

INTRODUCTION

What is the Comprehensive Plan?

This Comprehensive Plan is intended to establish overall policies for the development, economic vitality and conservation of the Governor Mifflin Region over the next 15 years. The Region includes the Boroughs of Kenhorst, Mohnton and Shillington, and Brecknock and Cumru Townships. This Plan is not by itself a regulation, but is intended to provide the policy direction and guidance for changes to the municipalities' development and land use regulations.

The Comprehensive Plan includes the following major parts:

- The Overall Vision and Goals of the Plan
- The Agricultural and Natural Resources Conservation Plan
- The Historic Preservation Plan
- The Community Facilities and Services Plan
- The Transportation Plan
- The Economic Development Plan
- The Existing Land Use Plan
- The Future Land Use Plan
- The Implementation Plan
- The Action Program

How Was this Plan Developed?

This Comprehensive Plan was prepared as an update to the Governor Mifflin Region Comprehensive Plan of 2005. The 2005 plan was originally developed by consulting firm Urban Research and Development Corporation with input from the local municipalities as well as the Berks County Planning Commission. Over the twelve year period since the adoption of the 2005 plan changes in municipal ordinances, land use, demographics and housing have occurred in the region. These changes were the catalyst for developing this update.

This Plan was prepared by a Regional Comprehensive Plan Committee consisting of elected and appointed officials, school district representatives and other citizens from each of the municipalities. The Plan policies, goals and recommendations were developed at monthly workshop meetings that were open to the public.

The first step in the process was the identification of major issues and concerns that needed to be addressed. The next step was an analysis and mapping of existing conditions and trends.

An "overall vision" was prepared and a set of goals were written to provide overall direction for the Plan. Then, a series of alternatives were considered to guide development in different areas of the Region. The Future Land Use Plan was then prepared, followed by recommendations concerning Community Facilities, Economic Development, Transportation, Historic Preservation and Natural Features. Public hearings were then held. After making revisions to respond to any public input received, the Plan was considered for adoption by the elected officials of the municipalities, with the final municipality adopting the Plan in December.

How Was this Plan Funded?

This Plan was funded primarily with a grant from the Russell Hiller Charitable Trust Fund administered through the Berks County Community Foundation. The Russell Hiller Charitable Trust provides grants for programs that improve the quality of life for residents of the Governor Mifflin School District. It was established by the late Judge Hiller, who lived in the Shillington area.

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Regional Location

The following map shows the Governor Mifflin Region's location within Berks County, Pennsylvania. The northern part of the Governor Mifflin Region adjoins the City of Reading. The completion of the Route 222 expressway in 2006 made the area more accessible for north-south traffic, especially to reach I-78 and the Lancaster area. I-176 provides connections to the Pennsylvania Turnpike to the south, which then connects to the Valley Forge and Philadelphia areas to the East and Harrisburg to the West. Route 422 connects to Valley Forge and other suburbs to the northwest of Philadelphia.

