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**Penn Lake Borough  
Luzerne County, Pennsylvania**

**Penn Lake Borough  
Comprehensive Plan  
Community Survey Results**

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**May 23, 2009**

**Results Compiled by Members of the Penn Lake Planning Commission:**

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## Survey Results as presented by the Penn Lake Planning Commission (PLPC) on May 23, 2009

The PLPC is totally committed to preparing a Comprehensive Plan for our community, which is mandated by law as a Borough in Pennsylvania. Part of that process is data collection in the form of a community survey. This survey is a preliminary step to the development of a Comprehensive Plan.

We are going to use this survey to open up the planning process by accessing community-wide values which you provided and document our citizen interests. Questions were chosen based upon State approved requirements. Generally a Professional Planner conducts this type of survey, but in order to save money for the Borough, the Planning Commission took on this huge undertaking by developing the survey, tallying, analyzing and presenting the results. In order to assure that our survey met State requirements, it was reviewed and approved by a Professional Planner before distribution to the community. This effort by the Planning Commission has saved the Borough between \$10,000 - \$15,000.

### **Why do we need a Comprehensive Plan?**

Borough's are required to have a Comprehensive Plan by the State of Pennsylvania. The objective of a Comprehensive Plan is to conserve natural resources, while properly managing development throughout the Borough. It is designed to be both issue-oriented and citizen-oriented from the outset with continued citizen participation throughout the process. A Comprehensive Plan is an educational document providing discussion of conditions, issues, opportunities, and identifies resources that are worthy of protection and preservation. This process organizes the community for the future by creating a planning "blueprint" for our land use patterns of tomorrow. It is a basis for implementation techniques such as land use ordinances, official maps, and capital improvement programs throughout the community

***We, as a Borough, are less likely to obtain any substantial Government grants without a Comprehensive Plan.***

An example of what a Comprehensive Plan did for a local community in our area is a grant Nanticoke received in May for \$950,000 for a Recreation Center.

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***A Comprehensive Plan can help Penn Lake Borough by addressing:***

- Dam Maintenance
- Open space preservation
- Recreation opportunities

As well as, anything that can improve our community based upon the foundation of the Comprehensive Plan. It will provide a means of planning for future generations those environmental, historic, scenic, cultural, agricultural and economic resources, which make this area special to those who live here.

No one person, agency or group controls the development process. Government's responsibility is to provide a framework for change. Without a framework or plan, the development process is reactive.

A Comprehensive Plan will work proactively to assure that the future of our community will be shaped by this municipality's own vision, rather than by reaction to forces acting upon us.

The next step in this process is forwarding our survey results to a Professional Planning consultant. With assistance from a Professional Planning consultant, we will submit a grant application, and begin formulation of our Comprehensive Plan. We will then be notified when grant money is available for us to proceed.

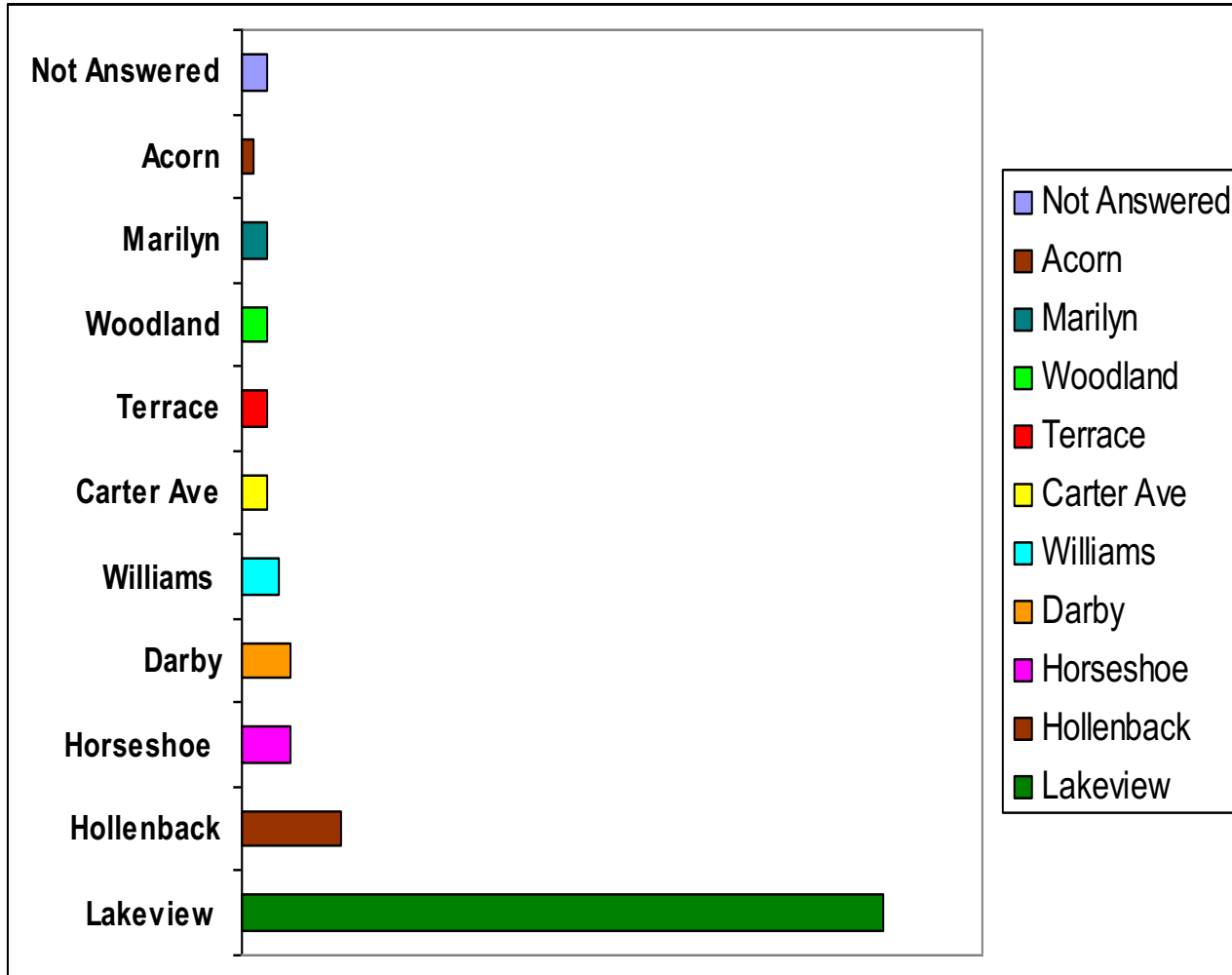
We will keep the community informed of our progress by posting updates on the [www.pennlake.org](http://www.pennlake.org) website.

