

**East Hanover Township
Planning Commission Workshop
Re: Comprehensive Plan
Tuesday, January 13, 2009**

Present:

David Craig, Chairman; Donna Lebo, Vice Chairman
Mike Kovach, Member; Mike Webb, Member; Glenn Moyer, Member
Dawn Eppinger, Administrative Assistant

The workshop was called to order by Chairman Craig at 7:05 p.m.

TOPICS OF DISCUSSION:

The main purpose of this workshop was to discuss the East Hanover Township Comprehensive Plan.

1. Letter regarding Sewering for Englewood and Partridge Hills

- Chairman Craig noted there was a letter with a note from Mrs. Casey that was sent by the Township to the Commission asking for the Commission's input. This response letter would be for the grant to the State. In the response letter, the PC should indicate it did the following:
 - Reviewed the project in consideration of the current comprehensive plan and zoning
 - The project is consistent with the comprehensive plan and all other land use controls
 - Recommended funding be provided for the project
- Mr. Craig noted in his conversation with Mr. Wyland this was mainly a workshop for the Comprehensive Plan and no official would be taken because there was a typo in the advertising for the meeting. He asked after reading over it, if the PC should ask for clarification or justification of why they are asking for it to be able to review for consistency. There is no explanation as to why the PC is being asked for their endorsement.
- Mr. Webb noted the consent order would be enough justification. The township signed on to the penalties associated for doing what was in the plan and unless they want to go into a legal dispute, DEP is going for sewage.
- Mr. Craig noted it was not the request to decide if the Township or DEP is right, the request is, is it in accordance with the ordinances and comprehensive plan. The Comprehensive plan may not say things will be sewered because DEP says so. The Township's responsibility is to aid and help those who are in failure and come up with the plan and if they can show it to the PC and tell them that is the case.

- There was further discussion regarding the letter and the reason for the action.
- There was discussion on how many of the systems are failing, whether a study was performed and that they would know where they are.
- Mrs. Eppinger noted the posting of the meeting was listed on the front page of the website. There was further discussion and at the direction of Mr. Craig, Mrs. Eppinger made a call to Mr. Wyland.
- There was discussion about when the grant application became available. It was noted it is a different type of grant and will not go through the County.
- There was discussion regarding if the grant is not approved, who would incur the burden of cost.
- There was discussion regarding the decision having been to sewer the area and the BOS looking for support in the form of the letter from the PC.
- There was discussion regarding the number of failing systems, with there being a small number of failing systems in each of the developments.
- There was discussion regarding if the system fails for a homeowner in these developments, there may not be enough land to remedy the situation.
- There was discussion regarding the two options open to the Township which are to a) sewer the developments; b) not sewer them and if they are not sewered, DEP will levy fines against the Township.
- There was discussion regarding the timing of when they would sewer and to accomplish the Comprehensive Plan, SALDO revisions, etc., before this was taken care of.
- Mrs. Eppinger noted in speaking with Mr. Wyland because the correct meeting date and time was on the front page of the website, even though it was incorrect in the paper, they would be able to take action if they so chose.
- Mr. Craig noted that the letter was e-mailed to the Commission today (1-13-09). Even though the letter was generated by LTL, he would like to have the professionals comment on the letter; i.e., Mr. Smith, the County and/or Mr. Ulrich. This will also give him the time to read over the package.
- Mrs. Lebo commented for her it is not an issue of consistency with the comprehensive plan or land use regulations.
- Mr. Webb added it is an infrastructural improvement to an existing land use. The only thing he sees as an issue has more to do with how they plan on dealing with the construction issues in terms of sensitive areas.
- Mr. Craig feels the objective for the planning, zoning and SALDO is for the health safety and welfare and that is what gives the Township the ability to regulate abuses. When you end up extending a service to an area that has not had that service previously and telling the citizens this has to be done, because they are looking at the documentation, they would like to see it is a health, safety and welfare issue.
- Mr. Webb noted he is not quite sure why the Township needs the Planning Commission's blessing on the grant unless it has something to do with where they are getting the grant. The Supervisors are capable of submitting for a grant.

