

**Chapter 10
Regional Compatibility
and
Plan Component
Interrelationships**

INTERRELATIONSHIPS AND PLAN COMPONENTS

Overview

Section 301(a)(4.1) of the Municipalities Planning Code (MPC) requires that all Comprehensive Plans include a (statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.

The East Hanover Township Comprehensive Plan is to be interpreted as an all-encompassing document in which individual components and chapters have wide ranging effects and interaction with the other components. Consideration must be given when reading this document to identify examples such as the rippling impact of extending utility service to an undeveloped area. The intended extension may attract more development for

which additional community services and infrastructure must be in place to sustain. Greater detail is now given to each section with a summary of interrelationships.

Together, the following components are intended to provide a landscape and pattern that is both sustainable and beneficial to the welfare of the public.

Introduction

The introduction sets the stage for the human and physical meaning of the plan. It includes discussion of the Township's location within the region and explanation of the Plan's structure, history, and methodologies in brief.

Demographics

Demographics are presented as the cornerstone for the Plan's model of analysis. Issues of land use, density and type of housing, community facilities, and utility infrastructure are all dependent on the growth and assumptions set forth in this chapter. The demographics reported in this plan are key to estimating build out analyses and act as determinants for funding anticipated for capital projects.

Natural and Historic Resources

The core of The Township's character, existing conditions, and resource development for the Township are dependent on the inventory of natural resources. Their presence and importance affect intended future land use patterns and potential materials for municipal and private use. These chapters emphasize preservation of lands holding historic and ecological value is reflected throughout the Plan. Natural resources such as forested areas and stream valleys influence recreational activities such as hiking, boating, hunting, and camping. These resources influence goals for providing greenways, open space, and parks.

These chapters emphasize increased diligence in the preservation of resources through modifications to land use controls, and partnering with other entities to continue their preservation.

Transportation

The controlled movement of people and goods are key to quality of life and economic development to the Township. The Plan recognizes that the expansion of transportation resources can also affect impacts on land use and housing potential.

The Plan for transportation describes issues and necessary improvements to the system including modifications and recommended acquisition of funds for improvements. Efforts recommended include partnering with private, municipal, county, and state entities to improve the transportation system.

Land Use

The concerns of nearly all of the Plan's chapters relate to the Land Use Plan. The nature of the envisioned future land use reflect the Township's intent to promote growth in intended areas and to

prevent the unintended intensification of development and draw of resources.

The Land Use Plan presents recommendations targeted to provide not only protection for resources but also to provide incentives to that end. The Future Land Use map does not act as a stand-alone feature but interacts with the Natural Resources, Historic Resources, Park Recreation and Open Space, and Utilities Maps to allow the Township to protect its unique rural character while setting aside intended areas of growth, commercial, and industrial pursuits.

Housing

The Plan for Housing focuses on providing choices within its boundaries that support the envisioned needs while limiting environmental impacts, and providing the tools to preserve the rural character of the Township. The chapter is also depicts the Township's intent to provide adequate, equitable housing for persons of all ages and income levels.

Community Facilities & Utilities

The Township's envisioned growth directly influences the type and intensity of services and utilities provided. The chapter indicates the needs reflected in the research performed on environmental and infrastructure quality to serve the population. The intent of this chapter is also to coordinate with other municipal plans and ordinances adopted by the Township. The expansions of infrastructure directly affects and is affected by the state of land use and development pressures present. Community facilities solutions also lean heavily on other municipalities, the county and regional entities for support.

Parks, Recreation, & Open Space

This chapter identifies valuable natural areas and the need to promote activities indicative to life in a rural setting. The value of outdoor recreation is combined with the need to preserve surface and groundwater, wooded areas, and locations of historical importance. Recommendations of preservation focus on interaction with other municipalities and regional groups to improve existing trails and interconnect parks and open space through use of greenways.

Evidence of the value of preservation of water resources is repeated in the Utilities Plan regarding the status of wastewater treatment, including perceived impact to Bow Creek. Preservation of these areas directly relate to incentives such as Transfer of Development Rights, and regulations such that are provided in the Zoning Ordinance and SALDO.

REGIONAL COMPATABILITY**Overview**

The Municipalities Planning Code also requires a statement that explains the compatibility of Plan with existing plans of neighboring municipalities and development in the region. In section 301(a)(5) the MPC requires that “a statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities” and a statement indicating that the plan is “generally consistent with the objectives and plans of the county comprehensive plan”

Through the Plan, East Hanover Township wishes to promote enhanced communication throughout the region on initiatives of planning, infrastructure, environmental protection, and transportation issues. Such collaboration will lead to benefit the public throughout the region.

**Dauphin County
Comprehensive Plan**

The East Hanover Township Comprehensive Plan is generally consistent with the Dauphin County Comprehensive Plan as in (but not limited to) the following examples:

- Continue to identify and protect historic resources through municipal ordinances, in particular, Zoning regulations. The East Hanover Township plan identifies and provides recommendations for protection through future land use, housing, historical societies, and zoning provisions. This is intended not only to preserve sensitive areas but also preserve the rural character of the Township.
- Thoroughly evaluate the county’s natural resources and plan for their preservation. By confirming the Township’s many water resource studies, the Plan intends to promote through ordinance and capital improvement, regulation for protection and incentive to land owners to preserve.
- Preserve natural and wild areas. The Plan recognizes the large quantity of wild and scenic areas. The protection for these areas comes through collaboration with outside sources to preserve trails and to expand open space.
- Promote development of new business and retain existing business. The Plan promotes new business by proposing future land uses conducive to technological industry, the continuation of partnering with regional entities for the improvement of transportation.

