

## Summary of Survey Findings

- A questionnaire was made available to West Caln Township residents via internet and hard copy as a means to gather input on various land planning issues. The online survey was posted on the Township website. A hard copy of the survey was mailed to 2,775 households in the Township (this is the number of households for which the county has address information). A total of 256 responses were received – 153 online and 103 hard copy survey responses. Assuming each response represents one household, the response rate is 9%.
- Most survey respondents are long-time residents. Just over one-half of the responses are from long-time residents who have lived in the Township for 20 years or more. Approximately 75% of respondents have lived in the Township for more than 10 years. Approximately 10% of respondents are newer residents that have lived in the Township for 3 years or less.
- The survey indicates that residents greatly value the Township’s rural character, open spaces and farmlands, woodlands and natural features, and privacy and seclusion. Preservation of these features is of utmost importance to residents. They have a very strong desire to keep the Township as it is (i.e., rural) and to prevent development from sprawling throughout the Township.
- Residents are generally satisfied with township services and recreational opportunities, but suggest a need for better road maintenance, road improvements, and speed enforcement; more opportunities for safe walking and biking; and better communication with residents. High taxes are also a concern.
- There is not strong support for more housing or diverse housing types, expansion of business and commercial services, or expansion of public sewer and water service.
- The most important improvement needs are as follows (based on ranking responses to the “Improvement Needs” questions by their weighted average scores):
  - Preserve natural resources
  - Preserve open space and farmland
  - Preserve historic resources
  - Better road maintenance, Road improvements
  - More opportunities for safe walking and biking
  - Better township communications
  - Speed enforcement
  - Traffic management
  - Better EMS and fire protection services
  - More park and recreation opportunities
  - More police protection
  - Better enforcement of zoning regulations
- Of those that mentioned keeping of horses, most were in favor of reducing the 3-acre minimum.

## Survey Demographics

Number of people in your household by age group.

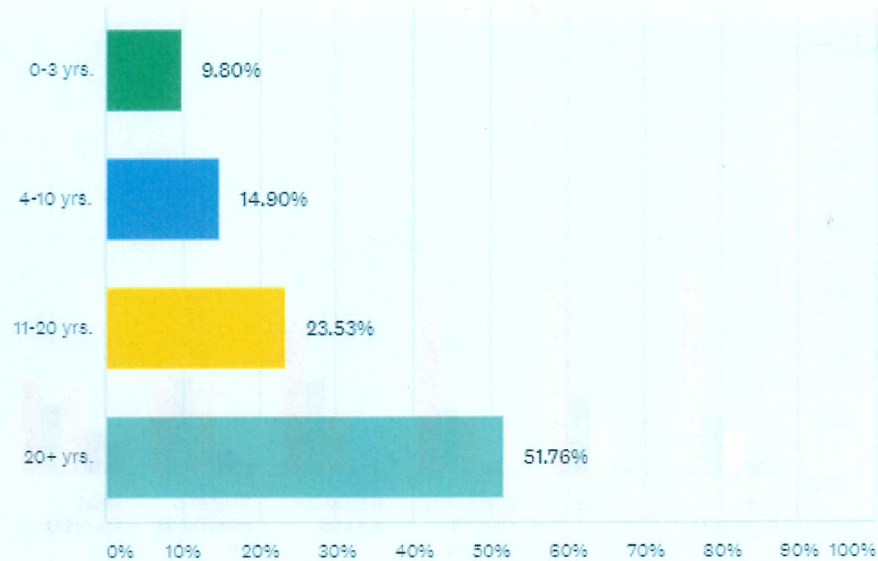
Answered: 232 Skipped: 24

ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
0-9 Responses	1	60	45
10-19 Responses	1	64	43
20-29 Responses	1	48	41
30-49 Responses	2	113	73
50-64 Responses	2	190	119
65+ Responses	2	127	84
Total Respondents: 232			

A large number of households that responded to this question contain an adult over age 50 (50-64 and 65+). A smaller number of households contain younger children and younger adults.

