

"LAND USE, COMMUNITY PLANNING AND DEVELOPMENT IN SOUTH CENTRAL PA"

An Information and Development Guidelines Report
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SOUTH CENTRAL ASSEMBLY FOR EFFECTIVE GOVERNANCE

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INTRODUCTION

The idea of a DEVELOPMENT GUIDELINES Report was voiced early on in the activities of the South Central Assembly.

It was felt that such a reference document, made available to municipal and county government, could be helpful in dealing with growth management concerns in the Region. That expression and ensuing judgement was reflected in the Region at Risk Summits held in Harrisburg (Harrisburg Area Community College; November 13, 1996), Gettysburg (Gettysburg College; March 10, 1998), York (York College; March 2, 1999), the Fall Sprawl Symposium (Penn State Harrisburg; October 13, 1999), and the Fall Sprawl Symposium II (Franklin & Marshall College; October 9, 2001). Assembly Resolutions 1998-1 through and including 2000-4, established its preparation as a top priority and the Land Use and Growth Management Committee was established November 25, 1997, and charged accordingly.

In its preparation, the Committee determined to proceed in as factual a fashion as possible:

- C first, in gathering information about the status of community planning and development in the Region,
- C second, in gathering information about growth management techniques already being applied in the Region, and
- C third, in compiling a selection of techniques, model codes and ordinances from the national experience that may be of interest to municipalities in the Region.

The reasoning for proceeding in that way was to facilitate a sharing of learning about, understanding, and appreciating what already was going on in the Region. In achieving that objective, an important threshold will have been crossed as to how best to proceed in locally employing growth management techniques in community planning and development.

As this activity progressed, it also became clear that, most usefully, this work would best not result in a "once and done" report but rather in a "work in progress". It is recognized, however, that the Assembly has initiated a dynamic and evolving endeavor about which we should be continually informed in an up-to-date fashion and in connection with which there is no silver bullet solution or perfect answer for all time. In consideration of that judgement, the Assembly is expected, from time to time, to issue supplements to various sections of this Report.

Finally, much appreciation is expressed to the members of the Land Use & Growth Management Committee, the Assembly staff, and the many municipal, county and state government officials and personnel who have been generous with their time and responsiveness when called upon.

Prof. Irving Hand
Co-Chair
Assembly Land Use & Growth
Management Committee

J. Reed Dunn
Co-Chair

"LAND USE, COMMUNITY PLANNING AND DEVELOPMENT IN SOUTH CENTRAL PA"

A Report of the South Central Assembly for Effective Governance

This report presents information about land use planning and its implementation in each of the eight counties and their respective municipalities which compose the South Central Region.

It is presented in a tabbed, three ring binder so that Assembly supplements expected to be issued bi-annually, and more often in selected subject areas as may be appropriate, may keep it up-to-date as a useful reference for those whose interests and responsibilities include land use, community planning, and community development.

Tab One presents the compilation of data about the status of planning and its implementation by county and by municipality within each county.

Tab Two presents a summary of the particulars of the Region's county and municipal planning commissions as they relate to constituency, budget, and other relevant operational considerations.

Tab Three presents a compilation of comments/statements/expressions about issues/concerns/needs concerning planning and its implementation by county and by municipality within each county.

Tab Four presents a listing and brief description of growth management techniques.

Tab Five presents information about the use of growth management techniques by county and municipality in the South Central Region.

Tab Six presents selected information considered to be relevant to the South Central Region from a review of the national experience including applicable regulations, ordinances and codes.

Tab Seven presents the Assembly program and recommendations offered to facilitate and achieve a desired community development in the South Central Region.

Tab Eight presents the County and Municipal Survey form and the Development Guidelines form used by the Assembly in the collection of data and information for this Report.

Tab Nine includes Assembly Resolutions #1998-1 through and including #2000-4, and a listing of the members of the Land Use & Growth Management Committee.

Tab Ten is a compilation of a bibliography and selected excerpts and articles of relevance.

Tab Eleven provides a background description of the organization and acknowledgments for all who have been involved with the creation of this Report.

TAB ONE: STATUS OF PLANNING IN SOUTH CENTRAL PENNSYLVANIA

Highlights:

The two tables which follow present data on the Status of Planning in South Central Pennsylvania.

It is of interest to note that of the 318 municipalities in the South Central Region, 253 have a Comprehensive Plan (or 80% of municipalities), 255 have a Zoning Ordinance (or 80.2%), and 291 have a Subdivision and Land Development Ordinance (or 92%).

It is relevant to note as well that of the 253 Comprehensive Plans, 63 have been officially adopted, amended or brought up-to-date since 1995; of the 255 Zoning Ordinances, 96 have been adopted, amended or brought up-to-date since 1995; and of the 291 Subdivision and Land Development Ordinances, 98 have been adopted, amended or brought up-to-date since 1995.

The data is presented by each County in the Region which permits a more direct understanding of the Status of Planning in each County relative to the number of municipalities in that County.

This Tab presents a compilation of data and information concerning planning and its implementation by county and municipality in the South Central Region.

Summary of Findings

County	# Municipalities	Comp. Plan	Zoning Ordinance	SLD Subdivision & Land Development Ordinance
ADAMS ¹	34	16	28 *	34
CUMBERLAND ²	33	29	27	33
DAUPHIN ³	40	26	26	32
FRANKLIN ⁴	22	12	11	21
LANCASTER ⁵	60	59	60	60 **
LEBANON ⁶	26	26	26	26
PERRY ⁷	30	18	13	20
YORK ⁸	72	68	65	66
Assembly 8-county Region (aggregate)	318	253 <i>(79.6% of municipalities in Assembly Region)</i>	255 <i>(80.2% of municipalities in Assembly Region)</i>	291 <i>(91.5% of municipalities in Assembly Region)</i>

* includes County zoning ** includes County SLD

For detailed breakdown by County and by municipality within each county, see tables under Tab 2.

Sources:

- ¹ Information supplied by Adams County Planning Office
- ² Cumberland County Planning Commission Annual Report, 1999
- ³ Dauphin County Planning Commission Annual Report, 1999
- ⁴ Information supplied by Franklin County Planning Commission
- ⁵ Information supplied by Lancaster County Planning Commission
- ⁶ Information provided by Lebanon County Planning Department
- ⁷ Perry County Planning Commission Annual Report, 1998
- ⁸ Information supplied by York County Planning Commission

STATUS OF PLANNING IN SOUTH CENTRAL REGION

- C based on date of adoption or date of last revision (whichever occurs last)
- C breakout of currency of planning documents at local level (where date available or ascertainable)

County	# Municipalities	Comp. Plan		Zoning Ordinance		SLD Subdivision & Land Development Ordinance	
ADAMS	34	1995-date	2	1995-date	7	1995-date	0
		1990-1994	6	1990-1994	7	1990-1994	4
		1985-1989	2	1985-1989	4	1985-1989	0
		1980-1984	2	1980-1984	3	1980-1984	3
		1979 or earlier	4	1979 or earlier	7	1979 or earlier	25
CUMBERLAND	33	1995-date	8	1995-date	15	1995-date	16
		1990-1994	10	1990-1994	5	1990-1994	7
		1985-1989	4	1985-1989	0	1985-1989	2
		1980-1984	0	1980-1984	3	1980-1984	0
		1979 or earlier	6	1979 or earlier	3	1979 or earlier	6
DAUPHIN	40	1995-date	6	1995-date	16	1995-date	10
		1990-1994	11	1990-1994	3	1990-1994	8
		1985-1989	1	1985-1989	2	1985-1989	2
		1980-1984	1	1980-1984	0	1980-1984	1
		1979 or earlier	6	1979 or earlier	4	1979 or earlier	8
FRANKLIN	22	1995-date	3	1995-date	5	1995-date	7
		1990-1994	7	1990-1994	5	1990-1994	8
		1985-1989	0	1985-1989	1	1985-1989	1
		1980-1984	0	1980-1984	0	1980-1984	0
		1979 or earlier	3	1979 or earlier	0	1979 or earlier	6
LANCASTER	60	1995-date	22	1995-date	20	1995-date	36
		1990-1994	20	1990-1994	26	1990-1994	15
		1985-1989	5	1985-1989	6	1985-1989	5
		1980-1984	1	1980-1984	6	1980-1984	2
		1979 or earlier	11	1979 or earlier	2	1979 or earlier	2
LEBANON	26	1995-date	0	1995-date	0	1995-date	0
		1990-1994	0	1990-1994	0	1990-1994	0
		1985-1989	0	1985-1989	0	1985-1989	0
		1980-1984	0	1980-1984	0	1980-1984	0
		1979 or earlier	26	1979 or earlier	26	1979 or earlier	26
PERRY	30	1995-date	5	1995-date	6	1995-date	10
		1990-1994	3	1990-1994	5	1990-1994	9
		1985-1989	3	1985-1989	0	1985-1989	0
		1980-1984	1	1980-1984	0	1980-1984	1
		1979 or earlier	3	1979 or earlier	0	1979 or earlier	0
YORK	72	1995-date	17	1995-date	27	1995-date	19
		1990-1994	11	1990-1994	17	1990-1994	18
		1985-1989	6	1985-1989	6	1985-1989	13
		1980-1984	5	1980-1984	3	1980-1984	3
		1979 or earlier	25	1979 or earlier	11	1979 or earlier	13

* includes County zoning ** includes County SLD

TOTALS

SOUTH CENTRAL REGION (Assembly 8-county region)	318	1995-date	63	1995-date	96	1995-date	98
		1990-1994	68	1990-1994	68	1990-1994	69
		1985-1989	21	1985-1989	19	1985-1989	23
		1980-1984	10	1980-1984	15	1980-1984	10
		1979 or earlier	84	1979 or earlier	53	1979 or earlier	86

TAB ONE NOTES:

TAB TWO: INFORMATION ABOUT LAND USE PLANNING & GROWTH MANAGEMENT IN THE SOUTH CENTRAL REGION

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TAB TWO: INFORMATION ABOUT LAND USE PLANNING & GROWTH MANAGEMENT IN THE SOUTH CENTRAL REGION

Highlights:

The tables which follow present information about land use planning and growth management in South Central Pennsylvania in the interest of providing a factual understanding of what is going on in that regard.

Table 2.1 deals with County Planning Commissions and notes that each county, with the exception of Lebanon County, has a nine member county planning commission. It presents information about the composition of that membership for each county. It also includes information about the Tri-County Regional Planning Commission which covers Cumberland, Dauphin, and Perry Counties.

Tables 2.2 and 2.3 entitled "Professional Staff Complement provides data about the staff composition for each County Planning Office, each City Planning Office, and each of the County-seat boroughs. With the exception of New Bloomfield (Perry County), each provides some measure of staff support for the planning activities in their respective jurisdiction. A comment on the presumed quality of each staff support is indicated by the number of staff, in each instance, who have a Master's Degree in Planning and are members of the American Institute of Certified Planners.

Table 2.4 deals with Planning Budgets, with FY1999 data presented for each county, for Tri-County Regional Planning Commission, for each city, and for each County-seat borough.

The various tables present data, by county and municipality (each city and the county-seat boroughs) as to the date officially adopted and update with respect to the Comprehensive Plan, Zoning Regulations, Official Map, Capital Improvements Budget and Program, Building Code, and Housing Code, as may apply. Reference to the Tri-County Regional Planning Commission is also included.

Additional tables present similar information, by municipality, in each of the Region's eight counties (in the format by which the information was provided by the respective county).

Tab 2 also includes the most current information available from the Department of Environmental Protection (DEP) as it relates to the Pennsylvania Sewage Facilities Act (Act 537, as amended). The statute requires proper planning of all types of sewage systems, permitting of individual and community on-lot systems and uniform standards for on-lot systems. The sewage facilities program, commonly referred to as the Act 537 program, is largely administered by municipalities and local agencies that receive technical and financial assistance and oversight from DEP.

County Planning Commissions

Table 2.1

<i>PLANNING COMMISSION</i>	<i># of Members</i>	<i>Membership Composition</i>
Adams	9	agency representatives; landscape architect; real estate developer; agricultural community representatives; federal retiree
Cumberland	9	attorneys; consultant; businessman; contractor; retired; municipal officials
Dauphin	9	municipal officials; businesspeople; developer; state employee; county employee; professor
Franklin	9	businesspeople; education; agriculture; government; engineer
Lancaster	9	6 municipal officials by region; 3 at-large members (building industry; preservation group; at-large)
Lebanon	none	Regional Planning Commission disbanded in 1970. From that date, the Lebanon County Planning Department has assumed the responsibility for land use and growth management in the County of Lebanon.
Perry	9	engineer; municipal official; retired individual; attorneys
York	9	businesspeople; public administration officials; insurance representatives; farmer; retired individuals
Tri-County Regional Planning Commission (TCRPC) Note --- TCRPC is comprised of the Counties of Cumberland, Dauphin and Perry. The organizational history of TCRPC is reproduced at the end of this Tab	31	4 members from each County Planning Commission; 1 member from each of the 7 less populated Plan Development Sections; 2 members each from each of the 3 more populated Plan Development Sections; 1 member from each County representing the broad spectrum of society; 1 member from each County Board of Commissioners

History of Tri-County Regional Planning Commission (TCRPC)

The idea of "regional planning" is not new to the Capital Region. The evolution of regional planning began over forty years ago in 1956 with the formation of the "Regional Planning Commission of Greater Harrisburg".

Organized under the leadership of Nolan F. Ziegler, then Mayor of Harrisburg, the regional planning commission comprised various representatives from the City and surrounding townships and boroughs in Dauphin County, Pennsylvania. At the time, the Regional Planning Commission of Greater Harrisburg was a cooperative organization which coordinated planning services and activities where mutual problems, issues and concerns overlapped municipal boundaries.

To accomplish its mission in its early years, the Regional Planning Commission of Greater Harrisburg prepared several significant studies and policy documents beginning with a statistical report entitled Forces of Past and Future Development (1958). Model ordinances guidelines and recommendations were also prepared entitled Land Subdivision Regulations (1958) and A Guide for Zoning (1958). Following these reports, the Commission developed a formal inter-municipal land use plan in its planning area entitled Master Plan (1960).

The Commission also prepared another important study entitled People, Place, Price (1963) which was a supplement to the commission's first plan. This policy report examined past population statistics and recent 1960 Census data and projected the population for the planning area and Standard Metropolitan Statistical Area (SMSA) of Cumberland and Dauphin counties. The report reexamined land use data and outlined "how to" guidelines for developers and residents on securing zoning permits, variances, processing subdivisions and land development plans, housing codes, non-compliance notices and demolished structure notices, lateral permits, sewage disposal, electrical equipment installation and fire prevention code compliance.

Similar to other regional planning agencies around the country, the Regional Planning Commission of Greater Harrisburg's local planning orientation would make a significant shift in the early 1960's. Following the enactment of four pieces of federal legislation which included (1) the Housing and Urban Development Act, (2) the Public Works and Economic Development Act, (3) the Appalachian Regional Development Act, and (4) the Water Resources Planning Act. These laws and their related programs helped to establish a system of regional planning agencies across the country which would fill gaps between existing levels of government, facilitate the work of federal, state, and local government and guide implementation.

In conjunction with these laws and the Federal Highway Act, the Regional Planning Commission of Greater Harrisburg expanded its planning area and scope in 1965 to include all the communities in Cumberland and Dauphin Counties. A primary reason for this realignment was to meet the Municipal Planning Organization (MPO) requirements of the Federal Highway Administration for consideration of highway transportation related funds.

In 1966, Perry County was added to create the three county arrangement which is present today. The alignment also remained consistent with the established Standard metropolitan Statistical Area (SMSA) of the time. Along with a name change to the Tri-County Regional Planning Commission, a total of 104 municipalities and the three member counties became part of the regional planning program.

Source: Reproduced from Tri-County Regional Planning Commission webpage —
<http://www.tcrpc-pa.org/TCRPCOrg/AboutTCRPC99.htm>

Professional Staff Complement (County)

Table 2.2

<i>County</i>	<i>Staff Composition</i>	<i># Masters level education</i>	<i># with AICP certification American Institute of Certified Planners (AICP)</i>
Adams County Planning Commission	6 - Director, Sr Community Planner; Project Planner; County Planner; Grants Admin; Planning Asst	4	1
Franklin County Planning	4 planners; one secretary	none	none
Lancaster County Planning Commission	total 43 staff; Executive Director; Dep Director for Economic Development; Deputy Director Transportation Planning; Deputy Director Community Planning; 19 Senior Planners and 2 Planners; one Planning Technician; one Graphics Technician; 2 GIS Technicians	more than 50% of planning staff have Master's level education	most of Senior Planners are AICP
Lebanon County Planning Commission	14 staff: 2 administrative; 2 secretarial; 3 zoning officers; 3 codes officers; engineer; planner; subdivision planner; sewage officer	2	none
York County Planning Commission	Executive Director plus 5 departments: Transportation (4 staff); Current & Municipal (8 staff); County & long-Range (3 staff); GIS (4 staff); Housing (many)	8	1
Tri-County RPC	17 total staff - Executive Director; Assoc Exec Director; 10 staff planners; 3 GIS/tech; 2 clerical positions	9 of 12 professional planning staff have Masters degree	5 of 12 professional staff are AICP
Cumberland County Planning Commission	served by TCRPC staff: 12 planners; 2 technical; 2 clerical staff	refer to TCRPC (9 of 12)	5 members of TCRPC are AICP
Dauphin County Planning Commission	served by TCRPC staff: 12 planners; 2 technical; 2 clerical staff	refer to TCRPC (9 of 12)	5 members of TCRPC are AICP
Perry County Planning Commission	served by TCRPC staff: 12 planners; 2 technical; 2 clerical staff	refer to TCRPC (9 of 12)	5 members of TCRPC are AICP

Professional Staff Complement (Municipal)

Table 2.3

<i>Municipality</i>	<i>Staff Composition</i>	<i>Commentary</i>
Carlisle	One - Planning & Zoning Director (w/ Codes Administration duties)	This position reports to the Director of Public Works
Chambersburg	Two - Borough Planner; Housing Specialist	Planner also acts as zoning officer and community & economic development officer (CDBG grants)
Gettysburg	Two - Codes & Zoning Officer; Historic Preservation Officer	These two positions report to the Borough Manager
Harrisburg	Seven - Director; 3 planners (historic/environment review, general land use, comprehensive); GIS manager; Communications Officer; Graphics Technician	The Planning Bureau is part of the City Dept of Building & Housing Development (DBHD), along with the Codes Bureau and the Housing Development Bureau
Lancaster	Three- Chief Planner; Senior Planner; Historic Preservation Specialist	These positions report to Director of Department of Economic and Community Development
Lebanon	Three - Public Safety Director; Community Development Administrator; Building & Zoning Office	Reporting to Public Works Director are: Traffic Engineer; Engineer; Draftsman; Public Works Inspector
New Bloomfield	None	Administration of planning matters carried out by Borough secretary on direction by Municipal Planning Commission
York	Six - Planning Director; Project Coordinator; Environmental Planner; Digital Cartographer; Planner/GIS Specialist; Planner	York City's Bureau of Planning & Zoning is comprised of 6 staff, comprised of varied skills. Each position reports to the Director of Planning

Planning Budgets:

The following budget particulars were supplied by County respondents:

Table 2.4

<i>County</i>	<i>Budget (FY 1999)</i>	<i>Sources</i>	<i>Trend Direction</i>	<i>Avg Annual Budget - 1990s</i>
Adams	\$ 299,270	county appropriation \$210,190 state aid \$18,280 federal grants \$25,000 other/dept charges \$45,800	-	\$ 260,000
Cumberland	\$ 152,376	county appropriation \$98,765 state aid \$7,000 other: S&LD* fees \$34,000 other: mun projects \$12,611	+	\$126,735
Dauphin	\$ 178,600	county appropriation \$127,600 federal grant (CDBG**) \$24,000 other: S&LD* fees \$27,000	+	\$162,763
Franklin	\$ 112,812	county appropriation \$112,812	+	\$ 75,000
Lancaster	\$6,005,670	county appropriation \$2,172,390 (includes S&LD fees of \$170,000, service fees of \$8,000 and map and publication sales of \$2,000) state aid \$1,133,280 federal grants \$2,700,000	+	\$4,000,000
Lebanon	\$ 563,000	county appropriation \$175,000 state aid \$40,000 other \$348,000	+	\$ 500,000
Perry	\$ 91,668	county appropriation \$36,268 federal grant (CDBG**) \$43,200 other: S&LD* fees \$9,000 other: mun planning \$3,200	+	\$60,000
York	\$2,135,305	general fund \$987,737 liquid fuels \$80,000 CDBG** \$667,931 Transp Planning \$127,987 Weatherization \$48,000 Locals \$23,000 Misc \$12,050 Subdivision Fees \$170,000 Special Contracts \$10,000 Interest \$9,500	+	\$1.75 million

* S&LD --- Subdivision & Land Development Ordinance
 ** CDBG --- Community Development Block Grant

Tri-County Regional Planning Commission	Total Budget	\$975,213
	Revenues by Program	
	<i>Transportation Program - Total:</i>	
	Federal & State	\$278,001
	Cumberland County	\$ 12,911
	Dauphin County	\$ 16,139
	Perry County	\$ 3,228
	Municipalities	\$ 0
	<i>Regional Planning Support - Total</i>	
	Cumberland County	\$ 94,450
	Dauphin County	\$ 91,400
	Perry County	\$ 35,500
	<i>County Planning Commissions - Total</i>	
	Cumberland County	\$ 71,765
	Dauphin County	\$ 68,000
	Perry County	\$ 36,258
	<i>Subdivision Administration - Total</i>	
	Cumberland Co. Fees	\$ 34,000
	Dauphin County Fees	\$ 27,000
	Perry County Fees	\$ 9,000
	<i>Municipal Advisory Service - Total</i>	
	Cumberland	\$ 22,000
	Dauphin	\$ 28,000
	Municipalities	\$ 5,000
	<i>CDBG** Program - Total</i>	
	Dauphin County	\$ 24,000
	Perry County	\$ 36,000
<i>Municipal Planning Projects</i>		
Rye Twp Comp Plan	\$ 2,500	
New Cumberland Zoning	\$ 12,611	
Spring Twp Zoning Ord	\$ 700	
<i>Special Projects - Total</i>		
<i>***</i>		
DCHAP	\$ 5,000	
Dauphin Co Housing	\$ 25,000	
Cumberland Co Transp	\$ 5,000	
Cumbrld Greenway Study	\$ 5,400	
Regional Plan (Phase 2A)	\$ 3,350	
Regional Plan (Phase 2B)	\$ 12,500	
Natural Areas Inventory	\$ 10,400	
Total Budget	\$975,213	

CDBG** --- Community Development Block Grant

DCHAP*** --- Dauphin County Housing Assistance Program

The following budget particulars were supplied by municipal respondents (see explanatory notes at bottom of table):

<i>Municipality</i>	<i>Budget (FY 1999)</i>	<i>Sources</i>
Carlisle	\$55,000	municipal appropriation
Chambersburg	\$50,000	C municipal appropriation C state grants
Gettysburg	\$1,000	municipal appropriation
Harrisburg	\$218,500	C municipal appropriation \$218,500 (for salaries and operations) and others: C state grant \$10,000 (Comm Revitalization for Uptown) C SPAG [^] \$10,000 C \$80,000 Comp Plan revisions (from sale of Water System in 1980s)
Lancaster	\$142,142	municipal appropriation (\$120,462) state grant - PA Historic Com'n \$18,886 CDBG ^{***} grant \$2,294
Lebanon	no specific operating budget figure provided for planning; Lebanon City planning funds are included in budget for Public Safety Department and cannot be ascertained or isolated total capital improvements budget of \$1,760,006	Police Department \$404,000 Public Safety \$409,500 Public Works \$305,000 Recreation \$652,506
New Bloomfield	no budget allocated for planning	no funding; no municipal appropriation
York	\$635,129	C municipal appropriation \$269,499 C state aid \$199,434 C other (general, mun sewer fund) \$165,196

CDBG^{**} --- Community Development Block Grant

SPAG[^] --- State Planning Assistance Grant

Note - surveyed municipal respondents include city and county seat boroughs

COMPARATIVE ANALYSIS ---- COUNTY PLANNING BUDGETS

County	Total Planning Budget (FY1999)	Population --- 1999 (est.) *	Per capita expenditures
Tri-County Regional Planning Commission	\$ 975,213	Cumberland 210,663 Dauphin 245,576 Perry <u>44,280</u> 500,519	\$ 1.95
Adams	\$ 299,270	87,697	\$ 3.41
Cumberland	\$ 152,376	210,663	\$ 0.72 <u>1.95</u> (from TCRPC above) \$ 2.67
Dauphin	\$ 178,600	245,576	\$ 0.73 <u>1.95</u> (from TCRPC above) \$ 2.68
Franklin	\$ 112,812	128,812	\$ 0.87
Lancaster	\$6,005,670	460,035	\$ 13.05
Lebanon	\$ 563,000	117,856	\$ 4.77
Perry	\$ 91,668	44,280	\$ 2.07 <u>1.95</u> (from TCRPC above) \$ 4.02
York	\$2,135,305	376,586	\$ 5.67
Assembly Region (8 counties)	\$9,538,701 (aggregate county budgets)	1,671,505 (aggregate 8-county population)	\$ 5.71 (county per capita average planning expenditure)

** based on 1999 census estimates provided
by Pennsylvania State Data Center*

COMPARATIVE ANALYSIS ---- MUNICIPAL PLANNING BUDGETS

Municipality (County Seat)	Total Planning Budget (FY1999)	Population --- 1999 (est.) *	Per capita expenditures
Carlisle	\$ 55,000	17,504	\$ 3.14
Chambersburg	\$ 50,000	17,760	\$ 2.81
Gettysburg	\$ 1,000	7,589	\$ 0.13
Harrisburg	\$ 218,500	48,619	\$ 4.49
Lancaster	\$ 142,142	52,712	\$ 2.69
Lebanon	\$ cannot ascertain **	23,463	\$ cannot ascertain **
New Bloomfield	\$ 0	1,089	\$ 0.00
York	\$ 635,129	39,704	\$ 15.99

** based on 1999 census estimates provided
by Pennsylvania State Data Center*

*** no specific operating budget figure provided for
planning; Lebanon City planning funds are included
in the budget for Public Safety Department and
accordingly cannot be ascertained*

Current to 02/09/2001

County & Municipality	Comp. Plan		Zoning Reg.		Land Dev. Ordinances		Official Map		Capital Imp.		Codes	
	Date Officially Adopted	Date Update	Date Officially Adopted	Date Most Recent Update	Date Officially Adopted	Date Most Recent Update	Date Officially Adopted	Date Most Recent Update	Budget & Program	Bldg. Codes	Housing Codes	Other: Codes Specify
Franklin County	1999	none	1967		none		none		none	none	none	none
Chambersburg Bo	1998	1979	1979		none		none		none	yes	yes	none
Adams County	Dec-91	7/19/00	none		none		none		none	none	none	none
Gettysburg Boroug	1997	yes	yes		yes		yes		none	yes	yes	none
Lebanon County	1970	1962-1975	1962	1989	1962	1989	none		none	yes	none	none
Lebanon City	1994	1986	1984		1986		1986		1986	yes	yes	yes
Lancaster County	1991	none	1991	1997	1991	1997	none		none	none	none	none
Lancaster City	1993	1996	2000 (pending)		1997		1929	2000	none	1997	1997	1997 historic district heritage conservation dist storm water mgt
York County	1992	1997	1-Mar-64	in progress	1-Mar-64		none		none	none	none	none
York City	17-Aug-99	19-Dec-95	Mar-99	1-Dec-98	3-Nov-82	1-Dec-98	19-Dec-95	1-Dec-98	none	1000 w/UCI	2000	property maintenance
Tri-County RPC	no multi-county	no multi-county	no multi-county		no multi-county		no multi-county		yes			
Dauphin County	1992	in progress	12/01/65	Feb-90	12/01/65	Feb-90	none		yes	none	none	none
City of Harrisburg	1974	Land Use Plan introduced 5-19-00	10/3/50	new zoning code introduced 5-19-00	1990		yes	constant update by street vacations	none	yes	yes	health, fire prevention, animal control
Cumberland Co.	1990	in progress	Sep-65	no update	Sep-65		none		yes	none	none	none
Carlisle Borough	1988	in progress	1988	in progress	1988		1988		yes / 1995-2000	yes	yes	yes
Perry County	1992	in progress	none	9/24/90	4/1/68	9/24/90	none		yes	none	none	none
New Bloomfield	1975	1975	1975	1980's	1975		yes		none	none	none	none

Municipality	Comp. Plan		Zoning Reg.		Land Dev. Ordinances		Official Map		Capital Imp.		Codes		Other:	
	Date Officially Adopted	Date Update	Date Officially Update	Date Most Recent Update	Date Officially Adopted	Date Most Recent Update	Date Officially Adopted	Date Most Recent Update	Budget & Program	3 yr projections	Bldg. Codes	Housing Codes	Specify	Specify
Constituent Municipalities of Southern York County Regional Planning Commission														
New Freedom Bor	1990		1998		1992		1998		yes - 3 yr projections	yes	no	yes		
Shrewbury Boroug	2000		1973	1984 & 1987	1979	1990	1973	1999	none	yes	no	no		
Railroad Borough	2000		yes		yes		no		yes	1990 BOCA	no	no		
Glen Rock Boroug	2000		yes		yes		no		none	CABO,BOCA				
Shrewbury Twp	2000 (regional plan)		1999	in progress	1995	in progress	no		none	yes, BOCA	no	no		

SELECTED MUNICIPAL REGULATIONS & PLANS

MUNICIPALITY (CPF#)	PLANNER	S/LD	SWM	ZONING	537 PLAN	COMP PLAN	PARK PLAN	OTHER
Adamstown Borough (1)	Neil Braunstein	1997	SA	1989	1987	1971	1993 (P)	
Akron Borough (2)	Neil Braunstein	1965	SA	1997	1992	1992	none	
Bart Township (3)	Patrick Rabits	County	SA	1983	1989	1970 (O)	none	
Brecknock Township (4)	Neil Braunstein	County	SA	1994	1993	1991	1993	
Caernarvon Township (5)	Neil Braunstein	County	SA	1989	1979	1989	none	
Christiana Borough (6)	Gwen Newell	County	SA	1992	1992	1990	none	
Clay Township (7)	Neil Braunstein	1995	SA	1995	1995 (D)	1994	none	
Colerain Township (10)	Dean Severson	County	SA	1992	1970 (V)	1970 (O)	none	
Columbia Borough (11)	Mike Skelly	1989	SA	1982	1970 (V)	1995	none	
Conestoga Township (12)	Gwen Newell	County	SA	1984	1989	1970	none	
Conoy Township (13)	Mike Skelly	County	SA	1992	1991	1990	1993 (S)	
Denver Borough (14)	Neil Braunstein	County	SA	1992	1995 (D)	none	1993 (P)	
Drumore Township (17)	Patrick Rabits	County	SA	1994	1970 (V)	1994 (C)	none	
Earl Township (19)	David Blackman	1998	1998	1997	1993	1996 (S)	none	
East Cocalico Township (8)	Neil Braunstein	1990	SA	1994	1995 (D)	1998	1993 (P)	
East Donegal Township (15)	Mike Skelly	1993	1985	1997	1993	1995 (S)	1992	
East Drumore Township (18)	Dean Severson	1998	SA	1995	1989	1980	none	
East Earl Township (20)	David Blackman	1995	1991	1998	1998	1996 (S)	none	
East Hempfield Township (29)	Dean Severson	1988	1989	1996	1988	1994	1994	
East Lampeter Township (31)	Gwen Newell	1980	1985	1997	1988	1987		
East Petersburg Borough (22)	Dean Severson	County	SA	1990	1970 (V)	1991		
Eden Township (23)	Dean Severson	County	SA	1994	1970 (V)	1994	none	

SELECTED MUNICIPAL REGULATIONS & PLANS

MUNICIPALITY (CPF#)	PLANNER	S/LD	SWM	ZONING	537 PLAN	COMP PLAN	PARK PLAN	OTHER
Elizabeth Township (24)	Mike Skelly	County	1989	1990	1992	1970	n@ne	
Elizabethown Borough (25)	Mike Skelly	1985		1996	1974	1998 (★)	1993 (♠)	
Ephrata Borough (26)	Neil Braunstein	1959		1993	1995 (♦)	1989	n@ne	
Ephrata Township (27)	Neil Braunstein	1992	1992	1997	1995 (♦)	1995	n@ne	
Fulton Township (28)	Dean Severson	1997		1994	1970 (♥)	1994 (★)	n@ne	
Lancaster City (33)	Patrick Rabits	1997		1996	? 80 ?	1992	1998	
Lancaster Township (34)	Patrick Rabits	1982		1989	1998 (\$)	1996	1988	
Leacock Township (35)	David Blackman	1992	1987	1992	1989	1971	n@ne	
Lititz Borough (37)	Mike Skelly	1993	1993	1997	? 73 ?	1989	? 19 ?	
Little Britain Township (38)	Dean Severson	County		1987	1970 (♥)	1994 (★)	n@ne	Road 1992
Manheim Borough (40)	David Blackman	County		1996	1989	1993 (♠)	n@ne	
Manheim Township (39)	Patrick Rabits	1989		1994	1992	1995	1998	
Manor Township (41)	David Blackman	County	?	1998	1989	1986	1990	
Marietta Borough (42)	Mike Skelly	County		1984	? 77 ?	1995 (♠)	n@ne	
Martic Township (43)	Gwen Newell	County		1972	1991	1991	n@ne	
Millersville Borough (44)	Patrick Rabits	1992	1988	1995	1990	1977	n@ne	
Mount Joy Borough (45)	Gwen Newell	1992	1989	1992	1977	1995 (♠)	n@ne	
Mount Joy Township (46)	Mike Skelly	1989	1987	1998	? 74 ?	1998 (★)	1991, 1993 (♠)	
Mountville Borough (47)	Mike Skelly	County		1991	? 91 ?	1975	n@ne	
New Holland Borough (48)	David Blackman	1993		1993	? 82 ?	1996 (♠)		
Paradise Township (49)	Dean Severson	County		1982	1991	1997	n@ne	
Penn Township (50)	David Blackman	County	1995	1993	1996	1993 (♠)	n@ne	

SELECTED MUNICIPAL REGULATIONS & PLANS

MUNICIPALITY (CPF#)	PLANNER	S/I/D	SWM	ZONING	537 PLAN	COMP PLAN	PARK PLAN	OTHER
Pequea Township (51)	Gwen Newell	County	1992	1992	91, 1998 (\$)	1990	none	
Providence Township (52)	Gwen Newell	1992	1992	1983	1992	1991	none	
Quarryville Borough (53)	Neil Braunstein	1991	1991	1991	1985	1969	none	
Rapho Township (54)	David Blackman	County	1997	1997	1997	1993 (O)	none	OM 1992
Sadsbury Township (55)	Gwen Newell	County	1993	1993	? 91 ?	1970 (O)	none	
Salisbury Township (56)	Patrick Rabits	County	1990	1990	1999	1990	none	
Strasburg Borough (57)	Patrick Rabits	1995	? 19 ?	1993	1998 (\$)	1995 (O)	1994 (\$)	OM 1998?
Strasburg Township (58)	Patrick Rabits	County	1995	1995	1998 (\$)	1995 (O)	1994 (\$)	
Terre Hill Borough (59)	David Blackman	County	1976	1976	1986	1996 (O)	none	
Upper Leacock Township (36)	David Blackman	1991	1986	1990	1982	1988	none	
Wanwick Township (60)	Mike Skelly	1993	1991	1993	? 91 ?	1993	?	
West Cocalico Township (9)	Neil Braunstein	County	1987	1997	1987	1995	1993 (\$)	Road 1994
West Donegal Township (16)	Mike Skelly	County	?	1993	1976	1998 (A)	1993 (A)	? OM 199 ? WRS 1998
West Earl Township (21)	David Blackman	1993	1987	1987	1991	1970	none	
West Hempfield Township (30)	Dean Severson	1990	1987	1994	1975	1992	1989	
West Lampeter Township (32)	Gwen Newell	1990	1990	1988	90, 1998 (\$)	1989	1994 (\$)	MHP 1990

Regulation years represent the last time amendments were codified into the text. Plan years represent the last amendment date.

