

Exit Survey Summary

50 people attended the town hall and 25 people returned a survey (50% of attendees)

Attendees were asked if their property was located on State Route 31 West

- 10 (40%) - Yes
- 15 (60%) - No

Attendees were asked if they lived in Jefferson or Somerset Townships or another municipality

- 17 (68%) - Jefferson Township
- 1 (4%) - Somerset Township
- 2 (8%) - Middle Creek Township
- 2 (8%) - Somerset Borough
- 1 (4%) - Lower Turkeyfoot Township- work in Jefferson Township
- 1 (4%) - Saltlick Township
- 1 (4%) - No answer received

Attendees were asked how their property was currently being used

- 18 (72%) - Residential
- 1 (4%) - Agriculture
- 3 (12%) - Commercial (recreation, gift shop, office)
- 2 (8%) - Recreation (fishing)
- 1 (4%) - Other (religious)

Attendees were asked if they were in favor of adopting land use regulations, specifically zoning, along the State Route 31 Corridor

- 22 (88%) - Yes
- 3 (12%) - No

Why or Why not?

In Favor

- Zoning is needed to control growth
- Zoning will help control traffic congestion and aesthetics
- Development is out of hand and people are taking advantage of our natural resources- zoning is needed
- Tourism attracts people to the area; they will stop coming if the area becomes too developed, which will hurt the tourism industry

Not in Favor

- Do not want to confirm to someone else's specifications



Attendees were asked if they were in favor of zoning regulations, which would they support

- 9 (45%)-Corridor zoning controlled by Somerset County (applies to parcels within 1,000 feet of SR ONLY)
- 0 (0%)- Municipal zoning for Somerset Township (applies to the ENTIRE municipality)
- 3 (15%)-Municipal zoning for Jefferson Township (applies to the ENTIRE municipality)
- 8 (40%)-Joint zoning for Somerset Township and Jefferson Township (shared zoning for BOTH municipalities)
- 5 (20%)- No answer received

Why or Why not?

In Favor

- The townships need to partner together to provide zoning so there is consistency in regulations
- County needs to administer zoning as the townships lack control
- County needs to administer zoning as the politics plays a huge role in both townships

Not In Favor

- The municipalities can not afford to administer zoning; will affect taxes

Attendees were asked what issue should be the top priority for the State Route 31 Corridor

- Zoning (6)
- Replacement of Mt. Zion bridge (2)
- County Commissioners need to enact Corridor Zoning; SR 31 is the gateway to our county's recreational and tourist areas
- Reconfiguration of CoGo's intersection
- Protection of Laurel Hill Creek
- Preservation of the natural look of the area
- Control development, specifically signing, building design, and preservation of natural resources
- Safety
- Sewerage and Water
- Farmland preservation
- Establish riparian corridors
- Screening along SR 31
- Remove billboards
- Clean up properties along SR 31
- Water withdrawal from surface and groundwater in the Laurel Hill Creek watershed
- Return of treated sewerage into the Laurel Hill Creek watershed
- Pursue alternatives of obtaining Que water for developments around Bakersville

Attendees were asked if they agreed with the location of the future land use classifications shown on the Future Land Use Map

- 15 (60%)- Yes
- 2 (8%)- No
- 8 (32%)- No answer received

Attendees were asked if they agreed with the future vision of the SR 31 Corridor shown on Visual Simulation 1

- 12 (48%)- Yes
- 1 (4%)- No
- 12 (48%)- No answer received

Why or Why not?

In Favor

- Rural areas must be preserved

Not in Favor

- Traffic too fast on SR 31 for that type of development

Attendees were asked what their thoughts were on Visual Simulations 2a and 2b

- Keep Visual Simulation 2a rural
- Visual Simulation 2b is too much development
- Visual Simulation 2b shows why zoning is needed
- Visual Simulation 2b is a nightmare for those that travel SR 31 daily

Other Comments

- More education is needed concerning zoning
- Very worthwhile exercise in informing the public
- Need money (grants) to clean properties up along SR 31
- Moved here from eastern Pennsylvania for rural atmosphere and outdoor activities; I will move if development occurs
- Meet with the County Commissioners to promote the study and enact Corridor Zoning. The township supervisors may not consider zoning unless the County enacts it.