**Thank you for your support,  
PENN LAKE PLANNING COMMISSION**

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# Question 1

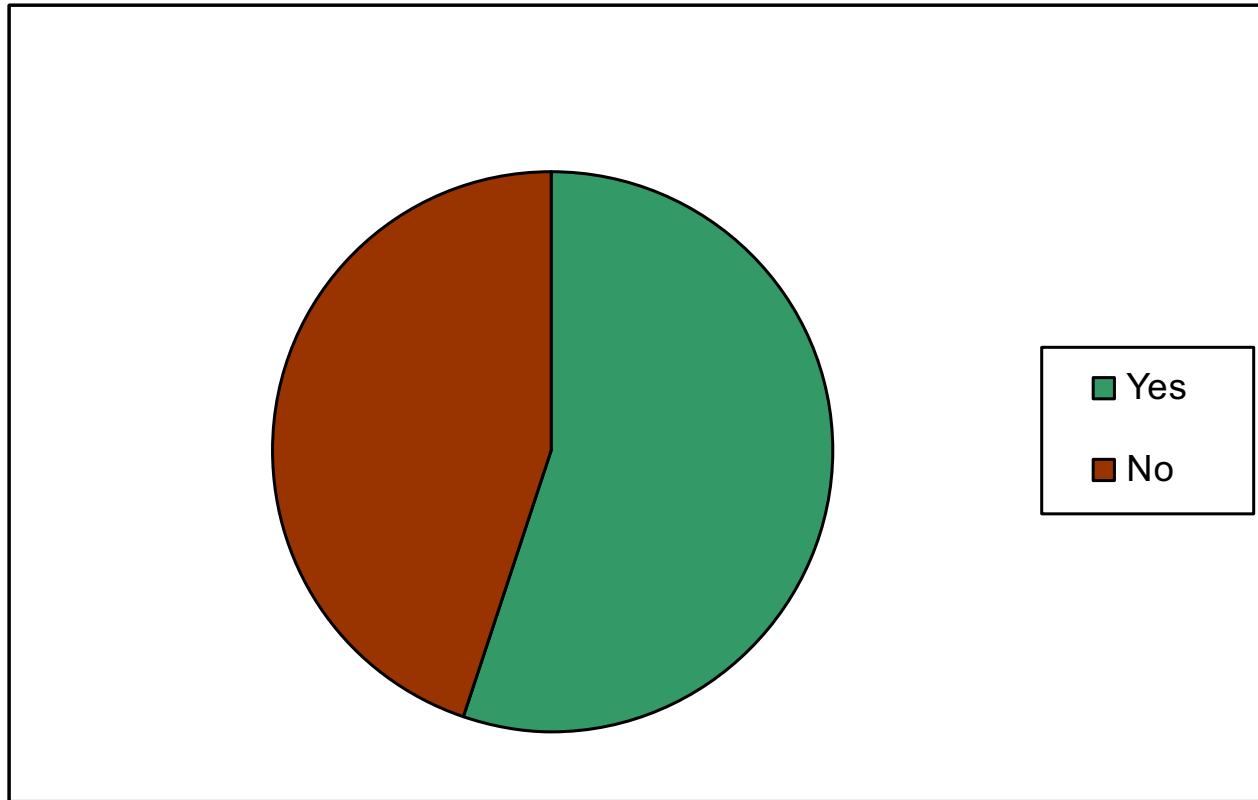
## Name of Road or Street Which Your Home Fronts Upon



Lakeview	63%
Hollenback	10%
Horseshoe	5%
Darby	5%
Williams	4%
Carter	2%
Terrace	2%
Woodland	2%
Marilyn	2%
Acorn	1%
No Response	2%

## Question 2

Are You a Year Round Resident?