- Mrs. Lebo added the grant application may require, as the other grants did, the Planning Commission's approval on it. She reminded them that she wanted it done for the last set of grants. She is not sure it has to, but there were provisions for it. It may be the case in this instance.
- Mr. Craig noted the letter directed to the Planning Commission is not signed by a Supervisor.
- Mr. Kovach noted because this is a workshop and not an official meeting, he would prefer to take official action at a Planning Commission meeting.
- Mrs. Eppinger asked Mr. Craig to e-mail Mrs. Casey with the questions and decision of the Planning Commission.
- Mrs. Lebo noted Mr. Scott said in his e-mail the letter is a draft that is to be printed on Township letterhead and presented to the Planning Commission for review and response. It is not formalized.
- There was discussion regarding the date of the next Planning Commission meeting.
- Mr. Craig received general consensus from the Commission if he asks for the review of the professionals. If the deadline is before the next meeting, Mr. Craig noted they can call an emergency meeting and have at least 3 members for a quorum to vote on the letter of support.

2. Comprehensive Plan

- There was discussion by Mr. Craig regarding their duties that were shared with the Commission by LTL and their goals and objectives.
- He went through the MPC and picked out and copied and pasted information that needs to be addressed. A handout was provided and will be attached to the minutes.
- He read from IA with regards to the objectives.
- He noted it was put together more as a checklist for the commission and noted they will continue to look to LTL and the Solicitor for guidance and to ensure due diligence was followed with the correct procedure.
- He discussed the members reading the material, along with the goals and objectives from the LDARG plan, which would be the current comp plan.
- There was discussion between Mr. Craig and Mrs. Lebo regarding the LDARG plan and whether or not it was our current comprehensive plan. Mrs. Lebo recalled it was brought up during a meeting and that Mr. Wyland would look into it. Mr. Craig noted he did not see anything in writing that it is but it is his understanding verbally is that it is what they will be going by.
- Mr. Kovach noted the statement of objectives in the MPC and the introduction in the LDARG, that would be the statement of objectives from his point of view.
- Mr. Kovach noted the statement where it starts, "most growth" and from there on down it is pretty much for statement of objectives for this document and added it may be a good place to start how the PC wants to compose the statement of objectives. Mr. Webb noted that while he does not disagree with what currently exists, it might make more sense to outline what goals are for the Township and then use those goals to try and build from there. Mr. Kovach noted he was looking at it to stimulate discussion.

- Mr. Craig discussed outlining objectives the PC would like to see in the new comprehensive plan and asked for suggestions.
- Mr. Webb answered one thing for them to consider at this point is what do they want the character of the Township to reflect going forward. Do they want it to continue to be a predominantly rural community, or are they going to say that they recognize with the pressures on the community that they need to develop a more balanced combination between agriculture and residential areas, particularly in light that this is not prime agricultural land.
- Mr. Craig added everyone recognizes there has to be a balancing act and more than likely want to preserve agricultural land.
- Mr. Webb added there is a difference between defining agriculture and having an objective to maintain open space particularly on stream corridors as riparian buffers. That might convince the Township to do a whole bunch of things that are different, especially for the Recreation Plan segment.
- Mr. Craig answered because East Hanover has heritage that residents want to hold onto in some aspects and farming is a deep rooted aspect of the Township, he thinks there are areas that may want to be preserved as agriculture. The PC may need to look at what is currently productive farmland, what is advantageous in its location to remain farmland where it is in the path of what the PC may believe needs to be changed.
- Mr. Webb added it also goes to what natural resources the Township wants to protect and how do they get protected, particularly groundwater recharge areas as a big key area of concern in this Township unless there is a major infrastructural change.
- Mr. Craig added the PC should make a wish list of what they want to keep and how they want to see it and once they know what they know what their wish list is, they can look at it and say, how do they go about achieving it and find the tools available to reach those objectives.
- He also added what Mr. Kovach said about a starting point in the introduction of the LARDG plan and for the PC to throw out what they think off the top of their heads, this will be brought up to for public observation.
- Mr. Webb noted comprehensive plans have a tendency to be very long on vision and very short on specifics. He does not anticipate a significant amount of complaints on whatever comprehensive plan is developed. He feels the place where they will hear the complaints is when the plan is implemented through changes in the zoning ordinance.
- Mr. Craig added the comprehensive plan is the vision of “how you want to see your Township grow or conversely not to grow.” He noted if the Township does not adhere to that plan, the other items that come along don’t necessarily constitute a plan and the PC needs to be realistic, even if there is not a lot of feedback from the public. He feels it needs to be tempered to at least what the PC feels is realistic and achievable. He noted he would like to look at some of the long-termers to see what they feel is best suited and received by the general public and what they like.
- Mr. Kovach answered most of the residents that he has spoken to since he has been with the PC seem to be in favor of maintaining the rural atmosphere that is