Prioritization Results

Attendees were asked to prioritize each recommendation as shown in Section 5: Implementation Matrix and were given color dots and asked to place one dot to mark their top priority, second priority, and third priority for each of the following seven elements:

1. Transportation
2. Land Use
3. Aesthetics
4. Environmental and Historic
5. Infrastructure
6. Municipal Partnerships
7. Economic Development

Results were then tabulated to show the top three priorities of the public. Below are the results from each station.

Transportation

Attendees were asked to prioritize which recommendations they felt would increase safety and minimize traffic congestion along the State Route 31 Corridor. The following are the results, with number one being the highest priority:

1. Install a westbound left turn on SR 31 at the SR 31/Trent Road intersection. Improve lighting, pavement markings, delineation.
2. Investigate if stormwater runoff is a problem along SR 31 in the vicinity of the Stone Quarry.
3. Consider planning for future widening of SR 31 to provide a westbound left turn lane at the intersection of SR 31/Hidden Valley.

Land Use

Attendees were asked to prioritize which recommendations they felt would protect the rural character and agricultural lands along the State Route 31 Corridor. The following are the results, with number one being the highest priority:

1. Any future zoning ordinance should include the following:
 - a. Signage regulations
 - b. Setbacks along SR 31 of 30 feet
 - c. Regulations to protect steep slopes
 - d. Buffers between commercial/industrial and residential uses
 - e. Regulations concerning wind turbines
 - f. Regulations concerning cell towers

- g. Building height restrictions
 - h. Provisions for Conservation Subdivisions
 - i. Provisions for tree protection
 - j. Visual buffer between the right-of-way and all proposed structures and parking lots
 - k. Access management regulations
 - l. Screen outdoor storage areas and large mechanical equipment
 - m. Provisions for home based businesses, specifically in areas that have agricultural uses
2. Promote the Agricultural Security Area Program (ASA) throughout the Corridor.
 3. Consider Agricultural Zoning in any potential zoning ordinance. This would include large minimum lot size zoning and area-based allocation.

Aesthetics

Attendees were asked to prioritize which recommendations they felt would improve the aesthetics along the State Route 31 Corridor in order to attract new business and industry. The following are the results, with number one being the highest priority:

1. Corridor or municipal zoning should include regulations regarding signage. Signage should not be higher than ten feet above grade.
2. Consider adopting property maintenance code that includes regulations on garbage, junk vehicles, and demolition of unsafe structures.
3. Utilize the design guidelines completed for the corridor.

Environmental and Historical

Attendees were asked to prioritize which recommendations they felt would protect the environmental and local historical resources along the State Route 31 Corridor. The following are the results, with number one being the highest priority:

1. Promote water conservation practices and Best Management Practices.
2. Petition local, County, and State Officials to extend the Quemahoning pipeline to the State Route 31 Corridor.
3. Landscaping requirements of mining operations should be included in any new regulations.



Infrastructure

Attendees were asked to prioritize which recommendations they felt would address infrastructure needs along the State Route 31 Corridor. The following are the results, with number one being the highest priority:

1. Consider adopting well head protection ordinances to protect the water supply throughout the Project Area.
2. Petition local, County, State, and Federal officials to extend the Quemahoning pipeline to the State Route 31 Corridor.
3. Implement high priority projects that are listed in the ACT 537 Plan.

Municipal Partnerships

Attendees were asked to prioritize which recommendations they felt would be important for Jefferson and Somerset Townships work cooperatively to implement. The following are the results, with number one being the highest priority:

1. If development occurs at a rapid pace in the future consider completing a joint zoning ordinance.
2. Work together to preserve farmland; especially near municipal boundaries.
3. Consider development of a joint comprehensive plan.

Economic Development

Attendees were asked to prioritize which recommendations they felt would be important to help promote economic development opportunities. The following are the results, with number one being the highest priority:

1. Develop a coordinated business identification signage program.
2. Encourage businesses to offer local products for sale.
3. Offer a community program that provides incentives and recognition for improvement to local businesses based on design guidelines.