



Fairview Township

York County, Pennsylvania



Appendix 3: Community Participation Report

June 2010

ACKNOWLEDGEMENTS

We sincerely thank the following Township Board members, staff and volunteers who have contributed to the development of this plan.

Board of Supervisors

Perry Albert, Chairman
John W. Mickle, III, Vice Chairman
Mario D. Pirritano, Supervisor
William C. Brown, Supervisor
John C. Minito, Supervisor

Planning Commission

Michael Powers, Chairman
Bernard Coleman, Vice Chairman
Anne Anderson
Robert Stanley, Jr.
Michael Thompson

Advisory Committee:

Steve Smith, Township Manager
Steve Waller, Township Codes Administration Director
Mario D. Pirritano, Supervisor
Michael Powers, Chairman, Planning Commission
Paula Tezik
David Guy
Brian Willoughby
Jim D'Angelo
Roy Livergood, York County Planning Commission

Planning Consultant:

Johnson, Mirmiran & Thompson



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SECTION 1.0 INTRODUCTION

The public and resident involvement process included a variety of opportunities to obtain valuable community input. A Community Participation process was implemented to support the development of a vision statement describing future Township development as well as support development of plan goals and objectives. Various tools and techniques used through the public involvement process included: public meetings, steering committee meetings, a community-wide survey, a visual preference survey, a SWOT (*strengths, weaknesses, opportunities and threats*) exercise and a “place-making” activity for the New Market area. The results of community input provide the basis for plan development.

Section 1.1 Advisory Committee

A 10 member committee was created to volunteer their time to assist, review, and comment on the Comprehensive Plan Update. The Committee met, on average, every two months throughout the planning process that extended from March 2008 till November 2009.

Section 1.2 Public Meetings

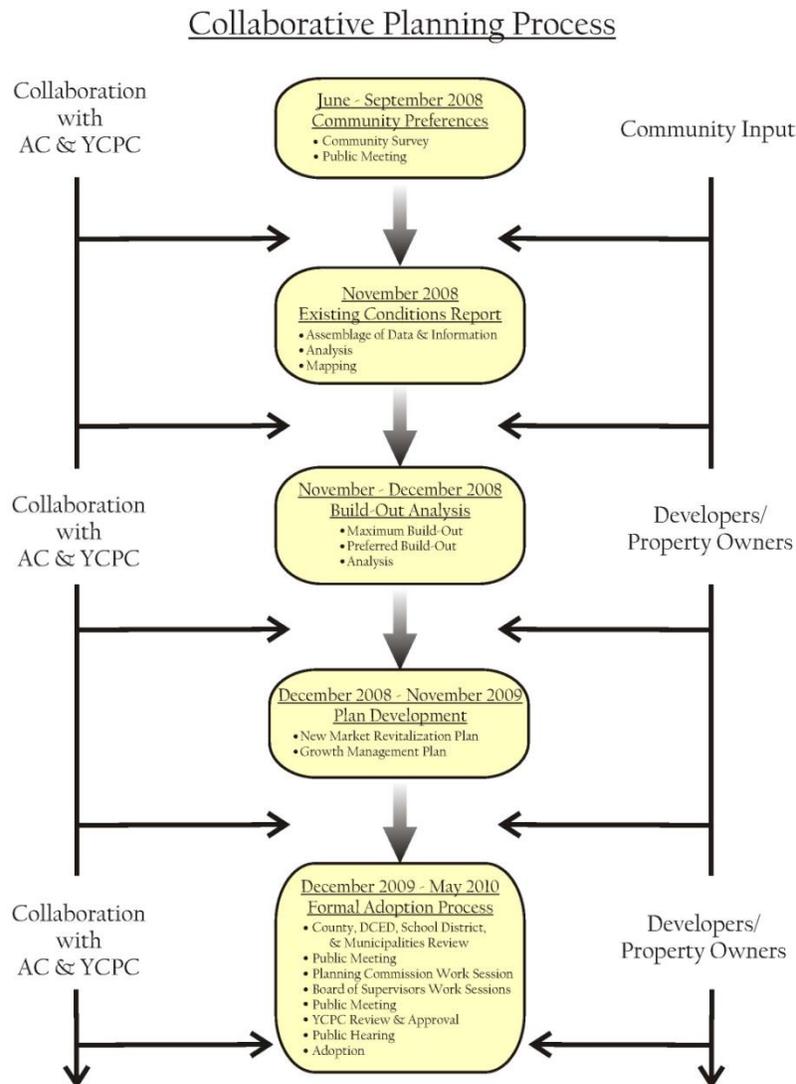
A public meeting was held on September 23, 2008 to document the vision set through a variety of activities: Strengths, Weaknesses Opportunities and Threats; Visual Preference Survey; Place – Making for New Market; Goals & Objectives; Vision Statement Refinement; and Community Survey.

Section 1.3 Community Survey

A community survey was distributed in the Fall of 2008. Section 10 of this report documents the opinions; assets and challenges the residents deem most important. Over 1,020 responses were received from the community-wide survey mailing to 5,400 homes. The Township received an 18% response rate of return.

SECTION 2.0 OVERVIEW OF PLANNING PROCESS

A collaborative planning process began in March of 2008 beginning with the creation of an advisory committee and a kick-off meeting. At the first advisory committee meeting, the committee was asked to document the most important issues and concerns facing the Township. The following diagram displays the planning process beginning with the distribution of the community-wide survey and vision-setting public meeting.



SECTION 3.0 ADVISORY COMMITTEE

The following Advisory Committee members were asked to participate in the update of the Comprehensive Plan. There were 8 Committee meetings held approximately every other month throughout the planning process. Committee meetings were typically held either at the Township Building or at the Fairview Township Fire Station on 340 Lewisberry Road.

Advisory Committee Members met on the following dates:

March 19, 2008
May 14, 2008
June 11, 2008
November 25, 2008
December 16, 2008
January 21, 2009
April 8, 2009
June 2, 2008

The following residents are Members of the Advisory Committee:

Steve Smith, Township Manager
Paula Tezik, former Township Manager
Mario Pirritano, Township Board of Supervisors
Jim D'Angelo, resident
Steve Waller, Township Codes Director
Mike Powers, Chairman, Planning Commission
Brian Willougby, Township Business Owner and Resident
Roy Livergood, York County Planning Commission

Section 4 provides meeting agendas; meeting notes; activities and activity results of the above referenced meetings.

SECTION 4.0 SCHEDULED MEETINGS

Section 4.1 March 19, 2008 Advisory Committee

Section 4.1.1 Agenda

FAIRVIEW TOWNSHIP COMPREHENSIVE PLAN UPDATE

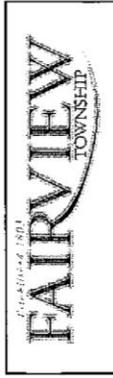
**Work Session
Meeting Agenda**
March 19, 2008

9:00 – 9:10 AM	Sign-in and Introductions
9:10 – 9:20 AM	Project Overview
9:20 – 9:40 AM	Review of Preliminary Demographic Information
9:30 – 10:15 AM	Group Activities <ul style="list-style-type: none">• SWOT Activity• Community Assets & Opportunities
10:30 AM	Scheduling of Next Meeting

Committee Assignments:

- Review Maps
- Assemble and provide reference documents, data, and information

Section 4.1.2 Sign-In Sheet



MEETING SIGN IN SHEET

DATE: MARCH 19 2008

MEETING DESCRIPTION: _____

NAME	ORGANIZATION	TITLE	PHONE	EMAIL
APRIL SHANVELS	JMT	SENIOR PLANNER	741-6230	ashanvels@jmt.com
STEVE SMITH	FAIRVIEW TWP	ASST MGR	901-5215	STEVE@TWP.FAIRVIEW-PA.USA
PAULA TEZIK	Fairview TWP	MGR.	901-5210	Paula@tp.fairview.pa.us
MARIO PIRRITANO	SUP-FAIRVIEW TWP	Supervisor	991-3190	MARIOPI37@comcast.NET
JIM DANIELO	RESIDENT		979-5868	DDGIS@Comcast.NET
STEVE WILKEL	FAIRVIEW TOWNSHIP	CODES DIRECTOR	901-5220	SWILKEL@TWP.FAIRVIEW.PA.US
MIKE POWERS	Fairview Planning	CHAIRMAN	974-5725	MADWILKEL@VERIZON.NET
BRIAN WILLOUGHBY	RESIDENT-BUSINESS OWNER		649-2392	BRUSTERSSETTERS@PEOPLEPC.COM
Roy Livergood	York County Planning Comm.	Senior Planner	771-9870	rlivergood@YCCPC.org
VACCAIN SERRANIS	STMT	PLANNER / ASSESSMENT	741-0248	vstebbins@jmt.com

Section 4.2 May 14, 2008 Advisory Committee

Section 4.2.1 Agenda



**Fairview Township Comprehensive Plan
Committee Work Session**

**AGENDA
May 14, 2008 @ 8:00 a.m.**

- 8:00 – 8:10 AM I. Sign-in/ Introductions/ Handouts
- 8:10 – 8:20 AM II. SWOT Analysis
 - A. Set June Public Meeting
 - B. Discuss Meeting Agenda and Strategic Planning
- 8:20 – 8:40 AM III. Data Comparisons with 1993 Plan
 - A. Population Projection
 - B. Housing and Rent Values
 - C. Land Use
 - D. Goals and Objectives (Break-out groups)
- 8:20 – 8:40 AM IV. Land Use Categorization
- 8:40 – 9:30 AM V. Assets & Opportunities Group Activities
 - A. Transparencies – Environmental Constraints; Park Sites
 - B. DCNR application submission and follow-up
- 9:30 AM VI. Scheduling of Next Meeting

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Section 4.2.2 Meeting Minutes

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MAY 14, 2008 WORKSESSION MEETING NOTES

PROJECT: FAIRVIEW TOWNSHIP
JMT JOB NO.: 07-0143-001
RE: **MAY 14, 2008 Comprehensive Plan Update SC Work Session**

Attendees: April Showers, Tina Fackler, Brian Willoughby, David Guy, Mike Powers, Steve Waller, Paula Tezik, Chuck Brown, Roy Livergood, and Mario Pirritano

- I. Introductions were made at the beginning of the meeting. Tina Fackler was introduced as a new team member for JMT.
- II. A summary of the Steering Committee's (SC) SWOT was provided and discussed.
- III. JMT and the SC discussed the scheduling of the project's public meeting. June 24th was the date chosen for the Public Meeting. The public meeting will be located in the large meeting room at the Fire Station. Various ways to entice the public to attend the Public Meeting were discussed. The following media was discussed: campaign signs posted at strategic places, posters and flyers, 2 consecutive press releases in the metro west, invitation listing, and Township website. The theme of the public meeting was tentatively decided to promote participation to discuss *'responsible growth while preserving rural character.'*

The SC decided to hold a meeting prior to the public meeting to go over the public meeting's agenda and to bring in all the project's stakeholders. It was also decided we would host a mini-SWOT with the stakeholders. June 11th is the date set for the stakeholders SWOT. The following stakeholders:

- PennDOT District 8-0
- DCNR
- School District
- Adjacent Township Managers and Planning Commission Chairman
- Local Builders
- York County Planning Commission
- West Shore Recreation Commission
- Yellow Breeches Watershed
- Mobile Home Park Owners/Managers
- Green Lane Farms

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- Woodbridge Farms
- Large Employers
- PA Fish and Boat Commission
- CAT and/or *rabbittransit*

IV. Data Comparisons were discussed including:

- Population Projections - It was suggested to make some comparisons to similarly populated townships with respect to Table B.
- Housing and Rent Values
- Land Use
- Goals and Objectives (changes of importance)
 - Natural Resources – Chesapeake Bay Watershed Regulations.
 - Energy – This topic may be best addressed as it relates to traffic congestion management through collaboration with PennDOT and mass transit providers (CAT and *rabbittransit*). Note: A copy of the I-83 Master Plan should be obtained for use in this process.
 - Scenic Character – Hemp Farms, Basehore Farm, Traiver Farm and Brennaman Farm as well as the farms on the Township border edges. 3 cluster option plans have been submitted and approved. Each project virtually cleared the land and put in homes. The open space had to be planted and re-grown.
 - Agriculture – More zoning controls to preserve agricultural lands; Residential development is costly and we have limited services; utilize the County’s agricultural easement purchase program to better understand preservation measures; understand farmer needs. Residential development is more costly development in comparison to agricultural uses.
 - Growth and Development
 - New Market – Commercial uses, industrial uses or keep as residential – how should zoning plan this area? There are federal and state dollars available for streetscape, rehabilitation, and park development. New Market area is susceptible to flooding. Residents in the New Market area are low/moderate income. A lot of federal dollars have been used to improve this area.
 - If rezoning takes place what happens to several hundred residential properties that are mostly rental. Re-investment must take place with homeownership as a priority. A strategy should be put into place as it relates to the revitalization of New Market.
 - Newberry – There is a higher number of elderly that live there that is influencing the Township.
 - Housing – The Township should not call out “Mobile Home Park” as a zone itself, it should be a use that is supported in the right district. There could be better design & amenities incorporated into smaller lot, housing projects that offer units a range in price points. Housing opportunities and

services for the elderly and senior citizens will become an important issue in the future.

- Public Facilities and Services – How do we know if we have adequate water supply; our neighborhoods should have increased walkability to other neighborhoods or areas hosting commercial uses.
- Transportation – Explore transit opportunities with CAT and *rabbittransit*; reduce trips; and fix local roadways to handle expected traffic. Sidewalks and bike paths are needed in the denser residential neighborhoods

V. JMT discussed the homework (assets and opportunities map) completed by the Township members of the SC. Transparencies were provided to show the environmental constraints (i.e. steep slopes, floodplain areas and existing forested areas). The process to which the sites were chosen as the basis for the feasibility study was discussed with the SC (in a recently submitted grant application to DCNR-see handout). JMT discussed the DCNR grant application submission and that it may be a good idea to invite the regional coordinator from DCNR to the June 11th meeting.

VI. Land Use Classifications were provided to which the SC will review and comment on at the next meeting.

VII. Vision. Words that best describe our landscape in 2018:

- a. Quality of Life
- b. Rural character
- c. Safe
- d. Accessible
- e. Beautiful
- f. “Fairview” – landscape
- g. Quiet
- h. Green
- i. Limited development has occurred
- j. Reduced congestion
- k. Responsible growth policies

VIII. Next Steps:

1. JMT will follow up with the Township for the following items:
 - a. Invitation letter and attendees for June 11th meeting
 - b. Distribute Community Survey to SC and receive SC comments
 - c. Financial and budget information
 - d. Website updates to include project link
2. Work with the Township for the news publication for the paper
3. Circulate new land use map

Section 4.2.3 Sign-In Sheet

Fairview Township Comprehensive Plan Update
 Work Session Meeting
 May 14, 2008

Please Sign In:

Name	Address & Email
TINA FACKER, JMT	cfacker@jmt.com
BRIAN WILLOUGHBY	brvstersettlers@peoplepc.com
DAVID GUY	XPRO GUY @ YAHOO.COM
MIKE POWERS	MADPOWERS1@VERIZON.NET
JIM D'ANGELO	DD GIS @ COMCAST.COM
STEVE WALKER	SWALKER@TWP.FAIRVIEW.PA.US
PAULA TEZIK	Paula@twp.fairview.pa.us
Chuck Brown	cjbrown0862@epix.net
Roy Livergood	r/livergood@YCPA.org
Mario Pizzuto	MARIOPIZZ@COMCAST.NET

Section 4.3 June 11, 2008 Advisory Committee

Section 4.3.1 Agenda

Section 4.3.2 Meeting Minutes

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June 11, 2008 WORKSESSION MEETING SUMMARY

PROJECT: FAIRVIEW TOWNSHIP
 JMT JOB NO.: 07-0143-001
 RE: **June 11, 2008 Comprehensive Plan Update SC Work Session**

Attendees: April Showers (JMT), David Guy, Steve Waller, Roy Livergood (YCPC), Dave Raugh (Council VP, Lewisberry Borough), Jim D'Angelo, Steve Waller, Brian Willoughby, Paula Tezik, and Steve Smith

- I. Introductions were made at the beginning of the meeting.
- II. Army Depot – only 13% of the workers live in York County.
- III. Current Zoning. The northern area has sewer capacity and zoned to permit additional residential development. The Township should consider permitting additional non-residential development within the northern areas of the Township to boost Township revenues and off-set the cost of community services. The general areas of the sewer service area were discussed.
- IV. Recreation. The Township will need to provide additional recreation in the areas containing the highest degree of density having connections to neighborhoods. A regional effort to stimulate the support for a community center was discussed. Further discussions with Newberry Township are needed.
- V. Newsletter. The Township would like to announce the comprehensive plan information/findings in their upcoming newsletters.
- VI. Transportation. Many collector roads outside of I-83 are owned by PennDOT, where development is occurring. Currently many PennDOT roads in the Township have high ADT counts. The HOP process is crucial to this potential traffic issue. If curbing and sidewalks are planned, PennDOT must be the applicant on the HOP application. A park and ride is needed along the I-83 corridor within the Township.
 - a. Non-Residential Land Uses
 - i. Limekiln Road
 - ii. Poplar Road

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- iii. Lewisberry Road
- iv. Hemp properties
- b. Residential Land Uses
 - i. North of Old Forge Road
 - ii. Areas around Lewisberry Borough

VII. Town Center. The Town center should be built around the Army Depot where employees, residents, and visitors currently shop or work. Managed growth and accessibility to the town center is important.

