

Comprehensive Plan

Update 2017



**711 Saxonburg Blvd.
Saxonburg, PA 16056
Phone: 724-352-9000
Fax: 724-352-9011
Email: clinton@myclintontwp.net**

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1. Introduction

Clinton Township, a second-class township, is a rural, residential community located in extreme southeastern Butler County, Pennsylvania. Founded in 1794, Clinton Township consists of lands zoned as rural residential, agricultural conservation, conservation, limited business park, and industrial park. The Township comprises approximately 24.3 square miles of land area, or 15,553 acres, and has some 37.88 miles of roads. Situated along the Route 228 and Saxonburg Boulevard corridors, Clinton Township has experienced modest demographic changes since its last Comprehensive Plan Update. That Plan Update was prepared jointly with neighboring Buffalo Township. However, matters such as future residential growth and the presence of the gas industry within the Township dictate that the 2006 Plan Update for the Township be updated to guide future development and ensure that proper services are in place to meet current and future needs. Within the Southwestern Pennsylvania Region, Butler County is the only county which has recently experienced population growth, with the majority of the growth taking place in Cranberry Township, Adams Township, and Jackson Township. However, there appears to be an increasing number of people from outside Butler County moving into rural Townships like Clinton to escape urban life in larger metropolitan areas.

A Comprehensive Plan can be described as a policy document comprised of discussion, maps, and charts that portray the current and future state for a given planning area. A Comprehensive Plan is intended to develop a community vision, goals, and implementation methods or strategies to enable a community to achieve its vision for the future. The need to update a Comprehensive Plan is directly related to the amount of change that occurs in and around a community and the desire of that community to create its vision for the future. The time frame for the Plan is typically a 10 to 20-year period into the future and Pennsylvania Municipalities Planning Code requires a review of the Plan at least every 10 years under Act 2000-68. Since Clinton Township's last Plan was a joint Plan with another municipality, this Plan Update was requested by the Clinton Township Planning Commission and the Supervisors as an essential document for forward planning, a document independent of any neighboring municipalities.

This Comprehensive Plan consists of a series of goals and strategies designed to aid in balanced growth and improvement of residential neighborhoods, industrial and commercial centers, agricultural lands, transportation and utility infrastructures, and recreational and public facilities. The Township's main concern is to preserve and enhance the high quality of life currently enjoyed by Clinton Township residents and to furthermore secure the rural nature of the Township by establishing a safe environment and preserving its natural resources and agricultural areas. Implementation of the plan should be in a prompt, orderly, and acceptable manner utilizing Township funds, as well as other funding sources, efficiently and effectively to achieve the desired outcome of the Comprehensive Plan.

Therefore, this Comprehensive Plan Update has been prepared on behalf of Clinton Township by Arcadis. It is intended to examine the status of previous planning efforts in relation to current

conditions and outlooks, and to coordinate the continuing efforts of the Township to prepare for the future. This Plan has been prepared in accordance with the Pennsylvania Municipalities Planning Code, Pennsylvania Department of Community and Economic Development guidelines, and with significant input from Township Planning Commission, Township Board of Supervisors, and residents of the Township.

The last Township Comprehensive Plan was completed in April of 2006. The Plan was done as a joint Plan with Buffalo Township. The Plan was also prepared with significant input received from Township residents, whose opinions were sought by the Planning Commission and Board of Supervisors throughout the plan preparation process. Resident participation led to the development of a broad vision for future planning. That vision was comprised of three major components that are still applicable, for the most part, some ten years later with the preparation of this Update:

Keep Clinton Township Rural

- Majority of citizens in the community are concerned with growth and development.
- Growth and development will continue in the community.

Preventing High(er) Taxes

- The typical new home in a large development can actually cost the township or school district more in public services than are generated in taxes.
- Private farm and forest land does not generate large amounts of revenue, but it costs little to provide services.

Allow Choices for Landowners

- Create more ways to sell or donate development rights.
- Ensure simple ways to do limited, small scale development.
- More options for family scale businesses as accessories to farms
- More creative development than “cookie cutters”

The three components of this decade old vision were built over a period of years, with input from hundreds of citizens. The process actually preceded the former comprehensive plan by nearly two years. As part of the previous planning process, citizens endorsed the following concepts:

- Plan for a long-term transportation system that accommodates through traffic, but still remains cognizant of rural character.
- Integrate access management standards (Large setbacks from roads, coordination of access points, etc.) into local land use ordinances to preserve highway capacity.
- Integrate better site planning standards into local ordinances, such as requiring some green space within every major subdivision, and preserving some farm or woodland in every area.
- Install signals and turning lanes within corridors which have already developed.

- Require greater interconnectivity within local street systems.
- Try to make improvements to Ekastown road to accommodate future through traffic.
- Maintain the rural character of the Township.
- Mitigate traffic congestion on major roadways and arteries.
- New developments should be of low population density and a desire to see more smaller farms of 10 acres or more.
- Avoid townhome developments if at all possible.

More recent concepts expressed by Planning Commission members still generally echo the sentiments expressed by the residents surveyed a decade ago but have become a bit more focused and include:

- Growth is healthy and inevitable but must be controlled to maintain the Township's rural character.
- Consideration must be given to the impacts of gas wells and compressor stations throughout the Township and impacts on future agricultural activities and land development.
- New businesses need to be attracted to the Township to help retain younger residents who are moving out of the Township.
- Road improvements must be made as new developments are approved and built in the Township through the use of impact fees and traffic studies.

2. Natural Environment

This section of the Clinton Township municipal comprehensive plan will examine the natural environment within the township. It will include the physical geography, hydrology and brief assessment of biological resources. Understanding these aspects of the Township is an important foundation of intelligent land use planning. As a key part of this Comprehensive Plan, the Butler County Planning Commission digitized a property line map of Clinton Township, and working with environmental data from a variety of sources, developed a Geographic Information System (GIS) for Clinton Township as well as all areas of the County. GIS allows information about natural conditions to be graphically presented and compared to development trends and infrastructure. This helps local officials make sound decisions.

Topography

Topography is formed by a variety of conditions. Basically, a combination of plate tectonics, prehistoric glaciers and erosion create plains, hills and valleys. In Butler County, the upper northwest portion of the County was covered by massive glaciers during the last "ice age." The area now known as Clinton Township was essentially a "sea bottom" area carved out by glaciers. As these glaciers receded, they deposited material in the low areas between higher elevations. Clinton Township. Some of the steepest slopes in the area can be found in the Buffalo Creek and Little Buffalo Creek valleys. These swift changes in topography have created some areas which would be dangerous and expensive to develop, but which provide some outstanding views for Township residents and visitors. In Clinton Township, the most significant slope areas are in the extreme northwestern portion of Clinton Township and the southern third of the Township.

The two (2) attached maps illustrate both the general topography of the Township and the presence of steep slope areas (defined as 24% or greater slope change or greater than 24' in elevation change over 100 lineal feet) as calculated by the Southwest Pennsylvania Commission (SPC). There are areas where topography limits development significantly, misuse of steep slope areas can cause greater erosion and sedimentation, flooding, and even mudslides.

Natural Resources

Like most of Western Pennsylvania, Clinton Township is rich in natural resources. The most notable of these from a land use planning vantage are soils, forest resources, and economically important minerals. Soils which are important due to their economic value for agricultural soil units have been mapped by the United States Department of Agriculture, Soil Conservation Service. These prime agricultural soils are illustrated on the attached map. Often because these soil types are free of slope constraints or wetlands, and are already cleared of trees, they are the most attractive sites to development. However, due to major statewide losses of high quality farmland to development, this creates a number of concerns relative to future food production, conservation, and even homeland security.

Clinton Townships has small pockets of prime farmland soils throughout its boundaries. There is, however, a discernable "belt" of prime farmland soils running from the Buffalo/Winfield line at Monroe Road in an arc to Cherry Valley Road in southern Clinton Township.

Where soils are not developed or farmed, they are typically covered by trees. A few years ago, the Pennsylvania Department of Conservation and Natural Resources estimated the total value of all standing timber in Butler County at \$159 million dollars. This would represent perhaps a very conservative estimate of perhaps \$300 worth of timber per forested acre.

There are also subsurface minerals of economic importance. The entirety of Clinton Township is underlain by high-calcium Vanport Limestone. However, it is over one hundred feet (100') below the surface so it has not been mined within the Township. There is an underground limestone mine in neighboring Winfield Township. There has been sandstone mining for aggregate. There are possible recoverable natural gas resources. Favorability of recovery is moderate. Some shallow gas extraction has occurred in the area.

The most important local mineral has historically been coal. Clinton Township sits near the center of Pennsylvania's main bituminous field. In spite of extensive mining, significant coal resources remain.

Water Resources

Water resources include both surface water resources and groundwater. Average annual precipitation is 40.224 inches per year in Clinton Township. This exceeds the national average of 39.2 inches per annum. This much rain results in about thirty million gallons of water per acre, per year. If this rain and snow falls on forest land, about seventy percent (70%) of it seeps into the ground and thirty percent (30%) runs over the ground into streams. This situation changes in rapidly developing communities, where rain water can result in two (2) kinds of problems, flooding and loss of aquifers.

Development increases the impervious surfaces of the ground. Thus, instead of seventy percent (70%) of rainfall slowly percolating through the trees into the ground, one hundred percent (100%) of it runs off rooftops and pavement into streams. The near-term result of this is flooding. Localized flooding can happen anywhere without proper planning for stormwater runoff. However, it is most predictable to happen along stream banks and delineated floodplains, which are depicted on the map.

Ironically, this flooding can also cause long term water shortages, especially where residents rely upon on-lot wells for water. A typical household can use 50,000 gallons of water per year. If aquifer recharge areas are too small, and the number of homes too dense (raising withdrawal too high per acre) the result is inadequate water supply. This scenario has actually plagued other Butler County communities.

Water quality can be as important as the quantity of water. Contaminants are classified as either point or non-point sources. Point sources would be pollutants that can be ascribed to a definite

source. Non-point sources can come from many sources. Obviously, point sources can be easier to control. The most prominent point source sites in Clinton Township are the former Fawn Mine site that was monitored for years but did not contaminate groundwater, and the USX Corporation's removal of 675,000 tons of contaminated soil from the Victory Road site, cleaning the former sintering plant location for new uses.

There are at present no major known sources of point source pollution in the Township. There are some potential areas of acid mine drainage which could affect water quality of streams and subsurface wells. However, as an agricultural area which is rapidly developing, there is also a threat to water quality from pesticide runoff, sedimentation, and contaminants within stormwater runoff.

Non-point source pollutants (even sediment from erosion, which destroys oxygen) are a particular danger to High Quality Water Streams, which are actually defined and codified in Pennsylvania through the Clean Streams Act. High Quality Water Streams in the planning area include the Buffalo Creek, which is a high quality cold water fishery, and a portion of both Buffalo Creek and Little Buffalo Creek, which has been classified as a high quality, trout stocking fishery.

Watersheds

The land areas which streams drain into are known as watersheds. The Township is divided into three (3) major watershed groupings and ten (10) small or minor watershed groupings. From a land use planning vantage, what is most important is the relationship between current and future development and water quality in the interrelated watersheds. In Clinton Township, the last major residential development and some light industrial development have occurred within the Sarver Run watershed, which flows into Buffalo Creek. Some major development has also occurred in the Davis Run watershed in Clinton Township, which flows westward into the Slippery Rock/Connoquenessing systems.

Natural Diversity Inventory

Certain landscapes and areas of good water quality can create conditions favorable for the survival of rare, threatened, or endangered plant species. Other areas maintain wide varieties of plant and animal species. In an attempt to document such areas as a first step in a planning process, the Western Pennsylvania Conservancy completed the Butler County Natural Heritage Inventory in 1991. The inventory identified sites of moderate or high natural diversity significance by the United States Geographic Survey (USGS) quadrangle. According to the inventory, no areas of moderate or high significance appear within Clinton Township. As the inventory states, "In this part of the County, portions of Buffalo Creek, Little Buffalo Creek, and the land surrounding the two streams forms a large landscape conservation site referred to as the Buffalo Basin Conservation Area... The significance of this site lies in the open space that it provides along the two (2) streams for flora and fauna habitat, and for recreation purposes." Both Buffalo Creek and the Little Buffalo Creek are considered High Quality Water streams, as mentioned under Water Resources.

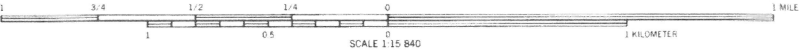
CLINTON TOWNSHIP, BUTLER COUNTY,
PENNSYLVANIA TOPOGRAPHICAL MAP



CLINTON TOWNSHIP
BULTER COUNTY, PENNSYLVANIA
SOIL SURVEY MAP



This soil survey map was compiled by the U.S. Department of Agriculture, Soil Conservation Service, and cooperating agencies. Base maps are orthophotographs prepared by the U.S. Department of Interior, Geological Survey from 1977 aerial photography. Coordinate grid ticks and land division corners, if shown, are approximately positioned.



CLINTON TOWNSHIP
BULTER COUNTY, PENNSYLVANIA
SOIL SURVEY MAP

SOIL LEGEND

Publication symbols consist of letters (e.g. AnA, GrB). The first letter, always a capital, is the initial letter of the soil name. The second letter separates map units, except that it does not separate slope phases. The third letter, always a capital; A, B, C, D, E, or F indicates the slope. Symbols without a slope letter are for nearly level soils, some soils named for higher categories with considerable range of slopes, or for miscellaneous areas.

SYMBOL

NAME

SYMBOL

NAME

AnA Andover loam, 0 to 3 percent slopes
AnB Andover loam, 3 to 8 percent slopes
AnC Andover loam, 8 to 15 percent slopes
AoB Andover loam, 0 to 8 percent slopes, very stony
AoC Andover loam, 8 to 15 percent slopes, very stony
Ar Arents-Urban land complex
At Atkins silt loam

BeA Braceville loam, 0 to 3 percent slopes
BeB Braceville loam, 3 to 8 percent slopes
BeC Braceville loam, 8 to 15 percent slopes
BrA Brinkerton silt loam, 0 to 3 percent slopes
BrB Brinkerton silt loam, 3 to 8 percent slopes
BrC Brinkerton silt loam, 8 to 15 percent slopes
BuB Buchanan loam, 3 to 8 percent slopes
BuC Buchanan loam, 8 to 15 percent slopes
BxB Buchanan loam, 0 to 8 percent slopes, very stony
BxD Buchanan loam, 8 to 25 percent slopes, very stony

Cd Canadice silty clay loam
CeA Caneadea silt loam, 0 to 3 percent slopes
CeB Caneadea silt loam, 3 to 8 percent slopes
CeC Caneadea silt loam, 8 to 15 percent slopes
CeD Caneadea silt loam, 15 to 25 percent slopes
CIA Cavode silt loam, 0 to 3 percent slopes
CIB Cavode silt loam, 3 to 8 percent slopes
CIC Cavode silt loam, 8 to 15 percent slopes
CID Cavode silt loam, 15 to 25 percent slopes
CmB Clymer loam, 3 to 8 percent slopes
CoA Cookport loam, 0 to 3 percent slopes
CoB Cookport loam, 3 to 8 percent slopes
CoC Cookport loam, 8 to 15 percent slopes
CoD Cookport loam, 15 to 25 percent slopes

Dd Dumps, industrial waste
Dm Dumps, mine

ErB Ernest silt loam, 3 to 8 percent slopes
ErC Ernest silt loam, 8 to 15 percent slopes

Fc Fluvaquents, coal overwash
FeA Fredon loam, 0 to 3 percent slopes
FeB Fredon loam, 3 to 8 percent slopes
FrA Frenchtown silt loam, 0 to 3 percent slopes
FrB Frenchtown silt loam, 3 to 8 percent slopes

GIB Gilpin silt loam, 3 to 8 percent slope
GIC Gilpin silt loam, 8 to 15 percent slopes
GmD Gilpin channery silt loam, 15 to 25 percent slopes
GnC Gilpin-Upshur complex, 8 to 15 percent slopes
GnD Gilpin-Upshur complex, 15 to 30 percent slopes
GoB Gilpin-Weikert channery silt loams, 3 to 8 percent slopes
GoC Gilpin-Weikert channery silt loams, 8 to 15 percent slopes
GoD Gilpin-Weikert channery silt loams, 15 to 25 percent slopes
GoF Gilpin-Weikert channery silt loams, 25 to 70 percent slopes
GpC Gilpin-Wharton silt loams, 8 to 15 percent slopes
GpD Gilpin-Wharton complex, 15 to 25 percent slopes
GrA Gresham silt loam, 0 to 3 percent slopes
GrB Gresham silt loam, 3 to 8 percent slopes
GrC Gresham silt loam, 8 to 15 percent slopes

HaB Hazleton channery loam, 3 to 8 percent slopes
HaC Hazleton channery loam, 8 to 15 percent slopes
HaD Hazleton channery loam, 15 to 25 percent slopes
HaE Hazleton channery loam, 25 to 35 percent slopes
HbB Hazleton loam, 0 to 8 percent slopes, very stony
HgD Hazleton and Gilpin soils, 8 to 25 percent slopes, very stony
HgF Hazleton and Gilpin soils, 25 to 70 percent slopes, very stony

MoB Monongahela silt loam, 3 to 8 percent slopes
MoC Monongahela silt loam, 8 to 15 percent slopes

Ph Philo loam
Pn Pits, sand and gravel
Po Pope loam

RdB Riverhead sandy loam, 3 to 8 percent slopes
RdC Riverhead sandy loam, 8 to 15 percent slopes

TaA Tilsit silt loam, 0 to 3 percent slopes
TaB Tilsit silt loam, 3 to 8 percent slopes
TeB Titusville silt loam, 3 to 8 percent slopes
TeC Titusville silt loam, 8 to 15 percent slopes
TrD Titusville and Riverhead soils, 15 to 30 percent slopes

UaB Udorthents, acid material, gently sloping
UaD Udorthents, acid material, moderately steep
UaF Udorthents, acid material, very steep
UcD Udorthents, calcareous material, moderately steep
UcF Udorthents, calcareous material, very steep
UeB Urban land-Ernest complex, 0 to 8 percent slopes
UeC Urban land-Ernest complex, 8 to 15 percent slopes
UeD Urban land-Gilpin complex, 15 to 25 percent slopes

VcB Vandergrift-Cavode silt loams, 3 to 8 percent slopes
VcC Vandergrift-Cavode silt loams, 8 to 15 percent slopes
VcD Vandergrift-Cavode silt loams, 15 to 25 percent slopes

