transportation system has facilitated growth of Industrial areas and highway Commercial developments in the Township. This is obviously notable along the 522/522 Business corridor.
- Township has nearly 900 acres (3.2%) of land in an Industrial or Commercial use. Two (2) major industrial parks are located in the Township. The industrial parks have allowed the Township to emerge as the major industrial center in Mifflin County
- Approximately half (50.7%) of the Township is wooded and nearly a quarter (22.5%) of the land is in an agricultural use. Together, approximately two-thirds of the Township is wooded or is in an agricultural land use. Wooded slopes including a portion of the Tuscarora State Forest cover most of the mountain ridges and steeper mountain slope areas.
- The valley sections of the Township contain a high abundance of residential areas and land used for various types of agricultural and farming uses. The Township has more than 2,000 acres (8.2%) of land use in a residential use.
- Granville Township has nearly 900 acres (3.2%) of land used for transportation, utilities and related uses as a result of US 22/522 corridor.
- The Township also features over 600 acres (2.4%) of surface waters. Obviously, the Juniata River comprises a large majority of this total.
- Just over 2,500 (10%) of land in the Township contains is in public ownership or used for a public use.

Future Land Use Plan –

This subsection provides information focused on future land use and development planning in Granville Township. Gradually it has been recognized that future land use guidance at the municipal level needs to be more specific than general. This is especially evident in Granville Township where land use decisions can directly impact the small town setting and rural characteristics associated with the Township. The information provided in this section provides guidance for future land use planning and land development regulation decision-making in the Township.

Future Land Use Goals

The following *Future Land Use Goals* highlights key land use, growth and development related input received from the Township as well as from residents and other stakeholders during the Public Participation process held during this Comprehensive Plan update process. This includes a Community Workshop, a Community Survey and additional coordination with the Granville Township staff and officials.

- There is consensus on the need and want for attracting new businesses into the Township, for quality of life and tax base improvement purposes.
- Attracting new businesses and encouraging business expansions are desired as long as they fit the existing conditions within the Township.
- Growth and development should be encouraged within the commercial and industrial zoning districts and not within the Agricultural district.
- There was consensus that preserving agriculture and farm land, natural areas and open spaces in the Township are priorities and should be reflected in the zoning ordinance.
- Adding new Industrial Districts or increasing the size of the existing heavy industrial areas is not a priority.
- Completion of the US 522 Bypass highway and the resulting reduction in the volume of truck traffic through the Township are considered positives. Future land use planning should not result in additional truck traffic.
- Future land use planning should focus on preserving the rural atmosphere, farmland and the natural/environmental qualities of the Township.
- Future land use planning should promote farmland, agricultural, natural resources and public open space types of land uses.

- Future land use planning should also allow for more retail, shopping and dining opportunities. Additional light industrial development, more access to recreation opportunities and better telecommunication service would also be favored in the Township.
- Future land use planning should encourage future growth and development in and around areas that presently have adequate public water and sanitary sewer service and around major transportation corridors. Development around the Train Station should also be encouraged.
- Future land use planning should promote well planned and orderly development that reduces conflicting and nuisance land uses.
- There is consensus that development regulations are needed to assure that well-planned and orderly development occurs in the Township.
- Development regulations should provide flexibility and common sense requirements and standards.

Community Development Objectives

The Pennsylvania Municipalities Planning Code (MPC) establishes that comprehensive plans shall include a statement of objectives of the municipality concerning its future development. The following set of *Community Development Objectives* reflects both the *Future Land Use Goals* described previously and the requirements of the MPC. The overall intent of the *Community Development Objectives* is to ensure appropriate and compatible growth and development that reduces conflicting and nuisance land uses and results in well-planned and orderly development and redevelopment in Granville Township.

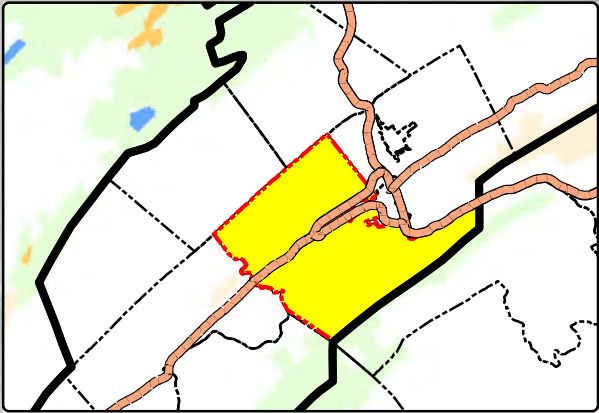
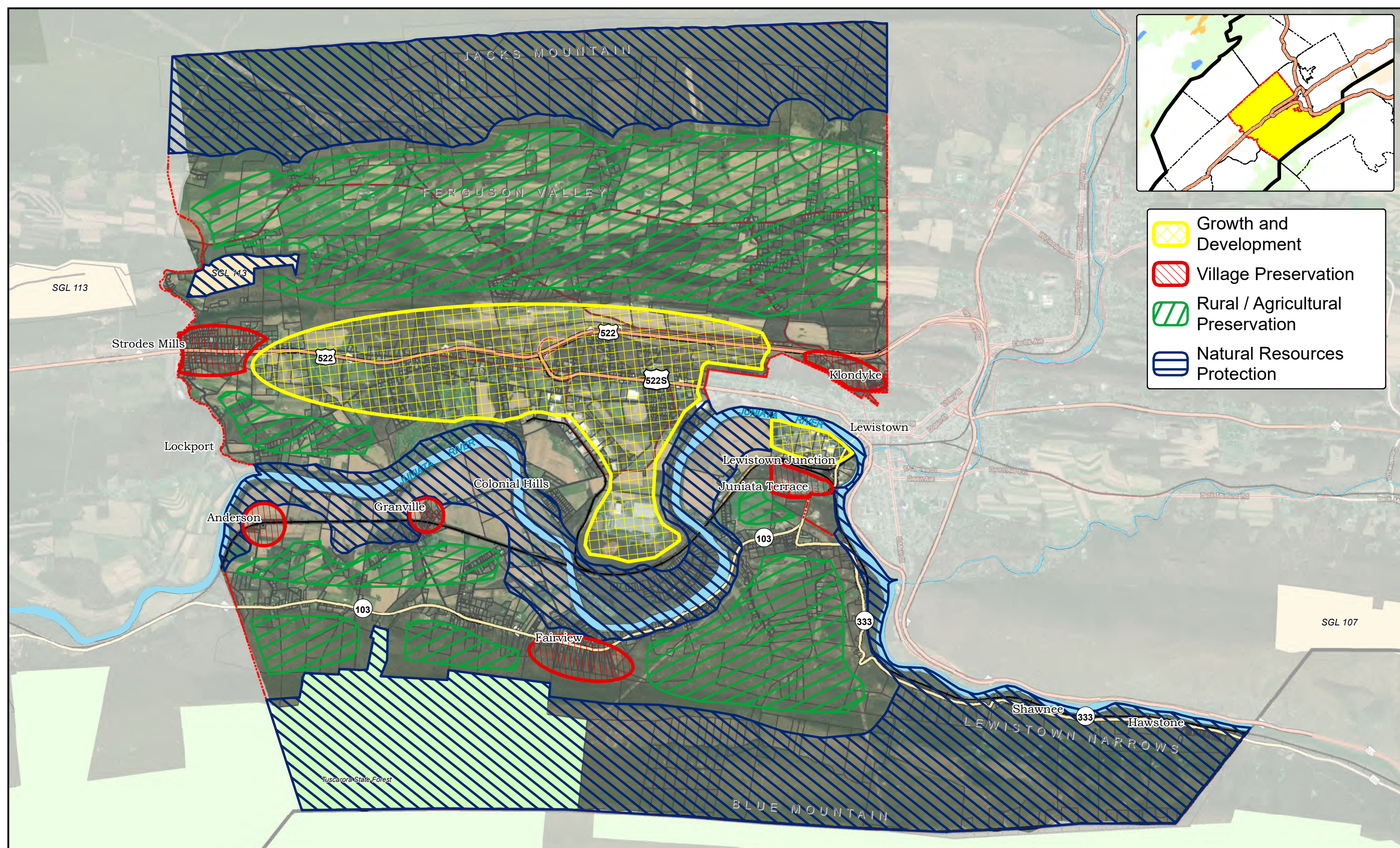
- Provide for an adequate supply, balance and location of land uses appropriate for the infrastructure and community needs of the Township but flexible enough to sustain orderly and well-planned development.
- Encourage retail, shopping, dining, light industrial, recreation opportunities and telecommunication upgrades, while preserving the rural and small town atmosphere of the Township.
- Encourage development within, adjacent and comparable to existing commercial and industrial development areas.
- Encourage development within and adjacent to public sewage and water service areas and major transportation corridors; thereby enabling the most efficient and economic provision of basic community facilities and public utilities.
- Encourage single family residential development within the Township.
- Minimize the potential for conflict between residential areas and commercial/industrial development within the Township.
- Encourage well-planned future in-fill development and new development of presently vacant parcels.
- Assure the preservation, protection, appreciation and appropriate use of surface water and ground water resources in and bordering the Township.
- Preserve active agricultural and farm land, natural resources and public open space types in the Township.
- Preserve waterways, 100-year floodplains, natural heritage resources, open spaces and wooded lands and other physical and natural resources of local and regional significance.
- Assure the preservation, protection, appreciation and appropriate use of surface waters and ground water resources in and bordering the Township.