here. They understand growth is necessary and inevitable, but they really want to avoid the sprawl. He referred back to the second paragraph and read, “most growth should be in and around existing developed areas, extensive prime agricultural soils should be reserved for farming. Vital environmental functions and limitations of steep slopes, woodlands, flood-prone lands should be respected. New homes should be located on the most physically suitable land.” He also noted most of the information so far is just good common sense. “Open space should be preserved within new developments wherever feasible. Sewage treatment should be engineered to maintain public health and protect local water quality without encouraging sprawl.”

- Mr. Kovach added this is the kind of feedback he has gotten from residents he has talked to.
- Mr. Webb added the thing that is a bit of a shame about is when a document is written and it says, “should”, there is an implicit understanding it does not have to be done.
- There was discussion regarding some of the wording being changed from should to “will or shall”. Mr. Webb added since it forms the foundation and rationale for any ordinances that are, the stronger the base is, the less likely the ordinances will have the ability to be challenged. In a lot of cases the legal determinations are based on the discussions that occur prior to them all being written in terms of what is the intent.
- Mrs. Lebo asked where in the Township has it been identified as prime agricultural areas and soils. In past work on the Water Subcommittee, the soils are not conducive to prime agricultural land. Those that were defined as such in the old comprehensive plan are now slated for development.
- Mr. Craig answered he is not sure within the Township there will be prime agricultural land. The PC can find what is best suited for continued agricultural use.
- Mr. Kovach answered whether or not they are prime, the farms are there and they’re being farmed. Farms and open space go hand in hand in EHT. Preserving one will preserve the other.
- Mr. Webb added the problem is with the implementation process. What has been done historically is with the RA designation, a farm can go either direction. It can be broken up and subdivided and made into houses at any time. That will be a fight for a later date. The farms may not be looking at their land as an agricultural production unit. In many cases, they are not full-time farmers.
- Mr. Craig added goes to the PC looking in the future to see what tools can make the farms remain a farm or keeping land clean and green. He noted strictly in his opening if there are sending and receiving zones identified, if there are sending zones that gives more leverage for those folks the Township is asking to preserve as open space, agricultural or conservation. That would give a limited number that can go out. It makes their development rights worth more money or have great pull. If the areas are identified that the Townships wants that to go to, then it says greater density development can go there because there will be the infrastructure to handle it.

- Mr. Webb added one thing that may need to be in the vision statement would be some statement to the effect that growth will be initially centered around existing infrastructural processes to maximize the utilization of what currently exists before new infrastructure is created and promote sprawl, which goes against the anti-sprawl. The easiest place to build developments is the easiest place to farm.
- Mr. Craig noted it is flat, it will perc and there is nothing is clear. Those are the ones that get developed first.
- Mr. Webb also noted that if there is no infrastructure, the development can be pushed to the areas where the Township wants it. Also, if a development is put in a particular place and the infrastructure is created to support it, then all along that corridor there will be development opportunities that are created whether they are wanted or not.
- Mr. Kovach added about focusing the development along the corridors, which what may be happening along Route 22.
- Mrs. Lebo noted the 537 process is being worked on by LTL. That will dictate where development goes. There is also a traffic committee planning road infrastructure improvements which is going to dictate where development goes. Mr. Webb answered the 209 Committee is really identifying problems that currently exist and develop a mechanism to financially fix the problems.
- Mr. Craig added also to quantify the problems in the location that is identified so a fix can be put on that area for when development comes in. Mr. Webb added what the 209 Committee does will not drive development work. That will be driven by zoning ordinances and the Supervisors.
- Mrs. Lebo added she though future planning was a component of that. Mr. Webb added the projections are based on linear growth models. Mrs. Lebo answered part of identifying existing problem areas in itself is saying that they need to make improvements because of traffic flow. Mr. Webb asked if it will translate into the Township actually putting money into road improvements or will it translate into if there is development, the Township would get the money to do the road improvements. Mrs. Answered it could be both.
- There was discussion regarding making the improvements for today and not for the future to help slow down development. Mrs. Lebo noted McMahon Associates are looking at it in phases. The first phase is to look at existing areas and identify the problems. Phase two would move beyond that.
- Mr. Webb added Phase two should look at the zoning to help drive where the traffic will go in the future. They should also be looking at what comes out of the Comprehensive Plan before any future projections. Mrs. Lebo agreed, but said that there is a time line to all of it. It has to be done by maybe fall. The Comprehensive Plan will not be able to move forward and completed in that time.
- Mr. Webb added he is presuming they will use the existing comp plan for making their determinations for future projections.
- Mrs. Lebo asked Mr. Craig about the timeline for the comp plan. He answered he believes there was a timeline that LTL put out there. The general consensus was it was a year.
- Mr. Craig spoke again about the objectives. He noted thus far they have maintain rural character. Eventually that will need to be defined and what

