

Exercise Results

Questions – Cooperation Tools

Mercer Area Multi-Municipal Comprehensive Plan

June 15, 2004 - Mercer Region Municipal Officials Meeting

5 – Definitely yes!

4 – Probable.

3 – Not sure.

2 – Doubtful.

1 – Definitely no!

Mercer area municipalities should be willing and agreeable to do the following: (AVERAGES)

4 Establish and use a consistency review process with a joint municipal review committee

4.2 Establish a similar process for review of developments of regional impact

3.9 Establish a tax sharing program in which a mutually-agreed percentage of real estate tax revenue generated by new commercial, industrial, and/or multi-family development is placed in a regional fund to pay for various capital projects identified in the comprehensive plan or otherwise agreed by the participating municipalities (fiscal disparities model)

4.1 Explore tax sharing arrangements on a case-by-case basis to facilitate certain targeted developments (for example, an interchange area commerce park) or to mitigate impacts of developments of regional significance (development deal making model)

Questions – Programs, Projects & Ordinances

Mercer Area Multi-Municipal Comprehensive Plan

- 5 – Definitely yes!
- 4 – Probable.
- 3 – Not sure.
- 2 – Doubtful.
- 1 – Definitely no!

Mercer area municipalities should be willing and agreeable to do the following:

4.6 Apply for funding for a housing rehabilitation program that provides grants to low-moderate income homeowners to fix-up their homes

3.4 Work with the Mercer County Housing Authority, Mercer County Community Action Agency, or other public/private group and seek funds from PHFA, HUD, DCED, and/or the Mercer County Affordable Housing Fund to develop new housing on vacant lots such as a single-family home ownership program for low-moderate income households

3.9 Design and carry out a “streetscape” project for downtown Mercer and/or other important road corridors, and apply for Hometown Streets or Enhancement Program funds

3.8 Develop a downtown Mercer revitalization program that could include a market and planning studies, building façade improvements, anchor building renovation, and/or streetscape and other improvements to nearby residential areas with assistance and funding from PA Downtown Center, Main Street Program, Elm Street Program, etc.

4.1 Revise zoning ordinances of all municipalities so zoning districts are more uniform

4.7 Upgrade and expand public sanitary sewer facilities so as to encourage desired and targeted development, including economic development projects with benefit to the whole area

4.2 Establish higher level design standards on larger-scale commercial development and/or any non-single-family residential development on major road corridors

4.1 Establish conservation development standards for new residential development that promote clustering of new homes on smaller lots and leave undeveloped tracts of green open space and preserve the best natural features

4.4 Establish a stream corridor overlay zoning district that establishes building setbacks from and vegetative buffers along Neshannock Creek (and other streams as may be desired)