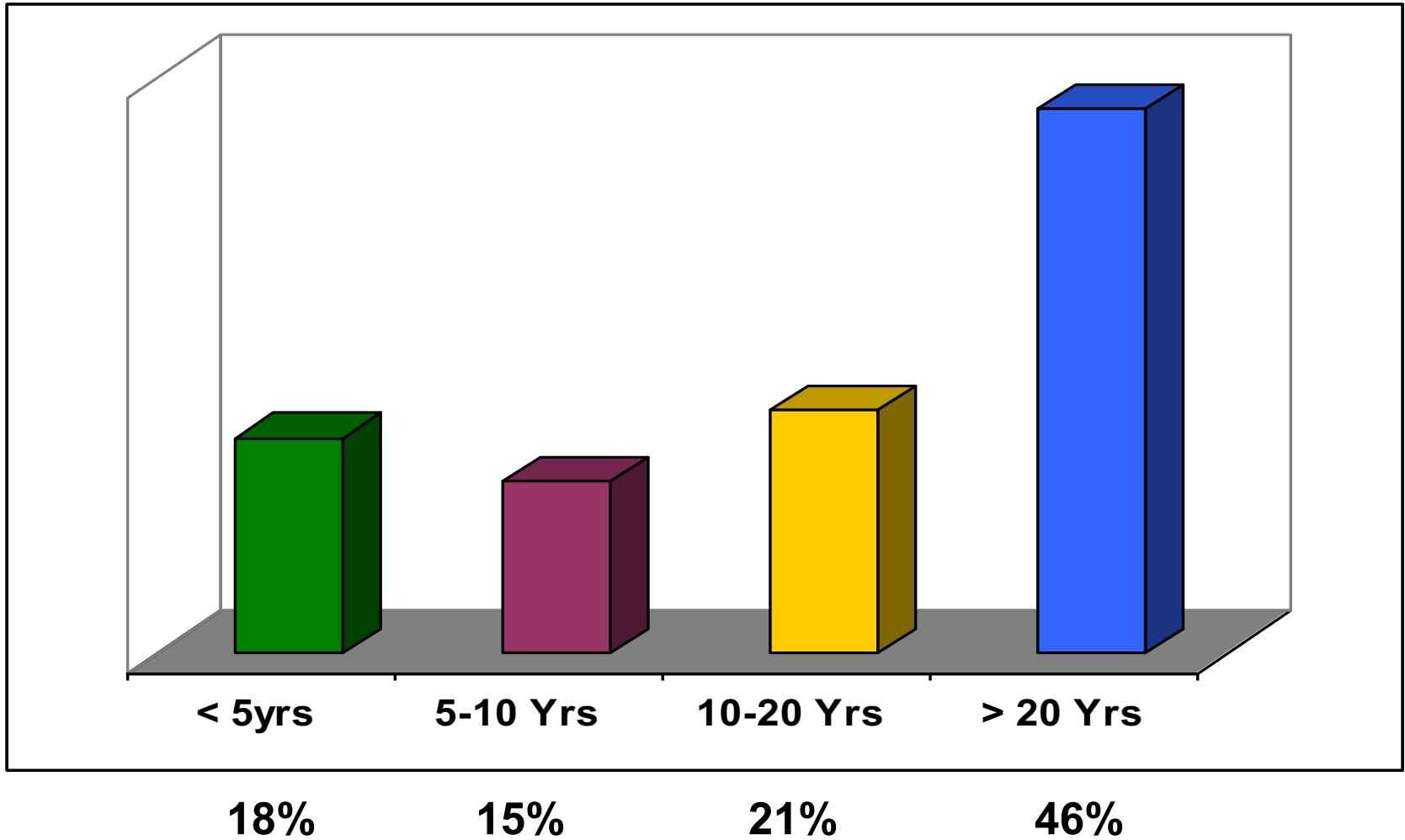


**55% - Yes**

**45% - No**

### Question 3

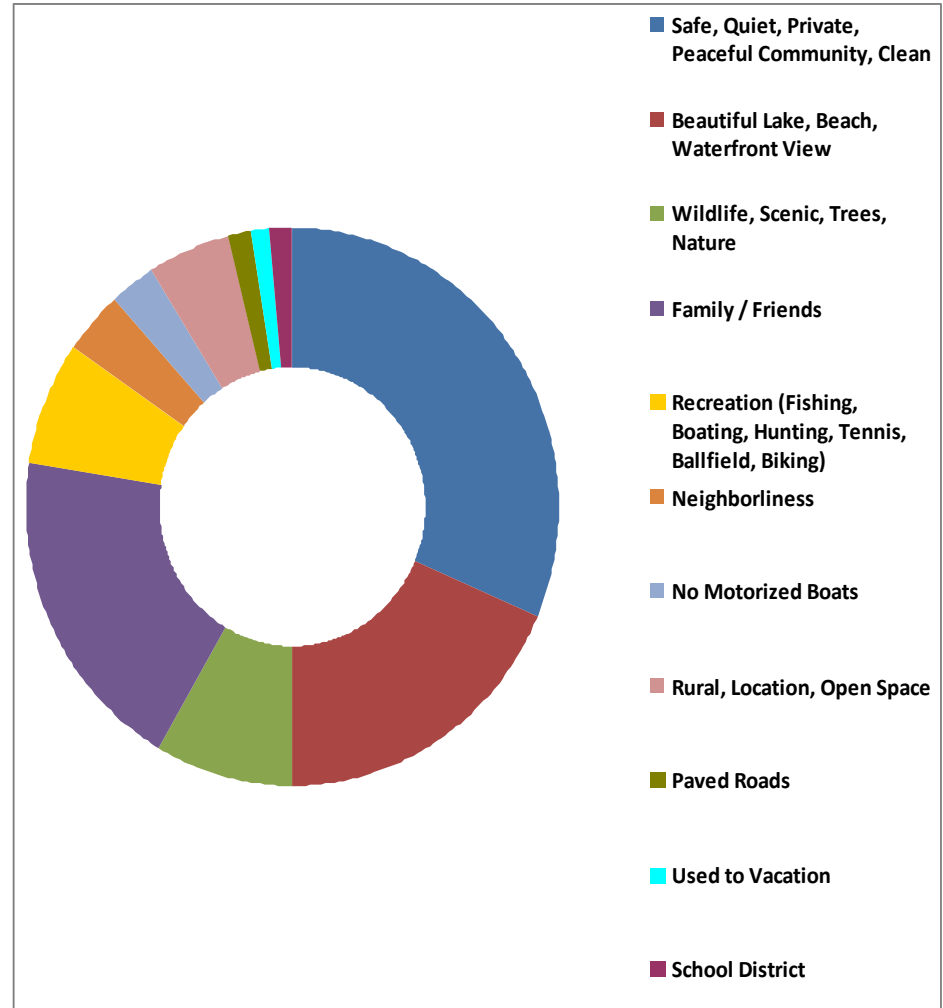
How Long Have You Lived at or Owned Your Current Residence?



# Question 4

## What Attracted You to Reside in Penn Lake?

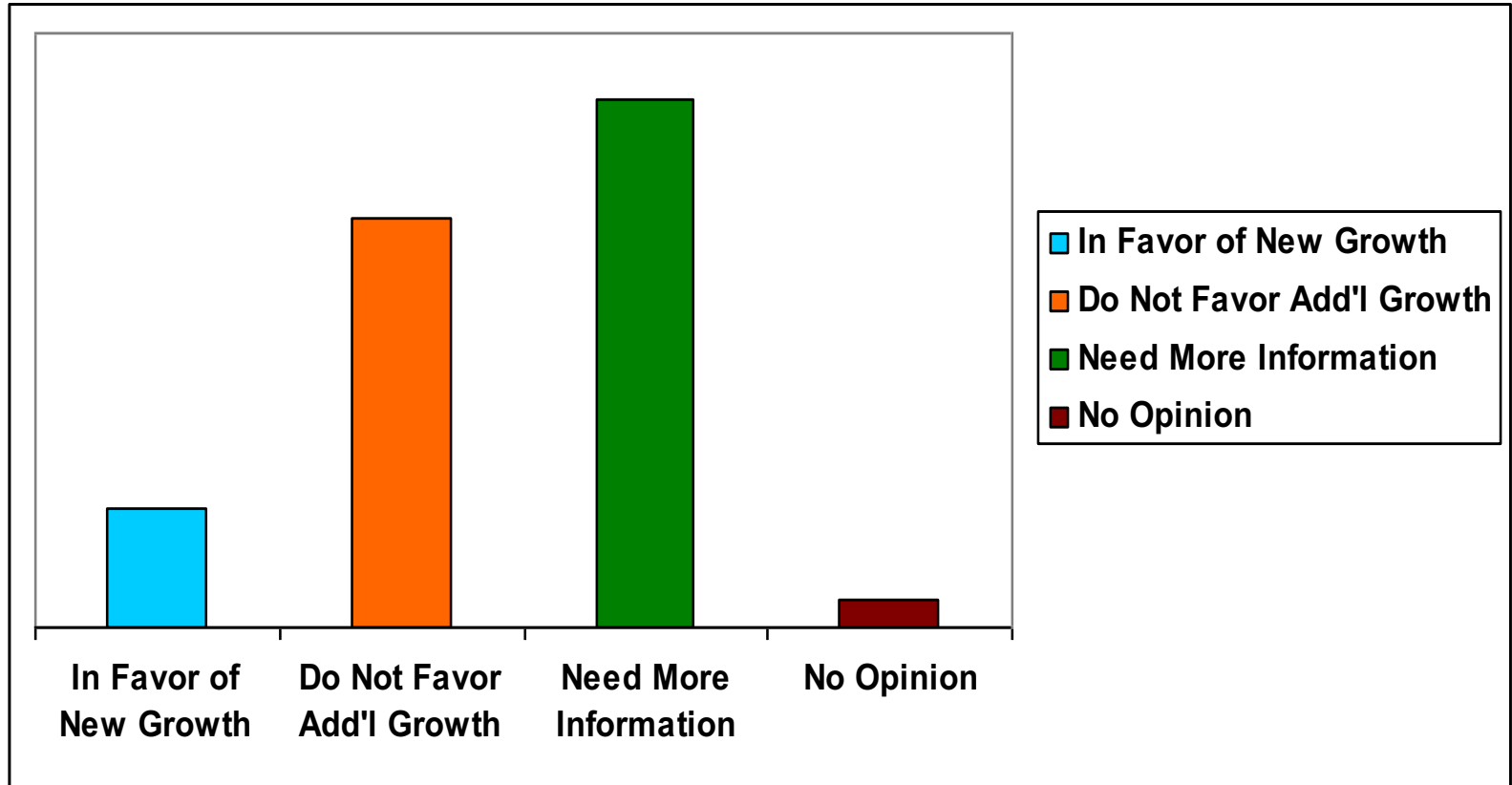
Safe, Quiet, Private, Peaceful	31%
Family / Friends	19%
Beautiful Lake, Beach, Lakeview	19%
Wildlife, Scenic Trees, Nature	8%
Recreation (Fishing, Boating, Hunting, Tennis, Ball field, Biking)	7%
Rural Location, Open Space	5%
Neighborliness	4%
No Motorized Boats	3%
Paved Roads	1%
Used to Vacation Here	1%
School District	1%



\* Multiple comments received on individual surveys for each category – total 156 comments

## Question 5

Which Statement Best Describes Your Position  
on the Possibility of New Growth & Development?