VIII. Capital City Airport – SARA. Contact is Dave Spolding. Review the Airport Hazard Zoning.

IX. Next Steps:

1. JMT will follow up with the Township for the following items:
 - a. Existing Conditions status report
 - b. Newsletter information
 - c. Future Land use plan considerations

Section 4.4 September 16 & 23, 2008 PUBLIC MEETING

Section 4.4.1 Agenda

FAIRVIEW TOWNSHIP
COMPREHENSIVE PLAN UPDATE

Fairview Township Comprehensive Plan Public Meeting

AGENDA
September 16, 2008

Refreshments are available throughout the meeting, please help yourself!

- | | |
|----------------|---|
| 7:00 – 7:10 PM | Sign-in/ Introductions/ Handouts |
| 7:10 – 7:30 PM | Project Overview & Schedule <ul style="list-style-type: none">• Area Trends• Explanation of Exhibits |
| 7:30 – 8:00 PM | Issues and Concerns Activity <ul style="list-style-type: none">• Group Discussion/Participation<ul style="list-style-type: none">○ Identification of Community Strengths, Weaknesses, Opportunities & Threats |
| 8:00 – 8:45 PM | Break-Out Group Activities <ul style="list-style-type: none">• Activity 1: SWOT Rating Activity• Activity 2: Visual Preference Survey Activity• Activity 3: Review of Vision Statement & Plan Goals• Activity 4: New Market Activity<ul style="list-style-type: none">○ Assets and Opportunities |
| 8:45 – 9:00 PM | Additional Comments |
| 9:00 PM | Adjournment |

Thank you for your input!

Section 4.4.2 Sign-In Sheet

Fairview Township Comprehensive Plan Update
Public Meeting
7:00 p.m. on Tuesday, September 16th, 2008

Please Sign In:

	Name	Address
1	O Beinhower	232 Lincoln Dr. N.C.
2	George B. John	711 Lewisberry Rd N.C.
3	Gary Steffen	1138 Pinetown Rd. Lewisberry Pa.
4	Jean Steffen	1138 Pinetown Rd. Lewisberry Pa.
5	Kathleen White	952 Limekiln Rd,
6	Al Hughes	129 Old Ford
7	Marie Fisher	428 Lewisberry Rd
8	Dale A Lantz	238 Stetler Rd
9	Valerie Bloom	654 Old York Road
10	Michael Dabbs	605 Cayuga Drive
11	Robert Fasiak	108 Holly Ct Lewisberry
12	Mary Lukie	665 Old Quaker, Lewisberry
13	ANNE & MATT ANDERSON	341 FUTURIM DR



Fairview Township Comprehensive Plan Update
 Public Meeting
 7:00 p.m. on Tuesday, September 16th, 2008

Please Sign In:

	Name	Address
1	Edward Clark	884 Cedars Rd
2	Jim McElhenie	392 Cannon St.
3	CYNTHA HOSSMAN	970 SILVER LAKE RD.
4	Jonathan Ebersole	
5	Betsy Henkel	117 Poplar Rd. NC
6	JANE DAVIS	39 TIMBER LN
7	Marcy Rocky	209 Fairview Rd
8	Gwiny Gouse	209 Fairview Rd
9	Roy Livergood	4 CDC
10	Ruth M. Apa	755 Heck Hill Rd.
11	Dimitra + Joan Nikolaidis	113 ROSS AVE
12	MIKE COMPTON	106 OPAL DR
13	Garry Finney	529 Big Springs Rd



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Fairview Township Comprehensive Plan Update
 Public Meeting
 7:00 p.m. on Tuesday, September 16th, 2008

Please Sign In:

Name	Address
1 Sharon Shope	Old Stage Rd Lewisberry
2 SALLY Wilson	SAWMILL Rd Mech
3 Sherri Baker	Old Quaker Rd Lewisberry
4 JIM HARRINGTON	105 RED HAVEN RD. N.C.
5 Ed Whisten	887 KING ST. LEWISBERY PA.
6 ART YOUNG	381 BIG SPRING RD N.C.
7 Phillip Dodson	514 Bowman Ave Lewisberry
8 BARB LINDSAY	117 Oak Pk. Camp Hill
9 Tom Noppenberger	248 Green Lane Dr Camp Hill
10 Tony Wyland	121 Bunker Hill Rd. NC
11 Dennis Braun	873 MADRSC MTN Rd Lewisberry
12 Susan Puller	342 Oak Dr N.C.
13 Peggy Clark	884 CEDARS ROAD LEWISBERY



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Fairview Township Comprehensive Plan Update
 Public Meeting
 7:00 p.m. on Tuesday, September 16th, 2008

Please Sign In:

	Name	Address
1	JOHN HRUBOVCAK	241 GREEN LANE DR CAMP HILL, PA 17011
2	Fran Tennis	100 Umberto ST
3	Buzz Tennis	" " "
4	Nancy Kurtz	210 Greenwood Drive New Cumberland
5	Mike Wilson	634 Saw Mill Rd. Mechanicsburg Pa 17055
6	ANDY BAKER SHR	558 OLD QUAKER RD LEWISBERY PA 17339
7	Susan Hirshman	151 Yellow Breeches Camp Hill, PA 17011
8	GEORGE LANCE	319 VALLEY RD ETTERS PA 17319
9	Robert Todd	112 Bramblewood Ln Lewisberry PA 17339
10	ARVEL FRYDENTHAL	723 Wyndmeme RD Lewisberry PA 17339
11		104 Appalosa Ave LEWISBERY, PA 17319
12	David Hictala	21 Timbulane NC, PA 17070
13	Ken Peller	342 Oak Dr. N.C. 17070




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Fairview Township Comprehensive Plan Update
 Public Meeting
 7:00 p.m. on Tuesday, September 16th, 2008

Please Sign In:

	Name	Address
1	Melanie Thompson	404 Summit Rd
2	Michael Thompson	404 Summit Rd
3	John White	952 Limekiln Rd
4	Alysis Kishbaugh	429 Lewisberry Rd.
5	Ernie Peek	125 Old Ford Dr.
6	Ann Bloom	654 Old York Rd.
7	Ron SEIGER	602 GRANDVIEW CIRCLE
8	Don & KATHY GAZLES	208 EVERGREEN RD.
9	LARRY DEAN	202 WALTON CIRCLE RD
10	Marek Arabowak	241 Creech Ln Dr. A.H.
11	Margaret Puliti	7 Pine Tree Dr New C.
12	Walter Puliti	" " " " "
13	Lisa Grimm	605 Whitetail Dr.



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**Fairview Township Comprehensive Plan Update
Public Meeting
7:00 p.m. on Tuesday, September 16th, 2008**

Please Sign In:

	Name	Address
1	Jim Rietmulder	988 Siddonsburg Rd Lewisberry
2		
3	Maxine LeRoy	875 Travel Dr.
4	Bruce Dornig	617 Pleasant View
	J Kevin Fisher	
5	Donna Paul	655 Red Fox Ct.
6	Tom Paul	" "
7	Kathleen Brennen	559 Moores Intn Rd Mech
8	Joe Brennen	
	Suzann Jinn	686 Pleasant View Rd Lewisberry
9	Jim Kuc Diane Kuc	356 Furlong Ln. Camp Hill, PA 17011
10	Jen Shade	209 Lewisberry Rd. New Cumberland
11	Frank / Diana Miles	360 Big Spring Rd. Eblers
12	Richard E. Stewart	22 Boring Rd New Cumberland.
13	Kirsta Hildebrand	654 BILLET DR. MECH.



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Fairview Township Comprehensive Plan Update

Public Meeting

7:00 p.m. on Tuesday, September 16th, 2008

Please Sign In:

	Name	Address
1	LEE McKEHENIE	392 CAMERON ST ETTERS 17319
2	DICK SHATZER	369 Bethel Church Rd
3	GAIL NORFORD	204 CLARVIEW RD
4	DAVE WENKEL	117 POPLAR ROAD
5	MIKE MOORE	301 YORK Rd
6	JOHN SPRENKLE	935 PINETOWN ROAD LEWISBERY PA 17339
7	Susan Stillor	418 Clover St. ETERS
8	Lynne Ruby	729 Capri Circle Lewisberry 17339
9	Deb Latsha + John Latsha	827 Siddonsburg Rd Lewisberry
10	NANCY WINELAND	102 LAKESIDE DR LEWISBERY
11	Beth Stone	988 Siddonsburg Rd. Lewisberry PA
12	William F. LeRoy	998 TRAVER DR Lewisberry PA
13	MIKE NAZZARO	505 Evergreen Rd



92
+2

<u>NAME</u>	<u>ADDRESS</u>
95 Donna Shade	851 Lewisberry Rd-Lewisberry
96 Mary Fusco	679 Pleasant View Rd, LB
97 Amy Huck	86 FOXFIRE LN
98 Barbara Weedon	456 Chestnut Way
99 Trey Weedon	
100 Martin Cunningham	119 Bramblewood Lane
101 Casey Logic	10 Boeing Rd, NC
102 Gary A Smith	271 Spanglers Mill Rd.
103 Ed ELSCHIED	684 Fishing Ck Rd.
104 Ti Christiansen	413 Lisburn Hts Dr
105 Jim Bateman	619 Buckhorn Ct Lewisberry, PA 17339

<u>NAME</u>	<u>ADDRESS</u>
104 Tim Rosch	312 Eglus Dr. Camp Hill
105 Joe Kuchanik f	421 Chestnut Hwy New Cumberland
106 Daniel Pierce	121 Diller Rd N.C.
107 Ameri Wehrck	155 Valley Rd 109 Valley Rd
108 Zoey Nelson	Etters
109 Matthew Bixler	109 Valley Rd / 155 Valley Rd

Section 4.4.3 Plan Vision Statement, Goals and Objectives Activity

Plan Vision Statement, Goals and Objectives Activity

The current plan does not contain a vision statement. A vision statement in conjunction with goals and objectives is essential to the development of a comprehensive plan. A vision statement is a descriptive statement painting a picture of the Township in the future. Plan goals and objectives provide the framework for development of various plan elements as well as identification of short- and long-term strategies for the implementation portion of the plan.

Please provide your ideas and comments with respect to the *draft* vision statement and *draft* plan goals and objectives. Your comments will be used to prepare a vision statement and plan goals and objectives in accordance with Article III, Section 301(a)(1) and Section 606 of the MPC.

Section 301(a)(1). A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may also serve as a statement of community development objectives as provided in section 606. (Source: MPC)

Section 606. Statement of Community Development Objectives – a statement of community development objectives..... This statement may be supplied by reference to the community comprehensive plan or legislative findings... (text is paraphrased) (Source: MPC)

Vision for Fairview Township

“Fairview Township intends to guide growth in a manner that preserves the natural beauty and rural quality of life through the conservation of valued open space creating greener and safer neighborhoods, easily accessible work places, and sustainable municipal services.”

Comment:

Plan Goals and Objectives

The *draft* plan goals and objectives are organized by planning topics required to be addressed by the Municipalities Planning Code (MPC). The MPC is the state law addressing municipal and multi-municipal planning. The planning topics include: land use, housing, transportation, community facilities and utilities, historic and natural resources, open space/greenways and recreation, and government. There is one goal for each topic with several objectives to support the goal.

Natural Resources

Goal: Protect, conserve and preserve the natural resources of Fairview Township including heritage areas, woodlands, green areas, agricultural areas, water resources and wildlife.

PLEASE CHECK THE TOP 3 OBJECTIVES THAT YOU FEEL THE TOWNSHIP SHOULD FOCUS ON.

Objectives:

- Conduct and maintain an inventory of Township's resources.
- Use resource inventories in the Township planning and development process.
- Review all development plans with consideration given to environmentally sensitive areas with special emphasis to groundwater protection (quality and quantity).
- Establish an "Environmental Advisory Council" at the Township or inter-municipal level.
- Preserve and protect as permanent open space those areas that are ecologically sensitive or that pose development constraints, including wetlands, floodplains, forested areas, and steep slopes, by coordinating open space protection efforts with other levels of government and land protection advocacy groups.
- Minimize the effects of future land use that have a high potential for adversely impacting the environment and character of the area.
- Coordinate the acquisition of public parks and open spaces with other natural protection programs.
- Follow Chesapeake Bay water quality requirements.

Energy

Goal: Conserve energy and provide for a variety of reliable and affordable energy resources.

PLEASE CHECK THE TOP 3 OBJECTIVES THAT YOU FEEL THE TOWNSHIP SHOULD FOCUS ON.

Objectives:

- Revise zoning and subdivision and land development ordinance provisions that will increase energy efficiency in new developments.
- Implement urban forestry programs to increase energy efficiency in developments.
- Reduce dependency on gas and oil consumption by decreasing miles traveled and by utilizing public and or private transit alternatives.

Scenic Character

Goal: Preserve and enhance the community character that makes Fairview Township unique, distinct and an identifiable place to live.

PLEASE CHECK THE TOP 3 OBJECTIVES THAT YOU FEEL THE TOWNSHIP SHOULD FOCUS ON.

Objectives:

- Inventory Fairview Township's outstanding scenic viewsheds and landscapes.
- Develop a comprehensive view shed and landscape protection program.
- Perform road improvements without disrupting the scenic and rural nature of the Township.
- Identify and preserve larger farms in Fairview Township.

Historic Resources/Character

Goal: Maintain Fairview Township's development history and agricultural heritage for the awareness and enjoyment of current and future generations.

PLEASE CHECK THE TOP 3 OBJECTIVES THAT YOU FEEL THE TOWNSHIP SHOULD FOCUS ON.

Objectives:

- Establish an "historical/cultural resource committee."
- Identify scattered historic sites of regional or local importance.
- Regulate the demolition of historic sites.
- Protect the architectural character of historic buildings, sites and structures and protect historic areas.
- Direct incompatible capital projects away from historic and cultural resources.
- Preserve the Township's scenic/historic roads and bridges.

Agricultural Resources

Goal: Preserve productive and prime agricultural lands for agricultural use.

PLEASE CHECK THE TOP 3 OBJECTIVES THAT YOU FEEL THE TOWNSHIP SHOULD FOCUS ON.

Objectives:

- Identify and permanently preserve agricultural land for agricultural use.
- Protect forested and other open space resources within agricultural areas.
- Direct incompatible capital projects away from agricultural, forested and open space areas.
- Develop strong agricultural land use standards and controls, such as effective agricultural zoning, in an effort to conservation large concentrations of agricultural lands.
- Discourage through zoning the subdivision of large agricultural tracts of land into small lots that would contribute to development sprawl and loss of rural character.
- Adopt ordinances which would not unreasonably restrict agricultural structures and agricultural practices.
- Encourage the continued establishment of Agricultural Security Areas and enrollment in the Clean and Green Program and promote active participation in the Pennsylvania Agricultural Conservation Easement Program.

Growth and Development

Goal: Provide for growth in appropriate areas while enhancing and maintaining the "rural" character which adds charm and fosters Fairview Township's reputation as a pleasant and attractive place to live.

PLEASE CHECK THE TOP 3 OBJECTIVES THAT YOU FEEL THE TOWNSHIP SHOULD FOCUS ON.

Objectives:

- Develop policies to promote orderly and efficient community development.
- Protect land from premature and unnecessary development.
- Encourage the reuse of existing structures or vacant or underutilized buildings to conserve the rural areas.
- Protect environmentally sensitive areas (such as steep slopes and floodplain areas) and encourage land preservation techniques throughout the development process.
- Create revitalization strategies for the New Market area.
- Create residential neighborhoods and commercial development that reduce infrastructure and roadway costs.

Housing

Goal: Provide for the diverse housing needs at all residents of Fairview Township.

PLEASE CHECK THE TOP 3 OBJECTIVES THAT YOU FEEL THE TOWNSHIP SHOULD FOCUS ON.

Objectives:

- Integrate housing opportunities for households of all income levels.
- Continue to develop and maintain a supply of decent, safe and affordable housing for low and moderate income persons.
- Continue to provide for the specialized housing needs of elderly and physically challenged residents of the Township.
- Promote economy and efficiency in the housing development process.

Public Facilities and Services

Goal: Improve and enhance current community facilities and services in a manner that is appropriate for the rural and urban areas of the Township while fostering intergovernmental cooperation and the equitable provision of services.

PLEASE CHECK THE TOP 3 OBJECTIVES THAT YOU FEEL THE TOWNSHIP SHOULD FOCUS ON.

Objectives:

- Ensure that all public service user fees are equitable and neutral.
- Encourage, establish and maintain intergovernmental relationships with adjoining municipalities.
- Promote coordination among police, fire and emergency services both within the Township and at an inter-municipal level.
- Improve staffing level of fire protection services to provide for the highest level of protection for Township citizens.
- Promote and encourage a crime-free environment by encouraging the creation of neighborhood watch groups that work cooperatively with the Township Police Department.
- Insure a safe, reliable and adequate supply of water.
- Develop a water supply study.
- Determine the water supply needs and impacts caused by the future growth areas.
- Update the Township's Open Space, Parks and Recreation plan.
- Identify and secure land areas for the establishment of a new community-wide park as well as create networks of interconnecting biking and walking paths between parks, neighborhoods and commercial service areas.
- Develop street lighting standards that are not obtrusive or brazen to be applied to all new street development or existing street improvements where development is concentrated.
- Restrict the extension of urban sewer and water facilities into rural areas.

Transportation

Goal: Provide for safe, functional and convenient movement of people and goods while preserving the Township's scenic and rural character.

PLEASE CHECK THE TOP 3 OBJECTIVES THAT YOU FEEL THE TOWNSHIP SHOULD FOCUS ON.

Objectives:

- Develop a clearly defined roadway hierarchy system for existing and future roads within the Township.
- Identify existing deficiencies in the transportation system that pose safety hazards or restrict mobility.