WaA Wharton silt loam, 0 to 3 percent slopes
WaB Wharton silt loam, 3 to 8 percent slopes
WaC Wharton silt loam, 8 to 15 percent slopes
WhA Wheeling silt loam, 0 to 3 percent slopes
WhB Wheeling silt loam, 3 to 8 percent slopes
W Water

CONVENTIONAL AND SPECIAL
SYMBOLS LEGEND

CULTURAL FEATURES

BOUNDARIES

National, state or province
County or parish
Minor civil division
Reservation (national forest or park, state forest or park, and large airport)
Land grant
Limit of soil survey (label)
Field sheet matchline & neatline

AD HOC BOUNDARY (label)

Small airport, airfield, park, oilfield, cemetery, or flood pool

STATE COORDINATE TICK

LAND DIVISION CORNERS (sections and land grants)

ROADS

Divided (median shown if scale permits)
Other roads

Trail

ROAD EMBLEM & DESIGNATIONS

Interstate
Federal
State
County, farm or ranch

RAILROAD

POWER TRANSMISSION LINE (normally not shown)

PIPE LINE (normally not shown)

FENCE (normally not shown)

LEVEES

Without road
With road
With railroad

DAMS

Large (to scale)
Medium or small

PITS

Gravel pit
Mine or quarry

MISCELLANEOUS CULTURAL FEATURES

Farmstead, house (omit in urban areas)
Church
School
Indian mound (label)
Located object (label)
Tank (label)
Wells, oil or gas
Windmill
Kitchen midden

WATER FEATURES

DRAINAGE

Perennial, double line
Perennial, single line
Intermittent
Drainage end
Canals or ditches
Double-line (label)
Drainage and/or irrigation

LAKES, PONDS AND RESERVOIRS

Perennial
Intermittent

MISCELLANEOUS WATER FEATURES

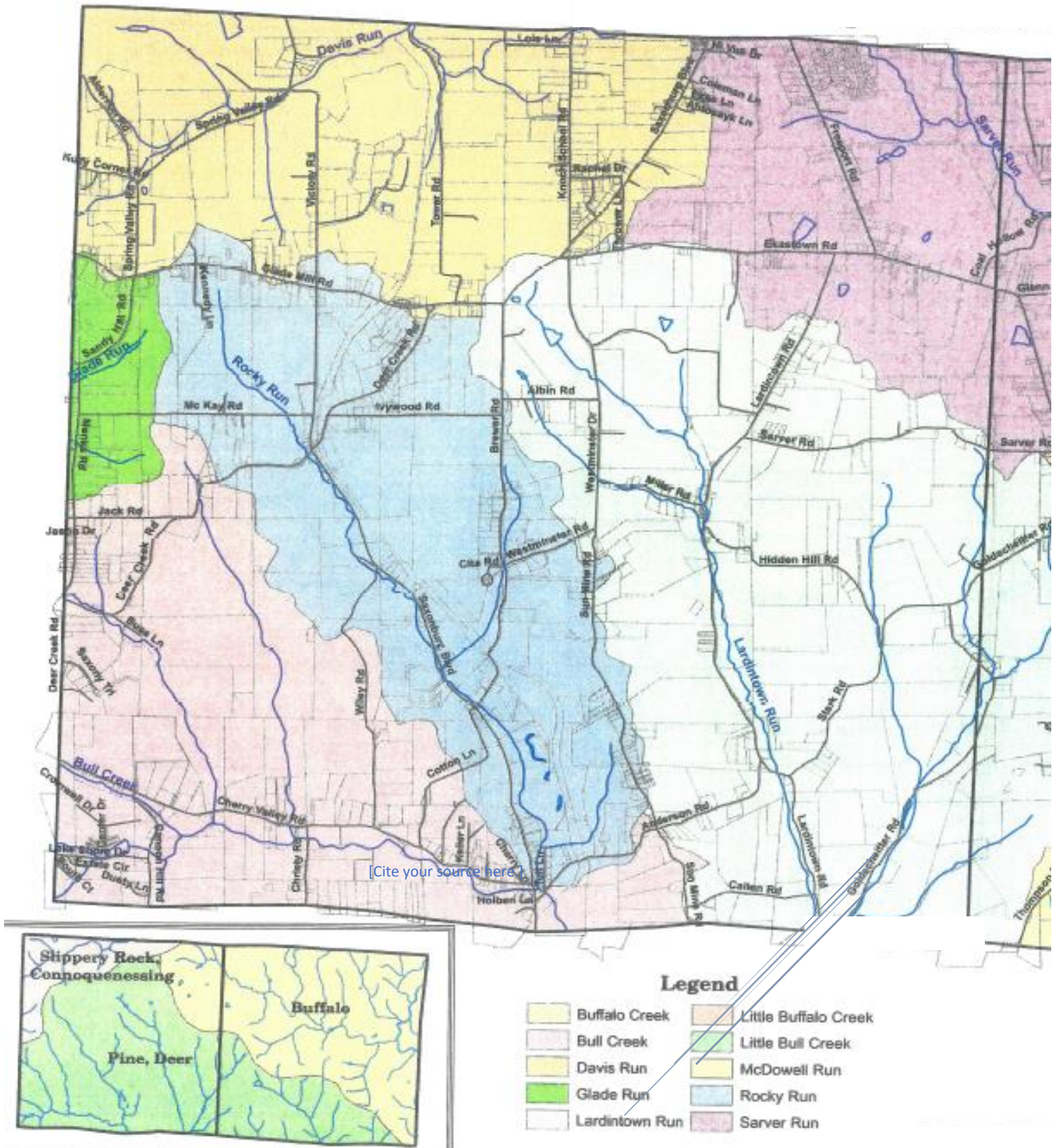
Marsh or swamp
Spring
Well, artesian
Well, irrigation
Wet spot

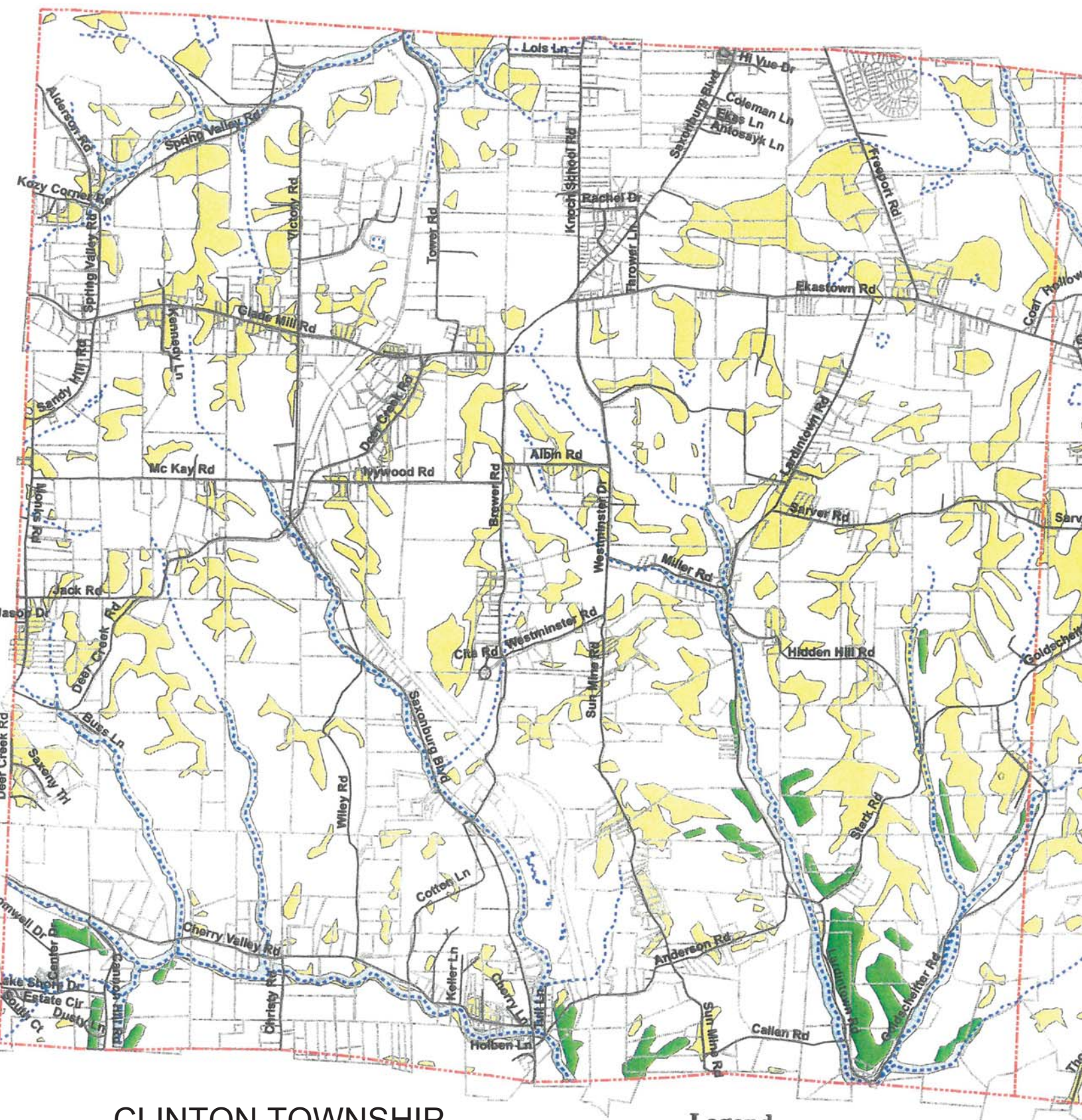
SPECIAL SYMBOLS FOR
SOIL SURVEY

SOIL DELINEATIONS AND SYMBOLS

ESCARPMENTS
Bedrock (points down slope)
Other than bedrock (points down slope)
SHORT STEEP SLOPE
GULLY
DEPRESSION OR SINK
SOIL SAMPLE SITE (normally not shown)
MISCELLANEOUS
Blowout
Clay spot
Gravelly spot
Gumbo, slick or scabby spot (sodic)
Dumps and other similar non soil areas
Prominent hill or peak
Rock outcrop (includes sandstone and shale)
Saline spot
Sandy spot
Severely eroded spot
Slide or slip (tips point upslope)
Stony spot, very stony spot

Watersheds **Clinton Township, Butler County**





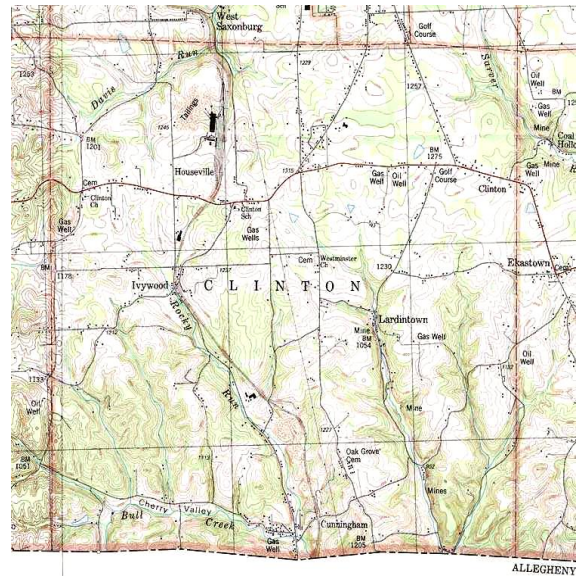
CLINTON TOWNSHIP PRIME AGRICULTURAL SOILS

3. Inventory of Historic Structures

“Clinton contains no villages, but is a quiet, orderly, rural community, peopled by men of thrift and intelligence.”

1883 History of Butler County

The Pennsylvania Municipalities Planning Code (PaMPC) recognizes the value of historic resources for aesthetic, patriotic, and educational purposes. Section 301(5) of the Code requires a plan for the “protection of natural and historic resources to the extent not preempted by federal or state laws” within each Comprehensive Plan. Section 603(g)(2) of the Code further states that zoning ordinances must make provisions to protect historic features and resources. It is important for the plan to inventory known and possible historic resources in order to plan accordingly.



As the PaMPC alludes, there are instances of federal and state pre-emption. In accord with the Historic Preservation Act of 1966, and reflected in other federal law, each state appoints a State Historic Preservation Officer, and that officer maintains National Register of Historic Places files for that state. The National Register of Historic Places serves as the nation’s principle historic preservation planning tool by identifying and maintaining information on historic resources. Properties that are listed on the register, or eligible for listing, receive protection from adverse impacts- if federal funds are involved. For example, if a highway project was routed through an historic structure, mitigation might involve either relocating the project or a photographic documentation or measured drawings before demolition of a building. Because such mitigation can be costly, a major purpose of the register is to facilitate location of resources for planning purposes. For this reason, records are generally kept by the State Historic Preservation office of structures listed on the Register, and those eligible for listing. Nationwide, there are about seventy-three thousand (73,000) listed properties. There are an unknown number of eligible properties, but in Butler County there are forty-four (44) known, but eligible listings with only nine (9) formal listings. Clinton Township has one (1) known eligible property – the Ivywood Stations of the Bessemer and Lake Erie Railroad (which burned after eligibility determination). There are likely more.

To understand potential eligibility, it can be helpful to understand what constitutes eligibility for listing on the National Register. Qualifications for the National Register are based upon significance to national, state or local history. Properties may be sites (like a battlefield, or prehistoric village), buildings (such as a home, barn or commercial building), structures (like a

bridge or oil derrick), and occasionally, objects (like a ship or bell). Significance can be based on architectural merit, the fact a great event happened there, or broad association with the past. It is normally more difficult to justify the significance of cemeteries, churches, structures that have been moved, buildings that have been substantially altered on the exterior, or buildings less than fifty (50) years old.

It is possible that the Township could have a wealth of resources related to its history and development. These can be divided into three (3) broad periods: Native American occupation (12,000 – 20,000 years ago to about 1790); Settlement and Early Development (1790 to 1860); Oil Boom, Industrial Revolution (1860-1950). There are probably National Register eligible properties from each period in the Township.

One such site is the Remains of GAR (Grand Army of the Republic) Site Found in Clinton Township, Butler County, PA. The site is in Clinton Township on the old Love Farm now owned by Kathy and John Allen, where the scant remains of an old GAR site can be found. GAR's were Civil War veteran's clubs like the VFW and American Legion are today. John Allen is a Love descendant. Research is currently being conducted on the site. To date it has been discovered that it was the James Harvey Post #514 organized March 25, 1886 at Clinton Township's Schoolhouse #2. The chartered members were William Harvey, John S. Love, John B. Cummings, J.P. Kirkpatrick, William Thompson, M. Thompson, G.P. Harvey, John Halstead, Mark Gibson, H.H. Halstead and E. Sefton. Other early members were Adam Ekas, William Carson, A.B. Katz, Joseph Jones and W.J. Gillespie. Many of the members had been soldiers in the Pennsylvania Civil War 137th Regiment Company D. Others were from other companies formed in Butler County. A copy of the original 137th Regiment Company D roster can be seen at the Saxonburg Area Library.

The two big players in the James Harvey Post were, of course, James Harvey and John S. Love. Both served together in the 137th Regiment and owned farms next to each other along Westminster Road in Clinton Township. In fact, there was a small village there called Riddle's Crossroads with a post office which can be found on the old maps of Clinton Township. John S. Love in 1887 donated ground for an armory building and a GAR hall was constructed. It is not known when it was abandon or raised however the exact location is known.

While archeological sites can be found anywhere, certain environmental conditions make some areas more archeologically sensitive than others. Particularly sensitive areas include steep slope areas with rock outcroppings, rock shelters, or caves which could serve as shelter. Floodplains with a large enough shelf for agricultural activity are also common sites. Areas where different environments converge, such as the confluence of two (2) streams, or where a stream enters a wetland can also be sensitive. Upland areas away from water tend to be less sensitive.

Settlement of the area by European Americans began in the 1790s. According to early County histories, 1792 is the year credited with initial settlement. The first actual settler in what is now Clinton Township is credited as Patrick Harvey in 1794. Perhaps the most notable event of this early period was the capture and escape of Massy Harbison by Indians in 1792. Massy was a

young mother whose husband had some prominence as a scout and Indian fighter. Her captors led her through what is now Buffalo Township (after killing two of her children). She escaped near the present site of the Morgan II Management Building on Route 422).

Her escape was a protracted ordeal as she trudged barefoot through the wilderness of what is now the Butler area to the present location of Fox Chapel, PA. Her ordeal has been described in a number of publications over the years, most recently Escape authored by a Buffalo Township resident.

Political organization began at the same time as settlement. Butler County was organized as an independent unit of local government in 1800. The southeastern boundary's beginning point was described as "A locust tree on the south side of Buffalo Creek: Thence along the Allegheny County line." Initially, the entire County was divided into only four (4) Townships: Buffalo in the southeast, Middlesex in the central areas (including part of the present boundary of Clinton Township), Connoquenessing Township, and Slippery Rock in the north. Jurisdictional divides were changed as population grew and citizens petitioned the court to create new Townships.

The first reorganization was in 1804, when thirteen (13) Townships were created from the original four (4). The attached maps at the end of this section, taken from www.rootsweb.com illustrate the original four (4) Townships and the 1804 reorganization. The maps show earlier boundaries over the present Townships.

Finally, in 1854, a commission was created to address the number of Townships on a Countywide basis. The plan recommended creating thirty-three (33) nearly square Townships, from which Clinton Township was created. Two (2) years later, a proposal was raised in the Pennsylvania Legislature to detach Clinton and Buffalo Townships and form them with parts of Armstrong and Westmoreland Counties into a new County to be called Madison. This did not occur.

The settlement pattern of Clinton Townships was fairly typical of Western Pennsylvania. Most residents lived on farms of 60-300 acres in size. About every 5-10 miles, a small village was established with basic services of milling, blacksmithing, a church, or a store.

The 1874 map of Butler County shows a number of settlement areas. Clinton Township had a hamlet called Riddle's Crossroads with a blacksmith and coal mine (called a coal "bank"). There were two (2) Presbyterian churches and two (2) school houses scattered throughout the Township.