**11% - In Favor Of New Growth**

**38% - Do Not Favor Of New Growth**

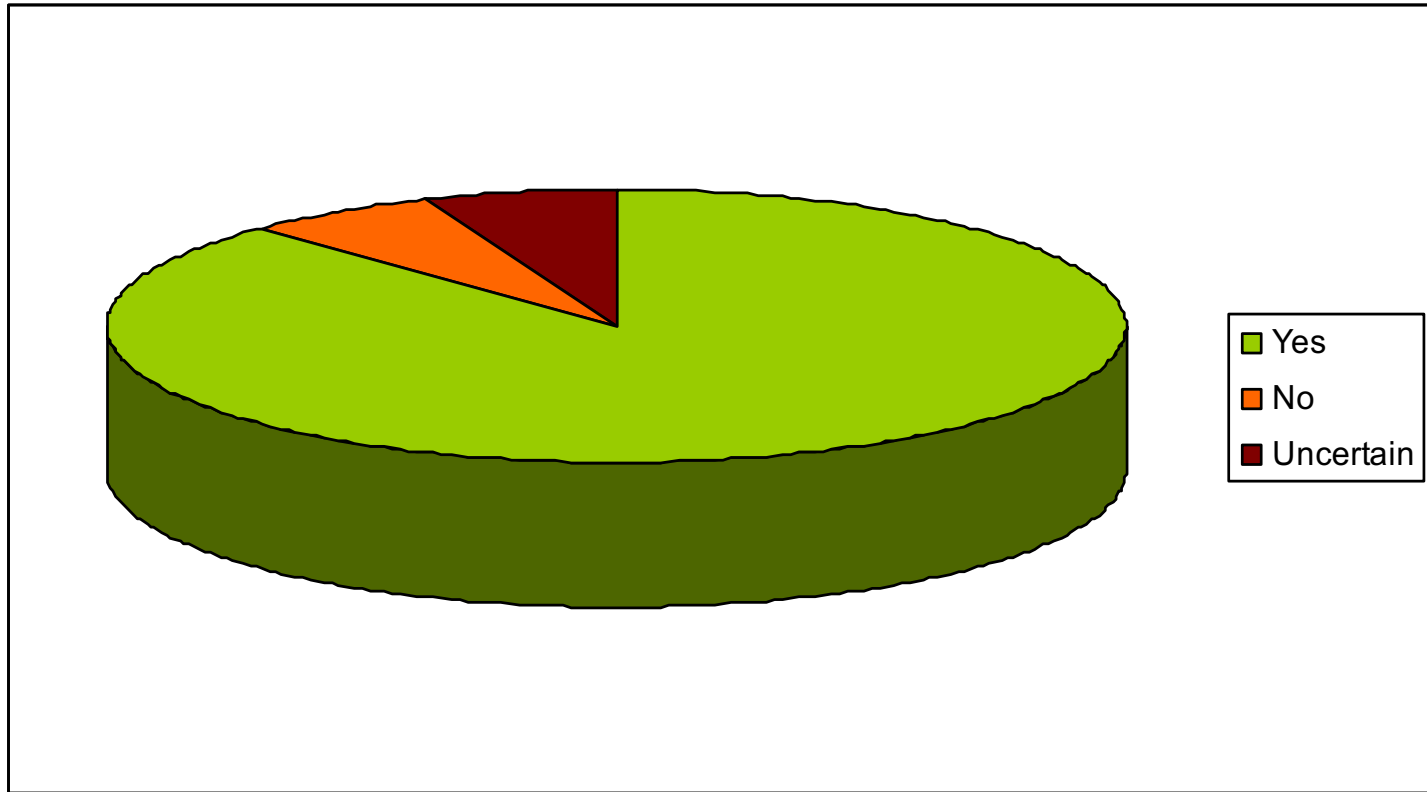
**49% - Need Additional Information**

**2% - No Opinion**



## Question 6

**Would You Support Local Ordinances Designed to Conserve Open Space & Existing Environmental Features?**



**Yes**

**88%**

**No**

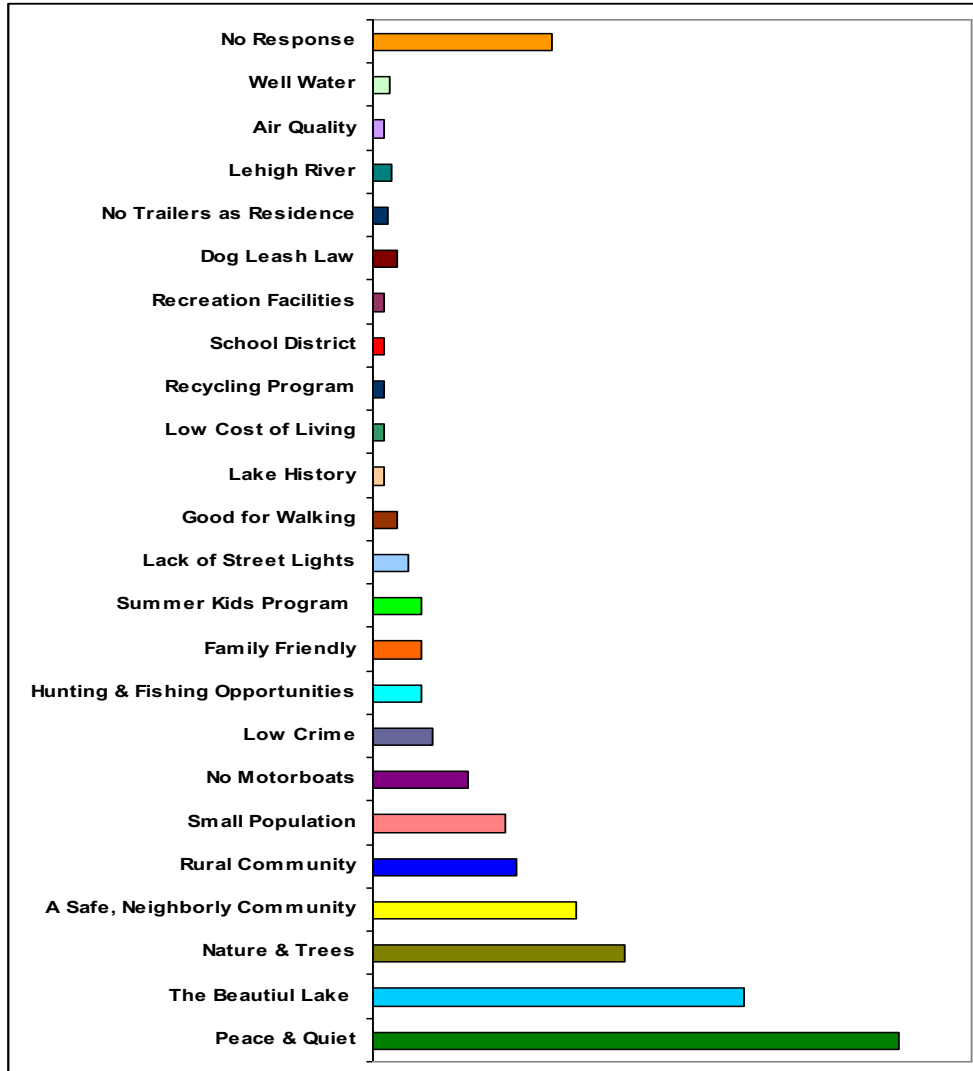
**6%**

**Uncertain**

**6%**

# Question 7

## In Your Opinion, What Do You Believe to be the Most Positive Aspects or Features of Residing in Penn Lake?

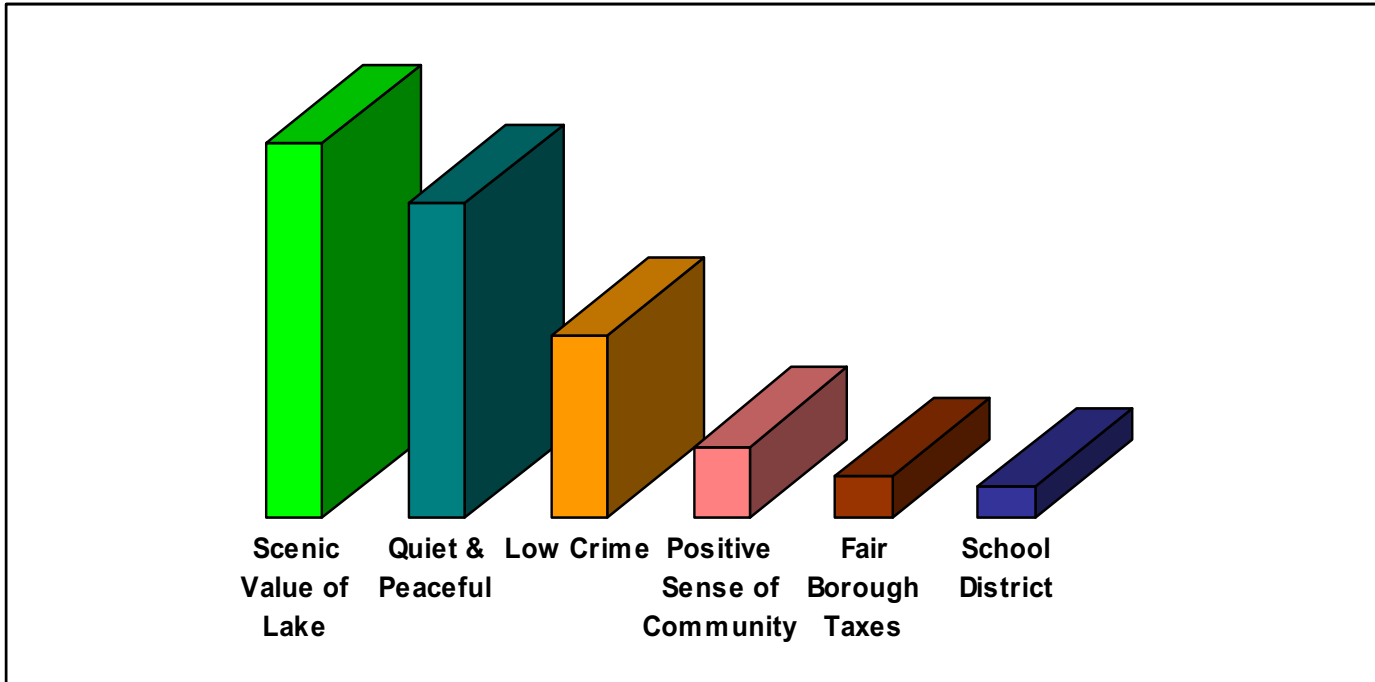


Peace & Quiet	23%
Beautiful Lake	16%
Nature & Trees	11%
Safe, Neighborly Community	9%
Rural Community	6%
Small Population	6%
No Motorboats	4%
