
ACKNOWLEDGEMENTS

This document was largely financed by Berks County's Federal Community Development Block Grant Program. Berks County has established a policy for funding local planning with CDBG funds that implements the principles defined in the Berks County Comprehensive Plan Revision. A major objective is to promote joint municipal planning, intergovernmental and regional cooperation. As a result, the County initiated a Local Planning Partnership Fund, to fund the preparation of local comprehensive plans for municipalities that engage in joint planning efforts. The Leesport Borough, Ontelaunee Township and Perry Township Joint Comprehensive Plan is the fifth joint plan to be funded under this policy. The County commends municipal officials of Leesport Borough, Ontelaunee Township and Perry Township, as well as the joint committee members, for their participation in this program.

JOINT PLANNING COMMITTEE MEMBERS

BOROUGH OF LEESPORT

James DeLong
Leroy K. Seip
William Yaklich

ONTELAUNEE TOWNSHIP

Bruce Kelly
James R. Oesterling
Kenneth M. Stoudt

PERRY TOWNSHIP

Richard A. Furnanage
Ronald L. O'Neil
Donald I. Smith

RETTEW ASSOCIATES, INC.

R. Steven Dellinger, AICP
Robert J. Lynn, PE

BERKS COUNTY PLANNING COMMISSION

Cheryl A. Auchenbach, Planner III

RESOLUTION NO. 99-97

A RESOLUTION BY THE BOROUGH COUNCIL IN AND FOR THE BOROUGH OF LEESPORT, BERKS COUNTY, PENNSYLVANIA, TO ADOPT THE JOINT COMPREHENSIVE PLAN FOR LEESPORT BOROUGH, ONTELAUNEE TOWNSHIP AND PERRY TOWNSHIP, 1996.

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended by Act 170 of 1988) authorizes municipalities to prepare and adopt municipal comprehensive plans; and

WHEREAS, Leesport Borough authorized the preparation of a regional comprehensive plan with Ontelaunee Township and Perry Township ; and

WHEREAS, a Joint Planning Committee, comprised of members of the Planning Commissions and Governing Bodies of the three municipalities, with the assistance of RETTEW Associates, Inc. and the Berks County Planning Commission, developed a draft of the Joint Comprehensive Plan, conducted a public meeting on the draft plan, and recommended to the Borough Council to adopt the same; and

WHEREAS, in compliance with the requirements of Section 302 of the Municipalities Planning Code, the Joint Comprehensive Plan was forwarded to the Berks County

Planning Commission, the school districts, and the adjoining municipalities for their review and comment; and

WHEREAS, the Joint Comprehensive Plan was revised to incorporate comments made by various entities, although the Plan was not substantially revised; and

WHEREAS, the Borough Council held a public hearing on the Joint Comprehensive Plan on January 15, 1997 pursuant to public notice as required by the Municipalities Planning Code; and

WHEREAS, the Borough Council desires to adopt the Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996, as the Comprehensive Plan for the Borough in accordance with the provisions of the Municipalities Planning Code.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of Leesport Borough, Berks County, Pennsylvania, as follows:

*LEESPORT BOROUGH - ONTELAUNEE TOWNSHIP - PERRY TOWNSHIP
JOINT COMPREHENSIVE PLAN*

Section 1. The Borough Council adopts the comprehensive plan entitled "Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996", hereinafter referred to as the "Plan", prepared by RETTEW Associates, Inc., last revised on October 1, 1996, as the comprehensive plan for the Borough in accordance with Article III of the Pennsylvania Municipalities Planning Code.

Section 2. The Plan shall include the chapters entitled Introduction, Background Studies, Community Development Goals and Objectives, The Comprehensive Plan, and Plan Implementation, and all charts, tables, diagrams, appendices and textual matter contained therein.

Section 3. The Plan shall include the maps entitled Planning Area Map, Natural Features Map, Soil Features Map, Community Facilities Map, Transportation Survey Map, Existing Land Use, Future Land Use Map, and Open Space, Park and Recreation Plan Map.

Section 4. Nothing in this Resolution shall be construed to affect any suit or proceeding pending in any court, or any rights or liability incurred, or any permit issued or approval granted, or any cause or causes of action existing prior to the adoption of this Resolution.

Section 5. This Resolution shall become effective and be in force immediately.

DULY ADOPTED this 15th day of January, 1997, by the Borough Council of Leesport Borough, Berks County, Pennsylvania, in lawful session duly assembled.

BOROUGH OF LEESPORT
Berks County, Pennsylvania

By: /s/ Lawrence C. Kohler
President
Borough Council

Attest: /s/ Sandra L. Weiser
Secretary

(BOROUGH SEAL)

RESOLUTION NO. 1997-2

A RESOLUTION BY THE BOARD OF TOWNSHIP SUPERVISORS IN AND FOR THE TOWNSHIP OF ONTELAUNEE, BERKS COUNTY, PENNSYLVANIA, TO ADOPT THE JOINT COMPREHENSIVE PLAN FOR LEESPORT BOROUGH, ONTELAUNEE TOWNSHIP AND PERRY TOWNSHIP, 1996.