Typical of early planning and development was Ekastown. The 1895 Butler County history states that "Ekastown is the name of a district rather than a village, though Emery Methodist Chapel, the HK Sarver store, and the Post Office render the crossroads the central point of the district. Ekastown was named for the Ekas family who moved into Butler County from Bedford County in 1818. According to The Brief History of Emery Chapel, John Ekas brought the first wagon and four (4) horse team into the neighborhood. The later settlement seems to have grown around the church and cemetery, and later a school. The Brick Chapel is still used as a church, and dates from 1968.

The www.rootsweb.com website has compiled a list of place names from Clinton Townships.

Clinton Township
Cunningham
Houseville
Ivywood
Lardintown
Pughtown
Riddles Roads or Riddles Crossroads

The oil boom and industrialization changed Butler County significantly, including rural areas such as Clinton Township.

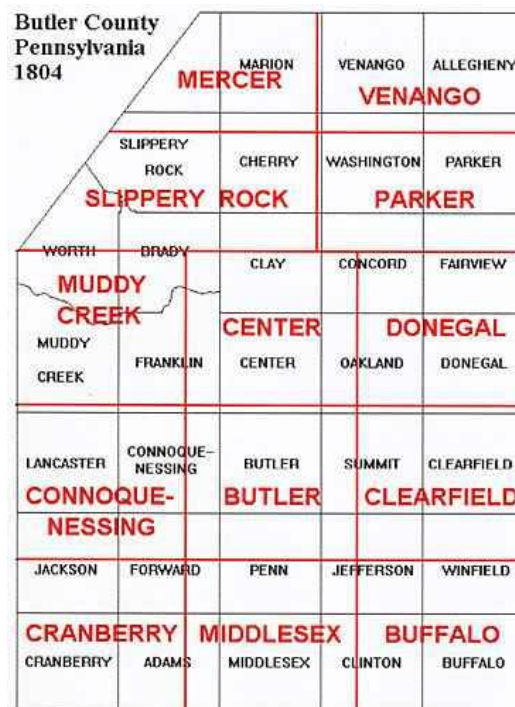
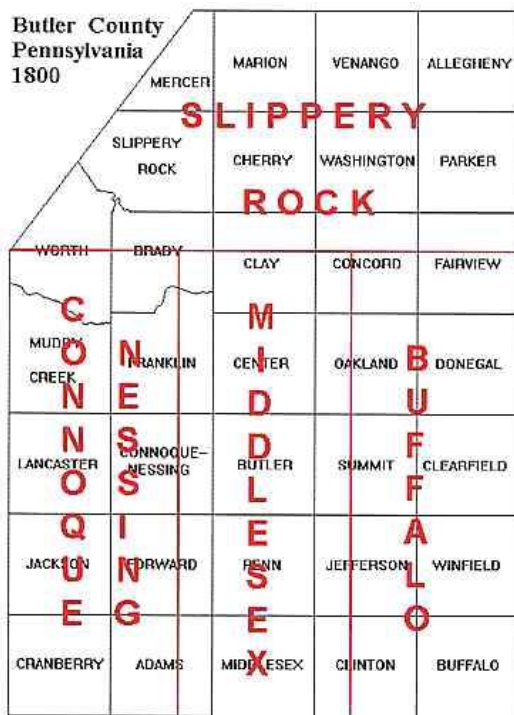
After the Civil War, the scale of coal mining expanded from a part-time activity by farmers to large mines employing many workers. Some of these early industrial resources may have historic significance. Many early industrial structures have been demolished.

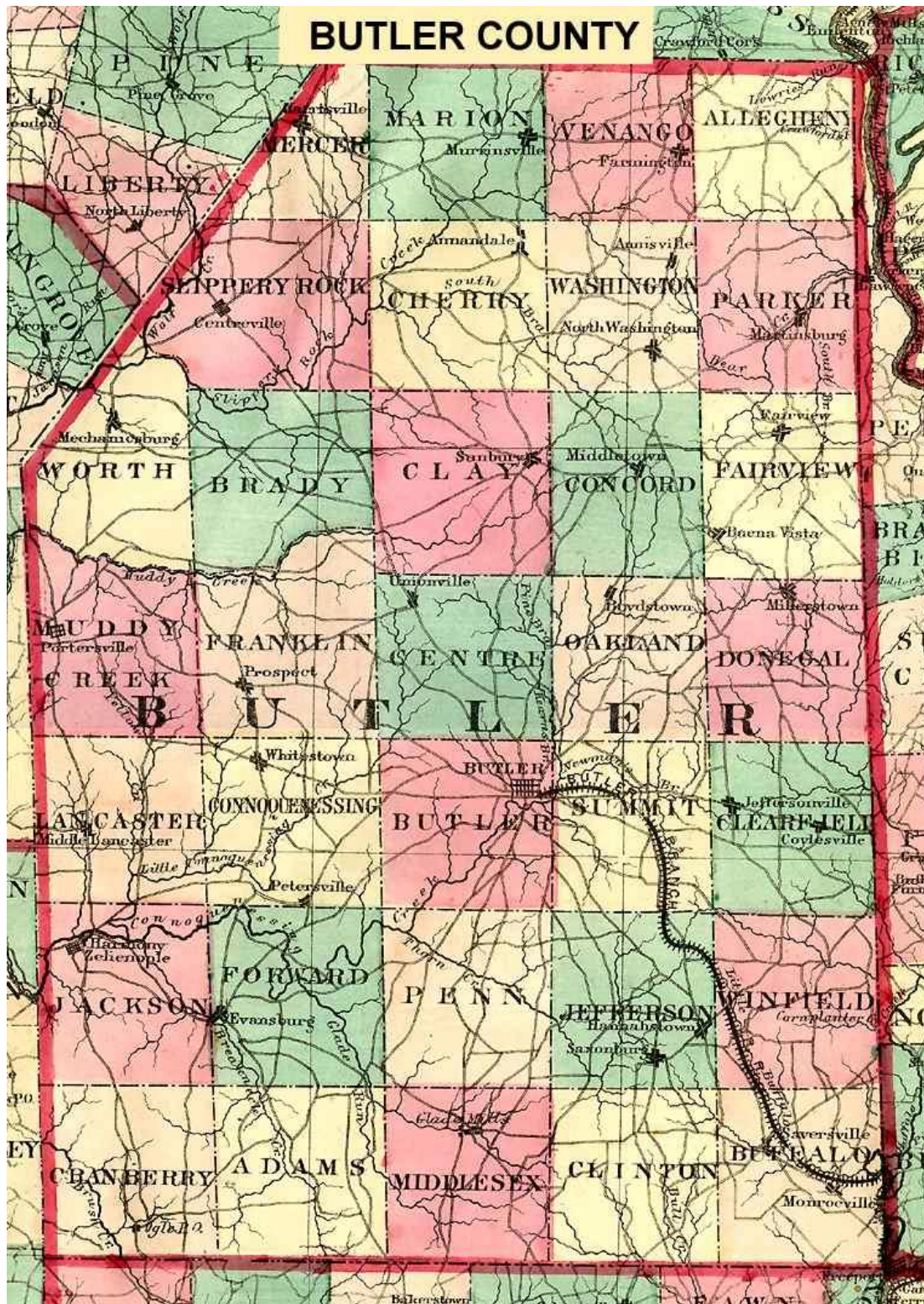
In spite of a rich history, very few historic resources have been documented in Clinton Township. Across Butler County, there are three (3) National Register Districts (in Butler City, Harmony Borough, and Saxonburg Borough), forty-four (44) individual properties eligible for National Register listing, and nine (9) formally listed. Of these, each Township has one (1) eligible property. The Ivywood Station of the Bessemer and Lake Erie Railroad was determined to be eligible for the National Register on January 27, 1998. However, this structure has since been destroyed, though it still appears on the Pennsylvania National Register of Historic places database. This lack of eligible properties does not necessarily mean a lack of potential resources, as the foregoing history should prove. Parts of historic resources surveys in parts of neighboring Townships (Middlesex and Adams) have yielded 4-67 eligible properties per community. The lack of known resources is more likely indicative of the lack of a formal survey.

The Guidebook to Historic Western Pennsylvania, by Helena Smith and George Swetnam, (Pittsburgh, 1991) also lists some significant properties in Butler County. It makes a reference to Todd Sanctuary for not just natural significance as an early sanctuary founded by a prominent conservationist, E.E. Clyde Todd in 1942.

In summary, there are few identified historic resources. There are likely a wealth of archeological sites, particularly in the Buffalo Creek watershed. It is also possible a number of farm structures of local architectural and historic significance are present, including barns, farmhouses, and outbuildings. With an understanding of the resources, it is easy to understand possible threats.

It would appear that in Clinton Township the most archeologically sensitive areas may be the least developable as well. Many major developments have located in upland areas away from streams. However, residential development could be a threat to older farm structures, which are routinely demolished in the course of development. The Township could encourage the preservation of sound, historic farm structures through local zoning and subdivision and land development regulations. Some communities have created “adaptive reuse codes” which allow more options within a district for the reuse of historic structures, over new construction. Others allow adaptive reuse of historic structures within Planned Residential Developments. For example, an historic barn might be retrofitted as a retail store or restaurant. A few municipalities have required special approval processes for the demolition of structures. The Township could thus amend their regulatory structure to either encourage or require consideration of historic structures in the development process. This will be discussed in the context of Plan Implementation.





1854 Plan of Townships

4. Population Characteristics and Trends

Accurate population forecasts are extremely difficult to develop because of the variety of factors that influence the rate of growth or decline. It is even more difficult to determine future population figures for small political subdivisions since population levels are subject to influence from both internal and external forces that are often impossible to equate to local conditions. The scope of such influences is broad, and can range from the extension of a local utility system to conversions of international caliber, such as economic upheavals or the outbreak of war. Commercial and residential development in adjacent municipalities can also impact the demographics on a community. All demographic processes, including more current procedures which utilize computer techniques are subject to these same shortcomings. Although the computer allows for the introduction and computation of a vast amount of data, the input material is still subject to uncertainties and evolving events that have historically limited the accuracy of forecasting.

In spite of the difficulties inherent in the forecasting process, an indication of population levels is important as a planning factor in determining the probable types of growth that will take place, and the location of land use activities that will require municipal services. The following Clinton Township information has been compiled and compared with local and state-wide data to provide Clinton Township with an updated basis for making planning and policy decisions.

Population Trends

Historic Population Description

The Lardintown area contains the highest population density in Clinton Township. Clinton Township is a mixture of residential/agriculture, manufacturing, and commercial property. Residential/agricultural districts are primarily single-family and farming areas with customary accessory and secondary uses and small business. Commercial districts are primarily economically viable areas providing commercial and service activities oriented to the Township and surrounding areas served by major highway systems. Manufacturing districts are primarily for manufacturing, processing, fabrication and assembling of products and materials, warehousing and storage, and transportation facilities.

Current Population and Density

Table 4-1 shows the projected population in Clinton Township based on the Southwestern Pennsylvania Commission's projected figures.

For the purposes of this Plan, the Southwestern Pennsylvania Commission determined the population growth. The table below shows the projected population of Clinton Township during a 5, 10, and 20 year planning period starting from the year 2015. This is shown below in Table 4-1.

Table 4-1: Population Estimates in Clinton Township

Year	Clinton Townshi	Population Net Change
2010	2,864	308
2015	2,854	-10
2020	3,039	185
2025	3,147	108
2035	3,401	254

Source: Southwestern Pennsylvania

The Center for Rural Pennsylvania (a legislative agency of the Pennsylvania General Assembly) has defined rural communities as those having less than 274 persons per square mile. Based on Clinton Township's land area of 23.6 square miles, the average population density in the Township is 121.56 persons per square mile in 2010. This population density is indicative of the generally rural nature of the Township. In comparison, Buffalo Township's density is 300 persons per square mile. They have virtually the same land area as Clinton Township.

Table 4-2 summarizes the population totals and classifications for Clinton Township and surrounding municipalities presented by the Center for Rural Pennsylvania. On average, Butler County and the surrounding municipalities can be classified as rural communities.

Table 4-2: Population and Community Classification

Municipality	2010 Population	Classification
Clinton Township	2,864	Rural
Buffalo Township	7,307	Rural
Middlesex Township	5,390	Rural
Winfield Township	3,535	Rural
Jefferson Township	5,504	Rural
Penn Township	5,071	Rural
Butler County	183,862	Rural

Source: Center for Rural Pennsylvania Data

Current Population Trends

Population trends can be made using American Fact Finder published by the U.S. Census Bureau. Based on the data presented in Table 4-1, Clinton Township's population increased by 10.8% between 1990 and 2000. The population then slightly decreased between 2000 and 2015 by 0.4%.

The Southwestern Pennsylvania Commission (SPC) also provides population projections for the municipalities within its area. The SPC projection utilizes previous growth data, but also adjusts for other factors such as the economy and local development. Table 4-3 presents the SPC population projections to 2040 based on the SPC Cycle 10A Baseline Forecast.

**Table 4-3: Clinton Township Population Projections
Based on the SPC Cycle 10A Baseline forecast**

Census Year	Clinton	% Change
2010	2,864	
2015	2,854	-0.4
2020	3,039	6.1
2025	3,147	3.4
2030	3,271	3.8
2035	3,401	3.8
2040	3,511	3.1
Cumulative Annual Growth (%)	22.6%	3.3
<i>Source: Southwestern Pennsylvania Commission</i>		

The Southwestern Pennsylvania Commission and other population projections were made without the existence of larger subdivisions and developments within Clinton Township. Population forecasts are greatly dependent on understanding development and its build-out, especially in rural areas where a single residential development can greatly impact population trends.

Table 4-3 presents a population forecast for Clinton Township which reflects the general population projection by SPC. This forecast is indicative of the rural character of the Township and its current zoning status.

Population Movements

In the Southwestern Pennsylvania Region, there has not been a significant increase in immigration. While some other regions of Western Pennsylvania have experienced significant population swings due to immigration, growth associated with immigration in Butler County and Clinton Township has not. The steel industry attracted immigrants in the 18th and 19th century to Southwestern Pennsylvania, however, the 2010 census figures reported that the percentage of the region's residents born outside of the United States was only 1.3%, with 1.5% arriving after 1990 in Clinton Township. This is much lower than the United States average of 4.7% immigrants arriving between 1990 and 2000.

Socio-Economic Review

Beyond population estimates and trends a community can be described by the socio- economic make-up of its residents. The U.S. Census tabulates socio-economic data for municipalities and has been referenced here for Clinton Township. Table 4-5 provides a comparison of demographics in Clinton Township from the 2010 and 2015 U.S. Census Bureau.

Table 4-5 <i>Demographics – Age and Sex</i>				
	2010	2015	2015 Percent	% Change
Total population	2,857	2,854	100	-0.1
SEX				
Male	1,419	1,537	53.9	7.7
Female	1,438	1,317	46.1	-9.2
AGE (years)				
Under 5	151	144	5.0	-4.6
5 to 9	202	196	6.9	-3.0
10 to 14	215	157	5.5	-36.9
15 to 19	244	224	7.8	-8.2
20 to 24	96	165	5.8	41.8
25 to 34	261	243	8.5	-7.4
35 to 44	377	268	9.4	-40.7
45 to 54	552	612	21.4	9.8
55 to 59	227	265	9.3	14.3
60 to 64	147	189	6.6	22.2
65 to 74	219	264	9.3	17.0
75 to 84	138	105	3.7	-31.4
Over 85	28	22	0.8	-27.3
<i>Source: U.S. Census Bureau American Fact Finder</i>				

The median age in Clinton Township was 45.5 years during the 2015 U.S. Census. This is reflective of the 2015 census data which shows Clinton Township's population with the largest percentage in the age groups between 45 and 54 years of age. Also, a decrease in residents age 35- 44 was seen from 2010 to 2015. Table 4-6 presents a broader view of the increasing age of the residents in Clinton Township. In 2010, the population of residents under the age of 34 was slightly lower than those over 35 years of age. However, by the year 2015 the population in the Township over 35 had increased to 61% of the total population and now is greater than the younger age groups. Hence, younger people graduation from high school and/or college are not seemly settling in Clinton Township.

Table 4-6 <i>Demographic Trends Based on Age</i>			
Age Group	2010	2015	% Change
Under 18	705	624	-13.0
18 to 64	1,767	1,839	3.9
Over 64	385	391	1.5
<i>Source: U.S. Census Bureau American Fact Finder</i>			

Table 4-7 summarizes the 2015 American Fact Finder's representation of racial demographics in Clinton Township. Similar to Butler County most of the population in Clinton Township is white or Caucasian decent.

Table 4-7 <i>Demographics - Race</i>		
Race	2015	Percent
White	2,781	97.4
Black or African American	0	0
American Indian and Alaska Native	0	0
Asian	30	1.1
Native Hawaiian and Pacific Islander	0	0
Some other race	5	0.2
Two or more races	38	1.3
<i>Source: U.S. Census Bureau American Fact Finder</i>		

The majority (65%) of residents in Clinton Township are married according to the 2015 U.S. Census American Fact Finder. Table 4-8 presents the census data on marital status in the Township.

Table 4-8 <i>Demographics – Marital Status</i>	
Race	2015
Population 15 years and Over	2,357
Percent Never Married	23.2
Percent Married	65.0
Percent Separated or Divorced	7.9
Percent Widowed	3.9
<i>Source: U.S. Census Bureau American Fact Finder</i>	

The 2015 American Fact Finder Census also provides educational attainment statistics for Clinton Township, which are summarized in Table 4-9. In Clinton Township, 92% of the population graduated from high school or higher. This percentage is slightly lower than Butler County as a whole (93%), but higher than the State percentage (89%). The percentage of Clinton Township residents with a bachelor's degree or higher (20.7%) is lower than both Butler County (32%) and Pennsylvania (29%).

Table 4-9 <i>Demographics – Education</i>		
Education	2015	Percent
Population 25 years and over	1,968	100
No High School diploma	159	8.0
High school graduate (includes equivalency)	842	42.8
Some college, no degree	331	16.8
Associate degree	229	11.6
Bachelor's degree or higher	407	20.7
<i>Source: U.S. Census Bureau American Fact Finder</i>		

5. Housing Characteristics and Trends

Clinton Township must not only plan for housing their current residents but also to meet housing needs for future growth. Housing needs can be attained through conserving or rehabilitating existing housing and accommodating for new housing. Currently both means are being utilized in Clinton Township to meet the housing needs of current and new residents. The 2012 Butler County Comprehensive Plan also discusses these strategies for maintaining and meeting housing needs. Clinton Township does not have the internal resources nor need to actively participate in the construction or rehabilitation of housing. There are not concentrated areas of blighted housing in the Township which require government action to renovate or rebuild. When a home or property becomes a concern due to health or public safety, the Township works with the property owner and the appropriate building code enforcement personnel to remedy the situation on an individual basis. Clinton Township does and will continue to support housing growth in the community provided the housing is approved through appropriate action or permit by the Planning Commission, Township Supervisors, Building Code Official, and other agencies having jurisdiction.