Low Crime	3%
Hunting & Fishing	2%
Family Friendly	2%
Summer Kids Program	2%
Lack of Street Lights	2%
Good for Walking	1%
Lake History	1%
Low Cost of Living	1%
Recycling	1%
School District	1%
Recreation Facilities	1%
Dog Leash Law	1%
No Trailers as Residence	1%
Leigh River	1%
Air Quality	1%
Well Water	1%
No Response	8%

*\* Multiple comments received on individual surveys for each category – total 191 comments*

# Question 8

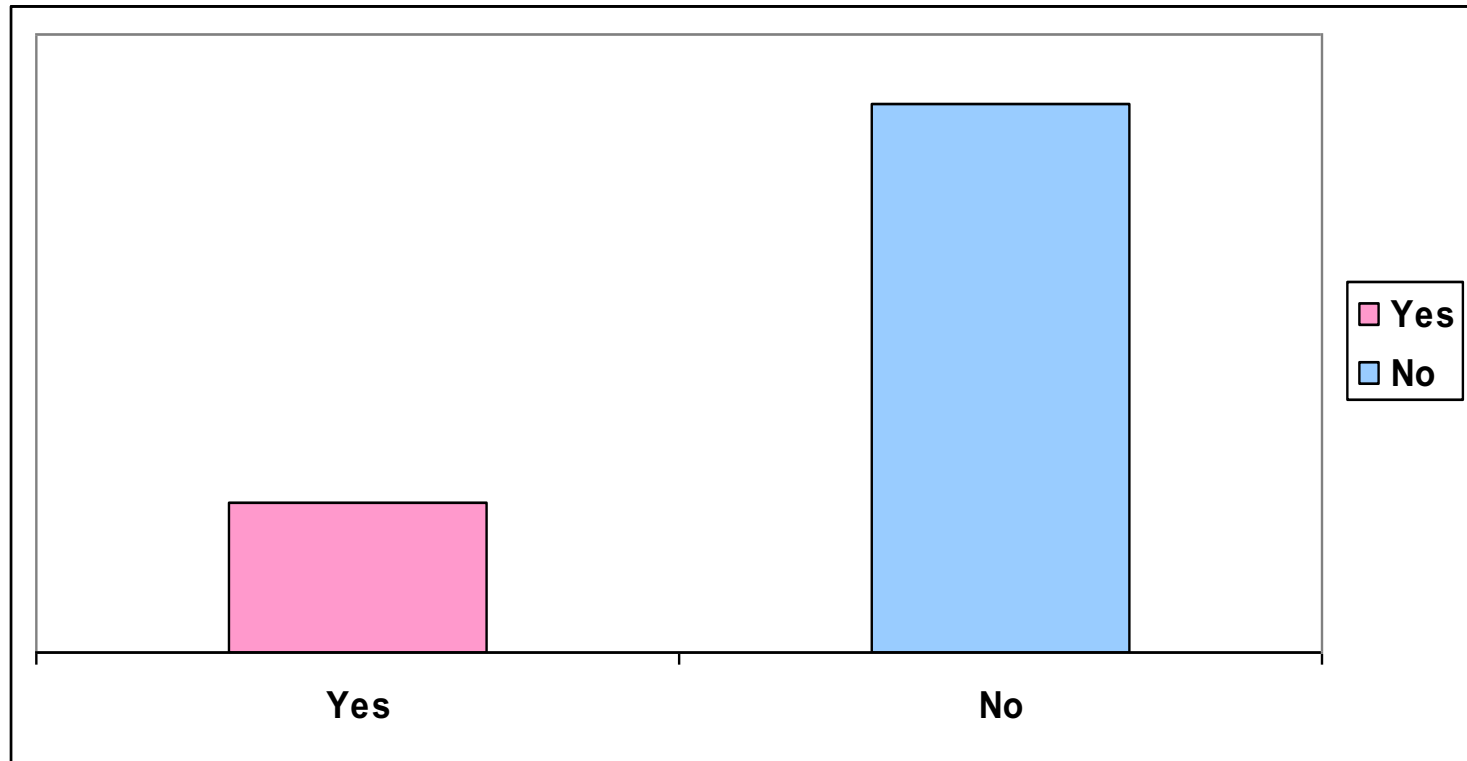
## Rate the Following Aspects of Residing in Penn Lake



Scenic Value of Lake	37%
Quiet & Peaceful	31%
Low Crime	18%
Positive Sense of Community	7%
Fair Borough Taxes	4%
School District	3%

## Question 9

Do You Have Any School Age Children?