## How long have you lived in West Caln Township?

Answered: 255 Skipped: 1



ANSWER CHOICES	RESPONSES
0-3 yrs.	9.80% 28
4-10 yrs.	14.90% 38
11-20 yrs.	23.53% 60
20+ yrs.	51.76% 132
<b>TOTAL</b>	<b>255</b>

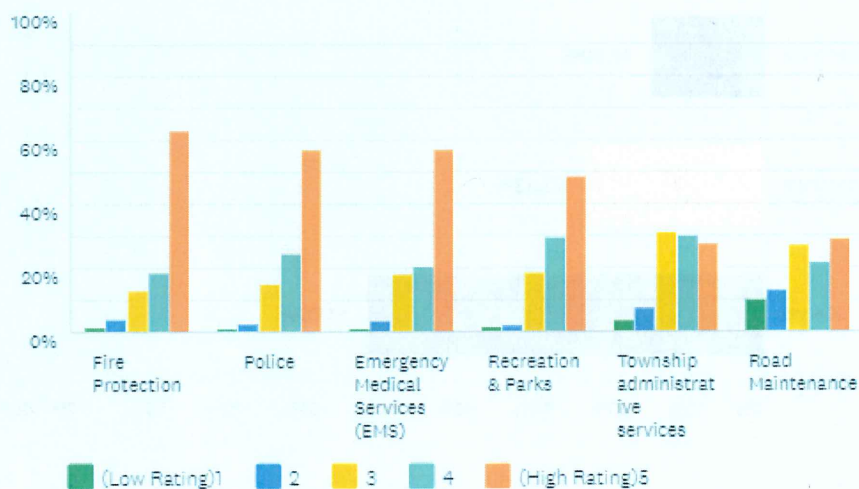
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## Significant Features

What do you like most about living in West Caln Township?

### Township services

Answered: 239 Skipped: 17



	(LOW RATING)1	2	3	4	(HIGH RATING)5	TOTAL	WEIGHTED AVERAGE
Fire Protection	1.32% 3	3.95% 9	13.16% 30	18.42% 42	63.16% 144	228	4.38
Police	0.86% 2	2.58% 6	15.02% 35	24.46% 57	57.08% 133	233	4.34
Emergency Medical Services (EMS)	0.86% 2	3.52% 8	18.06% 41	20.70% 47	56.83% 129	227	4.29
Recreation & Parks	1.74% 4	2.17% 5	18.26% 42	29.57% 68	48.26% 111	230	4.20
Township administrative services	3.60% 8	7.66% 17	31.08% 69	30.18% 67	27.48% 61	222	3.70
Road Maintenance	9.87% 23	12.88% 30	27.04% 63	21.46% 50	28.76% 67	233	3.46

Fire protection, police, EMS, and recreation and parks received high scores (see the weighted average column), followed by township administrative services and road maintenance which received more moderate scores. This indicates that residents are satisfied with fire, police, and EMS services, and parks and recreation, and that there is room for improvement in township administrative services and road maintenance.