Table 5-1 summarizes and compares housing information from the 2010 and 2015 Southwestern Pennsylvania Commission Municipal Profile for Clinton Township. In Clinton Township the total number of housing units decreased -1.8% and the number of households also decreased -0.5%.

Table 5-1 <i>Housing Units</i>			
	2010	2015	% Change
Total Housing Units	1,171	1,150	-1.8
Total Households	1,110	1,104	-0.5
Persons/Household	2.59	2.29	-13.1
<i>Source: Southwestern Pennsylvania Commission</i>			

Despite the very modest decrease in housing units and households, the number of persons per household has declined rather sharply in the Clinton Township to 2.29 persons per household. This is slightly lower than the statewide average of 2.49 persons per household, but the decrease is still a significant change. It can be difficult to determine a single reason for a decline in this number; however, it could be attributed to the following conditions:

- New housing which attracts younger, 2-person families.
- Younger population moving to different location after graduation.
- Varying marital patterns, such as a high divorce or separation rate.
- Aging population with a member of the household passing on.

Based on the demographic conditions in the Township, the decrease in the number of persons per household is most likely attributed to the aging of the population in Clinton. However, the future development of current agriculture land within the Township could drastically influence these demographics, as these new homes are generally marketed and constructed for smaller, two income families.

Table 5-2 summarizes the types of housing units in Clinton Township. This data from the Southwestern Pennsylvania Commission indicates the majority of houses in the Township are single family residences or mobile homes. This is common for the rural and agricultural make-up of the Township. Future subdivisions may increase the number of multi-unit structures with the introduction of attached town homes, duplex units, or patio-type homes.

Housing age in Clinton Townships is shown in Table 5-3. Home construction during each ten-year period is fairly consistent with a similar percentage of homes in each age category. The period from 1980-1989 has the highest number of homes constructed in Clinton Township.

Table 5-2 <i>Housing Types</i>		
Housing Type	2015	Percent
Total housing units	1,150	100
Total Occupied	1,104	96
1-unit, detached	1,011	87.9
1-unit attached	29	2.5
2-9 Units	0	-
10+ units	0	-
Mobile Home & other Types of Units	110	9.6
<i>Source: Southwestern Pennsylvania Commission</i>		

According to the Southwestern Pennsylvania Commission data, housing units have declined by approximately 10 homes per year. Although, there is potential for new home construction in Clinton Township, generally individual single family homes constructed on single lots.

Table 5-3 <i>Housing Age</i>		
Year Constructed	2015	Percent
Total housing units	1,150	100
Built 2010 or later	31	2.7
Built 2000 to 2009	143	12.4
Built 1990-1999	190	16.5
Built 1980-1989	198	17.2
Built 1970-1979	185	16.1
Built 1960-1969	102	8.9
Built 1950-1959	137	11.9
Built 1940-1949	58	5.0
Built 1939 or earlier	106	9.2
<i>Source: Southwestern Pennsylvania Commission</i>		

96% of the available housing in Clinton Township was occupied during the 2010 census. The remaining 4% of homes were unoccupied. The total unoccupied housing percentage is less than the County average of 23.2%.

Of the occupied housing in the Township 87% is owner-occupied housing, which is higher than the County average of 76.8%. This owner-occupied percentage is supported by the data in Table 5-2, which indicates the majority of homes in the Township are single family residences and not multi-family units which can indicate rental type properties where the unit is not owner occupied.

6. Transportation and Traffic Assessment

Transportation is the movement of people and goods. Transportation infrastructure greatly influences land use, development, and economics of a region. Since the Township's last Comprehensive Plan, many transportation improvements have been made and land use patterns have changed notably in Clinton Township and many of the surrounding municipalities. Transportation improvements are one of the factors that contribute to an increase in growth and development and enhance commercial development.

One of the most important factors in Clinton Township's local transportation system is its link to neighboring communities and major highways. Future development in Clinton Township will affect neighboring communities. Past studies have shown Route 356, Saxonburg Boulevard, and Route 28 to be heavily traveled highway systems that link Clinton Township and surrounding communities with other parts of the County and State. The Route 228/356/28 corridor is the main east/west link to southern Armstrong, northern Westmoreland, northern Allegheny and southern Butler County, thus lending itself as a route to Route 79 in Cranberry Township, the Pennsylvania Turnpike, and Pittsburgh International Airport. Various studies conducted by the County and PennDOT have pegged this corridor as one of the most stressed in Butler County.

Transportation and Land Use are also interconnected. Each new home, business, or institutional development puts more vehicles into the local road network. This is not inherently bad-if both the transportation infrastructure and traffic management systems are adequate. While funding of road improvements will be crucial to local economic and community development, it will also be crucial to integrate access management and road design into the development process.

This chapter of the Comprehensive Plan summarizes data and recommendations from previous studies and where necessary, updates them to reflect current conditions.

Public Transit

PennDOT's Bureau of Public Transportation lists the following public transit services which are available in Butler County:

- Fixed Bus Routes: Butler Transit Authority, Port Authority of Allegheny County, New Castle Area Transit Authority, and Myers Coach Line, Inc.
- Shared Ride/Demand Response: Butler County Community Action & Development

The only public transit services that are available to Clinton Township are the Shared Ride service provided by Butler County Community Action & Development, which is known as BART (Butler Area Rural Transit), as well as bus service by BART. The Shared Ride services are provided to anyone in the county for a fee and some free service is provided depending on age and reason for riding.

There are other public transit services available to Clinton Township residents, but to utilize them residents have to travel to one of the respective service areas or pick-up points. There are eight park-n-ride locations in Butler County. The two closest park and ride locations to Clinton Township are the Rt. 28 Exit 17-S Pike Road Buffalo Township location, and the McBride-Route 8 at Maharg Road, Penn Township location.

Airports

There are no public airports located in Clinton Township. Several public/private airports exist in close proximity to the Township including the Butler County Airport and the Butler Farm Show Airport. These facilities offer private charter flights to other regional airports. The Allegheny County Airport and Pittsburgh International Airport, both located in Allegheny County, are the closest facilities offering national and international flights.

Railroads

Two railroads currently offer freight service in Butler County. The Canadian National Railway owned Bessemer and Lake Erie Railroad main line passes through the City of Butler, while the Buffalo and Pittsburgh Railroad provides regional service in the area. The B&P has a large locomotive shop located just outside the Butler City limits.

Waterways

There are two main streams that run through Clinton Township: Rocky Run joins Bull Creek near the intersection of Saxonburg Boulevard and Cherry Valley Road; Lardintown Run flows south from its source to Fawn Township in Allegheny County. Deer Run feeds into this water network. Aside from these streams, the Allegheny River to the east of Clinton Township is the only major waterway within close proximity of the Township.

A portion of land in Clinton Township is also part of the Thorn Creek watershed and drains to the north and another portion of the Township is in the Sarver Run watershed drains to the east into the Little Buffalo Creek watershed. The Little Buffalo Creek valley historically was the location of the only railroad line connecting Butler to the Allegheny Valley. A number of early industries developed along this line including quarries, mines, and oil shipping terminals.

Roads

A network of 39.2 miles of township roads and 16.06 miles of PennDOT roadways provide transportation corridors within Clinton Township. This 55.26 mile road system includes a total of 4.462 miles of Act 32 “turnback road mileage.” Additionally, there are many private lanes and drives in Clinton Township which are owned and maintained by private property owners or developers. Figure 6-1 shows the roadway system in Clinton Township.

The major transportation corridor through Clinton Township is State Route 228. This state road is also a major transportation route through Butler County as it connects various municipalities with Routes 356, Route 28, Interstate 79, Route 19, Route 8, and the Pennsylvania Turnpike.

Improved access and availability of roads and highways makes travel more convenient but also can lead to increased development along the transportation corridor, which in turn increases the number and speed of vehicles on the highway. This cycle of development and increased use along developed transportation corridors increases congestion, as is the case along S.R. 228. Congestion along State Route 228 has been recognized by the Southwest Pennsylvania Commission, PennDOT, and Butler County. Because of this issue, PennDOT has initiated the construction of a roundabout on Route 228 near Westminster and Knoch Roads to ease the congestion documented and facilitate the smooth and unhindered movement of vehicles in that area of Clinton Township. It is anticipated that traffic studies for any future development along or adjacent to Route 228 in Clinton Township will produce similar results requiring further realignments or improvements to handle increased traffic moving across the Township. These improvements may be the need for turning lanes and additional traffic lights. Other major roads in Clinton Township include:

- Saxonburg Boulevard
- Cherry Valley Road
- Spring Valley Road
- Westminster Road
- Deer Creek Road
- Lardintown Road

The roads in Clinton Township are generally in good repair. However, consistent and constant maintenance is necessary to maintain the cartway and drainage along the roads. The presence of the gas industry within the Township has also taxed the road system by virtue of an increase in heavy truck traffic in certain areas of the Township. However, through its road bonding program the Township has been able to keep its road system under a state of acceptable repair. While the Township does not have a written five-year maintenance plan for its road system, it has been effective at addressing maintenance issues as they arise as well as on a preventative basis annually.

Clinton Township does have various restrictions and regulations in place regarding the use of the road system. These regulations include the establishment of maximum speed limits and restrictions on vehicle weight limits for certain roads and streets. Ordinances relative to roads are found in the Subdivision Land Development Ordinance.

The Township's Subdivision and Land Development Ordinance has recently been revised and includes detailed requirements road repairs necessitated by gas companies using the roads for their operations and by any other entity doing work on or along Township roads. Also, any new development, road, or driveway which will impact a state highway requires approval through a highway occupancy permit by PennDOT.

With the current presence of gas well drilling companies as well as the on-going presence of logging companies, it is imperative that the Township continue to have these entities bond roads that they are using and monitor these same roads for damages. A formal road monitoring program needs to be implemented and maintained. This program needs to be an improvement to what currently exists.

As development occurs throughout the Township, the Township should give consideration to conducting an Impact Fee Study and perhaps implement an Impact Fee whereby major developers are responsible for subsidizing the improvement of roads that will be impacted by traffic from their development.

Impact fees generally apply to municipalities experiencing intense residential or commercial development that struggle to fund roadway improvements needed to serve that development. Transportation impact fees are one tool that can be used to help fund those needed improvements. Transportation impact fees are a funding mechanism permitted by the Pennsylvania Municipalities Planning Code (MPC). Fees can be assessed to a new development in proportion to its impact on transportation, namely the traffic the development is expected to generate during peak commuter periods. Funds collected are used to improve roadways used by development-related traffic, enabling the municipality to provide adequate infrastructure to support economic growth and development.

However, adopting an impact fee ordinance involves complying with certain regulations and completing specific studies, which represent a significant investment by a municipality. Before incurring upfront costs of implementing an impact fee ordinance, Clinton Township should conduct a detailed cost to benefit analysis of the various issues involved in an impact fee program. These issues or factors are:

- Land Use Projections
- Proposed Road Improvements
- Traffic Volumes and Roadway Capacity
- Potential Revenue Generation and Impact Fees

It is worthy of note that Clinton Township is a rural township that does not anticipate tremendous amounts of residential growth associated with large subdivisions. Thus, the cost of an Impact Fee program must be weighed against the benefits before a final decision is made on implementation.

For purposes of future reference and road need identification, the reader should be generally familiar with road classifications. Functional classification of roads is used to categorize the roadways in the Townships according to their purpose. Primarily roadways serve two functions, mobility (the ability to go from one place to another) and access (the ability to enter adjacent property). The roadway's functional classification is based on these two roadway classifications.

Roadways are normally classified into the following four categories:

Arterials provide for high mobility and limited access. Arterials generally convey between 10,000 and 25,000 average daily traffic (ADT). These roads connect urban centers and convey traffic for distances over one mile. Arterials often connect urban centers with outlying communities and employment. The roadway design is usually four to five 12-foot lanes with 8-10-foot shoulders and medians and design speeds of 40-60 mph. PENNDOT further classifies Arterials as Principal and Minor.

Major Collectors are intended to provide for a greater degree of mobility than for land access. Collectors generally convey traffic for medium travel distances (generally greater than one mile) and convey between 1500 and 10,000 ADT. Collectors serve motorists between local streets and arterial roads. The roadway design is two 12-foot lanes with 8-10-foot shoulders and design speeds of 35 mph.

Minor Collectors provide for equal amounts of mobility and land access. These roadways serve as major circulation roads. Minor collectors are two 11-12-foot lanes with 4-10-foot shoulders and design speeds of 30 mph.

Local Roads are intended to provide immediate access to adjoining land uses. Local roads are intended to only provide for transportation within a particular neighborhood, or to one of the other road types described. Local roads are generally 20-22 feet wide with 2-8 foot shoulders or curbing and design speeds of 25 mph.

Traffic Improvements

Based upon an examination of the Township's current road system and taking into account improvements planned by PennDOT for their road system crossing through the Township, the following improvements should be further examined and planned for over the next ten year period:

Deer Creek Road

Improvement Description: This stretch of roadway needs improvements in the form of drainage, base, binder, and wear course and possible curve realignment and improved signage.















Jack Road

Improvement Description: There is an 800 foot stretch of this road that needs to clay base removed and replaced with fabric and stone, with new binder and wear course applied to prevent the road from heaving in cold and wet weather.

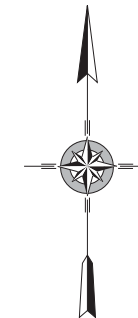
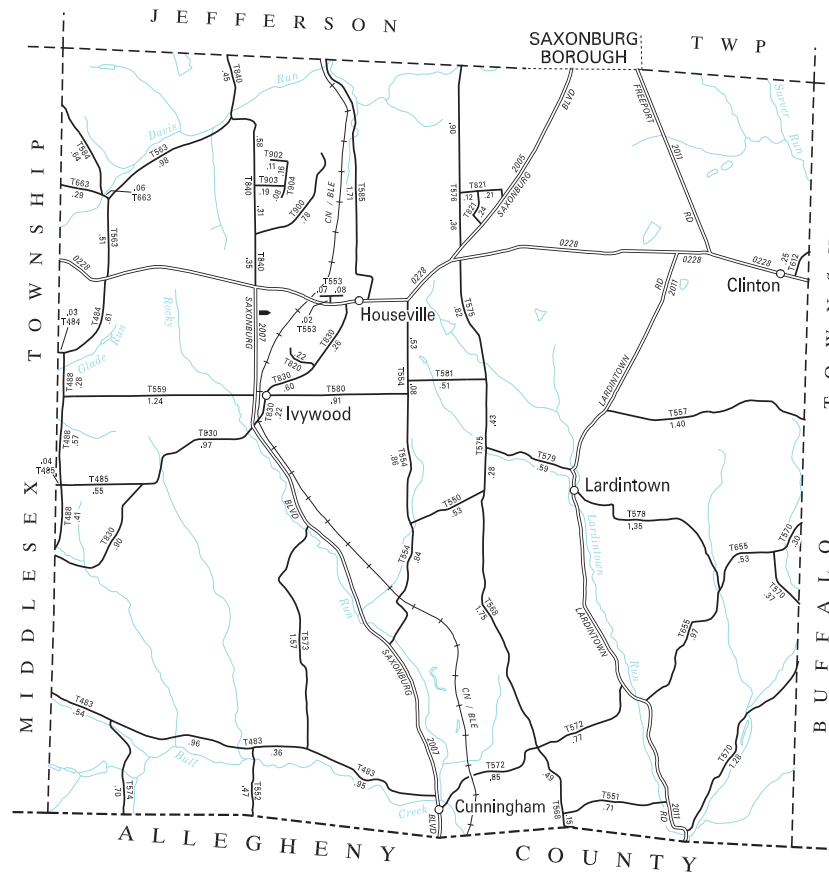
Cherry Valley Road

Improvement Description: Replace cross pipes along the entire road. Repair lower side slides or slips with engineered fill, gabion baskets pinned into subsurface, or caissons. Repave the road.