Yes 21%

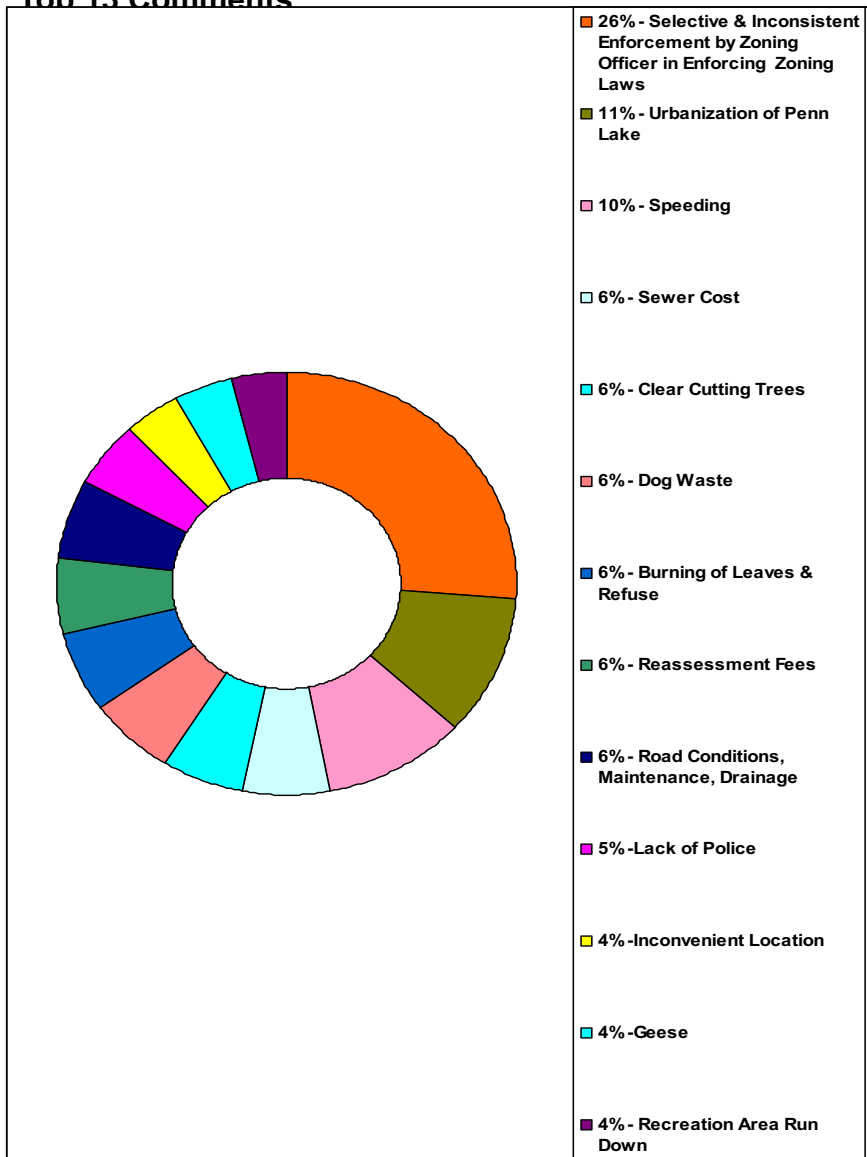
No 76%

No Response 3%

# Question 10

## What Do You Believe To Be the Most Negative Aspects or Features of Residing in Penn Lake?

### Top 13 Comments



### Additional Comments

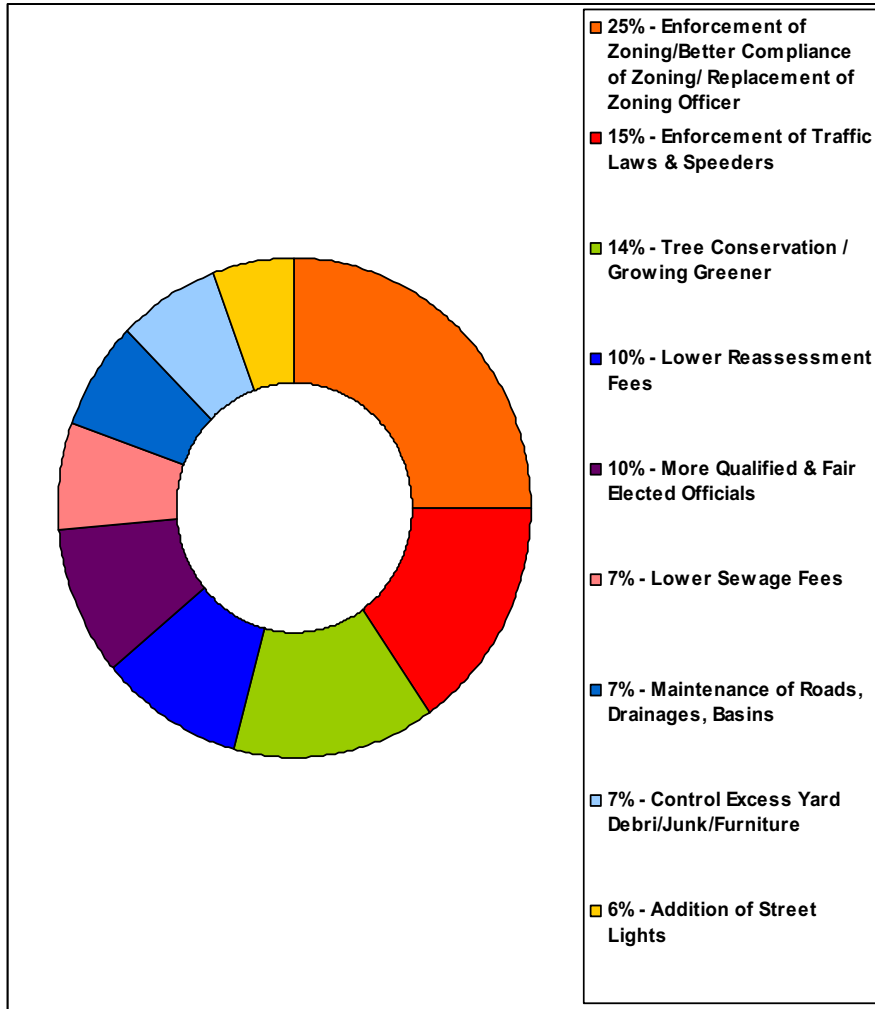
Excessive Junk & Unlicensed Vehicles on Residential Property	Aggressive Realtors
Uncontrolled Development of Wetlands	Too Much Regulation
Garbage Fees	Boat Storage Issues
Stray Cats	Not Sure of Borough's Future
Lack of Association Support	Lack of Privacy
Excess Sea Weed & Lily Pads	Loud Parties
Barking Dogs	Not Enough Children
Lake Upkeep	Trash Bag Limit Too Small
Turnpike Noise	Lack of neighborly Feeling
Poor Communication between Local Govt & Residents	No Store
Divide between Summer Residents & Full-Timers	Association Having Too Much Power
Run Down Homes	Too Many Modular Homes
Restrictive Shed Ordinance	

\* Multiple comments received on individual surveys for each category – total 100 comments

# Question 11

## What Do You Believe To Be the Most Change That Should Occur That Would Benefit All Residents of Penn Lake?

### Top 9 Comments



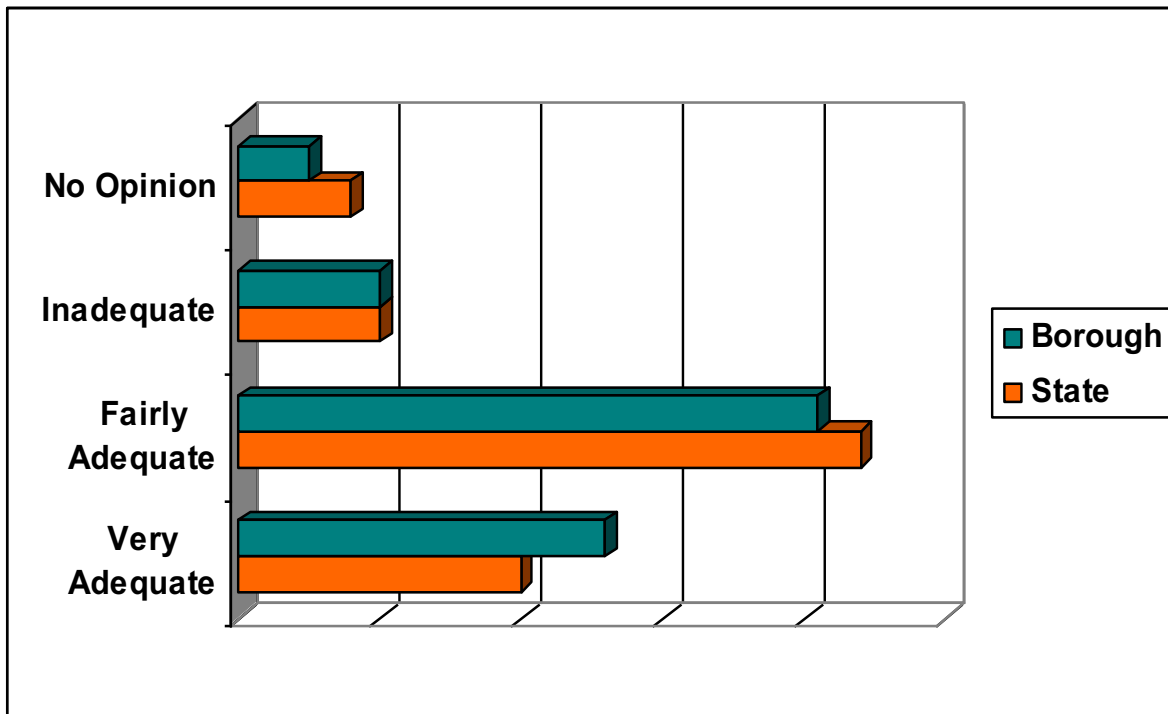
### Additional Comments

Excessive Snow Removal Cost	Upgrading Beach & Recreation Areas
More Children	Pagoda Area Upkeep
Lack of Support for Association	Run Down Bulletin Board
More Year-Round Social Events	More Bulk Pickups
Widen Roads	Dog Waste Control
Lack of Community Pride	Entrance to Turnpike from Penn Lake
Regulation of Fireworks	Add Community Compost Area
Lily Pad / Seaweed Removal	Less Power to Association
Burning Ban	Eliminate Chronic Complaining
Golf Course & Restaurant	Internet Service