quantifies rural character. Quality of life was another item was discussed. That could mean noise pollution, light pollution, congestion on the roads, provisions of local services.

- Mr. Craig suggested to go around to each member to ask for their opinion.
- Mr. Kovach answered most people feel that any kind of industry-type businesses should be confined to the Route 22 corridor. Any type of high-rise building; i.e., hotel, retirement homes, apartment buildings, etc, should be around the main interstate and state highway access areas. Mr. Craig asked if that would encompass Route 22. Mr. Kovach confirmed it was. Also I-81 and around the major accesses to both of those.
- Mr. Webb noted one of the things he thinks is going to be really important is the Township needs to be looking at establishing significant greenbelt corridors through the Township and going on with the quality of life would be to encourage and increase the amount of trees in the Township as an effort to use as noise abatements. Also how to reverse the amount of unintended light spillage.
- Mr. Kovach answered he is not sure it can be reversed. Mr. Webb answered for it to be held where it is at. Mr. Kovach answered to confine the big light producers, the big noise producers and the big dirt producers by limiting where they can be established.
- Mr. Webb answered what goes along with that is looking 20-30 years out is vigorously encouraging the planting of trees will do the same things you see in older communities that are much more densely populated than we are where they have that type of strong city tree scape. They do a wonderful job of providing an atmosphere that is a little more quiet and cleaner. That has not been the real emphasis. The other big thing is the Township needs to do more for the small streams that are located in the Township.
- Mr. Craig added that could go along with greenways, whether its working with farmers to small land owners that have creeks through them.
- Mr. Webb noted he is looking at formal greenways that have long-term protections. Mr. Craig added it can be incorporated into whether it's a natural habitats, trails. When there are walking areas, that helps with the quality of life or biking or horse riding and helps the health of the general population.
- Mr. Webb added the Township is at the point where this is the time to do it. The acquisition of the property is not going to be ruinous. Mrs. Lebo added there was a corridor established that was called the Forest and Steep slops and went from the north to the south end of the Township. It followed the waterways and it had a defined buffer on either side of it and limited development in those areas. That was taken out under the LDARG plan and new zoning.
- Mr. Webb would like to see that any industry brought in be limited to what is typically known as the light industry in order to maintain the rural character or alternatively to look at things like high-tech businesses, banking. If they become residents of the Township, it increases the general tax base of the Township as well as having a limited impact on what they are doing.
- Mrs. Lebo added the zone Mr. Webb referred to was once called the Environmental Conservation Area designed to protect forested areas, steep slopes, wildlife habitat. She would like to see that brought back as well as the

mountain. Mr. Webb added from a comprehensive process, what Mrs. Lebo suggested has broader implications to help maintain environmental quality on a broader base without getting into the economic realities of how greenways would be established. Mrs. Lebo also added protection and preservation of environmentally sensitive areas.