LEGEND

-  LIMITED ACCESS HIGHWAY
-  STATE ROUTE AND NUMBER
-  STATE MAINTAINED BRIDGE ON TOWNSHIP ROAD
-  TOWNSHIP ROAD, NUMBER AND SEGMENT LENGTH IN MILES
-  IMPASSABLE TOWNSHIP ROAD
-  OTHER ROAD
-  RAILROAD (IN SERVICE)
-  RAILROAD ABANDONED (TRACK RETAINED)
-  STATE BOUNDARY
-  COUNTY BOUNDARY
-  TOWNSHIP BOUNDARY
-  CITY OR BOROUGH BOUNDARY
-  MUNICIPAL BUILDING
-  SPLIT MILEAGE BETWEEN MUNICIPALITIES

483 CHERRY VALLEY RD
484 SANDY HILL RD
485 JACK RD
488 MONKS RD
550 WESTMINSTER DR
551 CALLEN RD
552 CHRISTY RD
553 OLD ROUTE 228 RD
554 BREWER RD
557 SARVER RD
559 MCKAY RD
563 SPRING VALLEY RD
568 SUNNINE RD
570 GOLDSCHNEITZER RD
572 ANDERSON RD
573 WYLIE RD
574 CANNON HILL RD
575 WESTMINSTER RD
576 KNOCH RD
578 HIDER HILL RD
579 MILLER RD
580 IVYWOOD RD
581 ALBIN RD
584 ALDERSON RD
585 TONER RD
612 COAL HOLLOW RD
655 STARK RD
663 KOZY KORNER RD
820 TIMBER RIDGE RD
821 RACHEL DR
830 DEER CREEK RD
840 VICTORY RD
900 SOUTH NOAH DR
902 RED ONE LA
903 CHANTLER DR
904 NORTH NOAH DR



CLINTON SECOND CLASS TOWNSHIP MAP BUTLER COUNTY

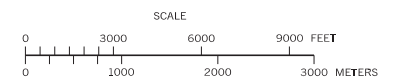
PREPARED BY THE
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

BUREAU OF PLANNING AND RESEARCH
GEOGRAPHIC INFORMATION DIVISION

IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

MUNICIPAL CODE 10 209

REVISED PER FORM 990 DATED 3-8-11



TYPE 5 MAP CLINTON TOWNSHIP BUTLER COUNTY PENNSYLVANIA

TOTAL MILES	
Township Road System	39.20*
State Highway System	16.06
Total	55.26

* Includes ACT 32 Turnback Mileage of 4.64

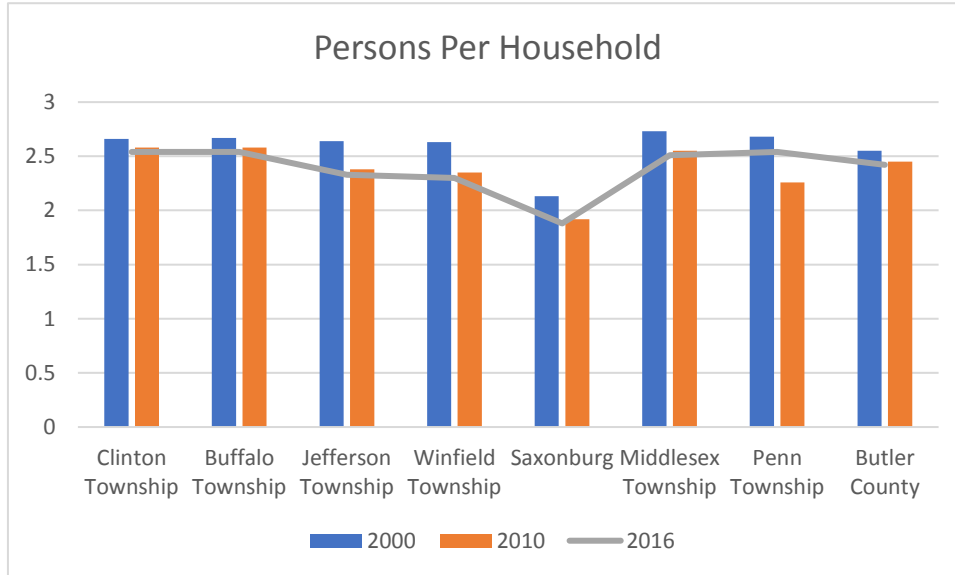
7. Housing Plan

Inventory of Housing Stock

In a fairly typical situation for growth communities, Clinton Township is experiencing significant housing growth. The next table compares housing growth between the last two Censuses for the Township, surrounding municipalities, and the County.

TABLE 7-1 HOUSING UNIT GAINS SOUTHEASTERN BUTLER COUNTY 2000-2015					
	2000 HOUSING UNITS	2010 HOUSING UNITS	2015 HOUSING UNITS	# CHANGE	% CHANGE
Clinton Township	1,075	1,171	1,150	+75	+6.98%
Buffalo Township	2,612	2,977	3,198	+586	+22.43%
Jefferson Township	1,970	2,333	2,270	+300	+15.23%
Winfield Township	1,381	1,540	1,638	+257	+18.61%
Saxonburg	713	760	775	+62	+8.70%
Middlesex Township	2,105	2,208	2,163	+58	+2.76%
Penn Township	1,980	2,086	2,194	+214	+10.81%
Butler County	69,868	72,835	79,529	+9,661	+13.83%
<i>Source: American Fact Finder- 2000, 2010, 2015</i>					

In almost every case, housing unit gains are exceeding demographic growth. This is due to declining household size. The average number of persons per household in America has been steadily declining since 1900. In that year, the national average of persons per household was 4.8; by 2000 it had dropped to 2.6. Averages for Clinton Township (2.66) were consistent with U.S. norms.



The overall supply of housing has thus grown at a faster rate than the population. Due to rising single person households and smaller numbers of children per family, this trend is expected to continue. In many Western Pennsylvania communities, average household size has already dropped to below two (2) persons per housing unit. Actually, for Clinton Township, persons per household may stabilize, due to the demographics of in-migration. The Southwestern Pennsylvania Commission projects the number of persons per household to 2.74 in Clinton Township. By contrast, the City of Pittsburgh will decline to 2.16 under the same projection, with some areas such as downtown declining to 1.29 persons per household.

Housing Types

When the inventory of housing stock is examined, it is comprised almost wholly of single family detached dwellings or mobile homes. Mobile homes are considered by the Census as a separate dwelling type, though the Pennsylvania Municipalities Planning Code (PaMPC) defines them as a “transportable, single family dwelling.” As the next table shows, housing types in the two Townships contrast markedly with the Countywide housing stock. Over seven percent (7%) of the County inventory of housing in 2000 was comprised of structures with more than four (4) apartment dwelling units in the structure. The residents of the two Townships are much more likely to live in a single family detached dwelling or mobile home than the average Butler Countian.

**TABLE 7-2
HOUSING INVENTORY BY TYPE
2010**

	CLINTON TOWNSHIP		BUTLER COUNTY
Type of Unit	No.	%	%
Single Family Detached	1011	87.9	69.9
Single Family Attached	29	2.5	6.7
2 Units in Structure	0	0	2.5
3-4 Units in Structure	0	0	2.8
4 + Units in Structure	0	0	8.7
Mobile Home	110	9.6	9.45
Boat, RV, Van, etc.	0	0	0
<i>Source: U.S. Census Bureau, Table DP-1, Profile of General Demographic Characteristics - 2010</i>			

Housing Characteristics

The age of housing stock can tell much about a community. Generally, trends in Clinton Township compare favorably with the County and the Commonwealth as a whole. Housing units in both townships tends to be newer. Only 15.9 percent of Clinton Township's housing stock was built before 1940. One in five Butler County housing units was constructed before 1940 and nearly one in three Pennsylvania units were built in 1939 or earlier. Older housing units are more likely to be substandard. Therefore, communities with a higher proportion of older homes tend to have more areas of deteriorating housing. Visual surveys of the two townships indicate no significant concentrations of substandard housing. There were a few individual homes with deterioration.

	CLINTON TOWNSHIP		BUTLER COUNTY
Year Structure Built	No.	%	%
2010 or later	31	2.7	1.9
2000-2009	143	12.4	13.7
1990 to 1998	190	16.5	17.8
1980 to 1989	198	17.2	11.6
1970 to 1979	185	16.1	14.6
1960 to 1969	102	8.9	8.4
1940 to 1959	195	5.0	16.5
1939 or earlier	106	9.2	15.6

Consistent with the newer housing stock, local homeowners tend to value their houses highly. The following table compares housing values. It should be noted that the housing value information collected by the Census is not a formal appraisal; it is simply what the owners think their home is worth.

	Clinton	Butler County
Owner Estimated Value	%	%
Less than \$50,000	7.3	9.1
\$50,000-\$99,999	6.3	11.6
\$100,000-\$199,999	42.8	36.9
\$200,000-\$299,999	28.0	21.9
\$300,000-\$499,999	12.5	15.4
\$500,000-\$999,999	2.6	4.4
\$1,000,000 +	.5	.7

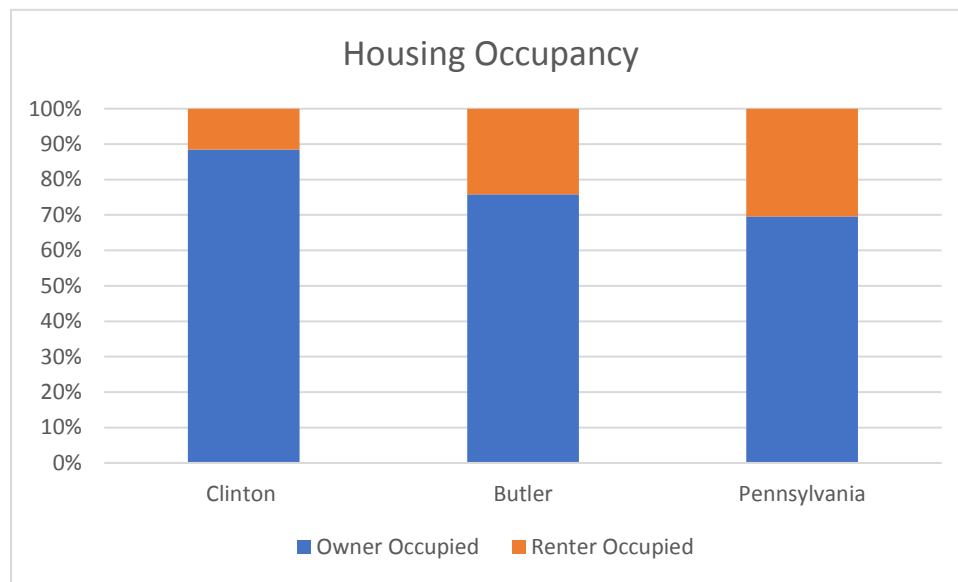
	Median Value 2010
Clinton Township	\$189,200.00
Butler County	\$178,100.00
Pennsylvania	\$166,000.00

Housing Occupancy and Vacancy

The market factors which affect value can also affect the occupancy and vacancy ratios of housing. Generally, communities with larger proportions of pre-1940, lower perceived-value housing or

vacation communities will have higher vacancy rates. Nationwide about nine percent (9%) of all housing units are vacant. This can be for a variety of reasons – the unit is for sale, held for seasonal use or a host of other factors. At the time of the 2000 Census, Clinton Township only had thirty-two (32) vacant homes, a mere three percent (3%). This compares to a vacancy rate of twelve percent (12%) in Pittsburgh at the same time.

Clinton Township is a community of homeowners. This is a favorable trend because homeowners are more likely to have a stake in the community's future, are less likely to move, and are less likely to defer maintenance on their property. High levels of homeownership are also encouraging simply because owning a home is a basic American value.



**TABLE 7-5
OWNER OCCUPIED/RENTER OCCUPIED
2010**

Clinton Township	88.5	11.5
Butler County	75.8	24.2
Pennsylvania	69.6	30.4

In some rapidly growing municipalities, homeownership is being realized but housing affordability is a problem. This relates to regional differences in cost of living, of which housing is a major factor. The Census monitors affordability by measuring housing costs as a percentage of local household income.

**TABLE 7-6
HOUSING AFFORDABILITY
2000**

PLACE	MEDIAN MONTHLY MORTGAGE	HOUSING COST AS A PROPORTION OF INCOME		
		< 25%	25-29%	30% >
United States	\$1,088	61.1	12.3	26.6
Pennsylvania	\$1,010	61.9	12.3	25.8
Clinton Township	\$1,056	53.2	11	35.8

A higher percentage of local residents are using more than one third of their monthly income for housing costs than the typical State residents or the national norm. This could point to some affordability concerns. Alternate affordability calculations were run by comparing median household income to median housing value. This creates a crude affordability index. The lower the index, the higher theoretical authority for the typical local household becomes. This attempts to account for regional cost of living variations, such as that between Western Pennsylvania and Manhattan (a homeowner in Western Pennsylvania would need to increase his income 2.9 times to enjoy a similar mode of living in Manhattan).

PLACE	MEDIAN HH INCOME	MEDIAN HOME VALUE
Clinton Township	\$64,609	\$189,200
Pennsylvania	\$53,599	\$166,000
United States	\$41,994	\$178,600
Butler County	\$60,934	\$178,100

As the previous table illustrates, local performance is mixed. Growth is causing a rise in local housing costs in excess of the Pennsylvania norm.

Future Housing Needs and Goals

The essence of good planning for future housing is the same as the essence of good land use planning. The key is to provide for anticipated community needs. For this reason, there is a very close tie between housing and local demographics as well.

Two demographic trends will be at work locally; continued in-migration and changes in population characteristics. Each of these could create some local housing problems.

Continued residential in-migration can threaten a community’s ability to provide a consistent level of public services without raising taxes. Residential tax base is not fiscally sustainable unless is offset by some form of non-residential tax base. This non-residential tax base can be industrial, commercial, or extensive acres of open private farm and forest land. Research in this issue has shown the following cost of service to revenue ratios.

Median Cost of Community Services Per Dollar of Revenue Raised

Commercial/Industrial	\$0.30
Working/Open Space Lands	\$0.37
Residential	\$1.16

Source: Farmland Information Center Fact Sheet-Cost of Community Services

This does not mean that every house built in the community is necessarily bad and that every nonresidential development is always beneficial in every way. However, it does indicate that public policies must seek a balance between three factors; preservation of private farm and forest land, residential growth, and non—residential development. At this point, the balance seems to be equitable in Clinton Township, where the largest development has been a business and industrial park. While this is not presently paying taxes to the Township or school district (due to the Keystone Opportunity Zone designation) it will begin paying taxes within the time frame of this plan.

The related problem that rapid in-migration can create is a lack of affordable housing. This can be due to market factors, regulatory factors, or a combination of the two. For example, some communities have created “estate districts” where lot sizes are not large enough to serve a conservation purpose, but too large to profitably develop for moderately priced single family dwellings (A typical estate standard is 1 dwelling unit to 4 acres even if public sewer is available). This makes it difficult for young families, single persons, and even public service workers to live within the community. Township policies must then recognize that the main purposes of regulating density and lot size are to provide basic light and air, help manage stormwater runoff, avoid groundwater pollution or over-taxing of groundwater resources, to buffer land uses through distance, or prevent overdevelopment of environmentally sensitive lands. If these public purposes are met, there should still be areas where affordable lots and homes can be provided. Some planners believe that in-migration is finite and that providing more modest lot standards within growth target areas can avoid the unnecessary consumption of land.

The second demographic factor that will substantially affect local housing needs in the future is the general age of the populace. This is a state, regional and local phenomenon. Pennsylvania now has the 4th highest median age of the fifty states. In Southwestern Pennsylvania, the entire region will begin to see significant population decline after 2025, due to the population aging faster than

present birthrates can replace people. In 2010, there were 226 owner occupied homes with a householder over the age of 65. in Clinton Township. This important component of the population will continue to grow, as the large 45-64 aged household head reach retirement age. At this point, there are not adequate housing options for older persons within Clinton township. These people will be likely to migrate elsewhere, such as to better housing options in another community - such as Saxonburg or Freeport, or perhaps out of the region.

There are several strategies that communities can pursue to ensure adequate housing choices for older persons (as well as other persons who do not desire a single family detached home). One is to allow or encourage mixed density housing in major subdivisions. Many communities also allow various forms of multiple family dwellings in commercial areas. Actually, from a tax base standpoint, an apartment full of elderly persons has a positive impact on the school district as they pay taxes without placing children into the public-school systems. This creates a very favorable cost of public services ratio. It can also help to allow various types of co-housing, accessory housing or mixed use buildings. Common arrangements are for local zoning to allow a smaller accessory house or mobile home on the same lot as the principle dwelling, or second floor residential uses above an office or shop. These very old solutions to housing are again becoming popular as both the population ages, and consumers are looking for more traditional neighborhood designs. Clinton Township will need to make a decision about whether they want their elderly population living in neighborhoods or new villages within the Township's jurisdiction, or moving elsewhere.

8. Recreation, Open Space, Greenway Plan & Smart Agriculture Initiative

This portion of the Plan represents a follow-up to Section 2, which addressed the natural environment of Clinton Township. This portion of the plan represents an analysis of recreational matters as they relate to the township's natural environment. This section also addresses the conservation of natural resources to the extent not pre-empted by state or federal law. Finally, this chapter also provides information about certain agriculture issues that relate to open space.

To be consistent with the state Municipal Planning Code, this township plan must contain statements that:

1. Lawful activities, such as the extraction of minerals, may impact water supply sources, and such activities are governed by statutes regulating mineral extraction that specifies replacement and restoration of water supplies affected by such activities.
2. Commercial agricultural production may impact water supply sources.

Recreation

Expanding the recreational infrastructure of the Township to meet the demands of residents was a major topic in past county wide and township plans. Prior to 1999, Clinton Township had no public park or recreational facilities. In 2004, Clinton Township conducted a needs analysis of the recreation requirements wishes of the community. The result of this analysis or survey was the need for a formal plan to develop a public park at the Spring Valley property owned by the Township. The master plan document contains a presentation of the overall community recreational needs and a list of needed improvements recommended at the site. The plan was formally adopted as a recreation plan pursuant to section 503 (11) of the Pa. Municipalities Planning Code.

The Plan consists of four phases for the development of the Spring Valley Park:

- Phase I Parking lots, trails, picnic areas, signage, clearing and grading
- Phase II Overlook platform, picnic shelters, mountain bike trail, benches
- Phase III Expanded parking, large picnic shelter, restrooms, multi-purpose athletic field
- Phase IV Playground, sand volleyball, and bocce facilities, water service extension, additional restrooms and playground

The Spring Valley Park Committee of the Township has been extremely proactive in executing the phases of the master plan over the past decade or so. Through their tireless volunteer efforts coupled with township support, Spring Valley Park has grown into a viable township community asset containing picnic areas, signage, walking trails, overlook platform, and water service. The Township and Park Committee continues to seek a rational method in providing for both the needs

of existing and projected future residents. The Township presently has 75 acres of parkland for its residents to enjoy and utilize.

The Spring Valley Park Committee and Township continue to work towards expanding park amenities beyond what exists today in 2017. The previous Comprehensive Plan prepared by the Township indicated that national park experts opine that a rural community needs an optimum ratio of 45 acres of parkland per 1000 residents. In a rural community, recreation preferences are weighted towards outdoor open space uses such as walking, hiking, hunting, nature observation. These uses require larger tracts than urban neighborhood play grounds or organized sports fields. The Spring Valley Park Committee and Township will continue to expand and develop the current park property according to the plan described above in the years ahead as funds, needs, and resources are available.

Smart Agricultural Initiative

Prior to initiation of the previous Comprehensive Plan, Clinton Township joined forces with Buffalo Township with the Glynwood Center to undertake a “smart” agriculture land assessment. Glynwood Center’s Smart Agriculture Initiative is intended to help residents examine and articulate the benefits that small-scale farming provides to small communities including economic, aesthetic, environmental and local food production. According to the Center, “Through the use of specially designed citizen assessment tools, “non-expert” residents begin to understand the role of farming in their community while developing the broad constituency needed to create and implement an action strategy”

The initiative represented an appropriate precursor to the previous comprehensive plan, a joint effort then with Buffalo Township. That initiative was much more than a formal written document, but instead a process that connected non-farming with farming citizens and examined socio-economic and land use issues related to a local agricultural industry that was in a state of decline. The process included a seminar on available municipal tools used to preserve farmland and suggestions as to how to bridge the gap between farmers and non-farmer citizens when it comes to many issues, including water conservation and preservation.

