

SEAD Joint Comprehensive Plan

St. Lawrence Borough | Exeter Township | Amity Township | Douglass Township



44,424



Region
population
(2020)

56.63
sq mi



Total
Area

44.8



Median
age

1,118



Public Survey
Responses

Together, our communities envision a plan for regional economic resiliency through targeted infill development and redevelopment along our primary commercial corridors. Simultaneously, we pledge to celebrate our shared heritage through aggressive farmland preservation and environmental stewardship in our most sensitive ecological areas.



WHY JOINT PLANNING?

The St. Lawrence, Exeter, Amity, Douglass (SEAD) Joint Comprehensive Plan represents a shared commitment to responsibly guiding future growth, preservation, and conservation for our Region. By working together, our communities recognize we are stronger collaborating on common goals, while balancing each of our unique identities and challenges.



PUTTING THIS PLAN INTO ACTION

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



THE COMPREHENSIVE PLAN INCLUDES THE FOLLOWING ELEMENTS:

The Overall Vision and Goals • Demographics and Housing

Natural Features & Agricultural Conservation • Community Facilities & Services

Historic and Cultural Resources • Economic Development • Transportation

Land Use and Housing • Implementation Plan • Action Program

**As required by the Pennsylvania Municipalities Planning Code (Act 247)*



STRATEGIC ACTION ITEMS



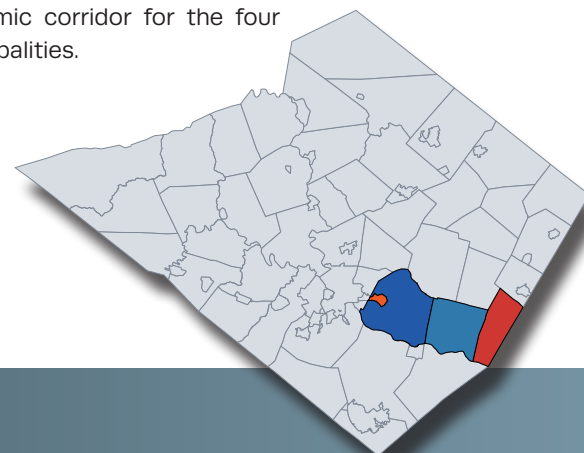
Smart Growth– Encourage infill development in areas where public utilities are already present, providing for the Region's housing and commercial needs without causing unwanted outer sprawl in sensitive areas.



Protect Natural Resources– Discourage development on steep slopes, floodplains and wetlands, prime agricultural soils, and rural pockets lacking public sewer or water services.



Route 422 Corridor: An emphasis on redevelopment including infrastructure realignments and pedestrian access in St. Lawrence, mixed use development in Amity and Exeter, and a road diet in Douglass supports businesses and their patrons in this important economic corridor for the four municipalities.



For more information, see the St. Lawrence Exeter
Amity Douglass Joint Municipal Plan here:

bit.ly/SEADJCP