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended by Act 170 of 1988) authorizes municipalities to prepare and adopt municipal comprehensive plans; and

WHEREAS, Ontelaunee Township authorized the preparation of a regional comprehensive plan with Leesport Borough and Perry Township ; and

WHEREAS, a Joint Planning Committee, comprised of members of the Planning Commissions and Governing Bodies of the three municipalities, with the assistance of RETTEW Associates, Inc. and the Berks County Planning Commission, developed a draft of the Joint Comprehensive Plan, conducted a public meeting on the draft plan, and recommended to the Board of Supervisors to adopt the same; and

WHEREAS, in compliance with the requirements of Section 302 of the Municipalities Planning Code, the Joint Comprehensive Plan was forwarded to the Berks County

Planning Commission, the school districts, and the adjoining municipalities for their review and comment; and

WHEREAS, the Joint Comprehensive Plan was revised to incorporate comments made by various entities, although the Plan was not substantially revised; and

WHEREAS, the Board of Supervisors held a public hearing on the Joint Comprehensive Plan on March 13, 1997 pursuant to public notice as required by the Municipalities Planning Code; and

WHEREAS, the Board of Supervisors desires to adopt the Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996, as the Comprehensive Plan for the Township in accordance with the provisions of the Municipalities Planning Code.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Ontelaunee Township, Berks County, Pennsylvania, as follows:

LEESPORT BOROUGH - ONTELAUNEE TOWNSHIP - PERRY TOWNSHIP
JOINT COMPREHENSIVE PLAN

Section 1. The Board of Supervisors adopts the comprehensive plan entitled "Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996", hereinafter referred to as the "Plan", prepared by RETTEW Associates, Inc., last revised October, 1996, as the comprehensive plan for the Township in accordance with Article III of the Pennsylvania Municipalities Planning Code.

Section 2. The Plan shall include the chapters entitled Introduction, Background Studies, Community Development Goals and Objectives, The Comprehensive Plan, and Plan Implementation, and all charts, tables, diagrams, appendices and textual matter contained therein.

Section 3. The Plan shall include the maps entitled Planning Area Map, Natural Features Map, Soil Features Map, Community Facilities Map, Transportation Survey Map, Existing Land Use, Future Land Use Map, and Open Space, Park and Recreation Plan Map.

Section 4. Nothing in this Resolution shall be construed to affect any suit or proceeding pending in any court, or any rights or liability incurred, or any permit issued or approval granted, or any cause or causes of action existing prior to the adoption of this Resolution.

Section 5. This Resolution shall become effective and be in force immediately.

DULY ADOPTED this 13th day of March, 1997, by the Board of Supervisors of Ontelaunee Township, Berks County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF ONTELAUNEE
Berks County, Pennsylvania

By: /s/ James R. Oesterling
Chairman
Board of Supervisors

Attest: /s/ Marlene E. Ernst
Secretary

(TOWNSHIP SEAL)

RESOLUTION NO. 12-1996

A RESOLUTION BY THE BOARD OF TOWNSHIP SUPERVISORS IN AND FOR THE TOWNSHIP OF PERRY, BERKS COUNTY, PENNSYLVANIA, TO ADOPT THE JOINT COMPREHENSIVE PLAN FOR LEESPORT BOROUGH, ONTELAUNEE TOWNSHIP AND PERRY TOWNSHIP, 1996.

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended by Act 170 of 1988) authorizes municipalities to prepare and adopt municipal comprehensive plans; and

WHEREAS, Perry Township authorized the preparation of a regional comprehensive plan with Leesport Borough and Ontelaunee Township ; and

WHEREAS, a Joint Planning Committee, comprised of members of the Planning Commissions and Governing Bodies of the three municipalities, with the assistance of RETTEW Associates, Inc. and the Berks County Planning Commission, developed a draft of the Joint Comprehensive Plan, conducted a public meeting on the draft plan, and recommended to the Board of Supervisors to adopt the same; and

WHEREAS, in compliance with the requirements of Section 302 of the Municipalities Planning Code, the Joint Comprehensive Plan was forwarded to the Berks County

Planning Commission, the school districts, and the adjoining municipalities for their review and comment; and

WHEREAS, the Joint Comprehensive Plan was revised to incorporate comments made by various entities, although the Plan was not substantially revised; and

WHEREAS, the Board of Supervisors held a public hearing on the Joint Comprehensive Plan on December 2, 1996 pursuant to public notice as required by the Municipalities Planning Code; and

WHEREAS, the Board of Supervisors desires to adopt the Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996, as the Comprehensive Plan for the Township in accordance with the provisions of the Municipalities Planning Code.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Perry Township, Berks County, Pennsylvania, as follows:

*LEESPORT BOROUGH - ONTELAUNEE TOWNSHIP - PERRY TOWNSHIP
JOINT COMPREHENSIVE PLAN*

Section 1. The Board of Supervisors adopts the comprehensive plan entitled "Joint Comprehensive Plan for Leesport Borough, Ontelaunee Township and Perry Township, 1996", hereinafter referred to as the "Plan", prepared by RETTEW Associates, Inc., last revised in October 1996, as the comprehensive plan for the Township in accordance with Article III of the Pennsylvania Municipalities Planning Code.