SELECTED MUNICIPAL REGULATIONS & PLANS

Abbreviations

MHP	Mobile Home Park Ordinance	◆	Ephrata Area Wastewater Facilities Plan (1995) Akron, Denver, and Ephrata Boroughs and Clay, East Cocalico, and Ephrata Townships
OM	Official Map	♫	Lampeter-Strasburg Region Park, Recreation, and Open Space Plan (1994) Lampeter-Strasburg School District, Strasburg Borough, Strasburg and West Lampeter Townships
Road	Road Ordinance	♥	Lancaster County Sewage Facilities Plan (1970)
WRS	Water Resources Study	⊗	Manheim Central Region Comprehensive Plan (1993) Manheim Borough and Penn and Rapho Townships
♠	Cocalico Region Park & Recreation Plan (1993) Adamstown and Denver Boroughs, East Cocalico and West Cocalico Townships	○	Octoraro Region - The Planning Document (1970) Christiana Borough and Bart, Colerain, and Sadsbury Townships
♣	Donegal Region Comprehensive Plan (1995) East Donegal Township and Marietta and Mount Joy Boroughs	♣	SOLANCO Region Comprehensive Plan (1994) Drumore, Fulton, and Little Britain Townships
♣	ELANCO Regional Plan (1996) East Earl and Earl Townships, New Holland and Terre Hill Boroughs	♣	Strasburg Regional Comprehensive Plan (199) Strasburg Borough and Strasburg Township
♣	Elizabethtown Area Parks, Recreation, and Open Space Plan (1993) Elizabethtown Area Community Services Authority Elizabethtown Borough, Elizabethtown School District, Conoy, Mount Joy, and West Donegal Townships	\$	Suburban Lancaster Sewer Authority Sewage Facilities Plan (1998) Lancaster, Pequea, Strasburg, and West Lampeter Townships and Strasburg Borough
♣	Elizabethtown Region Strategic Comprehensive Plan Elizabethtown Borough, Mount Joy (1997) and West Donegal Township (1998)		

**LAND USE ORDINANCES
ADAMS COUNTY, PA**

	SLD	Zoning	Comp. Plan
Abbotstown	Jan-66	Sep-90	no
Arendtsville	Jan-78	no	no
Bendersville	1991	1994	no
Biglerville	1991	Aug-89	Mar-88
Bonneauville	Feb-76	Aug-77	no
Carroll Valley	Jun-72	Mar-76	Jan-87
East Berlin	Jan-73	1989	no
Fairfield	Mar-73	Sep-75	Dec-84
Gettysburg	Yes	Oct-75	Nov-80
Littlestown	Feb-69	Dec-72	1971
McSherrystown	1991	Oct-83	no
New Oxford	1991	Dec-98	no
York Springs	Yes	Jan-92	no
Berwick	Oct-79	Apr-99	Feb-99
Butler	Feb-70	no	no
Conewago	Feb-81	Jun-83	Oct-95
Cumberland	Feb-80	Nov-90	Jul-76
Franklin	Jan-69	Oct-95	Dec-69
Freedom	Dec-75	Jun-96	Feb-93
Germany	Jul-70	no	no
Hamilton	Sep-74	Jun-82	Sep-71
Hamiltonban	Nov-72	Nov-93	Jul-91
Highland	Apr-74	no	Jan-92
Huntington	Apr-79	Nov-99	no
Latimore	Apr-78	1987	no
Liberty	1972	Nov-78	Sep-91
Menallen	Dec-75	no	no
Mount Joy	Jun-79	Nov-91	no
Mount Pleasant	Sep-72	County	no
Oxford	1980	no	no
Reading	Dec-73	Jan-00	no
Straban	1965	Aug-92	Aug-90
Tyrone	Oct-74	Dec-79	no
Union	Aug-79	May-86	Jul-93

Notes:

1. The above list is based upon information currently on file at the Adams Co. Office of Planning and Development. Please refer to the individual municipalities for the most up-to-date information of the above-listed ordinances.
2. The dates listed above indicate the date of initial adoption, if known.

Prepared By: Adams County Office of Planning and Development
January, 1999

adm: c:\am\reviews\1999\ordinances.xls
Main List

Municipal Code Enforcement Offices (Full-time or Part-time)

Municipality	Code Enforcement Office (Full-time or Part-time)
Adams County	Full
Boroughs	
Abbottstown	Part
Arendtsville	Part
Bendersville	Part
Biglerville	Full
Bonneauville	Full
Carroll Valley	Full
East Berlin	Full
Fairfield	Part
Gettysburg	Full
Littlestown	Full
McSherrystown	Part
New Oxford	Full
York Springs	Part
Townships	
Berwick	Full
Butler	Part
Conewago	Full
Cumberland	Full
Franklin	Part
Freedom	Full
Germany	Part
Hamilton	Full
Hamiltonban	Part
Highland	Part
Huntington	Part
Latimore	Part
Liberty	Part
Menallen	Part
Mount Joy	Full
Mount Pleasant	Full
Oxford	Full
Reading	Full
Straban	Full
Tyrone	Full
Union	Full

Growth Management Features of Municipal Ordinances

Municipality	Growth Management Areas	TDR	Effective Ag. Preservation Zoning	Impact Fees	PRD's	Mixed Use Areas
Adams County	Yes	No	Yes	No	No	No
Boroughs						
Abbottstown	Yes	No	No	No	No	Yes
Arendtsville	Yes	No	No	No	No	No
Bendersville	Yes	No	No	No	No	Yes
Biglerville	Yes	No	No	No	No	Yes
Bonneauville	Yes	No	No	No	No	Yes
Carroll Valley	Yes	No	No	No	No	No
East Berlin	Yes	No	No	No	No	Yes
Fairfield	Yes	No	No	No	No	Yes
Gettysburg	Yes	No	No	No	No	Yes
Littlestown	Yes	No	No	No	No	Yes
McSherrystown	Yes	No	No	No	No	No
New Oxford	Yes	No	No	No	No	Yes
York Springs	Yes	No	No	No	No	Yes
Townships						
Berwick	Yes	No	No	No		
Butler	No	No	No	No	No	No
Conewago	Yes	No	Yes	No		
Cumberland	Yes	No	No	No		
Franklin	Yes	No	Yes(1)	No		
Freedom	Yes	No	Yes	No		
Germany	No	No	No	No	No	No
Hamilton	No(3)	No	Yes(2)	No	No	Yes
Hamiltonban	Yes	No	No	No		
Highland	No	No	No	No	No	No
Huntington	No	No	Yes(1)	No		
Latimore	No	No	Yes(1)	No		
Liberty	Yes	No	No	No		
Menallen	No	No	No	No	No	No
Mount Joy	No	No	No	No		
Mount Pleasant	No	No	Yes	No		
Oxford	No	No	No	No	No	No
Reading	Yes	Yes	Yes	No	No	Yes
Straban	No	No	No	No	No	Yes
Tyrone	Yes	No	Yes	No	No	Yes
Union	Yes	No	Yes	No		

- Notes:
- (1) - Indicates a municipality that has a form of agricultural preservation zoning that lacks one or more of the features of true effective agricultural preservation zoning.
 - (2) - Hamilton Township is considering adopting an updated zoning ordinance that would include an effective agricultural preservation district.
 - (3) - Hamilton Township is considering adopting an updated zoning ordinance that would determine growth versus non-growth areas.

STATUS OF LOCAL PLANNING ACTIVITIES IN YORK COUNTY									
BOROUGH	SUBDIVISION	ZONING	COMP. PLANS	PLANNING COMMISSION	TOWNSHIPS	SUBDIVISION	ZONING	COMP. PLANS	PLANNING COMMISSION
CROSS ROADS	YES	YES*	YES	YES	CARROLL	YES	YES	YES*	YES
DALLASTOWN	YES*	YES*	YES* ++	YES	CHANCEFORD	YES	YES	NO	YES
DELTA	NO	YES*	YES*	NO	CODORUS	YES*	YES*	YES*	YES
DILLSBURG	YES*	YES*	YES +	YES	CONEWAGO	YES*	YES	YES*	YES
DOVER	YES*	YES*	YES*	YES	DOVER	YES	YES	YES	YES
EAST PROSPECT	YES	YES	YES	NO	EAST HOPEWELL	YES	YES*	YES	YES
FAWN GROVE	YES*	YES*	YES*	YES	EAST MANCHESTER	YES	YES	YES	YES
FELTON	NO	NO	NO	NO	FAIRVIEW	YES*	YES	YES	YES
FRANKLINTOWN	NO	NO	YES +	NO	FAWN	YES*	YES*	YES*	YES
GLEN ROCK	YES*	YES*	YES*	YES	FRANKLIN	YES	NO	YES +	YES
GOLDSBORO	YES*	YES*	YES*	YES	HEIDELBERG	YES*	YES*	YES*	YES
HALLAM	YES*	YES*	YES*	YES	HELLAM	YES*	YES	YES*	YES
HANOVER	YES	YES	YES*	YES	HOPEWELL	YES*	YES	YES	YES
JACOBUS	YES	YES	YES	YES	JACKSON	YES*	YES*	YES*	YES
JEFFERSON	YES*	YES*	YES*	YES	LOWER CHANCEFORD	YES*	YES	YES*	YES
LEWISBERRY	YES	YES*	YES*	YES	LOWER WINDSOR	YES*	NO	YES*	YES
LOGANVILLE	YES*	YES*	YES	YES	MANCHESTER	YES	YES	YES	YES
MANCHESTER	YES	YES	YES	YES	MANHEIM	YES*	YES*	YES*	YES
MOUNT WOLF	YES	YES	YES	YES	MONAGHAN	YES	YES	YES	YES
NEW FREEDOM	YES	YES	YES	YES	NEWBERRY	YES	YES	YES	YES
NEW SALEM	YES*	YES*	YES*	YES	NORTH CODORUS	YES	YES	YES	YES
NORTH YORK	YES	YES*	YES*	YES	NORTH HOPEWELL	YES*	NO*	YES*	YES
RAILROAD	YES*	YES*	YES*	YES	PARADISE	YES*	YES	YES*	YES
RED LION	YES*	YES*	YES* ++	YES	PEACH BOTTOM	YES*	YES	YES*	YES
SEVEN VALLEYS	YES*	YES*	YES*	YES	PENN	YES	YES	YES	YES
SHREWSBURY	YES*	YES*	YES*	YES	SHREWSBURY	YES	YES	YES	YES
SPRING GROVE	YES*	YES*	YES*	YES	SPRING GARDEN	YES*	YES*	YES*	YES
STEWARTSTOWN	YES*	YES*	YES*	YES	SPRINGETTSBURY	YES	YES	YES*	YES
WELLSVILLE	YES*	NO	YES*	YES	SPRINGFIELD	YES*	YES*	YES*	YES
WEST YORK	YES	YES	YES	YES	WARRINGTON	YES*	YES*	YES*	YES
WINDSOR	YES	YES*	YES	YES	WASHINGTON	YES*	YES*	YES*	YES
WINTERSTOWN	YES*	YES*	YES*	YES	WEST MANCHESTER	YES	YES	YES*	YES
WRIGHTSVILLE	YES*	NO	YES*	NO	WEST MANHEIM	YES*	YES*	YES*	YES
YOE	NO	YES*	YES* ++	YES	WINDSOR	YES	YES	YES	YES
YORK HAVEN	NO	NO	NO	NO	YORK	YES*	YES	YES	YES
YORKANA	NO	YES*	NO	NO	YORK COUNTY	YES*	NO	YES*	YES
YORK CITY	YES	YES	YES	YES					

SCHED - BEING PREPARED
 PENDING - PREPARED BUT NOT ENACTED
 * PUBLICATIONS PREPARED AND/OR UPDATED BY YORK COUNTY PLANNING COMMISSION
 + NORTHERN YORK COUNTY REGIONAL PLAN

**TABLE 9-P
MUNICIPAL INFORMATION
PERRY COUNTY**

Municipality	Planning Commission	Zoning Ordinance	Subdivision Ordinance	Comp. Plan	Subdivision Approving Body
Blain Borough	No	No	No	No	County
Bloomfield Borough	Yes	Yes	Yes	Yes	Municipality
Buffalo Township	Yes	No	Yes	Yes	Municipality
Carroll Township	Yes	Yes	Yes	Yes	Municipality
Centre Township	Yes	No	Yes	No	Municipality
Duncannon Borough	Yes	Yes	Yes	Yes	Municipality
Greenwood Township	Yes	Yes	Yes	Yes	Municipality
Howe Township	Yes	Yes	Yes	Yes	Municipality
Jackson Township	No	No	No	No	County
Juniata Township	Yes	Yes	Yes	Yes	Municipality
Landisburg Borough	No	No	No	No	County
Liverpool Borough	Yes	Yes	Yes	Yes	Municipality
Liverpool Township	Yes	No	Yes	Yes	Municipality
Marysville Borough	Yes	Yes	Yes	Yes	Municipality
Miller Township	Yes	No	Yes	No	Municipality
Millerstown Borough	No	Yes	No*	Yes	Mun./County
New Buffalo Borough	No	No	No	No	County
Newport Borough	Yes	No	No	Yes	County
N.E. Madison Township	No	No	No	No	County
Oliver Township	Yes	No	No	No	County
Penn Township	Yes	No	Yes	Yes	Municipality
Rye Township	Yes	Yes	Yes	Yes	Municipality
Saville Township	Yes	No	Yes	No	Municipality
Spring Township	Yes	No	Yes	Yes	Municipality
S.W. Madison Township	No	No	No	No	County
Toboyne Township	No	No	No	No	County
Tuscarora Township	Yes	Yes	Yes	Yes	Municipality
Tyrone Township	Yes	Yes	Yes	Yes	Municipality
Watts Township	Yes	No	Yes	No	Municipality
Wheatfield Township	Yes	Yes	Yes	Yes	Municipality

SOURCE: Perry County Planning Commission Staff

* County acts on all subdivisions but Borough Zoning Regulations apply and override County lot sizes, areas and setbacks.

Cumberland County	Comprehensive Plan		Zoning Ordinance		S & LD Ordinance		Official Map		Capital Improvement Budget & Work Program	Building Codes (in effect?)	Housing Codes (in effect?)	Other Codes (in effect?)
	Date in effect	Date updated	Date in effect	Date updated	Date in effect	Date updated	Date in effect	Date updated				
Carlisle Borough	1988	9/01/00	9/22/88	12/10/98	9/25/89	7/25/96	N/A	N/A	Funds basic infrastructure & capital improv.	YES	YES	Electrical, Fire prevention, Plumbing
Camp Hill Borough	1972	N/A	1978		1993	N/A	1978	1999	Upgrading and repairing sanitary sewer	YES	YES	Property maintenance & Plumbing
Lernoyne Borough	1975	N/A	1980	N/A	1975	N/A	1980	N/A	Capital Resource Fund for improvements	YES	YES	NO
East Pennington Township	1989	N/A	9/15/99	N/A	9/15/99	N/A	3/18/80	3/96	Rec. & Park improv., Waste water plant/pumping station improv., and sanitary sewer projects	YES	YES	Int'l Mechanical, Int'l Plumbing, Property Maintenance
New Cumberland Borough	1969	1994	1969	10/5/81	10/97	N/A	1969	1993-94	N/A	YES	NO	Flood Ordinance
Silver Spring Township	10/11/95	N/A	10/11/95	8/1/99	10/11/95	08/11/99	6/23/99	N/A	N/A	YES	NO	BOCA, Fire Prevention Code
North Newton Township	N/A	N/A	N/A	N/A	11/92	In progress	N/A	N/A	N/A	NO	NO	NO
Cooke Township	5/2000	N/A	N/A	N/A	1991	1996	N/A	N/A	N/A	NO	NO	NO
South Newton Township	12/71	N/A	1975	N/A	6/97	N/A	1975	N/A	N/A	NO	NO	NO
Hampden Township	4/94	N/A	8/27/98	1/27/00	2/2/95	8/27/98	N/A	N/A	Capital Improvement Plan 2000 (Various Improvements)	YES	YES	Int'l Plumbing Code, National Fire Prevention Code
West Pennington Township	1991	N/A	1969	7/93	11/13/69	1/98	N/A	N/A	N/A	NO	NO	NO
Middlesex Township	5/786	In progress	6/30/89	6/20/00	12/28/90	3/26/99	N/A	N/A	Highway improvements	NO	NO	Wood Ordinance, driveway paving, roadcut permits etc.
Upper Mifflin Township	N/A	N/A	N/A	N/A	YES	N/A	N/A	N/A	N/A	NO	NO	NO
Upper Frankford Township	1991-92	N/A	N/A	N/A	1978	1999	1991	N/A	N/A	NO	NO	NO
Southampton Township	1990	N/A	N/A	N/A	1991	1993 & 1994	N/A	N/A	Monies set aside for improvements, 10 year plan for equipment and Capital Improvements	NO	NO	NO
Newburg Borough	N/A	N/A	1985	1994	1985	1994	N/A	N/A	N/A	NO	NO	NO
Lower Mifflin Township	1993	N/A	1993	N/A	1978	N/A	1993	N/A	N/A	NO	NO	NO
Monroe Township	1994	N/A	1998	N/A	1998	N/A	1980's ?	N/A	Fund for upgrades to municipal campus and recreational facilities	NO	NO	NO
Penn Township	10/17/97	N/A	N/A	N/A	7/7/97	N/A	N/A	N/A	N/A	NO	NO	NO
Lower Allen Township	1956	2/86	1956	1/96	1956	4/87	N/A	N/A	5-Year Capital Spending plan funded by tax levy and bond proceeds for specific projects	YES	YES	NO
Newville Borough	3/95	N/A	6/17/97	N/A	1973	N/A	1998	N/A	General Fund, Water Fund, Sewer Fund	NO	NO	NO

Cumberland County	Comprehensive Plan		Zoning Ordinance		S & LD Ordinance		Official Map		Capital Improvement Budget & Work Program	Building Codes (in effect?)	Housing Codes (in effect?)	Other Codes (in effect?)
	Date in effect	Date updated	Date in effect	Date updated	Date in effect	Date updated	Date in effect	Date updated				
Lower Frankford Township	1991	N/A	1994	1999	1993	N/A	1999	N/A	Road paving, Road maintenance	NO	NO	NO
Mechanicburg Borough	1973	N/A	1970	1991	1973	N/A	1973	1994	\$775,000 used toward improvements as needed	YES	NO	NO
North Middleton Township	11/2/95	7/30/97	7/30/97	6/3/99	5/21/86	5/21/89 & in progress	6/30/99	N/A	Provides for long-term capital expenditures for items such as equipment	YES	NO	YES
Shippensburg Township	7/2/90	N/A	12/3/90	periodically	12/4/93	N/A	?	4/00	N/A	YES	YES	NO
Dickinson Township	1988	N/A	1974 & 1985	9/94	7/97	N/A	1998	N/A	N/A	NO	NO	NO
Mount Holly Springs Borough	1970	N/A	1976	N/A	1976	N/A	Yes	N/A	N/A	NO	NO	NO
South Middleton Township	1969	12/14/99	1/2/70	12/14/99	5/12/67	12/14/99	5/4/00	N/A	N/A	YES	NO	Fire Prevention Code
Wormleysburg Borough	1972	N/A	1999	N/A	1999	N/A	1999	N/A	N/A	YES	YES	BOCA Fire Code
Shiremanstown Borough	N/A	N/A	1975	6/20/83	Yes	N/A	Yes	N/A	?	?	?	?
Upper Allen Township	1999	1999	1992	in progress	1975	in progress	1967	1996	purchase land for municipal use, construction of municipal buildings, recreational lands, purchase and/or replacement of equipment, machinery or vehicles, & any other improvements or equipment	YES	YES	Fire prevention 1996, Property Maint. 1996
Hopewell Township**	No	N/A	04/1991	N/A	06/1991	N/A	NO	N/A	Not known	Not known	Not known	Not known
Shippensburg Borough**	10/1991	N/A			12/1998	N/A	NO	N/A	Not known	Not known	Not known	Not known
Cumberland County	1990	in progress	N/A	N/A	Yes	N/A	NO	N/A	Work program, not capital imp. Budget	NO	NO	NO

Dauphin County	Comprehensive Plan		Zoning Ordinance		S & LD Ordinance		Official Map		Capital Improvement Budget & Work Program	Building Codes (in effect?)	Housing Codes (in effect?)	Other Codes (in effect?)
	Date in effect	Date updated	Date in effect	Date updated	Date in effect	Date updated	Date in effect	Date updated				
Lykens Borough	12/8/75	N/A	12/8/75	N/A	12/8/75	N/A	N/A	N/A	N/A	YES	YES	BOCA
Halifax Township	1996	N/A	N/A	N/A	1992	1992	N/A	N/A	Passed last Board meeting - 7/10/00	NO	NO	NO
East Hanover Township	3/93	N/A	7/92	N/A	1/80	N/A	6/72	N/A	N/A	YES	NO	NO
Jefferson Township	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	NO
Royalton Borough	2/5/85	N/A	2/5/85	N/A	7/10/90	7/10/90	N/A	N/A	N/A	YES	YES	YES
Williams Township	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	NO
Dauphin Borough	N/A	N/A	1976	1999	1977	1977	N/A	N/A	N/A	NO	NO	Sanitary Sewer Use and Service
Pillow Borough	N/A	N/A	N/A	N/A	1970's	N/A	N/A	N/A	N/A	NO	NO	NO
Penbrook Borough	1996	N/A	1981	1998	N/A	N/A	1998	N/A	N/A	YES	YES	NO
Swatara Township	1976	N/A	5/12/99	N/A	4/13/94	N/A	N/A	N/A	YES	YES	YES	Fire Prevention Code
West Hanover Township	1967	1992	6/3/68	9/16/85 & 7/3/95	1/6/75	8/83 & 7/95	N/A	N/A	N/A	YES	YES	YES
Londonderry Township	1992	N/A	1978	1999	1956	1999	1983	8/25/99	N/A	YES	NO	NO
Middle Paxton Township	1979	N/A	1979	N/A	1979	N/A	1979	N/A	N/A	NO	NO	Flood Plain - Nuisance Ordinance; Driveway - slope - flood plain
Wayne Township	N/A	N/A	N/A	N/A	1990	N/A	N/A	N/A	N/A	NO	NO	NO
Rush Township	N/A	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	NO	NO	NO
Wisconsin Township	N/A	N/A	YES	?	YES	?	YES	?	N/A	YES	YES	YES
Susquehanna Township	1984	5/2000	1986	1/8/98	11/21/89	1/8/98	7/00	N/A	Used for major improvement re: roadway, recreation and building improvements	YES	YES	BOCA, Building, Plumbing, & Electric
Upper Paxton Township	1992	N/A	4/10/96	9/11/96, 8/13/97, 4/13/99	2/10/65	N/A	4/10/96	9/11/96	N/A	NO	NO	NO
Recd Township	3/2/99	N/A	N/A	N/A	12/10/90	N/A	N/A	N/A	N/A	NO	NO	NO
Lower Paxton Township	1992	N/A	1988 w/updates	?	1988 w/updates	?	1986	N/A	5 - year plan	YES	YES	NO
South Hanover Township	1991	N/A	4/11/95	1/26/99	7/12/77	12/9/97	4/11/95	N/A	Streets - 200,000/year; Sewers \$180,000/over 3 years	YES	NO	Act 537
Middletown Borough	1979	N/A	1960	updated as needed	7/18/00	N/A	6/6/69	N/A	Yes	YES	YES	YES
Berrysburg Borough	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	NO

Dauphin County	Comprehensive Plan		Zoning Ordinance		S & L.D. Ordinance		Official Map		Capital Improvement Budget & Work Program	Building Codes (in effect?)	Housing Codes (in effect?)	Other Codes (in effect?)
	Date in effect	Date updated	Date in effect	Date updated	Date in effect	Date updated	Date in effect	Date updated				
Parkton Township	N/A	N/A	12/15/69	11/16/99	5/19/58	N/A	1966	N/A	N/A	YES	NO	Property Maintenance
Jackson Township	N/A	N/A	N/A	N/A	1992	1999	N/A	N/A	N/A	NO	NO	NO
Lykens Township	1991	N/A	6/97	1999	1981	1997	Yes - ?	N/A	N/A	NO	NO	NO
Hummelstown Borough	N/A	N/A	5/12/88	7/16/98	11/17/88	2/18/93	Yes - ?	1992	N/A	YES	YES	BOCA
Conewago Township	3/81	N/A	10/85	1/87	1/89	N/A	10/85	N/A	N/A	NO	NO	NO
Lower Swatara	1976	1991	1993	2000	1985	1999	1993	N/A	Yes	YES	YES	YES
Washington Township	1993	N/A	1996	2000	1991	N/A	2000	N/A	N/A	NO	NO	NO
Williamstown Borough	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	YES	NO	NO
Higspire Borough	7/772	N/A	9/90	N/A	9/90	N/A	N/A	N/A	N/A	YES	YES	Fire - property maintenance, electric, plumbing
Millersburg Borough	1970	N/A	N/A	N/A	N/A	N/A	1991	N/A	N/A	NO	NO	NO
Stetson Borough	1974	N/A	9/12/60	1975	Subdivis. Only - 9/12/61	10/20/75	2000	N/A	YES	YES	YES	Property Maintenance, Fire Prevention
Whitfield Township	Yes - ?	N/A	1993	N/A	1998	N/A	1993	N/A	N/A	NO	NO	NO
Gratz Borough **	1990	N/A	03/1992	N/A	1975	Not known	N/A	N/A	Not known	Not known	Not known	Not known
Elizabethville Borough	No	N/A	NO	N/A	NO	N/A	Unsure	N/A	yearly roadway survey and corresponding plan & budget prepared	NO	NO	NO
Dauphin County	1992	in progress	NO	N/A	Yes	N/A	N/A	N/A	Work program, no capital improvement budget	NO	NO	NO
Harrisburg City **	1974	land use plan introduced 5/19/00	10/3/50	New zoning code introduced 5/19/00	1990	N/A	Yes	Constant Update by street vacation	N/A	YES	YES	health, fire prevention, animal control, streets, utilities, public services

Perry County	Comprehensive Plan		Zoning Ordinance		S & LD Ordinance		Official Map		Capital Improvement Budget & Work Program	Building Codes (in effect?)	Housing Codes (in effect?)	Other Codes (in effect?)
	Date in effect	Date updated	Date in effect	Date updated	Date in effect	Date updated	Date in effect	Date updated				
Saville Township	N/A	N/A	N/A	N/A	12/7/92	N/A	N/A	N/A	N/A	NO	NO	NO
Oliver Township	N/A	N/A	N/A	N/A	Yes - ?	N/A	4/4/88	7/1/89	N/A	NO	NO	NO
Southwest Madison Township	N/A	N/A	N/A	N/A	N/A	N/A	10/31/86	N/A	N/A	NO	NO	NO
Greenwood Township	1989	N/A	1990	4/16/97	6/13/90	N/A	1999	N/A	N/A	YES	NO	NO
Spring Township	1990	3/3/00	N/A	N/A	1990	N/A	N/A	N/A	N/A	NO	NO	NO
Bloomfield Borough	4/75	N/A	4/75	1980, 1994	12/93	1994	Yes - ?	N/A	N/A	NO	NO	NO
Carroll Township	8/87	N/A	9/4/90	on going	1/19/92	on going	1989	4/20/93	N/A	YES	NO	NO
Marysville Borough	1970	N/A	1993	N/A	1995	N/A	1993	N/A	Yes	YES	YES	BOCA, Stormwater Management Districts
Toboyne Township	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	NO
Duncannon Borough	1983	N/A	4/96	N/A	4/96	N/A	4/96	N/A	N/A	NO	NO	NO
New Buffalo Borough	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	NO
Penn Township	1994	N/A	N/A	N/A	9/30/92	1/31/96	N/A	N/A	N/A	NO	NO	NO
Howe Township	1988	N/A	1990	N/A	1986	1995	N/A	N/A	N/A	NO	NO	NO
Watts Township	1998	N/A	N/A	N/A	1980	N/A	N/A	N/A	N/A	NO	NO	NO
Liverpool Township	N/A	N/A	N/A	N/A	2/94	N/A	N/A	N/A	N/A	NO	NO	NO
Junata Township	1993	N/A	7/93	7/00	2/13/91	N/A	7/93	N/A	N/A	NO	NO	NO
Jackson Township	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	NO
Dhain Borough	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	NO
Miller Township	N/A	N/A	N/A	N/A	9/27/95	N/A	5/20/00	N/A	N/A	NO	NO	NO
Liverpool Borough	9/73	N/A	Yes - ?	10/14/91	3/9/92	N/A	1/89	3/9/92	N/A	NO	NO	NO
Newport Borough	3/00/95	N/A	N/A	N/A	10/5/99	N/A	N/A	N/A	N/A	NO	NO	YES
Rye Township	YES	N/A	9/24/90	6/96	9/24/90	N/A	N/A	N/A	N/A	NO	NO	NO
Centre Township	N/A	N/A	N/A	N/A	5/99	N/A	1989	N/A	N/A	NO	NO	NO
Buffalo Township	1973	3/1995	N/A	N/A	3/21/94	9/15/99	3/1995	N/A	N/A	NO	NO	NO
Millersburg Borough**	YES - ?	Not known	N/A	N/A	Yes - ?	Not known	N/A	N/A	Not known	Not known	Not known	Not known
Tuscarora Township**	1990	Not known	10/1/91	Not known	06/1/92	Not known	N/A	N/A	Not known	Not known	Not known	Not known
Landisburg Borough**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NO	NO	NO

South Central PA Region --- Act 537 Municipal Plans Approved

(Last updated 3/24/2000)

Source: DEP website ---The Assembly makes no representations or warranties as to the completeness, accuracy or currency of the information contained in this table

Background Information:

On January 24, 1966, the Pennsylvania Sewage Facilities Act (Act 537, as amended) was enacted to correct existing sewage disposal problems and prevent future problems. To meet this objective, the law requires proper planning of all types of sewage systems, permitting of individual and community on-lot systems and uniform standards for on-lot systems.

The sewage facilities program, commonly referred to as the Act 537 program, is largely administered by municipalities and local agencies that receive technical and financial assistance and oversight from the Department of Environmental Protection (DEP).

The Major Provisions of Act 537

- C All municipalities must develop and implement an official sewage plan that accounts for their present and future sewage disposal needs. DEP reviews and approves the official plans and any subsequent revisions.
- C Local agencies, through their local Sewage Enforcement Officers (SEOs), must approve or deny permits for on-lot systems prior to their installation. An SEO works for a local agency and is responsible for handling the agency's on-lot permitting program. SEOs are not DEP employees.
- C DEP provides grants and reimbursements (through annual legislative appropriations) to municipalities and local agencies for costs associated with the planning and permitting programs.
- C The Environmental Quality Board must adopt regulations establishing standards for sewage disposal facilities.
- C The creation of the Sewage Advisory Committee to review existing and proposed DEP rules, regulations, standards and procedures. This advisory committee is comprised of members representing many sectors of the regulated community.

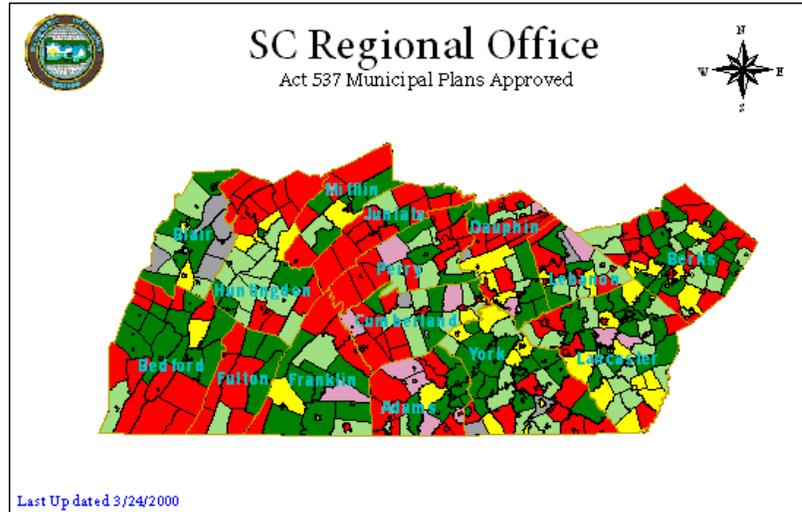
The Planning Process

Municipalities are required to develop and implement comprehensive official sewage plans that: address existing sewage disposal needs or problems; account for future land development; and provide for future sewage disposal needs of the entire municipality. This official plan is called the "base" plan.

The base plan must contain comprehensive information, including:

- C Population, waterways, type of soils and geologic features, drinking water supplies.
- C Location and types of existing sewage facilities.
- C Local zoning and land use provisions.
- C Alternatives for providing sewage facilities to areas with inadequate facilities.

Municipalities are required to revise (unless they are exempt from revising) the official plan if a new land development is proposed or unanticipated conditions or circumstances arise making the base plan inadequate. It is during this revision process that municipalities should give serious consideration to developing a sewage management program (if one is not already in the official plan) to ensure proper operation and maintenance of existing and new systems.