*\* Multiple comments received on individual surveys for each category – total 72 comments*

# Question 12

Please Rate the Following Various Services for Maintenance of Roads & Highways



## STATE

Very Adequate	24%
Fairly Adequate	54%
Inadequate	12%
No Option	10%

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## BOROUGH

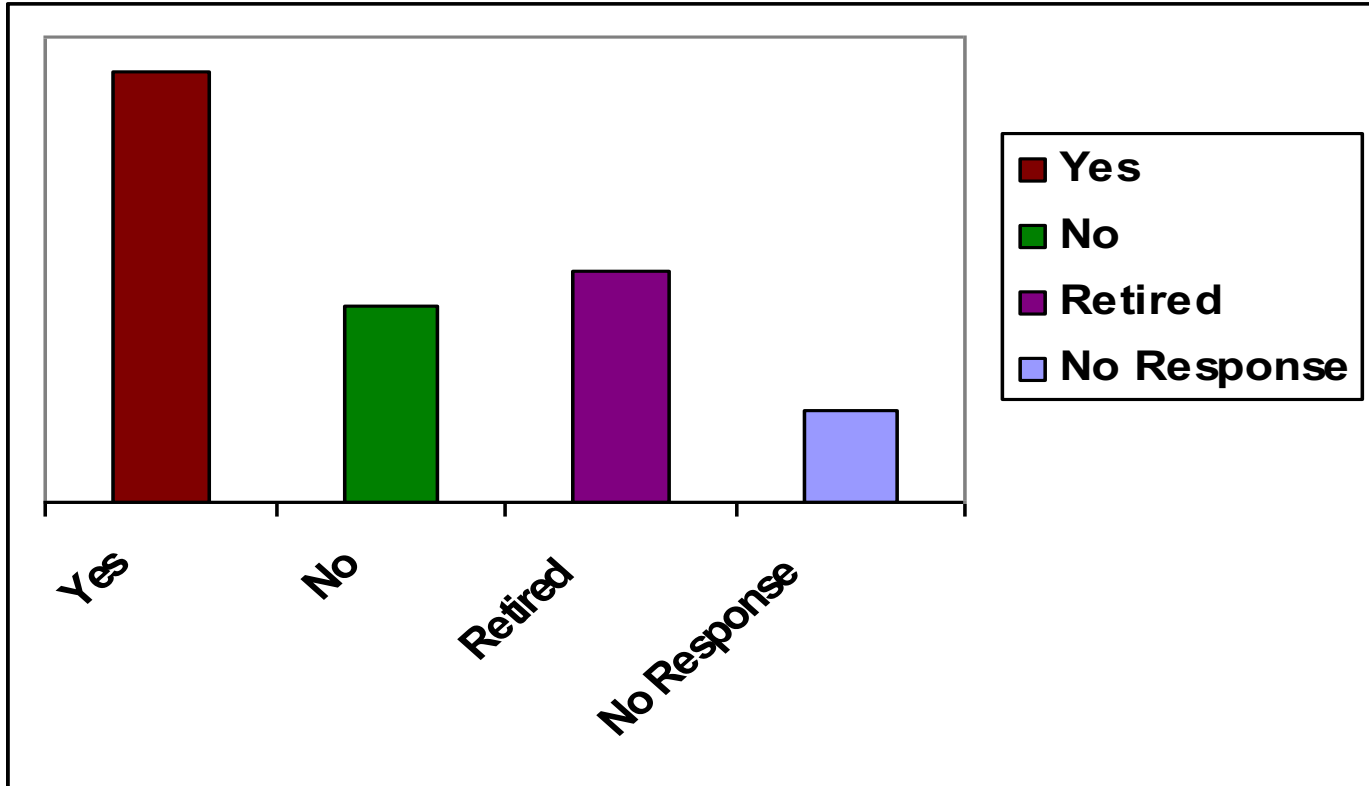
Very Adequate	32%
Fairly Adequate	50%
Inadequate	12%
No Option	6%

## Additional Comments

- Poor Drainage
- Road is bad coming into Penn Lake from stone quarry
- People plowed in by snowplow truck
- Pothole on Terrace Dr.
- Street signs need replacing