Greenway Concept Plan

When Citizens of Clinton Township identify physical features that are important to them, among the most frequently mentioned features are the vacant land and open spaces. In other words, undeveloped land. The open lands within the Township includes private farmland, private woodland and non-wooded vacant land), public space owned by the Township such as Spring Valley Park, open space owned by homeowners’ associations as a part of a subdivision, and open space owed by conservation groups. Because of the varying levels of land ownership, the value, purpose, and management goals for each form of green space is different.

Generally speaking, private farm and forest land has tremendous aesthetic value when it is seen by the general public. It also contributes to the local economy through agricultural and logging production. It also has an innate value that planners call “green” infrastructure. Infrastructure is typically and traditionally defined as the roads, cables, wires, pipes, bridges, canals, reservoirs, and sewers that support economy and society. “Grey” infrastructure is the normal term normally applied to these manmade amenities. Green infrastructure includes woodlands, soil, wetlands, natural swales and streams which actually function like the grey infrastructure when it comes to stormwater management.

Wetlands retain stormwater. Forest Land initially soaks up nearly three quarters of the runoff from a rain event. If wetlands are drained, streams are channelized and woodlots are cut down, the community must install more grey infrastructure or face flooding. Thus, planners and smart developers are working to save the free green infrastructure so it does not need to be replaced by manmade structures and conduits. Like a sewer or public water systems, natural drainage and water purification systems only work well if they are interconnected.

When private greenway land develops it then becomes essential that new roads (“grey” infrastructure) and similar elements supporting development are planned around the identified green infrastructure. In addition to enhancing natural stormwater management, the resultant connections can provide wildlife habitat.

However, these connected greenway networks do not necessarily provide for access by the general public. Private farm and forest land, or even homeowner’s land, need not be open for public recreation in order for the greenway to work. Access is linked to a broader topic called property rights. If access to private greenways is desired, easements should be purchased (or donated) from the land holder to make access legal. However, in many cases, there are nearby public rights of way, such as township roads or navigable waterways that might serve to allow connections between areas where public trespass is not allowed.

The Township has Planned Residential Development Regulations within local zoning, there is already precedent for integrating conservation lands into development. The addition of language to require this open space fit into a greenway concept could bring this approach to the next level. When the Planned Residential Development (PRD) regulations are combined with the mandatory dedication of land or fees in lieu of land (such as Clinton Township has enacted), the open space in a PRD could be part of a public or private network. In some cases, it may be worthwhile to combine PRD Homeowners’ Association, private land with a small public access easement, which could be integrated into the development plan. Clinton Township recognizes the importance of open space, agricultural areas, and greenways and works through their zoning and land development ordinances to optimize these areas throughout the Township.

9. Economic Development

This section of the Comprehensive Plan will examine household and family income information, employment information and related trends in the local economy.

Median household income was briefly discussed in the section on housing. The Profile of Economic Statistics shows that from 2000 through 2015 the median household income of Clinton Township has increased significantly. In particular, the change of household income from 2010-2015 in Clinton Township has shown a much higher change than both Butler County and the State of Pennsylvania.

Income can rise or fall based upon several factors. In Clinton Township, in-migration is a major factor in income changes. Income also changes due to inflation, employment and overall prosperity. . The median household income (in 2015 dollars, 2011-2015) for Pennsylvania is \$53,599 and the median household income for Clinton Township (in 2015 dollars, 2011-2015) was \$64,609. Below is a comparison of the 2000, 2010 and 2015 Profile of Economic Characteristics.

TABLE 9-1 MEDIAN HOUSEHOLD/FAMILY INCOME 2000-2010-2015								
PLACE	2000		2010		2015		HOUSEHOLD CHANGE 2000-2010	HOUSEHOLD CHANGE 2010-2015
	MHI	MFI	MHI	MFI	MHI	MFI		
Clinton Township	\$44,494	\$50,625	\$53,265	\$62,684	\$64,609	\$71,413	\$8,771	\$11,425
Butler County	\$42,308	\$51,215	\$56,878	\$69,464	\$60,934	\$77,864	\$14,570	\$4,056
Pennsylvania	\$40,106	\$49,184	\$50,398	\$63,364	\$53,599	\$68,158	\$10,292	\$3,201
Source: U.S. Census Bureau, Table DP-3, Profile of Selected Economic Characteristics								

In Clinton Township's case, growth in local incomes surpassed inflation. Workforce changes most likely caused such substantial growth.

**TABLE 9-2
OCCUPATION OF EMPLOYED PERSONS 16 AND OVER
2000-2010-2015
BY PERCENT**

OCCUPATIONAL GROUPING	CLINTON		
	2000	2010	2015
Managerial/professional and related occupations	28.3	30.7	28.7
Service occupations	18.6	17.4	16.5
Sales and office occupations	25.1	25.2	21.1
Natural resources, construction and maintenance occupations	11.3	12.5	12.6
Production, transportation and material moving occupations	19.9	14.1	21.1
<i>Source: U.S. Census Bureau, Table DP-3, Profile of Selected Economic Characteristics - 2000 Summary file, 2006-2010, 2011-2015 American Community Survey 5-year estimates.</i>			

As of the 2000 Census, nearly one (1) in three (3) employed persons in the Township had professional or managerial occupations (attorneys, scientists, bankers, etc.). . . It seems that especially in the case of Clinton Township, in-migration has caused major changes in the composition of the work force.

Some places are employment centers, some are “bedroom communities,” and some have elements of both. The nature of this status can affect everything from traffic patterns to tax base and public service costs. The Southwestern Pennsylvania Commission (SPC) estimates and projects places of residence and work, based upon Census data and traffic patterns. In these projections, Clinton Townships will see growth as a workplace. Particularly swift growth is projected for Clinton Township, due to its hosting of a major regional business/industrial park. It must be noted that these forecasts are prepared for transportation planning purposes, and are even more subject to future changes than population projections. With this caveat, Clinton Township is identified by SPC as the 9th fastest growing employment numbers (by percent) in the entire ten County region.

CLINTON TWP. YEAR	POPULATION 16 AND OVER	NUMBER IN LABOR FORCE
2000	2,150	1,438
2006-2010	2,227	1,480
2011-2015	2,316	1,605

Based upon the information relative to tax and cost of service ratios that were presented in the housing analysis portion of this plan, the labor force has shown an 11.6% increase since 2000. The targeted nature of business park development in Clinton has great promise to enhance, rather than detract from the traditional rural economy and country setting of the township.

Economic Development Planning: Nearly every rural Pennsylvania community dreams of a successful business park to provide local residents with jobs and establish a long-term tax base for local government. Clinton Township is one of the handful of communities which have fulfilled that dream. The ideal in local economic development planning is to achieve both the import of capital from elsewhere and the retention of capital within the community for as long as possible. The Victory Road Business Park represents a public investment of over \$10,000,000 for infrastructure and site development. The park has been one of the most successful Keystone Opportunity Zone sites in Western Pennsylvania. Parcels have been sold and developed for a number of uses, including a major regional grocery distribution center for the Aldi's chain, the Castcon-Stone building (which won an American Institute of Architects Green Building Award), and a cooperative venture to sort, brand and distribute locally grown sweet onions.

In a series of land use planning meetings, Clinton and Buffalo Townships identified the northwestern quadrant of the Pa. Routes 356/28 interchange as a high priority for future development of a business park or related uses. This area has the best ability to handle significant traffic impact without substantial off-site improvements, is highly visible, within public sewer service areas, and not under significant environmental constraints.

The second development priority identified by this plan is continued agribusiness development in Clinton Township. At one point, a major agribusiness project was under consideration for Victory Road, and this could be resurrected under slightly different form. The Smart Agriculture Initiative also identified a number of smaller agro-economic endeavors that the township endorses. These center around efforts to "shorten the food chain." This means fewer intermediary steps between local farmers and consumers. When this happens, consumers often get a bargain on high quality produce and farmers gain a much better price. The difficulties in doing this are typically regulatory and organizational. Practical means to "shorten the food chain" include:

- Roadside stands
- Farm markets

- Pick your own - opportunities for people to learn about farming
- Ag tourism (Bed and breakfasts, accessory campsites, farm vacations)
- Community supported agriculture (Subscription sale of produce)
- Value added - promote cooperative for onions - farmers' market
- Community kitchens (helping farmers create products and still meet commercial kitchen regulations for processing and packaging)
- Websites/mailorders even farm related links to the Township websites
- Raise community awareness about ag: TV talk shows/news reports
- Selling to institutions

While it is an uphill battle, many communities are learning that changes in agro-economics are one of the best farmland preservation measures.

10. Land Use

As described in this Comprehensive Plan, Clinton Township is generally very rural in character, with some potential for growth due to a variety of natural and locational advantages. However, the goals and objectives of this Plan are to provide for controlled growth while preserving and protecting the existing community and rural, natural, and agricultural resources of Clinton Township. This can be achieved through careful land use planning and developing partnerships with nearby municipalities which are service/infrastructure rich but land poor. The plan shall provide guidance for controlled residential growth which does not cause suburbanization. Residential growth should be carefully accommodated, while the rural resources, existing land uses, character, and features preserved and protected to the fullest extent possible.

No major land use pattern changes or additions have been realized in Clinton Township since the Township's Zoning Ordinance was put into place some years ago. The Township still remains predominantly rural in nature. Agricultural activities continue as the major land use in the Township. Developed land is generally utilized for single family residential structures. The majority of housing is situated on widely scattered lots associated with agricultural uses and old homesteads. Newer housing in the Township has been constructed along existing roads in small series of lineal neighborhoods, generally adjacent to Saxonburg Borough where public sewer and water exist. It is crucial to note that the Township does advocate generous minimum lot sizes through their Subdivision and Land Development and Zoning Ordinances in an effort to promote the preservation of the rural character of the Township as well as agricultural personality of the Township.

Commerce (small business and commercial) are not extensive in Clinton Township. The Victory Road Industrial Park contains several light industrial, commercial, and warehouse businesses by design. Most other commercial business are located along Route 228 and Saxonburg Boulevard. Limited residential expansion and commercial growth has taken place in recent years, but overall, the use patterns described in previous planning efforts have changed very little.

Existing Land Use Inventory

Land use and growth is regulated under the Township Subdivision and Land Development Ordinance and the Zoning Ordinance. These Ordinances are very comprehensive in nature and essentially dictate the development of land throughout the Township and control growth through the establishment of carefully researched and established zoning districts. The Zoning Ordinance and its associated map are intended to:

- Regulate the Density of Population
- Regulate the location and use of buildings, structures and land for residential, agricultural, commercial, industrial and other purposes.

- Regulate the height, bulk, number of stories, size and placement of buildings and structures;
- Divide the Township into districts of such size, shape and area, and to establish such zoning map, as may be deemed best suited to carry out the regulations; and
- Establish procedures for the administration, enforcement, amendment, and relief from hardships under certain circumstances.
- Clinton Township, through the adoption of their Zoning Ordinance, desired to encourage beneficial and controlled growth, as well as the protection of private property in the Township while keeping the density of development consistent with existing Township facilities and the Township's ability to develop new facilities as needed. This Comprehensive Plan is intended to go hand in hand with the Zoning and Subdivision and Land Development Ordinance to accomplish several major goals:
- Promote, protect and facilitate the public health, safety, morals, and the general welfare of Township residents and visitors;
- Coordinate orderly and practical community development and proper density of population;
- Promote emergency management preparedness and operations;
- Support public water, sewerage, schools, recreational facilities, and public grounds;
- Preserve the natural, scenic and historic values of the environment and preservation of forests, wetlands, aquifers, floodplains, and agricultural lands.
- Prevent overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers.
- Preserve prime agriculture and farmland considering topography, soil type and classification, and present use.
- Provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multiple-family dwellings.
- Accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and nonresidential uses.

Community Development Goals and Objectives

The key community development goal of Clinton Township is to accommodate necessary development while protecting rural uses and features within the community. Generally, the Township has and will continue to control the location, character, and timing of future growth and development through the use of their Zoning Ordinance, as well as policy decisions consistent with the goals set forth in this Comprehensive Plan. The vision of retaining a rural and agricultural character, maintaining low but reasonable taxes, while still allowing for choices by landowners, remains very important to the Township.

To achieve this mission stated above and the goals set forth in Chapter 13 of this Comprehensive Plan, the Township relies heavily on the its establishment of Zoning Districts within the Zoning Ordinance. An overview of these districts and allowed uses within said districts follows below. Each district contains a tabulation of both permitted and conditional uses permitted in the respective district, along with basic dimension requirements for development within that district.

C Conservation District

The C-Conservation District is established to ensure that planning for development near floodplains, steep slopes, wetlands and other environmental hazard areas fully integrates a cognizance of the limitations of the land.

Conservation District Table of Allowed Uses

Permitted Principal Uses	Conditional Uses
One (1) Single-Family Detached Dwelling Per Lot	Service and Repair Business
Bed and Breakfast	Mining and Mineral Extraction
Municipal Building	Specialized Animal Raising and Care
Agriculture	Mini Storage Facilities
Agricultural Services	Communications Towers
Country Clubs and Lodges	Recreational Camp Grounds
Gas and Oil Drilling	Intensive Outdoor Commercial Recreation
	Sawmills
Permitted Accessory Uses	Limited Retail and Service Business
No-Impact Home Based Business	Veterinary Clinic
Agricultural and Residential Accessory Buildings	Home Occupations
Family and Group Day Care Homes	Churches or Places of Assembly

Conservation District: Permitted Use Lot, Height, and Yard Standards

Use Type/Dimension	All Permitted Uses
Minimum Lot Area	10 Acres*
Minimum Lot Width	200 Feet
Minimum Front Yard	75 Feet
Minimum Side Yard	35 Feet
Minimum Rear Yard	50 Feet
Maximum Height	45 Feet
Maximum Coverage	15%

AC Agricultural Conservation District

The Agricultural Conservation District is meant to facilitate the conservation of areas of high-quality farmland. It is also meant to maximize means for farmland owners to realize income from their property for compatible uses, and to minimize the impact of incompatible development upon agricultural security within the Township.

Agricultural Conservation District Table of Allowed Uses

Permitted Principal Uses	Conditional Uses
One (1) Single-Family Detached Dwelling Per Lot	Service and Repair Businesses
Bed and Breakfast	Cemeteries
Agriculture	Specialized Animal Raising and Care
Agricultural Services	Mini Storage Facilities
Gas and Oil Drilling	Communications Towers
Landscaping Supply and Materials	Sawmills
Municipal Building	Limited Retail and Service Business
	Day Care Center
Permitted Accessory Uses	Mining and Mineral Extraction
No-Impact Home Based Business	Veterinary Clinic
Agricultural and Residential Accessory Buildings	Home Occupations
Family and Group Day Care Homes	Churches or Places of Assembly

Agricultural Conservation District: Permitted Use Lot, Height, and Yard Standards

Use Type/Dimension	All Permitted Uses
Minimum Lot Area	5 acres*
Minimum Lot Width	200 Feet
Minimum Front Yard	75 Feet
Minimum Side Yard	35 Feet
Minimum Rear Yard	50 Feet
Maximum Height	45 Feet
Maximum Coverage	20%

R-1 Rural Residential District

The Rural Residential District is meant to provide residential opportunities for single-family dwellings and related uses in a rural setting.

Rural Residential District Table of Allowed Uses

Permitted Principal Uses	Conditional Uses
One (1) Single-Family Detached Dwelling Per Lot	Cemeteries
Bed and Breakfast	Personal Care Home
Municipal Building	Planned Residential Development
Agriculture	Gas and Oil Drilling
Golf Courses/Country Clubs	Public and Accredited Private Schools
Two-Family Dwellings	Home Occupations
	Public Utility Structure
	Churches or Places of Assembly
Permitted Accessory Uses	
No-Impact Home-Based Business	
Agricultural and Residential Accessory Buildings	
Family and Group Day Care Home	

Rural Residential District: Permitted Use Lot, Height, and Yard Standards

Use Type/Dimension	Single-Family Dwelling and Related	All Other Permitted Uses
Minimum Lot Area	1 Acre	2 Acres
Minimum Lot Width	125 Feet	150 Feet
Minimum Front Yard	75 Feet	75 Feet
Minimum Side Yard	25 Feet	25 Feet
Minimum Rear Yard	35 Feet	50 Feet
Maximum Height	35 Feet	35 Feet
Maximum Coverage	15%	30%

LB Limited Business District

The LB Limited Business is established to provide for businesses that have lower infrastructure needs and neighborhood impacts than the IP Industrial Park District, as well as housing types that can thrive in a transitional mixed use setting, while providing for the protection of both business and residential interests.

LB Limited Business District Table of Allowed Uses

Permitted Principal Uses	Conditional Uses
One (1) Single-Family Detached Dwelling Per Lot	Personal Care Homes
Bed and Breakfast	Nursing Homes or Hospitals
Municipal Building	Light Manufacturing
Agriculture	Truck Terminals, Wholesale Business, Warehousing
Agricultural Services	Car Washes
Gas and Oil Drilling	Auto Sales and Service
Professional Office	Equipment Sales and Rental
Business Services	Day Care Centers
Landscaping Supply and Materials	Multiple-Family Dwellings/Mobile Home Parks
Home Occupation	Corporate Offices, Research and Laboratories
Permitted Accessory Uses	Limited Retail and Service Business
No-Impact Home-Based Business	Public Utility Structure
Accessory Buildings	Churches or Places of Assembly
Family and Group Day Care Homes	Service and Repair Businesses
Home Occupations	

LB Limited Business District: Permitted Use Lot, Height, and Lot Standards

Use Type/Dimension	Single-Family Dwelling and Related	All Other Permitted Uses
Minimum Lot Area	1 Acre	2 Acres
Minimum Lot Width	125 Feet	150 Feet
Minimum Front Yard	75 Feet	75 Feet
Minimum Side Yard	25 Feet	35 Feet
Minimum Rear Yard	35 Feet	50 Feet
Maximum Height	35 Feet	45 Feet
Maximum Coverage	15%	30%

IP Industrial Park District

The IP Industrial Park District is established to provide for businesses and high-impact land uses that require significant infrastructure.