MCD Code	567 Municipalities	County	Plan Approval Date	Status
01904	Abbottstown Boro	Adams	85/09/23	Plan Approval Date 1984-1989
36912	Adkron Boro	Lancaster	95/08/12	Plan Approval Date Less Than 5 Yrs Old
38802	Annville Township	Lebanon	75/03/21	Plan Approval Date Older than 1979
01905	Arendtsville Boro	Adams	91/01/10	Plan Approval Date 1989-1994
36913	Bart Township	Lancaster	89/05/29	Plan Approval Date 1984-1989
01906	Bendersville Boro	Adams	82/02/01	Plan Approval Date 1979-1984
22909	Berrysburg Boro	Dauphin	82/04/01	Plan Approval Date 1979-1984
01907	Berwick Township	Adams	98/07/24	Plan Approval Date Less Than 5 Yrs Old
01907	Berwick Township	Adams	98/07/24	Plan Approval Date Less Than 5 Yrs Old
50902	Blain Boro	Perry	71/03/01	Plan Approval Date Older Than 1979
50903	Bloomfield Boro	Perry	97/07/25	Plan Approval Date Less Than 5 Yrs Old
01933	Bonneauville Boro	Adams	90/01/22	Plan Approval Date 1989-1994
36914	Brecknock Township	Lancaster	93/10/26	Plan Approval Date 1989-1994
50904	Buffalo Township	Perry	71/02/01	Plan Approval Date Older Than 1979
01909	Butler Township	Adams	82/12/01	Plan Approval Date 1979-1984
36915	Caernarvon Twnshp	Lancaster	79/06/14	Plan Approval Date Older Than 1979
21802	Camp Hill Boro	Cumberland	68/07/01	Plan Approval Date Older Than 1979
21001	Carlisle Boro	Cumberland	72/03/31	Plan Approval Date Older Than 1979
50905	Carroll Township	Perry	89/09/23	Plan Approval Date 1989-1994

67907	Carroll Township	York	87/02/12	Plan Approval Date 1989-1994
01903	Carroll Valley Boro	Adams	92/03/25	Plan Approval Date 1989-1994
50906	Centre Township	Perry	98/12//26	Plan Approval Date Less Than 5 Yrs Old
28001	Chambersburg Boro	Franklin	95/09/08	Plan Approval Date Less Than 5 Yrs Old
67908	Chanceford Township	York	72/12/15	Plan Approval Date Older Than 1979
36916	Christiana Boro	Lancaster	90/05/15	Plan Approval Date 1989-1994
36917	Clay Township	Lancaster	95/08/12	Plan Approval Date less Than 5 Yrs
38906	Cleona Boro	Lebanon	69/09/01	Plan Approval Date Older Than 1979
67909	Codorus Township	York	74/01/01	Plan Approval Date Older Than 1979
38907	Cold Spring Township	Lebanon	69/09/01	Plan Approval Date Older Than 1979
36918	Colerain Twnshp	Lancaster	87/05/01	Plan Approval Date 1984-1989
36002	Columbia Boro	Lancaster	66/01/01	Plan Approval date Older Than 1979
36919	Conestoga Township	Lancaster	98/05/12	Plan Approval Date Less Than 5 Yrs Old
22910	Conewago Township	Dauphin	98/12/30	Plan Approval Date Less Than 5 Yrs Old
67910	Conewago Township	York	97/01/22	Plan Approval Date Less Than 5 Yrs Old
01910	Conewago Township	Adams	89/09/01	Plan Approval Date 1979-1984
36920	Conoy Township	Lancaster	91/10/29	Plan Approval Date 1989-1994
21907	Cooke Township	Cumberland	68/07/01	Plan Approval Date Older Than 1979
38908	Cornwall Boro	Lebanon	93/10/20	Plan Approval Date 1989-1994
67911	Cross Roads Boro	York	72/05/01	Plan Approval Date Older Than 1979
01911	Cumberland Twp	Adams	99/03/13	Plan Approval Date Less Than 5 Yrs
67804	Dallastown Boro	York	79/01/01	Plan Approval Date Older Than 1979
22911	Dauphin Boro	Dauphin	89/11/17	Plan Approval Date 1989-1994
67912	Delta Boro	York	97/03/25	Plan Approval Date less Than 5 Yrs
36921	Denver Boro	Lancaster	95/08/12	Plan Approval Date Less Than 5 Yrs
22912	Derry Township	Dauphin	99/04/17	Plan Approval Date Less Than 5 Yrs
21908	Dickinson Township	Cumberland	92/12/01	Plan Approval Date 1989-1994
67913	Dillsburg Boro	York	79/09/01	Plan Approval Date 1979-1984
67914	Dover Boro	York	83/07/11	Plan Approval Date 1979-1984
67915	Dover Township	York	95/12/15	Plan Approval Date Less Than 5 Yrs
36922	Drumore Township	Lancaster	90/07/05	Plan Approval Date 1989-1994

50907	Duncannon Boro	Perry	91/01/30	Plan Approval Date 1989-1994
36923	Earl Township	Lancaster	94/03/11	Plan Approval Date 1989-1994
01912	East Berlin Boro	Adams	71/12/01	Plan Approval Date Older Than 1979
36924	East Cocalico Twp	Lancaster	99/03/22	Plan Approval Date Less Than 5 Yrs Old
36925	East Donegal Twp	Lancaster	93/11/29	Plan Approval Date 1989-1994
36926	East Drumore Twp	Lancaster	90/08/27	Plan Approval Date 1989-1994
36927	East Earl Township	Lancaster	98/06/17	Plan Approval Date Less Than 5 Yrs Old
22913	East Hanover Twp	Dauphin	95/06/21	Plan Approval Date Less Than 5 Yrs Old
38909	East Hanover Twp	Lebanon	71/05/01	Plan Approval Date Older Than 1979
36928	East Hempfield Twp	Lancaster	97/12/02	Plan Approval Date Less Than 5 Yrs Old
36928	East Hempfield Twp	Lancaster	97/12/02	Plan Approval Date Less Than 5 Yrs Old
36928	East Hempfield Twp	Lancaster	97/12/02	Plan Approval Date Less Than 5 Yrs Old
67916	East Hopewell Twp	York	72/05/01	Plan Approval Date Older Than 1979
36929	East Lampeter Twp	Lancaster	89/02/16	Plan Approval Date 1984-1989
36929	East Lampeter Twp	Lancaster	89/02/16	Plan Approval Date 1984-1989
67917	E. Manchester Twp	York	85/01/01	Plan Approval Date 1984-1989
21909	E. Pennsboro Twp	Cumberland	97/08/14	Plan Approval Date Less Than 5 Yrs
36930	E. Petersburg Boro	Lancaster	66/01/01	Plan Approval Date Older Than 1979
67918	East Prospect Boro	York	90/02/23	Plan Approval Date 1989-1994
36931	Eden Township	Lancaster	87/05/01	Plan Approval Date 1984-1989
36932	Elizabeth Township	Lancaster	99/04/08	Plan Approval Date Less Than 5 Yrs Old
36803	Elizabethtown Boro	Lancaster	66/01/01	Plan Approval Date Older Than 1979
22914	Elizabethville Boro	Dauphin	99/01/11	Plan Approval Date Less Than 5 Yrs Old
36804	Ephrata Boro	Lancaster	95/08/12	Plan Approval Date Less Than 5 Yrs Old
36933	Ephrata Township	Lancaster	98/12/14	Plan Approval Date Less Than 5 Yrs Old
01913	Fairfield Boro	Adams	75/04/01	Plan Approval Date Older Than 1979
67919	Fairview Township	York	88/03/17	Plan Approval Date 1984-1989
28906	Fannett Township	Franklin	72/06/12	Plan Approval Date Older Than 1979
67920	Fawn Grove Boro	York	74/08/01	Plan Approval Date Older Than 1979
67921	Fawn Township	York	74/08/01	Plan Approval Date Older Than 1979
67922	Felton Boro	York	98/08/07	Plan Approval Date Less Than 5 Yrs Old
67923	Franklin Township	York	94/04/01	Plan Approval Date 1989-1994

01914	Franklin Township	Adams	74/12/01	Plan Approval Date Older Than 1979
67924	Franklinton Boro	York	95/00/00	Plan Approval Date Less Than 5 Yrs Old
01915	Freedom Township	Adams	92/02/07	Plan Approval Date 1989-1994
36934	Fulton Township	Lancaster	87/05/01	Plan Approval Date 1984-1989
01916	Germany Township	Adams	74/09/25	Plan Approval Date Older Than 1979
01801	Gettysburg Boro	Adams	88/05/16	Plan Approval Date 1984-1989
67925	Glen Rock Boro	York	95/12/06	Plan Approval Date Less Than 5 Yrs Old
67926	Goldsboro Boro	York	84/09/04	Plan Approval Date 1984-1989
22915	Gratz Boro	Dauphin	97/11/12	Plan Approval Date Less Than 5 Yrs Old
28803	Greencastle Boro	Franklin	88/07/07	Plan Approval Date 1984-1989
28907	Greene Township	Franklin	96/08/06	Plan Approval Date Less Than 5 Yrs Old
50908	Greenwood Twp	Perry	71/02/01	Plan Approval Date Older Than 1979
28908	Guilford Township	Franklin	82/08/01	Plan Approval Date 1979-1984
22916	Halifax Boro	Dauphin	65/10/01	Plan Approval Date Older Than 1979
22917	Halifax Township	Dauphin	73/05/01	Plan Approval Date Older Than 1979
67927	Hallam Boro	York	72/05/01	Plan Approval Date Older Than 1979
28909	Hamilton Township	Franklin	96/11/07	Plan Approval Date Less Than 5 Yrs Old
01917	Hamilton Township	Adams	00/02/12	Plan Approval Date Less Than 5 Yrs Old
01918	Hamiltonban Twp	Adams	76/06/01	Plan Approval Date Older Than 1979
21910	Hampden Township	Cumberland	90/09/26	Plan Approval Date 1989-1994
67002	Hanover Boro	York	96/05/23	Plan Approval Date Less Than 5 Yrs Old
22001	Harrisburg	Dauphin	73/05/01	Plan Approval Date Older Than 1979
38910	Heidelberg Twp	Lebanon	77/08/08	Plan Approval Date Older Than 1979
67928	Heidelberg Twp	York	96/05/23	Plan Approval Date Less Than 5 Yrs Old
67929	Hellam Township	York	95/09/06	Plan Approval Date Less Than 5 Yrs Old
01919	Highland Township	Adams	70/07/24	Plan Approval Date Older Than 1979
22804	Highspire Boro	Dauphin	73/05/01	Plan Approval Date - No Data
21911	Hopewell Township	Cumberland	79/09/01	Plan Approval Date 1979-1984
67930	Hopewell Township	York	92/11/09	Plan Approval Date 1989-1994
50909	Howe Township	Perry	71/02/01	Plan Approval Date Older Than 1979
22805	Hummelstown Boro	Dauphin	73/05/01	Plan Approval Date Older Than 1979
22918	Jackson Township	Dauphin	73/05/01	Plan Approval Date Older Than 1979

38911	Jackson Township	Lebanon	91/01/01	Plan Approval Date 1989-1994
50910	Jackson Township	Perry	71/02/01	Plan Approval Date Older Than 1979
67931	Jackson Township	York	97/03/31	Plan Approval Date Less Than 5 Yrs Old
67932	Jacobus Boro	York	97/04/12	Plan Approval Date Less Than 5 Yrs Old
67933	Jefferson Boro	York	94/12/07	Plan Approval Date Less Than 5 Yrs Old
22919	Jefferson Township	Dauphin	73/05/01	Plan Approval Date Older Than 1979
38912	Jonestown Boro	Lebanon	67/11/01	Plan Approval Older Than 1979
50911	Juniata Township	Perry	92/09/25	Plan Approval Date 1989-1994
36001	Lancaster	Lancaster	98/07/23	Plan Approval Date Less Than 5 Yrs Old
36805	Lancaster Township	Lancaster	90/01/08	Plan Approval Date 1989-1994
36805	Lancaster Township	Lancaster	90/01/08	Plan Approval Date 1989-1994
36805	Lancaster Township	Lancaster	90/01/08	Plan Approval Date 1989-1994
36805	Lancaster Township	Lancaster	90/01/08	Plan Approval Date 1989-1994
50912	Landisburg Boro	Perry	88/01/19	Plan Approval Date 1989-1994
01921	Latimore Township	Adams	96/12/24	Plan Approval Date Less Than 5 Yrs Old
36935	Leacock Township	Lancaster	89/12/26	Plan Approval Date 1989-1994
38001	Lebanon	Lebanon	72/02/18	Plan Approval Date Older Than 1979
21803	Lemoyne Boro	Cumberland	84/08/01	Plan Approval Date 1984-1989
28910	Letterkenny Twp	Franklin	89/11/17	Plan Approval Date 1989-1994
67934	Lewisberry Boro	York	74/01/01	Plan Approval Date Older Than 1979
01922	Liberty Township	Adams	76/03/03	Plan Approval Date Older Than 1979
01922	Liberty Township	Adams	76/03/03	Plan Approval Date Older Than 1979
36806	Lititz Boro	Lancaster	73/01/01	Plan Approval Date Older Than 1979
36936	Little Britain Twp	Lancaster	76/11/17	Plan Approval Date Older Than 1979
01802	Littlestown Boro	Adams	79/05/01	Plan Approval Date Older Than 1979
50913	Liverpool Boro	Perry	99/04/05	Plan Approval Date Less Than 5 Yrs Old
50914	Liverpool Township	Perry	99/05/01	Plan Approval Date Less Than 5 Yrs Old
67935	Loganville Boro	York	96/09/11	Plan Approval Date Less Than 5 Yrs Old
22920	Londonderry Twp	Dauphin	99/08/12	Plan Approval Date Less Than 5 Yrs Old
21912	Lower Allen Twp	Cumberland	92/02/27	Plan Approval Date 1989-1994
67936	L. Chanceford Twp	York	96/09/11	Plan Approval Date Less Than 5 Yrs Old
21913	L. Frankford Twp	Cumberland	68/07/01	Plan Approval Date - No Data

21914	L. Mifflin Township	Cumberland	95/09/20	Plan Approval Date Less Than 5 Yrs Old
22921	Lower Paxton Twp	Dauphin	73/12/05	Plan Approval Date Older Than 1979
22922	Lower Swatara Twp	Dauphin	84/01/01	Plan Approval Date 1979-1984
67937	Lower Windsor Twp	York	95/08/18	Plan Approval Date Less Than 5 Yrs Old
28911	Lurgan Township	Franklin	72/01/13	Plan Approval Date Older Than 1979
22806	Lykens Boro	Dauphin	86/07/08	Plan Approval Date 1984-1989
22923	Lykens Township	Dauphin	73/05/01	Plan Approval Date Older Than 1979
67938	Manchester Boro	York	95/08/18	Plan Approval Date Less Than 5 Yrs Old
37939	Manchester Twp	York	85/01/01	Plan Approval Date 1984-1989
36807	Manheim Boro	Lancaster	89/11/30	Plan Approval Date 1989-1994
36937	Manheim Township	Lancaster	84/05/15	Plan Approval Date 1979-1984
67940	Manheim Township	York	86/04/28	Plan Approval Date 1984-1989
36938	Manor Township	Lancaster	89/05/31	Plan Approval Date 1984-1989
36939	Marietta Boro	Lancaster	78/06/01	Plan Approval Date Older Than 1979
36940	Martic Township	Lancaster	87/05/01	Plan Approval Date 1984-1989
50801	Marysville Boro	Perry	93/04/21	Plan Approval Date 1989-1994
01803	Mcherrystown Boro	Adams	79/01/23	Plan Approval Date Older Than 1979
21804	Mechanicsburg Boro	Cumberland	68/07/01	Plan Approval Date Older Than 1979
01923	Menallen Township	Adams	80/06/01	Plan Approval Date 1979-1984
28912	Mercersburg Boro	Franklin	96/04/18	Plan Approval Date Less Than 5 Yrs Old
28913	Metal Township	Franklin	95/08/12	Plan Approval Date Less Than 5 Yrs Old
22924	Middle Paxton Twp	Dauphin	87/06/15	Plan Approval Date 1984-1989
21915	Middlesex Twp	Cumberland	95/03/22	Plan Approval Date Less Than 5 Yrs Old
22002	Middletown Boro	Dauphin	82/07/01	Plan Approval Date 1979-1984
22925	Mifflin Township	Dauphin	73/05/01	Plan Approval Date Older Than 1979
38913	Millcreek Township	Lebanon	90/12/17	Plan Approval Date 1989-1994
50915	Miller Township	Perry	71/02/01	Plan Approval Date Older Than 1979
22807	Millersburg Boro	Dauphin	73/05/01	Plan Approval Date Older Than 1979
50916	Millerstown Boro	Perry	71/02/01	Plan Approval Date Older Than 1979
36808	Millersville Boro	Lancaster	79/01/24	Plan Approval Date Older Than 1979
67941	Monaghan Twp	York	95/12/15	Plan Approval Date Less Than 5 Yrs Old
21916	Monroe Township	Cumberland	91/07/16	Plan Approval Date 1989-1994

28914	Mont Alto Boro	Franklin	71/06/28	Plan Approval Date Older Than 1979
28915	Montgomery Twp	Franklin	97/04/09	Plan Approval Date Less than 5 Yrs Old
38914	Mount Gretna Boro	Lebanon	69/09/01	Plan Approval Date - No Data
36809	Mount Joy Boro	Lancaster	99/01/30	Plan Approval Date Less Than 5 Yrs Old
36942	Mount Joy Twp	Lancaster	73/01/01	Plan Approval Date Older Than 1979
01924	Mount Joy Twp	Adams	82/05/01	Plan Approval Date 1979-1984
01925	Mount Pleasant Twp	Adams	98/01/10	Plan Approval Date Less Than 5 Yrs Old
64942	Mount Wolf Boro	York	85/10/09	Plan Approval Date 1984-1989
36941	Mountville Boro	Lancaster	66/01/01	Plan Approval Date - No Data
21917	Mt Holly Springs Boro	Cumberland	72/03/01	Plan Approval Date - No Data
38803	Myerstown Boro	Lebanon	91/10/15	Plan Approval Date 1989-1994
50917	New Buffalo Boro	Perry	71/02/01	Plan Approval Date Older Than 1979
21805	New Cumberland Boro	Cumberland	68/07/01	Plan Approval Date Older Than 1979
67943	New Freedom Boro	York	85/10/09	Plan Approval Date 1979-1984
36810	New Holland Boro	Lancaster	83/09/08	Plan Approval Date 1979-1984
01926	New Oxford Boro	Adams	97/06/20	Plan Approval Date Less Than 5 Yrs Old
67944	New Salem Boro	York	74/10/03	Plan Approval Date Older Than 1979
67945	Newberry Township	York	94/06/15	Plan Approval Date 1989-1994
21918	Newburg Boro	Cumberland	82/07/09	Plan Approval Date 1979-1984
50918	Newport Boro	Perry	71/02/01	Plan Approval Date Older Than 1979
21919	Newville Boro	Cumberland	73/01/01	Plan Approval Date Older Than 1979
38915	North Annville Twp	Lebanon	73/10/17	Plan Approval Date Older Than 1979
67946	North Codorus Twp	York	90/01/02	Plan Approval Date 1989-1994
38916	N. Cornwall Twp	Lebanon	70/12/21	Plan Approval Date Older Than 1979
67947	N. Hopewell Twp	York	72/05/01	Plan Approval Date - No Data
38917	North Lebanon Twp	Lebanon	94/10/24	Plan Approval Date Less Than 5 Yrs Old
38918	North Londonderry Twp	Lebanon	87/10/08	Plan Approval Date 1984-1989
21920	N. Middleton Twp	Cumberland	93/08/01	Plan Approval Date 1989-1994
21921	North Newton Twp	Cumberland	68/07/01	Plan Approval Date Older Than 1979
67948	North York Boro	York	89/02/28	Plan Approval Date 1984-1989
50919	Northeast Madison Township	Perry	71/02/01	Plan Approval Date Older Than 1979

50920	Oliver Township	Perry	91/05/17	Plan Approval Date 1989-1994
28916	Orrstown Boro	Franklin	73/10/01	Plan Approval Date Older Than 1979
01927	Oxford Township	Adams	99/04/28	Plan Approval Date Less Than 5 Yrs Old
38804	Palmyra Boro	Lebanon	69/09/01	Plan Approval Date Older Than 1979
36943	Paradise Township	Lancaster	00/02/12	Plan Approval date Less Than 5 Yrs Old
67949	Paradise Township	York	94/09/12	Plan Approval Date Less Than 5 Yrs Old
22926	Paxtang Boro	Dauphin	75/05/01	Plan Approval Date Older Than 1979
67950	Peach Bottom Twp	York	73/03/01	Plan Approval Date Older Than 1979
22808	Penbrook Boro	Dauphin	73/05/01	Plan Approval Date Older Than 1979
50921	Penn Township	Perry	90/08/07	Plan Approval Date 1989-1994
36944	Penn Township	Lancaster	92/07/08	Plan Approval Date 1989-1994
21922	Penn Township	Cumberland	68/07/01	Plan Approval Date Older Than 1979
67951	Penn Township	York	72/05/01	Plan Approval Date Older Than 1979
36945	Pequea Township	Lancaster	94/03/25	Plan Approval Date 1989-1994
28917	Peters Township	Lancaster	94/03/25	Plan Approval date 1989-1994
36946	Providence Twp	Lancaster	92/12/23	Plan Approval Date 1989-1994
36947	Quarryville Boro	Lancaster	85/08/06	Plan Approval Date 1984-1989
28918	Quincy Township	Franklin	99/07/06	Plan Approval Date Less Than 5 Yrs Old
67952	Railroad Boro	Yrok	85/07/01	Plan Approval Date 1984-1989
36948	Rapho Township	Adams	97/06/04	Plan Approval Date Less Than 5 Yrs Old
67805	Red Lion Boro	York	94/04/05	Plan Approval Date 1989-1994
22927	Reed Township	Dauphin	73/05/01	Plan Approval Date - No Data
38919	Richland Boro	Lebanon	69/09/01	Plan Approval Date Older Than 1979
22928	Royalton Boro	Dauphin	73/05/01	Plan Approval Date Older Than 1979
22929	Rush Township	Dauphin	73/05/01	Plan Approval ate Older Than 1979
50922	Rye Township	Perry	96/12/10	Plan Approval Date Less Than 5 Yrs Old
36949	Sadsbury Township	Lancaster	91/10/07	Plan Approval Date 1989-1994
28920	Saint Thomas Twp	Franklin	97/08/09	Plan Approval Date Less Than 5 Yrs Old
36950	Salisbury Township	Lancaster	99/01/08	Plan Approval Date Less Than 5 Yrs Old
50923	Saville Township	Perry	81/12/17	Plan Approval Date 1979-1984
67953	Seven Valleys Boro	York	96/07/16	Plan Approval Date Less Than 5 Yrs Old
21806	Shippensburg Boro	Cumberland	68/07/01	Plan Approval Date Older Than 1979

28804	Shippensburg Boro	Franklin	68/07/01	Plan Approval Date Older Than 1979
28804	Shippensburg Boro	Franklin	68/07/01	Plan Approval Date Older Than 1979
21923	Shippensburg Boro	Cumberland	73/01/01	Plan Approval Date Older Than 1979
21923	Shippensburg Boro	Cumberland	73/01/01	Plan Approval Date Older Than 1979
21924	Shiremanstown Boro	Cumberland	68/07/01	Plan Approval Date Older Than 1979
67954	Shrewsbury Boro	York	82/04/01	Plan Approval Date 1979-1984
67955	Shresbury Township	York	90/01/02	Plan Approval Date 1989-1994
21925	Silver Spring Twp	Cumberland	81/01/01	Plan Approval Date 1979-1984
38920	South Annville Twp	Lebanon	93/04/04	Plan Approval Date 1989-1994
22930	South Hanover Twp	Dauphin	89/10/05	Plan Approval Date 1989-1994
38921	South Lebanon Twp	Lebanon	88/04/26	Plan Approval Date 1984-1989
38922	S. Londonderry Twp	Lebanon	97/03/03	Plan Approval date Less Than 5 Yrs Old
21926	S. Middleton Twp	Cumberland	97/01/21	Plan Approval Date Less Than 5 Yrs Old
21927	South Newton Twp	Cumberland	68/07/01	Plan Approval Date Older Than 1979
21928	Southampton Twp	Cumberland	73/01/01	Plan Approval Date Older Than 1979
28919	Southampton Twp	Franklin	71/01/01	Plan Approval Date Older Than 1979
50924	Southwest Madison Township	Perry	71/02/01	Plan Approval Date Older Than 1979
67003	Spring Garden Twp	York	96/07/16	Plan Approval Date Less Than 5 Yrs Old
67003	Spring Garden Twp	York	96/07/16	Plan Approval Date Less Than 5 Yrs Old
67956	Spring Grove Boro	York	94/08/03	Plan Approval Date Less Than 5 Yrs Old
50925	Spring Township	Perry	71/02/01	Plan Approval Date Older Than 1979
67957	Springettsbury Twp	York	99/06/18	Plan Approval Date Less Than 5 Yrs Old
67958	Springfield Twp	York	94/08/03	Plan Approval Date Less Than 5 Yrs Old
22003	Steelton Boro	Dauphin	73/05/01	Plan Approval Date Older Than 1979
67959	Stewartstown Boro	York	79/01/01	Plan Approval Date Older Than 1979
01929	Straban Township	Adams	88/06/30	Plan Approval Date 1984-1989
36951	Strasburg Boro	Lancaster	99/01/22	Plan Approval Date Less Than 5 Yrs Old
36952	Strasburg Township	Lancaster	90/10/01	Plan Approval Date 1989-1994
22931	Susquehanna Twp	Dauphin	85/08/02	Plan Approval Date 1984-1989
38923	Swatara Township	Lebanon	No Data	Plan Approval Date - No Data
22932	Swatara Township	Dauphin	85/12/01	Plan Approval Date 1984-1989

36953	Terre Hill Boro	Lancaster	88/02/10	Plan Approval Date 1984-1989
50926	Toboyne Township	Perry	71/02/01	Plan Approval Date Older Than 1979
50927	Tuscarora Township	Perry	95/12/06	Plan Approval Date Less Than 5 Yrs Old
50928	Tyrone Township	Perry	91/10/04	Plan Approval Date 1989-1994
01930	Tyrone Township	Adams	77/01/25	Plan Approval Date Older Than 1979
38924	Union Township	Lebanon	96/01/20	Plan Approval Date Less Than 5 Yrs Old
01931	Union Township	Adams	73/09/05	Plan Approval Date Older Than 1979
21929	Upper Allen Twp	Cumberland	88/03/17	Plan Approval Date 1984-1989
21930	U. Frankford Twp	Cumberland	68/07/01	Plan Approval Date Older Than 1979
36954	Upper Leacock Twp	Lancaster	82/11/04	Plan Approval Date 1979-1984
21931	Upper Mifflin Twp	Cumberland	68/07/01	Plan Approval Date Older Than 1979
22934	Upper Paxton Twp	Dauphin	97/04/16	Plan Approval Date Less Than 5 Yrs Old
28921	Warren Township	Franklin	76/07/28	Plan Approval Date Older Than 1979
67960	Warrington Twp	York	96/01/20	Plan Approval Date Less Than 5 Yrs Old
36955	Warwick Township	Lancaster	88/01/01	Plan Approval Date 1984-1989
22935	Washington Twp	Dauphin	94/06/10	Plan Approval Date 1989-1994
67961	Washington Twp	York	96/07/16	Plan Approval Date Less Than 5 Yrs Old
28922	Washington Twp	Franklin	92/09/25	Plan Approval Date 1989-1994
50929	Watts Township	Perry	71/02/01	Plan Approval Date Older Than 1979
22936	Wayne Township	Dauphin	73/05/01	Plan Approval Date Older Than 1979
28002	Waynesboro Boro	Franklin	71/01/01	Plan Approval Date Older Than 1979
67962	Wellsville Boro	York	94/12/07	Plan Approval Date Less Than 5 Yrs Old
36957	West Cocalico Twp	Lancaster	87/06/10	Plan Approval Date 1984-1989
38925	West Cornwall Twp	Lebanon	92/06/11	Plan Approval Date 1989-1994
36958	West Donegal Twp	Lancaster	73/02/01	Plan Approval Date Older Than 1979
36959	West Earl Township	Lancaster	94/10/19	Plan Approval Date Less Than 5 Yrs Old
22937	West Hanover Twp	Dauphin	92/07/30	Plan Approval Date 1989-1994
36960	W. Hempfield Twp	Lancaster	74/01/01	Plan Approval Date Older Than 1979
36961	W. Lampeter Twp	Lancaster	98/02/12	Plan Approval Date Less Than 5 Yrs Old
36961	W. Lampeter Twp	Lancaster	98/02/12	Plan Approval Date Less Than 5 Yrs Old
38926	West Lebanon Twp	Lebanon	73/09/17	Plan Approval Date Older Than 1979
67963	W. Manchester Twp	York	92/12/01	Plan Approval Date 1989-1994

67964	West Manheim Twp	York	No Date	Plan Approval Date - No Data
21933	W. Pennsboro Twp	Cumberland	93/09/01	Plan Approval Date 1989-1994
67806	West York Boro	York	86/05/04	Plan Approval Date 1984-1989
50930	Wheatfield Twp	Perry	71/02/01	Plan Approval Date Older Than 1979
22938	Wiconisco Twp	Dauphin	90/07/30	Plan Approval Date 1989-1994
22939	Williams Township	Dauphin	83/09/20	Plan Approval Date 1979-1984
22940	Williamstown Boro	Dauphin	73/05/01	Plan Approval Date Older Than 1979
67965	Windsor Boro	York	95/12/15	Plan Approval Date Less Than 5 Yrs Old
67966	Windsor Township	York	93/02/01	Plan Approval Date 1989-1994
67967	Winterstown Boro	York	85/11/25	Plan Approval Date 1984-1989
21934	Wormleysburg Boro	Cumberland	68/07/01	Plan Approval Date Older Than 1979
67968	Wrightsville Boro	York	92/05/01	Plan Approval Date 1989-1994
67969	Yoe Boro	York	79/01/01	Plan Approval Date Older Than 1979
67001	York	York	99/05/24	Plan Approval Date Less Than 5 Yrs Old
67970	York Haven Boro	York	72/05/01	Plan Approval Date Older Than 1979
01932	York Springs Boro	York	77/01/25	Plan Approval Date Older Than 1979
67971	York Township	York	72/05/01	Plan Approval Date Older Than 1979
67972	Yorkana Boro	York	79/01/01	Plan Approval Date Older Than 1979

TAB TWO NOTES:

TAB THREE: PLANNING ISSUES & CONCERNS

Major Issues Concerning Land Use & Growth Management (County)

- Adams County
- Cumberland County
- Dauphin County
- Franklin County
- Lancaster County
- Lebanon County
- Perry County
- York County
- Tri-County Regional Planning Commission

How Does County Government Deal with Those Issues

- Adams County
- Cumberland County
- Dauphin County
- Franklin County
- Lancaster County
- Lebanon County
- Perry County
- York County
- Tri-County Regional Planning Commission

Discussion of role of respective entities:

- County Government
- State Government
- Private Sector
- Other Governments

Other aspects of Land Use & Growth Management that warrant attention (County responses)

Major Issues Concerning Land Use & Growth Management (Municipal):

- Carlisle Borough
- Chambersburg Borough
- Gettysburg Borough
- Harrisburg City
- Lancaster City
- Lebanon City

How Does Municipal Government Deal with Those Issues

- Carlisle Borough
- Chambersburg Borough
- Gettysburg Borough
- Harrisburg City
- Lancaster City
- Lebanon City

Other aspects of Land Use & Growth Management that warrant attention (optional Municipal responses)

Highlights from a reading of the pages which follow:

Issues

- < Establish a system to ensure consistency between municipal and county plans.
- < Continue high priority attention to the preservation of prime agricultural land.
- < Sprawl and mitigating its impact commands attention.
- < Growth management including transportation planning must become more than rhetoric.
- < Growth management, to be effective, must include a comprehensive consideration of infrastructure (broadly defined).
- < MPC weakness in dealing with the principles of consistency and concurrency must be corrected.
- < Training / educating / informing of local officials and community leaders about planning and how to use it is a topic of fundamental importance.

County Action: How does county government deal with these issues?

- < Provide for a community planning assistance program.
- < Build a mutually supportive relationship between the county and municipalities.
- < Develop a compatible / consistent regional / county / local growth management strategy.
- < Have County offices and programs dealing with economic development, agricultural land preservation, open space, parks and recreation, solid waste management, transportation, comprehensive planning.
- < Provide for and facilitate planning education.

Local Government: What is its role in disposition of these issues?

- < It is the primary authority for dealing with these issues on the basis of comprehensive planning and implementing ordinances, regulations and procedures.
- < It should make a special effort to assure consistency between local and county land use and growth management strategies and actions.

County Government: What is its role in disposition of these issues?

- < County government as the principal planning entity from a multi-municipal perspective; integrate county goals, policies, plans into local land use decision-making.
- < County may directly implement local plans and ordinances on behalf of municipalities, when mutually agreeable.
- < Provide for county-wide guidance relative to development and land use and growth management planning and implementation.
- < Strengthen / enhance planning education and capacity building.
- < Provide technical planning assistance to municipalities.

State Government: What is its role in disposition of these issues?

- < Lead role in addressing issues of state-wide significance / impact.
- < Coordinate with county and local governments as to state goals, policies, plans and programs and their impact.
- < Take county and local plans into account in state decision-making.
- < Develop a State Plan.
- < Keep MPC current / contemporary with sound land use planning practice; require comprehensive planning / plan for implementing ordinances, regulations and procedures.
- < Provide financial incentives and technical assistance equal to the task.

Private Sector: What is its role in disposition of these issues?

- < Be informed.
- < Participate.

Other Arrangements: Suggested by respondent for dealing with disposition of issue:.

- < Regional arrangements for matters that extend beyond municipal and county borders.
- < Regional growth management plan.
- < Brownfield development.
- < Real property tax reform.
- < Tax sharing.

This Tab presents a compilation of comments/statements/expressions about issues/concerns/needs concerning planning and its implementation by county in the South Central Region.

What are the major issues concerning land use planning and growth management in your County? Please list, with a brief description.

Adams County

Adams County has identified a range of significant issues affecting land use planning and growth management in Adams County. These include, but are not necessarily limited to, the following:

- C Recent trends toward larger-scale projects have reduced the pattern of scattered “sprawl” (defined as numerous housing units located on on-site utility systems in rural areas). The effect has been, however, for larger highly visible projects to locate at the edge of existing communities. These projects are more visible on the landscape of Adams County and give an impression of more substantive growth to citizens.
- C There is a lack of predictability with respect to future land use changes in many parts of Adams County.
- C Some municipalities with no zoning or inadequate zoning are attractive to development that requires little capital investment or that often is viewed as “undesirable” by citizens
- C There are growing conflicts between suburban and exurban residents and modern agriculture/
- C Lack of infrastructure and/or funds to improve or expand infrastructure needed to effectuate County Comprehensive Plan recommendations.
- C Rural land use conflicts: housing vs. agriculture; intensive farming operations vs. conventional farming
- C NIMBY: In some situations, “not in my backyard” positions have made plan implementation difficult.
- C Lack of support by state agency regarding county plan recommendations.
- C No mechanisms or system of incentives in place to ensure consistency between county and municipal plans.
- C Inadequate or outdated development standards. In unzoned municipalities, SLD lot size and setback standards are based on low-density suburban models. Also, many municipalities have “Residential Agriculture” zoning districts that endorse and allow farming, but which also include suburban residential development standards.
- C Imbalance between residential and commercial/industrial development: growing fiscal disparities.
- C Fragmented land use decision-making system. Small communities have very limited capabilities to conduct planning activities.

Cumberland County

- (a) Managing warehouse/distribution development and transportation congestion
- (b) Preservation of prime agricultural soils

- (c) Encouraging infill development, growth management, mixed-use development
- (d) Protection of environmentally sensitive areas
- (e) Linking growth management with transportation planning/programming
- (f) Public Education/Public Involvement in growth management
- (g) Intermunicipal cooperation/coordination
- (h) Congestion mitigation
- (i) Mitigating impacts of sprawl and preventing its proliferation

Dauphin County

- (a) Linking growth management with transportation planning
- (b) Congestion mitigation
- (c) Overcoming 40 years of dispersed development patterns
- (d) Preservation of environmentally sensitive areas

Franklin County

- (a) Transportation, access and corridor management
- (b) Agricultural preservation
- (c) Open space and greenway preservation
- (d) Revitalization of central business districts

Lancaster County

- (a) loss of farmland
- (b) sprawl
- (c) revitalization of urban centers
- (d) traffic/transportation
- (e) education/facilitation of planning education

Lebanon County

- (a) controlled growth
- (b) preservation of farmland and natural resources

Perry County

- (a) Transportation / with linkage to growth management
- (b) Growth management / with linkage to transportation
- (c) Employment opportunities
- (d) Infrastructure improvements/expansions
- (e) Agricultural/open space preservation

Property rights/taking issues: Many Perry County residents are independent people who feel that zoning and growth management will devalue their property. The concept of government dictating how they can use their land is a tough pill to swallow. Other issues include lack of public utility infrastructure and marginal roadway infrastructure.

York County

- (a) development occurring at a very rapid rate
- (b) key townships have ineffective agricultural preservation zoning; consequently huge areas are wide open for residential development

Tri-County Regional Planning Commission

- (a) Local autonomy

- (b) MPC weakness on consistency/concurrency doctrines
- (c) Failure to adequately link growth management with transportation programming
- (d) Impacts and relative permanence of dispersed development patterns created over the past 40 years.

How does County government deal with those issues, including their implications with respect to economic development, preservation of agricultural land, preservation of open space, among other considerations as may apply

Adams County

Adams County has instituted a community planning assistance program, one objective of which is to enhance consistency in planning approaches and outcomes over time between and among municipalities in Adams County. The County has also developed a zoning ordinance which has been applied to several municipalities at the request of local governments.

Adams County officials participate in a wide array of activities with many community organizations, including those that deal with both land conservation and economic development activities. The County Commissioners are members of the Board of Directors of the Adams County Economic Development Corporation. The County supports housing rehabilitation and construction activities through the Community Development block grant and other grant assistance programs, and through cooperative measures with the Adams County Housing Authority, the South Central Community Action Program (SCCAP), and other organizations. The County also advocates planning policies designed to accommodate future housing needs so that unnecessary price increases can be avoided, particularly to the detriment of lower and middle income residents.

Cumberland County

CCPC reviews new commercial/industrial developments through the S&LD review process, zoning amendments, comprehensive municipal plan amendments, and S&LD ordinance amendments. County provides recommendations on zoning for agricultural land preservation to municipalities. County administers an agricultural preservation easement program. County meets with local officials quarterly to discuss planning issues and to consider solutions to common problems. County Transportation Authority activities. County Solid Waste Management Department.

Building a mutually supportive relationship with its local governments/citizenry.
Supporting development of a compatible/consistent regional/county/local growth management strategy.

Dauphin County

County Office of Economic Development is the primary economic development agency for the County; Agricultural Land Preservation Board; County Open Space Task Force; County Parks and Recreation Department; County Intermunicipal Solid Waste Management Authority.

Franklin County

The County provides technical guidance on planning issues as requested. The County also collaborates with local municipalities to promote communication, cooperation, and coordination between the municipalities in an effort to improve consistency in planning. The County is in the process of conducting a comprehensive recreation and open space plan to address the issue of county involvement in recreation activities and plan for maintaining the quality of life for residents. The County also administers an agricultural land preservation program that now has easements on over 4400 acres. Additionally, in an effort to implement the initiatives of the comprehensive plan, other programs are coordinated to work in conjunction with the plan's recommendations. For example, the CDBG program initiatives include providing funding for infrastructure for existing communities and applicants are considered more favorably if their request is in accordance with the objectives of the Comprehensive Plan.

Lancaster County

The County seeks to form partnerships with all parties having a stake in growth and development, in order to achieve:

- C coordination of land use and transportation planning
- C PDR for agricultural lands
- C grant programs for intermunicipal planning, open space preservation, transportation projects
- C planning education
- C cooperation between MPO and PaDOT

Lebanon County - no response

Perry County

Transportation activities coordinated through HATS MPO/TCRPC.