## Community features

Answered: 240 Skipped: 16

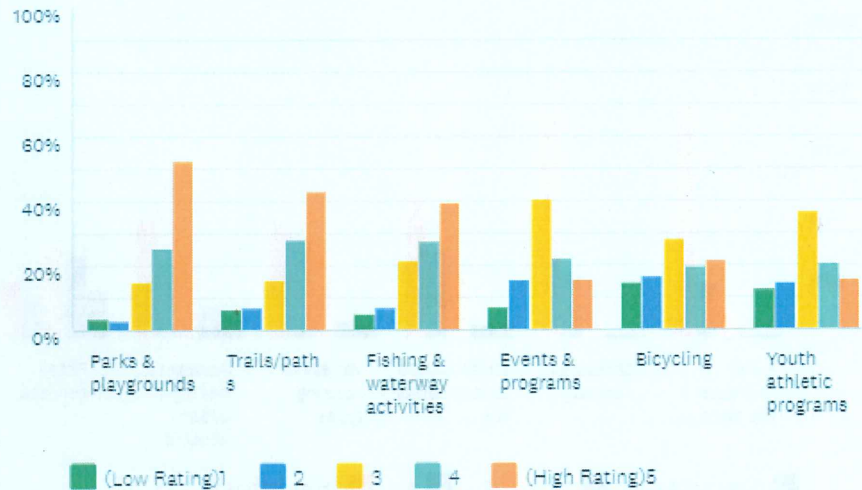


	(LOW RATING)1	2	3	4	(HIGH RATING)5	TOTAL	WEIGHTED AVERAGE
▼ Rural character / life style	1.27% 3	1.27% 3	8.47% 20	17.37% 41	71.61% 169	236	4.57
▼ Seclusion / privacy	1.27% 3	1.69% 4	6.36% 15	21.19% 50	69.49% 164	236	4.56
▼ Neighborhood/community life	4.82% 11	4.82% 11	19.74% 45	27.63% 63	42.98% 98	228	3.99
▼ Variety of housing types	3.51% 8	5.26% 12	25.86% 59	29.82% 68	35.53% 81	228	3.89
▼ Access to nearby urban centers	6.09% 14	10.00% 23	25.22% 58	23.04% 53	35.65% 82	230	3.72
▼ Retail services	14.46% 32	25.34% 56	28.51% 63	13.57% 30	18.10% 40	221	2.95

Rural character and seclusion/privacy received high scores (see weighted average column) followed by neighborhood/community life, variety of housing types, and access to nearby urban centers. Retail services received a relatively low score of 2.95. This indicates that residents overwhelmingly like the Township's rural character and seclusion. They are less enthused about retail services.

## Recreation opportunities

Answered: 236 Skipped: 20

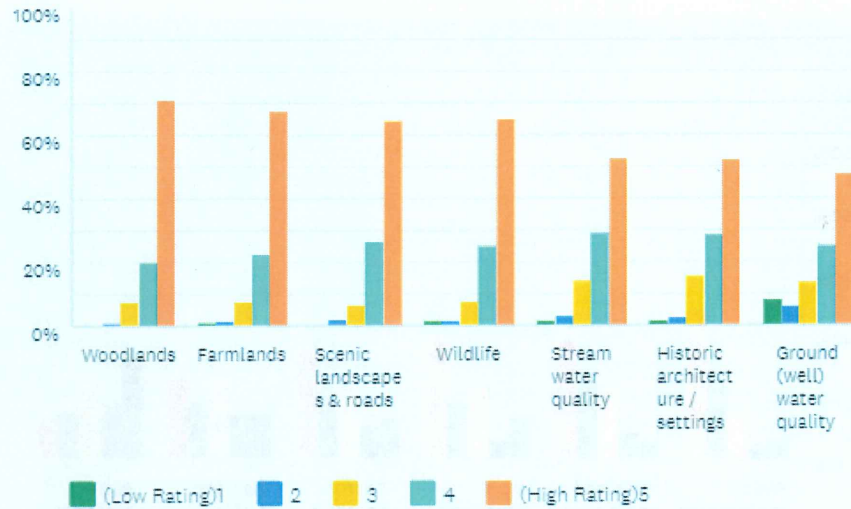


	(LOW RATING)1	2	3	4	(HIGH RATING)5	TOTAL	WEIGHTED AVERAGE
▼ Parks & playgrounds	3.48% 8	3.04% 7	15.22% 35	25.65% 59	52.61% 121	230	4.21
▼ Trails/paths	6.31% 14	7.21% 16	15.32% 34	27.93% 62	43.24% 96	222	3.95
▼ Fishing & waterway activities	5.00% 11	6.82% 15	21.36% 47	27.27% 60	39.55% 87	220	3.90
▼ Events & programs	6.90% 14	15.27% 31	40.39% 82	22.17% 45	15.27% 31	203	3.24
▼ Bicycling	14.35% 30	16.27% 34	28.23% 59	19.62% 41	21.53% 45	209	3.18
▼ Youth athletic programs	12.57% 24	14.66% 28	36.65% 70	20.42% 39	15.71% 30	191	3.12

Parks and playgrounds, trails/paths, and fishing and waterway activities received relatively high scores (see weighted average column) indicating that residents like these recreational opportunities. Events and programs, bicycling, and youth athletic programs received lower scores indicating that residents are less satisfied with these recreational opportunities.