IP Industrial Park District Table of Allowed Uses

Permitted Principal Uses	Conditional Uses
Light Industry	Heavy Industry
Churches or Places of Assembly	Communications Towers
Hotel	Building Material and Supply Yards
Municipal Building	Salvage Yards and Recycling Centers
Agriculture	Sexually Oriented Business
Agricultural Services	Correctional Facility/Halfway House
Professional Office	Billboards
Corporate Office	Indoor/Outdoor Commercial Recreation
Research and Laboratories	Sanitary Landfill
Truck Terminals, Wholesale Business, Warehousing	Flea Markets
Retail Businesses and Shopping Centers of Not More Than 50,000 Square Feet Gross Floor Area	Public Utility Structure
Eating Places	
Permitted Accessory Uses	
Accessory Day Care for Employees	
Agricultural Accessory Buildings	
Accessory Buildings	

IP Industrial Park District: Permitted Use Lot, Height, and Yard Standards

Use Type/Dimension	All Other Permitted Uses
Minimum Lot Area	2 acres
Minimum Lot Width	150 Feet
Minimum Front Yard	75 Feet
Minimum Side Yard	25 Feet
Minimum Rear Yard	50 Feet
Maximum Height	45 Feet
Maximum Coverage	30%

According to the Butler County Comprehensive Plan, rural areas of Butler County are among the features of the County most cherished by citizens. People are choosing to live in the rural areas, which takes away from traditional uses of agriculture, mining, and logging and results in utility extensions and suburbanization. Therefore, Clinton Township must manage and regulate where growth is to occur and the extent of growth. Development leads to suburbanization and eliminates rural land development, which is often the original reason for residential development in the first place. Accordingly, Clinton Township should direct residential development very conservatively and in locations consistent with public utilities. Natural features in and around the area of

development and the character of the land and surrounding area should be identified and maintained.

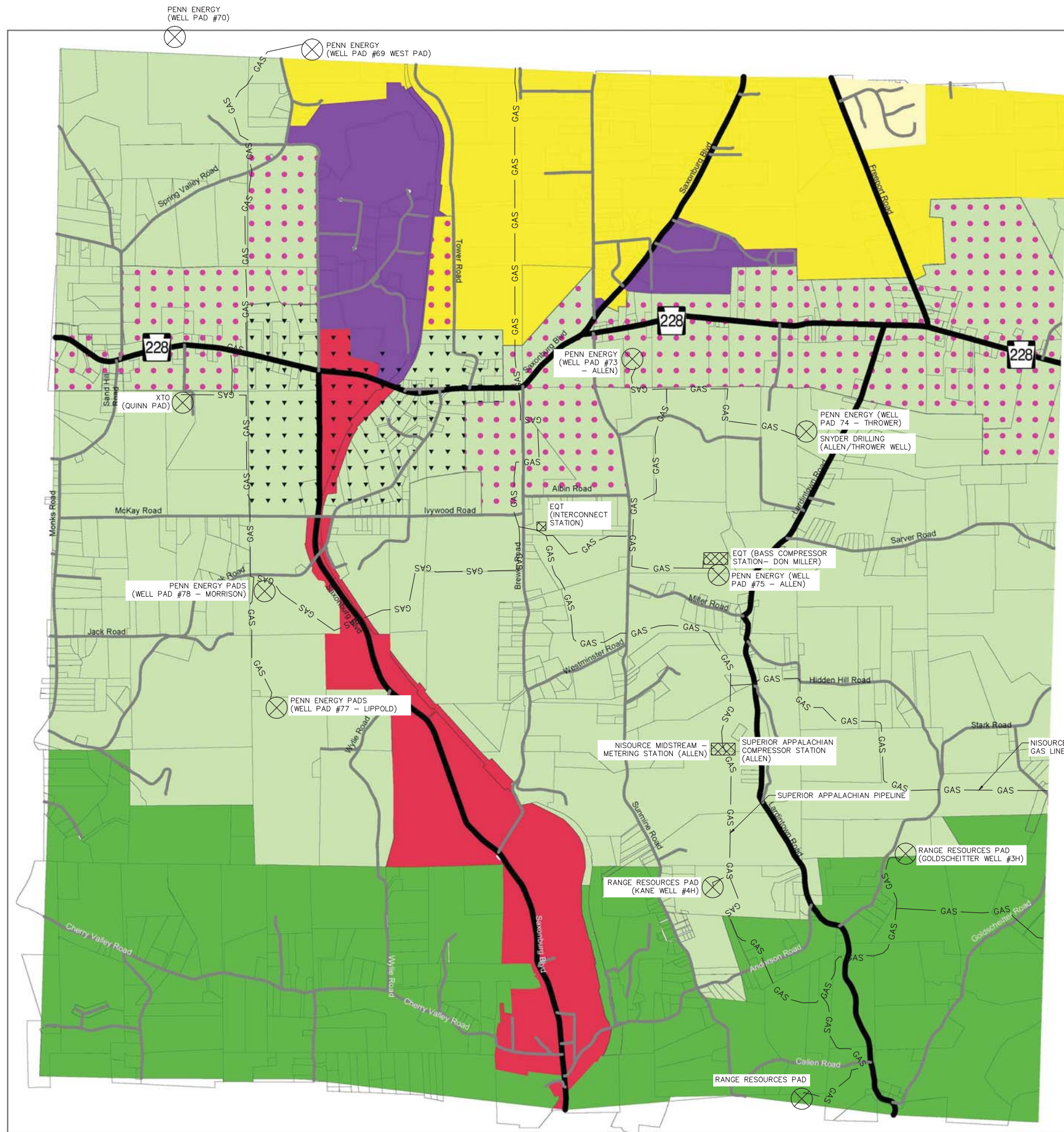
Future Land Use Plan

Attitudes toward community development change from time to time due to a variety of factors and situations which may or may not be predictable. Such uncertainties make it virtually impossible to predict many aspects of long range growth, but the analysis of known influences, combined with the formulation of local policy guidelines, can assist in achieving orderly future growth. This outlook for the future is based on the observations and influences discussed in this Comprehensive Plan and reflect projected growth in the community.

The Township Zoning Ordinance can be used to a large extent to regulate land uses. Future planning in Clinton Township should include regular reviews of current Zoning and Subdivision and Land Development Ordinances to keep pace with changing attitudes and development challenges. However, this must be accomplished while protecting existing rural and agricultural areas of the Township. Through the zoning process, land uses in the Township can continue to be regulated by zoning districts to match existing uses and provide for future use. Zoning can and has been successfully used to provide for agricultural uses while allowing for growth and development in the community.

The Butler County Comprehensive Plan includes several suggestions for zoning which can promote the preservation of agricultural areas, including:

1. Allowing strip residential areas where a farmland owner may see “frontage” lots.
2. Agricultural zoning where very large lots (10 to 40 acres) are zoned for agricultural usage.
3. Sliding scale zoning which encourages lots too small for agricultural usage to be used for residential purposes while keeping large tracts of prime farmland intact for agricultural or farming usage. For a sliding scale zoning area, property can be divided into five plots of varying sizes.
4. Conservation subdivision where there is no relationship between minimum lot size and density of houses. This method provides more options to the developer.
5. Buying the property. Purchase of Agricultural Conservation Easements (PACE) is a program instituted by Pennsylvania to protect farm land. Butler County has implemented this program, but it is expensive and the most viable long term farmlands should be targeted



GAS FACILITIES IN CLINTON TOWNSHIP

Clinton Township Official Zoning Map

Zoning Districts

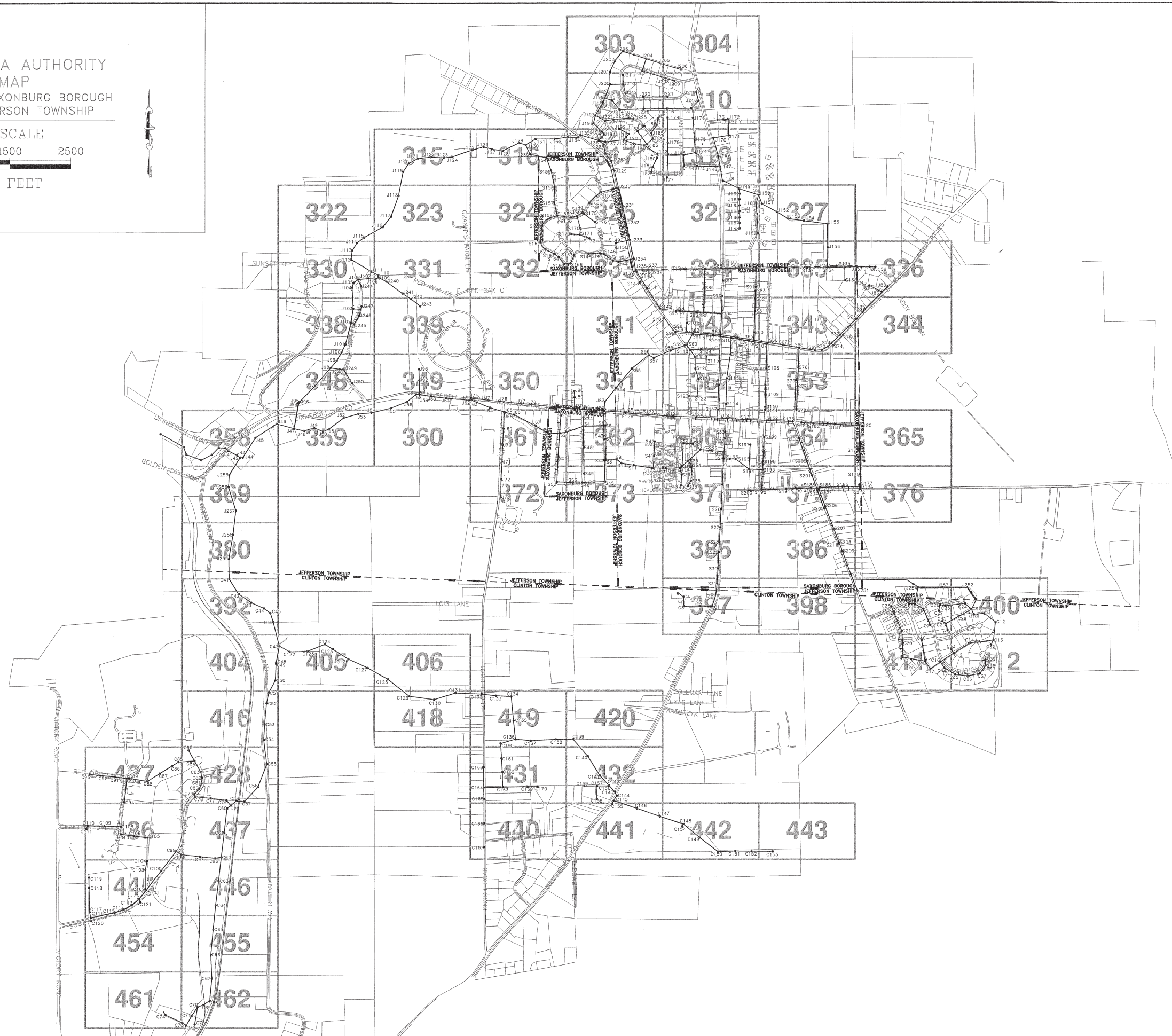
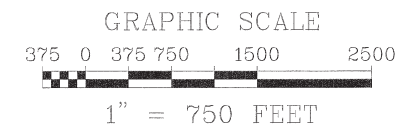
- Zoning Districts**
- Agriculture Conservation
 - Conservation
 - Industrial
 - Limited Business
 - Rural Residential

Special Zoning Districts

- Special Zoning Districts**
- Corridor Preservation Overlay
 - Town Center TND
 - Approved Planned Residential Development
 - Well Pads
 - Compressor Stations
 - Gas Lines

REVISED JGA 03/16/2016
Revised ORD 2014-01 07/15/2014

SAXONBURG AREA AUTHORITY
INDEX MAP
CLINTON TOWNSHIP, SAXONBURG BOROUGH
AND EASTERN JEFFERSON TOWNSHIP



11. Public, Semi-Public, and Community Service and Utility Facilities

Previous County and agency planning recommendations for community facilities, utilities, and related services were focused on cooperative programs to meet the needs created by development. No real infrastructure expansions took place in Clinton Township until the Saxonburg Area Authority completed its sewer project several years ago. The Township has made improvements to its municipal building and community park in the past decade or so, while also improving road conditions and preventive maintenance as well as community service functions. The extent to which services and facilities can be expanded is limited by the economic feasibility which is dictated by growth and the local economic climate. The basic proposals outlined in the previous plan are valid in terms of the types of services that will eventually be needed, but detailed proposals can only be formulated on the basis of demonstrated need.

Public Safety

Clinton Township does not have a Volunteer Fire Company located within the Township but instead receives service from the Saxonburg Volunteer Fire Department. This volunteer fire station is supported by community donations, township stipends, and fund raising activities. It provides fire protection for the residents of Clinton Township and assists neighboring communities during their times of emergency response needs.

Police protection in the Township is provided by the Pennsylvania State Police. Other local police forces, such as the Saxonburg Police Department and Buffalo Township Police Department may provide emergency response/aid in Clinton Township at the request of the State Police. A dedicated Police Department is not anticipated for the Township but as the Township grows, it may be worth considering a special agreement with Saxonburg Borough for dedicated police protection and regular patrols. This is especially true if the State government enacts a new law requiring Townships to pay for Pennsylvania State Police protection.

Ambulance and Emergency Medical Services (EMS) are provided to Clinton Township by several entities based outside the Township, including Butler Memorial Hospital; Alle-Kiski Medical Center; ACMH Hospital; UPMC Passavant and UPMC Cranberry. Ambulance service is primarily provided by Saxonburg Ambulance.

Utilities.

Cable TV and Internet

Cable television and broadband internet services can be obtained from Armstrong Cable and Comcast within the Township. Consolidated Communications, Comcast, and Armstrong also provide internet service to residents. Service is not available to all township residents.

Improved access to television and internet expansion of the cable service throughout the Township would be necessary and desirable.

Telephone

Telephone lines and service in Clinton Township is provided by Consolidated Communications, with their offices located in Gibsonsia. Phone service is available throughout the Township to current residents.

Electric

Power transmission lines in Clinton Township are operated and maintained by West Penn Power as well as Central Electric Cooperative. although people do have the options to choose their own provider. West Penn Power's local office is located in Cranberry Township and can be reached by phone at 800-720-3600. Central Electric is situated in Parker, Pa. at 716 Route 368 and can be reached by phone at 800-521-0570.

Electric service is provided throughout the Township and is not known to be an encumbrance to development.

Gas

Natural gas service in Clinton Township is provided by Peoples Natural Gas although people do have the option to choose their own provider.

Water

All water in Clinton Township is provided through private wells, except for areas in the immediate vicinity of Saxonburg that are served by Pennsylvania American Water. Pennsylvania American Water would also be an option for future service throughout the Township as the need arises or development dictates. The availability of reliable and safe public drinking water is imperative to future growth and development within the Township.

Wastewater

Present sewage service for a portion of Clinton Township is provided by the Saxonburg Area Authority. Areas served are limited to high density population or business areas including but not limited to the Plantation subdivision, Knoch Road area, and Victory Road Business Park. Most of the Township is served by individually owned on-lot sewage systems. These on-lot systems include septic systems, small flow treatment facilities, and sand mound systems. The Saxonburg Area Authority currently has no plans to extend sewer service into any other areas of Clinton Township.

Education

Clinton Township is part of the South Butler County School District located in southeastern Butler County, PA. The South Butler County School District serves students in the townships of Clinton, Jefferson, Penn and Winfield, along with Saxonburg Borough in Southern Butler County. Four

schools make up the school district - Knoch High School (9-12), Knoch Middle School (6-8), South Butler Intermediate Elementary School (4-5) and South Butler Primary School (K-3). These buildings house approximate 2,850 students from the community and employ about 279 people. This is a public-school system with taxes of 94.275 mills and District budget of \$36.5 million for the 2016-2017 school year.

There were 2,429 students for the school year 2015-2016 school year; for the 2016-2017 school year, there are a total of 2,349 students. The ratio of students to staff in the 2016-2017 school year is 14.2.

South Butler County is home to approximately 20,000 residents who enjoy 100 square miles of rural living. The close proximity to suburban areas such as Butler (15 minutes) and Pittsburgh (40 minutes) give residents a “best of both worlds” to live, work and raise their families. Major highways and interstates such as PA Routes 8, 28, 356 and 228, US Route 422 and Interstates 76 and 79 provide convenient travel access.

The school district’s website is <http://www.southbutler.org>.

There are no post-secondary schools, technical institutes or training centers located in Clinton Township. There are education facilities available in close proximity to the Township in areas including Butler, Cranberry Township and the Allegheny Valley.

Recreational Areas

Parks

Clinton Township owns and maintains the Spring Valley Park, located on Victory Road. This Township asset and amenity has been previously discussed in the report in Chapter 8. Additionally, Township residents can venture a short distance outside the Township and enjoy the Butler Freeport Community Trail and other community recreational resources in Winfield Township, Jefferson Township, and Saxonburg Borough. Clinton Township supports Butler County Parks and Recreations Department and does not foresee the need for their own parks and recreation department within the next 20 years, as they do have an active and effective Spring Valley Parks Board.

The Butler County Parks and Recreations Department provides and maintains many facilities, activities, and classes for the residents of Butler County. The County has the Alameda Pool, the Kid’s Zone Playground, and Butler County Parks. There are shelters in the Butler County Parks that can be rented for private parties. Some of the activities which are organized for the County include the Annual Alameda Fall Fest, Fishing Tournament and Car Cruise, Mopars in the Park, and Free Family Summer Concerts. Numerous other organized recreational activities are offered throughout the County including kid camps, sports, swim lessons, boater safety courses, scuba certification, family fishing outings, dog activities, and adventure trips around the country.

Public fishing is available to Clinton Township residents at the recently rehabilitated and restored Glade Run Lake in Middlesex Township.

Clinton Township also supports the local Little League and soccer league sponsored thru the South Butler County School District. Most playing fields are located in Jefferson Township. While Clinton Township does have a community park complete with a picnic pavilion, nature trails, and playground, it does aspire to expand the park to include more shelters and playfields.

Libraries

There are no public libraries located in Clinton Township, however these facilities are available locally in Saxonburg and other communities as follows:

- Saxonburg Area Public Library in Saxonburg, PA
- Butler County Community College, John A. Beck Jr. Library in Butler, PA
- Butler Area Public Library in Butler PA.
- Grove City Public Library in Grove City, PA
- North Trails Public Library and Bookmobile Office in West Sunbury, PA
- Chicora Community Library in Chicora, PA
- Slippery Rock Public Library in Slippery Rock, PA
- Slippery Rock University, Slippery Rock – Bailey Library in Slippery Rock, PA

The majority of these libraries have computers with internet access and word processing capabilities, interlibrary loan, and online periodicals and database access free for the public. A library card is required for loan of materials and some materials, such as DVDs, can be taken out for a small fee. In addition, some of the libraries have free meeting rooms, power library, book discussion groups, story hours, programs for children and adults, tax service, and dog license sales.