Perry County Economic Development Authority/Corporation

Perry County Agricultural Land Preservation Board

PCPC review of zoning ordinances/S&LD ordinances/municipal comprehensive plans

York County

The County Comprehensive Plan addresses these issues from a policy standpoint.

Implementation is positive on specific program levels. However, the lack of any real authority via the MPC hampers the process greatly.

Tri-County Regional Planning Commission

TCRPC is currently developing a regional growth management strategy that will be linked to the HATS MPO Transportation Plan / TIP / 12-yr Program process. A specific Public Education/Public Involvement Plan has been developed to accomplish this. Public forums have been conducted, with other measures to be utilized in the near future.

Given the issues identified in response to the foregoing questions, what should be the role of the following in the disposition of those issues:

LOCAL GOVERNMENT

Adams County

Local governments should continue to retain direct control over the land use and development decision-making process. This involves local initiatives such as development and adoption of reasonable zoning and subdivision and land development ordinances, approval of plans with regard to these ordinances, and provision of traditionally municipal services. However, local municipalities should not hesitate to request the assistance of county and/or state agencies for assistance in addressing development issues with regional impact. Local municipalities should also make special efforts to pursue consistency with county and/or local policies and goals with regard to land use and growth management issues.

Cumberland County

Approving authority for development in its jurisdiction. Should also be required to coordinate development that has a regional impact with adjacent municipalities.

Dauphin County

Local government has the primary implementation authority, therefore it is incumbent upon them to adopt comprehensive plan and the appropriate ordinances to implement them.

Franklin County

Local government should continue to have authority over land use decisions. Municipalities should coordinate and cooperate with adjacent units of government when feasible.

Lancaster County

Implementation of land use and growth site design policies consistent with county plan. In particular, within growth boundaries, development must be coordinated with provision of services. Work cooperatively with neighboring municipalities.

Lebanon County - no response

Perry County

Land use planning, more involvement in HATS MPO activities, better understanding of agricultural zoning and agricultural easement program. More involvement in CDBG program.

York County

Local government plans must be consistent with County Plans. Local government is at the level where zoning decisions should be made and specific land development proposals are approved.

Tri-County Regional Planning Commission

TCRPC feels very strongly about local governments' role in planning and growth management. Local governments can be most effective through intermunicipal agreements forming the basis for developing and implementing sound land use practices and providing local sensitivity in resolving area-wide issues.

COUNTY GOVERNMENT

Adams County

County governments should act as the main planning "entity" developing, overall, general plans and policies appropriate for each respective county as a whole. County planning agencies should make thorough and consistent attempts to integrate county-level policies, goals, and objectives into the local decision-making process. When appropriate, county planning agencies should directly participate in municipal level planning efforts, and should offer professional planning capabilities to local governments as a means of providing local officials direct access to professional planners without hiring full-time staff and/or consultants. Also, county planning agencies, and county governments in general, should be prepared to directly implement and enforce local ordinances on behalf of local municipalities, when such an arrangement is deemed mutually agreeable. Finally, county planning agencies could and should act as liaisons between local municipalities and state agencies to integrate local, county, and state policies, recommendations, and programs.

Cumberland County

A coordinating agency between municipalities and between municipal and state governments. Provide information and services to municipal governments. Act as an advisory agency in all planning matters. Coordinate growth management in conjunction with TCRPC planning program.

Dauphin County

It is the responsibility of the County to have a dynamic planning program which can be utilized by local governments as a guide to their planning program.

Franklin County

Provide for coordination through a comprehensive planning program. Provide assistance to local municipalities in their planning programs.

Lancaster County

County-wide guidance through comprehensive and functional plans. Assistance to local governments. Education, facilities, capacity-building.

Lebanon County - no response

Perry County

Provide positive direction with respect to land use planning/growth management. Support agricultural easement program, Local Planning Assistance Program, CDBG, and EDA activities.

York County

Through county comprehensive plans, counties provide the overall framework for development and preservation issues. Counties then work jointly with municipalities to provide detail and specificity in a way that provides a general consistency between county and local plans.

Tri-County Regional Planning Commission

The Pennsylvania MPC mandatory county comprehensive plan provision adds the strength of statutory validity to county planning programs. County and multi-county planning provides an area wide perspective to managing growth. Local/county planning programs must be mutually supportive in achieving community development objectives.

STATE GOVERNMENT

Adams County

The state government, and more specifically, state agencies, should continue to play a lead role in addressing issues of statewide impact. State government should actively coordinate with county and local governments to effectuate state policies and goals at the local level. More importantly, however, state governments and state agencies should develop procedures by which county and local plans, ordinances, goals, policies, and objectives are taken into account in the state's decision-making process for various activities. Primary examples include, but certainly are not limited to, the review and approval of highway occupancy permits for access to state roadways and review and approval of sewage facilities planning modules and sewage facilities plans.

Cumberland County

Provide guidelines to municipalities and counties on planning matters and regulations. Develop a state plan. Provide adequate funding and technical assistance to municipalities and counties to administer programs such as Agricultural Security Area & Easement program.

Dauphin County

It is the state's responsibility to keep the MPC current/contemporary with sound land use planning. Also, to provide guidance to county and municipal government through other single-purpose legislation and regulations (e.g. solid waste management, flood plain management, sewage planning, etc.)

Franklin County

Establish policies for planning by developing a state plan. Coordination between State agencies on planning issues. Provide technical assistance and financial incentives for planning. Provide funding for mandated projects.

Lancaster County

Overall framework for planning throughout the State. Grants for "Smart Growth" and "Growing Greener" initiatives. Coordination of state agencies within overall planning framework. Required comprehensive planning for implementation of zoning and other regulations.

Lebanon County - no response

Perry County

Financial assistance and technical assistance. Provide planning guidelines for growth management activities.

York County

Any State planning effort would be a plus. Broad policy planning would be the place to start. State government should not authorize actions that are not consistent with local and county government plans.

Tri-County Regional Planning Commission

Statewide policy plan should be developed and maintained by an agency of state government with significant influence and dedicated funding. Provision of both technical and financial assistance to counties and local governments to prepare and implement planning programs.

PRIVATE SECTOR

Adams County

The private sector should continue to coordinate with local, county, and state levels of government in the development of plans, policies, goals, and objectives relating to growth management and land use.

Cumberland County

Work with municipalities in drafting development regulations so that what is adopted is practical to the developer but still meets municipal goals. The private sector should be part of the public review process when developing ordinances and comprehensive plans.

Dauphin County

To become well informed about the issues of the region, county and local areas. Must constructively participate in the various planning processes and assure compliance with regulations that may apply to their activities.

Franklin County

Private enterprises should participate and become knowledgeable about the planning processes that exist at all levels of government and work in coordination with those entities.

Lancaster County

Knowledge and support of growth management as a “smart growth” tool.

Lebanon County - no response

Perry County

Approach planning with a new attitude. Most developers believe planning and zoning is negative and a hindrance to development. They tend to develop to minimum standards. A positive relationship between the public/private sector must be established to mutually support implementation of future planning and growth management concepts.

York County

Private sector actions should continue to be the entity that facilitates development or preservation of land in a manner consistent with local government and county plans

Tri-County Regional Planning Commission

Direct participation in the planning process at all levels of government - public/private partnerships. Assure compliance with plans/regulations that apply to their respective activities. Provide checks and balances to governmental decision-making.

OTHER ARRANGEMENTS (specify, e.g., special district, inter-municipal agreements, regional arrangement, etc)

Adams County

Regional arrangements and planning efforts should be developed to address issues that impact regions that extend beyond municipal and/or county borders. The state's approach to transportation planning is a good example of multi-county regional planning that could be emulated regarding other issues. For example, watershed planning or greenway conservation efforts should often extend across county and/or municipal boundaries. At an intra-county level, stronger incentives should be made available to allow local municipalities to jointly plan for land use, growth management, recreation, preservation of agricultural or rural resource areas, etc.

Dauphin County

DCPC is affiliated with TCRPC and HATS MPO planning programs. A regional growth management plan or strategy is under development that will hopefully provide the foundation for county/municipal plans.

Franklin County - no response

Lancaster County - no response

Lebanon County - no response

York County

Regional comprehensive planning efforts in York County are providing opportunities for municipalities to work together in the development of growth management strategies that are beneficial to individual municipalities, as well as consistent with the goals and objectives of the county comprehensive plan. A five municipality plan has been completed, and two other regional efforts are currently underway, one involving two municipalities, and the other, five.

Other aspects of land use and growth management that warrant particular attention (please specify): - optional response question

Dauphin County

The adaptive reuse of existing brownfields to reinvigorate the local economic base and expand employment/production opportunities. An example is the New Baldwin Corridor extending from Harrisburg to Middletown. Promotes the concept of infill development with existing infrastructure, thus reducing pressure to develop “green” areas.

Lancaster County

- C real property tax reform
- C tax sharing mechanisms

What are the major issues concerning land use planning and growth management in your Municipality? Please list, with a brief description.

This section presents a compilation of comments/statements/expressions about issues/concerns/needs concerning planning and its implementation in County-seat municipalities in the South Central Region.

Carlisle Borough

Carlisle Borough is only 4 square miles and practically fully developed. The preservation of our downtown is very important. We are seeing growth in the suburbs which is drawing away businesses from our downtown. We definitely need growth boundaries to preserve the center core of Carlisle.

The second major issue deals with tax reform. Since we can no longer grow, we will have a difficult time finding revenue sources to continue to provide services to our citizens.

Chambersburg Borough

There is a growing sense of attunement toward Washington and Frederick Counties in Maryland, almost to the isolation of the easterly counties of South Central Pennsylvania. Especially in terms of transportation issues, attention is focused mostly along north-south (Hagerstown-Carlisle-Harrisburg). Franklin County residents are thinking more along the lines of I-81(north-south) than along the Route 30 orientation (east-west).

Gettysburg Borough

- C Storm Water Management
- C Traffic
- C Landscaping and trees
- C Historical Architecture
- C We are fully developed, and have no room for growth, so our tax base is stagnant

Harrisburg City

- C Sprawl/brownfield reuse
- C Re-use of older structures, conservation of housing stock and appropriate densities
- C Incentives for attracting large retailers/grocery chains into urban centers
- C Additional support for mass transit to help with commuting in/out of City during all times of day with steady scheduling
- C Employment training

Lancaster City

- C Pennsylvania's system of municipal taxation bestows much higher millage for school taxes in cities
- C Need to reeducate home buyers to move to cities/boroughs to reduce market for sprawl
- C Need for county-wide school districts to level playing field (David Rusk recommendation)
- C Zoning ordinances should encourage higher density, mixed-use (traditional) development

Lebanon City

- C Utilization of downtown structures
- C Land development of vacant steel foundry sites
- C Parking problems throughout cities
- C Excessive number of rental units
- C Aging and deteriorating structures within City
- C Attracting new business to City
- C Encouraging home ownership within City
- C Lack of vacant land (of reasonable size) available for growth and development within the City limits. Most available open lots are small lots within developed areas. Only 2 large open areas, undeveloped lots exist in the City (one is approximately 90 acres, and the other is approximately 76 acres)

York City

- C Funding
- C Brownfields site rehabilitation
- C Small sites and density of City
- C Competition with suburbs, greenfields and suburban sprawl

How does Municipal government deal with those issues, including their implications with respect to economic development, preservation of agricultural land, preservation of open space, among other considerations as may apply

Carlisle Borough

We are actively developing public/private partnership to redevelop the downtown. Also, we are using federal and state funds to redevelop the downtown. We have just developed a new downtown plan that calls for the continuation of our Main Street Program, collaborative projects with Dickinson College, and the renovation of several key buildings in the downtown.

Gettysburg Borough

- C US Army Corps of Engineers Study (now in Phase II)
- C HARB District Expansion
- C PennDOT Traffic Study

Harrisburg City

- C Mortgage Tax Credit Certificate Program to attract homebuyers
- C Participation in federal/state enterprise programs and KOZ to encourage re-use of older sites
- C Introduction of mixed-uses
- C Set up businesses near ready workforce, and work with SETCO on training

Lancaster City

- C New zoning ordinance permits additional small businesses in residential areas and permits reduction in parking requirements for transit- and pedestrian-oriented development

Lebanon City

- C Future review of Comprehensive Plan/Zoning Ordinance
- C Expanded Code enforcement
- C Loan and grant programs to aid development/rehab
- C City's development of vacant industrial sites
- C City's acquisition of blighted properties for demolition
- C City's marketing of programs

York City

- C Designation as a Keystone Opportunity Zone (KOZ)
- C Collaborative efforts between the City's Economic Development Office, Main Street York, and other applicable, and the use of G.I.S. data for analysis and tracking for land use, sewer, storm water opportunities.

Optional response question: *Other aspects of land use and growth management that warrant particular attention (please specify)*

Lancaster City

We must reverse trend since 1950's for increased economic, social, racial, and ethnic homogeneity and to alleviate vehicle dependent development.

Lebanon City

Attempting to encourage development of existing structures while maintaining code compliance proves challenging; possibly more incentives needed to encourage future development. There seems to be 3 obvious trends taking place in the City of Lebanon:

1. More commercial land uses in predominantly residential areas. The GSH complex is a prime example of this.
2. More single family dwellings being converted into two or more family dwellings.
3. The number of rental units is increasing while the number of owner-occupied units is decreasing.

Presently, Lebanon City has very little vacant land to develop. Most vacant lots are small in size and are in already developed areas. The only two primarily large vacant lots in the City are owned by Aqua-Chem. The "Smutzie", which is an approximately 90 acre site that is directly across Route 72 from Coleman's Park, and an approximately 76 acre site just north of Lehman Street and slightly east of 16th Street. Coleman's Park borders this site on the north. Unfortunately, there are some limitations as to future development of these sites. A portion of the "Smutzie" is considered wetlands and the present soil composition will also be a determining factor. The other site off Lehman Street will have to be developed with something that is compatible with Coleman's Park.

Obviously, every community has constraints which make future development and planning more difficult. Some constraints in the City of Lebanon are:

Older housing stock

1. Limited land available for future development
2. Aging infrastructure
3. Low ratio of owners to tenants
4. Congestion of Routes 72 and 422
5. Poorly maintained railroad crossings
6. Lack of a bridge over the tracks connecting the north and south sides of the City
7. Continued out migration of the younger middle class

Part of the City of Lebanon's 1985 Comprehensive Plan was to promote the maintenance and upkeep of the City's housing stock with supported efforts to upgrade the aesthetic and visual quality of the City. Although these goals were considered short-term, it is only recently (within the past 2-3 years), that these goals appear attainable.

Presently, some of the objectives of the City of Lebanon are: to preserve Lebanon's character through the maintaining and upgrading of its physical environment providing for a hospitable and inviting place to live and work, to conserve the quality of life in the City by addressing the need for balancing economic development with preservation of Lebanon's residential land uses, encourage an organized land use pattern in harmony with the existing character and material constraints of the City, and to provide for a safe, attractive, and economically viable community.

In summary, zoning, along with subdivision ordinances, are two of the most important tools toward the re-development of any community. Zoning ordinances should give consideration to the character of a municipality and the needs of its citizens. All zoning provisions should be designed to promote, protect, and facilitate public health, safety, and general welfare, prevent overcrowding of land, blight, and congestion, provide for the use of the land for housing of various types, and to accommodate reasonable overall community growth.

Most importantly, all this should be accomplished with consideration as to how it will affect your neighbors in surrounding communities. One way of accomplishing these goals would be to possibly implement a regionalized Planning Commission.

TAB THREE NOTES:

TAB FOUR: LISTING AND DESCRIPTION OF GROWTH MANAGEMENT TECHNIQUES

Highlights:

This Tab presents:

- T A listing and description of growth management techniques
- T Selected definitions and a glossary of terms, and
- T Reference to selected publications and articles directly relevant to the foregoing.

Included in the latter are:

T Table of contents from *Saved by Development: Preserving Environmental Areas, Farmland and Historic Landmarks with Transfer of development Rights* (a check-list in considering the application of this technique) and selected cases illustrating its application:

- <Montgomery County, Maryland
- <Hopewell Township, York County, Pennsylvania
- <Buckingham Township, Bucks County, Pennsylvania
- <Burbank, California

T Transfer of Development Rights: Cases, Statutes, Examples; PAS Memo, November 1998, American Planning Association.

T Zoning Fallout: The Implications of Urban Growth Area Designations, Zoning News, March 1999, American Planning Association.

T The Urban Growth Boundary in Metropolitan Portland, Oregon: Research, Rhetoric Reality; Public Investment, December 2000 American Planning Association.

This tab involves a discussion of the following Growth Management Techniques (as defined below):

1. **Growth Management Areas**

“Designated growth area,” a region within a county or counties described in a municipal or multi municipal plan that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned. (Section 107 Pennsylvania MPC)

“Future growth area,” and area of a municipal or multimunicipal plan outside of and adjacent to a designated growth area where residential, commercial industrial and institutional uses and development are permitted or planned at varying densities and public infrastructure services may or may not be provided, but future development at greater densities is planned to accompany the orderly extension an provision of public infrastructure services. (Section 107 Pennsylvania MPC)
2. **Transferable Development Rights (TDR)**

“Transferable development rights,” the attaching of development rights to specified lands which are desire by a municipality to be kept undeveloped, but permitting those rights to be transferred from those lands so that the development potential which they present may occur on other lands where more intensive development is deemed to be appropriate. (S. 107 Pennsylvania MPC)

Also: A program that can relocate potential development from areas where proposed land use or environment impacts are considered undesirable (the “donor” site) to another (“receiver”) site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (Also known as “Transfer of Development Credits”) (California Planning Roundtable)
3. **Impact Fees**

“Impact fee”, a charge or fee imposed by a municipality against new development in order to generate revenue for funding the costs of transportation capital improvements necessitated by and attributable to new development. (Section 502-A of Pennsylvania MPC)

Also: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. [State code] specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund. (California Planning Roundtable)
4. **Planned Residential Development (PRD)**

“Planned residential development,” an area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district

created, from time to time, under the provisions of a municipal zoning ordinance. (S. 107 Pennsylvania MPC)

Also: An area of land under single ownership containing any combination of two or more principal uses permitted by right or as a conditional use in the district in which the development is proposed, provided that conditional use approval must be obtained for any proposed use so listed in the regulations of the district in which the development is proposed. *(Cumberland, Md.)*

5. **Mixed Use Areas**

"Traditional neighborhood development," an area of land developed for a compatible mixture for residential units for various income levels and nonresidential commercial and workplace uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional neighborhood development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and a discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square or prominent intersection of two or more major streets. Generally, there is a hierarchy of streets laid out in a rectilinear or grid pattern of interconnecting streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to service the needs of pedestrians and vehicles equally. (S. 107 Pennsylvania MPC)

Also: A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to use of shared vehicular and pedestrian access and parking areas. *(Jefferson County, Colo.)*

6. **Agricultural Preservation**

Zoning is the most widely used method in Pennsylvania for conserving agriculture and farmland resources.

Authority for Agricultural Zoning: The authority for all municipal and county zoning comes from the Pennsylvania Municipalities Planning Code (MPC), Act 247 as amended. Zoning for agriculture is specifically mentioned in two places in the MPC. Section 603(5) authorizes zoning provisions for "...the protection and promotion of natural resources and agricultural land and activities." One of the purposes of zoning listed in Section 604(3) is the preservation of "...prime agriculture and farmland considering topography, soil type and classification, and present use."

Using Zoning for Agricultural Preservation: Zoning can be a powerful tool when used in conjunction with the Agricultural Security Areas program (Act 43), "Clean and Green" preferential taxation of farmland and forestland (Act 319) and other agricultural preservation efforts. If your municipality currently has a zoning ordinance with agricultural provisions, the first step is evaluate those zoning provisions. Agricultural zones are primarily rural or suburban residential districts in which agriculture is also permitted, but is not necessarily the primary activity. To be effective, an agricultural zoning district should make agriculture the primary, preferred activity; other uses, such as nonfarm residences, should be allowed as secondary uses, or not permitted at all.

Agricultural Zoning Techniques: In conventional zoning, a municipality is divided into districts, each with specific allowed uses, densities, and land coverage limitations. Residential, commercial, and industrial uses are usually placed in separate districts, but it is not unusual to find businesses in some residential zones, or industrial uses in commercial areas. A number of new techniques for agricultural zoning have been developed which adapt conventional zoning for specific application to agricultural land use.

Exclusive Agricultural Zones - In this approach, the agricultural zone (or zones) makes agriculture the primary *permitted* use in the area. Nonagricultural uses, and even some agricultural activities requiring special treatment, are set up as special exceptions or conditional uses. This allows greater control over the location of nonagricultural uses where they won't interfere with farming.

Agriculture-Industry Zones - This is a variation of the exclusive-type zone. Agriculture is treated as a specialized form of industry with unique needs. Various forms of agricultural production, farm dwellings and buildings, accessory uses such as roadside stands, and farm-related businesses are permitted as part of an overall agricultural production unit.

Sliding Scale - In sliding scale agricultural zoning, the number of allowable nonfarm building lots increases with the size of the farm area owned (but not in direct linear proportion to the farm area owned). This is most easily seen in this example:

Farm Acres	Number of Lots
Under 30	3
30-60	4
60-90	6
90-120	6
Over 120	7

Conventional zoning would allocate lots on a fixed-area basis: X-number of lots per acre regardless of tract size. The advantage of sliding-scale zoning is that it allows some nonfarm development to occur without overusing valuable farmland.

In a well-designed agricultural zoning program, several of these approaches could be combined. Incentives could be made available within a sliding scale zoning ordinance. Each municipality can combine the techniques in innovative ways to effectively treat its farmland preservation needs.

Synopsis from Penn State Coop Extension, Berks County
<http://berks.extension.psu.edu/CED/Effective%20Ag%20Zoning.html>

Selected Definitions & Glossary of Terms:

Unless otherwise noted, all definitions are drawn from the following text: Davidson, M. and Dolnick, F. "A Glossary of Zoning, Development, and Planning Terms", American Planning Association, Chicago, 1999

GLOSSARY

agricultural land, prime

(1) Land used actively in the production of food, fiber, or livestock. (2) All land that qualifies for rating as Class I or Class II in the Soil Conservation Service land use compatibility classifications. (3) Land that qualifies for rating 80 through 100 in the Storie Index Rating. (*California Planning Roundtable*)

agricultural protection zoning

Regulations that protect the agricultural land base by limiting nonfarm uses, prohibiting high-density development, requiring houses to be built on small lots, and restricting subdivision of land into parcels that are too small to farm. (*American Farmland Trust*)

agriculture

The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses for storing the products. The term shall include incidental retail sales by the producer of products raised on the farm. (*Mankato, Minn.*)

The production, keeping, or maintenance for sale or lease, of plants, including but not limited to: forages and sod crops; grains and seed crops; fruits and vegetables; and ornamental products, and unless expressly prohibited, the keeping of livestock, including but limited to: dairy animals and dairy products; poultry and poultry products; cattle and cattle products; or horses. Agriculture does not include forest management and timber harvesting activities. (*Saco, Maine*)

The breeding, planting, nourishing, caring for, gathering, and processing of any animal or plant organism for the purpose of nourishing people or any other plant or animal organism; or for the purpose of providing the raw material for non-food products. For the purposes of this chapter, agriculture shall include the growing of flowers and other ornamental crops and the commercial breeding and caring for animals as pets. (*Kauai County, Hawaii*)

capital improvements program (CIP)

A proposed schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project. Included are all major projects requiring the expenditure of public funds, over and above the annual local government's operating expenses, for the purchase, construction, or replacement of the physical assets for the community. (*Park City, Utah*)

A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the general plan. (*California Planning Roundtable*)

A community's present and near-future financial plan that matches future capital

improvement costs, such as sewers, hospitals, and roads to anticipated revenues. The planning and zoning commission should be given authority to develop and review the CIP proposal, thereby linking planning to the annual budgetary process. CIPs are usually prepared for five or six years and updated annually. (*Iowa State University Extension Service*)

comprehensive plan

A plan for development of an area which recognizes the physical, economic, social, political, aesthetic, and related factors of the community involved. (*Handbook for Planning Commissioners in Missouri*)

A compilation of policy statements, goals and objectives, standards, maps, and statistical data for the physical, social, and economic development, both public and private, of [the] community. (*Las Cruces, N. Mex.*)

concurrency - source: Freilich, Robert "From Sprawl to Smart Growth"

"Concurrency" means that the public facilities and services needed to maintain level of service standards adopted in a local comprehensive plan are available simultaneous to, or within a reasonable period of time after, development approval or construction.

- In Florida, public facilities must be "available when the impacts of development occur." Florida Administrative Code § 9J-5.003(19).
- In Washington, transportation facilities must be available within six years of development. Wash. Rev. Code §36.70A.070(6)(e).

consistency with the comprehensive plan

All regulations that are used to implement the local comprehensive plans must be consistent with the recommendations and policies of the plan, and state and local funding decisions must be consistent with the local plan. (*Rhode Island Statutes*)

growth management

The use by a community of a wide range of techniques in combination to determine the amount, type and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs. (*California Planning Roundtable*)

impact fee

A payment of money imposed by city on development activity pursuant to this chapter as a condition of granting development approval and/or a building permit in order to pay for the planned facilities needed to serve new growth and development activity. "Impact fee" does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling impact fees, the cost of reviewing independent fee calculations, or the administrative fee required for an appeal. . . . (*Mount Vernon, Wash.*)

A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. [State code] specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of

calculation and document proper restrictions on use of the fund. (*California Planning Roundtable*)

A fee levied on the developer or builder of a project by the county or other public agency as compensation for otherwise unmitigated impacts the project will produce. (*Jefferson County, Colo.*)

A fee charged by local governments to developers as a total or partial reimbursement for the cost of providing additional facilities or services needed as a result of new development (e.g., wider roads, new sewers, etc.). (*Homestead, Fla.*)

mixed-use development

A single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. (*Jefferson County, Colo.*)

A tract of land or building or structure developed for two or more different uses such as, but not limited to, residential, office, manufacturing, retail public, or entertainment. (*Schaumburg, Ill.*)

planned development

A contiguous land area of a minimum size, as specified by district regulation, to be planned and developed using a common master zoning plan, and containing one or more uses and appurtenant common areas. (*Prince William County, Va.*)

An area of land under single ownership containing any combination of two or more principal uses permitted by right or as a conditional use in the district in which the development is proposed, provided that conditional use approval must be obtained for any proposed use so listed in the regulations of the district in which the development is proposed. (*Cumberland, Md.*)

Land, under unified control, to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations or phases. May include- principal and accessory structures and those uses substantially related to the character and purposes of the planned development. (*Garrett, Ind.*)

transfer of development rights (TDR)

The conveyance of development rights by deed, easement or other legal instrument authorized by local law to another parcel of land and the recordation of that conveyance among the land records of [the municipality]. (*Montgomery County, Md.*)

A program that can relocate potential development from areas where proposed land use or environment impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (Also known as "Transfer of Development Credits") (*California Planning Roundtable*)

A certificate issued by Thurston County development services which represents a unit of density derived from a TDR sending area parcel. Such rights may be (a) severed from the TDR sending area parcel and used in a TDR receiving area in accordance with the TDR receiving area regulations of the applicable Thurston County jurisdiction; or (b)

attached to a TDR sending area parcel when required. Transfer means the action of transferring credited development rights from a parcel or parcels in a TDR sending area to a parcel or parcels in a TDR receiving area by a deed of transfer. Transfer includes any intermediate transfers to or among transferees. (*Thurston County, Wash.*)

TAB FOUR NOTES:

TAB FIVE: GROWTH MANAGEMENT TECHNIQUES IN OUR REGION

Highlights:

This tab presents both a tabular and informational narrative of Growth Management Techniques being used in the South Central Region.

It includes:

T Growth Management Areas

<York County

Urban Growth Boundaries

<Lancaster County

Urban / Village Growth Boundaries

<Tri-County Regional Planning Commission

Regional Growth Management Plan

The objectives of the Planning Process

Elements of the Regional Growth Management Plan

T Transfer of Development Rights (TDR)

<Lancaster County

<York County

T Agricultural Land Preservation

<Lancaster County

Ag Zoning

Ag Security Areas

<Summary of Agricultural Conservation Easement Purchases

T Impact Fees

T Planned residential Development (PRD)

<Lancaster County

T Intergovernmental Cooperation

<Lower Dauphin Area Regional Planning Group

<Cumberland / Perry Counties Joint task Force on Transportation and

Planning

<Octoraro Region Comprehensive Plan

<York County Intergovernmental Cooperation Policy

- <Northern York regional Comprehensive Plan
- <Southern York Regional Comprehensive Plan
- <Central Cumberland County Task Force (Exit 12, I-81)
- <York County Local Government Advisory Commission
- <New Baldwin Corridor Coalition

County	Growth Management Areas	TDR	Agricultural Preservation	Impact Fees	PRD	Mixed use areas
Adams	Yes	No	Yes	No	No	No
Cumberland	see responses for TCRPC (below)					
Dauphin	see responses for TCRPC (below)					
Franklin						
Lancaster	Urban Growth Boundaries	Manheim Twp Warwick Twp W Hempfield T Mt Joy Twp	only 2 twps don't have effective ag preservation zoning	Manheim Twp.	applied sporadically across county	a few
Lebanon	none	none	achieved thru: Ag Security Areas (ASA); Purchase Agricultural Conservation Easement (PACE); Ag Protection Zoning (APZ)	none	permitted in almost every municipality; best example is Creekside (N Cornwall Twp)	
Perry	see responses for TCRPC (below)					
York	Growth Area Boundaries; outlined in Comp Plan; certain municipalities have signed on	Shrewsbury Twp only	Strategy Document issued Feb 2000	none	Manchester Twp	in some boroughs, e.g. Jacobus, Loganville, Springfield Twp

York County					
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GROWTH MANAGEMENT AREAS

York County

Urban Growth Boundaries

York County adopted an updated York County Comprehensive Plan that identifies preliminary Urban Growth Boundaries (UGB). These UGBs define the areas within the 5 Planning Regions where the Plan envisions capturing a high percentage of the expected future land development and population growth. These boundaries will be finalized through a Municipal Consulting Program during which the County Planning Commission staff will meet individually with officials from the County’s 72 municipalities and seek agreement on the delineation of the growth boundaries as proposed or as modified. The Planning Commission will provide, at no cost to the municipalities, map products and other relevant information to facilitate this process.

Lancaster County

Urban/Village Growth Boundaries:

Lancaster County’s 1992 Growth Management Plan contains the land use goals and objectives and identifies those areas that are appropriate for urban growth and those areas appropriate for agriculture, resource conservation, and rural uses. The Growth Management Plan also advocates the use of traditional neighborhood design techniques to accommodate new growth within Urban and Village Growth Boundaries. These boundaries should discourage the leapfrog development that has historically led to the premature idling and conversion of large areas of agricultural land within the County.

The Growth Management Plan focuses on 2 important objectives:

1. Directing growth to urban areas with existing public facilities and services; and
2. Protecting agricultural and natural resource lands.

The 1992 Plan identified thirteen future growth areas. These areas are contiguous with existing developed areas within Lancaster City and the County’s 18 boroughs. Each area is defined by an Urban Growth Boundary (UGB). Lancaster County’s first UGBs were established during 1993.

The 2000 Annual Report for the Lancaster County Planning Commission notes that:

through the end of 1998, 22 of the 26 targeted townships had established UGBs;

- C another UGB was established in 1999;
- C one UGB is in progress;
- C 11 municipalities that are entirely within UGBs have adopted resolutions supporting the UGBs and/or year 2010 target projections; and

C 11 townships have adopted Village Growth Boundaries (VGB)

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(Excepted with permission, Tri-County Regional Planning Commission,
<http://www.tcrpc-pa.org/Planning%20Folder/RGMP.htm>)

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

Lancaster County

Manheim, Warwick, West Hempfield and Mount Joy Townships have developed local Transfer of Development Rights (TDR) programs. Simply stated, TDR permits landowners in areas planned and zoned for agriculture to transfer an ascribed number of development rights per acre on the open market to property which is planned and zoned for development.

The following chart represents the progress of TDR in Lancaster County:

Year	Agriculture Zoning	Residential Zoning	Permitted TDRs	Registered TDRs	Current Use to Date
1997	0	0	0	0	0
1998	0	0	0	0	0
1999	0	0	0	0	0
2000	0	0	0	0	0
2001	0	0	0	0	0
2002	0	0	0	0	0

York County:

Some TDR activity is occurring in southern York County. In particular:

Location	Scale	Details
Springettsville	Small scale	
York	Large scale	
York	Small scale	

AGRICULTURAL LAND PRESERVATION

Lancaster County

Ag Zoning: Thirty-nine of the County's 41 townships utilize effective agricultural zoning, which applies to approximately 320,000 acres, or 82% of land in farm use. Effective agricultural zoning typically limits residential development to one dwelling for each 20, 25 or 50 acres of land ownership, in an effort to greatly reduce the potential for adjacent conflicting uses in farm areas. In return, farmers in such zones may avail themselves of the opportunity to engage in any of a number of supplemental means of income, including farm occupations, bed and breakfasts and farm-based businesses. Many township zoning ordinances are supported by up-to-date comprehensive plans and extensive inventory information documenting agricultural soils, existing farm uses and potential conflicts to agriculture.

Ag Security Areas: Farmers have enrolled approximately 120,000 acres of land in 30 townships in Agricultural Security Areas within the County as of spring, 1995. The Agricultural Preserve Program is a jointly-administered County-State program to help slow urban development pressures on productive agricultural lands and provide incentives to farmers to stay in farming. An Agricultural Security Area is an area of at least 250 acres of farmland identified by farm owners and township supervisors as being important to the future of local farming. Enrollment in an Agricultural Security Area provides three benefits: township supervisors agree not to pass laws which restrict normal farming operations or structures; local condemnation abilities are limited; and enrolled farmers become eligible to apply for the sale of development rights on their farms to the County (inclusion in minimum 500-acre Security Area required), leading to the permanent preservation of the farm. Agricultural Security Areas encourage the continued farm use of properties by identifying and benefitting areas where farmers envision a long-term future for themselves.

Preservation efforts complement and reinforce the effectiveness of Urban and Village Growth Boundaries, but are never used to completely block the path of future growth of a community.

farmland preservation easements, 2001 donations by private conservancies a

Summary of Agricultural Conservation Easement Purchases

The following is a compilation of farmland preservation efforts by the Commonwealth under the Pennsylvania Farmland Preservation Program since its inception in 1989 (figures are current to May 17, 2001):

County	# of farms	Acreage	Purchase Price	Avg price/acre
Adams	64	10,150	\$14,927,632.92	\$1,470.70
Cumberland	56	7,374	\$14,478,699.77	\$1,963.48
Dauphin	53	5,967	\$ 7,759,816.65	\$1,300.46
Franklin	36	5,369	\$ 7,387,815.35	\$1,376.01
Lancaster	289	26,841	\$53,494,611.35	\$1,993.02
Lebanon	37	4,236	\$ 6,588,135.00	\$1,555.27
Perry	16	2,510	\$ 1,103,577.50	\$ 439.67
York	93	20,736	\$27,596,816.08	\$1,330.86
<i>Statewide Figures</i>	1,600	194,619	\$385,085,500.23	\$1,978.66

Source: Pennsylvania Department of Agriculture

County	# of farms/easements	Total Acreage	Purchase Price	Avg price/acre	Comments / Observations
Adams	17	888.385	nil	\$ nil	all properties were donated <i>(source: Ellen Dayhoff, Adams County Ag Land Pres. Bd)</i>
Cumberland	0	0	nil	\$ nil	one (1) easement in process <i>(Source: Central PA Conservancy, Todd Brajkovich, secretary)</i>
Dauphin	1	100	nil	\$ nil	one 100 acre easement in West Hanover Twp donated circa 1999 <i>(source: Bob Christoff, Dauphin County Cons. Distr.)</i>

Franklin	1	168	\$ 434,280	\$2,585.00	Held by Farm & Natural Lands Trust of York County <i>(Source: Farm & Natural Lands Trust of York County & Franklin County Planning Commission)</i>
Lancaster	147	9,671	\$17,409,016	\$1,800.13	127 of the farms/easements are held by the Lancaster Farmland Trust. The remaining 20 farms are held by the Lancaster County Conservancy. The latter organization does not complete appraisals on their easements, so it is impossible to establish the value for the 20 easements held by the Lancaster County Conservancy. What is known is that most were donated, and less than 20% were donated. An additional 800 acres in Lancaster County are held by the Brandywine Conservancy. The value and the particulars of the 800 acres are not known. <i>(Source: Lancaster Farmland Trust)</i>
Lebanon	1	10	? N/A	? N/A	C one conservancy easement through Manada Conservancy C newly-formed Lebanon Valley Conservancy exists, but currently does not own any easements <i>(Source: Lebanon County Cons. Dist., per Chuck Wertz)</i>
Perry	1	168	? N/A	? N/A	two (2) easements in process <i>(Source: Central PA Conservancy, per Todd Brajkovich, secretary)</i>

York	40	3,636	\$ 10,881,913	\$3,023.07	C Figures include farm and natural lands C Total purchase price also includes donated easement value <i>(source: Farm & Natural Lands Trust of York County)</i>
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IMPACT FEES

Manheim Township in Lancaster County is the only municipality in South Central Pennsylvania that levies transportation impact fees. The measure has withstood several judicial challenges, and revenues from the impact fees cover the cost of off-site road improvements directly related to the new development.