- Mr. Webb added one of the things communities have had a problem with historically with agricultural districts, particularly as they migrate from predominantly agriculture to a mixed agricultural suburban environment, if there is not very careful planning to ensure the agriculture stays together. Anytime you have agriculture and homes along the boundaries, you invariably have all sorts of problems, particularly in the Spring with the spreading of manure.
- Mr. Craig noted it may be light industrial close to that area that would be 9:00 am to 5:00 pm or maybe some other way to buffer from the residential where people are not there constantly. Agriculture is protected by the government.
- Mr. Webb suggested when the PC starts defining agricultural zones to possibly look at agricultural zones not as a single broad-based entity, but as subcategories; i.e., limited area for concentrated feeding operation.
- Mrs. Lebo noted she would like to see future development planned along the periphery to keep it contiguous with the neighboring townships; i.e., West Hanover, it may make sense to keep high impact development on that end, along with Hershey and then going north as well which would then keep the central part of the Township preserved for areas of open space, residential housing, etc. It would also make sense to keep higher impact development on the peripheries simply for infrastructure, planning, use of interchange, access points, etc. and keep those areas as the main arteries for most of the traffic. There was further discussion on this.
- Mrs. Lebo also added her only concern with making a generalized statement is right now all the development is slated for Bow Creek. They always look at averaging the development throughout the watersheds. In her opinion there needs to be a balance of how much development goes on one watershed and that is determined by the flows and stormwater management controls. The way it is currently, Bow Creek will become Swatara Creek.
- Mr. Craig reiterated Mrs. Lebo's thoughts to work with the adjacent Townships to maintain the character so that this Township does not put a zone on somebody else's border that does not fit. Mrs. Lebo answered her original thought was to keep the continuity of development in certain areas where it fits and complements each other. It is the planning for development to keep it on the periphery of the Township.
- Mr. Webb answered in order to do that type of development particularly on the western edge, it is going to open the door for significant sprawl because the infrastructure it would need would be the roads. There is no significant road on the western part of the Township.
- Mr. Kovach answered the significant road would be Manada Bottom which follows the Manada Creek and most of it is low land which would not be suitable for development. It is very flood-prone from Old Jonestown Road and north.

- Mrs. Lebo asked RVG having been granted their zone request started to pave the way for that to happen. There was discussion regarding the location, indicating it was farther north. Mrs. Lebo clarified she was referring to keeping the development along the 22 corridor.
- Mr. Webb noted Route 22 from West to East will become the mostly highly developed portion of the Township simply because there is a road that was supplanted by 81 for most of the through traffic and there is a really large infrastructure that is capable of handling a lot of traffic.
- Mr. Kovach added he liked the idea of keeping it to light industrial. There was discussion regarding the truck terminal that tried to come into the Township a few years ago, but there was a public outcry. It would have been located where the Hilton Garden currently is planning to build. There will be more requests for this kind of business in that area because there is interstate access. There is still room south of 81 along 743 on both sides between Jonestown Road and Interstate 81 which light industrial could be placed. There was further discussion regarding the tracts of land along there and their suitability.
- Mr. Craig asked for clarification and Mr. Webb answered the PC is talking about how to maintain the character. Mr. Craig asked for the PC to stay broad for tonight and at a later date they will get into specifics.
- Mr. Kovach noted at one time the owners of Manada Golf Course had attempted to develop a tract of land owned by them along Ridge Road, east of the Blessing farm. They wanted to put a high-rise retirement community. This was shot down because most of the residents felt it would be a blight on the character of the Township.
- Mrs. Lebo answered this is the perfect opportunity to keep that type of development on the periphery of the Township and in looking at the current map in the industrial map one area is slated for the southwest side of the Township on 22 and the other is right behind Hilton Garden Inn. There was discussion regarding the zoning around the Texas Eastern site.
- Mr. Webb noted the industrial zones are existing industrial sites. There are no sites on the zoning map that says there is industrial where this is currently a piece of land, which is a problem with the current map.
- Mr. Kovach also noted he agrees with what Mrs. Lebo said regarding the zoning around the area of Ollie's on 22. Mrs. Lebo added from a stormwater management aspect, it makes complete sense to put that kind of high-impact development on the periphery. Because if you look at and take into consideration how the township is laid out and the two main waterways are Bow Creek and Manada, they will not reach Manada from that end and will not reach Bow Creek from the east end. They would have to use the proper controls for their development
- Mr. Webb added if they take the areas around the Manada and Bow Creek and all the areas not already developed and create our environmentally sensitive zones and prohibit development in those areas it will be protected. At the same time, any development that occurs in the middle of the Township will need to do the appropriate controls. There was further discussion.