Clinton Township supports the Saxonburg Public Library and several residents of the Township are active members of the Library Board and Committees. These residents have provided countless hours of their time to improve the services offered by the library to area residents.

Senior Centers

Clinton Township does not operate a public senior center with day activities. Other services are provided to the Township residents through private centers operated by religious and non-profit organizations, but are located outside of the Township. A Butler County Senior Center operated by the Lutheran Services Society is located at the American Legion Hall in Evans City.

Concordia Visiting Nurses is located at 613 North Pike Road in Jefferson Township and provides adult day services, home and community services as well as other health and social related services. Also located in Jefferson Township is Concordia Lutheran Health and Human Care, 134 Marwood Road, which provides patients with skilled nursing care as well as private or shared living accommodations.

Shopping Centers

There are no shopping centers, major grocery stores, or other commercial plazas located in Clinton Township. There are several small stores/home business located in the Township which provide limited services, however residents generally travel to outside Clinton Township for these services.

Clinton Township residents rely on shopping centers located in adjacent communities to purchase groceries, clothing, and other goods. There is a shopping plaza on Route 356 in Buffalo Township as well as numerous stores and malls in Butler Township and the City of Butler, all within a 30-minute drive of Clinton Township. Additionally, there is a grocery store, specialty retail shops, and restaurants in Saxonburg Borough for residents to frequent and shop.

Cemeteries

Located in Clinton Township are three cemeteries (the following descriptions were taken from *History of Butler County, 1895*):

Oak Gove Cemetery was a donation from J.B. Cunningham, made in May, 1880. Robert Clendenning, who was killed accidentally, was the first person buried there. One of the rules for the government of this little burial ground provides, that all who are able to pay for a lot must buy one, while those not blessed with means shall be entitled to a free lot for the burial of their dead.

[Westminster United Presbyterian Church Cemetery](#)



Clinton Cemetery adjoins the Presbyterian Church located on Glade Mill Road. Many of the original settlers of Clinton Township rest there.

Westminster Cemetery – the first grave in the Westminster Cemetery is said to be that of one Anderson, who was buried about 1832. The oldest headstone is that which commemorates Sarah Ann, a daughter of Daniel Larden, who died in 1834.

There are two private cemeteries also located in the Township. Other cemeteries are available to Clinton Township residents outside of the municipality.

Postal Services

There is a U.S. Post Office located in Saxonburg at 120 Pittsburgh Street in Saxonburg. This post office serves the community of Clinton Township. There is another post office for use by residents in Sarver located at 705 Ekastown Rd Sarver, PA 16055.

Communications and Media Facilities

There are no local media outlets located within Clinton Township. Local news coverage is provided by Pittsburgh television stations and print coverage is provided by the daily Butler Eagle,

Valley News Dispatch, and other regional newspapers. Local Butler radio stations also provide coverage of news and events in Clinton Township.

Solid Waste Management Plan

Clinton Township does not have a solid waste management plan and has no Township regulations regarding solid waste disposal. The use of private garbage haulers is voluntary. Those who do not have private garbage collection dispose of waste through individual burn barrels or other methods. Similarly, Clinton Township does not have a required recycling program. If township residents choose to have garbage pick-up, recycling is provided with the service. Residents can pick up a recycle bin from the township for a small fee. Butler County provides some recycling services that residents along the collection routes can participate in voluntarily. Garbage collection is provided to residents by Adamik Refuse and Vogel Disposal.

There are no large scale solid waste landfills or recycling facilities in Clinton Township.

12. Function and Form of Government

Township Government

Clinton Township is classified under Pennsylvania law as a second class township. The Township is governed by three elected supervisors. Currently the Township Supervisors are Kathy Allen, James Halstead, and Edward Boyd. The Township Supervisors meet monthly, typically on the second Tuesday of each month at 7:00 PM in the Township Municipal Building.

The Township has an office staff of a Secretary/Treasurer. Other employees include Roadmaster, and two Road Department employees, one full time and another part time. Tax Collector is an elected position in the township. Clinton Township also has a seven member appointed Township Planning Commission. The Planning Commission operates under the requirements of the Pennsylvania Municipal Planning Code and provides review and recommendation of planning and land development projects in the Township. The Planning Commission meets monthly, typical on the first Monday of each month at 7:30 PM in the Township Municipal Building.

Clinton Township also retains professional services including Building Permits/Inspector, Sewage Enforcement Officer, Solicitor, and Township Engineer. The Secretary/Treasurer functions as the Zoning Officer.

As required under Pennsylvania law, the appointments and retainers are assigned annually at Clinton Township's reorganization meeting held the first business day in January.

As development begins to occur and the dynamics and demographics of the Township begins to change, the Township may want to look at restructuring its appointed staff to reflect a Township with a full-time Manager who would assume the duties of the current Secretary/Treasurer and Zoning Officer and oversee projects and the activities of the Road Department. This individual would also focus on the procurement of grants for Township projects and Township long-term financial planning.

Codes and Code Enforcement

Clinton Township utilizes an appointed Zoning Officer and a retained Building Code Enforcement Agency to oversee building permitting and construction. The Township has adopted the Uniform Construction Code as its building code. Applications for building permits are made with the Township Secretary who then forwards the application of the Zoning Officer and Agency for issuance of a building permit, required plan and construction inspections, and when necessary issuance of a occupancy permit.

The Sewage Enforcement Officer is utilized by the Township to oversee and permit sewage facilities that are required in conjunction with residential and commercial construction.

Ordinances and Land Use

Clinton Township has enacted a series of ordinances to guide activities and land use within the Township. In 2007, the Township completed major revisions to its Subdivision and Land Development Ordinance. These revisions were focused on updating the standards that are applied to land development, including development size and layout, stormwater management, and procedural requirements.

Clinton Township currently has Zoning Ordinance and an Official Land Use Map to guide development, instead of relying solely on its Subdivision and Land Development Ordinance. To help meet the goals and objectives of this Comprehensive Plan, the Township recognizes that Zoning and its Land Use Map are necessities to plan for growth and protect certain rural and agricultural features in the Township.

Energy Conservation Plan

Clinton Township does not have an Energy Conservation Plan and currently the Township is not anticipating significantly more gas and oil activity over and above what has occurred over the past five or six years. There have been many gas wells drilled on private property throughout the Township in recent years, as well as pipe lines installed, and gas compressor stations installed. The Township officials are concerned about the impact of these activities on Township residents from the standpoint of noise, road conditions, increased vehicular traffic, and impact on viable agricultural lands.

The Butler County Comprehensive Plan addresses energy conservation indicating that municipalities should refer to the Pennsylvania Oil and Gas Act for provisions on drilling, operation of oil and gas wells, well permits, permit objection rights, well registration and identification, inactive status, and well location restrictions. With the development of gas related facilities throughout Clinton Township, the Township has enacted improved ordinances to address noise, roads, and the overall preservation of the rural character of the Township in the face of the increased gas industry activity. Township efforts to look ahead to address the many issues associated with this industry may necessitate the establishment of the following goals:

1. Permit the optimal development of their oil and gas resources consistent with providing public health, safety, and environmental and property protection;
2. Protect personnel safety and facilities employed for the exploration, development, storage, and production of natural gas, oil, or coal mining;
3. Protect the safety and property rights of persons residing in areas where such exploration, development, storage, or production occurs; and
4. Protect the natural resources, environmental rights, and values secured by the Pennsylvania Constitution

Capital Improvement Plan

Clinton Township does not have a formal and published long-range Capital Improvement Plan. Because of the limited physical assets owned by the Township a capital improvement plan has not been developed. Planning for capital projects is performed at least annually for items such as road maintenance, upcoming major equipment needs, and municipal building maintenance.

Nutrient Management

Clinton Township does not have its own Nutrient Management Plan. As indicated in the Butler County Comprehensive Plan and required under state law, Clinton Township shall abide by the Nutrient Management Act (1993 P.L. 12, No. 6). This act gives the State Conservation Commission, Department of Conservation and Natural Resources, and the Department of Environmental Protection powers and duties for nutrient management.

The Nutrient Management Act requires operators of concentrated animal operation to develop, go through a review and approval procedure, and implement a nutrient management plan. Violators of the Clean Streams Law may also be required to submit a nutrient management plan. In addition, non-concentrated animal operations may submit a nutrient management plan voluntarily.

Nutrient management plans can aid in protecting the natural resources in the Township by decreasing erosion and sedimentation and nutrient laden run-off to waterways.

Historic and Natural Features Preservation Ordinances

Natural Feature Preservation

The Clean Streams Law (1937 P.L. 1987, No. 394) was enacted to preserve the purity of the water supply for the Commonwealth of Pennsylvania. Clinton Township abides by this law and during the land development process considers the following:

1. Watershed water quality management and pollution control,
2. Present and potential future usage of the water source,
3. The feasibility of combined or joint treatment facilities,
4. The status of technology and scientific information, and
5. The current and future economic impacts of the activity under review.

Clinton Township also abides by other state laws regulating and preserving natural resources including Title 25 of the Pennsylvania State Code and Act 537 for Sewage Facilities Planning.

Conservation

Clinton Township also has the ability to preserve natural resources through participation in Butler County's efforts to do the same. The Butler County Conservation Plan indicates that the County has responded to the Environmental Stewardship and Watershed Protection Act, which allows Butler County and its municipalities to obtain redundant landfill closure funds to be applied to activities such as:

6. Orphan gas and oil well plugging.
7. Watershed-based conservation efforts, wastewater treatment/safe drinking water and stormwater (10 percent of DEP allocation and all of Pennvest funds outlined in the act).
8. Purchase of agricultural conservation easements.
9. Acquisition of land for parks conservation, historical, and recreation uses.
10. Planning, including Park Recreation, Open Space Plans, River Corridor/Watershed Plans, Master Site Development Plans, Feasibility Studies, Natural Area Studies and Inventories, Greenways and Recreational Trail Plans, Maintenance Management Plans, Conservation Plans, Zoning Plans, Land Use Plans, and research or educational documents.
11. Educational materials, including video tapes, workshops, and meetings.
12. Acid mine drainage abatement.

Butler County has an Environmental Advisory Council which has developed a mini-grant program and uses these funds to leverage State competitive funds for protection of natural resources. Clinton Township has the opportunity to apply for these funds to support natural resource preservation projects identified to meet the goals and objectives of this Comprehensive Plan.

Clinton Township also has access to the Butler County Conservation District which can provide expertise and assistance with regulatory permitting on items such as erosion control, waterway and wetland encroachment and obstruction, nutrient management, farmland preservation, and dirt and gravel roads. The Conservation District also has access to funding programs to assist with some natural preservation activities. For example, grant money is available to improve certain dirt and gravel roads to decrease sediment runoff to waterways. Clinton Township should consider these programs to receive funding in support of projects which would support the goals and objectives of this Comprehensive Plan.

Historic Preservation

Clinton Township does not have any specific programs in place to provide for historic preservation. An active and local Historical Society should be considered and formed to parallel the efforts of the Butler County Historical Society (West Diamond Street, Butler) to collect and preserve historical information and artifacts pertaining to the region, including Clinton Township. Another historical society near the Township is located in Saxonburg. Historical Societies all have various programs and events aimed at historical education and historic preservation in Butler County.

13. The Future of Clinton Township – Moving Forward

The following community development goals have been developed for “Moving Forward.” These goals focus on maintaining the current residential/agricultural character of the Township while planning for controlled growth and limited development. Reasoning and background for these goals and objectives has been presented in this Comprehensive Plan. The goals are aligned with the planning elements which have been presented in the various chapters of this Plan.

Physical Environment and Natural Resources

Goal: Conservation of the natural environmental quality and significant open space features throughout the Township.

Means:

- Consider updating the Official Land Use Map every three years to reinforce or establish significant natural resource and open space areas.
- Utilize current ordinances (land development, storm water, flood plain, etc.) to protect natural features and maintain a healthy environment. The ordinances can be used to make developers preserve trees and add green space to their respective developments.
- Utilize current ordinances to make certain any planned residential development occurs only where public sewer and water service exists.

Agriculture

Goal: Preservation of viable agricultural pursuits and areas devoted to such purposes.

Means:

- Make land owners aware of the Agricultural Security Area and Agricultural Easement Programs.
- Consider revising the Official Land Use Map to establish more designated agricultural areas.
- Revisit current Subdivision and Land Development Ordinance to limit the number and size of lots that can be subdivided and developed on agricultural land. The goal here is to permit minor subdivision of the land while still preserving the majority of the land for agricultural purposes.

Housing

Goal: Protection of the residential character and qualities of existing and future neighborhoods.

Means:

- Encourage occupancy of housing in the Township through rehabilitation or restoration of existing homes.
- Provide opportunities for various types of housing to be constructed in the Township in accordance with the Subdivision and Land Development Ordinance and land use or zoning. High density housing where public water and sewer exist. Residential housing development must maintain large lot sizes, greenspace, and buffers. Existing roads must be improved to handle traffic impacts from developments.

Community Facilities

Goal: Develop and support facilities which provide community services consistent with local needs.

Means:

- Support municipal and community services provided by agencies external to Clinton Township, including voluntary fire departments, emergency medical services, Saxonburg Library, and Butler County services.
- Support Saxonburg's efforts to improve their community resources.
- Support the neighboring Volunteer Fire Departments to the fullest extent possible.
- Support the Pennsylvania State Police or any other local law enforcement agency that may serve the Township in their efforts to provide law enforcement for the residents of Clinton Township.

Public Utilities

Goal: Support the development of public utilities to maintain and strengthen the standard of living in the Township.

Means:

- Foster agreements with utility agencies such as the SAA and cable provider(s) (water, wastewater, cable, etc.) to provide service in Clinton Township as community needs dictate.
- Utilize current ordinances to require developers to provide and fund necessary utility improvements associated with proposed subdivisions.

Parks and Recreation

Goal: Maintain and improve the quality of the community by providing recreational opportunities in the Township.

Means:

- Enhance the existing Community Park by increasing maintenance and constructing additional facilities such as picnic shelters, learning centers, trails, and small multi-purpose fields for use by the total demographic public of Clinton Township.
- Work with developers to provide green space, walking trails, or play areas associated with proposed subdivisions to promote recreation in the developed neighborhoods.
- Consider having a Township sponsored Community Day in the Park where residents could come together for fun, community spirit, and refreshments.
- As local roads are improved as a result of development, consider requiring the establishment of a designated lane for use by bikers and walkers.
- Survey school district to see what needs are in area and provide.

Cultural and Historic Resources

Goal: Preservation of the integrity and value of historic structures and landmarks throughout the Township.

Means:

- Support local historical societies and the programs they promote to preserve features of historic value in the Township.
- Provide space and maintain the historic markers located within the Township and publicize the location of these markers for the public to see.
- Consider requiring any and all land developers to research the land being subdivided and developed to determine if any previous development or structures of historical significance to the Township existed in the past.
- Build a structure in Spring Valley Park to display the historical artifacts discovered by the Park Committee as they have made improvements to the park.

Transportation

Goal: Development and maintenance of traffic corridors and roadways consistent with local needs.

Means:

- Manage impacts of development by requiring developers to provide and fund the necessary roadway improvements necessary to maintain safe and sufficient traffic corridors for existing traffic and the increases projected by the proposed development.
- Where appropriate coordinate permitting and road maintenance efforts with PennDOT.
- Work with Butler County to plan for maintenance of County owned bridges in the Township.
- Give consideration to classifying certain roads as low volume roads based upon traffic count data obtained and pursue funding available for these type of roads.

- Support public transportation initiatives, such as bus routes along S.R. 356, S.R. 228, and any local Park and Ride Facility.
- Develop a 5-year Infrastructure Management Program to plan for road way and storm water maintenance throughout the Township. Update the 5-year plan annually to provide a rolling management program to maintain the Township's road ways.
- Consider looking at the feasibility of an Impact Fee Study.
- Make improvements to the current road bonding program.
- Require gas companies installing wells, compressor stations, and other facilities to make improvements to Township roads prior to any construction activity, bringing the roads up to current Township standards, to enhance the ability of the road to endure the added truck traffic associated with the activity.

Economy

Goal: Maintain and expand the municipal economic base in Clinton Township and the region.

Means:

- Support commercial and industrial development for areas in the Victory Road Industrial Park and along Route 356 where public water and sewer facilities are available.
- Support Butler County Community Development Corporation in their efforts to develop parcels of land in the Township Industrial Park.
- Continue to support Township businesses, especially those focused on agriculture and agricultural products including row crops, livestock, nursery stock, farm markets, and agricultural tourism.
- Encourage residents to support local commercial business and shopping areas in adjacent communities.
- Evaluate options to expand or create additional areas for further development of the Victory Road Industrial Park.

Land Use

Goal: Creation and maintenance of orderly development patterns to provide functionally distinguishable but complementary districts.

Means:

- Review and Update the Official Land Use Map and Zoning Ordinance once every three years to coordinate land use and guide orderly development, while considering agriculture, natural resources, and economic goals established in this Comprehensive Plan.
- Apply the requirements of the Subdivision and Land Development Ordinance to guide population density consistent with the ability of the community to expand in an orderly manner, including minimum lot size requirements.

- Work with developers to maintain and protect the residential character and aesthetic quality of the existing and future neighborhoods in the Township.
- If development of a residential character is desired, then review the current Subdivision and Land Development and Zoning Ordinances and requirements for minimum lot sizes for areas served by public water and sewer.

Government

Goal: Provide a responsive local government which strives to meet and maintain the goals of Clinton Township.

Means:

- Encourage public participation in the government process through attendance at public meetings and participation on appointed boards such as the Planning Commission.
- Support the local governments of adjoining municipalities and when the interest of Clinton Township and its residents is best served, participate in multi-municipal or county programs.
- Consider reasonable tax rate adjustments as justified to generate sufficient funds to maintain the Township infrastructure and improve Township properties and amenities.
- Review and consider reconfiguring the management of the Township government to include a Township Manager who would assume the duties of the Secretary Treasurer and Zoning Officer and would focus on managing Township business, saving money, and procuring funding assistance for Township infrastructure and other projects and initiatives.