Future Land Use

The *Future Land Use Map* provided on the following page reflects the synthesis of information from this Existing Conditions document including the data layers from the Existing Land Use and Physical and Natural Resources Overview sections. The Future Land Use Map also reflects and incorporates the Future Land Use Goals and Community Development Objectives described in this section. The Future Land Use Map along with the Community Development Objectives will guide future land use planning and land development regulations in the Township.

The future land use recommendations are suggested as guidance for local municipal decision-making. It is an overall recommendation of this Plan that the Granville Township Zoning Ordinance be consistent with the Future Land Use guidance provided in this Future Land Use Plan. The Future Land Use Map identifies land uses as they relate to important natural resources protection, preservation of wooded and agricultural lands and areas where growth and development is more appropriate and can be encouraged. The following provides additional guidance on the interpretation and application of the conceptual land use categories used in the Future Land Use Map:

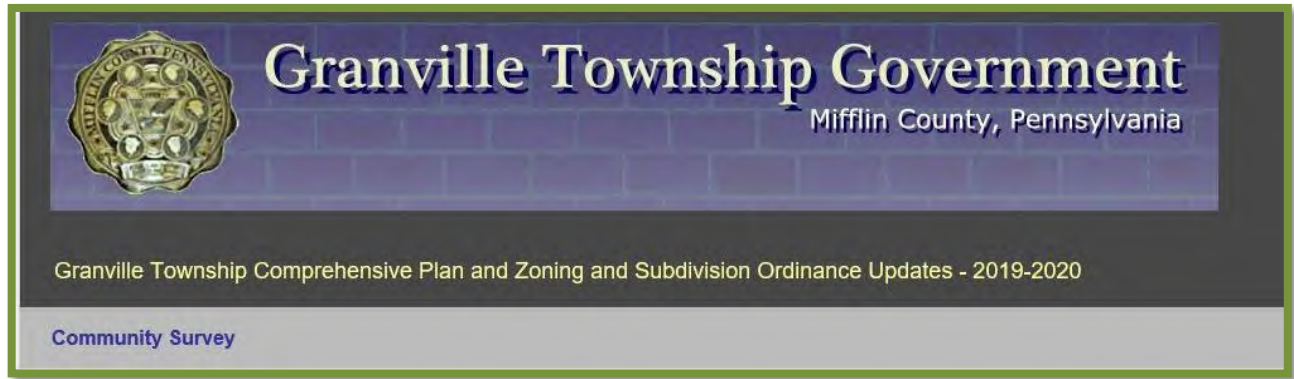
- **Growth and Development Area** – These areas have the perceived capacity and developmental pressures to sustain more intense and/or highway-oriented retail, services and/or light industrial development and redevelopment, subject in part to sound site planning and land development activities. These areas include most of the area within and served by the US 522/522 Business corridor.
- **Village Preservation** – These areas largely comprise the more populated places in the Township. These areas already are characterized by low density residential and some commercial development. They lack the types of infrastructure and other development pressures needed to sustain a higher level and density of development.
- **Rural/Agricultural Preservation** – The areas primarily include agricultural land with some wooded areas, scattered low-density residential and open space lands. Continuation of agricultural land uses and other less intense land uses associated with rural land is suggested.
- **Natural Resources Area** – These areas comprise swathes of State Forest and State Gamelands and other Natural Resource Areas including core habitat and supporting natural landscapes found within Granville Township.



-  Growth and Development
-  Village Preservation
-  Rural / Agricultural Preservation
-  Natural Resources Protection

Granville Township Comprehensive Plan and Ordinance Updates Community Survey Results Summary

The Survey -



Granville Township conducted a Community Survey as a means of eliciting input and perceptions of their residents regarding current conditions and future growth and development in the Township. The Survey was active during the fall of 2019 to spring of 2020. The Survey ended on April 6, 2020.

The Survey questionnaire was prepared in coordination with Granville Township and members of a Steering Committee formed to help support this planning effort. After discussion and review, a final questionnaire emerged that elicited feedback on the following:

- Perceptions on what residents like about the Township.
- Identification of major issues and problems facing the Township.
- Identifying and prioritizing issues and problems the Township should address.
- Guidance on the types of development that should be promoted or discouraged.
- Position and perceptions about the strengths and weaknesses in the Township.
- Perceptions on growth and development in the Township.
- Perceptions on developmental regulations in the Township.
- Types of businesses, services and community facilities wanted in the future.
- Other comments regarding the Township were accepted.

Provisions were made for the administration of the survey via *SurveyMonkey* and in hard copy format as well. The link to the electronic version of the survey was provided on the Granville Township website and was included in articles published regarding the Comprehensive Plan and Zoning Ordinance updates. Hard copies of the Survey were made available at Community Workshop No. 1 and at the Granville Township Building. The Township also mailed copies of the Survey to most residents within the Township. The completed hard copies of the Surveys were merged in with the on-line responses. Overall, 123 responses were received.

Overview -

The following provides an overview of the results of the Granville Township Community Survey. The following generalized comments provide a context and overview of the results spelled out in more detail on the following pages:

What do Residents Like:

Most respondents like the rural/small town setting, the cost of living and related qualities that make the Township a good place to raise a family. They also appreciate the amount of wooded, natural and agricultural areas throughout the Township and the availability of active/outdoor recreation.

What are the Major Problems:

The respondents noted that a lack of shopping opportunities, loss of 'good jobs', general decline in business areas and exterior property conditions (blight) were major problems in the Township. Lack of telecommunication services in the area was also noted a major problem.

What actions should the Township Address:

The results indicate that residents want the Township to focus efforts on attracting new businesses that would provide more job opportunities and would provide a greater variety of retail and stores. They also suggested that preserving the rural atmosphere, farmland and the natural/environmental qualities of the Township should be high priorities.