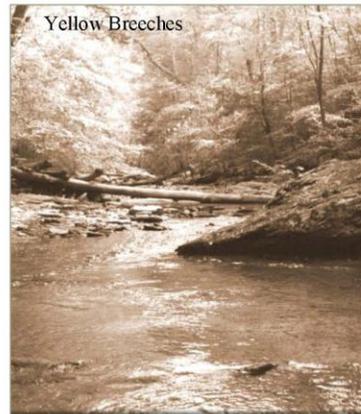
Section 4.4.4 Flyer



PUBLIC MEETING

Listing to a Comprehensive Plan Update presentation and discussion about responsible growth and preserving our rural character

7:00-8:30 P.M. – Tuesday, September 16th, 2008



**Place: Fairview Township Fire Station
340 Lewisberry Road**

Refreshments Provided

For More Information Contact:
Steve Smith, Township Manager
Fairview Township - (717) 901-5215

What is a Comprehensive Plan?

A comprehensive plan is a flexible guide that expresses the long-range visions, goals and objectives of a community. The update of plan includes examining the growth and demographic trends, infrastructure needs, land preservation wants, recreation needs, and creating a vision for the future growth and development of Fairview Township.

PUBLIC MEETING AGENDA:

7:00 – 7:10 PM	Sign-in/ Introductions/ Handouts
7:10 – 7:30 PM	Project Overview & Schedule <ul style="list-style-type: none"> • Area Trends • Explanation of Exhibits
7:30 – 8:00 PM	Issues and Concerns Activity <ul style="list-style-type: none"> • Group Discussion/Participation <ul style="list-style-type: none"> ○ Identification of Community Strengths, Weaknesses, Opportunities & Threats
8:00 – 8:30 PM	Break-Out Group Activities <ul style="list-style-type: none"> • SWOT Rating Activity • Visual Preference Survey Activity • New Market Activity <ul style="list-style-type: none"> ○ Assets and Opportunities • Development Potential Around Interchanges

FACTS ABOUT FAIRVIEW TOWNSHIP:

- 16,329 population as of 2006
- Population has doubled since 1960
- From 2000 to 2006 population has increased 17% (2008 persons)
- Population is projected to grow 30% by 2030 -total estimated population 21,220
- The housing value shift has been approximately \$50,000 over 10 years.
- 380 acres of agricultural lands were lost to development since 1993
- Since 1993, residential development has increased 15%

Section 4.5 November 25, 2008 Advisory Committee

Section 4.4.1 Agenda



**Fairview Township Comprehensive Plan
Committee Work Session**

AGENDA

November 25, 2008 @ 8:00 a.m.

- 9:00 – 9:10 AM I. Sign-in/ Introductions/ Handouts
- 9:10 – 9:20 AM II. Community Participation
 - A. September Public Meeting/Survey & Activity Results
- 9:20 – 10:00 AM III. Land Use Plan
 - A. Sewer Service Areas
 - B. Zoning Districts
 - C. Environmentally Sensitive Areas
 - D. Assets and Opportunities
 - E. I-83 Corridor
 - F. New Market Area
- 10:00 – 10:40 AM IV. Land Use Categorization & Growth Management
 - A. Rural Resource areas
 - B. Economic Development areas
 - C. Residential areas
 - D. Mixed use areas
- 10:40 – 11:00 AM V. Local Zoning Issues
- 11:00 AM VI. Next Meeting – Tuesday December 16th

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Section 4.5.2 Meeting Minutes

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November 25, 2008 WORKSESSION MEETING SUMMARY

PROJECT: FAIRVIEW TOWNSHIP
 JMT JOB NO.: 07-0143-001
 RE: **November 25, 2008 Comprehensive Plan Update SC Work Session**

Attendees: April Showers (JMT), Tina Fackler (JMT), David Guy, Steve Waller, Roy Livergood (YCPC), Dave Raugh (Council VP, Lewisberry Borough), Eric Stauffer (West Shore Recreation Commission), and Steve Smith

- I. Introductions were made at the beginning of the meeting.
- II. A summary of the Community Participation was provided and discussed.
- III. The theme of the comprehensive plan was tentatively decided to promote managed growth to preserve the Township's rural character.
- IV. Vision Statement. The Community Participation report noted the vision statement should include increased park space and walking and bike paths. The SC determined they would agree with this change. Discussion was held about the potential need for 5-10 acre parks as a part of new development proposals. An official map was also discussed to help the township prioritize the acquisition and development of future parks. "Parks build a stronger community"
- V. Newsletter. JMT will provide the Township language for their next newsletter due out by the end of December. The newsletter information would include information about the project's website, public meeting summary and results of the survey.
- VI. Future Land Use Activity. An activity was used to help draw boundaries around future development areas for both residential and non-residential areas. Opportunities for non-residential development were a topic of critical concern.
 - a. Non-Residential Land Uses
 - i. Limekiln Road
 - ii. Poplar Road
 - iii. Lewisberry Road
 - iv. Hemp properties

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- b. Residential Land Uses
 - i. North of Old Forge Road
 - ii. Areas around Lewisberry Borough

VII. Sewage Capacity. The southern plant is at capacity however the northern plant has available capacity for future development and it meets the Chesapeake Bay discharge standards. Lewisberry Road recently purchased lands beside their existing STP for future expansion.

VIII. Act 537 Plan. Areas around Old Forge Road and north have failing septic systems as well as an existing mobile home park with 150 units. Both of these areas are proposed to be located within the Township's initial future growth boundary area.

IX. York County Land Use Classifications. The county has 4 growth categories:

- a. Primary Growth Area (should have water and sewer)
- b. Secondary Growth Area (may not have water and sewer)
- c. Future Growth Area (lands designated for growth once the primary area is built out)
- d. Rural Area

The county also encouraged the Township to develop a rural resource protection overlay area. **The county's interim growth boundary

X. Next Steps:

1. JMT will follow up with the Township for the following items:
 - a. Newsletter project summary
 - b. December 1st status report
 - c. Finalize existing conditions and prepare land use plan

Section 4.5.3 Sign-In Sheet



MEETING SIGN IN SHEET

DATE: Nov. 25, 2008

MEETING DESCRIPTION: COMPREHENSIVE PLAN UPDATE

NAME	ORGANIZATION	TITLE	PHONE	EMAIL
APRIL SHONERS	JMT		(717) 741-6230	ashoners@jmt.com
TINA FACKLER	JMT		(717) 741-6227	efackler@jmt.com
DAVE RAUGH	LEWIS BERRY		(717) 938-5587	
STEVE WALTER	FAIRVIEW TOWNSHIP	CODES DIRECTOR	(717) 901-9220	SWALTER@TWP.FAIRVIEW.PA.US
Roy Livergood	York County Planning Comm.	Senior Planner	(717) 771-9870	rlivergood@ycplpa.org
Eric Stauffer	West Shore Recreation Comm	Recreation Mgr.	717-920-9515	estauffer@wsrecu.org
DAVID GUY	FAIRVIEW ZONING Bd	CHAIRMAN	(717) 938-4118	dguy @YAHOO.COM
STEVE SMITH	Fairview Twp	Twp Mgr	717 901 5215	Steve@twp.fairview.pa.us

S:\ADMIN\MEETING SIGN IN SHEET.doc

Section 4.6 December 16, 2008 Advisory Committee

Section 4.6.1 Agenda



Fairview Township Comprehensive Plan Committee Work Session

AGENDA
December 16, 2008 @ 9:00 a.m.

- 9:00 – 9:10 AM I. Sign-in / Handouts
- 9:10 – 10:00 AM II. Future Land Use Plan
 - A. Growth Boundary Areas
 - a. Zoning Districts
 - b. Rural Areas
 - c. Residential Areas
 - d. Commercial
 - e. Industrial
- 10:00 – 10:30 AM IV. Assets and Opportunities
 - A. New Market area
 - B. Trails and Greenways
 - C. Economic Development
 - D. Corridor Enhancement areas
- 10: 30 AM VI. Next Steps – Growth Management Plan

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Section 4.6.2 Sign-In Sheet

Fairview Township Comprehensive Plan Update
 Work Session Meeting
 December 16, 2008

Please Sign In:

Name	Address & Email
Lira Fackler, Smt	cfackler@jmt.com
Maura Perrotto	MARID P 137 @ COMCAST.NET
STEVE WALLER	SWALLER@TWP.FAIRVIEW.PA.US
Will Clark	WClark@YCPC.ORG
Roy Livergood	RLivergood@YCPC.org
JEFF REBER	jreber@ycpc.org
DAVE GUY	XHROGUY@YAHOO.COM
STEVE SMITH	STEVE@TWP.FAIRVIEW.PA.US
PAULA TEZIK	ptezik@verizon.net
Lay Ishman	Gishman@State.PA, US.

Section 4.7 January 21, 2009 Advisory Committee

Section 4.7.1 Agenda



**Fairview Township Comprehensive Plan
Committee Work Session**

**AGENDA
January 21, 2009 @ 9:00 a.m.**

- 9:00 – 9:10 AM I. Sign-in / Handouts

- 9:10 – 9:30 AM II. Future Land Use Plan
 - A. Growth Boundary Areas
 - a. Rural Areas-green
 - b. Residential Areas-yellow
 - c. Commercial-red
 - d. Industrial-

- 9:30 – 10:00 AM IV. Environmentally Sensitive Areas
 - A. Primary
 - B. Secondary
 - C. Existing Preserved Areas

- 10: 00 AM VI. Next Steps – Growth Management Plan

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Section 4.8 April 8, 2009 Advisory Committee**Section 4.8.1 Agenda****Fairview Township Comprehensive Plan
Committee Work Session****AGENDA*****April 8, 2009 @ 9:00 a.m.***

- | | | |
|------------------|-----|---|
| 9:00 – 9:10 AM | I. | Sign-in / Handouts (Build-Out Presentation) |
| 9:10 – 10:00 AM | II. | Build-Out Presentation
A. Build Out Alternatives Scenario
a. Maximum Build-Out
b. Scenario 1 – DGA
c. Scenario 2 – Additional non-residential development |
| 10:00 – 10:30 AM | IV. | Assets and Opportunities
A. Finalize Map |
| 10: 30 AM | VI. | Next Steps – Growth Management Plan |
-

Section 4.8.1 Presentation



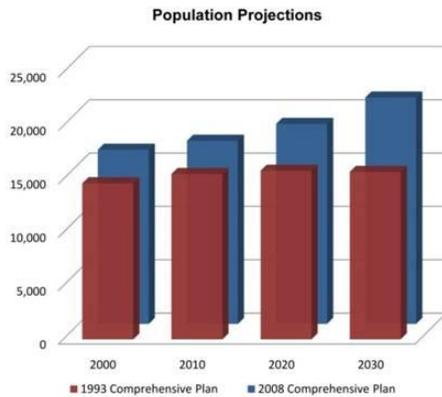
April 8, 2009

Meeting Discussion Points

- Planning Process
- Existing and Projected Expenditures and Revenues
- Maximum Build-Out Analysis
- Build-Out Planning Scenarios
 - Designated Growth Area
 - Changes in Non-Residential Lands
- Planning Scenario Comparisons

April 8, 2009

Development Trends - Population



*Note: The 2000 Population for the 2008 Comprehensive Plan reflects the 2006 Census Estimate.

- 16,329 population as of 2006
- Population has doubled since 1960.
- From 2000 to 2006 population has increased 17% (2008 persons).
- Population is projected to grow 30% by 2030 -total estimated population 21,220.



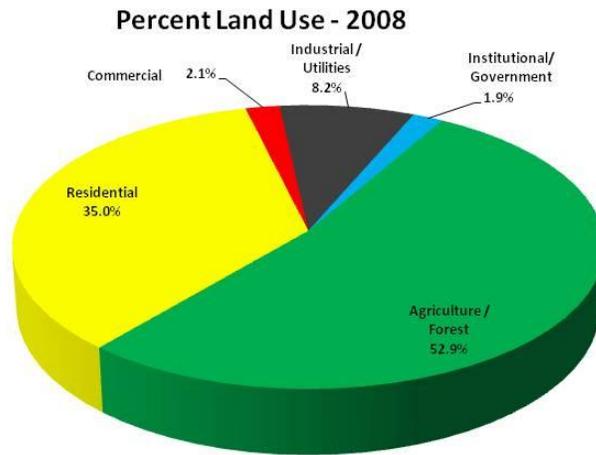
April 8, 2009

Where are we in the planning process?

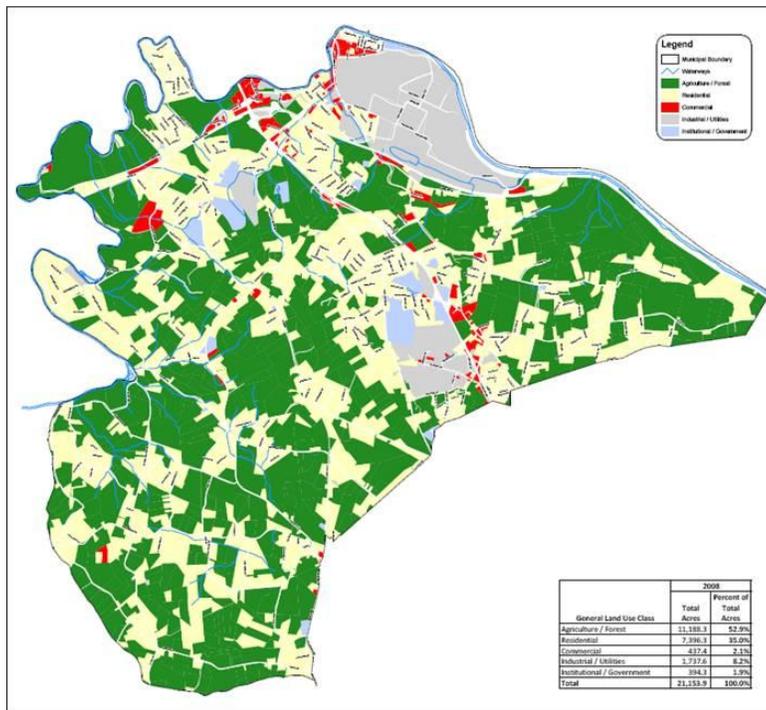
- **Land Use Analysis**
 - Review and make determinations over the Planning Scenarios for Future Land Use
 - Finalize Future Land Use Map
- **Plan Development – End of June**
 - Project Steering Committee and Township Review
- **Public Hearing – Date to be Announced**
 - Input from the Community

April 8, 2009

Existing Land Use (2008 vs. 2020)



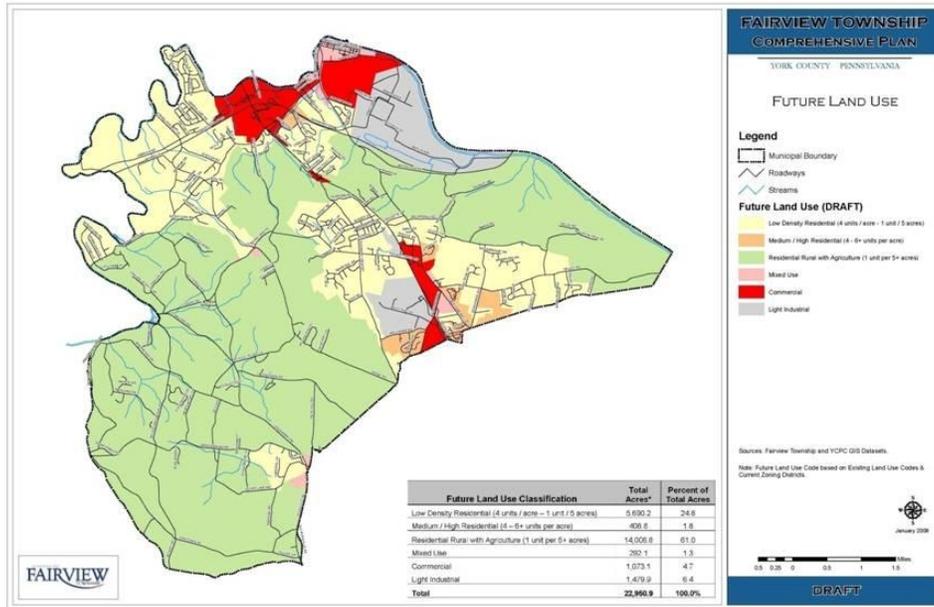
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Land Use Patterns 2008



April 8, 2009

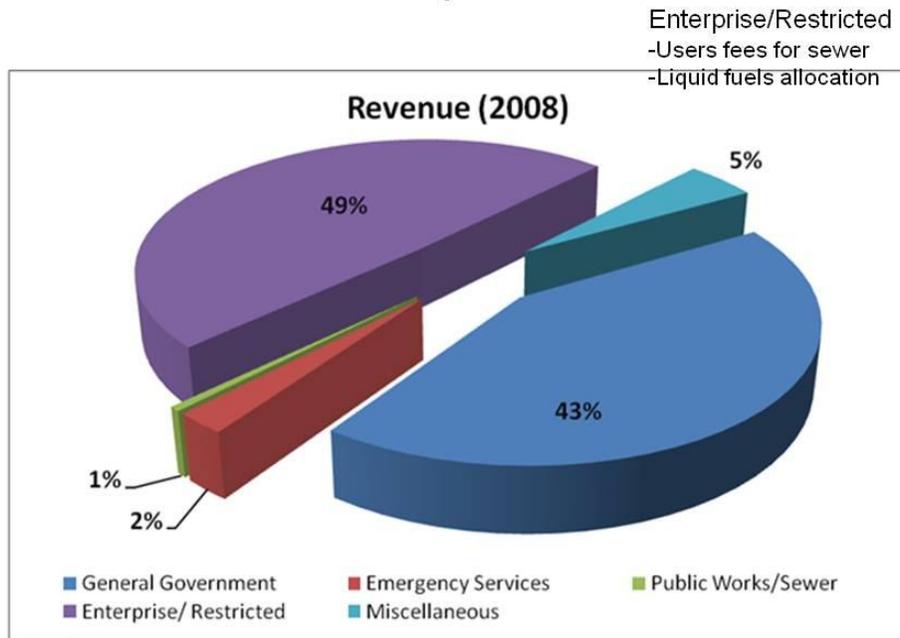


April 8, 2009

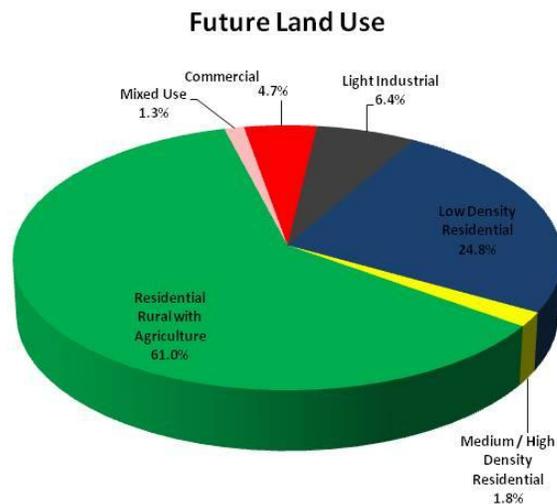
General Land Uses - 2008	Total Acres	% Acres
Agriculture / Forest	11,116.8	52.5%
Institutional	445.6	2.1%
Park – Recreation	95.3	0.5%
High Density Residential	126.8	0.6%
Medium Density Residential	128.8	0.6%
Low Density Residential	4,944.6	23.3%
Rural Residential	2,160.7	10.2%
Commercial	436.2	2.1%
Industrial	1,593.0	7.5%
Utility	103.0	0.5%
Transportation Right of Way	27.0	0.1%
Total	21,177.9	100.0%