- Promote sensible land use patterns that promote economic growth while prohibiting financial strain on the community. By providing ample opportunity for landowners to trade development rights and offering incentive for cluster development in appropriate areas, the East Hanover Township Plan recognizes that financial strain can come with uncontrolled development particularly on the periphery of serviceable areas.
- Evaluate if the existing or planned infrastructure can be sustained with population growth. The supporting studies for the Comprehensive plan have provided the groundwork for controlling growth through land use controls and ordinances.
- Provide for attractive and well-maintained housing in residential neighborhoods. Protection of historical qualities and providing for all types of housing, including mixed-use areas.
- Work closely with CAT in improving the system of transit throughout the region. The Township continues to make connections with CAT and private entities to provide service.
- Continue to Support the regional education system, emergency management, and library services.
- Expand parkland and provide interconnection between parks and Open Spaces. The plan intends to do this through use of greenways and improvements to existing trails.
- Protect utilities from being overtaxed by land development. This is being done through the requirements placed on the wastewater system through Act 537 alternatives and land use control measures. New expansion of the system would be done only in areas of need not intended areas of new development.

Contiguous Municipal Land use And Lands

The future envisioned land development of the Township remains consistent with its neighboring municipalities. The following is a summary of these consistencies.

Cold Spring Township – The current reported population of Cold Spring Township, Lebanon County is less than 100. The Township has no formal form of government and Lebanon County handles Planning and regulatory duties. The land abutting East Hanover Township consists only of the valley between Second and Sharp Mountain. As in East Hanover Township, this land is covered under conservation zoning showing a general consistency.

Rush Township – As it is with Cold Spring Township, the lands abutting the Township are in conservation zoning (being the north slope of Sharp Mountain) and are generally consistent with East Hanover Townships future land use.

Middle Paxton Township - As it is with Cold Spring Township, Middle Paxton Township's abutting lands consist only of the valley between second and Sharp Mountain, In conservation zoning and with no conflict.

West Hanover Township – West Hanover Township comprises nearly the entire western border from Second Mountain to the Border of South Hanover Township.

It should be noted that West Hanover Township provides sewage service to a property on the western border.

The most recent revision to West Hanover Township's comprehensive plan came in 2008. West Hanover Township's abutting land uses are as follows.

- Flexible Rural Agriculture (FRA): supporting agricultural and low-density residential development with lot size minimums set at 2 acres with bonuses for open space developments.
- Commercial Highway (CH): includes more intensity uses such as theatres and big box stores. No minimum lot sizes are indicated but potential development is controlled primarily by the township's planning process.
- Neighborhood Commercial (NC): permits mixed uses with small scale commercial combined with varying residential land uses. Minimum Lot Sizes also vary depending on the proposed use of the lot.
- Medium Density Residential (R-2): supports varying residential and government land uses. This does not support commercial land uses. The minimum lot size is 15,000'² for single-family homes.
- Conservation (C): supports resource conservation limiting development to 5-acre lot sizes, and minimal land uses.
- Business Enterprise (BE): supports office business, educational, or technology forms of land uses. Minimum Lot Sizes are 2 acres for single businesses and 10 for planned business developments.
- Rural Residential (RR): supports primarily single-family homes on lots with a minimum size of 1 acre with bonuses offered for open space zoning.

South Hanover Township – The southwestern corner of East Hanover Township is bounded by South Hanover Township from the West Hanover Township Boundary to Swatara Creek. The

only abutting land uses is Residential Agriculture (RA) which requires a minimum of 1 acre lot sizes which are generally compatible with East Hanover Township's Agricultural and low density residential land uses.

Derry Township – Derry Township lies across Swatara Creek on the southeastern border. Derry Township's Comprehensive Plan is dated 1991. All abutting land uses are buffered for floodplain conservation. Abutting land uses for the Township are as follows.

- Agricultural Conservation (AC): permitting agricultural, single family residential and public uses. The minimum lot size is 5 acres.
- Limited Compatibility (LC): allows for agricultural, public, and non-profit uses. The minimum lot size is also 5 acres.

East Hanover Township (Lebanon County) – East Hanover Township Makes up nearly the entire eastern border with East Hanover Township (Dauphin County). Planning activities for this municipality is handled by Lebanon County. It has several adjacent land uses in contact with the border East Hanover Township (Dauphin). These are as follows.

- Agricultural (A): supporting primarily large scale agricultural and single family residential uses at a minimum of 1 acre for single family homes.
- Residential Forest (RF): supporting public conservation, parks, single-family homes, and plan residential developments. Minimum lot sizes for single-family homes are 7,500, limited to areas with public water and sewer.
- Institutional (INS): supports state and federally owned lands, public parks, agriculture, and single-family residential uses. Minimum lot sizes for all land uses are 1 acre, 3 acres if general landscape has a slope in excess of 20%.
- General Commercial (GC): supports varying degrees of commercial uses up to large shopping centers. Minimum Lot Size is dependent on Total Gross Floor Area with a minimum set at 1 acre for the smallest floor areas.

It is anticipated that these land uses are not conflicting since the no new land uses are proposed on the eastern border and current zoning remains in effect. Further, this consistency of land use should be considered indicative to the relationships shared between the Township and those of Lebanon County.