What Future Development should be Promoted:

The responses overwhelmingly suggested that farmland, agricultural, natural resources and public open space types of land uses should be promoted in the Township. There was also a strong indication that more light industrial, retail, shopping and dining opportunities would be favored in the Township.

What Future Development should be Discouraged:

The responses indicate that multi-family, apartments and other types of rental housing are not desired. Most responders also indicated that they would not be in favor of additional heavy industrial and highway commercial development.

What are the Township's Strengths:

Public safety and emergency response, wooded areas and open spaces, public sewer and water service, farming and agriculture opportunities, cost of living and community pride were all noted as Township 'Strengths' that add to the quality of life in the Township.

What are the Township's Weaknesses:

Lack of retail, dining and shopping choices along with the lack of social, cultural, recreational, entertainment and heritage related activities were all noted as Township 'Weaknesses'. Employment opportunities and housing/property conditions also detract from the quality of life of Township residents.

Perceptions of Growth and Development:

Nearly half of the responders favored encouraging future growth and development in and around areas that presently have adequate public water and sanitary sewer service. To a lesser extent, responders suggested that growth and development should also be encouraged around major transportation corridors. Perhaps surprising, approximately a quarter of the responders noted that the Township has adequate development and would not encourage additional growth or development.

Perceptions on Development Regulations:

Nearly 60% of the respondents felt that existing development regulations in the Township are adequate to assure well-planned and orderly development and to avoid future problems and conflicts. Somewhat surprising, there were slightly more responses indicating that development regulations are not necessary than those indicating that additional regulations are needed.

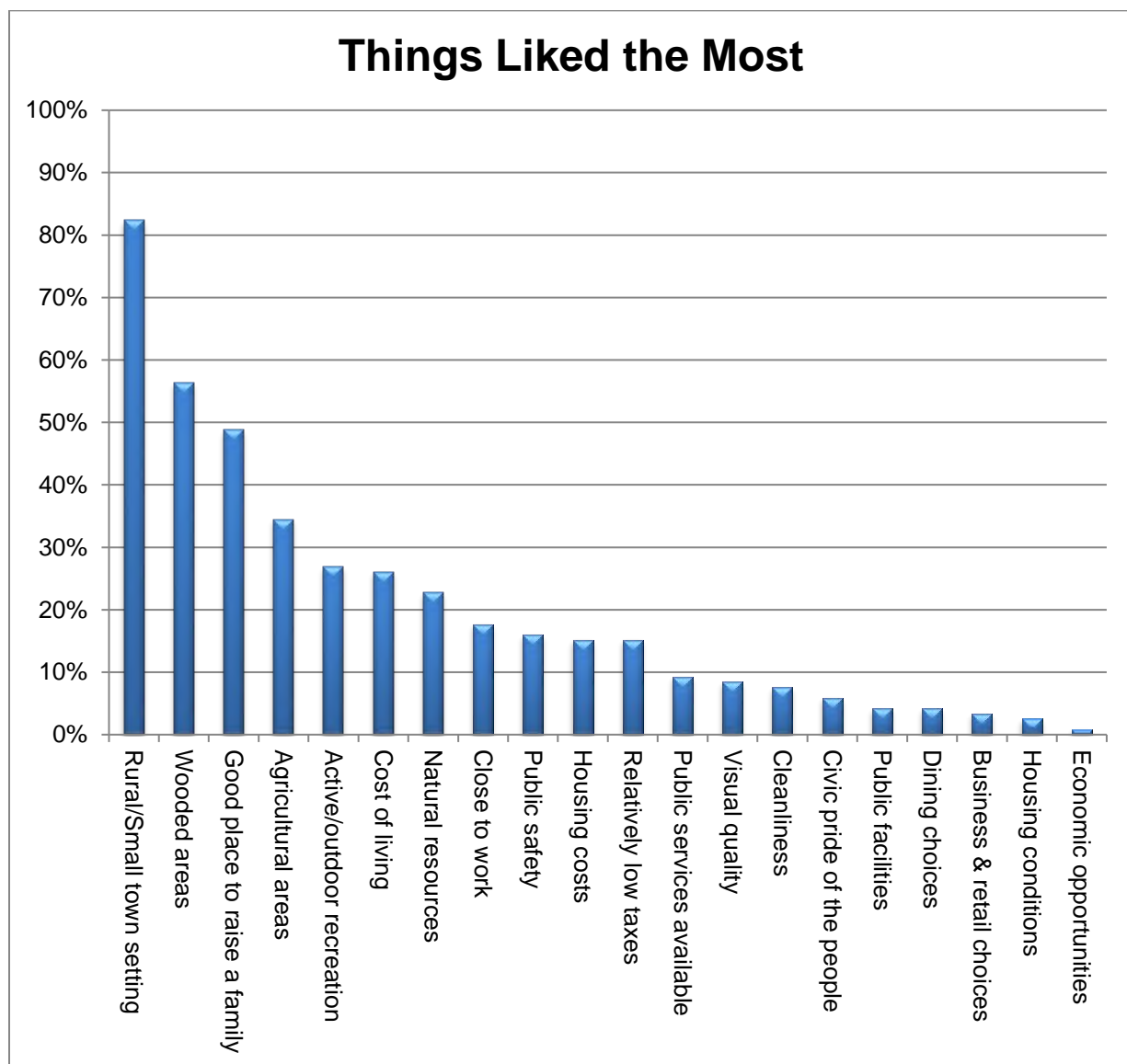
What Types of Businesses, Services and Community Facilities are Wanted:

Residents want to see preservation of natural areas, open spaces, agricultural and farm land in the Township. They also want more retail opportunities, more places to shop and dine, more access to recreation opportunities and better telecommunication service. A good number of residents also noted they wanted to see development occur around the Train Station.

Things Liked the Most -

Respondents were asked to choose characteristics they like most about the Township from an array of choices. The following highlights the top five (5) responses. Other notable responses included cost of living and natural resources. The graphic below provides the complete results.

