

INTRODUCTION

The Fleetwood-Maiden creek-Richmond Joint Comprehensive Plan provides policies for guiding the growth and preservation of the three municipalities over the next ten years. The Plan’s real value is in evaluating proposed changes in the communities against the Plan’s policies for land use, roads, community facilities and services. The test of each change affecting any of these elements should be a question: “Is this consistent with our Joint Comprehensive Plan?” or “Does this carry out the goals of our Plan?”

A Joint Committee

The nine-member Fleetwood-Maiden creek-Richmond Joint Comprehensive Plan Committee was formed to update the current Joint Comprehensive Plan between Richmond Township and Fleetwood Borough and add Maiden creek Township as a participating member. Each municipality appointed three representatives to the Committee.

The Committee considered the following when preparing the Plan:

- What are our area’s assets and concerns?
- How do we build on our assets and overcome our concerns?
- What do we want to change and what do we want to preserve?
- How do we achieve the changes we desire, prevent the changes we want to avoid and preserve what is valuable to our area?

The Joint Comprehensive Plan

This Plan describes the Townships’ and Borough’s official policies for conservation, development and future public improvements. These policies are illustrated in the Future Land Use Plan Map and are described by the text of this document and visually supported by the other maps within the document. Residents, businesses and community groups will assist the three municipalities in carrying out these policies.

The Fleetwood-Maiden creek-Richmond Joint Comprehensive Plan has three major parts:

1. Background for the Plan
2. A Plan for the Future
3. Action Program

Background for the Plan summarizes existing conditions and trends in the three municipalities and adjacent areas.

A Plan for the Future describes the goals and recommendations which, when carried out, will lead Fleetwood, Maiden creek and Richmond toward the future that the Townships and Borough envision for their area.

The Action Program outlines actions that Fleetwood, Maiden Creek and Richmond can take to ensure the Plan is put into practice. The Plan addresses joint concerns, as well as issues related specifically to each municipality.

Benefits of Regional Planning and Cooperation

While this Joint Comprehensive Plan is not a regulation, it is the basis or vision for what those regulations should state. Participation within a joint comprehensive plan allows municipalities, as per the Municipalities Planning Code Act 247, to plan for growth and development on a regional basis, rather than on an individual basis. Each municipality is not required to house all uses. The uses are shared amongst the participating municipalities. This allows municipalities to be more proactive in planning for the appropriate location of future growth and development, which helps alleviate the difficulties of trying to fit a use in a municipality where it doesn't fit. Municipalities that complete a joint comprehensive plan are also permitted to do a joint zoning ordinance.

Another benefit of planning regionally does not always have to deal with planning. Municipalities that participate in a joint comprehensive plan have historically, in Berks County, been able to use the plan as a stepping stone towards other cooperative efforts. Some of these efforts involve; road crews, equipment sharing, police, fire, recreational activities, and transportation issues.