April 8, 2009

Township Revenues

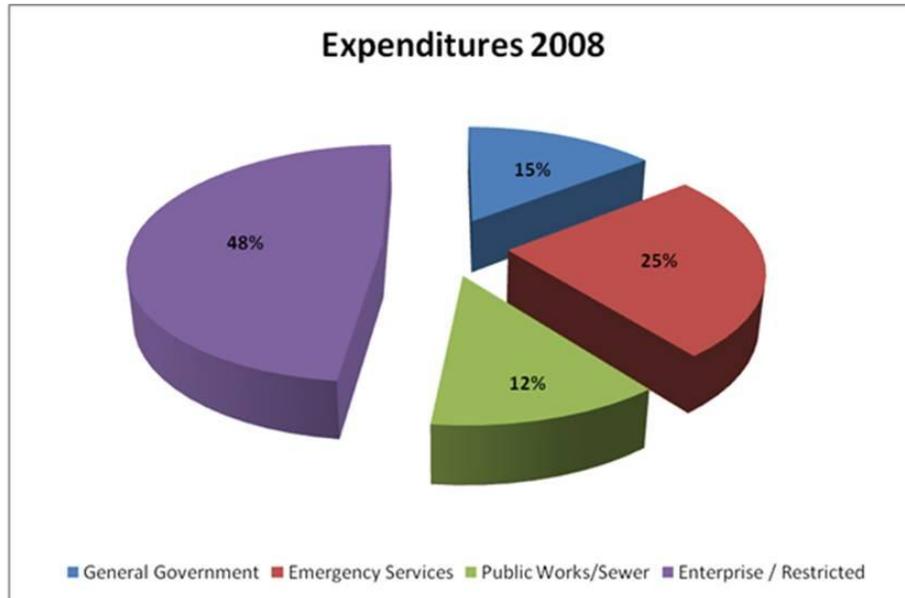


Future Land Use

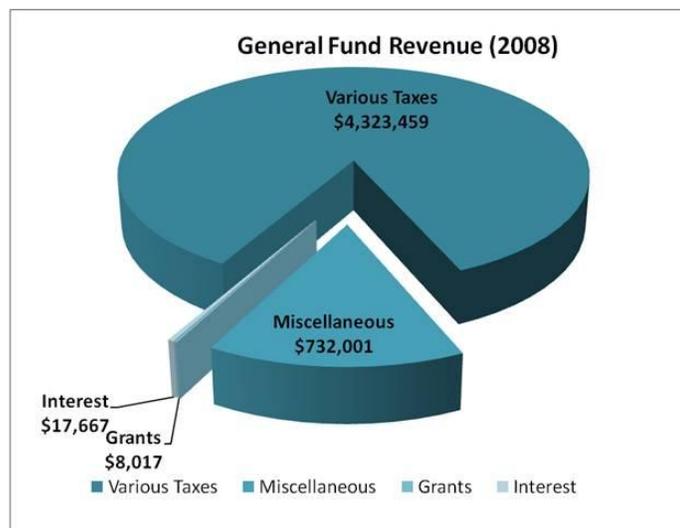


April 8, 2009

Township Expenditures



Township Revenues Going to the General Fund



April 8, 2009

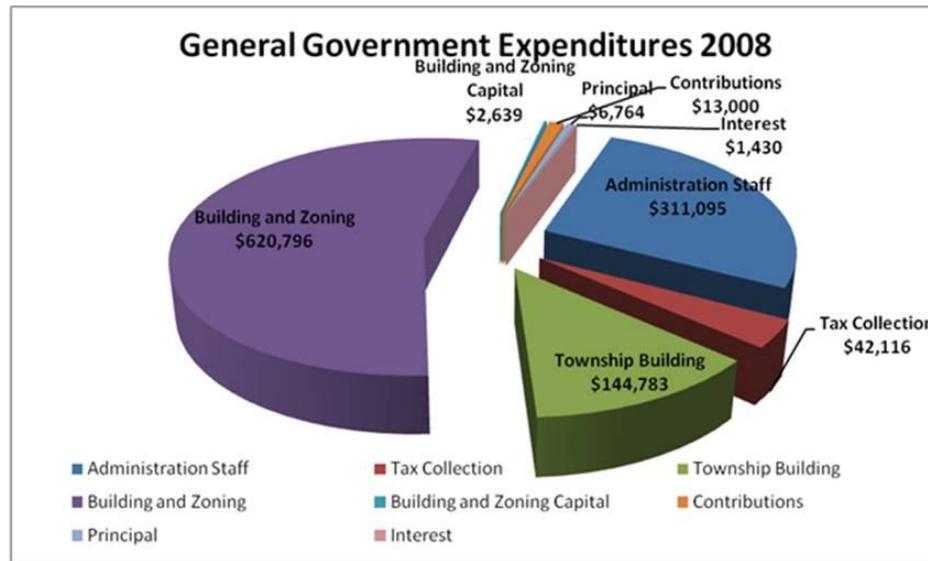
Population Growth*

YEAR	Projected Population (Total)	Projected Housing Units (Total)	Projected New Housing Units
2000*	14,321	5,788	
2005	15,840	6,116	328
2010	17,163	6,627	511
2015	18,012	6,954	327
2020	18,744	7,237	283
2025	20,107	7,763	526
2030	21,220	8,193	430
Total			2,405

*YCPC projections are based on Population
Source: YCPC, Dec. 2008 Build-Out Analysis

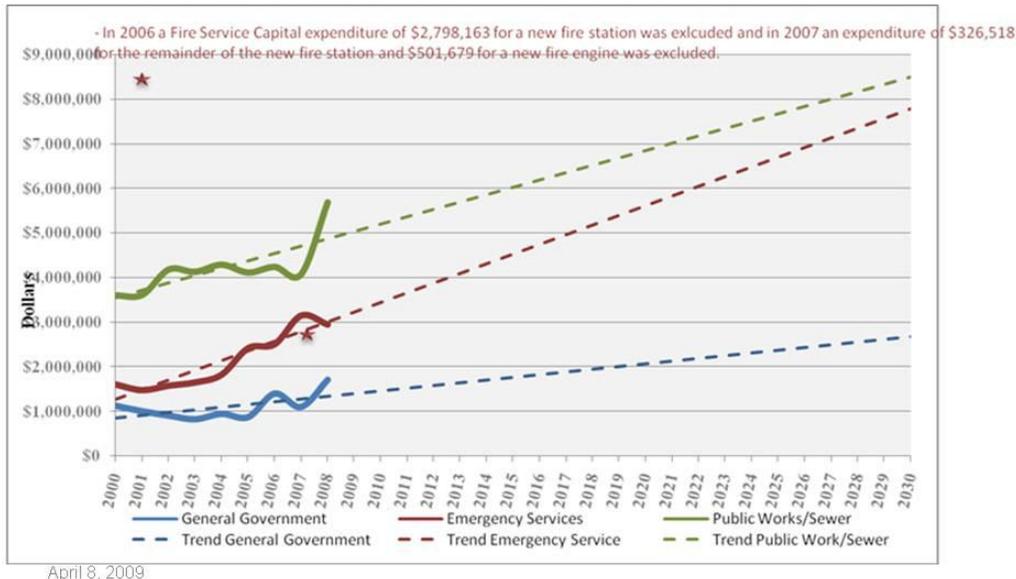
April 8, 2009

Township Expenditures General Government

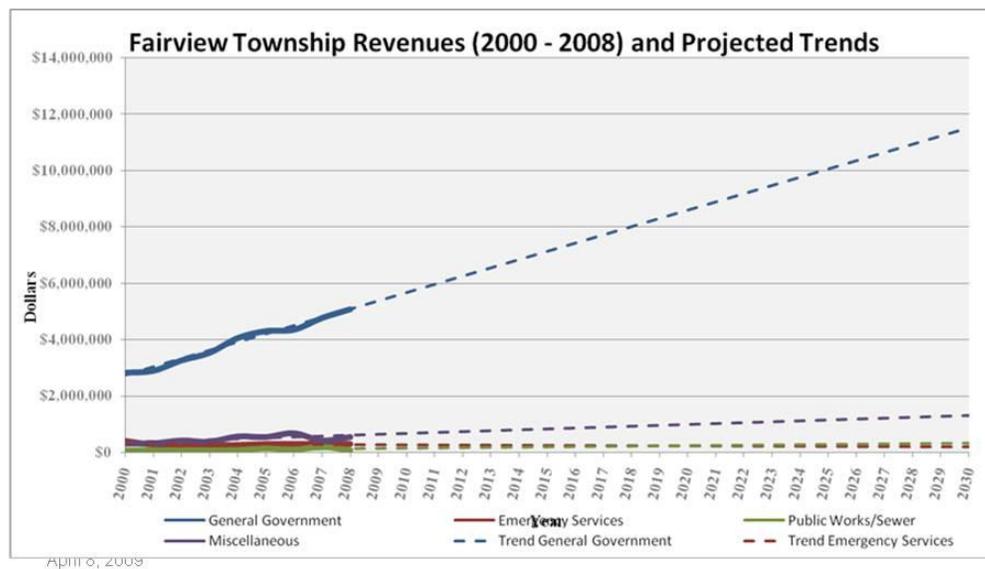


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Community Facilities Expenditures



Community Facilities Revenues



Township-Wide Planning Scenario

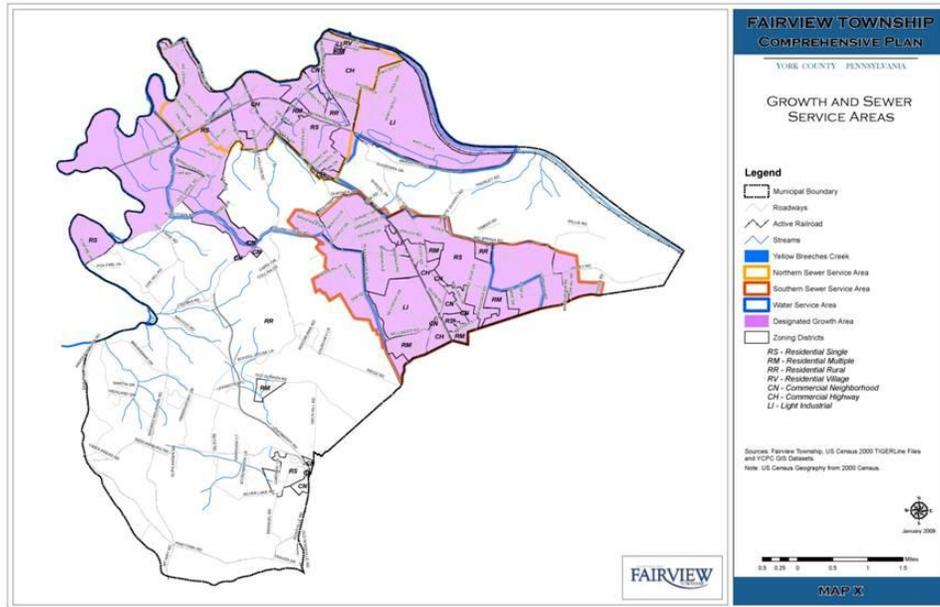
Projected	Twp-Wide
Dwelling Units <i>(additional)</i>	16,270
Population <i>(additional)</i>	42,139
Township Revenue	\$7,882,725
School District Revenue	\$51,730,380
School District Impacts <i>(additional students)</i>	7,647
School District Impacts <i>(additional cost to educate)</i>	\$43,393,099

April 8, 2009

Maximum Build-Out - 2030

- Land Available for Development: 6,332 acres
(includes area within the entire Township).
- Potential Dwelling units: 16,270
 - Single Family Dwellings not on Water & Sewer *(this scenario does not account for higher density development that may utilize water & sewer nor does it account for potential multi-family densities)*
- Potential Non-Residential: 65.78 million sq. ft.
(County data assumes all existing non-residential parcels can be further subdivided and developed, in addition to any vacant non-residential parcels)
- Additional Population: 42,139

April 8, 2009



April 8, 2009

Township-Wide Planning Scenario

Projected	Twp-Wide
Dwelling Units (additional)	16,270
Population (additional)	42,139
Township Revenue	\$7,882,725
School District Revenue	\$51,730,380
School District Impacts (additional students)	7,647
School District Impacts (additional cost to educate)	\$43,393,099

April 8, 2009

Planning Scenario #1 for Designated Growth Area

- Land Available for Development: 2,290 acres
(generally includes area within the Designated Growth Boundary) JMT identified 1,528 available acres Act 537 identified and additional 761 available acres.
- Potential Dwelling Units: 2,551
 - Rural Residential: 1,750
 - RS: 1,610
 - RM: 382
- Potential Non-Residential: 7,271,872 sq. ft.
- Population: 9,691

April 8, 2009

Build-Out Planning Scenarios

- Current Zoning standards were applied to build-out acreages
Assumptions were made to accommodate properties within zoning districts that allow varying densities based on presence of water and sewer services such as single family dwellings and multi-family dwelling, as well as mixed use zoning districts.

THE DIFFERENCE BETWEEN SCENARIOS
- **SCENARIO 1- Modified Build-Out:** Select parcels within the DGB were built-out using their current Zoning.
- **SCENARIO 2- Modified Build-Out Nonresidential Focus:** Select parcels within the DGB were built-out using their current Zoning **BUT** some residentially zoning parcels would be built-out as if they were zoned Commercial.

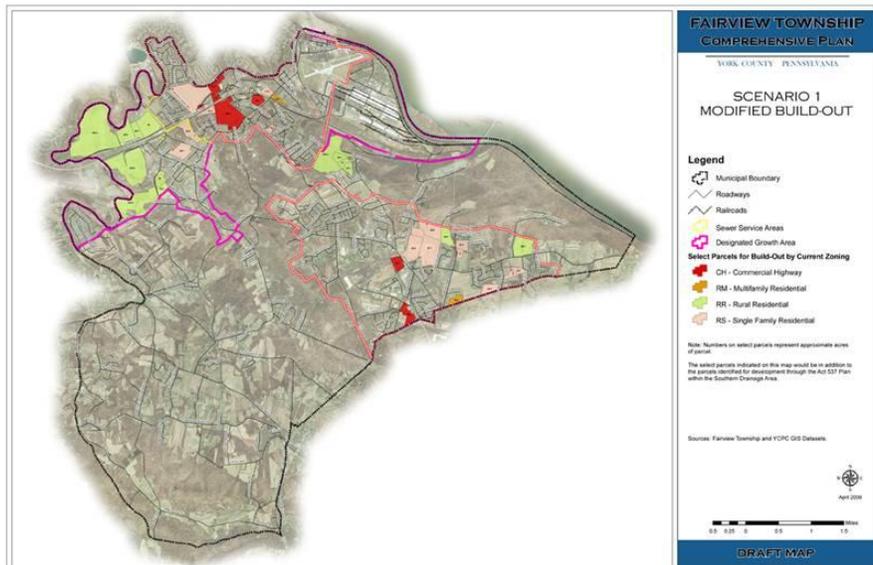
April 8, 2009

Planning Scenario #2 for Designated Growth Area

- Land Available for Development: 2,290 acres
(generally includes area within the Designated Growth Boundary) JMT identified 1,528 available acres Act 537 identified and additional 761 available acres. 609 Acres will have been built-out as non-residential rather than currently zoned.
- Potential Dwelling Units: 2,704
 - Rural Residential: 986
 - RS: 1,336
 - RM: 382
- Potential Non-Residential: 25,832,353 sq. ft.
- Additional Population: 7,003