Section 2. The Plan shall include the chapters entitled Introduction, Background Studies, Community Development Goals and Objectives, The Comprehensive Plan, and Plan Implementation, and all charts, tables, diagrams, appendices and textual matter contained therein.

Section 3. The Plan shall include the maps entitled Planning Area Map, Natural Features Map, Soil Features Map, Community Facilities Map, Transportation Survey Map, Existing Land Use, Future Land Use Map, and Open Space, Park and Recreation Plan Map.

Section 4. Nothing in this Resolution shall be construed to affect any suit or proceeding pending in any court, or any rights or liability incurred, or any permit issued or approval granted, or any cause or causes of action existing prior to the adoption of this Resolution.

Section 5. This Resolution shall become effective and be in force immediately.

DULY ADOPTED this 2nd day of December, 1996, by the Board of Supervisors of Perry Township, Berks County, Pennsylvania, in lawful session duly assembled.

**PERRY TOWNSHIP
BOARD OF SUPERVISORS**

/s/ Ronald L. O'Neil
Ronald L. O'Neil, Chairman

/s/ Richard D. Kline

/s/ Mark W. Stitzel

ATTEST:

/s/ Miriam M. Kline
Miriam K. Kline, Secretary

TABLE OF CONTENTS

	<u>Page Number</u>		<u>Page Number</u>
CHAPTER 1 - INTRODUCTION	1	Historic, Archaeological and Cultural Resources (Continued)	
Introduction	1	Cultural Resources	25
The Essential Elements of a Comprehensive Plan	2	Physical Features and Natural Resources	27
Steps of the Planning Process	3	Topography and Steep Slopes	27
		Drainage and Water Features	28
		Scenic Rivers	29
		Floodplains	30
CHAPTER 2 - BACKGROUND STUDIES	5	Geology	31
Regional Location	5	Groundwater	33
Demographic Analysis	6	Soils	34
Population	6	Ecological Resources	36
Socioeconomic Characteristics	10	Woodlands and Forested Areas	37
Housing Characteristics	16	Community Facilities and Services	38
Population Projections	21	Municipal Organization	38
Historic, Archaeological and Cultural Resources	22	Schools	38
Regional History	22	Libraries	41
Historic Preservation	24	Hospitals	41
Archaeological Resources	25	Nursing Homes, Assisted Living and Elderly Services	42
		Public Safety	43

TABLE OF CONTENTS

	<u>Page Number</u>		<u>Page Number</u>
Utilities	44	Community Participation (Continued)	
Wastewater Facilities	44	Key Community Leaders Interviews	73
Water Supply	48	Statement of Community Objectives	73
Solid Waste Disposal	49	General Goals	74
Other Utility Services	49	Specific Objectives	74
Open Space, Parks and Recreation	50		
Transportation	55		
Existing Facilities	56	CHAPTER 4 - THE JOINT COMPREHENSIVE PLAN	79
Roadway System Inventory	64		
Proposed Roadway Improvements	64	Future Land Use Plan	79
Municipal Finances	65	Relationship of the Plan to Adjacent	
Existing Land Use	66	Municipalities' Planning Activities	86
Characteristics of Existing Land Use	66	Transportation Plan	91
Land Use Conflicts	70	Proposed Roadway Improvements	92
		Future Transportation Planning	103
CHAPTER 3 - COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES	71	Other Transportation Facilities	104
Community Participation	71	Housing Plan	105
Resident's Survey	71	Community Facilities and Utilities Plan	107
		Police Protection	108
		Fire Protection and Ambulance	
		Service	108

TABLE OF CONTENTS

	<u>Page Number</u>		<u>Page Number</u>
Community Facilities and Utilities		Interrelationships Among Plan Components	121
Plan (Continued)			
School Facilities	108		
Municipal Facilities	109	CHAPTER 5 - IMPLEMENTATION	123
Water Service	109		
Sanitary Sewerage Service	109	Implementation	123
Stormwater Drainage	110	Short-Range and Long-Range Plan	
Recreation, Parks and Open Space Plan	110	Implementation Steps	123
Natural and Cultural Features Plan	115	Participants	129
Topography	115	Priorities	130
Surface Waters	115	Ordinances and Regulations	131
Scenic Rivers	116	Capital Improvement Programming	134
Floodplains and Wetlands	116	Continuing Planning	135
Geology and Groundwater	117		
Prime Farmland Soils	117		
Ecological Resources	118		
Woodlands and Forested Areas	118		
Historic, Archaeological and			
Cultural Resources	118		
Economic Development	119		
Energy Conservation	121		

TABLE OF CONTENTS

	<u>Page Number</u>		<u>Page Number</u>
LIST OF TABLES		LIST OF TABLES (CONTINUED)	
1	7	15	26
2	8	16	53
3	9		54
4	11	17	59
5	12	18	69
6	12	19	
7	13		
8	14		Follows <u>Page Number</u>
9	15	LIST OF MAPS	
10	16	1	6
11	18	2	28
12	19	3	34
13	20	4	38
14	21	5	56
		6	66
		7	80
		8	110