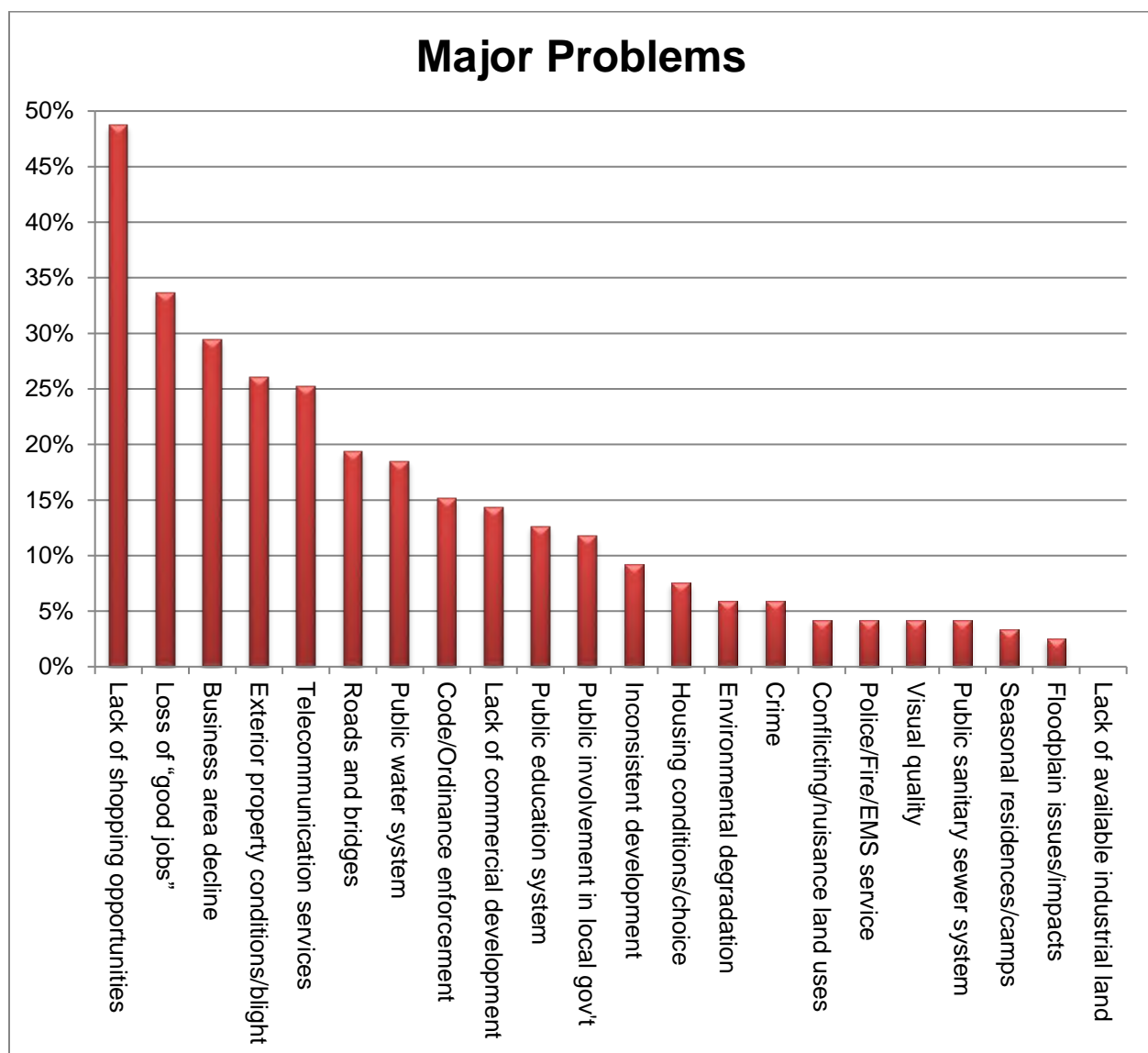
- Rural/Small town setting – 82%
- Wooded Areas – 56%
- Good place to raise a family – 49%
- Agricultural Areas – 34%
- Active/outdoor recreation – 27%



Major Problems -

Respondents were asked to identify what they thought were Granville Township's major problems. The following highlights the top five (5) responses. Other common responses included roads and bridges and the public water system. The graphic below provides the complete results:

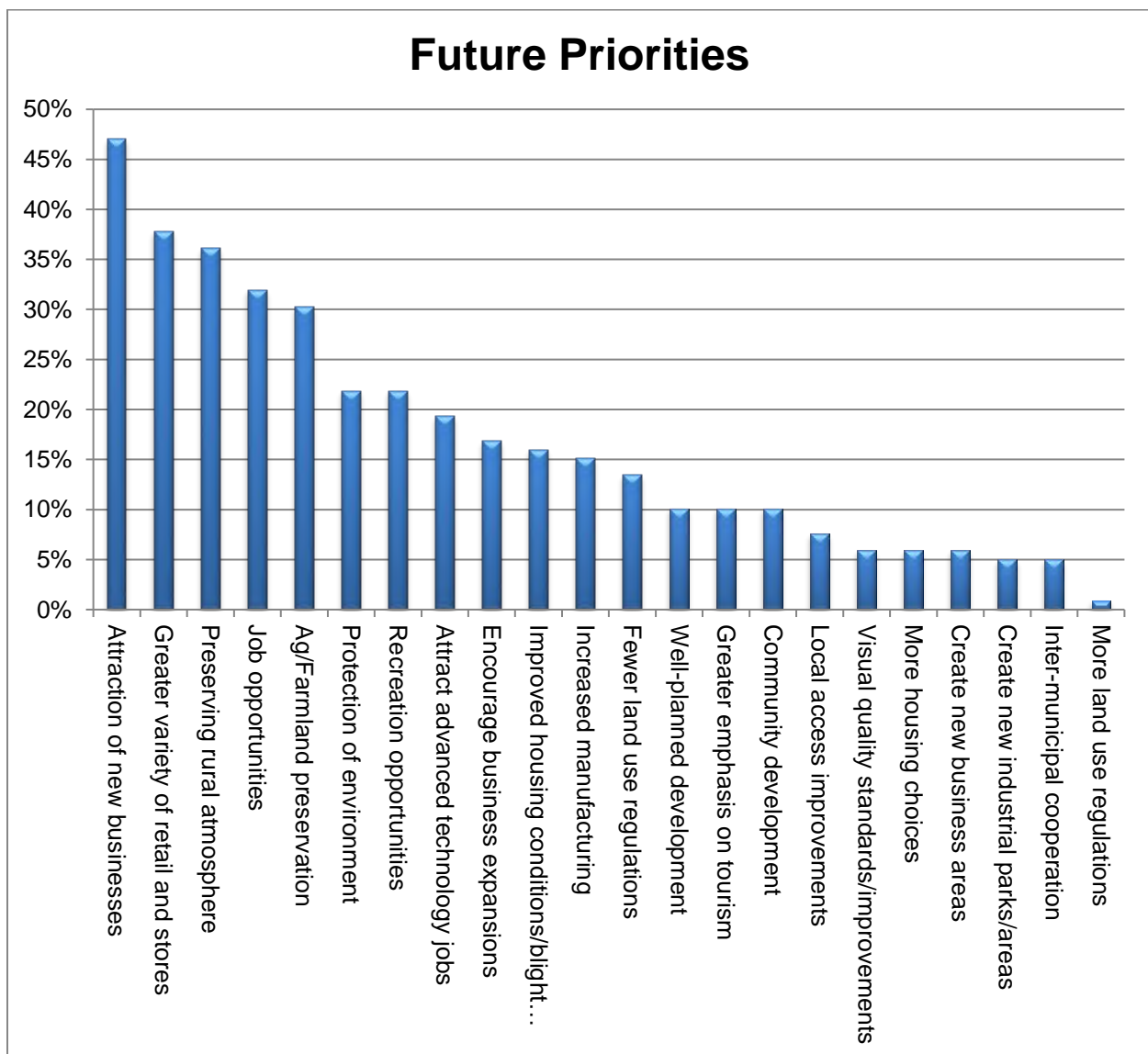
- Lack of shopping opportunities – 49%
- Loss of “good jobs” – 34%
- Business area decline – 29%
- Exterior property conditions – 26%
- Telecommunication services – 25%



Priorities -

Respondents were asked to identify major items they felt area leaders should address in the near future. The following highlights the most popular responses. Other notable responses included protection of the environment and recreation opportunities. The graphic below provides the complete results. .