April 8, 2009

Planning Scenario #1 For Designated Growth Area



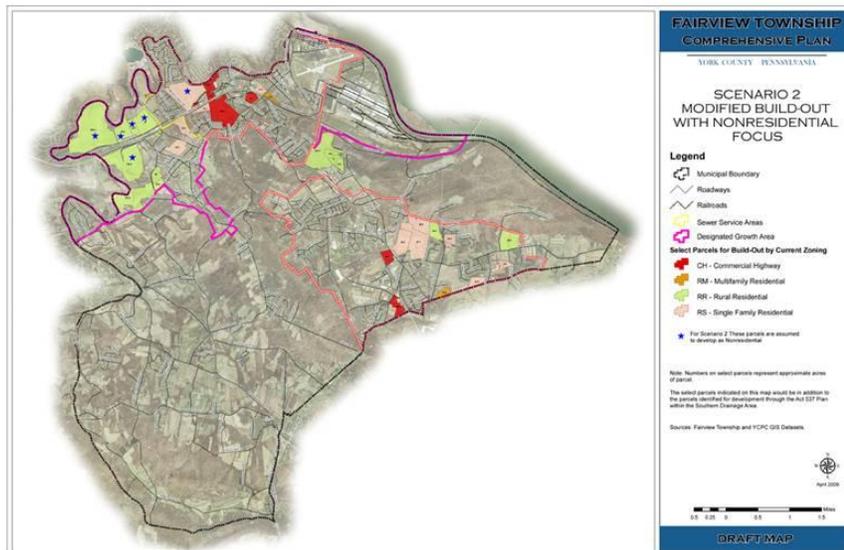
April 8, 2009

Planning Scenarios 1 & 2 Comparisons

Projected	Scenario #1 2030	Scenario #2 2030
Dwelling Units (additional)	3,742	2,704
Population (additional)	9,691	7,003
Township Revenue	\$1,342,614	\$2,229,629
School District Revenue	\$8,810,907	\$14,631,938
School District Impacts (additional students)	1,759	1,271
School District Impacts (additional cost to educate)	\$9,980,146	\$7,211,736

April 8, 2009

Planning Scenario #2 For Designated Growth Area



April 8, 2009

Community Facilities Expenditures Per Capita

	TODAY		Twp-Wide	FUTURE Designated Growth Area	
	Current	Current Expenditures		Scenario #1 2030	Scenario #2 2030
POPULATION		16,012	57,979	25,531	22,843
Police	\$135	\$2,167,705	\$7,849,197	\$3,456,387	\$3,092,485
Emergency Services	\$47	\$751,603	\$2,741,534	\$1,198,425	\$1,072,250
Roads	\$73	\$1,162,791	\$4,210,435	\$1,854,061	\$1,658,859
Parks/Rec.	\$19	\$298,304	\$1,080,149	\$475,643	\$425,565
Sewer Service	\$230	\$3,682,760	\$13,335,170	\$5,872,130	\$5,253,890

April 8, 2009

Anticipated Municipal Revenues & Expenditures

	Twp-Wide	Scenario #1	Scenario #2
2009 Anticipated Revenue	\$10,455,205	\$10,455,205	\$10,455,205
Total Projected Revenue	\$18,337,929	\$11,797,819	\$12,684,834
Projected Expenditure	\$29,196,485	\$12,856,646	\$11,503,050
Surplus/Deficit	(\$10,858,556)	(\$1,058,827)	\$1,181,784

April 8, 2009

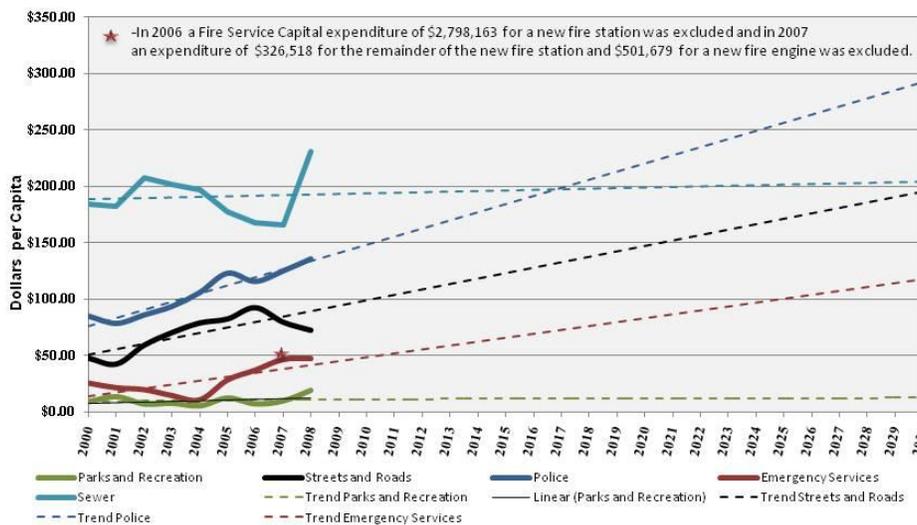
School District Impacts:

	Twp-Wide	Scenario #1	Scenario #2
Step 1: Number of new houses	16,270	3,742	2,704
Step 2: Average students/house	0.47	0.47	0.47
Step 3: Calculated additional students	7,647	1,759	1,271
Step 4: Cost to educate a student <small>*on additional cost of \$2,670/student comes from state and federal grants and subsidies)</small>	\$5,675	\$5,675	\$5,675
Step 5: Number of new students X cost	\$43,393,099	\$9,980,146	\$7,211,736
Step 6: Calculate potential revenues	\$51,730,380	\$8,810,907	\$14,631,938
Step 7: Difference between projected revenue and projected costs	\$8,337,281	(\$1,169,239)	\$7,420,202

April 8, 2009

Fiscal Impact – Community Services

Costs Per Person



April 8, 2009

Findings & Conclusions

- Maximum Township-Wide Build-Out
 - 16,027 additional housing (2.6 times current)
 - 42,139 additional people (2.6 times current)
 - 7,647 additional school students
- The Township should consider directing future growth to the Designated Growth Area
- Anticipated deficits near future and long term for Township
- Significant deficits for School District if overcrowding occurs and new schools or expansions are needed

April 8, 2009

Sewer Capacity – For Planning Scenarios

	ACT 537 REPORT Remaining Capacity Allocated for Fairview (mgd)*	SCENARIO 1 Flow Demand (mgd)	SCENARIO 2 Flow Demand (mgd)	SCENARIO 1 Remaining Capacity (mgd)	SCENARIO 2 Remaining Capacity (mgd)
WWTP					
North	0.307	0.065	0.065	0.242	0.242
South	0.020	0.279	0.279	-0.259	-0.259
Lower Allen	0.241	0.735	1.731	-0.494	-1.490
Lewisberry	0.015	0.000	0.000	0.015	0.015
Total	0.583	1.079	2.075	-0.496	-1.492

*Remaining Fairview Township allocated capacity

• Commercial use flow is calculated as follows:
3,495 sq. ft. of office space = 1 EDU (1 EDU=233 g/d) *Source: Act 537 Plan*

• Commercial flow varies significantly per use

April 8, 2009

Designated Growth Area

Findings & Conclusions:

Difference Between Planning Scenario #1 & #2

Scenario #2 results in:

- 18.5 million sq.ft. of additional non-residential
- \$2,240,611/year additional revenues for the Township
- \$1,353,596/year less expenditures for the Township
- 1,038 less Housing units
- 2,688 less people
- 688 less school students
- By changing current zoning to allow addition non-residential development within the Designated Growth Area the Township may create a more sustainable community.

April 8, 2009

Section 4.9 June 2, 2009 & July 23, 2009 Advisory Committee and Board of Supervisors Meetings

Section 4.9.1 Presentation



If these trends continue.....

Why are we not indebt today?

- Non-residential
 - \$39/sq.ft. non-residential space *(approximately)*
 - Assessed value/acre of non-residential is \$92,000 vs. \$55,000 for residential land *(varies by home type and location)*
 - The township collects \$2.9m/year from Non-Residential uses (2,029 Acres) vs. \$2.3m for all other uses (7,361 residential acres)

What does this mean long-term?

- The gap will grow larger between the revenues collected from each home and the current expenditures for basic government services.
 - Year 2008-\$1,305/household; Year 2030-\$2,405/household based on trends

June 2, 2009

What does it cost to support one home?

If trends do not change, impacts on:

Local Government

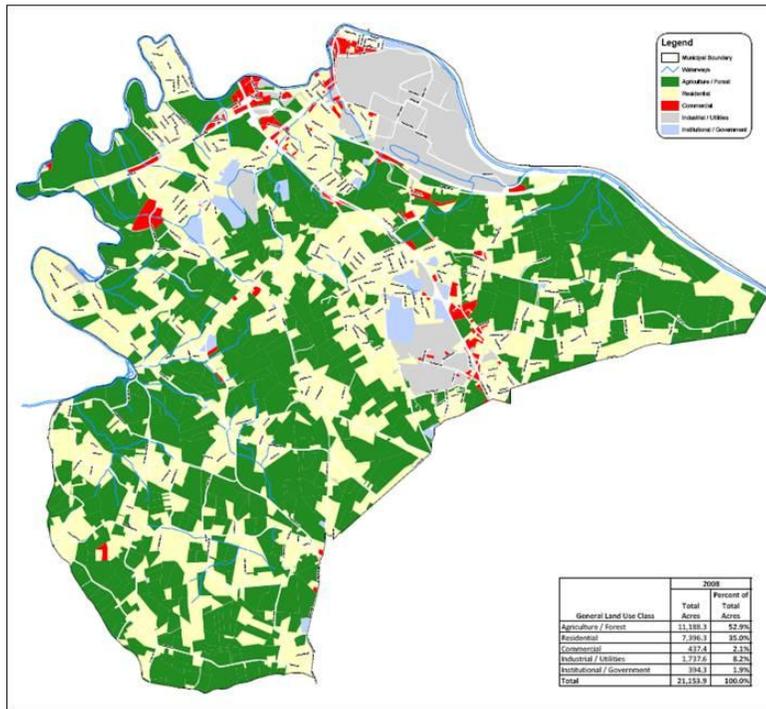
- \$242 per household is collected in taxes vs an expenditure of \$1,305 *(2008)* of basic government services

(police, EMS, basic maintenance of roads, parks and recreation, public works)

School District

- \$1,586 per household is collected in taxes vs an expenditure of \$5,675 per student *(\$8,345 actual local and state dollars)*

June 2, 2009



Land Use Patterns 2008



June 2, 2009

So What Do We Do?

- Increase taxes?
 - Attain higher assessed land values?
 - Cut community services?
- OR.....
- Add revenue generating land uses

STEP 1:
PERFORM A BUILD-OUT ANALYSIS

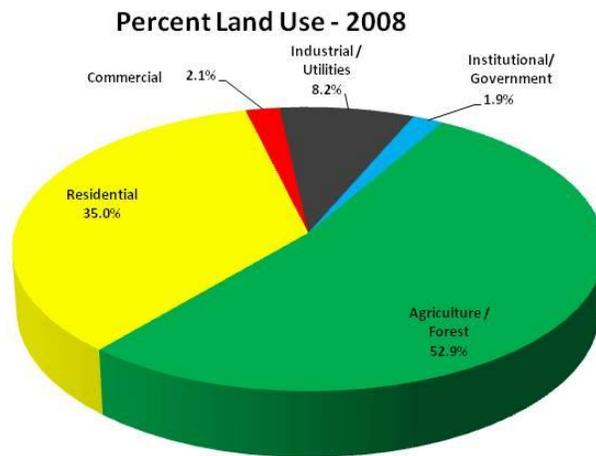
1. Review and analyze current revenues and expenditures
2. Review the impacts of current land use policies
3. Estimate demands for future services
4. Determine if your capacity is consistent with your vision for future land use
5. Determine ways of creating a balanced tax base

June 2, 2009

General Land Uses - 2008	Total Acres	% Acres
Agriculture / Forest	11,116.8	52.5%
Institutional	445.6	2.1%
Park – Recreation	95.3	0.5%
High Density Residential	126.8	0.6%
Medium Density Residential	128.8	0.6%
Low Density Residential	4,944.6	23.3%
Rural Residential	2,160.7	10.2%
Commercial	436.2	2.1%
Industrial	1,593.0	7.5%
Utility	103.0	0.5%
Transportation Right of Way	27.0	0.1%
Total	21,177.9	100.0%

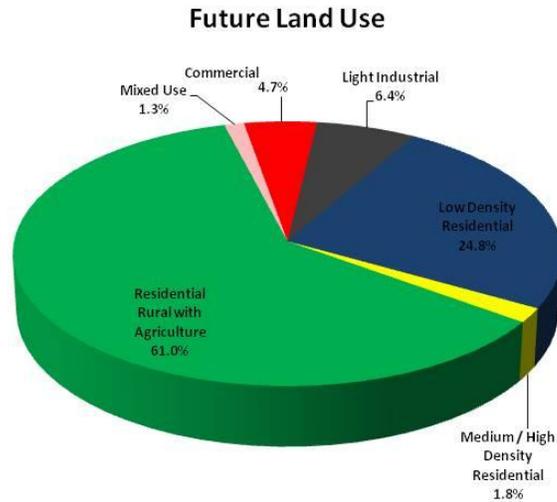
June 2, 2009

Existing Land Use (2008 vs. 2020)