### Natural/cultural features

Answered: 239 Skipped: 17



	(LOW RATING)1	2	3	4	(HIGH RATING)5	TOTAL	WEIGHTED AVERAGE
Woodlands	0.43% 1	0.85% 2	7.69% 18	20.09% 47	70.94% 166	234	4.60
Farmlands	0.85% 2	1.71% 4	7.26% 17	22.65% 53	67.52% 158	234	4.54
Scenic landscapes & roads	0.42% 1	2.12% 5	6.36% 15	26.69% 63	64.41% 152	236	4.53
Wildlife	1.29% 3	1.29% 3	7.73% 18	24.89% 58	64.81% 151	233	4.51
Stream water quality	1.32% 3	3.08% 7	14.10% 32	29.07% 66	52.42% 119	227	4.28
Historic architecture / settings	1.33% 3	2.65% 6	15.49% 35	28.32% 64	52.21% 118	226	4.27
Ground (well) water quality	7.86% 18	6.11% 14	13.54% 31	24.89% 57	47.60% 109	229	3.98

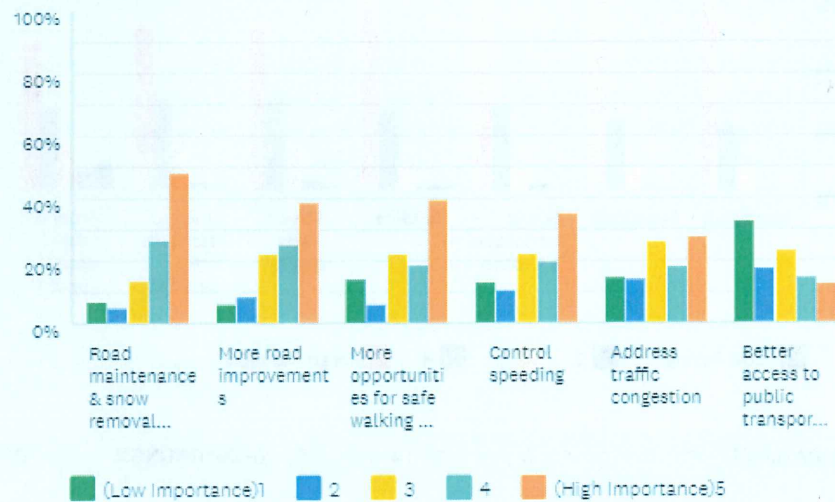
All natural and cultural features received high scores, indicating that residents overwhelmingly like these features. Groundwater quality scored slightly lower indicating that there may be some dissatisfaction with it.

## Improvement Needs / Opportunities

Potential actions needed to improve the quality of living in West Caln.

### Transportation

Answered: 240 Skipped: 16



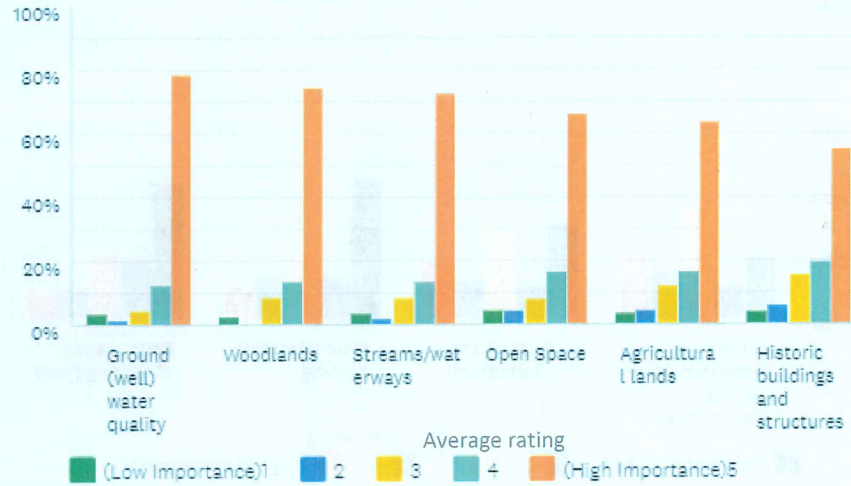
	(LOW IMPORTANCE)1	2	3	Average rating	(HIGH IMPORTANCE)5	TOTAL	WEIGHTED AVERAGE
▼ Road maintenance & snow removal services	6.96% 16	5.22% 12	13.48% 31	26.52% 61	47.83% 110	230	4.03
▼ More road improvements	6.03% 14	8.62% 20	21.98% 51	25.00% 58	38.36% 89	232	3.81
▼ More opportunities for safe walking & biking	13.78% 31	6.22% 14	21.78% 49	18.67% 42	39.56% 89	225	3.64
▼ Control speeding	12.82% 30	10.68% 25	21.79% 51	19.66% 46	35.04% 82	234	3.83
▼ Address traffic congestion	14.54% 33	14.10% 32	25.99% 59	18.06% 41	27.31% 62	227	3.30
▼ Better access to public transportation	32.59% 73	17.41% 39	22.77% 51	14.73% 33	12.50% 28	224	2.57