# Question 13

## Do You Commute to Work?

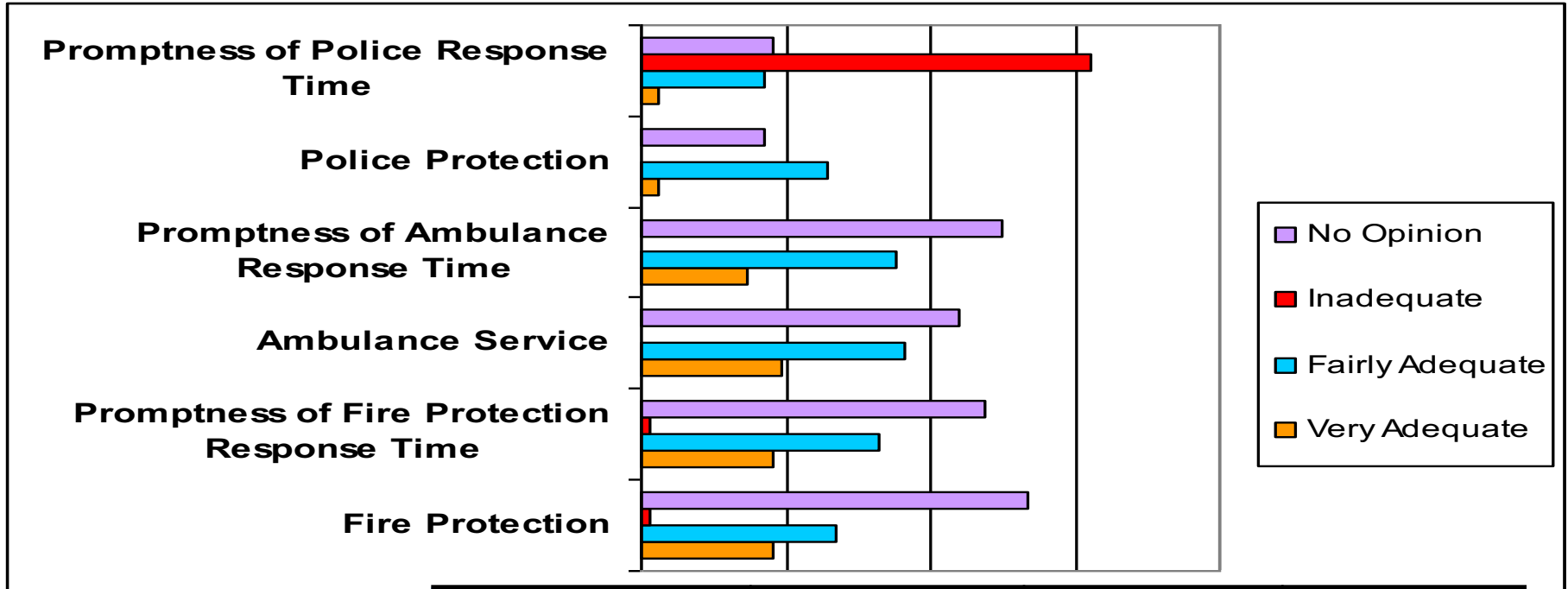


Yes	45%
No	21%
Retired	24%
No Response	10%



# Question 14

## Please Rate the Following Emergency Services



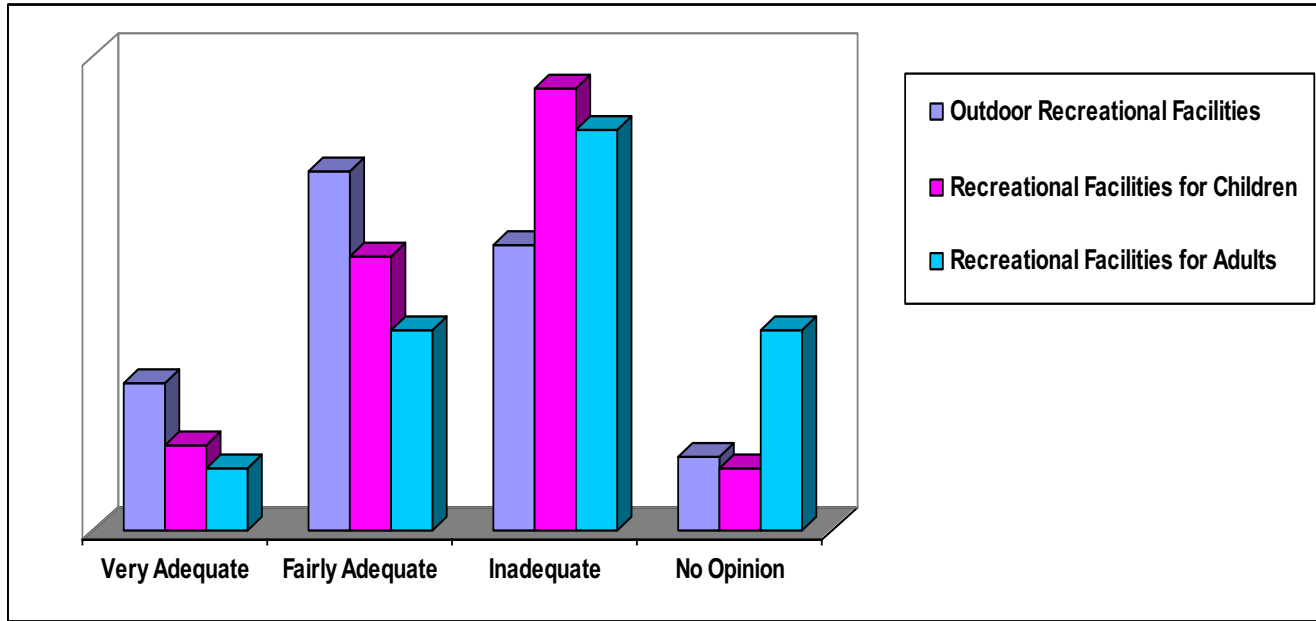
	Very Adequate	Fairly Adequate	Inadequate	No Opinion
Fire Protection	24%	15%	1%	23%
Promptness of Fire Protection Response Time	24%	19%	1%	21%
Ambulance Service	26%	21%	0%	19%
Promptness of Ambulance Response Time	19%	20%	0%	22%
Police Protection	3%	15%	46%	7%
Promptness of Police Response Time	3%	10%	52%	8%

\* Multiple comments received on individual surveys for each category:

Total Very Adequate = 62 , Total Fairly Adequate = 143 , Total Inadequate = 98 , Total No Opinon = 189

## Question 15a

### Please Rate the Following Recreation Facilities



**Total Outdoor / Children/Adult Responses**

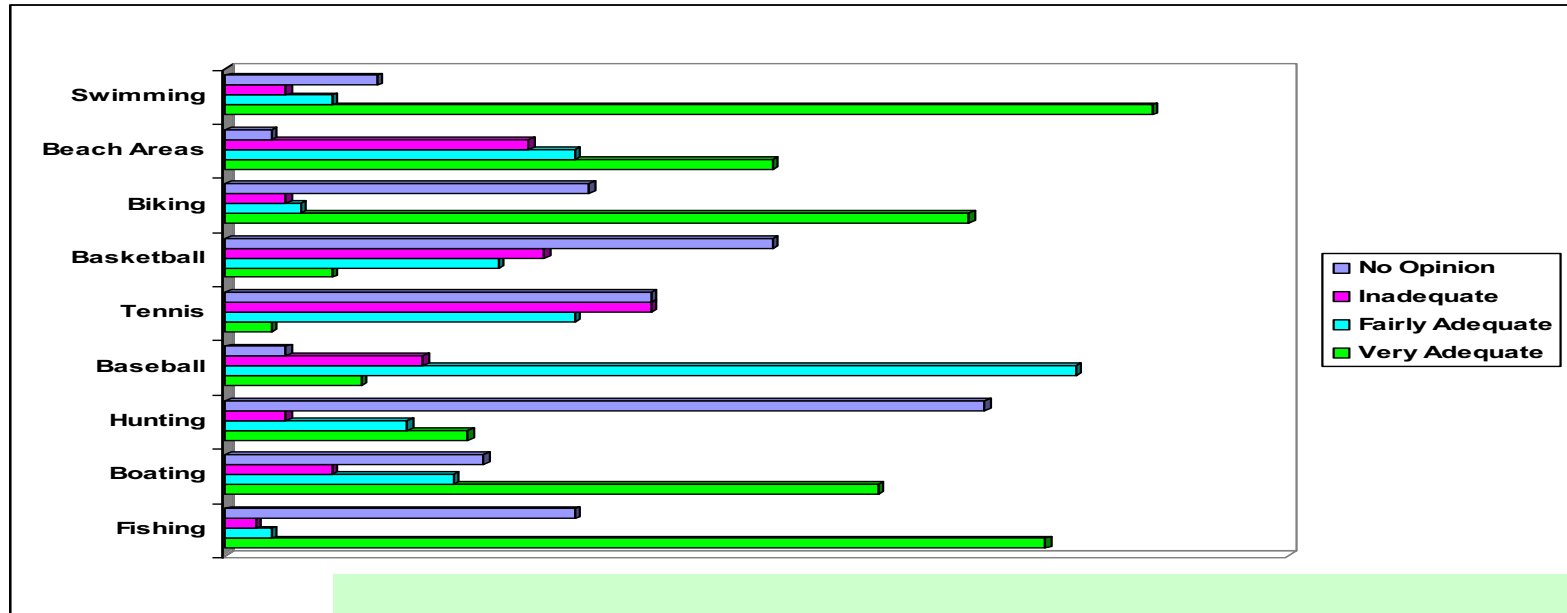
**Total Very Adequate - 28**  
**Total Fairly Adequate - 79**  
**Total Inadequate - 107**  
**Total No Opinion - 32**

	Very Adequate	Fairly Adequate	Inadequate	No Opinion
Outdoor Recreational Facilities	50%	43%	25%	22%
Recreational Facilities for Children	29%	33%	39%	19%
Recreational Facilities for Adults	21%	24%	36%	59%

*\* Multiple comments received on individual surveys for each category:  
 Total Very Adequate = 28 , Total Fairly Adequate = 79 , Total Inadequate = 107 , Total No Opinon = 32*

## Question 15b

### Please Rate the Following Recreation Facilities



	Very Adequate	Fairly Adequate	Inadequate	No Opinion
Fishing	19%	2%	2%	12%
Boating	15%	9%	7%	9%
Hunting	6%	7%	4%	26%
Baseball	3%	35%	13%	2%
Tennis	1%	14%	27%	14%
Basketball	3%	11%	20%	18%
Biking	18%	3%	4%	12%
Beach Areas	13%	14%	19%	2%
Swimming	22%	4%	4%	5%

*•Multiple comments received on individual surveys for each category:*

*•Total Very Adequate = 278 , Total Fairly Adequate = 162 , Total Inadequate = 103 , Total No Opinon = 195*



***Thank you for taking the time  
to participate in this community survey!***

The Penn Lake Planning Commission