- Mr. Webb also added if there is development even a half mile away from a creek and there is not good engineering to prevent it from running, the water will eventually end up in the creek. In the interim the wet weather creeks will end up flooding.
- Mrs. Lebo commented from a planning perspective, balancing out the development within the community, not focusing it all on one watershed, keeping the high impact developments off and away from the watershed makes complete sense. The Township is shooting themselves in the foot by allowing this to continue. The pollution continues, the stormwater runoff continues, the flooding continues and it is part of the big picture. The layout of the Township is conducive for this type of development. We do not have the road infrastructure to support high impact development. The two main arteries in the Township are 743 and 22 to carry the traffic flow from east and west and north and south. The other roads are secondary country roads. 81 is limited access.
- There was discussion regarding the traffic with 39, 81 and 22.
- Mrs. Lebo commented the PC needs to bring back the Comprehensive plan for what works for this Township and not what will work to make it contiguous with municipalities that are not even participating in the LDARG plan. Mr. Kovach commented the zoning went against it.
- Mrs. Lebo noted the LDARG plan, the goals and objectives makes sense, but from a planning perspective, it does not make sense because it does not work for our municipality. The zoning and the plan does not fit.
- Mr. Craig commented the words and the plan within the LDARG are good, but the dovetailing of the two documents do not meet head on. There are no incentives for creating greenways or maintaining the quality of life issues. He thinks that where essentially where the “rubber meets the road”. The verbiage needs to be backed up to provide incentives or ways to get funding to create these things; i.e., park and recreation areas, walkways, getting flood plain areas protected, etc. It will be uphill because the Township has to find a way to show to the public why it would be beneficial to them. How can the PC make it happen and lose what the general public considers to be their rights. Once the PC gets past the goals and objectives, they need to make an outline to get there.
- Mr. Webb noted the PC is getting a little ahead of themselves. Mr. Craig agreed and noted he wants to keep throwing the ideas out there. It gives everyone an ideas of where the other sits.
- Mrs. Lebo added there was a comprehensive plan adopted back in 1993. She looked through the goals and objectives and everything is almost reiterated in the document.
- Mr. Craig noted not a lot has changed in philosophy and a lot of it is cookie cutter. Realistically, the front end piece seems to be placed in everyone’s document. The idea is, how do you get from the ideological to the realistic. That is where the PC needs to make that jump with their work.
- Mr. Webb added the other half of it is sometimes people buy into the ideology without recognizing what are the compromises you will have to do during the implementation. He would much rather not have a comprehensive plan that

starts out with goals and objectives that are going to be ignored when the implementation is done.

- Goals were discussed to achieve that; i.e., incentives. Mr. Craig also suggested coming up with a SALDO, zoning and other ordinances that shore up the comp plan and do not change it piecemeal or wholesale because if it is done piecemeal when you look back you wonder how it happened. If it is done wholesale, it is done right off the bat.
- Mrs. Lebo noted she found in the 1993 comp plan the 1980 soil conservation map of important farmlands. It says that it indicates that much of the land in East Hanover is prime farmland, Class I and II. Most of the remainder is farmland of statewide significance, Class III with the exception of the mountainous areas in the northern half of the Township. Mr. Webb noted there are either done by USGS or Agriculture Department. Mrs. Lebo added the recent revision to the maps to a map that the USGS recently did completely contradicts it.
- Mr. Webb noted there was a different standard back in the early 1980's in terms of what it constituted. There was a discussion on soil limitations and farmland designations were briefly discussed.
- Mr. Craig asked to return to the goals and objectives and if Mrs. Lebo had any additional items.
- Mrs. Lebo noted she would like to carry over from the 1993 Comp Plan what they have not captured here and include it. She feels it is worthy. She noted the PC already has, "Preserve and enhance the community character, preserve prime agricultural lands, plan the management and control of development to ensure its proper location, compatibility with neighboring uses, assure the identity of historic structures and sites" She would like the PC to look at it and asked Mrs. Eppinger to ensure everyone has a copy.
- Mr. Craig noted the 1993 plan definitely has more merit because it was based upon the Township as opposed to the LDARG plan. This may be more rooted within the Township instead of being a regional plan and have more merit. He asked if everyone should get a copy to look over.
- Mrs. Lebo noted as the process moves forward and meetings are held, the PC can say that they looked at the old comprehensive plan, at the LDARG and their approach was to mesh the two and bring back East Hanover Township's identity.
- Mr. Glenn Moyer discussed keeping the light industrial along Bow Creek, that will affect Jonestown Road and Bow Creek Road. Laudermilch, 743 will be terrible to deal with on the south side.
- Mr. Craig mentioned about the 743 corridor being redone again. Mr. Moyer answered the entire 743 needs to be redone. Mr. Webb noted in large measure this Township will be impacted by the activities of Derry Township. Mr. Craig added he feels the corridor should be in some aspect to be a thoroughfare to maintain that because if emergency services are needed in this Township, the quickest route to Hershey would be 743. There would also be Pinnacle Health in Colonial Park. He does not feel that maintaining single family homes along 743 is realistic. There cannot be driveways every 500 feet.
- Mr. Kovach asked Mr. Moyer if there have been any traffic studies in that area and if there is any talk about making it a four-lane route one day. Mr. Moyer

answered the State would not give the 209 Committee any copies of studies that were performed on 743.