PLANNED RESIDENTIAL DEVELOPMENT (PRD)

Lancaster County

A proposed mixed-use development known as Fairsted is currently under development in Lancaster County. The proposed 308-acre village, located just south of the Armstrong World Industries property in Manor Township, represents a model for a neo-traditional pattern of development in South Central Pennsylvania.

INTERGOVERNMENTAL COOPERATION

In compiling the information for this Development Guidelines Report, the Assembly became aware of the following projects/groups/ventures/proposals which are illustrative of some examples of intergovernmental cooperation across the South Central Region. This compilation is not intended to be an exhaustive or all-encompassing list; rather, the intent is to provide the reader with a sampling of the collaborative spirit in our Region.

Lower Dauphin Area Regional Planning Group

The Lower Dauphin Area Regional Planning Group (LDARPG) has held several meetings. Its membership consists of five municipalities and the Lower Dauphin School District in the Lower Dauphin area (Conewago Township, East Hanover Township, Hummelstown Borough, Londonderry Township, and South Hanover Township). The LDARPG meets at regular intervals "to foster a cooperative effort to resolve regional issues related to land use and planning, and to recommend policies, concepts, and programs to meet such needs."

The LDARPG seeks to embrace the following purposes:

- a. **Forum:** To serve as a mutual forum to identify, discuss, study, and bring into focus regional issues and needs related to land use and planning;
- b. **Communication & Coordination:** To provide the organizational structure necessary to ensure effective communication and coordination among the Townships, the Borough, and the School District; and
- c. **Policies & Priorities:** To foster, develop, and review policies, plans, priorities, and recommendations surrounding the advancement of a joint comprehensive plan for the Lower Dauphin area.

Cumberland/Perry Counties Joint Task Force on Transportation and Planning

This volunteer Task Force encompasses 17 municipalities, 13 in Perry County (Bloomfield Borough, Duncannon Borough, Marysville Borough, Newport Borough, Carroll Township, Centre Township, Howe Township, Miller Township, Oliver Township, Penn Township, Rye Township, Watts Township, and Wheatfield Township) and 4 in Cumberland County (East Pennsboro Township, Hampden Township, Middlesex Township, and Silver Spring Township), and Cumberland, Dauphin and Perry Counties as associate members. Its mission is "to quantify, prioritize, and recommend implementation of improvements for roadway safety/congestion problems and land use planning with respect to commuting and through-traffic between Perry and Cumberland/Dauphin Counties. The Task Force, through a consultant process, intends to examine the linkages between land use and transportation, and to establish sound land use and growth management patterns for the benefit of the entire subject area.

Octoraro Region Comprehensive Plan

Through a grant provided by the Lancaster County Board of Commissioners, the Lancaster County Planning Commission is in the process of preparing a multi-municipal comprehensive plan for the Octoraro Region. The local municipalities involved in this plan are Bart Township, Christiana Borough, Colerain Township, and Sadsbury Township. The region comprises part of the Octoraro School District and part of the Solanco School District.

The preparation of this multi-municipal comprehensive plan is based on the mutual decision made by the governing bodies of the 4 municipalities and the County to work cooperatively in establishing a strategic, practical, and relevant approach to dealing with issues including, but not limited to, land use, rural development and preservation, economic development, conservation, transportation, housing, public infrastructure and services, recreation, and quality of life through intergovernmental cooperation.

York County Intergovernmental Cooperation Policy

In 1998, the York County Board of Commissioners adopted a formal Intergovernmental Cooperation Policy. A copy of the Policy is enclosed in this Tab.

Northern York Region Comprehensive Plan

Five municipalities in northern York County (Dillsburg, Monaghan, Carroll, Franklin, and Franklintown Townships) are currently cooperating on the development of a joint comprehensive plan.

Southern York Regional Comprehensive Plan

In the fall of 2000, five municipalities in southern York County adopted a Regional Comprehensive Plan. The municipalities of Shrewsbury Township and Glen Rock, New Freedom, Railroad, and Shrewsbury Boroughs, as well as the Southern York County School District, came together to prepare a sound plan for the future growth and development of the South York County Region. The regional cooperation was enhanced by the involvement of the Southern York County Regional Planning Commission in that process.

Central Cumberland County Task Force (Exit 12, I-81)

The Central Cumberland Task Force on Regional Development (CCTF) was formed in 1998 to recommend improvements to the quality of life in Central Cumberland County through responsible development and cooperation. The CCTF initiated a study of I-81 Exit 12 due to the increasing development pressures and transportation problems experienced in this 2,700-acre area. PennDOT/FHWA provided funding for the study through special planning, and DCED provided State Planning Assistance Grant and Shared Municipal Services funds. Five municipalities (North Middleton, West Pennsboro, Carlisle, Dickinson, and South Middleton) directly affected by Exit 12 participated in the study.

The objective of the study was to find a reasonable balance between land use and transportation improvements - to promote growth and mitigate development related impacts. The study examined three different land use/transportation system scenarios:

1. Full buildout of the area as permitted by existing regulations - generated over \$80 million in transportation improvements, and was not considered feasible
2. Alternative buildout using the public's preferred land use types - from survey of public's preferences, this alternative increased office zones and decreased light industrial uses, and resulted in land use patterns and transportation impacts still considered unacceptable
3. Recommended scenario - combined concepts from the previous alternatives, and managed land use and transportation as a unit.

The CCTF recommended zoning changes for each municipality necessary to implement the recommendations of the study. Each municipality has considered the zoning changes.

The CCTF recently formed a subcommittee to address issues associated with revenue sharing. The recommended transportation improvements for Exit 12 are currently on the HATS' T.I.P. for preliminary engineering in FFY 2003.

The CCTF attributes its success to continued municipal cooperation, land use coordinated with transportation, consistent planning tools, unified regional planning, and public-private partnerships.

York County Local Government Advisory Commission

In York County, the County Planning Commission serves as staff for the Local Government Advisory Commission of York County. This organization meets monthly and provides insight to the County Planning Commission monthly agenda. In York County, there is an Assembly of Governments sponsored by the York County Chamber of Commerce. It holds an annual meeting for municipal officials which focuses on an issue of common interest.

New Baldwin Corridor Coalition

The New Baldwin Corridor Enterprise Zone is a State-Designated Enterprise Zone in which financing and tax incentives are directed primarily to promote industrial development. The Zone includes Cameron Street / PA Route 230 industrial corridor in the City of Harrisburg and portions of six additional neighboring communities to the south along the Susquehanna River within the inner urbanized Harrisburg metropolitan area. These communities include the boroughs of Steelton, Highspire, Middletown and Royalton as well as Swatara and Lower Swatara Townships. Capital City Airport, just across the River in northern York County, is also

included in the Zone.

TAB FIVE NOTES:

TAB SIX: NATIONAL EXPERIENCE & RELEVANCE TO SOUTH CENTRAL REGION

Highlights:

This tab presents a selection from publications dealing with the national experience in land use planning and growth management techniques and their respective application as these may be relevant to the South Central Region.

TAB SIX: NATIONAL EXPERIENCE & RELEVANCE TO SOUTH CENTRAL REGION

Excerpted from Freilich, Robert H. *From Sprawl to Smart Growth: Successful Legal, Planning, and Environmental Systems*, American Bar Association, Chicago, 1999, pp. 321-324

Conclusion (Chapter 10)

“In combating sprawl, it is not necessary to give up the American dream; it must only be slightly revised. Growth can be orderly through timing and sequencing; and, with adequate comprehensive planning, the population’s housing needs can be met without infringing upon agricultural and rural land. The process of growth does not have to be characterized by urban sprawl and leapfrog development. It is not necessary to acquiesce quietly to a process for urbanization that magnifies the environmental and energy crises; relegates the central cities and existing first- and second-ring suburbs to a constant struggle with racial barriers, housing abandonment, and fiscal inefficiencies; and devours agricultural open space and environmentally sensitive lands at alarming rates.

The nation’s attitude over the last several decades has changed – not only in the federal government’s realization of the problem, but also in citizen’s interest in conservation, preservation, rehabilitation, and fiscal growth. The courts are responsive to workable and responsible growth management. Within the framework of comprehensive regional planning, the expansion of the police power provides a means for utilizing the various tools, strategies, and techniques of land use regulations in a fair and beneficial manner. The “best” combination of land use devices for any locality will depend upon the identified regional needs, problems, and objectives, as well as the community’s resources and legislative flexibility. The key factors are legitimate and non-discriminatory goals, consideration of regional factors, careful preparation of and adherence to a comprehensive plan, the will to control urban sprawl for the benefit of urban renewal, timed and sequenced growth within the Urbanizing Tier, and the preservation of agricultural and environmentally sensitive land.

Furthermore, citizens must realize the advantages of utilizing these techniques. First, that creating zoning for multiple-use development as well as single-family detached housing provides worthwhile taxpayer savings and multiple markets for developers. Second, that as infill of urban centers is promoted, equity is added to both new and old developments and far greater economic development is achieved. Third, that twice as much land can be made available for open space if building design and location conform to rational plans that emphasize the aesthetic, biological, and economic values of people-oriented communities and preserved open space.

Municipalities have learned lessons as smart growth systems have evolved from Ramapo to the present day. First, it is better for local planning entities to use smart growth systems because people prefer the freedom, flexibility, and incentives of such systems to the rigid restraints of police power regulations—that is, rather than just a stick, people prefer to have a carrot and a bendable wand. The key to solving most problems is to assert economic interests, because by finding economic solutions through incentives and better design and form, everybody benefits.

Second, the lessons learned through consensus-building concepts like those in Washoe-Reno County, Nevada, should be extended to encompass statewide legislation and

federal urban growth policy initiatives. True consensus will require input from all the players in the smart growth game to achieve the most efficient shared vision.

Third, we have reached the point in the evolution of smart growth systems where virtually all of the tools and techniques have been identified. Increasingly, they have been put to use in flexible and creative combinations to achieve astounding success. Now, we simply need the political will to utilize and implement these tools and techniques further to create communities with a true sense of place.

Thus, the missing link preventing the widespread use of smart growth systems is the political will to act and to reconcile competing interests and concepts of private property rights. State-level takings legislation is not the answer. What *is* the answer is more evolved and advanced smart growth systems involving and encouraging the widest array of public participation platforms to gather information and input for a truly complete shared vision. While such a notion always looks good on paper and in theory, people still often regard government-guided efforts at land use planning as socialistic. But these people fail to see planning for what it is: simply the use of human intelligence with a sense of forethought, not a Stalinist five-year plan. They fail to recognize that their system of personal planning, from their children's college to their own retirement and estate planning, as well as business America's vast "corporate planning departments" and the government's military and foreign "intelligence" planning, is based on this very same fundamental concept.

To recapture this fading political will to act will require not only citizen participation in local elections and a greater realization of balancing the community's needs in lieu of NIMBY (Not In My Back Yard syndrome) but also responsible voting to avoid electing NIMTOO public officials – Not In My Term Of Office lame ducks. Citizens do not want to carry a huge burden, but neither do they want to feel as if they could not possibly make a difference. Joint responsibility and cooperative action between public and private smart growth players will be necessary to capture a shared ideology offering benefits to all politically willing actors.

Smart growth systems of action give credence to the notion of intergenerational equity. We can no longer afford to allow developers to build blindly where land is cheapest. We can no longer afford to allow the development sector to be pitted against preservationists. We can no longer isolate ourselves after the Columbine (Littleton, Colorado) High School massacre, in gated subdivisions with Beefeater guards at the walls. Smart growth systems are all about promoting environmental values and concerns while allowing private investors to achieve their bottom line.

I believe that an equilibrium point exists for each individual neighborhood, city, county, and region. And that equilibrium point can only be reached when each of these is able to work cooperatively to reverse the five crises necessitating a smart growth system, namely by:

- C dealing with inappropriate design, decline, and blight in existing built-up areas;
- C promoting development that works with, not against, nature's systems and fosters sustainable environmental quality;
- C designing communities to lower individual energy consumption by creating "softer" transportation routes and methods with pedestrian-friendly activities and mixed-use centers;

- C demanding concurrency of adequate public facilities and infrastructure with development to alleviate our massive infrastructure deficiencies; and
- C promoting agricultural, environmental, rural, and open space preservation.

The future is bright for the twenty-first century, however. Smart growth is exciting stuff! Planners, lawyers, environmentalists, city managers, nonprofit organizations, governmental councils and boards, and, most important, average citizens must recognize their roles in the smart growth process. For, we are not only shaping and designing the future, we are creating livable, peaceful space that is continuously moving toward its equilibrium point through smart growth systems. Thus, it is time for everyone to jump on the smart growth bandwagon. While its tune may not be in perfect harmony to all ears yet, if we give it our enduring attention and persistence, smart growth systems will continue to evolve until they find their own harmonious equilibrium point.

TAB SIX NOTES:

TAB SEVEN: DRAFT RECOMMENDATIONS

1. Up-date taking into account discussions at Fall Sprawl II
2. Finalize Draft Recommendations
3. Land Use & Growth Management Committee review and recommendation to Board for adoption.

The foregoing will determine how this TAB goes into the First Edition.

Land Use and Growth Management has been marked as a compelling priority for attention since the South Central Assembly was established; the resolutions adopted at each of the three Summits and the 1999 Fall Sprawl Workshop document that determination.

Consistent with that judgement the preparation of this Report was undertaken.

This activity results from the deliberations of the Land Use and Growth Management Committee. The work product of the staff of the Assembly constitutes a "work in progress". The Report produced is factually based and draws from experience locally, regionally, and nationally. It is presented in a way that is reader-friendly to facilitate its reference and usefulness. It does not offer once-and-done panaceas or antidotes for whatever may ail a community, however defined or described, with respect to its land use and growth management.

It does offer information and some thought about what is going on in the eight county South Central Region which may provide an opportunity to share experiences and learn from each other. It may help communities both understand and explore mutual interests in ways that were not previously apparent. It does offer "best practices" information from a local and national perspective without force-feeding a "silver bullet" solution or prescription. This Report and the activity it represents is a beginning and not an end.

As a "work in progress", the Assembly will periodically issue supplements to both keep the information that is presented up-to-date and to keep the members of the Assembly and the interests they represent informed and advised about land use and growth management concerns and their disposition.

It is on that basis and within the context of the foregoing observations that the following RECOMMENDATIONS are presented:

! To the members of the South Central Assembly and its local municipalities, regional interests, county and state governments, public and private sector organizations:

- T Read the report;
- T Become familiar with the information it presents;
- T Relate its various particulars to the land use and growth management matters about which you have some concern;
- T Share your thoughts with any member of the Assembly Board of Directors or the Assembly staff to enhance the continued focus and usefulness of this "work in progress" and what it represents.

! Training appears to be a theme of shared concern and interest among the many units of local government in the South Central Region as well as many public and private sector organizations. Accordingly, in concert with the respective County Planning Office and units of local government and taking into account such programs as otherwise may be available, the Assembly will establish a training component in its activities.

The Assembly will prepare and facilitate training for elected officials, planning commission members, codes enforcement officers, and municipal solicitors.

The Assembly will facilitate workshop sessions on selected topics. These will include:

- T Land Use plans, including comprehensive plans, official plans
- T Zoning and its relationship to comprehensive planning
- T Transportation planning and its relationship to land use and growth management
- T Codes administration, specifically codes enforcement as it relates to the achievement of the goals of comprehensive planning
- T Mapping
- T Opportunities for inter-municipal cooperation and avenues for partnerships

! The Land Use and Growth Management Committee will meet with local officials as they may wish to review and consider “best practices” as presented in this Report and their respective application.

! The formulation of consistent zoning definitions: i.e., agricultural preservation vs. land conservation.

In concert with the respective County Planning Office and local municipalities and under the auspices of the Land Use and Growth Management Committee, attention will be directed to the feasibility of formulating inter-municipal consistent zoning definitions. Subject to that determination, a task assignment will be authorized in the Assembly’s Work Program.

! Preparing and adopting a Capital Improvements Budget and Program.

The value of a professionally prepared Capital Improvements Budget and Program and its official adoption apparently has not yet appeared on the radar screen of many units of local government as they deal with the impact of development and the planning and management of change. As the accompanying reference to *Local Government Budgeting: A Managerial Approach* suggests, a municipality is not operating on all cylinders if a professionally prepared capital improvements budget and program is lacking (see Addendum to Tab 7). This clearly is the case in dealing with the support service requirements for development and how best to provide for them. It is to be noted as well, as the Bibliography to this Report lists, this is not a consideration to be directed only to municipalities characterized as “city” or “urban” but also to small and rural communities.

Training in the preparation and adoption of a Capital Improvements Budget and Program will be included in the training program to be established by the Assembly.

! Self-audit by each municipality and its exercise of a planning responsibility in light of Assembly Resolutions and particular reference to Resolutions 99-1, 99-2, 99-3, and 99-4.

Resolution 99-1 deals with a "Vision for the Region"; Resolution 99-2 carries forward from Resolution 98-2 an expression of Planning Principles needed to secure the Quality of Life Set Forth in the Vision Statement; Resolution 99-3 carries forward from 98-3 a Statement of Practice and Planning Principles to be applied to Land Use and Growth Management in the South Central Region; and Resolution 99-4 carries forward Resolution 98-3 calling for growth management guidelines.

Each municipality may find it not only of interest but relevant to the adequacy of its efforts to review what it is doing relative to the exercise of its planning responsibility in light of those resolutions. The Assembly staff and the Land Use and Growth Management Committee would be pleased to advise in such a self-audit.

! Comprehensive Plan

Every municipality, large or small, urban, suburban or rural, general purpose government or special district, should have a comprehensive plan subject to periodic review and updating.

As evidenced in the professional practice of planning and its effective implementation, the comprehensive plan and making it happen provides the frame-of-reference for where the community wants to go and how it expects to get there.

The Municipalities Planning Code (the MPC, as material presented on pages ___ In Tab Ten outlines), provides for the municipal, county and regional comprehensive planning and a resulting comprehensive plan. It does so in a context that links the formulation and official enactment of the comprehensive plan to the legal viability of a range of implementing ordinances, regulations and procedures including: zoning, subdivision and land development, official map, capital improvements budget and program, impact fees, building and housing codes, and administrative coordination, among other considerations. Curative amendments and the "taking issue" (i.e. determining the reasonable use of property) can be addressed in a less litigious and confrontational way when there is a history, a record of up-to-date comprehensive planning and its implementation.

The self-audit suggested in the immediately previous recommendation can be a useful step in the municipality, county or region undertaking this consideration.

A successful business plans for its future. That is an insight and understanding that warrants attention in the public as well as the private sector.

Addendum: Capital Budgeting and Economic Development
“No community can afford to sit on its assets.”
Edward J. Blakely (1994)

The long-term economic vitality and fiscal health of a local government is at least partly a function of its current service levels and short-term capital investment decisions. Available data indicate that since the late 1960s local governments have decreased, in real terms, their commitment to capital spending, and the consequences of this general lack of capital investment are growing more apparent. Capital disinvestment ultimately manifests itself as higher costs for current public services because of inadequate or deteriorated facilities, higher repair and replacement costs for facilities and equipment that have not been maintained properly, the diversion of resources from current operations, increased indebtedness and pressures for increased taxes, and private-sector disinvestment.

Communities invest in capital facilities and infrastructure in order to support the delivery of current services, maintain and develop their tax bases, and encourage private investment and economic development. The required investment, even if the jurisdiction borrows funds for capital improvements, diverts revenues from current operations. In order to minimize costs and disruptions to current services, and make responsive investment decisions, the community should develop a long-range capital improvement plan (CIP). The adoption of a formal capital (improvements) planning process (and an annual Capital Improvements Budget and Program) helps elected officials, professional administrators, the business community and citizens make informed choices regarding trade-offs between current service levels (tactical spending decisions) and infrastructure investments for the future (strategic spending decisions). A CIP links strategic investments to the annual budget process, and the allocation of funds for strategic investments should be a part of the budget process. A capital facility's operational impacts, such as staffing, maintenance, and operational supplies, are often overlooked in the process of planning the financing and construction of the facility. A unified budget framework encourages decision makers to consider the impacts of capital investments on the annual (operating) budget. On the other hand, elected officials are often tempted to postpone major capital investments in favor of short-term operating needs, and a unified budget may make these tendencies more manifest.

In a strategic context, capital planning is linked to the economic, physical, environmental, social, organizational and political culture that undergirds local economic vitality and sustainable growth. Capital planning provides opportunities to evaluate the goals and assumptions of current taxing and spending policies. The capital (improvements) planning process encourages policy makers to develop a strategic vision that can motivate and support economic activity that encourages growth, and it helps the annual budget process to adapt to shifting geographical and economic realities. By raising capital improvements budgeting and programming from a task that a government does each year to a process rooted in the long-term service delivery needs of the community, the economic vitality of the jurisdiction can be sustained. A capital improvements budget and program that is the product of an integrated resource allocation and planning process also communicates to the private sector that the jurisdiction is professionally managed and will support private investment and economic development.

Excerpted with permission from *Local Government Budgeting: A Managerial Approach* (see Bibliography), pages 121-122

TAB SEVEN NOTES:

TAB EIGHT: COUNTY & MUNICIPAL QUESTIONNAIRES AND GROWTH GUIDELINES CHECKLIST

Highlights:

This TAB summarizes, in outline form, the survey questionnaire that was used in compiling the information from the eight counties and the municipalities in the South Central Region and presented in various of the TABs in this report.

1. Municipal Survey: Highlighted Summary
 - a. Include particular reference to Planning Commission:
 - 1) Date established
 - 2) Budget, Current for 1999-2000
Proposed for 2000-2001
 - 3) Program of activities; what does Planning Commission do
 - 4) Memberships
 - a) Number of members
 - b) Interests represented
 - c) Planning Experience/training
2. Status of Planning and implementation of planning by county and municipalities in respective county; present in Matrix Chart format, including:
 - a. See attached
 - b. Codes Enforcement Office
 - 1) Full-time or
 - 2) Part-time
3. Review of Comprehensive Plan and Codes and Ordinances for particular growth management features, including:
 - a. Growth Management Areas
 - b. TDR
 - c. Agricultural Preservation
 - d. Impact Fees
 - e. PRD
 - f. Mixed use areas
4. Inter-municipal planning/zoning agreements and implementation
5. County - municipal interaction
6. Utilization of state programs and services
7. Review of County/Municipal Planning Education and Training Programs
8. GIS capability; mapping production

TAB EIGHT NOTES:

RESOLUTION 98-1

Land Use and Growth Management

Whereas, the South Central Assembly for Effective Governance was established in light of and following the Region at Risk Summit convened November 13, 1996 with a representation of more than 250 people from across the eight county South Central region, and

Whereas, Land Use and Growth Management was a matter of expressed concern commanding high priority attention, and

Whereas, the Corporate Purpose Clause of the South Central Assembly provides:

"The purpose of the Corporation is to enhance the quality of life of the citizens of South Central Pennsylvania by seeking ways to improve governance in the region, in order to make it more efficient, effective and economical; ... to examine new and innovative ways to deliver local government services, including those concerning planning and land use; and to recommend improvements, including cooperation among governmental entities, sharing agreements, and, where appropriate, consolidation ...", and

Whereas, the Planning Committee and the Land Use and Growth Management Advisory Committee of the Assembly, have initiated a review of the literature, practices and most particularly the considerations involved concerning the use of land and its development in South Central Pennsylvania and

Whereas, in light of that review a Vision Statement from a Land Use and Growth Management perspective for the South Central Region is presented as a frame-of-reference for consideration in the planning and management of change in the region,

Now, Therefore, Be It Resolved:

1. That the statement A VISION FOR THE REGION is recommended for adoption by the Board of Directors of the South Central Assembly, and
2. That the South Central Assembly for Effective Governance continue to give the highest priority attention to Land Use and Growth Management since the disposition of its concerns cuts across the physical, social, economic and fiscal well-being of the South Central Region and its governance.
3. That the Assembly enumerate criteria to be applied in determining the relative achievement of this VISION FOR THE REGION and monitor their application and report its findings annually to the members of the Assembly.

A VISION FOR THE REGION

The South Central Pennsylvania area is unique in many respects. It consists of most of our state's Piedmont area whose varied topography results in a variety of landscapes and some of the nation's most productive agricultural soils. The terrain created many physical settings for the development of water power which in the Nineteenth Century led the way for industrial expansion.

The heritage and culture of the Region are rich beyond compare. Here, for three centuries the nation's evolution has unfurled like a banner in the breeze. Among its many riches, the Region has residual elements of the culture of the Native Americans, the complete panorama of American architecture from the log cabins of the Colonial era to today's contemporary housing, the well-preserved site of the deciding battlefield of the War Between the States, the Nation's first Turnpike for motorized traffic and nearly every practical method of generating electricity.

While there are similarities and elements of cohesiveness throughout the Region, the development pattern is multi-centered. The eight center cities or county seats are the focus of trade, commerce and governmental functions in the Region. While they are connected by a regional network of highways, the productive farmlands and open space in the intervening areas have thus far insured their insularity along with their special and unique nature. These are the distinctive qualities of the Region that can and should be saved for future generations.

The outward explosion of growth from the urban centers in the Region throughout the last half of the twentieth century has resulted in many changes. We dealt with our land resources as if they were limitless in supply. Not unlike many other metropolitan areas throughout the Nation, urban sprawl has occurred in direct relationship to the loss of farmland, whole population and income shifts have produced negative consequences in our urban centers. Air pollution, traffic congestion and water quality problems are no longer problems found only in other regions...they are here today. From many quarters, concerns are being expressed that the unique elements of the region's character and quality of life are being placed in harms way.

Clearly the problems that the region faces have their origin with the lack of a coordinated process to manage growth within the context of a vision for the future. But the conditions that lead to the problem are a key to its solution. We must recognize that we are dealing with a finite amount of land in the Region. We need to agree that limits should be established and adhered to with respect to the Region's urban growth areas. If that can be accomplished we can, on the one hand, stop the loss of farmland and open space and, on the other hand, facilitate the redevelopment and renewal of the urban centers. The two are undeniably related.

In light of this Vision Statement, the future of the South Central Region will be characterized by:

Land use and community development consistent with the cost-effective provision of support services and facilities.

Transportation planning and programming integrated with land use planning and growth management, taking into account all modes of transportation: air, rail, highway, transit, bicycle, walking.

Economic development from a regional perspective that increases job opportunities and enhances quality of life, taking into consideration 21st century industry.

Re-invigorate existing villages, boroughs and cities using existing infrastructure and the reuse of "brownfields."

Preservation of open space so that landscapes, riverscapes and scenic vistas are maintained and amenities such riparian buffers, greenways and threatened slopes and flood plains protected.

Farmland protected as a principal resource in the Commonwealth's economy.

Water quality preserved and water conservation practices furthered in the interest of enhancing the future availability of water.

Clean air reflecting the benefits gained from comprehensive community planning and development.

Education as a central consideration in sustaining a desired quality of life.

The heritage of the region enjoying an understanding and recognition of its history, architecture and culture.

The interaction of public and private sector local and regional leadership that is results oriented in retaining and strengthening the unique and distinctive qualities of the region.

A continuation of availability for diverse housing types.

Increase economic opportunities for our younger generation.

RESOLUTION 98-2

Land Use and Growth Management

Whereas, Resolution 98-1 has offered for consideration and adoption A VISION FOR THE REGION, and

Whereas, the deliberations of the Land Use and Growth Management Advisory Committee and the Planning Committee have determined that a statement of PLANNING PRINCIPLES and ACTION STEPS is needed to help to secure the quality of life set forth in the VISION STATEMENT.

Now, Therefore, Be It Resolved

1. That the statement PLANNING PRINCIPLES and ACTION STEPS appended hereto is recommended for adoption by the Board of Directors of the South Central Assembly, and
2. That the South Central Assembly use its presence and resources in the implementation of these principles and action steps with the respective units of government and the private sector as may be appropriate.

PLANNING PRINCIPLES NEEDED TO SECURE THE QUALITY OF LIFE AS SET FORTH IN VISION STATEMENT

I The State Planning Board should be activated and its basic mission should include the preparation of a Statewide Policy Plan:

- C to provide the parameters for all sub-state comprehensive planning efforts.
- C to provide the Governor and Legislature with a framework for connecting State agency plans, budgets and decisions with relevant county and regional plans.

II Consistency of Comprehensive Plans among the Counties in the South Central Region should be encouraged. A process including its own dedicated funding should be determined that would give reasonable assurance that this happens.

III Consistency of municipal Comprehensive Plans with County Comprehensive Plans should exist.

IV State agencies, particularly those involved with community infrastructure and including the Pennsylvania Public Utilities Commission, should be prohibited from taking any action in conflict with County Comprehensive Plans.

V Counties should have Comprehensive Plans which at a minimum should include the delineation of growth areas and agriculture and conservation areas.

VI Municipalities lacking a municipal Comprehensive Plan should fall under the provisions of the County Comprehensive Plan and could by enacting an ordinance accepting the provisions of the County Plan with respect to their municipality provide an acceptable legal basis for enacting a zoning ordinance.

VII The governing bodies of municipalities and school districts should be specifically prohibited from taking actions that are not consistent with adopted Comprehensive Plans.

VIII Municipalities should have at their disposal an equitable and workable system of levying impact fees on development activities. The current system authorized in the MPC is neither and should be re-visited.

IX Municipalities should have the authority to coordinate and time development with the provision of necessary infrastructure.

X Comprehensive Planning at all levels should be broadly inclusive of public and private sector interests and the opportunity for extensive citizen involvement should be required.

XI The Region's land resource should be managed in such a way as to assure that opportunity will exist for a quality of life that will be satisfying to all citizens irrespective of whether they choose to live in urban, suburban or rural settings.

XII Within the Region, elected and appointed officials at all levels should strive to become acquainted with evolving concepts and practices dealing with planning, growth management and community development.

RECOMMENDED ACTION STEPS

A. The South Central Assembly should allocate funding to hire a senior level Regional Planner whose principal responsibility would be to (a) facilitate the exchange of information among the county planning agencies in the Region and (b) to engage in some basic research and planning investigations of a regional nature. Administratively, the Regional Planner could be an employee of the organization providing staff support to the Assembly or for which said services may be contracted. The Regional Planner should have available the counsel and advice of the Assembly Land Use and Growth Management Advisory Committee established as a continuing committee of the Assembly.

B. The Assembly should vigorously support legislative initiatives that are consistent with the Principles stated above.

C. Notwithstanding (B) above, the Assembly should approach the Governor's Office and seek the issuance of an Executive Order pursuant to Principle I and Principle IV above.

D. The Assembly should facilitate a broad-based educational effort in an effort to build support for the Principles among elected and appointed officials, the business community, institutions and the general citizenry throughout the Region.

E. Promote better coordination between counties through permanent coordinating mechanism, responsible for regional outlook.

RESOLUTION 98-3

Land Use and Growth Management

Whereas, Resolution 98-1 has offered for consideration and adoption A VISION FOR THE REGION, and

Whereas, Resolution 98-2 has offered for consideration and adoption PLANNING PRINCIPLES and ACTION STEPS needed to help to secure the quality of life set forth in the VISION STATEMENT and

Whereas, the deliberations of the Land Use and Growth Management Advisory Committee and the Planning Committee suggest that a statement of Policy and Practice Principles would be of strategic value in facilitating the application of Resolutions 98-1 and 98-2, respectively,

Now, Therefore Be It Resolved:

1. That the statement of Policy and Practice Principles appended hereto is recommended for adoption by the Board of Directors of the South Central Assembly, and
2. That the South Central Assembly use its presence and resources in the implementation of these principles with the respective units of government and the private sector as may be appropriate.
South Central Assembly for Effective Governance Statement of Policy & Practice Principles to be applied in Land Use and Growth Management. This statement is intended to provide a frame-of-reference for dealing with land use and growth management concerns in the South Central Region.

It is presented in an outline of Goals, Key Objectives and Implementing Actions, in the interest of achieving "A Vision for the Region" and facilitating the application of the Planning Principles.

GOALS

These goals are not to be viewed as being mutually exclusive but rather as an integrated expression of what it is hoped land use planning and growth management can help to bring about:

1. Protect the character and integrity of local communities, including their design, sense of place and culture.
2. Assist all areas to realize their community and economic development potential with particular attention to the vitality of established urban areas and the revitalization of depressed areas.
3. Facilitate the provision of affordable housing; variety and mix of housing to meet a range of needs and affordable to all income levels.
4. Protect air quality, environmentally sensitive lands, designated agricultural areas, recreational areas, historic and cultural resources, and water quantity and quality.

KEY OBJECTIVES

These key objectives warrant concurrent attention. They often interface with each other, in

some fashion and in any given situation. They are not to be viewed as being listed in priority order.

1. Plan comprehensively at the state, county and local levels of government, including regional organizations (both multi-county and multi-municipal).
2. Integrated functional planning (i.e., transportation planning, water and sewer facilities planning, community facilities planning) with comprehensive planning including their expression in capital improvements programs and budgets.
3. Require consistency in the adoption of planning and its implementation within (horizontally) and among (vertically) the local, county and state levels of governments, including regional considerations.
4. Coordinate and time development with the provision of necessary infrastructure, with particular reference to transportation and water and sewer facilities including their expression in capital improvements programs and budgets.
5. Manage community change in a way that incorporates desired economic development.
6. Bring together public and private sector participation and leadership in addressing these consideration.
7. 7. Direct special attention to achieving a broad public involvement as part of the planning process.

IMPLEMENTING ACTIONS

Achieving Inter-governmental Coordination

1. Affirm that local municipal plans will be integral in the formulation of county, regional and state plans.
2. Assure that county planning is done in consultation with municipalities. Of particular note, counties should consult with municipalities as to where growth is anticipated and where infrastructure may be needed.
3. Assure that county and regional plans consider state actions in such matters as highway construction, farmland preservation, wetland protection, among other considerations, to avoid conflict with state laws, regulations and programs.
4. Assure that state agencies coordinate their activities with county plans, especially when granting permits and issuing other approvals for plans, grants and loans.
5. Developments of regional impact should receive requisite regional review.
6. Regulations and permitting requirements and procedures should be coordinated by appropriate agencies at the several levels of government in ways that will improve the planning process and achieve the desired intergovernmental coordination. Particular attention should be directed to harmonizing municipal zoning regulations including definitions, procedural requirements, and district classifications.

Local and Inter-Municipal Responsibility

7. Each local municipality should:
- C prepare a municipal comprehensive plan subject to consistency with the county comprehensive plan, with the option that a municipality may adopt the county comprehensive plan insofar as it relates to that municipality.
 - C exercise zoning, subdivision and land development regulation and capital improvements program and budget authority, among other planning powers, consistent with the municipal comprehensive plan (with the option that a municipality may adopt county regulations insofar as they relate to that municipality and contract with the county for administration of those regulations).

County Responsibilities

8. Each county should:
- C have an officially adopted comprehensive plan up-dated on a regular basis.
 - C give consideration in its comprehensive plan and planning to the conservation of important natural resources, growth in relation to infrastructure (i.e., highways, water and sewer facilities) and land uses of regional significance (i.e., large shopping centers, major industrial parks).
 - C give consideration in its comprehensive plan and planning to providing guidelines for local planning, zoning and subdivision regulation.
 - C give consideration in its comprehensive planning to facilitate the exercise of local regulatory
 - C authority over developments of local impact and joint local community and county approval of developments of regional impact.
 - C provide technical assistance to municipalities in their exercise of a local planning responsibility.
 - C exercise zoning and subdivision and land development authority in municipalities where that is not being done by the municipality.
 - C monitor municipal planning and implementing regulations to assure their consistency with county planning.
 - C prepare county capital improvements program and budget.
 - C develop regional arrangements, when appropriate, that would allow particular qualities to be reflected consistent with such planning as may otherwise apply.
9. County planning must be done in consultation with municipalities particularly in determining where growth may be anticipated and where infrastructure may be needed.