Road maintenance and snow removal services received a high score (weighted average of 4.03 out of 5), indicating that improving these services is important to residents. This is followed by more road improvements, more opportunities for safe walking and biking, and control speeding. Addressing traffic congestion received a more neutral score. Better access to public transportation received a rather low score, indicating that it is not very important to residents.



## Resource preservation

Answered: 238 Skipped: 18

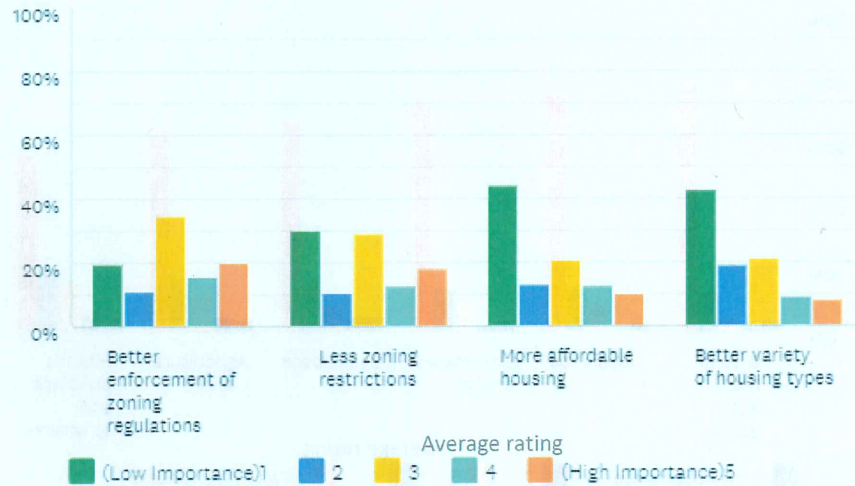


Resource Category	(LOW IMPORTANCE)1	2	3	4	(HIGH IMPORTANCE)5	TOTAL	WEIGHTED AVERAGE
Ground (well) water quality	3.46% 8	1.30% 3	4.33% 10	12.55% 29	78.35% 181	231	4.61
Woodlands	2.58% 6	0.43% 1	8.58% 20	13.73% 32	74.68% 174	233	4.58
Streams/waterways	3.45% 8	2.16% 5	8.62% 20	13.36% 31	72.41% 168	232	4.49
Open Space	4.70% 11	4.27% 10	8.12% 19	16.67% 39	66.24% 155	234	4.35
Agricultural lands	3.51% 8	4.39% 10	11.84% 27	16.67% 38	63.60% 145	228	4.32
Historic buildings and structures	3.95% 9	6.14% 14	15.35% 36	19.74% 45	54.82% 125	228	4.15

All resource preservation categories received high scores (weighted average more than 4 out of 5), indicating that resource preservation is very important to residents. Groundwater quality received the highest score.