- Mr. Craig answered that this a public document and with the new right-to-know law, if you provide a written request. Mr. Webb answered if a document is considered to be in draft form and not final, it does not have to be released.
- Mr. Moyer added if the comprehensive plan is not done correctly, it will affect Bow Creek and it will affect the creek. He referred to the situation with Hershey whenever it rains.
- Mr. Craig commented nobody likes to be a whistleblower and it is hard to enforce zoning. Zoning is complaint driven and they are not out in the field looking. When things change, there is a cause and effect.
- Mr. Webb commented the bigger issue from where he sits is the PC receives plans and they show the PC how they are going to accomplish flood reduction and proper water handling and ensure they plant the right trees. If the developer does not implement the plan the way it is written, that is where the real problem comes in. Mrs. Lebo noted the Township Engineer's responsibility is to follow the development to ensure it follows the plan.
- Mr. Webb answered from that point of view, it is not so much as having a zoning officer driving around looking to see if somebody disturbed 100 feet of their property, but rather a zoning officer and an engineer going to active construction sites with an approved plan and make sure they follow the plan to the letter.
- Mr. Webb the problem will come about as population density increases and what used to be open space gets filled with the most valuable crop this Township has to grow which are houses.
- Mr. Moyer answered that is why if the Township sticks to light industrial, the families will not be brought in. This adds to the burden on the schools. If you get a light industrial, the tax base would be helped.
- There was discussion about the tax burden on the Township as opposed to the school district and the Township being responsible for the infrastructure that the Township does not get as much money as the school district. Mrs. Lebo answered the reality is there needs to be a balance.
- Mr. Craig commented he made a note saying "balance types of development in order not to overburden the infrastructure; i.e., schools, fire, emergency services, water, sewer, etc." When he said balance, he means a proportionate amount of businesses whether they are industrial or whatever, proportionate to the amount of schools, etc., whether there is a big box store. He is not sure how they should be distributed throughout the Township because he does not want to get into that discussion yet. One of the problems that he has that came out of the LDARG is, "new homes should be located on the most physically land." The most physically suitable land is the best agricultural land.
- Mr. Webb noted one of the things is even though people say it is a lousy place to build, building homes on a steep slope is not necessarily a problem if the engineering is done properly.
- There was discussion regarding having a strong ordinance and having Supervisors that say they are going to follow the ordinance. Mr. Webb noted he would like to see the Township encourage development of things that are

sensitive to their surroundings; i.e., to minimize their footprint on their surroundings.

- Mr. Craig noted the side of the mountain is part of the character of the Township. He referenced the development of Route 11 going towards Marysville and changing the character of the land. He added the mountain is a conservation area. The zoning designation needs to fit. Conservation is keeping what you have and maintaining it and not developing it.
- Mrs. Lebo noted the key to designating the zoning is to regulate it through the ordinances. She suggested making it a goal and objective of the comprehensive plan that there needs to be synergy between the planning and the actual design standards for development.
- Mr. Webb added there does not need to be a single set of design standards for the Township. There could be a base level design and then for more challenging development areas, have a more stringent set of design characteristics. From a practical application, one of the things the Township will run into problems with, and the PC may need to talk to Mr. Wyland, is it is very difficult to stop any type of specific development saying no it is not allowed in the Township. If a place is not provided for it, it can go anywhere.
- Mrs. Lebo commented the key is allowing for every use within the municipality. Mr. Webb added every use that is compatible with the infrastructure within the surroundings.
- There was discussion regarding future meetings dates. It was decided that they would meet the third Wednesday of every month to discuss the comprehensive plan. Mrs. Eppinger noted she would advertise the meetings.

ADJOURNMENT

Being no further discussion, the workshop was adjourned at 9:40 p.m.

Respectfully submitted,

Dawn Eppinger