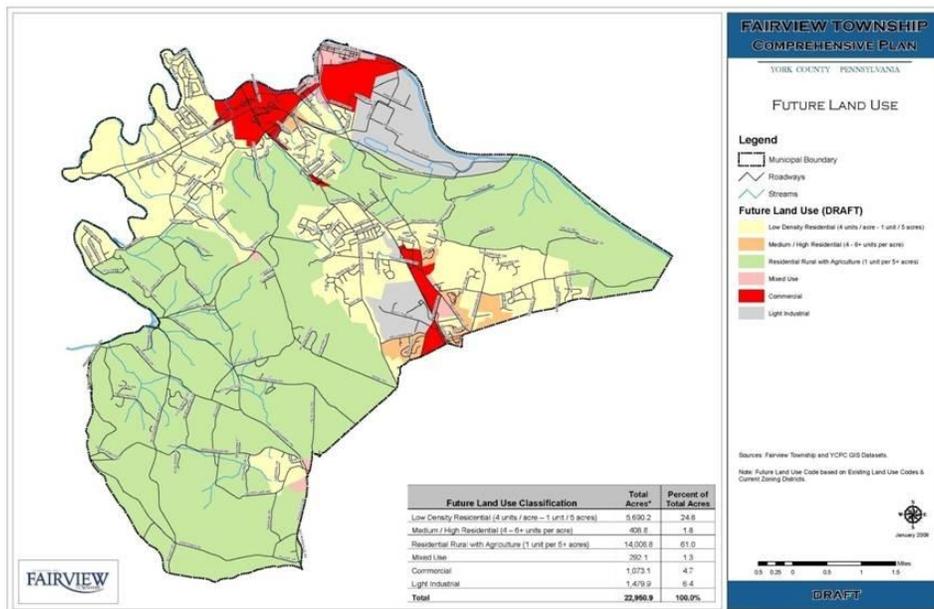


June 2, 2009

Future Land Use

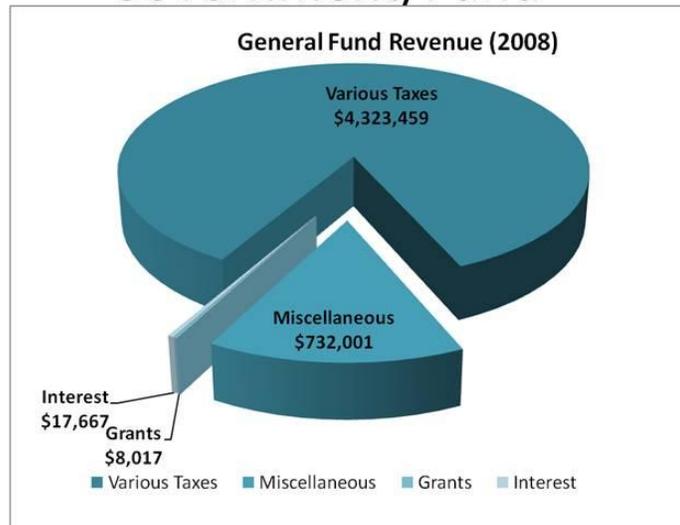


June 2, 2009



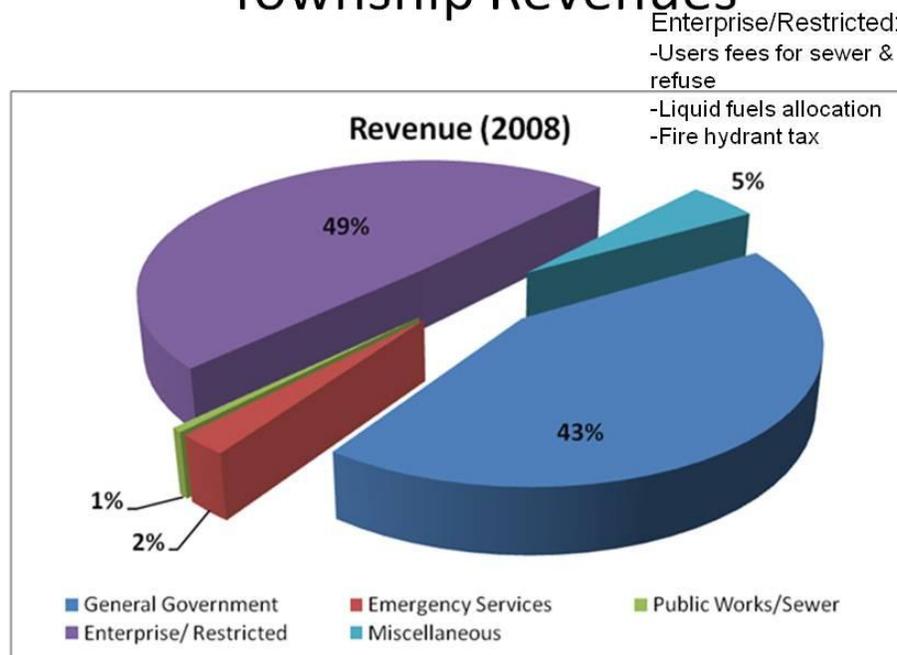
June 2, 2009

Township Revenues Going to the General Government/Fund

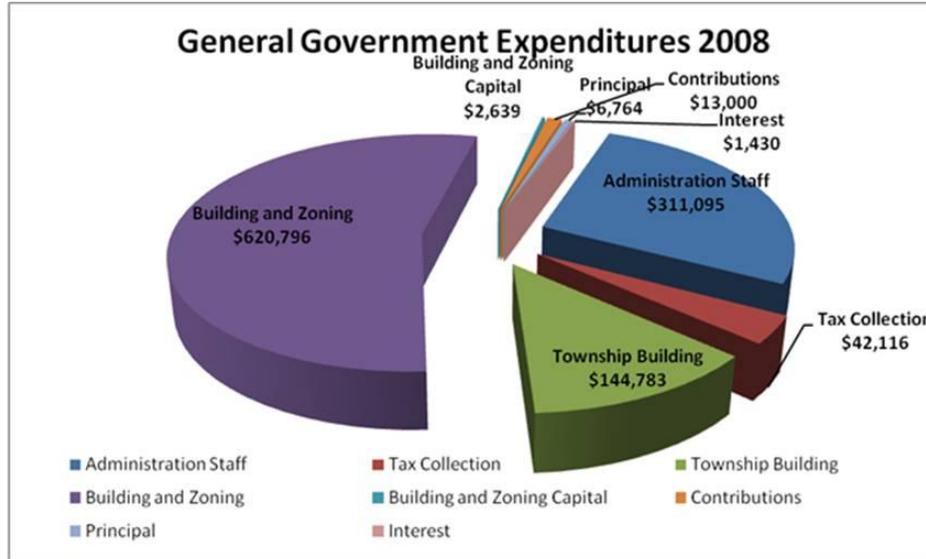


June 2, 2009

Township Revenues

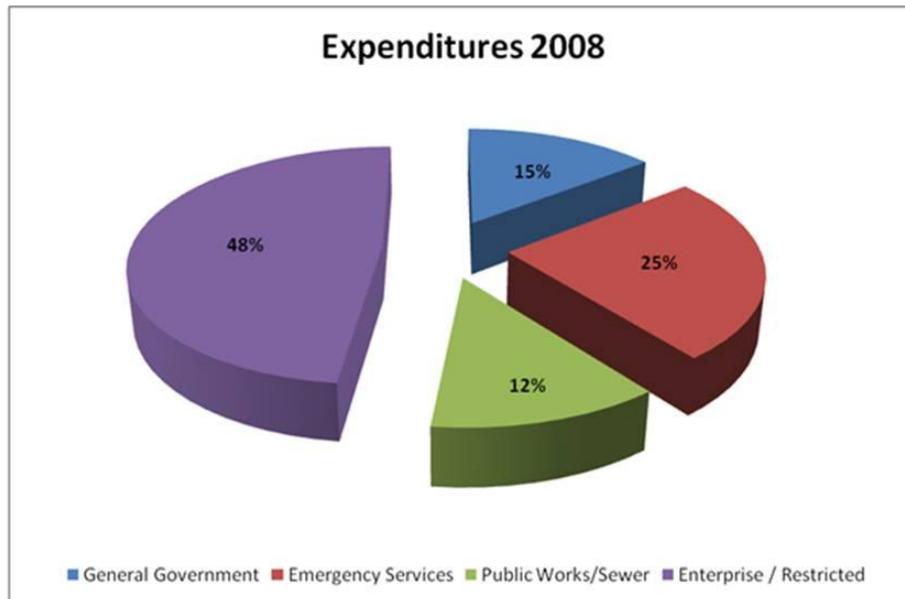


Township Expenditures General Government

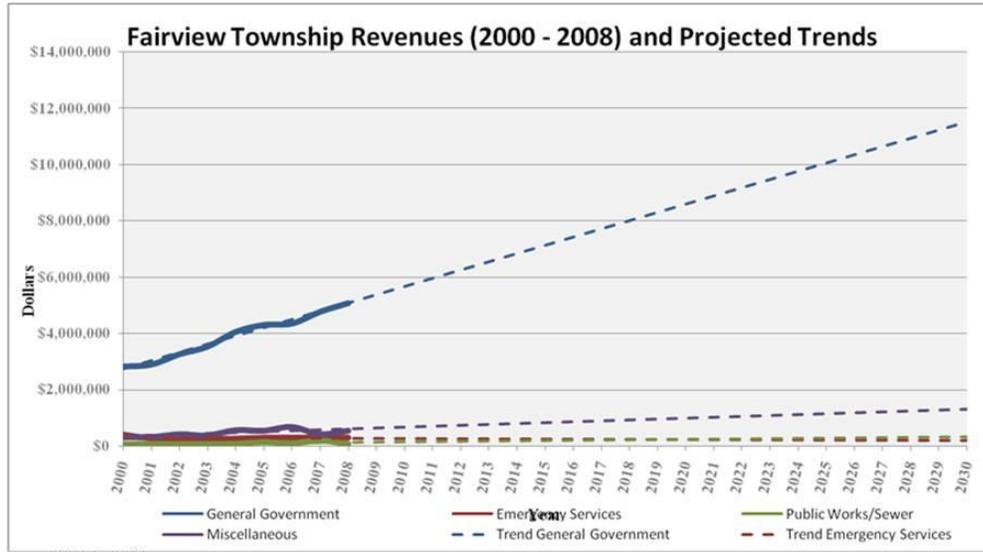


June 2, 2009

Township Expenditures



Community Facilities Revenues



June 2, 2009

Population Growth*

YEAR	Projected Population (Total)	Projected Housing Units (Total)	Projected New Housing Units
2000*	14,321	5,788	
2005	15,840	6,116	328
2010	17,163	6,627	511
2015	18,012	6,954	327
2020	18,744	7,237	283
2025	20,107	7,763	526
2030	21,220	8,193	430
Total			2,405

*YCPC projections are based on Population
Source: YCPC, Dec. 2008 Build-Out Analysis

June 2, 2009

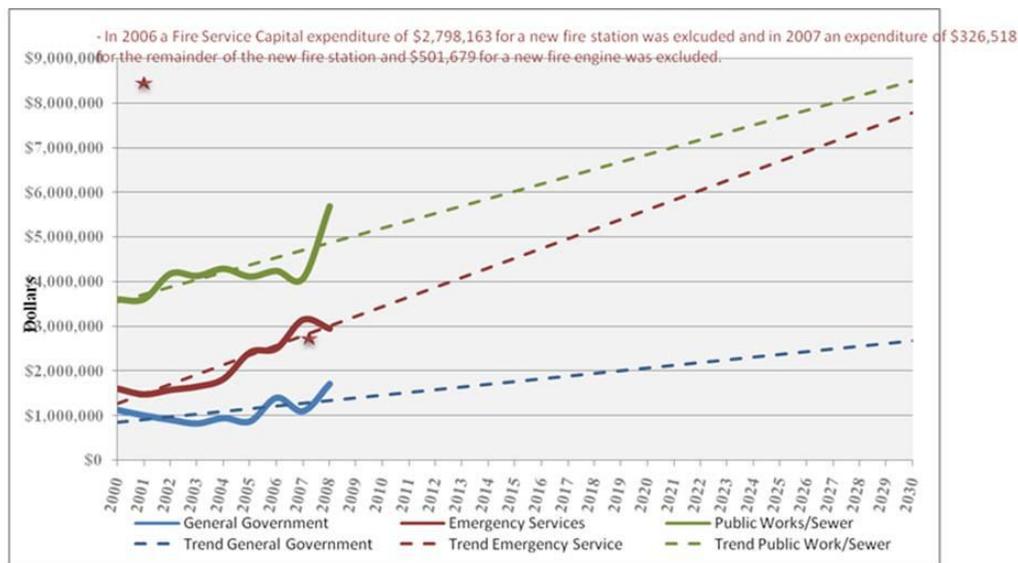
Maximum Build-Out - 2030

County Calculations:

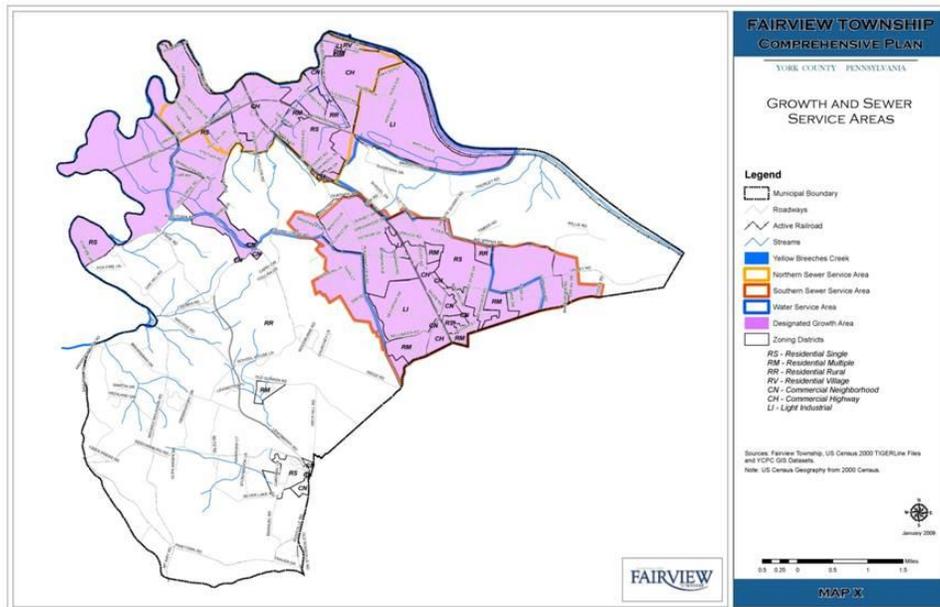
- Land Available for Development: 6,332 acres
(includes area within the entire Township).
- Potential Dwelling units: 16,270
 - Single Family Dwellings not on Water & Sewer *(this scenario does not account for higher density development that may utilize water & sewer nor does it account for potential multi-family densities)*
- Potential Non-Residential: 65.78 million sq. ft.
(County data assumes all existing non-residential parcels can be further subdivided and developed, in addition to any vacant non-residential parcels)
- Additional Population: 42,139

June 2, 2009

Community Facilities Expenditures



June 2, 2009



June 2, 2009

Maximum Build-Out Planning Scenario

	Projected (2030)
Dwelling Units (additional)	16,270
Population (additional)	42,139
Township Revenue	\$7,882,725
School District Revenue	\$51,730,380
School District Impacts (additional students)	7,647
School District Impacts (additional cost to educate)	\$43,393,099

June 2, 2009

Build-Out Planning Scenarios

- Current Zoning standards were applied to build-out acreages
Assumptions were made to accommodate properties within zoning districts that allow varying densities based on presence of water and sewer services such as single family dwellings and multi-family dwelling, as well as mixed use zoning districts.

THE DIFFERENCE BETWEEN SCENARIOS

- **SCENARIO 1- Modified Build-Out:** Select parcels within the DGB were built-out using their current Zoning.
- **SCENARIO 2- Modified Build-Out Nonresidential Focus:** Select parcels within the DGB were built-out using their current Zoning **BUT** some residentially zoning parcels would be built-out as if they were zoned Commercial (*608 acres of land yield 192 acres of building space under current zoning*).

June 2, 2009

Build-Out Planning Scenarios For Designated Growth Area

Step 1: Identify Parcels for Development Based on Current Township Policies

Step 2: Identify All Unimproved Parcels to be Developed by 2030

Step 3: Account for Environmental Features

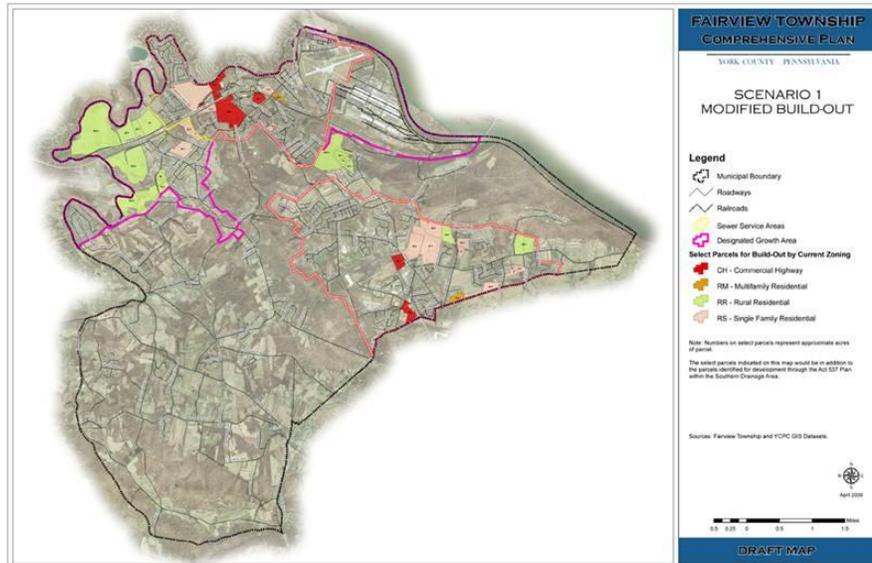
Step 4: Apply Zoning Standards

Step 5: Calculate Future Population Based on Output (*Apply 2.59 people per housing unit to the output from Step 4*)

- *The 2008 Act 537 Plan projection data was incorporated into the development of Planning Scenarios 1 and 2*

June 2, 2009

Planning Scenario #1 For Designated Growth Area



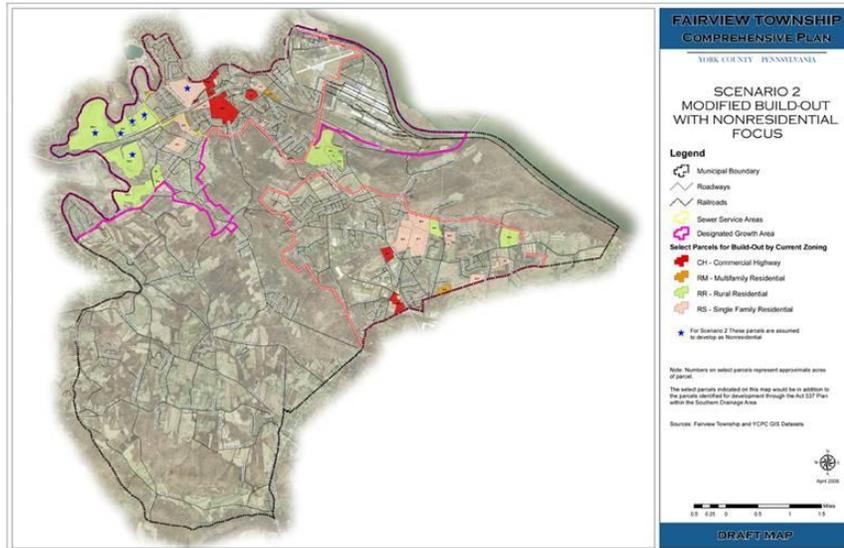
June 2, 2009

Planning Scenario #1 for Designated Growth Area

- **Land Available for Development: 2,290 acres**
(generally includes area within the Designated Growth Boundary) JMT identified 1,528 available acres Act 537 identified and additional 761 available acres.
- **Potential Dwelling Units: 2,551**
 - Rural Residential: 1,750
 - RS: 1,610
 - RM: 382
- **Potential Non-Residential: 4,174,343 sq. ft.**
- **Population: 9,691**

June 2, 2009

Planning Scenario #2 For Designated Growth Area



June 2, 2009

Planning Scenario #2 for Designated Growth Area

- **Land Available for Development: 2,290 acres**
(generally includes area within the Designated Growth Boundary) JMT identified 1,528 available acres Act 537 identified and additional 761 available acres. 609 Acres will have been built-out as non-residential rather than currently zoned.
- **Potential Dwelling Units: 2,704**
 - Rural Residential: 986
 - RS: 1,336
 - RM: 382
- **Potential Non-Residential: 12,526,559 sq. ft.**
- **Additional Population: 7,003**

June 2, 2009

Anticipated Municipal Revenues & Expenditures

	Maximum Build-Out	Scenario #1	Scenario #2
2009 Anticipated Revenue	\$10,455,205	\$10,455,205	\$10,455,205
Total Projected Revenue (2030)	\$18,337,929	\$11,622,920	\$11,933,535*
Projected Expenditure (2030)	\$29,196,485	\$12,856,646	\$11,503,050*
Surplus/Deficit	(\$10,858,556)	(\$11233726)	\$430,485*

* This does not include revenues from Local Services Tax

June 2, 2009

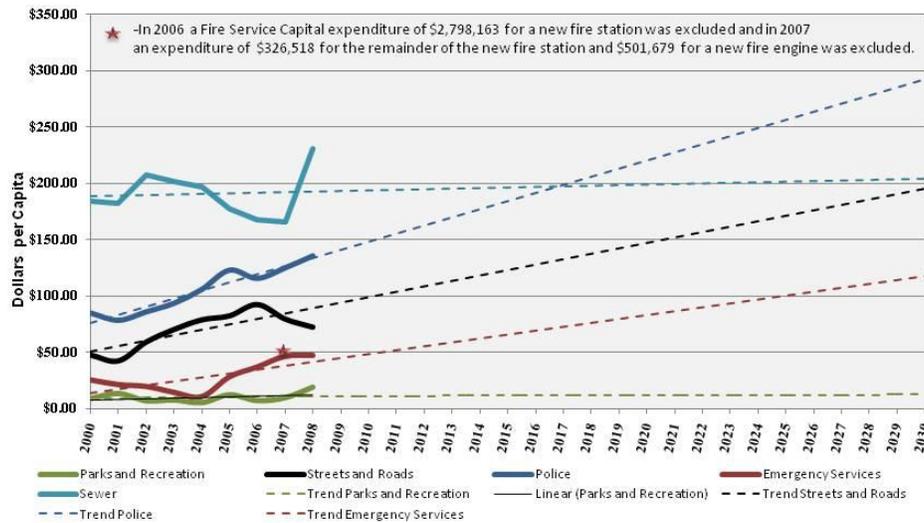
Planning Scenarios 1 & 2 Comparisons

Projected	Scenario #1 2030	Scenario #2 2030
Dwelling Units <i>(additional)</i>	3,742	2,704
Population <i>(additional)</i>	9,691	7,003
Township Revenue	\$11,622,920	\$11,933,535
School District Revenue	\$7,663,133	\$9,701,542
School District Impacts <i>(additional students)</i>	1,759	1,271
School District Impacts <i>(additional cost to educate)</i>	\$9,980,146	\$7,211,736