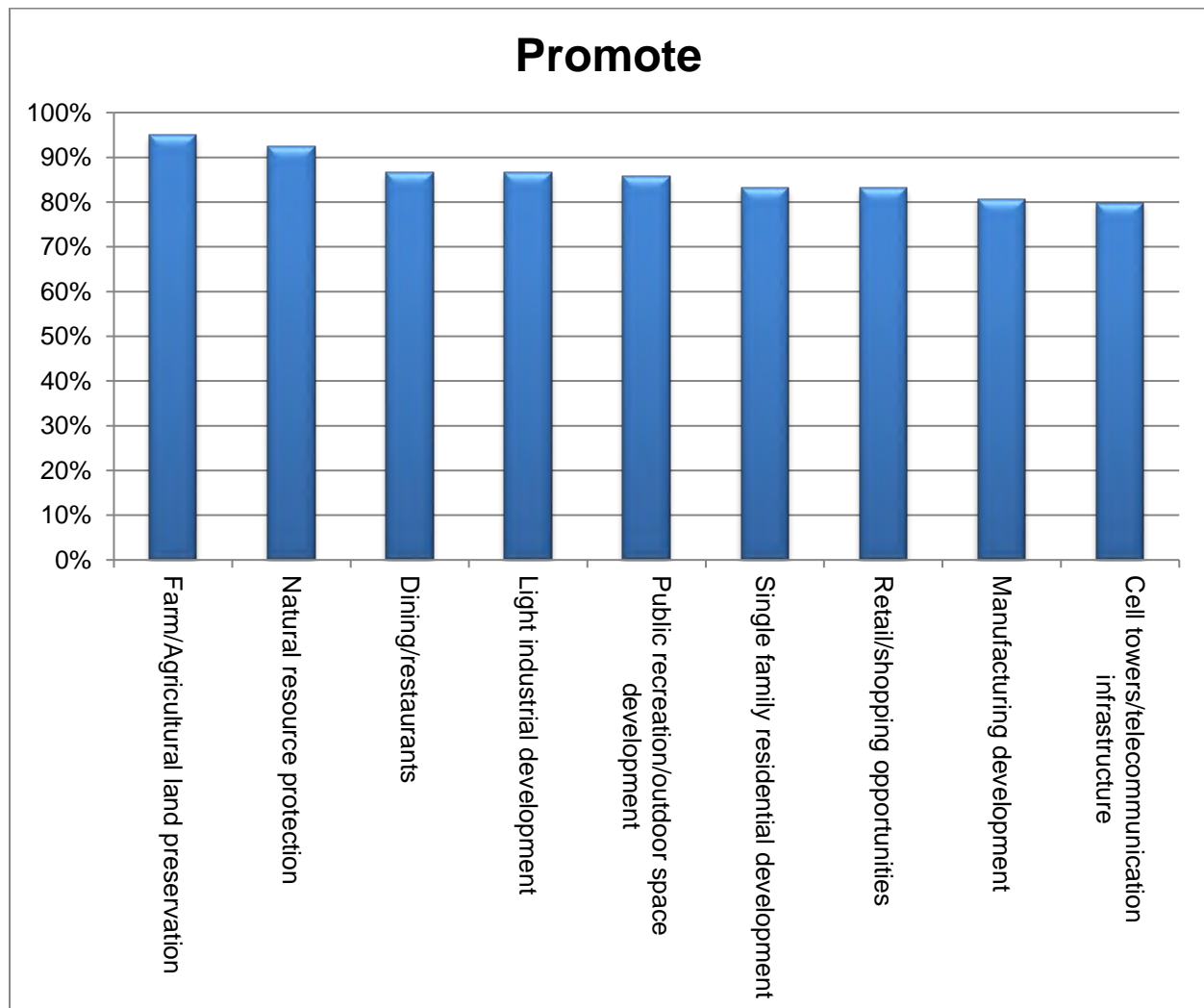
- Attraction of new businesses — 47%
- Greater variety of retail and stores — 38%
- Preserving rural atmosphere — 36%
- Job opportunities — 32%
- Ag/farmland preservation — 30%



Future Development - Promote

Respondents were asked to identify their thoughts on future development in the Township. Respondents suggested that the Township should “Promote” the following types of development.

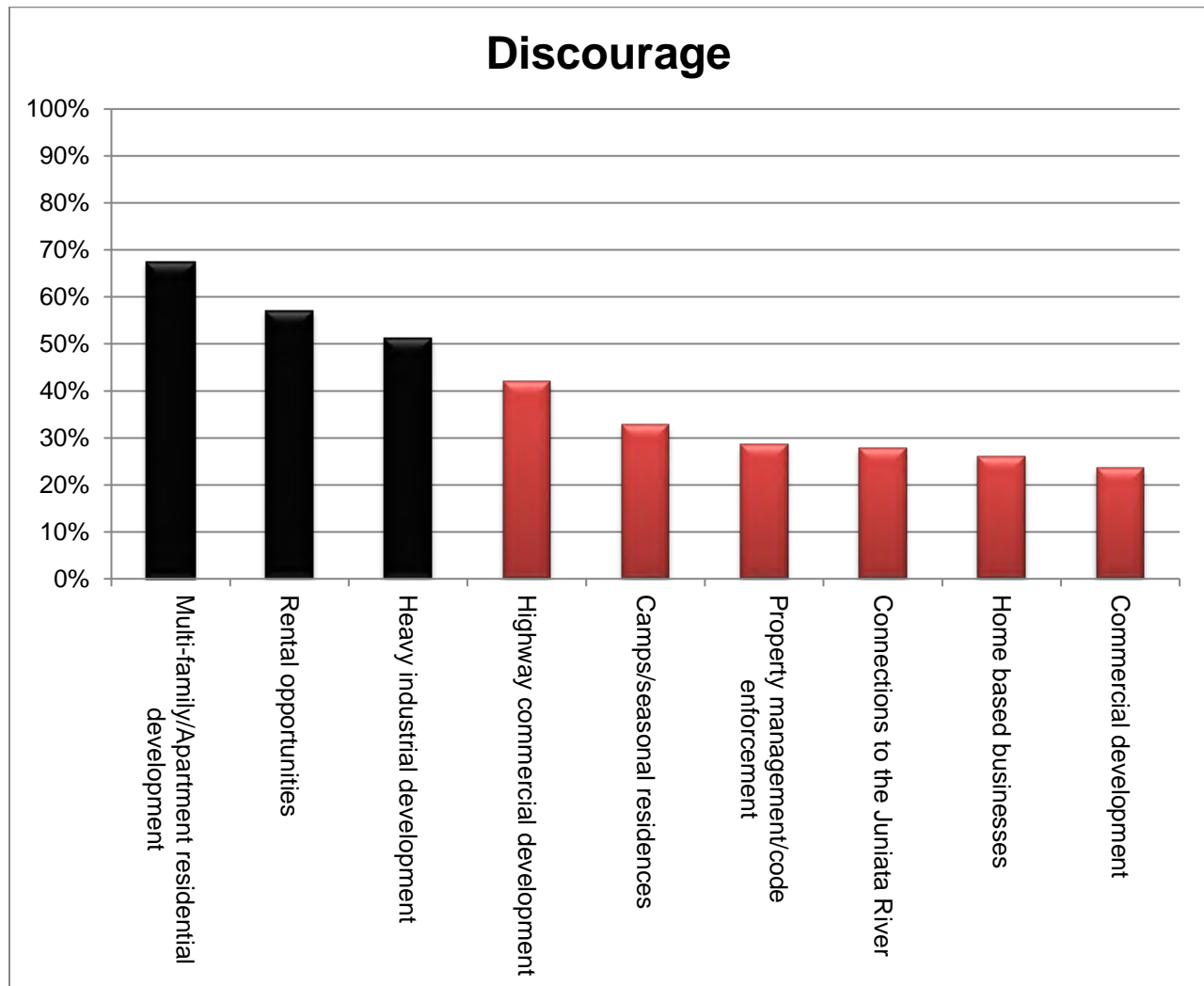
- Farm/Agriculture land preservation — 95%
- Natural resource protection — 92%
- Dining/restaurants — 87%
- Light industrial development — 87%
- Public recreation/outdoor space — 86%
- Single family residential — 83%
- Retail/shopping opportunities — 83%
- Manufacturing development — 81%
- Cell towers/telecommunications — 80%



Future Development - Discourage

Conversely, respondents outright suggested that the Township should “Discourage” future Multi-family/Apartment residential development, Rental opportunities and Heavy industrial development. The remaining development types were the least favored by the respondents.