10. County plans should consider state action in such areas as highway construction, farmland preservation, and wetland protection among others, to minimize conflict with state laws, regulations and programs.

Regional Responsibilities

11. The South Central Assembly for Effective Governance should be utilized fully to bring about:
 - C data collection, development of information, analysis and sharing of information
 - C technical assistance as may be appropriate consistent with mission and program of the Assembly.
 - C strategic planning concerning regional issues including agricultural land, open space, historic places, transportation, water, housing and economic development.
 - C coordinating county plans within the region.
 - C monitoring growth and development trends.
 - C facilitating intergovernmental cooperation within the region.
 - C policy planning of an interstate/international nature as may be appropriate.

State Responsibilities

12. Activate the State Planning Board and charge it to:
 - C formulate a State Policy Plan dealing with goals for land use and development in the Commonwealth as a frame of reference for growth management plans of a regional, county and local community scope.
 - C establish a process that would further policy, program, and project coordination among state agencies, including the permit issuing and plan approval functions of the individual state agency as they relate to growth management.
 - C facilitate intergovernmental review and coordination consistent with existing and new statutory authorization.
 - C review state agency plans and regional and county plans to prevent conflicts, achieve mutual consistency and maximize effectiveness.
 - C Review multi-county regional configurations a basis for a new Governor's Executive Order dealing with State Uniform Planning Regions.
 - C monitor growth and development trends in the Commonwealth.
 - C convene a Governor's/Legislature's conference on land use and growth management.
 - C convene a set of regional public/private sector conferences on land use and growth management.

13. State agencies shall take into account officially adopted county and local government comprehensive plans as may be relevant to the activities, programs and/or projects of the particular agency in the interest of achieving consistency of the state agency activity, program or project with the said comprehensive plan.

Additional Implementing Actions

14. The Municipalities Planning Code should be amended to:

- C assure recognition of the comprehensive plan of a community as the basis for zoning and subdivision regulation among other implementing codes and ordinances.
- C assure consistency of officially adopted plans among the several levels of government.
- C assure the concurrent provision of infrastructure with development.
- C enable transfer of development rights to be applied on a more than local municipal basis.

15. Tax base sharing should be explored as a way of sharing the benefits of development, reducing the competition between and among units of local government, and promoting regional cooperation.

16. Adequate funds must be appropriated by the state to assist in the funding support of planning on the state, regional, county and municipal levels.

- C growth management is a statewide concern and warrants the attention and support of State government.
- C State funding support should be an incentive to facilitate local share and ensuring local initiative in undertaking growth management activities.
- C the State Planning Assistance must be substantially increased in order to provide an adequate share of funding support; it should be keyed to the scale of statutory requirements for planning and what is expected to be done.
- C PennDOT and PA DEP should provide funding support adequate to the mandated planning required concerning transportation and water sewer facilities, respectively.
- C Funds for State functional planning should include an allocation for comprehensive planning.
- C State should provide significant funding support for infrastructure otherwise called for in comprehensive plans.
- C a special program fund should be established to support state and regional planning.

- C an earmarked funding source for planning (such as a percentage of permitting fees) should be established to assure continuity and a more clearly recognized level of support.

17. A State-local cost sharing formula should be established to facilitate local and county governments to carry out comprehensive planning.

18. Training programs for citizen member planning commission should be fully provided and their availability facilitated both as to location and cost in order to have a knowledgeable functioning of said commissions.

19. Recognize the need for qualified, as to education and experience, professional planning staff and consulting support at all levels with applicable credentials and support for continuing education and degree programs to make that capability available.

Adapted from PPA Policy Statement on Land Use and Growth Management

RESOLUTION 98-4

Land Use and Growth Management

Whereas, Resolutions 98-1, 98-2, and 98-3 and their adoption have placed the South Central Assembly for Effective Governance in the position of becoming actively involved in dealing with land use and growth management in the region, and

Whereas, in its deliberations the Land Use and Growth Management Advisory Committee and the Planning Committee have noted the value to be gained by having available to local government model standards and ordinances dealing with land use and community development,

Now, Therefore Be It Resolved

1. That the South Central Assembly use its presence and resources develop general growth management guidelines advocated by the Assembly, for use by counties and municipalities in developing plans and ordinances.

RESOLUTION 99-1

Whereas, Resolution 98-1: A VISION FOR THE REGION was adopted at Regional Summit II at Gettysburg College, March 10, 1998, and

Whereas, said Resolution 98-1 was adopted by the Board of Directors of the South Central Assembly for Effective Governance at its meeting April 15, 1998, and

Whereas, said Resolution 98-1 was reviewed in preparation for the Fall Sprawl Symposium, October 13, 1999, at Penn State Harrisburg, and

Whereas, said Resolution 98-1 was referenced in various of the sessions of the Fall Sprawl Symposium and expressions as to its amendment and continued support offered

Now, therefore, Be It Resolved

1. That the provision in Resolution 98-1 dealing with diverse housing types be amended so that it reads:

"A continuation of availability for diverse and affordable housing types."

2. That Resolution 98-1 as hereinbefore amended is recommended for adoption and continued application by the Board of Directors of the South Central Assembly for Effective Governance as the frame-of-reference for its activities.

RESOLUTION 99-2

Whereas Resolution 98-2: PLANNING PRINCIPLES NEEDED TO SECURE THE QUALITY OF LIFE AS SET FORTH IN THE VISION STATEMENT (see Resolution 98-1) was adopted at Regional Summit II at Gettysburg College, March 10, 1998, and

Whereas, said Resolution 98-2 was adopted by the Board of Directors of the South Central Assembly for Effective Governance at its meeting April 15, 1998, and

Whereas, said Resolution 98-2 was reviewed by the Assembly Land Use and Growth Management Committee in preparation for the Fall Sprawl Symposium, October 13, 1999, at Penn State Harrisburg, and

Whereas, said Resolution 98-2 was referenced in various of the sessions of the Fall Sprawl Symposium and expressions as to its amendment and continued support offered,

Now, Therefore, Be It Resolved

1. That the employment of a senior level Regional Planner by the South Central Assembly for Effective Governance be and herewith is acknowledged with the understanding that said Regional Planner's: "principal responsibility (will) be to (a) facilitate the exchange of information among the county planning agencies in the Region and (b) to engage in (selected) basic research and planning investigations of a regional nature." In that connection, it is noted that the said Regional Planner will have available the counsel and advice of the Assembly Land Use and Growth Management Committee.

2. That consistent with the statement in Resolution 98-2: "The Assembly should vigorously support legislative initiatives that are consistent with the PRINCIPLES stated above", for which continued support and adoption is recommended:

a. Delete Section 303, subsection (c) as inconsistent with the proposed amendments to the Pennsylvania Municipalities Planning Code:

"(c) Notwithstanding any other provision of this act, no action by the governing body of a municipality shall be invalid nor shall the same be subject to challenge or appeal on the basis that such action is inconsistent with, or fails to comply with, the provision of the comprehensive plan."

3. That the Assembly direct renewed and priority attention to the following enumerated considerations in Resolution 98-2 in the interest of exercising a State government leadership and understanding in securing and maintaining a desired quality of life in the Commonwealth and its respective communities:

a. The State Planning Board should be activated and its basic mission should include the preparation of a Statewide Policy Plan:

- to provide the parameters for all sub-state comprehensive planning efforts;
- to provide the Governor and Legislature with a framework for connecting State agency plans, budgets, and decisions with relevant county and regional plans.

RESOLUTION 99-3

Whereas, Resolution 99-1 continues as Assembly policy A VISION FOR THE REGION, and

Whereas, Resolution 99-2 continues for the purpose of guiding Assembly activities a statement of PLANNING PRINCIPLES, and

Whereas, Resolution 98-3 was reviewed in preparation for the Fall Sprawl Symposium, October 13, 1999, at Penn State Harrisburg, and

Whereas, said Resolution 98-3 was referenced in various of the sessions of the Fall Sprawl Symposium and expressions as to its amendment and continued support offered

Now, Therefore Be It Resolved

1. That Resolution 98-3, appended, is recommended for continued application by the Board of Directors of the South Central Assembly for Effective Governance as a Statement of Policy and Practice Principles to be applied in Land Use and Growth Management in the South Central Region, and

2. That, in light of the issues that surround virtually every and any objective discussion of sprawl and its impact, capital improvements programming and budgeting receive particular attention by the respective level of government and the private sector in the respective disposition of said issue(s) including the formal preparation and official adoption of a capital improvements program and budget.

RESOLUTION 99-4

Whereas, Resolution 98-4, adopted at Regional Summit II at Gettysburg College, March 10, 1998, directed: "That the South Central Assembly use its presence and resources to develop general growth management guidelines advocated by the Assembly for use by counties and municipalities in developing plans and ordinances", and

Whereas, said Resolution 98-4 was adopted by the Board of Directors of the South Central Assembly for Effective Governance at its meeting April 15, 1998, and

Whereas, said Resolution 98-4 was reviewed in preparation for the Fall Sprawl Symposium, October 13, 1999, at Penn State Harrisburg, and

Whereas, Resolutions 98-1, 98-2 and 98-3 were updated, considered, and adopted in plenary session at the said Fall Sprawl Symposium as Resolutions 99-1, 99-2 and 99-3,

Now, Therefore Be It Resolved

1. That, the South Central Assembly be and herewith is directed to review said updated resolutions and the deliberations of the Fall Sprawl Symposium in the interest of their implementation through the formulation of growth management guidelines, and
2. That, the participation of the counties and municipalities in the South Central Region and such other public interest and private sector organizations as may be appropriate be solicited in that connection, and
3. That this task be explicitly provided for in the Work Program and Budget of the Assembly, and
4. That a progress report and discussion of this task be included in the agenda for Regional Summit III scheduled for March 2000 at York College.

RESOLUTION 99-5 **Agricultural Land Preservation**

Whereas, Resolution 98-1: A VISION FOR THE REGION was adopted at Regional Summit II at Gettysburg College, March 10, 1998, and

Whereas Resolution 98-2: PLANNING PRINCIPLES NEEDED TO SECURE THE QUALITY OF LIFE AS SET FORTH IN THE VISION STATEMENT (see Resolution 98-1) was adopted at Regional Summit II at Gettysburg College, March 10, 1998, and

Whereas, Resolutions 98-1 and 98-2 were adopted by the Board of Directors of the South Central Assembly for Effective Governance at its meeting April 15, 1998, and

Whereas, there are numerous pending pieces of legislation before the Pennsylvania Legislature which directly impact land use and agricultural land issues, and

Whereas, the Department of Agriculture's Farmland Preservation Bureau has indicated that 433 farms totaling 58,512 acres had been preserved through the state program in the eight counties comprising the South Central region of Pennsylvania as of May 13, 1999, and

Whereas, despite past and current farmland preservation efforts undertaken in the Commonwealth of Pennsylvania, it is emphasized that between 1992 and 1997, some 60,000 acres (4%) of the productive farmland in the South Central region was converted to other uses, and

Whereas, agriculture represents an important component of the economic activity of the South Central region of Pennsylvania, producing \$306 million in crops and \$1.442 billion in livestock products for a total of \$1.748 billion according to the 1996-97 USDA/PDA Agricultural Statistics Service, recognizing as well that this farm output generates another \$15 billion of additional business activity, and

Whereas, the Legislative workgroup of the Assembly's subcommittee on Agricultural Land Preservation has recommended four criteria as threshold requirements of any legislation related to land use and agriculture issues, and

Whereas, a continuum of options for farmland preservation is required to accommodate the diversity of farm owners committed to perpetual preservation, and

Whereas, the commitment of perpetual preservation should be matched by some enduring tax benefit to owners of preserved farms, and

Whereas, Resolutions 98-1 and 98-2 were reviewed by the Assembly Land Use and Growth Management Committee in preparation for the Fall Sprawl Symposium, October 13, 1999, at Penn State Harrisburg, and

Whereas, Resolutions 98-1 and 98-2 were referenced in various of the sessions of the Fall Sprawl Symposium and expressions as to its amendment and continued support offered,

Now, Therefore, Be It Resolved

1. That consistent with the statements in Resolutions 98-1 and 98-2, for which continued support and adoption is recommended, and on the advice of its Legislative workgroup subcommittee, the Assembly advocates the following four criteria as threshold requirements for the support of any new or amended legislation related to land use and/or farmland preservation:

- a) that any new or additional State funds appropriated be made available to support existing easement purchase programs, and that any new programs include their own respective sources of funding.
- b) local governments should not be permitted to adopt ordinances that would preempt or supercede existing state farming legislation or regulations. All priority considerations for state funds for local municipalities should be contingent upon conformance to this standard.
- c) new legislation must support multi-county and/or regional planning and zoning provisions, and must eliminate curative amendments as a single municipal basis.
- d) new legislation to specifically legitimize conservation easements and to specifically provide for judicial actions.

2. That the Assembly support and promote legislation to establish a program to allow owners of preserved farms a school tax credit funded similar to the current state easement program.

3. That the Assembly support and promote the development and enactment of legislation providing for funding, programs and initiatives, as are more particularly enumerated on the attached schedule.

Addendum to Resolution 99-5
Summary of Recommendations

- A. Support Current Funding
 - 1. Line-item funding for programs
 - 2. Cigarette tax as source of funding
 - 3. Another State Bond Issue

- B. New Sources of Fund
 - 1. Farmland Conversion Fee
 - 2. Capital Gains and realty transfer tax paid on preserved farms.

- C. New Programs
 - 1. Farmland Preservation Tax Credits
 - 2. Long-Term Installment Purchase

- D. Federal Legislation Initiatives
 - 1. Elimination of six-year limitation on tax rollover when easements are donated
 - 2. Elimination of capital gains tax on preserved farms

Resolution 99-6

Whereas there exists a myth that all land use decisions in Pennsylvania are local;

Whereas federal and state environmental, natural resources and urban assistance programs have been carried out in a fragmented manner without considering the need for unity in order to attain a sustainable future;

Whereas; Sprawl in Pennsylvania has occurred as an unintended consequence of federal and state subsidies, planning and permit decisions as well as local zoning and land-use decisions;

Whereas; Article 27 of Pennsylvania's Constitution establishes the concept of trusteeship for all levels of Pennsylvania's government and would appear to expect all levels of government to act against sprawl and to preserve environmental values; and

Whereas sprawl spreads pollution, traffic congestion and ugliness across our countryside and destroys the scenic values of our Region, making our Region less desirable as a place to live and for economic development.

1. Now therefore be it resolved that the Governor direct all State agencies to reshape state programs and state administered federal programs involving :

- a) the approvals of all types of grants, loans and other financial assistance to counties, municipalities, institutions, corporations and individuals,
- b) the acquisition of land, construction or lease of buildings and other infrastructure,
- c) the issuance of permits, and approvals including Act 537 plan approvals in order to:
 - i) favor and
 - ii) give a higher priority to projects in municipalities and counties that have developed and successfully implemented land use plans in accordance with the Principles laid out in Resolution 99-3, and designed to prevent sprawl and favor the development of urban centers and
 - iii) to discourage projects which do not support such plans and,

2. Be it further resolved; that in the case of small municipalities with no land use ordinances, the same shall apply if they have delegated land use functions to the county and the county complies with the above.

RESOLUTION 2000-1

Regarding the need for expanding Public Participation in Regional Transportation Planning

Whereas the fragmentation which challenges the transportation planning for our Region precludes us from having a comprehensive picture of our regional problems and possible solutions.

Whereas some County planning agencies in the Region have good public participation for some elements of planning (such as land use), such efforts are a rarity for our Region.

Whereas a recent notable exception to the lack of regional public participation was the DEP South Central PA Ozone Stakeholders Group which served a significant portion of our Region. Success was achieved through attainment of a consensus on all recommendations.

Whereas we need to educate the people of the Region to the problems of the Region .

Whereas no public participation is vital to any form of transportation planning.

Whereas we will need support for Regional solutions to Regional problems.

1. Now therefore be it resolved that the process of expanding transportation planning from the sub-regional level to the regional level will require a strong public participation effort to identify problems and help shape solutions that have broad popular acceptance and support.
2. Be it further resolved that such public participation will require adequate funding and vigorous outreach by planning agencies and transportation providers to the general public, to stakeholder groups, to citizens, county and municipalities at critical decision points in the process.
3. Be it further resolved that such public participation will require a meaningful, trusting partnership in:
 - a. the identification and prioritization of Regional transportation problems;
 - b. the scope of Regional transportation studies;
 - c. selecting reasonable alternatives designed to address Regional transportation problems; and
 - d. the selection of preferred solutions to Regional transportation problems.

RESOLUTION 2000-2

Regarding inadequate state support for multimodal Regional Transportation Planning

Whereas an increasing share of our transportation problems are regional in character and demand regional multi-modal solutions.

Whereas for historic reasons the eight-county Central Pennsylvania Region has not benefitted from truly comprehensive regional transportation planning, such as is provided by the Southwestern Regional Planning Commission for the Pittsburgh Area and the Delaware Valley Regional Planning Commission for the Philadelphia area

Whereas these Regional agencies are staffed with senior professional transportation planners who are funded by PennDOT.

Whereas the Region is now served several separate MPO's.

Whereas each Planning Commission has several separate transportation and related land-use-planning efforts under way which are designed to address county and local needs

Whereas the lack of orchestration of these separate planning efforts leads to fragmentation.

Whereas highway planning needs to better connect to light rail planning, heavy rail planning, freight planning, airport planning, planning for school bus transportation, planning for people with disabilities

Whereas as the number of acres being devoted to warehouses for the transfer and storage of freight is growing rapidly and will continue to grow.

Whereas there is an urgent need to address regional issues as well, such as the movement of freight, the needs of employers and employees, the school systems and other needs,

Whereas there is a need to harmonize local, county and regional needs into a unified planning effort.

Whereas if our Region gets to be known for its traffic congestion and inability to move products, goods and freight, we will lose a very serious economic potential and also experience the environmental harm that goes along with that.

Whereas the vehicle miles traveled in District 8 have now exceeded that of the Pittsburgh District.

Whereas from a transportation point of view the problems and needs of the South Central region are comparable to those in Pittsburgh and Philadelphia.

1. Now therefore be it resolved that PennDOT upgrade the size of the District 8 staff by providing a senior professional transportation planner with adequate professional support staff to take on the task of doing regional multimodal transportation planning

RESOLUTION 2000-3

Regarding the need for improved regional transportation data upon which to base transportation planning in South Central Pennsylvania.

Whereas we do not have adequate information about our regional transportation situation nor a system in place that can adequately update and maintain regional data sets.

Whereas the complex mix of crossroads traffics, transportation needs (both rail and truck) for freight and the separate transportation needs in our Region for tourism and recreation requires analysis of data that is not available to us at this time.

1. Now therefore be it resolved that the South Central Region may serve as a laboratory for the testing and developing new concepts in solving transportation problems.
2. Be it further resolved that to address this problem, we ask Penn DOT to consider providing funds to help support a South Central Pennsylvania Transportation Institute, in cooperation with a university or college in the region. This Institute would operate under the guidance and direction of the South Central Assembly for Effective Governance and possibly through the Penn DOT Planning Deputate.
3. Be it further resolved that the purpose would be would be to:
 - a. Look at the transportation demands created by global and US Regional trade, shifts in manufacturing and distribution technology, as well as tourism, recreation and other specific demands;
 - b. Consider options for addressing the transportation demands and impacts on the Region as well as future needs;
 - c. Develop public policy and financial options to address these impacts and needs;
and
 - d. Consider social, economic and environmental changes in the US and in global trade, which impact transportation problems in the Region.

RESOLUTION 2000-4

Whereas a significant share of this Region's transportation issues are of a regional nature;

Whereas, in recognition of the interconnected transportation systems of the region, the Pennsylvania Department of Transportation has designated a District to coincide with the eight counties of South Central Pennsylvania;

Whereas recognition by the Federal Bureau of the Census of three separate metropolitan areas within the region, Harrisburg, Lancaster, and York, requires the Governor to designate a metropolitan planning organization for transportation planning in each metropolitan area;

Whereas in addition to the three federally-designated metropolitan areas the region also encompasses counties that are located wholly outside of a metropolitan area and, consequently, are not part of a metropolitan planning organization;

Whereas the three metropolitan areas and the adjacent non-metropolitan areas form the integral region of South Central Pennsylvania;

Whereas the coordination of transportation planning between the metropolitan areas, non-metropolitan areas, and the Commonwealth of Pennsylvania is critical to both the economic future of the region and the environmental needs of the region;

Whereas there is a need to enhance the transportation planning efforts of individual metropolitan planning organizations and counties so that regional concerns are considered and so that a regional voice on transportation matters is created that allows South Central Pennsylvania to better compete with other regions in the Commonwealth for limited resources.

Now, therefore, be it resolved by the South Central Assembly for Effective Governance that:

1. An effort be established that leads to the coordination of transportation planning among the metropolitan planning organizations and rural counties through increased communication, education, and mutual support.
2. A cooperative program be initiated to define the regional transportation issues and problems so that in the future regional planning efforts may be undertaken.
3. The regional transportation system be monitored and described so that regional needs can be more fully considered in local, metropolitan, and district decision-making.
4. The South Central Assembly for Effective Governance additionally support such efforts through special studies and cooperative planning efforts of a regional nature, and by providing a forum that can be used by the metropolitan planning organizations, rural counties, and the Commonwealth to promote the regional interest.

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Why Municipalities Should Consider Multi-Municipal Planning

In June 2000, Pennsylvania adopted its own "smart growth" legislation uniquely tailored to the traditions, law and politics of Pennsylvania. Act 67 (House Bill 14) and Act 68 (Senate Bill 300) both amend the Municipalities Planning Code (MPC). These reforms enable counties and municipalities to take more control of their destiny by planning together for both development and conservation of resources, and, most importantly, implementing such plans through cooperative agreements and consistent ordinances and actions. More specifically, multi-municipal planning under Act 67 and Act 68 can:

1. **Promote the protection of rural resources:** The laws require all municipalities to plan and zone for natural and historic resources, and agricultural lands. Within a multi-municipal plan, it is easier to protect larger areas of lands from intense development by designating growth areas in or around existing developed places and rural resource areas for more limited development.
2. **Promote development in older boroughs and suburbs:** The laws give cities and boroughs the opportunity to plan with neighboring municipalities for more dense development in their municipalities, making use of and improving existing infrastructure, and providing for infill traditional neighborhood development.
3. **Provide funding incentives:** The laws authorize state agencies to provide funding priority under state funding programs for multi-municipal planning and implementation.
4. **Require state agencies to incorporate local plans in decision-making:** The laws require state agencies to consider and they may rely upon the multi-municipal plan in making funding and permitting decisions.
5. **Address regional issues:** The laws enable municipalities to identify and address issues that are regional in nature, such as sewer and water provisions, emergency services, agricultural preservation, transportation issues and developments of regional scope. Planning for these issues together can eliminate duplication of efforts, encourage communication between municipalities and create opportunities for more efficient use of your resources.
6. **Allow cost sharing:** The laws allow sharing of the significant costs of a sound land use plan, and the ability to use the technical assistance and expertise of county planning departments, state, regional, and local agencies, and/or to share planning tasks among the participating municipalities.
7. **Protect against curative amendment lawsuits:** Municipalities within a multi-municipal planning area no longer necessarily have to provide for every use. The laws now direct the court in a zoning challenge to look at the availability of uses under the zoning ordinances of municipalities participating in a plan and not to limit its consideration to the zoning ordinance being challenged where all municipalities have adopted and are implementing a multi-municipal plan.
8. **Authorize TDR across municipal boundaries:** The laws authorize adoption of a transfer of development rights program across municipal boundaries, for the region of the plan. The use of transfer of development rights in an area that combines rural lands and urban municipalities could enable farmers to sell development rights to developers for use in a city, borough or more suburban township within the plan, thereby relieving pressure on rural lands, and helping to sustain developed areas.
9. **Allow tax-base sharing across municipal boundaries:** The laws authorize agreements for the sharing of tax revenues and fees within the region of the plan. The tax and revenue sharing tools mean that the burdens and the benefits of such development are shared and contribute to the economic health of all the municipalities in the plan. For example, some percentage of the real estate tax from a large shopping mall or industrial park could be shared among municipalities in the plan on a formula basis.
10. **Retain local control:** The laws allow municipalities to retain local control over implementation and local issues so long as implementation is consistent with the multi-municipal framework plan.

Implementation

The laws provide great flexibility for municipalities and counties to shape planning areas based on inherent regional logic and political willingness. Such areas might be natural resource based (e.g., a watershed), a natural configuration of political jurisdictions (e.g., a city or borough and surrounding townships), an area surrounding a proposed highway expansion, interchange or network or an area motivated to get together to preserve viable farmland and/or aquifer recharge capacity by focusing growth in and around villages (such as central Bucks County). Look for 10,000 Friends' Implementation Manual for Multi-Municipal Planning due out in draft form in February 2000.

Next Steps for Municipalities

1. Determine (if you have not already done so in a comprehensive planning process) what growth and development is needed in your community, where it should go, and what rural lands, natural and historic resources the community wants to conserve. Use good planning, design, and facilitation expertise.
2. Get a good legal opinion on whether your plans can be carried out under the MPC and case law, and what constraints you may face.
3. Determine whether your municipality would benefit by planning with contiguous municipalities for provision of all uses, economic development, infrastructure, housing needs, conservation of rural lands, shared costs and revenues.
4. Determine, if desired, what contiguous municipalities it would make sense to plan with in order to achieve the patterns of growth and conservation your community wants.
5. Arrange facilitated meetings with those municipalities using whatever assistance may be provided by the county, state, regional, or local agencies or organizations. If you are prepared to go plan together, consider a planning charrette, and proceed to develop the planning agreement, the multi-municipal plan, and finally implementation agreements.

Municipal Policy Statement

Adopted at the
68th Annual
Boroughs Conference
June 27, 1979
Hershey, PA

Revised and Reprinted
July 7, 1999

Pennsylvania State
Association of Boroughs

2941 North Front Street
Harrisburg, PA 17110

PREFACE

The Pennsylvania State Association of Boroughs, representing three million Pennsylvanians in some 968 boroughs, sets forth this statement of policy as its vehicle for achieving the highest level of local administration, operation and service attainable through borough government.

The Pennsylvania State Association of Boroughs, one of the largest and oldest municipal organizations in the nation, is a nonpartisan, nonprofit association operated by the boroughs of the Commonwealth to promote practical, effective and economical local government and to strengthen the prerogatives of local self-government.

The purpose of the Association is the improvement of local government through cooperative effort, and this purpose is advanced by:

- (a) the maintenance of a central bureau of information and research for the collection, analysis and dissemination of municipal information;
- (b) the holding of an Annual Conference and other meetings and instructional sessions for the interchange of ideas on municipal problems;
- (c) the regular publication of an official magazine, and the distribution of special reports on local government issues;
- (d) the promotion of legislation beneficial to Pennsylvania local governments and to their citizens and the opposition of legislation inimical thereto;

- (e) the provision of insurance programs and other professional services on a contractual basis; and
- (f) the advancement of municipal education and a greater civic conscience among Pennsylvanians.

The Association reaffirms its constitutional guarantee that membership is open to any borough, incorporated town, or any borough which has adopted a home rule charter in the Commonwealth.

The Pennsylvania State Association of Boroughs is the legally recognized organization for all borough officials. It is the official instrument through which borough officials and employees should make their wishes known to the Congress and the General Assembly, and in turn, the formal spokesman to which the State and national governments and their legislative bodies should look for the official expression of those wishes. The submission by special interest groups of legislation pertaining to local government directly to State and national legislative bodies will not be condoned, nor will such legislation be supported until it has been approved by the Association.

The Association shall adopt policies only on matters affecting local government and only after extensive analysis and consideration of alternatives.

The Association shall promote the highest standards of competence and integrity in local government administration and shall assist members with services appropriate to local government functions.

CHAPTER 1 COMMUNITY DEVELOPMENT

1.000 COMMUNITY DEVELOPMENT GOALS

The goal of community development is to improve the physical, economic, and social conditions and opportunities an area affords all its residents. Community development improves conditions and opportunities for all residents by eliminating and preventing physical blight, by conserving our land and water resources, and by providing the framework for a productive and satisfying life for all residents.

The state and federal role in community development should be to work with local governments in setting the state and national goals and standards against which individual municipalities can measure their efforts in developing livable communities. The state and federal governments should form a partnership with local governments to meet their goals. Municipalities must be provided with maximum flexibility in program design and resource allocation within the framework of agreed upon state and national performance standards.

1.100 LOCAL CODES AND STANDARDS

Adequate municipal housing, building and other codes must be adopted and realistically administered in order to provide and maintain decent, safe, and sanitary housing. Such programs should be planned and carried out on a cooperative basis with other municipalities and should complement other municipal redevelopment programs. Local governments should cooperate to encourage better housing and building codes to help reduce housing costs.

The Association supports the enactment of a minimum statewide building code which permits municipalities to adopt more stringent local standards.

The enactment and enforcement of other codes affecting the quality of life of the community, including, but not limited to, property maintenance and health codes, should not be superseded, replaced, or diminished by statewide codes.

1.200 LAND USE PLANNING

Land use planning processes must be upgraded to assure that all community development decisions adequately take into account the long range and cumulative impact on natural resources, aesthetics, existing recreation and land use patterns and other factors in the community environment which may be adversely affected in development.

A land use planning partnership between local, state and federal governments can and should be developed, one which allows federal, state and local government to represent their respective constituencies without usurping powers needed by the municipality for the continuation of responsible decision-making.

The following key principles should be embodied in development of a land use planning program:

- A. Regulation of land use, through enactment of zoning, subdivision, or other ordinances, should be preserved as a power to be exercised exclusively by local government and should not be preempted, superseded, diminished, or mandated by federal, state, county, regional or area government;
- B. Land use regulations established by municipalities should be applicable to and enforceable on all owners of lands, including governmental lands;
- C. State financial and technical assistance, including the continuation and expansion of existing assistance programs, to aid local land use planning, comprehensive plans, and zoning and subdivision ordinances;
- D. A requirement that locally elected officials have a major role in the development of overall state land use planning goals;
- E. Opportunities for local governments to develop responsible land use plans by themselves, within the context of the general state goals;
- F. Encourage local officials to utilize regional planning mechanisms which are under their control to make area-wide planning decisions which cannot be made by the individual jurisdictions; and
- G. Retention of substantial freedom for local officials to make and change community development plans in those communities with responsible land use plans in operation.

1.300 STATE HOUSING GOALS

It is the right of every citizen to have access to decent, safe and sanitary housing. Any statewide policy on goals must encompass provision for conservation and rehabilitation of existing housing stock, replacement of substandard housing, and new housing construction. There must be recognition of the relationship between housing maintenance and adequate income, adequate employment, and economic development.

1.310 STATE HOUSING ASSISTANCE

The Department of Community and Economic Development should provide state financial assistance to municipalities to assist in developing and maintaining adequate housing standards and inventories of housing stocks in Pennsylvania.

Priority should be given to the conservation of existing housing stock and the rehabilitation or replacement of substandard housing over new construction.

1.400 ECONOMIC DEVELOPMENT GOALS

Community development must include a balanced system of industrial, commercial, physical, cultural and human development, all of which contribute to economic development. Economic development should be directed toward broadening the local tax base, reducing unemployment, and expanding the economy of the community. Appropriate incentives, which could be adopted at municipal discretion, should be made available.

1.410 STATE ECONOMIC DEVELOPMENT RESPONSIBILITIES

The state should cooperate with local government to achieve local economic development goals. Every effort should be made by the various state agencies to expedite local economic development, consistent with local service capabilities and local needs, through the provision of financial and technical assistance and through the promotion of industrial and commercial activities.

The Department of Commerce should continue to provide valuable assistance to local governments in the area of commercial and industrial development and location.

1.420 PRESERVATION OF OPEN SPACE

The Association recognizes the problems created by uncontrolled growth, commonly referred to as urban sprawl, including the out-migration of population and employment opportunities from boroughs. Such uncontrolled growth can lead to traffic, sewer, water, and

air pollution problems.

To revitalize the state's boroughs and preserve open space, the Association encourages the Governor and the General Assembly to examine various state policies and programs to determine to what extent they encourage sprawl and to offer corrective measures. Emphasis should be given to policies and programs which: (1) aid the repair, replacement, or reconstruction of existing infrastructure and (2) encourage in-fill development through the reclamation of brownfields, adaptive reuse of existing structures, and redevelopment of vacant parcels within boroughs and other urban municipalities.

1.500 MUNICIPAL BOUNDARY CHANGE

Municipal boundary change legislation should be enacted, uniform for all units of local government, based on the concept of providing public services to areas not receiving such services.

Annexation legislation should allow municipalities to initiate proceedings for the enlargement of their boundaries, with the consent of a majority of the property owners in the area to be annexed.

Incorporation of new municipalities should be authorized by state law, whereby a majority of the property owners in all or part of one or more municipalities may petition for the formation of a new municipality.

Consolidation or merger of two or more municipalities should be possible only by a majority vote of the voters in each of the municipalities involved.

CHAPTER 2 INTERGOVERNMENTAL RELATIONS

2.100 FEDERAL-LOCAL RELATIONS

Federal grant programs to solve urban problems should receive a much higher ranking in the scale of national priorities.

Congress should remove requirements in federal grants-in-aid programs which tend to promote the creation of special districts, as well as requirements which tend to discriminate against smaller municipalities.

2.200 STATE-LOCAL RELATIONS

Continued recognition from the State Legislature of the importance of local government and of the citizens' right to the fullest measure of local self-determination is a key component in the area of state-local relations. Under state law municipalities should have the right to prepare and amend their own charters, to decide what activities they wish to carry on, to have the form of government in the manner they determine. Basic state legislation should delegate to municipalities the ability to exercise wide

discretionary powers rather than prescribe detailed procedures and impose undue restrictions.

Legislation should provide an equitable and efficient means by which the powers, duties and accounts of a dissolved special district may be transferred to the appropriate local government.

2.300 INTERMUNICIPAL RELATIONS

The need for a defined relationship, cooperation, and understanding among municipalities is necessary when considering the many areas in which questions of intergovernmental relations and policy arise.

The Association supports the formation of voluntary councils of elected officials where appropriate.

The Association supports the principle of voluntary cooperation among all governments and endorse the intent of the Intergovernmental Cooperation Law, which authorizes local governments to do together anything they may do individually.

CHAPTER 3 MUNICIPAL GOVERNMENT

3.100 RESPONSIBLE HOME RULE

Under our federal system of representative government, citizens are inherently entitled to maximum self-government through their elected representatives. Their prerogative of home rule should include complete autonomy and freedom from interference from other governments in all matters of local concern.

It is in the best tradition of democracy to fix responsibility for local affairs on those directly elected by and accountable to the citizens whose lives are immediately affected by their governmental actions. Every time the Commonwealth recognizes the competence of borough officials and every time such officials assume direct responsibility for the conduct of local affairs, both parties reaffirm their confidence in democracy.

Home rule does not mean resistance to all external relationships, interdependence of governments, and assistance from other governmental agencies. A fundamental ingredient of responsible home rule is the recognition that many problems may best be solved by voluntary intergovernmental cooperation. This implies the marshaling of all governmental resources and their effective concentration on the problems facing government today. Thus responsible home rule obligates local governments to collective and coordinated responsibility when the situation requires initiative, resources and authority larger than that vested in a single government. Such cooperation emanating from local initiative can be the key to continued local strength.

Recognizing that the essential nature of responsible home rule permeates our democracy, the Pennsylvania State Association of Boroughs will vigorously oppose legislation providing for:

- A. The erection of inflexible frameworks within which boroughs must organize and operate;
- B. The regulation of purely local financial matters;
- C. The mandatory transfer of any borough function, power, authority or control to another government; or
- D. The creation of local, state or federal agencies that diminish local control over local revenues and services or inhibit local determination of policies affecting matters of purely local concern.

The Association will strive to strengthen or restore home rule in whatever area of local government this principle has been violated. Specifically, the Association aims to secure:

- A. A continuing program formulated and undertaken by the Association to publicize the problems and activities of local governments and to promote a favorable understanding for the furtherance of

local control among the public and the State Legislature:

- B. Action to encourage and promote the fullest exercise of authority and assumption of responsibility by locally elected, locally responsible governing bodies, and all legislation which so provides;
- C. To provide that no municipality shall be required by initiative and referendum to cooperate or agree in the exercise of any function, power, or responsibility with, or delegate or transfer any function, power, or responsibility to, one or more other governmental units, whether already existing or newly created, unless a majority voting thereon shall vote in favor of said cooperation or agreement or delegation or transfer of said function, power, or responsibility; and
- D. To provide that no municipality shall be involuntarily included in an area government without the majority vote of the electors voting thereon in said municipality.