June 2, 2009

Fiscal Impact – Community Services

Costs Per Person



June 2, 2009

Community Facilities Expenditures Per Capita

	TODAY'S EXPENDITURES		COUNTY PROJECTIONS	FUTURE PROJECTIONS Designated Growth Area	
	Current	Current Expenditures	Maximum Build-Out	Scenario #1 2030	Scenario #2 2030
POPULATION		16,012	57,979	25,531	22,843
Police	\$135	\$2,161,620	\$7,827,165	\$3,446,685	\$3,083,805
Emergency Services	\$47	\$752,564	\$2,725,013	\$1,199,957	\$1,073,621
Roads	\$73	\$1,168,876	\$4,232,467	\$1,863,763	\$1,667,539
Parks/Rec.	\$19	\$304,228	\$1,101,601	\$485,089	\$434,017
Sewer Service	\$230	\$3,682,760	\$13,335,170	\$5,872,130	\$5,253,890

June 2, 2009

Sewer Capacity – For Planning Scenarios

	ACT 537 REPORT Remaining Capacity Allocated for Fairview (mgd)*	SCENARIO 1 Flow Demand (mgd)	SCENARIO 2 Flow Demand (mgd)	SCENARIO 1 Remaining Capacity (mgd)	SCENARIO 2 Remaining Capacity (mgd)
WWTP					
North	0.307	0.065	0.065	0.242	0.242
South	0.020	0.228	0.228	-0.208	-0.208
Lower Allen	0.241	0.580	1.895	-0.339	-1.654
Lewisberry	0.015	0.000	0.000	0.015	0.015
Total	0.583	1.873	1.188	-0.290	-1.605

*Remaining Fairview Township allocated capacity

- Commercial use flow is calculated as follows:
3,495 sq. ft. of office space = 1 EDU (1 EDU=233 g/d) *Source: Act 537 Plan*
- Commercial flow varies significantly per use

June 2, 2009

School District Impacts:

	Maximum Build-Out	Scenario #1	Scenario #2
Step 1: Number of new houses	16,270	3,742	2,704
Step 2: Average students/house	0.47	0.47	0.47
Step 3: Calculated additional students	7,647	1,759	1,271
Step 4: Cost to educate a student <small>*an additional cost of \$2,670/student comes from state and federal grants and subsidies)</small>	\$5,675	\$5,675	\$5,675
Step 5: Number of new students x cost	\$43,393,099	\$9,980,146	\$7,211,736
Step 6: Calculate potential revenues	\$51,730,380	\$7,663,133	\$9,701,542
Step 7: Difference between projected revenue and projected costs	\$8,337,281	(\$2,317,013)	\$2,489,806

June 2, 2009

Designated Growth Area

Findings & Conclusions:

Difference Between Planning Scenario #1 & #2

Scenario #2 results in:

- 8.35 million sq.ft. of additional non-residential
- \$310,615/year additional revenues for the Township
- \$1,353,595/year less expenditures for the Township
- 1,038 less Housing units
- 2,688 less people
- 688 less school students

June 2, 2009

- By changing land use patterns to allow

Findings & Conclusions

- Maximum Township-Wide Build-Out
 - 16,027 additional housing (2.6 times current)
 - 42,139 additional people (2.6 times current)
 - 7,647 additional school students
- The Township should consider directing future growth to the Designated Growth Area
- Anticipated deficits near future and long term for Township
- Significant deficits for School District if overcrowding occurs and new schools or

June 2, 2009

What are your thoughts about Non-Residential Development?

2. *What types of future non-residential land use patterns are economically sustainable?*

- Industry or corporate vs small enterprise
 - Corporate/Industry:
 - » Greater job generation opportunities
 - » Greater tax revenues

3. *How much stability do you want to experience through non-residential development?*

June 2, 2009 • Is 608 acres enough?

What are your thoughts about Non-Residential Development?

Current Issues/Constraints: current zoning; existing land use patterns; and environmental constraints

1. *Where do we accommodate non-residential growth?*

- Accessibility to transportation networks
- Minimal impact on residential neighborhoods

June 2, 2009 • Large tracts of undeveloped/flat land

SECTION 5.0 RESIDENT INVOLVEMENT

The public and resident involvement process included a variety of opportunities to obtain valuable community input. Community input was used to support the development of a vision statement describing future Township development as well as support development of plan goals and objectives. Various tools and techniques used through the public involvement process included: public meetings, steering committee meetings, a community-wide survey, a visual preference survey, a SWOT (*strengths, weaknesses, opportunities and threats*) exercise and a “place-making” activity for the New Market area. The results of community input provide the basis for plan development.

Section 5.1 Issues and Concerns

A number of activities and exercises were conducted to obtain public input and staff input identifying issues and concerns. The following activities were facilitated:

- Strengths, Weaknesses, Opportunity and Threats (SWOT) Activity
- Community Survey

The following provide highlights from each activity summarizing community opinions.

Section 5.2 interpretation of SWOT Results

The following is a summary of the top strengths, weaknesses, and opportunities and threats identified and prioritized by the residents during a public meeting on September 16, 2008.

The purpose of the SWOT activity is to provide an opportunity for local residents, businesses, and organizations to identify the community’s assets and opportunities as well as weakness and threats. Participants were asked to react to the following questions to identify community strengths, weaknesses, opportunities and threats.

STRENGTHS (S) – List the physical, social and regulatory assets of the community.

What makes this community unique?

What do I like about this community?

What is contributing to a positive community image?

WEAKNESSES (W) – List the physical, social or regulatory obstacles or shortcomings of the community.

What do I dislike about this community?

What would I like to see less of in this community?

What is contributing to a poor community image?

OPPORTUNITIES (O) – List the physical and social entities or assets of the community that are underutilized or undeveloped.

Where are opportunities for new development and/or preservation?

Where are opportunities for change?

What would I like to see more of in this community?

What could change the image of this community?

THREATS (T) – List the physical and social entities or assets and regulations that detract from the community or if left unchecked could diminish quality of life for residents and businesses in the community.

What prevents this community from flourishing?

What are obstacles to community development and/or preservation?

What detracts from a positive community image?

Upon completion of identification of issues or review of identified issues, participants were given electronic response cards to identify the level of importance for various items listed.

Participants ranked their community assets, opportunities, weaknesses and threats by using a priority scale.

High Priority = 5

High to Medium Priority = 4

Medium Priority = 3

Medium to Low Priority = 2

Low Priority = 1

The average was calculated for each strength, weaknesses, opportunity and threat using this scale.

The following provides a summary listing of the top issues and concerns identified through the SWOT activity conducted with community input from the visioning workshop held in Fairview Township on September 16, 2008.

SWOT Tabulated Results:

Table 1: Community Strengths

Strengths	Overall Average
Safe community with low crime	4.62
School System	4.30
Much green land	3.85
Beautify rural environment and closeness to transportation	3.74
Good parks and recreation and education program	3.43
Very family oriented	3.28
Recycling programs and leaf program is good	3.26
Access to parks and services such as skiing, local parks, Liberty Forge	2.60
Access to river and Yellow Breeches	2.60
Growing community with room to grow	2.34

Table 2: Community Weaknesses

Weaknesses	Overall Average
Too much traffic on rural roads	3.75
Too much development	3.73
Loss of rural character	3.70
Loss of woodlands and ridgelines	3.64
Township discourages the preservation of agricultural lands	3.59
Need better community policing	2.98
Lack of recreation facilities	2.77
Lack of water and sewer	2.43
Poor interstate access	2.30
Lack of central place/town center	2.28

Table 3: Community Opportunities

Opportunities	Overall Average
Develop a balance between continued growth and preservation of precious green space	4.22
Smart growth opportunities (managed growth/guiding growth)	4.05
Tree preservation during development	3.86
Hiking and biking trails and pedestrian /bicycle access in residential communities and rural communities	3.68
Opportunities for alternative energy sources	3.29
Wider shoulders on road to allow for hiking and biking and better line painting	3.06
Development of wildlife corridors	2.94
Big business opportunities for employment in area	2.27
Home improvement center	2.00

Table 4: Community Threats

Threats	Overall Average
Higher taxes	4.27
Increased traffic	4.26
Unchecked commercial and industrial development (warehouses developments)	4.07
Control of residential density	4.07
Applications for variances and changes to zoning regulations (cluster developments)	3.61
Rental and low income housing/absentee landlords	3.36
Property maintenance	3.19
Loss of top soil during construction	3.16
Few historic structures that have been lost and need to maintain remaining structures	3.05
Out of state developers, contractors and other working in Township – should employ locally/loss of local jobs	2.78
3 Mile Island	2.27
Lack of neighborhood street lights	2.14

SECTION 6.0 VISUAL PREFERENCE SURVEY

A visual preference survey (VPS) is an innovative and successful technique that enables citizens to evaluate physical images of natural and built environments. The process involves asking participants to view and evaluate a wide variety of slides depicting streetscapes, land use, site design, building type, aesthetics and amenities. Individual scores indicate the level of preference for images viewed during the survey. The results are analyzed to determine what is appropriate for the community. A visual preference survey was conducted a visioning workshop in Fairview Township on September 16th, 2008. The following includes analysis methodology, presentation of results, a summary of preferences and the images used in the VPS.

Section 6.1 Methodology

Individuals attending the meeting were asked to view numbered pictures which depicted various images of natural and built environments. Each participant was provided a sheet or a response card to record their response indicating appropriateness of the suitability of the development or setting for the Township. Individuals responded to thirty images. Response options included strongly oppose, oppose, no preference, some preference, and strong preference. A sample of the collection instrument is provided at the end of this report.

At the end of the meeting, the survey instrument was collected and tallied. Each response option was assigned a weight factor, whereby the weights included: strongly oppose (-2), oppose (-1), no preference (0), some preference (1), and strong preference (2). The number of responses for each response option was summed and an average response value was calculated for each slide.

Section 6.2 Results

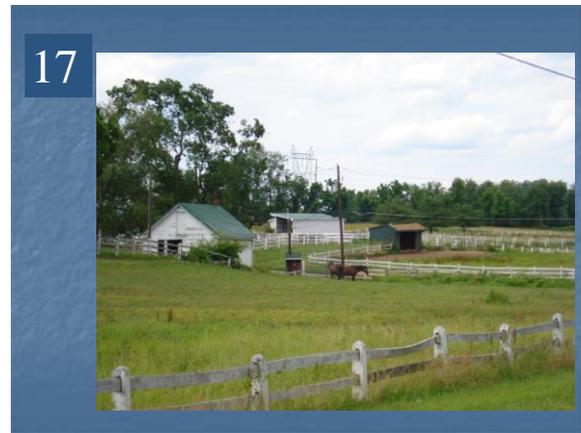
Overall, responses to the survey were favorable with some preference, or an average response value of 0.20. There were several images with strong preference, and several with strong opposition. The top preferred images included 8, 11, 16, 17 and 19, with an average value of 1.55 (strong preference); while the top opposed images included 20, 22, 24, 28 and 29, with an average value of -1.12. The following is a summary of images of the highest preferred and least preferred images.

Highest Preference Images

These images suggest a higher importance should be placed on public space such as picnic areas, sidewalks, trails, piers, paths, parks and the preservation of agricultural area.



Average 1.63



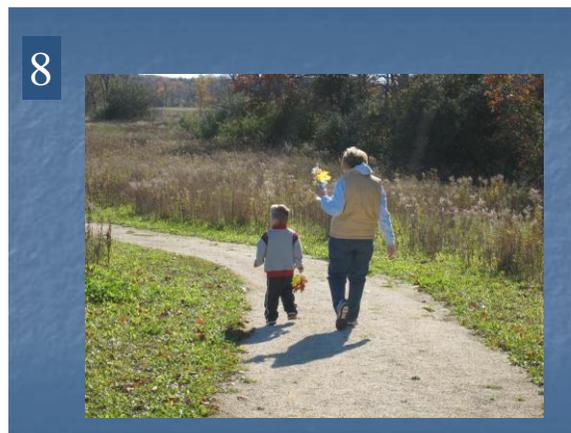
Average 1.60



Average 1.54



Average 1.51



Average 1.48

Lowest Preference Images

These images suggest a lower importance be placed on the development of industrial warehousing, mobile home parks and the use of open space for new residential developments.

28



Average -1.48

24



Average -1.08

20



Average -1.13

29



Average -1.10

22



Average -0.82

Overall, the images provide a guide for the types of public space desired as well as types of uses and structures requiring rehabilitation or redevelopment, and desired or undesired design elements and aesthetics. The results of the survey are used to provide insight to design land use strategies and design standards for various locations throughout the Township.

Table 1: Visual Preference Survey Results

Image Number	Overall Preference
1	0.94
2	-0.63
3	1.38
4	0.69
5	-0.26
6	0.07
7	-0.32
8	1.48
9	-0.18
10	0.39
11	1.51
12	0.19
13	1.33
14	1.01
15	0.90
16	1.54
17	1.60
18	0.26
19	1.63
20	-1.13
21	-0.63
22	-0.82
23	-0.63
24	-1.40
25	-0.43
26	-0.54
27	0.26
28	-1.48
29	-1.00
30	0.33
Total	0.20

The top five preferred images are highlighted in green and the lowest five preferred images are highlighted in red.

SECTION 7.0 ASSETS & OPPORTUNITIES

This activity facilitated with residents to help them focus on the opportunities to preserve and enhance the community through **place making** planning and implementation. For this activity Fairview Township identified the **New Market area and adjacent areas** as a necessary place for discussion.

People develop a “**sense of place**” through experience and knowledge of a particular area. A sense of place emerges through knowledge of the history, geography and geology of an area, its flora and fauna, the legends of a place, and a growing sense of land and its history after living there for a time. **Making sense of a place** draws on knowledge and experience in cultural and natural history interpretation. Developing a sense of place helps people identify with their region and with each other. A strong sense of place can lead to more sensitive stewardship of cultural history and natural environment.

Designing communities that have a strong sense of place; focus is placed on promoting a more compact pattern of development, mixed uses, a strong pedestrian orientation, active civic and community life/activities and connections between the man-made and physical environments. A well-defined place is more than a location or space – it has deep meaning and a distinct character – it has evolved over time and is anchored in the values, ideals and activities of the people who live there.

This activity is design to give participants an opportunity to visualize a sense of place for the community by identifying the relationships between landscape, open space, built forms and people. As you go through this activity think about the following:

- How do people behave in a particular place (the community as a part of the larger region)?
- What are the patterns of human and natural activity? Are there desired patterns of human and natural activity?
- How can a place enhance experiences and memories?
- What makes this place like no other?

Public meeting attendees were asked to map the community’s places, areas, and ideas they considered to be assets and or opportunities. A map containing priority assets and opportunities for change and enhancement was prepared (see attached map).

New Market Area Place-Making Activity

This activity focuses on opportunities to preserve and enhance the community through **place making** planning and implementation efforts. For this activity we have identified the **New Market Area and adjacent areas** for discussion.

People develop a “**sense of place**” through experience and knowledge of a particular area. A sense of place emerges through knowledge of the history, geography and geology of an area, its flora and fauna, the legends of a place, and a growing sense of land and its history after living there for a time. **Making sense of a place** draws on knowledge and experience in cultural and natural history interpretation. Developing a sense of place helps people identify with their region and with each other. A strong sense of place can lead to more sensitive stewardship of cultural history and natural environment.

Designing communities that have a strong sense of place; focus is placed on promoting a more compact pattern of development, mixed uses, a strong pedestrian orientation, active civic and community life/activities and connections between the man-made and physical environments. A well-defined place is more than a location or space – it has deep meaning and a distinct character – it has evolved over time and is anchored in the values, ideals and activities of the people who live there.

This activity is design to give participants an opportunity to visualize a sense of place for the community by identifying the relationships between landscape, open space, built forms and people. As you go through this activity think about the following:

How do people behave in a particular place (the community as a part of the larger region)?

What are the patterns of human and natural activity? Are there desired patterns of human and natural activity?

How can a place enhance experiences and memories?

What makes this place like no other?

Instructions: Participants will be split into groups. Utilize maps, photographs, markers and this activity form to facilitate group discussion, generate ideas and outline opportunities for preservation and enhancement of the community. Each group will participate in this activity by following each of the steps outlined on the next page. Upon completion of the activity results will be collected and utilized to assist with developing enhancement strategies for the **New Market Area and adjacent areas**.

Note: 1 Map and 1 Form should be completed by each group. Adequate copies of this form are provided so everyone may use a copy for the activity.

Step 1: Identify Community Assets (5-10 Minutes)

Working together as a group, use the map, photographs and colored dots marked with a **NUMBER** to identify community assets within the **New Market Area and other adjacent areas**. Assets include land uses, structures of historic significance, physical features and activities that make the neighborhood a place where people want to live, work, visit and play.

List Community Assets

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

Step 2: Identify Opportunities for Preservation and Enhancement of the Community (10-15 Minutes)

Working together as a group utilize dots marked with a **LETTER** with the descriptive list (list below) to identify opportunities for preservation and enhancement of the **New Market Area and other adjacent areas**. Identify structures and lands that should be preserved, enhanced or removed. Identify structures and lands that should be enhanced or improved – indicate your ideas of how they should be improved.

- Identify land uses that are missing that could provide needed goods or services to the community or complete the neighborhood.
- Identify opportunities to make non-vehicular connections to land uses and natural features.
- Identify areas of preservation (properties and structures), areas for new development and redevelopment and other community enhancement opportunities.
- Identify public improvements and infrastructures needs (i.e. sidewalks/streetscape improvements, water and sewer improvements, etc.).

