

## **Radnor Township Summary of the Comprehensive Plan Survey**

The Radnor Township Comprehensive Plan Survey collected input from 174 residents to better understand community priorities, concerns, and expectations for the township's future. Results show a consistent and overwhelmingly strong desire to preserve Radnor's rural identity, protect farmland, manage growth carefully, and maintain the quiet, small-town way of life that defines the community.

### **Community Identity & Township Character**

Residents strongly value Radnor's rural atmosphere. Nearly all respondents expressed appreciation for the township's quiet environment, low traffic, and agricultural landscape. Farming, open space, and large residential lots are central to how residents define the township's character. The survey shows clear community alignment: preserving rural character is a top priority across all demographics and length of residency.

### **Land Use, Zoning, & Future Development**

There is significant support for maintaining existing large-lot residential zoning standards, including the current 1.951-acre minimum in the Farm Residence District. Residents also strongly favor farmland preservation and conservation-style development that sets aside substantial open space. High-density housing options, smaller lots, or alley-loaded "rear garage" designs received minimal support.

Commercial expansion is not a community priority. Most residents prefer limited commercial activity and do not view the absence of retail or service businesses as a hardship. When asked what uses should be prioritized, respondents overwhelmingly favored farms and farm markets over traditional commercial uses.

### **Township Services, Infrastructure, & Capacity**

While many residents are generally satisfied with township and county services, concerns emerged regarding roadway conditions, drainage, and the township's ability to support additional traffic from future development. Opinions are mixed regarding water service quality, with well users reporting greater satisfaction than those on public water.

Infrastructure readiness remains a significant question for many respondents. A plurality of residents do not believe current roads or services can effectively support large-scale growth.

### **Housing, Residency, & Demographics**

The township is predominantly composed of single-family homeowners, with more than 90% of respondents living in single-family homes. Radnor also has a deeply rooted population: nearly half of respondents have lived in the township for 10 or more years, and a substantial number are lifetime or multi-generational residents. These long-term ties help explain the strong emphasis on preserving rural and agricultural landscapes.

### **Recreation & Community Use**

Residents regularly use Radnor Park, the cemetery walking routes, river access points, and ATV or dirt-bike trails on private property. Two-thirds of respondent's support expanding recreational facilities such as trails, ballfields, playgrounds, and other outdoor amenities. The community values recreation but emphasizes low-intensity, outdoor-focused facilities consistent with rural living.

### Major Concerns for the Future

Open-ended survey responses highlighted several recurring themes:

- Loss of farmland and open space
- Encroachment of suburban-style development
- Traffic growth and road deterioration
- Drainage issues and infrastructure limitations
- Commercial development pressure
- Annexation threats from nearby municipalities
- Increased housing density and associated impacts

These concerns reflect strong community sentiment that growth should be carefully planned, limited, and consistent with the township's rural heritage.

### Community Priorities Moving Forward

Residents identified several priorities for the long-term direction of Radnor Township:

- Preserve rural and agricultural character
- Maintain low-density development patterns
- Protect farmland and open space
- Enhance road maintenance and drainage
- Support fire and public safety services
- Provide small-scale, community-focused recreational amenities
- Ensure transparency, communication, and responsible planning

Across all survey questions, the message is clear: residents want Radnor Township to remain a quiet, agricultural, low-density community with strong ties to its heritage and an emphasis on preserving the landscape for future generations.

### Survey Response – Location Map *(just for reference)*