## Housing opportunities

Answered: 232 Skipped: 24

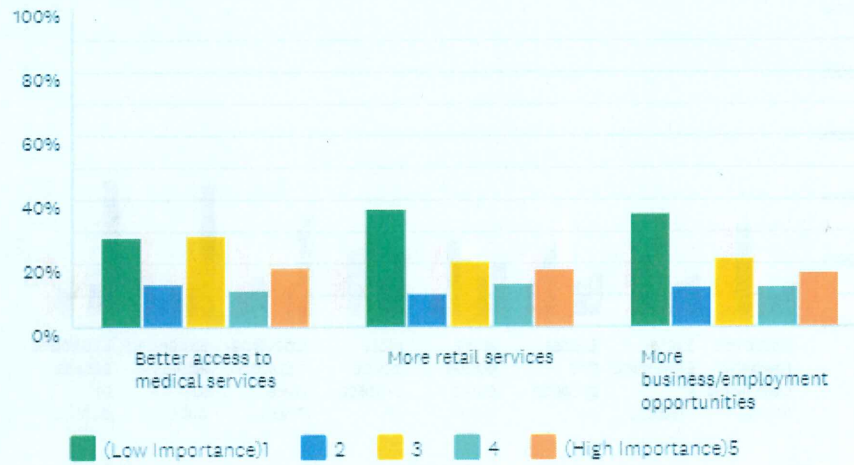


	(LOW IMPORTANCE)1	2	3	4	(HIGH IMPORTANCE)5	TOTAL	WEIGHTED AVERAGE
▼ Better enforcement of zoning regulations	19.38% 44	11.01% 25	34.36% 78	15.42% 35	19.82% 45	227	3.03
▼ Less zoning restrictions	29.86% 66	10.41% 23	28.96% 64	12.67% 28	18.10% 40	221	2.79
▼ More affordable housing	44.09% 97	13.18% 29	20.45% 45	12.27% 27	10.00% 22	220	2.31
▼ Better variety of housing types	42.47% 93	19.18% 42	21.00% 46	9.13% 20	8.22% 18	219	2.21

All categories received neutral to low scores (weighted average of 3 or less). Better enforcement of zoning regulations is somewhat important (weighted average 3.05 out of 5). All other categories are of relatively low importance to residents.

## Business / Commercial Services

Answered: 227 Skipped: 29

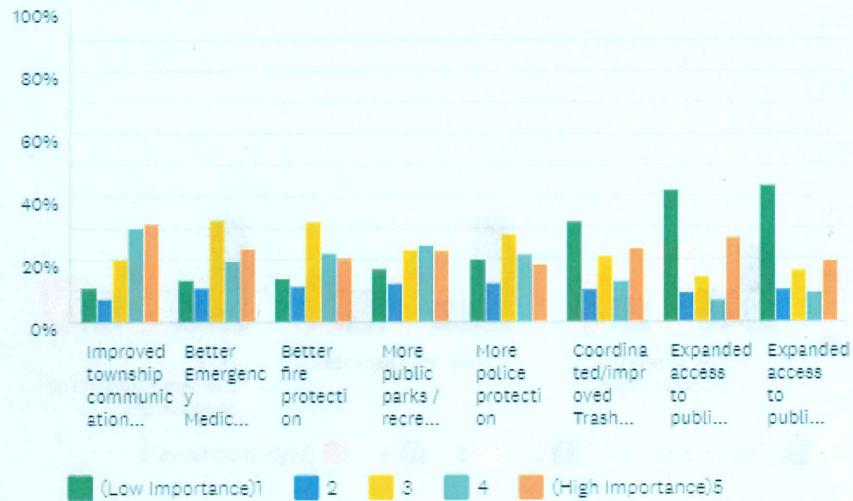


	(LOW IMPORTANCE)1	2	3	4	(HIGH IMPORTANCE)5	TOTAL	WEIGHTED AVERAGE
▼ Better access to medical services	27.85% 61	13.70% 30	28.31% 62	11.42% 25	18.72% 41	219	2.79
▼ More retail services	37.17% 84	10.62% 24	20.35% 46	13.72% 31	18.14% 41	228	2.65
▼ More business/employment opportunities	35.75% 79	12.67% 28	21.72% 48	12.67% 28	17.19% 38	221	2.63

All categories received relatively low scores (weighted average under 3) indicating that business and commercial services are not very important to residents.

## Public services

Answered: 238 Skipped: 18



	(LOW IMPORTANCE)1	2	3	4	(HIGH IMPORTANCE)5	TOTAL	WEIGHTED AVERAGE
Improved township communication/notification	10.76% 24	7.62% 17	20.16% 45	30.04% 67	31.39% 70	223	3.64
Better Emergency Medical Services	13.70% 30	10.96% 24	32.42% 71	19.63% 43	23.29% 51	219	3.28
Better fire protection	14.03% 31	11.31% 25	32.13% 71	22.17% 49	20.36% 45	221	3.24
More public parks / recreation opportunities	16.96% 38	12.50% 28	23.21% 52	24.55% 55	22.77% 51	224	3.24
More police protection	19.82% 45	12.33% 28	27.75% 63	21.59% 49	18.50% 42	227	3.07
Coordinated/improved Trash Collection	32.00% 72	10.67% 24	20.89% 47	12.89% 29	23.56% 53	225	2.88
Expanded access to public sewer service	42.11% 96	9.65% 22	14.47% 33	7.02% 16	26.75% 61	228	2.67
Expanded access to public water service	43.75% 98	10.71% 24	16.52% 37	9.38% 21	19.64% 44	224	2.50