The intent and purpose of the constitutional amendment of 1968 which made home rule available to all Pennsylvania municipalities should not be weakened by further amendment to the home rule enabling legislation which would add to the subjects over which home rule municipalities have no control, or by additional general legislation made applicable to home rule municipalities.

3.200 FORMS OF LOCAL GOVERNMENT

The Association favors no particular form of borough government. The Association believes that the citizens of a municipality or their duly elected representatives should be permitted to select that form of government best suited to their individual requirements.

3.300 MUNICIPAL SERVICES

The Association believes that each municipality is capable of designing and administering a program of municipal services for its residents. The determination of what activities a municipality shall perform and the means by which they are administered should be reserved to local discretion and local administration.

The operation and control of municipally owned utilities and services should be exclusively under the control of locally elected governing bodies and any attempt to assert state control over rates or service areas should be resisted.

The Association opposes the Public Utility Commission regulation of rates and certification of the service area of municipal services provided outside the

corporate limits of the municipality and seeks legislation to overcome such matters.

3.466 FEDERAL AND STATE MANDATED EXPENDITURES

The Association opposes legislative imposition of any obligation or duty which necessitates the direct or indirect expenditure of funds unless the Congress or the General Assembly provides the sources of revenue required to discharge these obligations. Already inadequate local revenue cannot support additional federal and state mandated costs.

Ongoing monitoring of the number and cost of federal and state mandates should be instituted, and should be considered in the passage of any legislation affecting local government.

3.500 MUNICIPAL PERSONNEL

Personnel of municipal government determine the quality of its performance and its service to citizens. Municipalities must aggressively and continually improve all components of personnel management. Personnel administration systems are a prerogative of management. A personnel system, flexible and responsive to standards of program performance, cannot be prescribed by state or federal law. Responsible personnel administration requires that municipal governments:

- A. Recruit, select and advance employees on the basis of their relative ability, knowledge and skills, including open consideration of qualified applicants for initial appointment;
- B. Provide equitable compensation comparable to similar competitive public and private situations;
- C. Train employees, to assure high quality performance, throughout their careers. Certification by state agencies conducting training of municipal employees should not be used as a means of limiting the number eligible to perform the work required by the municipality or serve as a device by a state agency to regionalize municipal services or programs;
- D. Retain employees on the basis of the adequacy of their performance, correcting inadequate performance, and separating employees whose inadequate performance cannot be corrected;
- E. Assure fair treatment of applicants and employees without regard to political affiliation, race, color, national origin, sex, religious creed, or age; and
- F. Assure that employees are protected against coercion for and involvement in partisan political purposes.

The Association urges the legislature to refrain from substituting its judgment in these local matters involving municipal personnel administration, wages, hours, and working conditions for that of the properly constituted, locally elected officials and to grant municipalities full

power to establish and maintain personnel programs.

The Association supports the enactment of an optional system of municipal civil service.

The Association encourages members to participate in the PSAB's Public Safety Awareness in Boroughs program to protect employees from potential work-related injuries and to protect the general public from accidental injuries.

3.550 MUNICIPAL PENSIONS

The Association advocates sound, fully funded retirement plans for all full-time municipal employees. It further advocates that all mandatory retirement systems and regulations enacted by the legislature be fully funded by the Commonwealth. Specifically, the Association favors:

- A. Integration of social security with municipal retirement systems where the municipality has adopted social security;
- B. Full transferability of retirement credits between the Municipal Employees Retirement System, the state employees retirement system and the Pennsylvania public school employees' retirement system;
- C. State subsidy of general municipal employees retirement through a state collected, locally shared tax;
- D. Crediting of full interest earnings to municipal employees' accounts by the Municipal Employees Retirement System;
- E. Payment of administrative costs of the Municipal Employees Retirement System either by the Commonwealth or the participating municipality;
- F. Municipal Employees Retirement System board composed of representatives appointed by the various municipal associations having members eligible to join the system;
- G. Municipal employees retired through the Municipal Employees Retirement System be permitted to earn at least the maximum permitted under social security from the municipality from which they are retired without loss of retirement benefits;
- H. Non-uniformed municipal employee pension funds should receive the proceeds of a two per cent tax on all Foreign Life and Health Insurance premiums, to be distributed on a per employee basis; and
- I. No arbitrary limits on existing subsidies, and no use of these subsidies to "bail out" troubled systems which have not taken corrective steps on their own.
- J. Legislation which would permit the transfer of service credits among municipal retirement plans without adversely affecting the fiscal integrity of individual municipalities' employee retirement plans.

3.800 VOTING REQUIREMENTS

The Association advocates that all college students, except those who have established permanent residence in the community wherein they attend college, have voting residence in the community of their parents or guardians. The Association requests the General Assembly to clarify the definition of "voting residence" in the election laws, to prevent college students not residing in the municipality on

a permanent basis from voting in that community.

3.900 PURCHASING

The Association supports legislation authorizing optional intergovernmental contracts for the purchase of materials and supplies relevant to their common problems and interests.

CHAPTER 4 REVENUE AND FINANCE

4.100 POWERS OF TAXATION

If local fiscal strength and integrity are to be maintained, municipalities must be allowed maximum freedom in the selection of revenue sources through broad tax-enabling legislation.

Local taxes costly to administer in proportion to the revenue derived should be replaced by more equitable taxes, preferably by broadening the taxing powers on earned and unearned income.

The state must recognize its responsibility for developing and maintaining vigorous local government by:

- A. Allowing each municipality to tailor its tax structure to the needs and resources of its citizens;
- B. Refraining from pre-empting those revenue sources most accessible and productive within municipalities; and
- C. Sharing the financial burden when local government serves other than its own citizens.

Statutory overall limits on the bases or rates of non-real estate taxes should be eliminated.

The Association opposes any attempts by the legislature to impose rate limitations on existing taxes which have no rate limitations.

4.110 TAX ADMINISTRATION

The state and federal government can facilitate effective use of taxes by:

- A. Providing the several taxing districts within a cohesive economic area with uniform taxing powers and authority for cooperative tax enforcement for those electing to coordinate their tax practices;
- B. Authorizing the pooled administration of separate taxes by a single collection agency serving groups of jurisdictions;
- C. Avoiding the "earmarking" of funds returned from shared taxes for any specific municipal use; and
- D. Requiring state and federal employing agencies to withhold local taxes from their employees.

Municipalities should be given the option by ordinance to replace the elected local tax collector with a municipal official charged with collection of the local taxes, and to make joint agreements with one or more municipalities, or

the county, for joint collection of local taxes, as is presently authorized under Act 511, the Local Tax Enabling Act.

4.120 TAX EXEMPTIONS

Where the state mandates tax exemption from the property tax or non-property taxes, the resulting revenue loss to local governments should be borne by the state.

All tax-exempt property should be periodically assessed and total local tax loss from each type of exemption should be required by law to be published.

4.130 PAYMENTS IN LIEU OF TAXES

The Association advocates the enactment of state and federal legislation providing a broad system of payments in lieu of taxes to municipalities for tax exempt properties including but not limited to state and federal properties. These payments should be made on a schedule commensurate with the local cost of public services.

4.140 REAL ESTATE TAXATION

Although many municipalities urgently need supplementary revenue sources, most, of necessity, will continue to depend very heavily on the real estate tax. It is imperative therefore that concerted action be taken to improve the administration of the tax.

For the purposes of real estate taxation, all property should be assessed at 100 per cent market value, thus eliminating inequalities between various local areas. Provisions should be made for periodic mandatory reassessment.

The assessment function should be performed by professionally trained assessors meeting clearly specified professional qualifications.

Local governments should not be shackled by state-imposed constitutional or statutory tax rate limitations, and if statutory tax rate limits are fixed, such limits should be applied to the market value of real property.

There is need for state involvement in the assessment process. This should be achieved by providing training and technical assistance to local governments, special assistance in assessing properties of a complex nature, and general oversight to insure compliance with prescribed rules of fair and equitable assessment.

Municipalities should be authorized by federal law to tax real estate used for proprietary non-governmental purposes on federal installations located within the municipality.

Congress should enact legislation permitting the assessment of federally owned property for special benefits such as street improvements, water mains, sewers, and other municipal improvements.

The Pennsylvania General Assembly should enact legislation permitting the assessment of state-owned property for special benefits such as street improvements, water mains, sewers, and other municipal improvements.

4.300 SHARED LICENSE FEES

Where the municipality is required to supervise or enforce a state or county licensed object or activity, the municipality should share the license fee paid to the extent of the expense incurred.

4.400 REVENUE SHARING -- FEDERAL AND STATE

Municipalities are faced with major revenue shortages. Local sources of revenue are rapidly reaching their maximum potential. New revenues have not replenished exhausted reserves and declining tax bases. An increasing demand for municipal services and inflationary costs continue to cause a financial drain on limited tax revenues.

The enactment of federal and state revenue sharing programs represents a matter of utmost importance to local government in Pennsylvania and constitutes a high priority commitment of the Association.

A plan to allocate funds to local governments' unrestricted use would offer a practical and feasible approach to strengthen local finances. A federal or state revenue sharing plan should assure substantial direct, equitable and continuing sharing to all municipalities of additional federal and state financial resources, and should be simple, understandable, and based upon the tax effort of the municipality.

4.500 STATE-LOCAL FINANCES

State and local government financing should be undertaken with state and local government participation in recommending the allocation of revenue sources to enable each to adequately meet its respective responsibilities.

The Association opposes any restrictions imposed by the state on any state funds or grant-in-aid programs for municipalities, contrary to the constitutional or legislative intent of the enabling legislation. We object to the state denying funds to municipalities on the basis of unrelated factors such as zoning, adoption or lack of adoption of other ordinances, or other arbitrary criteria.

4.510 HIGHWAY TAXES AND FINANCE

The highway user should bear an increasing proportion

of the direct and indirect cost of highways. All highway-user revenues should be used exclusively for highway and mass transportation purposes.

Present legislation perpetuates the inequitable distribution of liquid fuels tax revenue. The Association favors a formula more consistent with the proportionate revenue contribution, high usage, and construction and maintenance costs in urban communities. Paved highway width should be included as a factor in the formula for distribution of highway aid to municipalities.

Restrictive "ear-marking" of fuels-tax revenues and allocated state and federal highway monies should not inhibit local discretion as to where these funds can best be used.

The county liquid fuels tax fund formula should be changed to a current base of the most recent three years, and counties should be required to allocate funds to municipalities within the county on the basis of the formula of 50% population and 50% road mileage.

Gasoline taxes are state-collected, locally shared taxes. Historically, municipalities have received a share of such gasoline taxes and this sharing should continue in the event the state gasoline tax is increased by the Legislature.

4.600 INVESTMENT OF IDLE FUNDS

Local governments should be free and encouraged to invest or deposit, at interest, funds in excess of immediate expenditure needs consistent with principles of safety and liquidity.

Municipalities should be allowed to develop and maintain surplus revenues to foster tax stabilization and reduce deficit financing.

The Association supports modification of federal regulations to reduce the minimum for U.S. Treasury Bills from \$10,000 to \$1,000 as a means of improving temporary investment opportunities for smaller units of local government.

The Association recommends creation of graduated interest rates for bank certificates of deposit under \$100,000, as a means of enhancing earnings from temporary investment programs.

4.700 MUNICIPAL DEBT AND DEBT MANAGEMENT

Local government should be granted maximum latitude in the issuance of bonds subject to procedural rules of uniform application. Debt limits should be uniform and should be in terms either of equalized full market value or another measure of local government's relevant economic capacity to incur indebtedness.

State legislation regulating local debt issuance and management should:

- A. Facilitate maximum flexibility in the local choice of alternative forms of borrowing;
- B. Vest authority to incur debt in the local elected governing bodies; and

C. Conform to current market conditions.

The Association favors the following:

- A. All qualified banking institutions should be permitted to participate in the municipal bond market;
- B. Specified commercial banks should be authorized to serve as paying agents for major issues where deemed by local officials to be in the best interest of the municipality;
- C. The state should make financial advisory

assistance on bond issuance and debt management available to municipalities;

- D. All local bond issues should be sold at public sale; and
- E. The exemption of local governmental securities from federal taxes must remain as full and wholly reciprocal as that of federal obligations from local taxes. The Association strongly opposes any federal legislation which directly or indirectly subjects the income from municipal bonds to a federal tax.

CHAPTER 5 TRANSPORTATION

5.000 TRANSPORTATION GOALS

An adequate total transportation system for the nation must provide for the movement of people and goods safely, conveniently and efficiently, with economy, speed and capacity within and between urban areas. Achievement of this goal necessitates adequate development of the nation's streets, highways, airports, waterways, and rail and bus systems, the commitment of significant additional resources to provide, maintain and upgrade urban mass transit systems, the improvement of intermunicipal and intramunicipal rail service, and the development of new and improved means for facilitating the mobility of people and expediting the movement of goods. This requires cooperation and coordination among all levels of government and between the public and private sectors. Furthermore, all elements must receive adequate consideration in transportation planning and program development, financing, and system implementation.

5.100 HIGHWAY TRANSPORTATION

Cognizant of the greater proportional needs of urban residents and of the relative amount of highway-user revenues they contribute, the Association urges the following steps in highway planning and construction:

- A. The state Department of Transportation should formulate, publish, and continually update a viable overall plan for Pennsylvania streets and highways;
- B. The amount of annual right-of-way and construction expenditure by the state in urban communities relative to the overall state construction program should be significantly increased to a level commensurate with municipal requirements and revenue contributions;
- C. The state should be authorized to transfer funds from its federal allocation for primary and secondary systems for use on the urban system; and

- D. A higher degree of mutual state-municipal cooperation should be employed in the planning, location and design of state highways in and near municipalities.

Municipalities should be granted full control over all vehicular traffic within the municipality, consistent with sound traffic policy.

The Association advocates the complete responsibility for maintenance of state highways within municipalities by the Department of Transportation with exceptions: Municipalities should be permitted to clear and salt snow and ice-covered highways within their boundaries under contract with the Department of Transportation; municipalities should be permitted to excavate in state highways for municipal service installations without damages or costs other than the replacement of pavement; and the Department of Transportation should contract with a municipality, where the municipality so desires, for the care and maintenance of state highways in that municipality.

Legislation should require the mutual agreement between a municipality and Department of Transportation or the county in any relinquishment of a state highway or county road within the municipality.

5.200 MAINTENANCE OF STATE HIGHWAYS WITHIN MUNICIPAL BOUNDARIES

The Association encourages the development of uniform policies within the Department of Transportation regarding the maintenance of state highways within municipal boundaries. Inasmuch as the department receives its funding from all the citizens of the Commonwealth, the level of maintenance performed on state highways should not be based upon the classification of the municipality in which a state highway is located.

CHAPTER 6 LAW ENFORCEMENT

6.000 CRIMINAL JUSTICE GOALS

The ultimate goal of all law enforcement and criminal justice activity is to preserve order and justice in the community. Protection of persons and property is a basic local responsibility which must be exercised in such a manner that all persons are treated equally and their rights as individuals in a free society are respected. In their activities to control crime, our citizens, our police, and our courts must always have regard for the delicate balance which they must strike between public safety, which is the right of society, and individual liberty, which is the right of each person within society.

Public safety problems must be viewed in their broader social context. Police activity alone cannot solve the crime problem. Improved cooperation and coordination among all levels of government is necessary if crime control efforts are to succeed. The fragmented approach to crime problems must be overcome and a true system of criminal justice, including coordinated police, prosecution, corrections, and other relevant activities, must be developed and established.

At a time in history of unprecedented crime and disorder, police attention must be focused on maintenance of peace and protection of life and property. Police preoccupation with crimes without victims cannot be justified when victims of actual and dangerous crimes are demanding help. Therefore priorities must be established placing emphasis on crimes with victims, but not to the exclusion of victimless crimes since the two are often interrelated.

Recent occurrences in our state and across the nation have strongly pointed out that criminal activities are not limited to urban areas. There has been a dramatic increase in rural crime, indicating that law enforcement and criminal justice activities also need strengthening in our rural areas. Therefore local government, the state and nation must all recognize this as a serious problem and must greatly increase their efforts and commitments of resources to attacking the problem of rural crime.

6.100 LOCAL LAW ENFORCEMENT

Primary responsibility for law enforcement should rest at the local level. To carry out this responsibility effectively, municipalities must constantly seek to improve their law enforcement and criminal justice capability and develop community-based support for these efforts.

Individual citizens should be encouraged by specific educational efforts to recognize this contribution and their own personal responsibilities relative to the preservation of peace and the enforcement of law.

In those few cases where the law enforcement authority is not exercised responsibly, means must be readily

available for citizens to make complaints and obtain redress of their grievances. Because civilian police review boards have not proved broadly successful in efforts to provide this mechanism, police departments must stress the development of their own capability to review and take action on legitimate grievances. Explicit and well-defined grievance procedures should be developed by police departments and local officials. Citizens

must be aware of these procedures so that they will better understand their rights when dealing with police efforts.

Notwithstanding the responsibility of federal and state government in the area of drug education, local government should assume an active role, not only in supporting and using federal and state programs, but in instituting local programs to focus on local problems.

Correctional and custodial programs and institutions must place their greatest emphasis upon protection of society, the security and living conditions of the individuals they contain and serve, and upon positive attempts to redirect the course of offenders' lives. Correctional institutions should appropriately segregate juvenile offenders, repeat offenders, and those awaiting trial from general institution population.

Programs must be improved to encourage high quality personnel to enter the criminal justice field and to retain competent existing personnel and improve their effectiveness. Employment practices must be modified to emphasize performance. Artificial preemployment, residency requirements should be eliminated, although residency requirements for current employees are appropriate. Incentives should be granted for college training. Lateral entry into the personnel structure should be possible to allow choice of qualified personnel for responsible positions from a much broader base. To make the most effective use of sworn personnel, clerical work and other purely administrative tasks should be performed by unsworn personnel, wherever possible.

School systems must recognize their obligations in crime prevention, community self-help programs, and public safety and criminal justice education for the youth and citizens in the communities they serve. Schools should include specific programs directed at the fact that nationally the greatest numbers of arrests occur among teenagers.

The Association supports a program whereby municipalities will be reimbursed for the cost of police time spent in testifying in court.

The Association supports the need for properly trained police officers and the use of both full-time and part-time officers. Inasmuch as state law requires part-time officers to meet the same employment, training and

certification requirements as full-time police officers, duly employed and properly trained and certified part-time police officers should possess all powers necessary to enforce the laws of the United States, the Commonwealth of Pennsylvania, and its political subdivisions.

6.200 INTERDEPARTMENTAL COOPERATION

Substantial benefits of productivity may be gained for some municipalities through combination and cooperation with other municipalities in providing law enforcement. However, where such regional arrangements to provide law enforcement are developed, they must assure that the particular criminal justice problems of individual jurisdictions within the region are not overlooked in the general effort.

Consolidation of the law enforcement function should not be mandated by the state, nor should county government, under the auspices of a county home rule charter or otherwise, pre-empt or assume police functions

and services without the support and approval of the municipalities involved.

The Association supports the concept of adequate authority for officers to carry out their duties outside the home municipality, subject, however, to adequate control by both the home and host municipality.

6.300 REGIONAL POLICE

In order to reduce local expenditures for police service and to provide adequate police coverage to those areas of the state solely dependent on the PA State Police, the Association supports the removal of any regulatory or legislative barriers to the creation of regional police departments or to the contracting for police services from another municipalities and the creation of incentives for regionalization of police services.

CHAPTER 7 ENVIRONMENTAL QUALITY

7.000 ENVIRONMENTAL QUALITY GOALS

Conservation and development of natural resources must become a primary consideration guiding the actions of all individuals and governments. The effects of social, physical and technological change upon our environment must be recognized so that such changes do not unexpectedly further reduce environmental quality. Our environmental resources must be protected against the encroachments of unregulated growth.

However, environmental considerations must not ignore economic and energy considerations. All three factors must be considered as we address the problems of our environment. We must recognize that a balance must be struck between clean air and water and a healthy economy and sufficient energy resources. These factors are not irreconcilable.

7.100 ENVIRONMENTAL PROTECTION

The Association advocates the following:

- A. The current federal program for sewage plant construction should be increased substantially in Pennsylvania;
- B. The Commonwealth should continue its financial aid for sewage treatment plant construction with a minimum annual grant of 2% of the cost of construction and a maximum annual grant of 5% until the cost of construction is recovered;
- C. Federal and state tax relief should be granted to industry for the installation of non-productive devices for the control of pollutant discharges; and
- D. Federal and state research facilities should be

employed to determine the many pollutants of our air and water, to advance the purifying capacity of present technology, and to determine which pollutants are not capable of purification, with appropriate restriction of their use.

7.200 SOLID AND HAZARDOUS WASTE MANAGEMENT

The state, having mandated solid waste management requirements on local governments through the Solid Waste Management Act and the Municipal Waste Planning, Recycling, and Waste Reduction Act (Act 101 of 1988), shall provide funds to assist municipalities to comply with the requirements of the Act.

The Commonwealth of Pennsylvania, having mandated municipal recycling programs and other waste reduction measures, should pursue, through legislation, regulation, or other legitimate means:

- A. Efficient and effective reduction of the total solid waste stream;
- B. Greater utilization of recycled materials through the promotion of existing technologies and the encouragement of the development of new technologies;
- C. Encourage the development of scientific advancements that will result in the overall reduction of the trash stream by producing materials with diverse utilization, including recyclability and biodegradability;
- D. Develop tax incentive packages to encourage the use of and demand for recycled materials; and

E. Implement a "bottle bill."

Municipalities should recognize that complete prohibition of solid and hazardous waste disposal is impractical. However, the state and federal governments must allow local governments to be full participants in siting determination. Such participation should include reasonable local veto authority, and should not supersede the right of municipalities to enforce local zoning provisions.

Municipalities, having been given the right to delegate responsibility to the county for the preparation of the solid waste management plan for the municipality, should also be empowered to assign full responsibility for the collection, transfer, and disposal of solid waste to the county or to assign disposal of solid waste to the county where the municipal governing body determines it is not feasible economically or otherwise for the municipality to continue to be responsible for this service under the Solid Waste Management Act.

The Association reiterates its policy that solid waste management is and should remain a municipal responsibility and that it should not be pre-empted in any fashion by a county government or a county or regional authority.

7.300 WATER QUALITY

The availability of an ample supply of clean water is vital to our nation. Positive steps must be taken through research, planning and preventative action to avoid the harmful effects of pollution, drought, and consumptive withdrawal upon our water resources. Water resources to meet all uses within the Commonwealth, including, but not limited to, domestic, commercial, agricultural, and recreational, must rate the highest priority. Current sources must be protected, preserved and recycled where possible. Sources that have deteriorated below levels acceptable for domestic use must be rehabilitated. Because of local governments' vital interest in their water supplies, their views must be respected when any decisions are made that

will affect their water resources.

The Commonwealth and the federal government should provide sufficient financial aid to municipalities to comply with federal and state laws fixing minimum water quality standards under the Federal Water Pollution Control Act, the Federal Safe Water Drinking Act, the Pennsylvania Clean Streams Act, and the Pennsylvania Sewage Facilities Act.

The state should also provide necessary technical assistance to municipalities to assist in the planning, design and construction phases of developing wastewater treatment facilities.

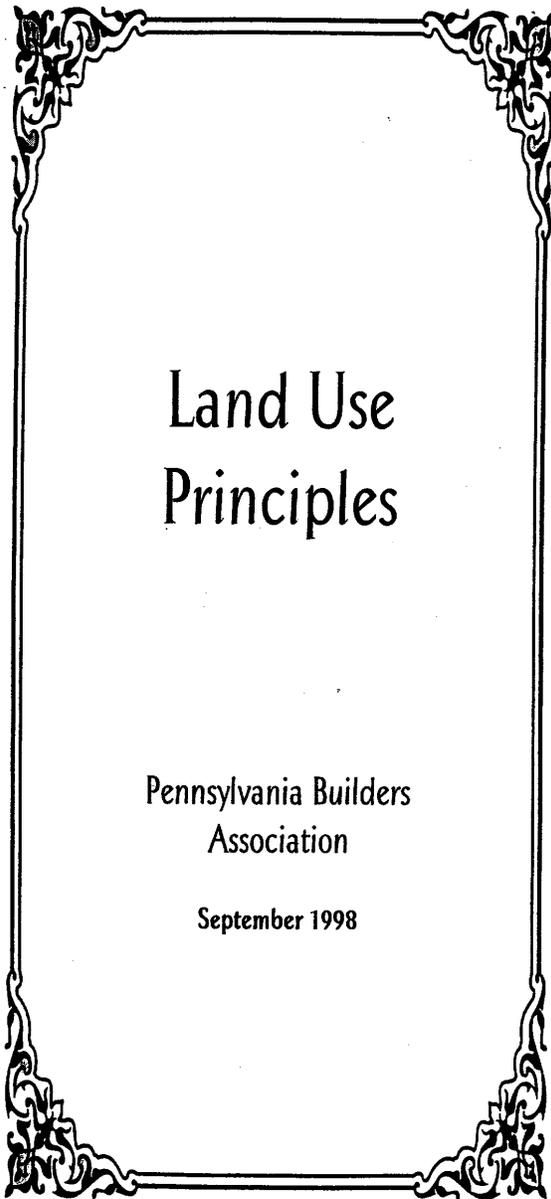
Appropriate and ongoing programs should be available to assist in the repair, replacement, and upgrading of water supply systems.

Future changes in pollution standards, whether established by legislation or regulation, should be subjected to cost/benefit analyses to ascertain if the benefits of such new standards justify the costs to be incurred in meeting them.

7.400 AIR POLLUTION

Air pollution continues as a threat to our health and welfare. All levels of government and private industry must take concerted action to prevent further degradation of existing air quality and attain the goal of clean air. Where pollution is caused by automobiles, the primary means of abatement of such pollution should be a national priority on the development of pollution-free vehicles. Local governments are encouraged to use modern pollution control and monitoring methods to abate their own polluting sources and regulate other polluting sources in their communities.

Future changes in pollution standards, whether established by legislation or regulation, should be subjected to cost/benefit analyses to ascertain if the benefits of such new standards justify the costs to be incurred in meeting them.



Introuduction

The association's land use decisions and policy-making shall be based upon this statement of principles. When promoting, or defending against, specific government regulations or laws which impact upon housing opportunities, this statement will serve as the industry's guide to determine the level and direction of support to be given to the proposals being considered. When considering the actions of other groups or individuals who seek to limit or restrict housing opportunities, these principles serve as a guide to the association in choosing the path which will best serve Pennsylvania's home buying public.

The Pennsylvania Builders Association (PBA) shall use these principles to continue its support of economic growth and development, the creation of a climate which encourages job growth and creation and its basic belief in providing safe, decent and secure housing opportunities for all Pennsylvanians.

* Unless otherwise specifically defined, local government as used in this piece shall mean local/municipal/county government, as appropriate.

Land Use Principles

The Pennsylvania Builders Association (PBA) continues to believe in an individual's right to choose where they will live; freedom of choice. We oppose restrictive growth and development principles or government actions which limit this freedom. We also support and recognize an individual's responsibility to act on behalf of the community's good. We endorse the following principles as they relate to the regulation of land use.

Preserve, Protect and Promote Freedom of Choice.

- The PBA supports a citizen-driven, decision-making market system.
- We support local government's right and responsibility to plan for adequate infrastructure when such efforts support and sustain a system of affordable and varied housing opportunities.
- Development of quality infrastructure systems benefits every resident. Pennsylvania government has an obligation to assure its residents have the infrastructure systems needed to sustain a high quality of life; Additionally, since every citizen benefits from growth and development and enhanced infrastructure systems, every citizen has an obligation to share in the costs of those systems. We will oppose any measures which place a disproportionate share of infrastructure improvements on new home buyers, including concurrency.
- We believe each generation must provide for the next; we support intergenerational equity. We oppose the disturbing trend in present society whereby society only deals with its own immediate needs and does not adequately provide for the needs of tomorrow's citizens. Accordingly, we believe each generation must provide for sufficient infrastructure for use by future generations, and that any land use decision process must incorporate the concept of intergenerational equity.

Preserve, Protect and Promote the Fifth Amendment of the Constitution of the United States of America.

- The PBA fully endorses the U.S. and Pennsylvania Constitutions' guarantee of the right of all people to own property, and which further provides for the protection of that property from seizure by any form of government. We will defend Pennsylvanians from being denied those rights through unfair or restrictive land use laws or regulations.

- We believe in a balanced approach to environmental protection. We support measures which balance protection with sustained economic growth opportunities and measures which balance the cost of compliance with the environmental law being considered.

- Environmental laws are to be used for protection. Environmental laws should never be used as a method for restricting growth and development which result in a taking of private property.

- We support farmland preservation as a means of protecting the land for food production. However, we oppose farmland preservation when it is used for open space or other growth restrictions that in any way limit a farmer's private property rights.

- We support fair and reasonable zoning practices when these do not discriminate against residents or limit or restrict the housing opportunities or land use decisions of Pennsylvania citizens.

- We support incentives which encourage greater land conservation and a variety of zoning uses as these contribute to a wider base of housing opportunities.

Support Economic Growth and Development Principles Which Assure All Pennsylvanians of the Ability to Earn a Decent Wage While Also Supporting the Rights of People to Live in Decent, Safe and Affordable Shelter of Their Choosing.

- We support all actions which make Pennsylvania an attractive place to live and work and which would contribute to the creation of new long-term job opportunities. We oppose any actions which would deny those opportunities to Pennsylvania citizens.

- We believe the Municipalities Planning Code (MPC) should retain its provision which requires local governments to assure Pennsylvanians of adequate access to all types of residential land uses within local government boundaries. We believe the MPC philosophy and direction provides ample means to manage future economic growth and development.

- We support a local government's right, through adoption of necessary state laws, to provide for a menu of local land use options. We believe such a menu will allow local governments, considering Pennsylvania's huge land mass and diverse economic factors, to select land use options that will work best for their citizens. Hence, we do not support statewide planning initiatives which seek to restrict or limit the ability of local government to do their own planning, zoning and subdivision approvals.

- We support land use regulations and controls, which aid in the production of decent and affordable housing opportunities for all Pennsylvanians and enhance the quality of life for all Pennsylvania citizens.

- We recognize the need in some areas of Pennsylvania to shift land use planning, zoning and subdivision approval controls to the county level. For example, we support a shift to county-level planning, zoning and subdivision approval only when the current practice of individualized local government planning is eliminated; we do not support dual permitting, approval or zoning.

- We support a timely permitting and permit approval process recognizing the impact the process does have on housing costs. We support government practices which incorporate such timeliness within the law.

- We support government actions which seek to preserve housing affordability, such as cluster development or other zoning practices, provided these do not compromise an individual's right to choose to live in the manner in which they desire.

- We support government incentives which encourage more efficient use of land, a variety of zoning and land uses for particular sites and less impervious surface. Land use incentives should provide an opportunity for Pennsylvania citizens to live and work where and as they choose.

- We support providing local options for planning, zoning and subdivision approvals to the people within the local areas; we support the people's right to choose what is best for them. We oppose any statewide, government-mandated or controlled methodology of planning, zoning or subdivision approvals.



THE 2000-2001 PENNSYLVANIA COUNTY PLATFORM

Including revisions adopted at the 2000 CCAP Annual Conference

(Selected Excerpts)

FARMLAND PRESERVATION

Pennsylvania now leads the nation in number of acres of farmland preserved under agricultural easement programs, programs relying primarily on the state for funding and on counties for administration and matching funds. Even with increases in state funding, counties still face serious backlogs in farms applying for preservation. The Association supports further expansion of state funding amounts and sources.

II INTERGOVERNMENTAL RELATIONS

1. The Association will remain neutral on all state budget matters not affecting counties, although the Association will support efforts to guarantee adequate funding of state mandated county programs.
2. The Association supports legislation which establishes a reasonable minimum and a more reasonable maximum which would be paid to the counties for collecting the state inheritance tax.
3. The Association opposes efforts by the Department of Agriculture to require counties to administer Dog Law grants on its behalf.
4. As a matter of local governments' right of self-determination in raising revenue, the Association supports maintenance of the tax exempt status of municipal bonds and the deductibility of state and local taxes.
5. The Association supports examination of funding formulas for existing mandated programs to ensure an equitable distribution of funds.
6. The Association supports whatever action necessary, including court action, to seek reimbursement from the State for loss of investment income, or interest costs paid, due to the lack of a state budget and delay of state payments owed to each county.
7. The Association supports establishment of current payment schedules for state services provided by the county.
8. The Association supports an amendment to the Pennsylvania Constitution requiring the Commonwealth to fully fund any existing or new service provided by counties as a result of state mandate.

9. The Association supports relief from federal mandates, such as Davis-Bacon, that place financial obligations upon counties.
10. The Association supports as its highest Commonwealth budget priority the assurance of allocations to the various program bases sufficient to stabilize the ongoing operation of these programs, and opposes expansion of present programs or addition of new programs until funding responsibilities for current programs are met.
11. The Association supports gubernatorial imposition of a one year moratorium on regulatory changes affecting county-provided services, unless full state funding is identified and made available for implementation.
12. The Association supports reallocation of federal expenditures to provide for reinstatement of the Federal General Revenue Sharing Program as a means for the federal government to recognize the impact of federal mandates on local taxes. (Added 1992)
13. The Association supports development of all legislation in a manner which anticipates and permits adaptation to technological change, without references and terminology that can render the statute obsolete. (Added 1995)
14. The Association supports activities to maximize the accuracy of the 2000 federal census, including: Counties' active involvement in the Complete Count effort; and Reinstating the post census local review. (Added 1999)

XI. COMMUNITY AND ECONOMIC DEVELOPMENT

A. Economic Development

1. The Association supports development and implementation of a coordinated state policy for rural economic development. (Readopted 1999)
2. The Association supports the establishment of a technical assistance office within the Department of Community and Economic Development or the Center for Local Government Services to assist counties and municipalities with economic development issues. The purpose of this office would include but not be limited to:
 - Develop a comprehensive manual on economic development statutes, programs and funding mechanisms available through the Commonwealth;
 - Create a state program to fund a circuit rider position for smaller communities and/ or counties;
 - Fund a demonstration program for innovative, regional economic development initiatives. Designation of the department to be the single point of contact for economic development programs. (Amended 1999)

3. The Association believes that primary responsibility for redevelopment efforts lies with the counties and cities and therefore opposes legislation which would allow for duplication among Pennsylvania's municipalities. (Amended 1999)
4. The Association supports specific and full inclusion of counties in Act 2 of 1996, the Land Recycling and Environmental Remediation Standards Act. (Added 1996)
5. The Association supports the development and rapid deployment of a plan for the telecommunication needs of rural communities across the Commonwealth in order to help these communities to be more competitive in attracting business and industry. (Added 2000)

B. Community Development

1. The Association supports the allowance of alternate strategies to meet federal environmental and historical requirements for Community Development programs. (Readopted 1999)
2. The Association supports a continued commitment of funding for the Community Development Block Grant Program. (Added 1999)
3. The Association supports funding assistance for GIS and coordination with the state's efforts through the Governor's Executive Order 1 of 1999. (Added 1999)
4. The Association should work with the various state agencies to facilitate a better understanding of project timetables versus project funding cycles at the local level in an effort to reduce the time for processing applications, including PIDA and PEDFA funding. (Added 1999)
5. The Association believes the state should continue to target affordable housing opportunities within the Five Year Consolidated Plan and work with partners including county and city housing authorities to increase the supply of safe and affordable housing for all Pennsylvanians. (Added 1999)

C. Transportation

1. The Association supports revision of the county liquid fuels tax distribution formula, and directs its Community and Economic Development Committee to develop and recommend formula changes for consideration by the membership. (Amended 1992, 1994 and 1999)
2. The Association opposes the use of federal gasoline excise tax or any other dedicated tax for a purpose other than that dedicated purpose. (Readopted 1999)

3. The Association supports legislation to address the issue of bridge ownership and offers the following:

Require the state to assume ownership and control of all bridges on state highways;

Create a reverse turnback program, similar to that of the road program, for bridges which would include a state funding component;

Create new funding options and reimbursement for existing bridges under county control;

Resolve liability issues when bridges intersect with municipal roads;

Revise PennDOT policy to allow covered bridges which are of a historical nature or serve as a tourist attraction to be reconstructed when destroyed; and

Facilitate PennDOT's guidance on bridges under PUC authority when involved in Rails to Trails projects. (Amended 1999)

4. The Association supports increases in the county portion of liquid fuels taxes concurrent with any legislative consideration of increases in state or municipal liquid fuels taxes. (Readopted 1999)

5. The Association supports the appointment of a county commissioner or commissioners to the State Transportation Advisory Committee, from a list of recommendations submitted by the Association. (Added 1999)

6. The Association believes that public transportation, including rural transportation, is critical in meeting the needs of those in need of services as well as the workforce. To that end, the Association:

Urges increased and dedicated funding for all forms of public transportation across the Commonwealth;

Supports further exploration and enhancement of publicly funded transportation options, such as "shared ride", paratransit, and mass transit, with the necessary caution to avoid concerns of unfunded mandates to counties, potentially increased county funding match requirements, added prohibitive burden on the counties' transportation infrastructure, or the potential for negative fiscal impact on other populations currently being served; and

Promotes active participation of counties working together with state agencies in a synergetic effort to identify all available opportunities to coordinate transportation services within the Commonwealth, and to overcome real and perceived barriers in order to avoid duplication of services and to offer affordable transportation to the greatest number of Commonwealth residents. (Added 1999, amended 2000)

7. The Association advocates that the Turnpike Commission be required to receive public comment through a public hearing process and not an open house format on proposed ramp and other projects which impact communities and that proposed projects be consistent with county and municipal plans. (Added 1999, Amended 2000)
8. The Association supports a requirement that proposed PennDOT projects be reviewed for consistency with county and municipal plans. (Added 1999)
9. The Association supports an increase in the annual maintenance payment to municipalities under the state Turnback of Roads Program and a process for the periodic increase in the amount per mile reimbursement to reflect current maintenance costs. (Added 2000)

D. Infrastructure

1. The Association supports a funding mechanism for a county optional infrastructure program that would allow counties to offer assistance on projects directly, or through municipalities, for infrastructure such as roads, mass transit, rail, air, water and sewer and telecommunications. (Added 1999)
2. The Association believes that water and sewer expansions, either public authorities or private companies, should be consistent with county and municipal plans. (Added 1999)



Pennsylvania State Association of Township Supervisors

3001 Gettysburg Road
Camp Hill, PA 17011-7296
Phone: (717) 763-0930

A Position Statement:

Sound Land Use & Growth Management

Local land use decisions affect people — people who deserve the right to have input at the local level.