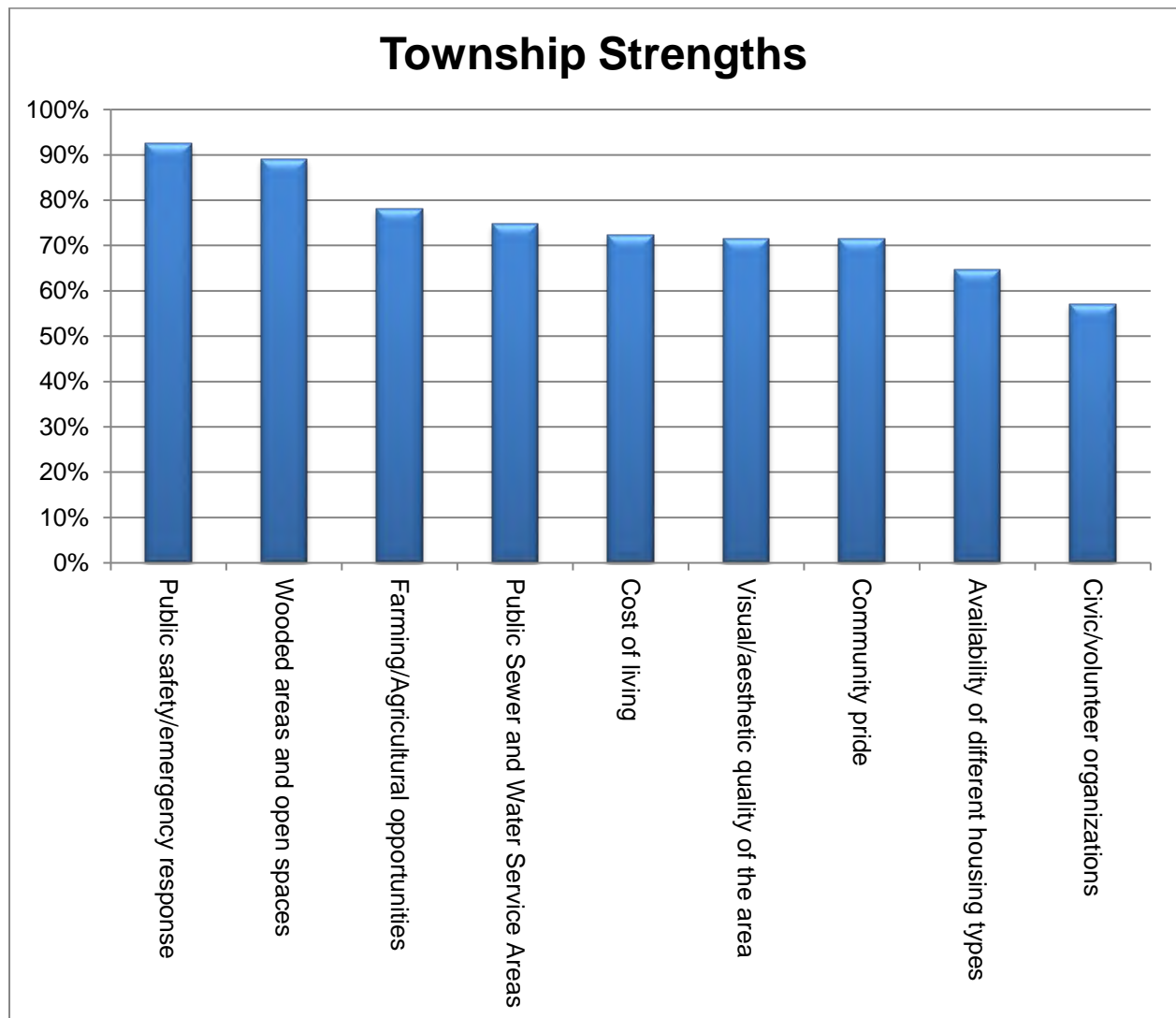
• Multi-family/Apartment residential development	–	67%
• Rental opportunities	–	57%
• Heavy industrial development	–	51%
• Highway commercial development	–	42%
• Camps/seasonal residences	–	33%
• Property management/code enforcement	–	29%
• Connections to Juniata River	–	28%
• Home based businesses	–	26%
• Commercial development	–	24%



Quality of Life - Strength

Respondents were asked to characterize Quality of Life issues in Granville Township as a “Strength” or “Weakness”. The following are the most popular responses noted as a Township “Strength”.

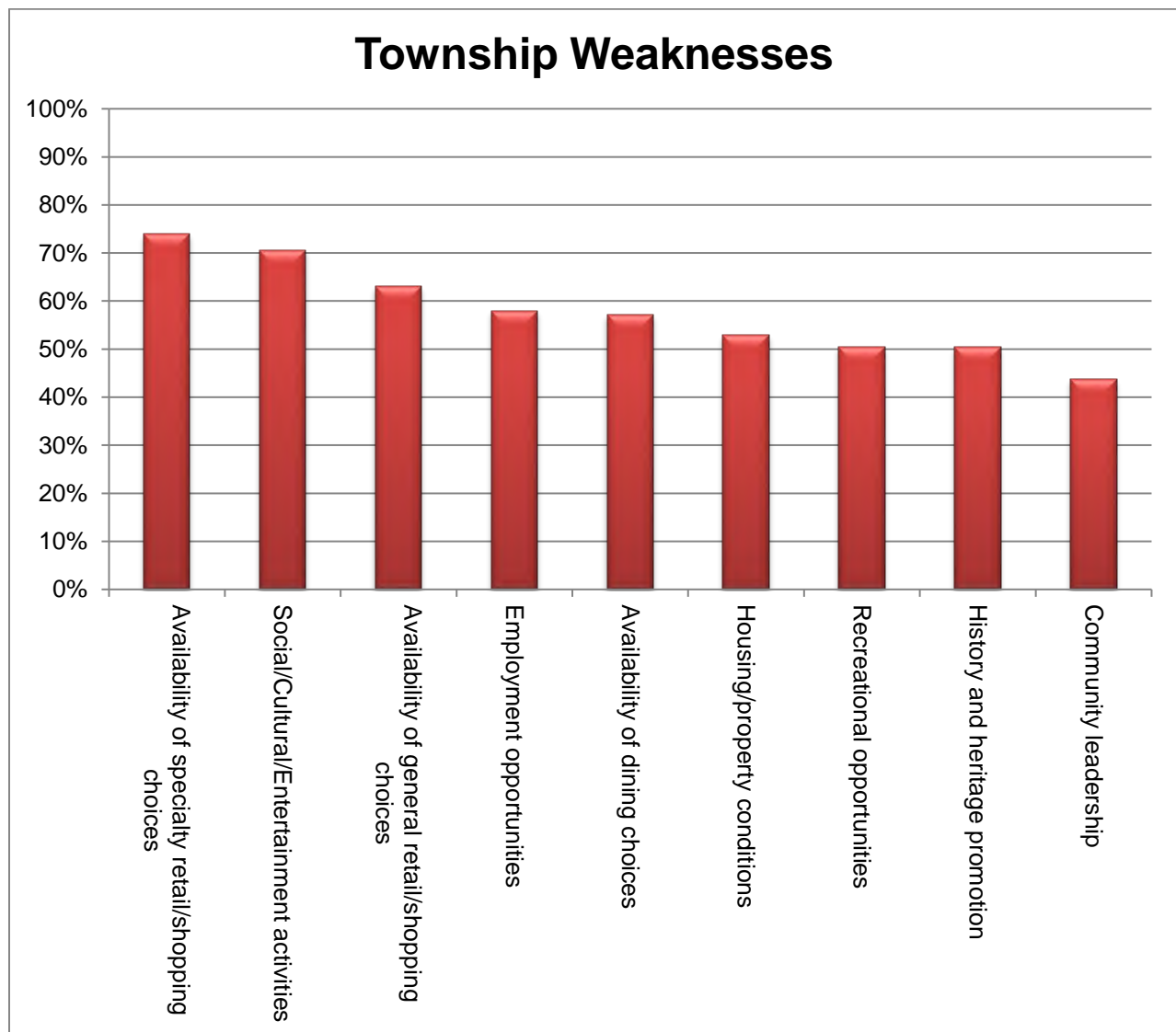
- Public safety/emergency response – 92%
- Wooded areas and open space – 89%
- Farming/agricultural opportunities – 78%
- Public sewer and water service – 75%
- Cost of living – 72%
- Visual/aesthetic quality of the area – 71%
- Community pride – 71%
- Availability of different housing types – 65%
- Civic/volunteer organizations – 57%