Improved township communication/notification received a moderately high score, indicating that it is important to residents. Better EMS, fire protection, parks and recreation, and police protection received neutral scores, indicating that they are somewhat important to residents. Coordinated/improved trash collection and expanded access to public sewer and water service received relatively low scores, indicating that they are not very important to residents.

## Additional Questions

### What do you like most about living in West Caln Township?

Answered: 208 Skipped: 48

	number	% of answers
rural, country	101	49%
open space, farmlands	64	31%
quiet, peaceful	56	27%
privacy, secluded	26	13%
location/access	22	11%
people, neighbors,community	19	9%
parks	18	9%
beautiful, scenic	18	9%
woodlands, wildlife	13	6%
police	13	6%
amish	7	3%
not much traffic	3	1%

Responses indicate that residents particularly like the Township’s rural character and related aspects of a rural community, including open space and farmland, quiet, privacy, scenery, woodlands and wildlife. Respondents like their location and access to services (including shops and recreation), the people in the community, parks, the police, and the Amish community. A very small number of respondents mention a lack of traffic.

### What do you like least about living in West Caln Township?

Answered: 190 Skipped: 66

	number	% of answers
road conditions & maintenance	42	22%
traffic	26	14%
high taxes, school taxes	23	12%
development	18	9%
speeding	14	7%
far from retail, services	12	6%
lack of public sewer	10	5%
school district	9	5%
lack of public water	7	4%
unkept properties	6	3%
noise	6	3%
township communication	5	3%
water - contaminated/polluted	4	2%
lack of walking/safe walking	3	2%

Responses indicate that residents are not satisfied with road conditions and maintenance, traffic, and taxes.

## What do you think will be the most significant problem(s) West Caln Township will face in the next five years?

Answered: 193 Skipped: 63

	number	% of answers
growth & development	103	53%
traffic & roads	73	38%
loss of open space & farms	32	17%
high taxes	22	11%
school system	9	5%
water quality & supply	5	3%
infrastructure	5	3%

Respondents cited growth and development as the most significant problem the Township will face in the next five years, followed by traffic and roads, and loss of open space and farms. High taxes, the school system, water quality and supply, and infrastructure are also concerns.

## Do you have any concerns/suggestions regarding township zoning and land development regulations?

Answered: 151 Skipped: 105

	number	% of answers
preserve open space, farms, rural, keep it as is	89	59%
no more/strictly limit development	47	31%
no small lots, no multi-family	8	5%
horses - allow <3 acres	10	7%
horses/animals - keep 3 acres	2	1%

The vast majority of respondents suggest preserving open space and farmland, keeping the Township rural, and not allowing/strictly limiting new development.

Because there has been discussion at Task Force meetings about the 3-acre minimum for horses, we specifically search for this issue among the survey responses and found that eleven respondents mentioned keeping of horses or animals: ten are in favor of reducing the 3-acre minimum requirement for horses, two are in favor of a 3 acre minimum for animals.

## Other issues/concerns/suggestions?

Answered: 137 Skipped: 119

	number	% of answers
roads	28	20%
high taxes	13	9%
speeding	9	7%
public sewer	9	7%
police	8	6%
public water	6	4%
noise	5	4%
township trash service	4	3%
clean up properties, roads	4	3%

Roads (conditions, traffic, maintenance, snow removal) received the largest amount of mentions in the responses to this question followed by high taxes and speeding. Noise from motorbikes, guns, and traffic is mentioned as is the need for township trash service and clean-up of unkempt properties and roadsides.

Of the nine mentions of public sewer, four are in favor of it and 5 are against it.

Of the six mentions of public water, one is in favor of it and 5 are against it.

Of the eight mentions of police, five are in favor of expanding the force and/or providing 24 hour service, two wish to keep it small, and one suggests that the police should get to know the community more.