List Opportunities for Preservation and Enhancement

- A.
- B.
- C.
- D.
- E.
- F.
- G.
- H.
- I.
- J.

Describe additional items numbered on back of page.

FAIRVIEW TOWNSHIP COMPREHENSIVE PLAN UPDATE New Market Assets & Opportunities

ASSETS

- 1 Susquehanna River
- 2 Housing Community
- 3 Strip Mall
- 4 Mature Trees
- 5 Park
- 6 Park
- 7 Access to River
- 8 Yellow Breches
- 9 Public Transportation
- 10 Grocery Store
- 11 Senior Housing
- 12 Airport Parking
- 13 Airport
- 14 Depot
- 15 Park
- 16 Alt. Route to New Cumberland
- 17 Rita's
- 18 Old York Road
- 19 Priest Run
- 20 Sewage Facility
- 21 Recycling / Composting Center
- 22 Land Preservation
- 23 Normandy Memorial Road
- 24 Greenway
- 25 PA Turnpike
- 26 Wetlands
- 27 Ball Fields

OPPORTUNITIES

- 1 River Access / Marina
- 2 Hiking / Biking Trail
- 3 Greenway
- 4 Access to Creek
- 5 New Market Historic District
- 6 Enhance Low-Income Housing
- 7 Revitalize Shopping Center
- 8 Vacant Retail Space
- 9 Improve Building Appearance
- 10 Enhance Park
- 11 Build Sidewalks & Lighting
- 12 Enhance Park
- 13 Hiking / Biking Trail Along Airport
- 14 Remove & Replace with Businesses
- 15 Enhance for Commercial Use
- 16 Greenway & Trail
- 17 Add Historical Marker
- 18 Redevelop Karns
- 19 Potential Commercial Area
- 20 Traffic Signal
- 21 Maintain Recycling Yard
- 22 Maintain Historic Cemetery
- 23 Hiking Trails & Nature Preserve

- Potential Streetscape Improvements
- Potential Pedestrian Paths / Trails
- Potential Sidewalk Improvements
- Commercial Rehabilitation Area
- Residential Rehabilitation Area
- Mixed Use Rehabilitation Area
- Land Preservation / Greenways
- Wetland Preservation



SECTION 8.0 PRIORITY GOALS & OBJECTIVES

The 1993 Comprehensive Plan contained a menu of goals and objectives to which the Township plans to revise. The project's steering committee assisted in revising the plan's goals and objectives and the resident participating in the September 16, 2008 public meeting were asked to prioritize them. The following represents the citizen's prioritized goals and objectives:

Natural Resources

Goal: Protect, conserve and preserve the natural resources of Fairview Township including heritage areas, woodlands, green areas, agricultural areas, water resources and wildlife.

Objective: Preserve and protect as permanent open space those areas that are ecologically sensitive or that pose development constraints, including wetlands, floodplains, forested areas, and steep slopes, by coordinating open space protection efforts with other levels of government and land protection advocacy groups.

Goal: Conserve energy and provide for a variety of reliable and affordable energy resources.

Objective: Revise zoning and subdivision and land development ordinance provisions that will increase energy efficiency in new developments.

Scenic Character

Goal: Preserve and enhance the community character that makes Fairview Township unique, distinct and an identifiable place to live.

Objective: Develop a comprehensive view shed and landscape protection program.

Historic Resource / Character

Goal: Maintain Fairview Township's development history and agricultural heritage for the awareness and enjoyment of current and future generations.

Objective: Identify scattered historic sites or regional or local importance.

Agricultural Resources

Goal: Preserve productive and prime agricultural lands for agricultural use.

Objective: Discourage through zoning the subdivision of large agricultural tracts of land into small lots that would contribute to development sprawl and loss of rural character.

Growth and Development

Goal: Provide for growth in appropriate areas while enhancing and maintaining the "rural" character which adds charm and fosters Fairview Township's reputation as a pleasant and attractive place to live.

Objective: Protect land from premature and unnecessary development.

Housing

Goal: Provide for the diverse housing needs of all residents of Fairview Township.

Objective: Continue to provide for the specialized housing needs of elderly and physically challenged residents of the Township.

Public Facilities

Goal: Improve and enhance current community facilities and services in a manner that is appropriate for the rural and urban areas of the Township while fostering intergovernmental cooperation and the equitable provision of services.

Objective: Promote coordination among police, fire and emergency services both within the Township and at an inter-municipal level.

Transportation

Goals: Provide for safe, functional and convenient movement of people and goods while preserving the Township's scenic and rural character.

Objective: Identify existing deficiencies in the transportation system that pose safety hazards or restrict mobility.

SECTION 9.0 COMMUNITY SURVEY

Section 9.1 Community Survey Summary

- Vision Statement. The project's steering committee was integral in the development of the draft vision statement for the community. As a follow up to this effort the entire community was asked to provide their opinion about the draft vision statement as well as make comments or recommendations at a public meeting on September 16, 2008.

Vision Statement:

“Fairview Township intends to guide growth in a manner that preserves the natural beauty and rural quality of life through the conservation of valued open space, creating greener and safer neighborhoods, easily accessible work places and sustainable municipal services.”

The survey respondents and public that attended the public meeting were asked if the vision statement reflected or concurred with their personal vision for Fairview Township. A large majority of respondents felt the vision statement was true and correct however; the most common comment or addition many residents would like to include as part of the vision statement was:

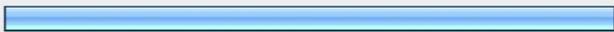
“increased park space, linear bike paths and walking trails”

- The majority of the residents of Fairview Township support the vision statement.
- The majority of residents has lived in the Township for more than 30 years and is 45 to 64 years of age.
- The average yearly household income is between \$61,000 and \$100,000.
- The majority of residents obtain some form of college or undergraduate degree of education.
- The majority of residents feel that there is adequate housing available in the Township.
- Residents feel that more hiking / biking paths and public parks are needed with the use of tax dollars to support public recreation.
- The majority of residents favor the preservation of historic resources and scenic views with the use of tax dollars.
- The majority of residents favor the preservation / conservation of environmentally sensitive lands for use as public recreation, open space and greenways with public tax dollars.
- The majority of residents travel to the Camp Hill area for shopping, entertainment and professional services. The majority of residents work in the Harrisburg Area.
- The majority of residents shop at large discount bulk stores.
- The majority of Township residents are satisfied with the overall quality of life.
- The majority of residents feel neighborhoods should provide sidewalks, paths, or trails to connect with other neighborhood parks and / or community facilities and with the use of tax dollars.
- Residents feel there is a need for senior citizen services but not senior citizen housing.

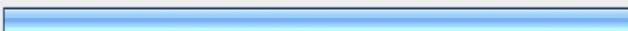
1. Community Vision Statement

Do you generally support the vision statement below to guide future development of the Township?

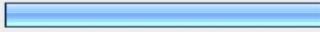
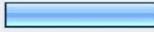
"Fairview Township intends to guide growth in a manner that preserves that natural beauty and rural quality of life through the conservation of valued open space creating greener and safer neighborhoods, easily accessible work places, and sustainable municipal services."

		Response Percent	Response Count
Yes		96.4%	879
No		3.6%	33

2. Are you a Township resident or property owner?

		Response Percent	Response Count
Resident / Property Owner		99.2%	1017
Resident / Tenant		0.8%	8
Commercial Property Owner / Commercial Tenant		0.9%	9

3. What is your age? (pick one)

		Response Percent	Response Count
0 - 19		0.0%	0
20 - 24		0.4%	4
25 - 34		7.7%	77
35 - 44		16.1%	162
45 - 64		49.6%	499
65 - 84		23.5%	236
85+		2.8%	28

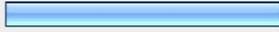
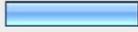
4. How long have you lived in the Township? (pick one)

		Response Percent	Response Count
0 - 5 years		22.4%	231
6 - 10 years		14.5%	149
11 - 15 years		11.1%	114
16 - 20 years		9.5%	98
21 - 30 years		15.2%	157
30+ years		27.4%	282

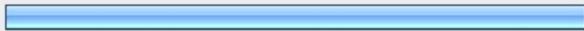
5. What is your household income? (pick one)

		Response Percent	Response Count
\$0 - \$60,000		30.2%	281
\$126,000 - \$150,000		4.8%	45
\$61,000 - \$100,000		39.6%	369
\$151,000 - \$200,000		6.9%	64
\$101,000 - \$125,000		14.0%	130
>\$200,000		4.5%	42

6. What level of education did you complete? (pick one)

		Response Percent	Response Count
Some High School		1.9%	20
College / Undergraduate		43.4%	445
High School or equivalent		27.2%	279
Master / Graduate		20.8%	213
Vocational / Technical Institute		3.8%	39
Other		2.9%	30
		Other:	29

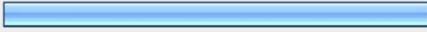
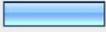
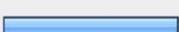
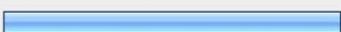
7. For your income, do you feel there is adequate housing available in the Township?

		Response Percent	Response Count
Yes		91.8%	914
No		8.2%	82
		If no, what housing types and costs do you suggest?	66

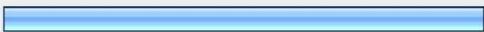
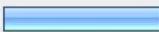
8. Please indicate how often you or your family participates in the following recreational activities. (check all that apply)

	Daily	Weekly	Monthly	Quarterly	Annually	Response Count
Walking for fitness	46.5% (375)	38.3% (309)	10.7% (86)	3.1% (25)	1.4% (11)	806
Biking	10.9% (46)	33.6% (142)	25.5% (108)	15.1% (64)	14.9% (63)	423
Fishing along the rivers, lakes or streams	2.2% (8)	17.1% (63)	33.2% (122)	21.7% (80)	25.8% (95)	368
Boating on the rivers or lakes	0.9% (3)	14.6% (48)	28.0% (92)	23.7% (78)	32.8% (108)	329
Participating in sports at municipal fields	8.9% (23)	39.5% (102)	17.4% (45)	19.0% (49)	15.1% (39)	258
Participating in sports at the School	24.1% (47)	30.8% (60)	14.4% (28)	13.8% (27)	16.9% (33)	195
Attend social clubs (i.e. fire halls, clubs or other organizations) in the area	4.1% (12)	21.9% (64)	28.1% (82)	20.5% (60)	25.3% (74)	292
Municipal recreation program (i.e. swimming lessons, yoga, fitness, summer camps, organized adult sports leagues)	6.4% (18)	24.1% (68)	16.3% (46)	24.1% (68)	29.1% (82)	282
Basketball	13.2% (16)	24.8% (30)	20.7% (25)	18.2% (22)	23.1% (28)	121
Tennis	2.5% (4)	21.1% (34)	31.1% (50)	20.5% (33)	24.8% (40)	161
Skateboarding	24.5% (13)	20.8% (11)	9.4% (5)	5.7% (3)	39.6% (21)	53
Horesback Riding	6.9% (4)	29.3% (17)	15.5% (9)	12.1% (7)	36.2% (21)	58
Football League	8.9% (5)	32.1% (18)	1.8% (1)	5.4% (3)	51.8% (29)	56
Baseball Leagues	14.0% (15)	41.1% (44)	4.7% (5)	12.1% (13)	28.0% (30)	107
Soccer	13.9% (16)	41.7% (48)	13.0% (15)	13.9% (16)	17.4% (20)	115
Other	26.6% (33)	46.0% (57)	12.1% (15)	7.3% (9)	8.1% (10)	124
					Other activity:	123

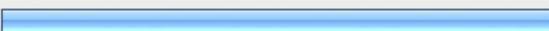
9. What types of public recreation and open space is needed? (select all that are needed)

		Response Percent	Response Count
Little League Fields		13.0%	96
Hiking / Biking Paths		67.2%	497
Boat Launches		15.7%	116
Soccer Fields		11.9%	88
Baseball Fields		11.2%	83
Softball Fields		9.9%	73
Playgrounds / Playground Equipment		27.3%	202
Public Accessible Fishing Areas		26.1%	193
Public Parks		53.1%	393

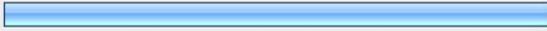
10. Do you favor the use of tax dollars for public recreation as discussed in question 7?

		Response Percent	Response Count
Yes		75.6%	729
No		24.4%	235

11. Do you favor preservation of historic resources and or scenic views (overlooks, ridgelines, waterfront & natural features)?

		Response Percent	Response Count
Yes		86.9%	820
No		13.1%	124
		If yes, where?	322

12. Do you favor the preservation / conservation of environmentally sensitive lands (steep slopes, wetlands, floodplains) for use as public recreation, open space and greenways?

		Response Percent	Response Count
Yes		86.5%	850
No		13.5%	133
<i>answered question</i>			983

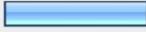
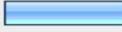
13. Do you favor the use of tax dollars to purchase the following (mentioned in questions 4 & 5)?

	Yes	No	Response Count
Lands containing historic resources and or scenic areas?	65.2% (588)	34.8% (314)	902
Lands preserved for public open space and greenways?	70.2% (639)	29.8% (271)	910

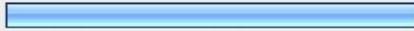
14. Where do you work, shop and experience entertainment? (check all that apply)

	Fairview Township	York County	New Cumberland	Mechanicsburg	Camp Hill	City of York	Harrisburg City	Harrisburg Area	Carlisle Pike	Response Count
Work	22.6% (161)	16.3% (116)	7.9% (56)	15.9% (113)	22.8% (162)	3.7% (26)	22.8% (162)	23.9% (170)	6.0% (43)	712
Shop	46.0% (439)	35.1% (335)	60.1% (574)	54.9% (524)	78.7% (752)	8.2% (78)	13.3% (127)	41.5% (396)	65.0% (621)	955
Entertainment	24.8% (207)	24.6% (206)	55.5% (464)	39.0% (326)	59.7% (499)	8.0% (67)	32.3% (270)	47.2% (395)	37.7% (315)	836
Professional Services (i.e. Doctors, etc.)	22.3% (211)	18.8% (178)	34.1% (323)	35.3% (334)	59.2% (561)	2.2% (21)	10.5% (99)	31.8% (301)	7.3% (69)	947
Other	42.1% (16)	47.4% (18)	28.9% (11)	21.1% (8)	31.6% (12)	10.5% (4)	10.5% (4)	28.9% (11)	18.4% (7)	38
									Other:	29

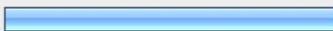
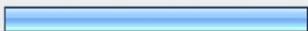
15. What types of stores do you shop the most? (pick one)

		Response Percent	Response Count
Large Discount Bulk Stores		31.0%	297
Shopping Malls		21.6%	207
Independent Retailers		22.3%	213
Upscale Shopping Outlets		1.1%	11
Franchise Stores		18.8%	180
Outlets		1.7%	16
Internet Shopping		2.9%	28
Downtown Shopping Districts		0.5%	5

16. Are you satisfied with the overall quality of life in the Township? (check one)

		Response Percent	Response Count
Very Satisfied		20.4%	200
Satisfied		64.1%	628
Undecided		8.6%	84
Unsatisfied		5.7%	56
Very Unsatisfied		1.2%	12
If unsatisfied - why?			165

19. Do you feel neighborhoods should provide sidewalks, paths, or trails to connect with other neighborhood parks and / or Township community facilities?

		Response Percent	Response Count
Yes		52.2%	484
No		47.8%	444

20. If yes, do you favor the use of tax dollars for sidewalk, path, or trail construction (mentioned in question 17)?

		Response Percent	Response Count
Yes		58.0%	438
No		42.0%	317

21. What transportation corridors / roadways do you consider congested, need improvements, or have safety concerns? (please write the roadway(s) name and check appropriate box)

	Poor Condition	Safety Improvements	Congestion	Response Count
Interstate 83	12.6% (27)	52.8% (113)	89.3% (191)	214
Pennsylvania Turnpike	0.0% (0)	0.0% (0)	0.0% (0)	0
Cedars Road	0.0% (0)	100.0% (1)	0.0% (0)	1
Evergreen Road	64.0% (16)	60.0% (15)	28.0% (7)	25
Fishing Creek Road	62.7% (47)	49.3% (37)	29.3% (22)	75
Lewisberry Road	22.5% (9)	75.0% (30)	37.5% (15)	40
Limekiln Road East	0.0% (0)	100.0% (6)	66.7% (4)	6
Limekiln Road West	0.0% (0)	0.0% (0)	0.0% (0)	0
Moores Mountain Road	63.6% (7)	63.6% (7)	9.1% (1)	11
Old Forge Road	0.0% (0)	100.0% (8)	0.0% (0)	8
Old York Road	50.8% (31)	50.8% (31)	57.4% (35)	61
Pinetown Road	100.0% (10)	30.0% (3)	0.0% (0)	10
Pleasant View Road	54.2% (13)	70.8% (17)	16.7% (4)	24
Ridge Road	12.5% (1)	87.5% (7)	0.0% (0)	8
Siddonsburg Road	25.0% (1)	75.0% (3)	0.0% (0)	4
Spanglers Mill Road	0.0% (0)	72.7% (8)	63.6% (7)	11
Valley Road	84.4% (38)	46.7% (21)	22.2% (10)	45
Wyndamere Road	61.1% (11)	61.1% (11)	55.6% (10)	18
Other Roadway(s) with status:				333

Fairview Township

York County, Pennsylvania

Appendix 3: Community Participation Report

June 2010

22. Do you feel there is a need for additional senior citizen living (i.e. housing services)?

	Yes	No	Response Count
Housing	49.5% (376)	50.5% (384)	760
Services	56.1% (416)	43.9% (325)	741