Quality of Life - Weakness

Conversely, the following highlights the responses most noted as a Township “Weakness”.

- Availability of specialty retail/shopping choices – 74%
- Social/Cultural/Entertainment activities – 71%
- Availability of general retail/shopping choices – 63%
- Employment opportunities – 58%
- Availability of dining choices – 57%
- Housing/property conditions – 53%
- Recreational opportunities – 50%
- History and heritage promotion – 50%
- Community leadership – 44%



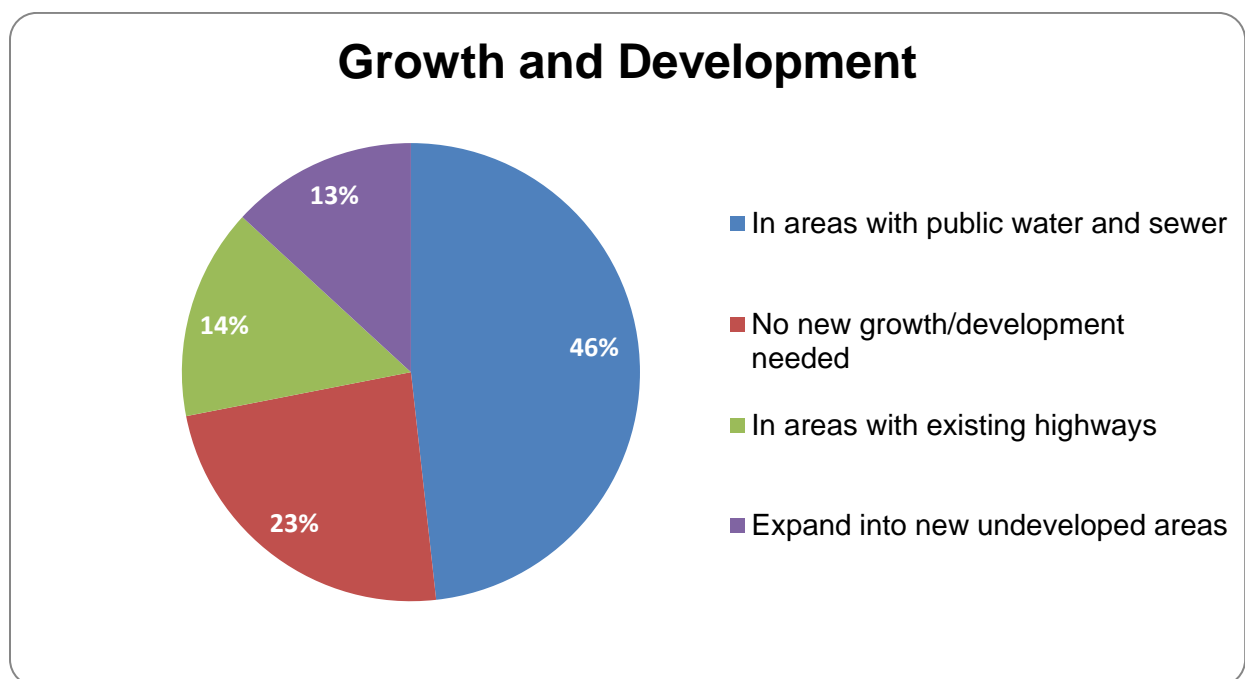
Views on Growth and Development -

Respondents were asked to characterize their views on growth and development in Granville Township. The following summarizes their responses:

- 46% favor encouraging growth and development in and around areas that presently have adequate public water and sanitary sewer utilities.
- 23% feel the Township has adequate development; therefore, they do not favor encouraging any new growth or development.
- 14% favor encouraging growth and development around major transportation corridors.
- 13% favor encouraging development in those areas where development has not yet occurred even if it requires constructing, improving or extending utilities and highways.

The remainder of the respondents chose to submit a written response. The following summarizes some of these comments:

- Develop more recreation places, campgrounds and activities on the river
- More relaxed building code requirements to allow for more entrepreneurship
- It was recognized that there is a need for some places other than Wal-Mart to shop (i.e., general clothing & regular retail stores).
- Development should target the reuse of current, existing housing conditions that are deteriorated and blighted.
- Completion of the 322 – I99 corridor link is a priority.



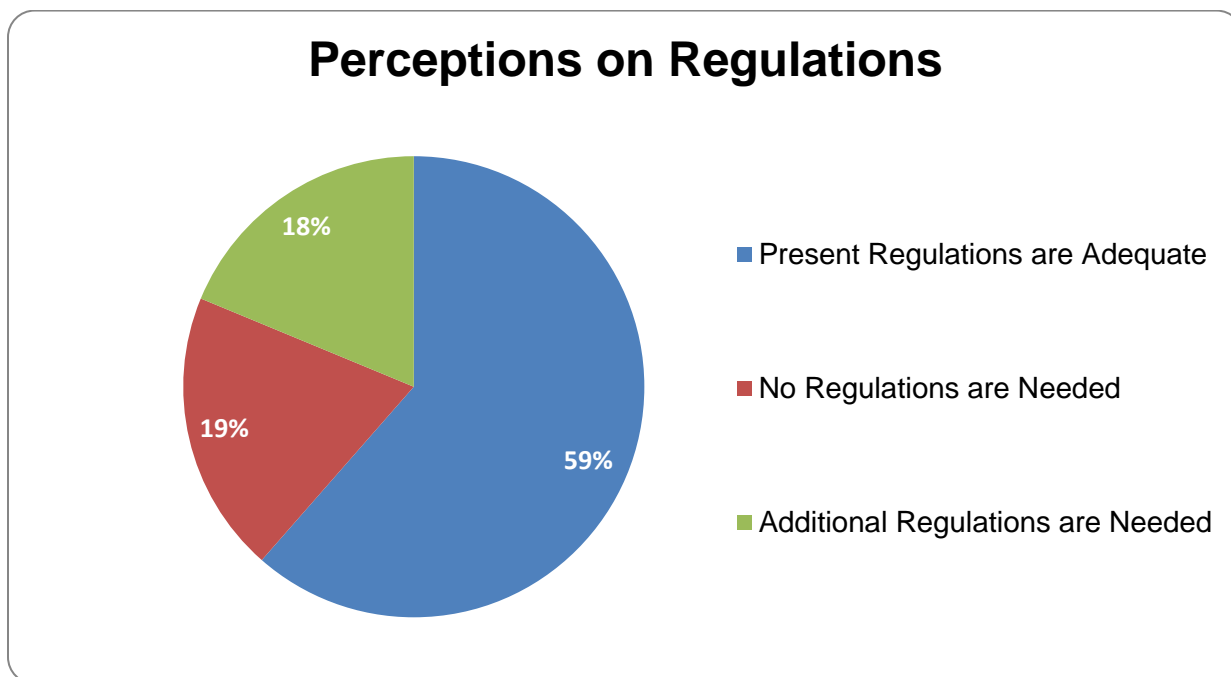
Perceptions on Regulations -

Respondents were asked to characterize their views on development regulations in Granville Township. The following summarizes their responses:

- 59% of respondents feel that the existing development regulations are adequate to assure well-planned and orderly development and to avoid future problems and conflicts.
- 19% of respondents feel that development regulations are not necessary.
- 18% of respondents noted that additional development regulations are needed in Granville Township.

The remainder of the respondents chose to submit a written response. The following summarizes some of these comments:

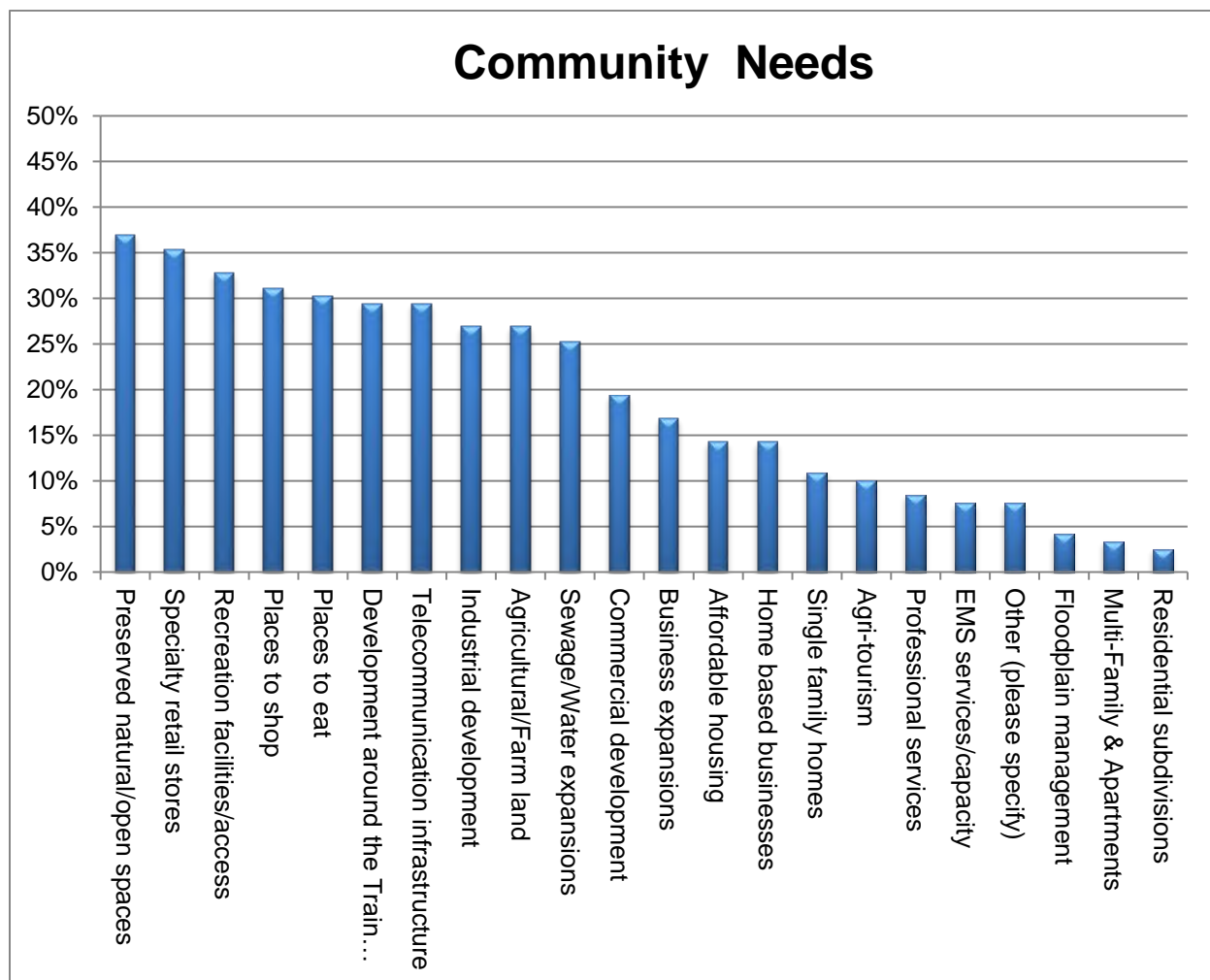
- Any future development should prioritize environmental protection
- Newer types of land uses such as marijuana/hemp farms, large scale agriculture
- Current development regulations are too strict and discourages new businesses
- Rental homes should require additional regulations to assure for well-planned and orderly development in the future.
- Current development regulations are not consistent with the comprehensive plan in place



Community Needs -

Respondents were asked to identify what they would like to see more of in the Township in the future. The following summarizes the top responses while the graphic below provides the complete results.

- Preserved/natural open space — 37%
- Specialty retail stores — 35%
- Recreation facilities/access — 33%
- Places to shop — 31%
- Places to eat — 30%
- Development around the Train Station — 29%
- Telecommunication infrastructure — 29%
- Industrial development — 27%
- Agricultural/Farm land — 27%
- Sewage/Water expansions — 25%



Comments -

Space was provided in the Survey to allow respondents to make additional comments related to issues and opportunities in the Township. As would be expected, these responses were quite diverse. A general textual analysis reveals a number of common and/or repeated words and phrases, such as *Telecommunications, Utilities, Land use/redevelopment, Community, and Taxes*. The responses were compiled into these four (4) categories. The responses were delineated and further characterized below.

Category	General Characterization
Telecommunications	<ul style="list-style-type: none">• Granville Township needs high speed internet service..• Improving telecommunication infrastructure is vital to future development and economic growth.
Utilities	<ul style="list-style-type: none">• There is a need for public water service in Strode's Mills.• Add natural gas hookups within developments.• Public water and sewage service should be extended to all developed areas in the Township.
Land Use and Redevelopment	<ul style="list-style-type: none">• Newer types of land use (marijuana farms and large scale agricultural farms).• Natural gas development is not desired in the Township.• The Township should prioritize the reuse of existing buildings that are currently underutilized.• Completion of the 322 - I99 corridor link to State College is seen as being a positive for the Township.
Community	<ul style="list-style-type: none">• Littering is becoming an issue throughout the Township.• Invasive plants are identified as a problem in the community and action should be taken to limit the spreading.• Consider speed limit signage on Miller Lane.• Several local and municipally owned roads are in need of resurfacing and paving.• Implementing a public transportation system would be welcomed.• Supervisors are doing a good job and it is realized that funds restrict their ability to do everything they would like.
Taxes	<ul style="list-style-type: none">• Property taxes seem higher in Granville than other townships close by, according to other people from other townships.• We should work to get individual families real estate taxes lowered.• It is getting harder for seniors to pay their increasing higher taxes and younger persons to pay taxes and to raise their families in the area.