By design, a township is a form of government that is close to the people. It makes sense that locally elected township officials make decisions about land use — decisions that will alter our local landscapes for generations.

As the fastest growing form of municipality in Pennsylvania, townships are concerned about urban sprawl. More than ever, townships need laws with teeth to make strides against gridlocked roads, strained sewage systems, and a lowered quality of life.

Voluntary cooperation among governments — local, county and state — is commendable. But recent initiatives to push all planning to regional and county levels are misguided. Regional, top-down, cookie cutter approaches to land use and growth management are greater problems, not simpler solutions.

With the right tools to manage growth, township officials can protect farmland, woodland, and open spaces for our future generations.

Tool #1: The ability to say "no"

It's a common misconception that local officials encourage development even when there is insufficient infrastructure, such as roads and sewer systems, to support it.

The truth: Township officials can rarely say "no" to development.

Under the Pennsylvania Municipalities Planning Code, each municipality must provide every conceivable type of land use within its borders. Local officials are often unable to reject development that may not be in the municipality's best interests.

Township officials simply must have the ability to deny development that does not meet their community's land use requirements. They also need protection from being sued by developers who won't take a justifiable "no" for an answer.

Tool #2: Concurrency

With all but a few exceptions, developers in Pennsylvania can build wherever they want.

As a result, new homes and new businesses are often constructed before proper roads are built and adequate sewer systems are in place. That's why the Pennsylvania State Association of Township Supervisors supports concurrency.

Concurrency requires development to occur only when and where infrastructure is in place to accommodate it. With concurrency, development could be channeled to areas where infrastructure is in place or where it is practical and desirable to build new infrastructure.

Tool #3: Impact Fees

Townships need a means to finance the improvements that accommodate growth.

When development requires infrastructure improvements, a township must be allowed to negotiate in good faith with developers to pay for them.

Pennsylvania's existing impact fee law, established in 1990, does not work and must be revised. Very few municipalities successfully collect money from developers, and those that do are often sued by developers over the little money they do collect.

Until developers are willing to partner with municipalities and pay impact fees to provide infrastructure, haphazard growth will continue in Pennsylvania.

Tool #4: Local Decision Making

Local land use decisions must be made at the level closest to the people — the municipal level. The elected people who live in the municipality know what belongs in their own backyards and have the best interests of their neighbors at heart.

County, regional and comprehensive plans can provide a vision for the future, but even the best plans cannot take into account every community need for many years to come.

Municipalities do not need regional tiers of bureaucracy. Where warranted, voluntary cooperation among local governments is the workable solution to land use planning.

All townships need effective planning tools. Municipal planning tools deserve meaningful funding at the state level to help townships develop comprehensive zoning and subdivision ordinances and other land use procedures.

Decisions that forever change the local landscape should be made at the local level by the people who care the most about the community and its future.



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A Position Statement:

Cooperative Local Government

Cooperative local government provides answers for regional needs.

In several parts of the state, organized efforts are attempting to eliminate township governments or limit their responsibilities.

Seemingly well-meaning task forces, think tanks and study groups are pushing for larger and fewer governments, hoping to undermine the local government system that has effectively served Pennsylvania since its very beginnings.

These groups often use words such as urban sprawl, poor land use, and fragmentation as scare tactics to gain support for "regional" government. These groups paint dramatic, but untrue, images of townships in chaos.

In reality, our Pennsylvania townships have earned the praise of local residents because of their concern and action on residents' behalf. A survey conducted by the respected Lincoln Institute of Public Opinion Research found that 78% of survey respondents believe their municipality is on the right track and doing a good job and 80% believe local governments should not be replaced with larger regional or countywide governments.

Efforts should be made to strengthen townships' abilities, not undermine them.

At the dawn of the 21st Century, instead of looking to form bigger, more distant governments, Pennsylvania should capitalize on its positive, community-based system of township government and develop methods to make other levels of government more visible, responsive, and accountable to the people.

Cries that there are "too many GOVERNMENTS" are based on fiction. Pennsylvania has an average number of local governments compared with other states.

In a report from the Center for Rural Pennsylvania, 3,152 local governments — including counties, municipalities, and school districts — were counted in Pennsylvania during the 1990 census. On a population basis, there were 35 local governments for every 100,000 residents in the United States. In Pennsylvania, there were 26 local governments for every 100,000 residents. Among the 50 states, Pennsylvania ranked 21st in the number of local governments per capita.

Some of the "regional" groups hope to change local government without allowing a public vote.

Regardless of the wishes of local citizens, some critics suggest that local governments should be forced to regionalize local services such as sewer and water authorities, police departments, and even volunteer fire departments.

Some critics seek to erode township authority by:

- C taking away their taxing ability
- C eliminating or transferring local government functions to another entity
- C moving toward larger, more centralized government
- C imposing mandates and financial burdens that weaken townships' ability to serve their residents

Big government has repeatedly shown itself to be more distant, anonymous, and basically unaccountable.

Time and time again, studies show that Americans rate local government more highly than state or federal governments. That's because local government can simply be more responsive. Plus, local government is held accountable for its spending and its actions.

Studies also show that larger, more centralized governments result in high spending. Pennsylvania's own two largest cities are living proof that bigger isn't cheaper or better. As stated in an editorial in the Lancaster New Era, "Claiming that regional government could save significant money over local government is a little like pretending that the federal government is less wasteful than state government. It is not so."

Boundary changes, annexations, and other land grabs are band-aids to much bigger problems facing Pennsylvania cities.

Pennsylvanians are moving away from the cities into suburban and rural areas — mostly into townships — often because of concerns such as quality of schools and crime rates.

Cities should be made more attractive and desirable places to live and work but not at the expense of their neighbors. Cities should not be allowed to absorb township land surrounding them or grab money from people who don't even live there. These quick fixes do not solve the cities' underlying problems — poor schools, crime, high taxes, and too many regulations.

Residents have the Constitutional right to determine the type of government that represents them — not task forces, think tanks, or study groups.

The decision to regionalize should be initiated only by petition of the citizens of the affected communities or by agreement of the local governments the residents have chosen to represent them. Fundamental change in the government system requires a public vote.

Let voluntary cooperation prevail — encourage what's already working. Involuntary or forced cooperation will turn a great concept into an undesirable mandate.

Since approval of the Pennsylvania Intergovernmental Cooperation Law in 1972, municipalities have proven over and over again that they can work together to save money and improve delivery of goods and services. Sharing road equipment, creating shared water and sewer programs, making group purchases, and even sharing personnel are a few examples of local governments working together.

Voluntary cooperation among already highly effective local governments is the answer — not fewer, larger governments. Townships have historically been masters at providing services their citizens want and need while keeping taxpayer costs to a minimum.

The local governments already in place can rise to the next level of service excellence through encouragement of more voluntary partnerships that benefit the citizens they represent.



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A Position Statement:

Townships: Successful by Design, Purpose and Vision

"The government closest to the people serves the people best."
– Thomas Jefferson

Township government is effective government

Township government is the closest thing to a citizen-responsive government. And because it is closest to the people, township government can best respond to the needs and requests of its citizens.

Elected by their neighbors and fellow residents to carry out the day-to-day responsibilities of running their community, township supervisors reflect the values of the people they serve.

Townships are the oldest form of organized

government in the United States. Pilgrims made townships the first political subdivisions in the new world.

As early as 1683, William Penn, who owned all the land that is now Pennsylvania, established townships, cities, boroughs, and counties to share public service responsibilities.

The Pennsylvania State Association of Township Supervisors, established in 1921, represents and supports the interests of second class townships. Today, PSATS represents Pennsylvania's 1,457 townships of the second class and some 10,000 elected township officials. With more than 4.6 million residents, townships represent more people than any other type of political subdivision in the commonwealth, including cities.

Providing what is needed locally

Townships are structured to reflect the wants and needs of the people they serve.

Small townships in rural areas may have no formal department structure and only one or two full-time employees. Large townships in urban areas may have separate departments for police, finance, road and street maintenance, sanitation, water, and parks and recreation.

Townships are governed by a board of three or five supervisors elected at large by voters for a six-year term.

Some townships appoint managers to serve as their chief administrative officer or delegate routine duties to a township secretary. Other townships have full-time supervisors. Most townships retain an attorney to act as legal counsel and an engineer to oversee road, sewer, and water projects.

By design, the township structure is flexible, allowing local residents to determine what best serves their local needs.

Responding to growing needs

Until recent decades, township supervisors' main responsibilities were maintaining roads and bridges. In and of itself, this is a major responsibility. Townships maintain more than 52,000 miles of roads (nearly 20 percent more than PennDOT) and an estimated 27,000 bridges (nearly 10 percent more than PennDOT).

As the wants and needs of their residents have grown, townships have taken on a greater role in providing new services and facilities.

Township supervisors are empowered to:

- C organize a planning commission
- C adopt building, zoning, housing, and parking regulations
- C construct and maintain sewage systems
- C provide and operate parks, playgrounds, and other recreational facilities
- C establish a police force
- C provide for fire protection
- C develop local emergency management and disaster preparedness plans
- C provide street lighting

As a township's legislative body, supervisors also set policy, enact local ordinances, adopt budgets, and levy taxes.

Rolling out the public welcome mat

Today's townships are still governed by local residents who work, shop, and raise families in the same communities as the people they serve. In many respects, townships retain the values and heritage of our founding fathers.

Township meetings provide citizens with the opportunity to participate directly in the affairs of their community and to shape its direction. The doors to township meetings, held at least once a month, are always open.

Pennsylvania Planning Association

Chapter of American Planning Association



Policy Statements

PPA has adopted a series of official policy statements to effectively respond to requests for official positions on major issues related to planning.

Affordable Housing (Adopted 1993)

Affordable housing is a statewide problem, not confined to high growth areas or the inner cities. Over the past decade, the Commonwealth of Pennsylvania has made affordable housing a statewide policy priority through the Department of Community and Economic Development's 1991 Comprehensive Housing Affordable Strategy (CHAS). It has been estimated that 18 percent or 800,000 households in Pennsylvania are paying too much for housing. Young adults are finding that the communities they were raised in are no longer affordable. At the same time elderly parents cannot move closer to their children due to a scarcity of affordable units nearby or restrictive regulations which prevent conversions of a family property to include an accessory apartment or elder cottage. The Pennsylvania Planning Association recognizes the priority of planning for affordable housing as a primary organizational policy and advocates local and state government actions to increase housing resources.

Growth Management (Adopted 1994)

Growth management is aimed at achieving a desired balance between environmental quality and the cost-effective development of Pennsylvania's communities. The Pennsylvania Planning Association goals are not to be viewed as being mutually exclusive but rather as an integrated expression of what is hoped growth management can help to bring about. Protect the character and integrity of local communities, including their design, sense of place and culture. Assist all areas to realize their community and economic development potential, with particular attention to the revitalization of depressed areas. Facilitate the provision of affordable housing; variety and mix of housing to meet a range of needs and affordable to all income levels. Protect air quality, environmentally sensitive lands, designated agricultural areas, recreational areas, historic and cultural resources, and water quantity and quality.

Solid Waste (Adopted 1994)

In recent years the cost of disposing of municipal solid waste has begun to overwhelm local governments. Concerns about air and groundwater pollution, opposition to facility siting, increased federal and state regulations and rising costs are part of the concern. The following summarizes the Pennsylvania Planning Association's policy regarding solid waste management in Pennsylvania. We support managing solid wastes in accordance with the hierarchy of reduce, recycle energy recovery and finally, landfilling. We support laws, particularly federal and state levels, requiring source reduction and providing incentives for the use of reusable products and refillable packaging. We support new laws, particularly state and local levels, requiring recycling

and reuse of materials in the waste stream through source-separated or co-mingled recycling, and removal of common household hazardous waste prior to disposal.

Transportation and Air Quality (Adopted 1995)

Pennsylvania's transportation system is a significant asset. It provides the means for Pennsylvania's goods to be delivered to their markets, workers to get to their jobs and visitors to travel through the state. The state's transportation system is diverse. An extensive web of highways, freight and passenger railroads, mass transit systems, and airports spread across the state. In addition, ports are located in Philadelphia, Pittsburgh, and Erie areas. In order to maintain and improve the system, actions should be taken that improve its efficiency, protect air quality and the environment, assure access to all population segments, improve connections between modes, and assure adequate funding to pay for its upkeep. While improving the system, actions should also be taken to manage demand and the growth in vehicle-miles traveled and single-occupant vehicles, which can lead to congestion, time delays, and adverse air quality. The Pennsylvania Planning Association recognizes the importance of a strong transportation system and the critical linkage between transportation, land use, and environmental quality and advocates the actions to maintain and improve the transportation system and improve air quality.

Wetlands (Adopted 1994)

Pennsylvania's wetlands are significant natural resources that cover less than two percent of the total area of the state. Wetlands are responsible for surface water recharge, some ground water recharge, and flood control. Wetlands are terrific natural sponges that have the ability to absorb huge quantities of water during heavy rains or snowmelt, then releasing water at a controlled rate. In addition, wetlands provide improved water quality and habitat for much of Pennsylvania's flora and fauna, including many rare and endangered species. Wetlands are also used for recreational activities and are appreciated by many for their aesthetic value. Wetlands are valuable land areas that should be protected. Where practical land use alternatives exist, destruction, degradation or significant impact of wetlands should be prevented. If practical alternatives do not exist, the adverse impacts on a wetland should be minimized. In that regard, it is important that federal, state and local regulations provide for their protection.

Economic Development (Adopted 1997)

The Commonwealth of Pennsylvania is a state with a wide-ranging social, economic and political culture. Those considerations, and the physical and geographic dimensions that apply, require distinct attention in addressing community and economic development planning and management in small and large communities; in urban and rural communities; in counties, cities, boroughs and townships; on a statewide basis and within delineated regions. A State Policy Plan should be prepared that: provides a vision for Pennsylvania which links community and economic development, defines appropriate roles for all State agencies in the Plan's implementation, takes into account the impacts of a global economy and Pennsylvania's links to that economy through imports and exports, notes the importance of inter-municipal and regional cooperation in light of the foregoing, and acknowledges the undertaking of community and economic development in a

way that seeks to recognize, protect and promote community and environmental values on the one hand and eliminate barriers to economic development and job creation on the other. At the Local Government level: The comprehensive planning process is recognized as the principal frame-of-reference within which community development, economic development, resource conservation, and the requisite support facilities occur. The local planning process should identify land suited to economic development with consideration given to land capability, availability of buildings and utilities, proximity to an adequate transportation network, and compatibility with adjoining uses.

Seizing Opportunities for Regional Cooperation Under New Amendments to Pennsylvania's Municipalities Planning Code

*By Joanne R. Denworth, Esq.
President of 10,000 Friends of Pennsylvania*

Introduction

In June, 2000 Pennsylvania adopted its own "smart growth" legislation uniquely tailored to the traditions, law and politics of Pennsylvania, but "smart" nonetheless. Act 67 (House Bill 14) and Act 68 (Senate Bill 300) both amend the Municipalities Planning Code (MPC), the statute giving Pennsylvania's municipalities the authority to regulate land use. These reforms enable counties and municipalities to take more control of their destiny by planning together for both development and conservation of resources, and, most importantly, implementing such plans through cooperative agreements and consistent ordinances and actions.

Many factors led to the adoption of these bills by, in the end, overwhelming votes – among them, strong legislative leadership from the bills' sponsors, Representative David Steil (R-Bucks) and Senator Jim Gerlach (R-Chester, Berks, Montgomery, and Lehigh); solid bipartisan support; a climate for change fostered by Governor Ridge's 21st Century Environment Commission, which identified responsible land use as the most important issue for the next century; and the intense effort of 10,000 Friends of Pennsylvania to bring together many diverse interests and voices in support of the need for better tools and regional approaches to growth and conservation issues.

The momentum for land use reform has been building over many years, but only recently has "sprawl" captured the public's attention. People in Pennsylvania and elsewhere (particularly in metropolitan areas) are experiencing traffic congestion, the decline of cities and towns, the increasing social and economic segregation of communities, the loss of agricultural lands and open space resulting from the ever-outward expansion of sprawling new development. There is a dawning recognition among both urban and suburban interests that land use decisions – determining where and how human activities are conducted upon the land – are fundamental to the economic and social health of cities and towns, the conservation of rural lands and uses, the preservation of natural, heritage, and fiscal resources, and the quality of life communities enjoy. But land use decisions are a complicated mix of forces – from individual family and business decisions to government regulatory, tax, and spending policies – and legislative solutions are difficult to craft.

BACKGROUND - WHY THE MPC NEEDED TO BE AMENDED

Pennsylvania's diversity, fragmented governance structure, and land use laws make land use solutions especially challenging here. Ours is both a very urban state with over 1000 urban municipalities, most in relative decline, and a very rural state with the largest rural population in the nation. It is also a state with very little real growth – just over 1% population growth in 30 years – yet one of the highest rates of land consumption per capita in the country. We are not so much growing as spreading our population around the countryside - at significant cost to taxpayers and to the economic viability of our cities and towns where half of our 12 million people live. In terms of politics, many urban and rural communities want development at almost any cost; whereas many fast growing suburban townships in the southeast, south central, the Poconos, and the Lehigh Valley want to slow or redirect development so as to prevent obliteration of the rural character and quality of their communities.

Fragmentation

Pennsylvania has 2,568 local municipalities – 56 cities, 964 boroughs, 1,548 townships, and one incorporated town. In addition, there are state agencies permitting and funding particular facilities and infrastructure, 67 counties, 501 school districts, and thousands of authorities and special districts – some 5,000 entities with some piece of responsibility for land use decisions. In southeastern Pennsylvania alone, there are 238 municipalities in five counties. Allegheny County has 130 municipalities within one county.

While reduction in the number of governing bodies and entities is undoubtedly desirable, it is not so much the number of functional units that is the problem. Rather, it is the lack of coordinating requirements or enabling mechanisms for achieving coordination and consistency among state agency actions, county and local governments actions, and the actions of special purpose authorities and districts. The coordinating function is one that sound land use planning on a regional basis would serve, provided there are legally effective means for carrying out such plans. Up to now authority for such planning has not existed.

As in most states, Pennsylvania municipalities have only the authority delegated to them by the legislature, and the legislature has delegated land use authority to the state's many municipalities through the MPC. Adopted in 1968, it was a progressive reform to consolidate and make uniform the requirements for planning, subdivision, zoning and other land use regulation, which previously had been disbursed through differing provisions in the various municipal codes.

Land Use Rules

To understand the significance of the new provisions enabling multi-municipal planning and implementation, it is important to understand where we've come from. Pennsylvania's approach to land use is enabling and permissive rather than mandatory, and continues to be so under the newly amended MPC. Unlike Oregon, Florida, Maryland and other states where planning is mandatory and implementing actions are subject to review for consistency, planning and zoning here are optional, but, if undertaken, must comply with the MPC. Counties are required to do comprehensive plans, but these are advisory only and have been much ignored. Consistency between plans and ordinances has not been required – in fact the MPC specifically says (and still says) "no action of a governing body shall be invalid or subject to appeal on the ground that it is inconsistent with a comprehensive plan."

Pennsylvania's land use law, a combination of the MPC and court decisions interpreting it in the face of our fragmented governmental structure and constitutional constraints, have contributed significantly to sprawl by requiring each municipality to plan and zone for all uses — all categories of residential, industrial, commercial, institutional uses, as well as the necessary transportation, water and sewer infrastructure, and, ultimately, schools to accommodate projected growth.

Court decisions often sustain "curative amendment" challenges (unique to Pennsylvania) to local ordinances if they find that a zoning ordinance does not adequately provide for a proposed use and give site-specific relief to the landowner regardless of local zoning. Intended to assure that municipalities do not use zoning to exclude people and uses, particularly affordable housing, curative amendment challenges have resulted in court rulings requiring densities for all types of housing and all categories of commercial and industrial uses (e.g., malls and quarries) rather than a fair share of "affordable" housing.

While the MPC provides sound direction for integrating all uses and various densities in a plan and zoning ordinance, it is oriented toward development rather than conservation of rural lands and uses, and natural and heritage resource protection. (Planning for these resources was not previously included in the MPC). Thus, if a rural township sees growth coming and wants to plan and zone for it, it has to zone the entire township and, at least on paper, convert a rural place into an urban place. The fact that the MPC applies to so many municipalities in isolation means that the build-out scenario, if all municipalities chose to plan and zone (over a third do not), would cover the state with buildings. However, if they do not plan and zone, anyone can put anything anywhere - with whatever state permits might be required.

Until the passage of Act 67, the only regional approach authorized in the MPC has been joint planning and zoning,

which very few municipalities have been willing to adopt. It allows municipalities that have formed a joint planning commission and adopted a joint plan to provide for all uses over the region of the plan if they adopt a joint zoning ordinance. Only four jointures have occurred, largely because of the cumbersome political process required to adopt and amend such ordinances, and the unwillingness of municipalities to surrender control over their street corners and local requirements to a joint body.

In sum, Pennsylvania's present rules do not allow rural communities to remain rural; and they work against directing development to our cities and boroughs since it is more profitable for developers to build on farmland or open land in rural townships. Moreover, our rules have provided no regional mechanisms for coordinating planning, development, transportation, and infrastructure investment among municipalities so as to sustain our many older cities and towns, as well as accommodate new development.

WHAT DO THE NEW MPC PROVISIONS DO?

Act 67 (House Bill 14), which adds Article XI entitled "Intergovernmental Cooperative Planning and Implementation Agreements," effects a true advance over present law by enabling effective regional planning and implementation if counties and municipalities aggressively seize the opportunities these new provisions offer. Following is a summary of their substance:

Planning Article XI authorizes:

- < municipalities (including counties) to develop and implement a plan for an entire county or any area of contiguous municipalities within a county or counties using intergovernmental cooperative agreements under the Intergovernmental Cooperation Law. Implementing plans and ordinances must be in accordance with the requirements of the MPC;
- < designation of growth areas in multi-municipal plans (defined as an area that "preferably includes and surrounds a city, borough or village") where development to accommodate projected growth within the next 20 years is planned for residential and mixed use densities of one or more units to the acre; commercial, industrial, and institutional uses to provide for the economic, employment and tax base needs of the area are planned for; and public infrastructure to serve such development is provided or planned;
- < designation of future growth reserve areas where future development is planned at densities to accompany the orderly extension of public infrastructure services;
- < designation of rural resource areas where rural resource uses are planned; development at densities compatible with rural resource uses are permitted; and public infrastructure services are not intended to be provided by the municipalities except in villages;
- < targeting public infrastructure services to growth areas;
- < planning for the conservation and enhancement of natural, scenic, historic and aesthetics resources within the area of the plan (the language of the environmental rights amendment – Article I, section 27 of the Pennsylvania Constitution);
- < planning for developments of area wide significance and impact, such as airports, waste facilities, and large residential, commercial and industrial developments;
- < planning for all uses in reasonable geographic areas of the plan, but not in all municipalities without the requirement of joint zoning;
- < municipalities or county planning agencies, at the request of the municipalities, to develop the multi-municipal plan; and
- < counties to facilitate a multi-municipal planning process and enter into cooperative agreements with participating municipalities governing planning subjects and responsibilities. A public participation process must be included in the planning process giving governing bodies, authorities and agencies, school districts, landowners, and citizens within the area of the plan an opportunity to be heard prior to the public hearing required for adoption.

Implementation

Most importantly, the amended article provides effective mechanisms, other than joint zoning, for implementing a multi-municipal plan. The new provisions:

- < authorize implementation agreements among participating counties and municipalities to carry out the plan;
- < require that such agreements establish the process the participating municipalities will use to achieve general consistency between the multi-municipal plan and implementing plans and ordinances, including adoption of conforming ordinances within two years and a mechanism for resolving disputes over consistency; establish a process for review and approval of developments of regional significance and impact; establish the roles and responsibilities of the participating municipalities with respect to provisions of public infrastructure services, the provision of affordable housing, and the purchase of real property;
- < require yearly reports from the municipalities on progress toward meeting infrastructure needs in growth areas, and reports on development applications and dispositions for the purpose of evaluating the extent of provision for all uses and housing for all income levels within the area of the plan. Implementation agreements may provide for any other duties and responsibilities agreed upon by the parties;
- < authorize designation of growth areas, future growth reserve areas and rural resource areas through agreements, plans and official maps; if designated, a process for redefining such areas is required;
- < authorize counties to facilitate negotiations with public and private agencies providing or seeking to provide public infrastructure services within the area of the plan, and to provide technical assistance and dispute resolution services to assist the parties in negotiating such agreements;
- < allow counties and municipalities that have adopted multi-municipal plans within the last five years to proceed to implement the plan through implementation agreements; and
- < authorize streamlined development approvals through adoption of a specific plan for nonresidential development in an area of the plan, which must be consistent with the multi-municipal plan and can supercede applicable ordinances in the area.

Incentives

The new provisions:

- < direct the court in a zoning challenge to look at the availability of uses under the zoning ordinances of municipalities participating in a plan and not to limit its consideration to the zoning ordinance being challenged where all municipalities have adopted and are implementing a multi-municipal plan;
- < authorize state agencies to provide funding priority under state funding programs for multi-municipal planning and implementation;
- < require state agencies to consider and they may rely upon the multi-municipal plan in making funding and permitting decisions;
- < authorize adoption of a transfer of development rights program for the region of the plan; and
- < authorize agreements for the sharing of tax revenues and fees within the region of the plan.

These provisions offer enormous opportunity to Pennsylvania's municipalities for cooperative planning and action, which was the number one priority of citizens speaking out at the Center for Local Government Services' land use forums, "Pennsylvania Speaks." While requiring significant effort and commitment, the new law enables municipalities to plan together on issues that need to be looked at regionally. It allows them to retain local control over implementation and local issues so long as implementation is consistent with the multi-municipal framework plan. There are many advantages to doing such planning. In addition to the incentives listed above, there is the sharing of the significant costs of a sound land use plan, and the ability to use the technical assistance and expertise of county planning departments, state, regional, and local agencies, and/or to share planning tasks among the participating municipalities.

The law provides great flexibility for municipalities and counties to shape planning areas based on inherent regional logic and political willingness. Such areas might be natural resource based (e.g., a watershed such as the Upper Perkiomen), a natural configuration of political jurisdictions (e.g., a city or borough and surrounding townships such as the Downingtown, Norristown, or Ambler areas), an area surrounding a proposed highway expansion, interchange or network (such as the Route 41 area in southern Chester County) or an area motivated to get together to preserve viable farmland and/or aquifer recharge capacity by focusing growth in and around villages (such as central Bucks County).

The new law offers cities and boroughs the opportunity to plan with neighboring municipalities for more dense

development in their municipalities, making use of and improving existing infrastructure, and perhaps providing for infill traditional neighborhood development, as authorized by Senate Bill 300, within or around their boundaries. The use of transfer of development rights in an area that combines rural lands and urban municipalities could enable farmers to sell development rights to developers for use in a city, borough or more suburban township within the plan, thereby relieving pressure on rural lands, and helping to sustain developed areas. 3 The tax and revenue sharing tools would mean that the burdens and the benefits of such development are shared and contribute to the economic health of all the municipalities in the plan. For example, some percentage of the real estate tax from a large shopping mall or industrial park shared among municipalities in the plan on a formula basis.

Although a multi-municipal plan can be adopted for as few as two municipalities, the new provisions contemplate planning on a more regional scale (the joint planning and zoning provisions are still available and perhaps more appropriate for smaller areas). Plans can be adopted for an entire county, but they must be agreed to by all the municipalities in the county in order to be legally effective as a multi-municipal plan. For regions within the southeastern suburban counties of Bucks, Chester, Delaware, and Bucks, it may make sense to adopt a plan based on or adapted from the county plan.

Although municipalities may develop and adopt a multi-municipal plan without the county, it will likely be advantageous to use the resources of the county whether or not it is a countywide plan. In order to develop a sustainable plan that will withstand court challenge, it will be important to employ sound planning practices including demographic and growth projections, analysis of housing needs, transportation and water and sewer facility needs, and the need for and impacts of particular proposed regional facilities and development.

While municipalities must enter into these multi-municipal plan agreements voluntarily and cannot be coerced into doing so, it is important to understand that, once entered into, the agreements and plans do become legally effective. Under the Intergovernmental Cooperation Law, cooperative agreements as to planning and implementing responsibilities can be enforced among the participants in accordance with their terms. Implementation is to be carried out under the provisions of the MPC. Thus, each municipality must comply with the MPC and consider relevant case law in adopting its plans and ordinances. The curative amendment can still be used by landowners to challenge local ordinances, but the court will have to consider availability of uses and densities in the area of the plan rather than in each municipality. Municipalities that do not choose to enter into planning and implementation agreements will be subject to the present rules applicable to challenges in individual municipalities.

Senate Bill 300 (Act 68)

The provisions of Senate Bill 300 will not be as thoroughly discussed in this article because, for the most part, they do not deal with regional approaches. They are important to understand, however, because they amend the basic provisions of the MPC and are therefore, applicable to all municipalities, whether they are acting alone or implementing a multi-municipal plan.

Senate Bill 300's major provisions:

- < authorize the use of intergovernmental cooperative agreements generally;
- < add new requirements for ordinances and programs to implement comprehensive plans;
- < add requirements and funding incentives for general consistency among county and municipal plans and ordinances, although the provision preventing challenges on the ground of inconsistency remains;
- < require planning and zoning for natural and historic resources, and agricultural lands, but such plans and zoning may not exceed the requirements of statutes regulating extractive industries and agriculture;
- < require county plans to identify land uses in relation to important natural resources and appropriate utilization of mineral resources, to identify land uses of regional impact and significance, to identify plans for preservation and enhancement of agricultural lands and operations and for historic preservation;
- < require counties to seek input from municipalities, municipal authorities, public utilities and school districts in preparing the county plan, and to prepare advisory guidelines to promote uniformity of planning and zoning regulations and general consistency with the county plan;
- < direct the Center for Local Government Services to coordinate state agency programs and resources with municipal planning and zoning, and to prepare a State Land Use and Growth Management Report every five

- years;
- < allow two or more municipalities to impose impact fees under a joint comprehensive plan through a joint municipal authority;
- < require forestry, including timber harvesting as a permitted use by right in all zoning districts in every municipality, and reasonable development of minerals in each municipality;
- < allow tax and revenue sharing among municipalities adopting a joint zoning ordinance;
- < allow transfer of development rights among municipalities; and
- < authorize adoption of ordinances setting forth specific standards and criteria for traditional neighborhood development.

A number of the provisions of S.B. 300 were and continue to be controversial – particularly those giving excessive protections to the forestry and extractive industries, as well as those allowing extensions of water and sewer lines that may be inconsistent with comprehensive plans and ordinances. These issues are likely to be illuminated and revisited, particularly when municipalities begin developing and implementing multi-municipal plans.

NEXT STEPS

All municipalities should begin to examine their options under the new MPC provisions as soon as possible. Your course of action might look like this:

- < Determine (if you have not already done so in a comprehensive planning process) what growth and development is needed in your community, where it should go, and what rural lands, natural and historic resources the community wants to conserve. Use some good planning, design, and facilitation expertise if possible.
- < Get a good legal opinion on whether your plans can be carried out under the MPC and case law, and what constraints you may face.
- < Determine whether your municipality would benefit by planning with contiguous municipalities for provision of all uses, economic development, infrastructure, housing needs, conservation of rural lands, shared costs and revenues.
- < Determine, if desired, what contiguous municipalities it would make sense to plan with in order to achieve the patterns of growth and conservation your community wants.
- < Arrange facilitated meetings with those municipalities using whatever assistance may be provided by the county, state, regional, or local agencies or organizations. If you are prepared to go plan together, consider a planning charrette, and proceed to develop the planning agreement, the multi-municipal plan, and finally implementation agreements.

Whatever you do, do something! The new MPC provisions respect Pennsylvania's tradition of local government by giving local governments much-enhanced tools and great flexibility for shaping their futures. It is up to them to use these tools effectively.

TAB TEN NOTES:

TAB ELEVEN: ACKNOWLEDGMENTS

About The South Central Assembly for Effective Governance

Ascribing roots at a 1996 regional Summit on Land Use and Growth Management concerns for the eight counties of south central Pennsylvania at the Harrisburg Area Community College, the Assembly was incorporated in February 1997. The Assembly is guided by a broadly based 50 member Board of Directors who represent local government, business, academic and non-profit, and State government interests of the Region.

The work is conducted by three full time professionals and a number of volunteers who serve in both leadership and committee support capacities including providing writing and editorial support.

The organization is significantly supported by the city of Harrisburg, and county and municipal membership contributions. This document has received the benefit of private sector and individual membership support as well as corporate contributions specifically to support the publishing of this document.

In addition to Land Use and Growth Management, staff are engaged in a variety of other committee work projects including the following:

- (1) Infrastructure (the development of a Regional Asset Management Planning project template);
- (2) Housing and Community Development (white papers on the region's housing and community development issues workshops and review of neighborhood needs, training and workshops on building codes, predatory lending, home ownership initiatives and enhancing financial opportunities to support mixed income rental housing development);
- (3) Agricultural Land Preservation (the development of two township Cost of Development Studies by land use type and a land use mapping project through the LAL and Pennsylvania State University);
- (4) Transportation (development of testimony at two biannual Transportation Commission meeting and the creation of a forum with transportation officials and land use planners on the desire to better connect the two disciplines. The most important work has been the development of a series of applications for funding to create a regional inter-modal Goods Movement Study);
- (5) Municipal Services (a report and symposium on Regional Policing). Health and Human Services (work towards integration of now categorically limited social services and a regional emergency uses study proposal); and
- (6) Historic, Heritage and Cultural Affairs (a series of county workshops on integrated the disparate interests and organizations with an eye towards creating enhanced opportunities for intra-regional programming).

The Assembly has three full time staff: an executive director, regional planner and administrative assistant. Additionally, a web master who maintains the Assembly's web site, volunteers his time. The Assembly also contracts with individuals for professional services to (1) improve business relationships and enhance membership development; and (2) provide assistance with the pursuit of grants. The Pennsylvania State University's Institute of State and Regional Affairs provides additional staff support when special events or special projects warrant.

The strength of the organization is within its leadership and general membership serving on the various programmatic and administrative committees as well and the members of the Board of Directors who so

tirelessly donate their time.

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TAB ELEVEN NOTES:

REPORT NOTES: