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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

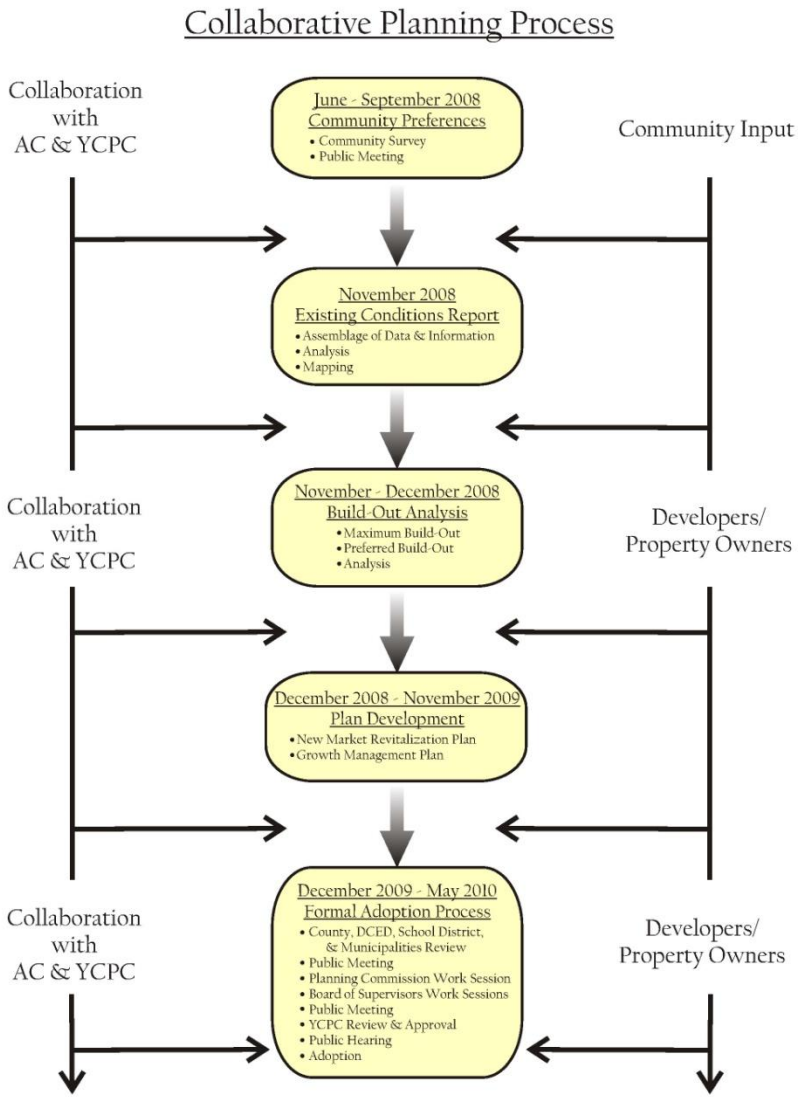
A public meeting was held on September 23, 2008 to document the vision set through a variety of activities: Strengths, Weaknesses Opportunities and Threats; Visual Preference Survey; Place – Making for New Market; Goals & Objectives; Vision Statement Refinement; and Community Survey.

## 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 Willouguby, 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<br>• SWOT Activity<br>• 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

FAIRVIEW TOWNSHIP

DATE: MARCH 19 2008

MEETING DESCRIPTION:

| NAME | ORGANIZATION | TITLE | PHONE | EMAIL |
|---|---|---|---|---|
| APRIL SHOWERS | JMT | SENIOR PLANNER | 741-6230 | ashowers@jmt.com |
| STEVE SMITH | FAIRVIEW TWP | ASST MGR | 901-5215 | STEVE@TWP.FAIRVIEW-PA.US |
| PAULA TEZIK | FAIRVIEW TWP. | MGR. | 901-5210 | paula@twp.fairview.pa.us. |
| MARIO PIRRITANO | SUP-FAIRVIEW TWP | SUP-A USER | 991-3190 | MARIOP137@COMCAST.NET |
| JIM D'ANGELO | RESIDENT | | 979-5868 | DD615@LOMLNET.NET |
| STEVE WALLER | FAIRVIEW TOWNSHIP | CODES DIRECTOR | 901-5220 | SWALLER@TWP.FAIRVIEW.PA.US |
| MIKE POWERS | FAIRVIEW PLANNING | CHAIRMAN | 774-5725 | MAPOWERS1@VERIZON.NET |
| BRIAN WILLOUGHBY | RESIDENT · BUSINESS OWNER | | 649-2392 | BRUSTERSETTERS@PEOPLEPC.COM |
| Roy Livergood | York County Planning Comm. | Senior Planner | 771-9870 | rlivergood@YCPC.org |
| VAUGHN STEBBINS | JMT | PLANNER/ASSISTANT | 741-6248 | vstebbins@jmt.com |
| | | | | |
| | | | | |
| | | | | |

S:\ADMIN\MEETING SIGN IN SHEET.doc

## Section 4.2 May 14, 2008 Advisory Committee

### *Section 4.2.1 Agenda*

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**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<br>A. Set June Public Meeting<br>B. Discuss Meeting Agenda and Strategic Planning |
| 8:20 – 8:40 AM | III. | Data Comparisons with 1993 Plan<br>A. Population Projection<br>B. Housing and Rent Values<br>C. Land Use<br>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<br>A. Transparencies – Environmental Constraints; Park Sites<br>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 wakability 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 constrains (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 FACKLER, JMT | cfacker@jmt.com |
| BRIAN WILLOUGHBY | brvstersetters@peoplepc.com |
| DAVID GUY | XHRO GUY@YAHOO.COM |
| MIKE POWERS | MAPOWERS1@VERIZON.NET |
| JIM D'ANGELO | DD615@COMCAST.COM |
| STEVE WALLER | SWALLER@TWP.FAIRVIEW.PA.US |
| PAULA TEZIK | paula@twp.fairview.pa.us |
| Chuck Brown | cjbrown0862@epix.net |
| Roy Livergood | rlivergood@YCPC.org |
| Mario Pizzuto | MARIOPI37@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**

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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. Newletter. 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<br>• Area Trends<br>• Explanation of Exhibits |
| 7:30 – 8:00 PM | Issues and Concerns Activity<br>• Group Discussion/Participation<br>  ○ Identification of Community Strengths, Weaknesses, Opportunities & Threats |
| 8:00 – 8:45 PM | Break-Out Group Activities<br>• Activity 1: SWOT Rating Activity<br>• Activity 2: Visual Preference Survey Activity<br>• Activity 3: Review of Vision Statement & Plan Goals<br>• Activity 4: New Market Activity<br>  ○ 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 D Beinhower | 232 Lincoln Dr. N.C. |
| 2 George B. Zoha | 711 Lewisberry Rd N.C. |
| 3 Gary Steffen | 1138 Pinetown Rd. Lewisberry Pa. |
| 4 Jean Steffen | 1138 Pinetown Rd. Lewisberry Pa. |
| 5 Katherine White | 952 Limekiln Rd. |
| 6 Al Hughes | 129 Old Ford |
| 7 Marie Fisher | 428 Lewisberry Rd |
| 8 DALE A LONTZ | 238 Steeler Rd |
| 9 Valerie Bloom | 654 Old York Road |
| 10 Michael Dobbs | 605 Cajay Drive |
| 11 Robert Frasich | 108 Holly Ct. Lewisberry |
| 12 Mary L Duke | 665 Old Quakie, Lewisberry |
| 13 ANNE & MATT ANDERSON | 341 FUTURITY DR |

Established 1803 FAIRVIEW TOWNSHIP

**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 Cameron St. |
| 3 Cynthia Hossman | 970 Silver Lake Rd. |
| 4 Jonathan Ebersole | |
| 5 Betsy Henkel | 117 Poplar Rd. NC |
| 6 Jane Davis | 39 Timber Ln |
| 7 Marty Rockey | 209 Fairview Rd |
| 8 Ginny Gouse | 209 Fairview Rd |
| 9 Roy Livergood | YCPC |
| 10 Ruth M. Apa | 755 Heck Hill Rd. |
| 11 Dimitra + Joan Nikolaidis | 113 Ross Ave |
| 12 Mike Cattell | 106 Oak Dr |
| 13 Garry Finney | 529 Big Spring Rd |

Established 1803
FAIRVIEW TOWNSHIP

26

**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 | SAW MILL Rd MECH |
| 3 Sherri Baker | Old Quaker Rd Lewisberry |
| 4 JIM HARRINGTON | 105 RED HAVEN RD. N.C. |
| 5 Ed Whisler | 887 KING ST. LEWISBERRY PA. |
| 6 ART YOUNG | 381 BIG SPRING RD N.C. |
| 7 Phillip Dodson | 514 Bowman Ave Lewisberry |
| 8 BARD Lindsay | 117 OAK DR. CAMP HILL |
| 9 Tom Noppenberger | 248 Green Lane Dr Camp Hill |
| 10 Tony Wyland | 121 Bunker Hill Rd. NC |
| 11 Dennis Braun | 873 MOORSC MTN Rd Lewisberry |
| 12 Susan Puller | 342 Oak Dr N.C. |
| 13 Peggy Clark | 884 CEDARS ROAD LEWISBERRY |

Established 1803 FAIRVIEW TOWNSHIP

39

**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 Umberta 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 LEWISBERRY 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 FREYDERFER | 723 WYNDAMERE RD Lewisberry PA 17339 |
| 11 [illegible] | 104 Appaloosa Ave LEWISBERRY, PA 17339 |
| 12 David Hietala | 21 Timber Lane NC, PA 17070 |
| 13 Ken Peller | 342 OAK Dr. N.C. 17070 |

Established 1803 FAIRVIEW TOWNSHIP

52

**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 Gladys 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 Charles | 208 Evergreen Rd. |
| 9 Larry Dean | 202 Walnut Lake Rd |
| 10 Marian Hrubovcak | 241 Green Ln Dr. C.H. |
| 11 Margaret Puliti | 7 Pine Tree Dr New C. |
| 12 Walter Puliti | " " " " " |
| 13 Lisa Grimm | 605 Whitetail Dr. |

Established 1803 FAIRVIEW TOWNSHIP

65

**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 Maxine LeRoy | 875 Traver Dr. |
| 3 Bruce Dorney | 617 Pleasant View |
| 4 J Kevin Fisher | |
| 5 Donna Paul | 655 Red Fox Ct. |
| 6 Tom Paul | " " |
| 7 Kathleen S Brenneman / Joe Brenneman | 559 Moores Mtn Rd Mech |
| 8 Suzann Zinn | 681 Pleasant View Rd Lewisberry |
| 9 Jim Kuc / Diane Kuc | 356 Furlong Ln. Camp Hill, PA 17011 |
| 10 Jen Shade | 203 Lewisberry Rd. New Cumberland |
| 11 Frank / Diana Miles | 360 Big Spring Rd. Etters |
| 12 Richard E. Stewart | 22 Boeing Rd New Cumb. |
| 13 Krista Hildebrand | 654 BILLET DR. MECH. |

Established 1803
FAIRVIEW TOWNSHIP

78

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

Please Sign In:

| Name | Address |
|---|---|
| 1 Lee McKenie | 392 Cameron St Etters 17319 |
| 2 Dick Shatzer | 369 Bethel Church Rd |
| 3 Gail Norford | 204 Clearview Rd |
| 4 Dave Henkel | 117 Poplar Road |
| 5 Mike Moore | 301 York Rd |
| 6 John Sprenkle | 935 Pinetown Road Lewisberry PA 17339 |
| 7 Susan Stiller | 413 Clover St. Etters |
| 8 Lynne Ruby | 729 Capri Circle Lewisberry 17339 |
| 9 Deb Latsha + John Latsha | 827 Siddonsburg Rd Lewisberry |
| 10 Nancy Wineland | 102 Lakeside Dr Lewisberry |
| 11 Beth Stone | 988 Siddonsburg Rd. Lewisberry, PA |
| 12 William T. LeRoy | 938 Traver Dr Lewisberry, PA |
| 13 Mike Nazzaro | 505 Evergreen Rd |

Established 1803 FAIRVIEW TOWNSHIP

92 +2

| NAME | ADDRESS |
|---|---|
| 95 Donna Shade | 851 Lewisberry Rd - Lewisberry |
| 96 Mary Fusco | 679 Pleasant View Rd, LB |
| 97 Amy HUCK | 86 FOXFIRE L 14 |
| 98 Barbara Weedon | 456 Chestnut Way |
| 99 Trey Weedon | |
| 100 Martin Cunningham | 119 Bramblewood Lane |
| 101 Casey Cigic | 10 Boeing Rd, NC |
| 102 Gary A Smith | 271 Spanglers Mill Rd. |
| 103 Ed ELSCHEID | 684 Fishing Ck. Rd. |
| 104 T. Christiansen | 413 Lisburn Hts Dr |
| 105 Jim Bateman | 611 Buckhorn Ct Lewisberry, PA 17339 |

| NAME | ADDRESS |
| --- | --- |
| 104 Tim Roach | 312 Equus Dr. Camp Hill |
| 105 Jim Kuchanski | 421 Chestnut Way New Cumberland |
| 106 Daniel Pierce | 121 Diller Rd N.C. |
| 107 Homer Hetrick | 155 Valley Rd 109 Valley Rd |
| 108 Rosy 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.

- ☐ Create a sidewalk/walking path development plan including priority areas timeframes for future projects.
- ☐ The Township should consider the development of a Capital Improvements Program (CIP) which would establish road improvements priorities over a 5-year period with reexamination and evaluation of priorities annually.
- ☐ Continue annual road inspections by the Board of Supervisors.
- ☐ Prioritize needed improvements to ensure adequate maintenance is performed without disrupting the scenic and rural areas of the Township.
- ☐ Design roads to be aesthetically compatible with the surrounding area.
- ☐ Develop standards to ensure safe and appropriate vehicular and pedestrian access to all properties including adequate sight distance and control over access to collector and arterial roads.
- ☐ Promote the use of alternative means of transportation.
- ☐ Encourage and support the development of a regional light-rail mass transportation system.
- ☐ Encourage specialized transportation services between economically disadvantage areas and employment centers.

**GENERAL COMMENTS:**

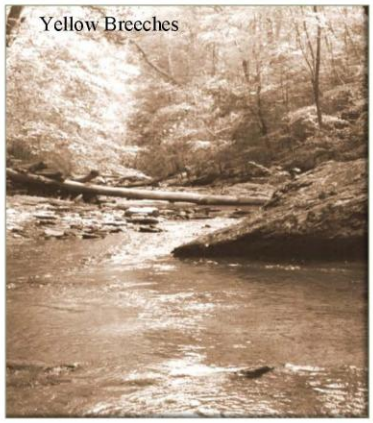
*Section 4.4.4 Flyer*

Established 1803
FAIRVIEW TOWNSHIP

# 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
- Area Trends
- Explanation of Exhibits

7:30 – 8:00 PM Issues and Concerns Activity
- Group Discussion/Participation
  - Identification of Community Strengths, Weaknesses, Opportunities & Threats

8:00 – 8:30 PM Break-Out Group Activities
- SWOT Rating Activity
- Visual Preference Survey Activity
- New Market Activity
  - 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*

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**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<br>A. September Public Meeting/Survey & Activity Results |
| 9:20 – 10:00 AM | III. | Land Use Plan<br>A. Sewer Service Areas<br>B. Zoning Districts<br>C. Environmentally Sensitive Areas<br>D. Assets and Opportunities<br>E. I-83 Corridor<br>F. New Market Area |
| 10:00 – 10:40 AM | IV. | Land Use Categorization & Growth Management<br>A. Rural Resource areas<br>B. Economic Development areas<br>C. Residential areas<br>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**

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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. Newletter. 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

FAIRVIEW TOWNSHIP

DATE: NOV. 25, 2008

MEETING DESCRIPTION: COMPREHENSIVE PLAN UPDATE

| NAME | ORGANIZATION | TITLE | PHONE | EMAIL |
|---|---|---|---|---|
| APRIL SHOWERS | JMT | | (717) 741-6230 | ashowers@jmt.com |
| TINA FACKLER | JMT | | (717) 741-6227 | cfackler@jmt.com |
| DAVE RAUGH | LEWISBERRY | | (717) 938-5587 | |
| STEVE WALLER | FAIRVIEW TOWNSHIP | CODES DIRECTOR | (717) 901-5220 | SWALLER@TWP.FAIRVIEW.PA.US |
| Roy Livergood | York County Planning Comm. | Senior Planner | (717) 771-9870 | rlivergood@YCPC.org |
| Eric Stauffer | West Shore Recreation Comm | Recreation Mgr. | 717-920-9515 | estauffer@wsrec.org |
| DAVID GUY | FAIRVIEW ZONING BD | CHAIRMAN | (717) 938-4118 | ~~XH~~ROGUY@YAHOO.COM |
| STEVE SMITH | FAIRVIEW TWP | TWP MGR | 717 901 5215 | Steve@twp.fairview.pa.us |
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## Section 4.6 December 16, 2008 Advisory Committee

### *Section 4.6.1 Agenda*

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**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<br>A. Growth Boundary Areas<br>a. Zoning Districts<br>b. Rural Areas<br>c. Residential Areas<br>d. Commercial<br>e. Industrial |
| 10:00 – 10:30 AM | IV. | Assets and Opportunities<br>A. New Market area<br>B. Trails and Greenways<br>C. Economic Development<br>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 |
|---|---|
| Ira Fackler, JMT | cfackler@jmt.com |
| Mario Perretono | MARIOP137@COMCAST.NET |
| STEVE WALLER | SWALLER@TWP.FAIRVIEW.PA.US |
| Will Clark | wclark@YCPC.ORG |
| Roy Livergood | RLivergood@YCPC.org |
| JEPH REBERT | jrebert@ycpc.org |
| DAVE GUY | XHROGUY@YAHOO.COM |
| STEVE SMITH | STEVE@TWP.FAIRVIEW.PA.US |
| PAULA TEZIK | ptezik@verizon.net |
| Gary Ishman | Gishman@state.PA.US. |

## Section 4.7 January 21, 2009 Advisory Committee

### *Section 4.7.1 Agenda*

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**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<br>A. Growth Boundary Areas<br>a. Rural Areas-green<br>b. Residential Areas-yellow<br>c. Commercial-red<br>d. Industrial- |
| 9:30 – 10:00 AM | IV. | Environmentally Sensitive Areas<br>A. Primary<br>B. Secondary<br>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<br>A. Build Out Alternatives Scenario<br>a. Maximum Build-Out<br>b. Scenario 1 – DGA<br>c. Scenario 2 – Additional non-residential development |
| 10:00 – 10:30 AM | IV. | Assets and Opportunities<br>A. Finalize Map |
| 10: 30 AM | VI. | Next Steps – Growth Management Plan |

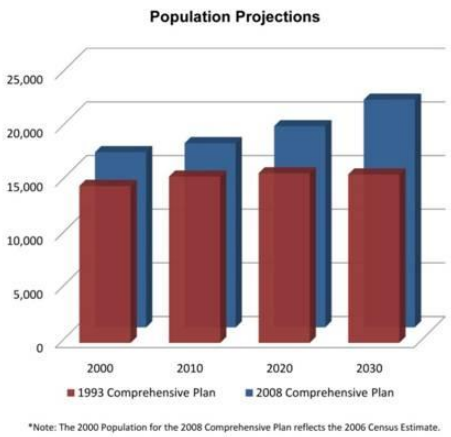
***Section 4.8.1 Presentation***

## 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




- 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.

FAIRVIEW TOWNSHIP

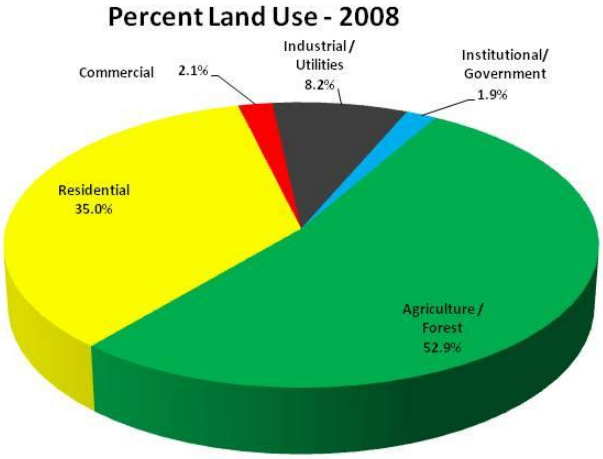
April 8, 2009

## Where are we in the planning process?

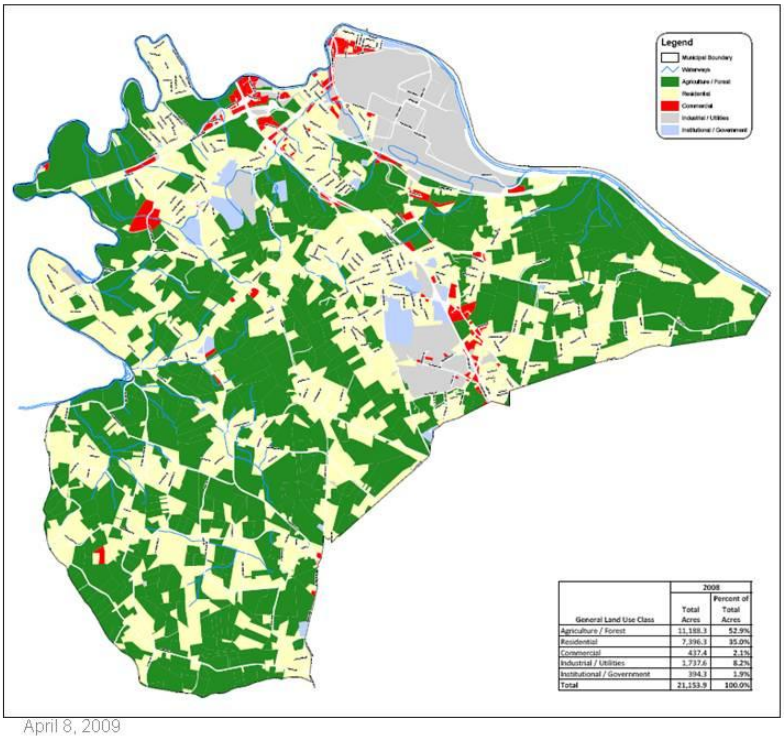
- Land Use Analysis
  - Review and make determinations over the Planning Scenarios for Future Land Use
  - Finalize Future Land Use Map
- Plan Development – End of June
  - Project Steering Committee and Township Review
- Public Hearing – Date to be Announced
  - Input from the Community

April 8, 2009

# Existing Land Use (2008 vs. 2020)



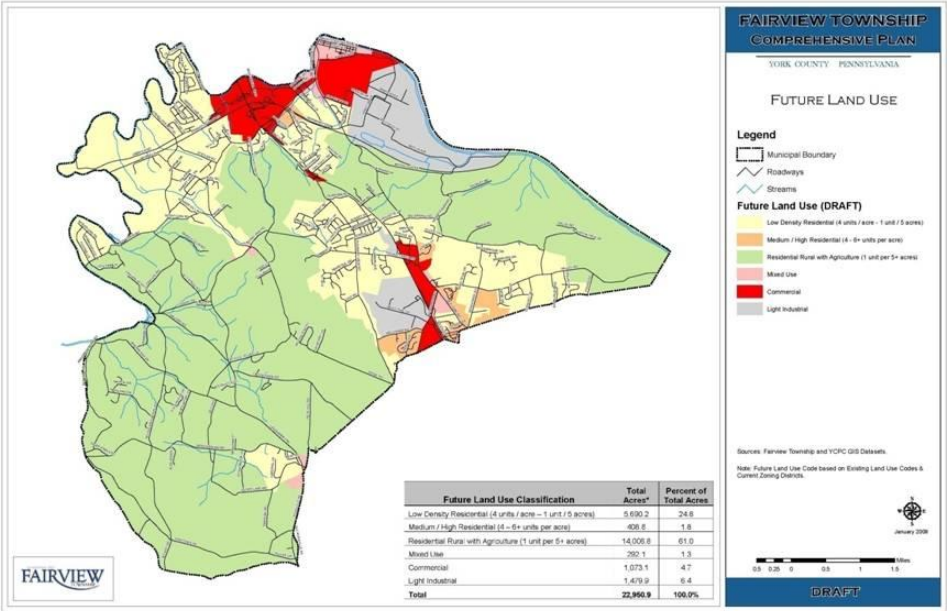

April 8, 2009




| General Land Use Class | 2008 Total Acres | 2008 Percent of Total Acres |
|---|---|---|
| Agriculture / Forest | 11,188.3 | 52.9% |
| Residential | 7,396.3 | 35.0% |
| Commercial | 437.4 | 2.1% |
| Industrial / Utilities | 1,737.6 | 8.2% |
| Institutional / Government | 394.3 | 1.9% |
| Total | 21,153.9 | 100.0% |

Land Use Patterns 2008

April 8, 2009



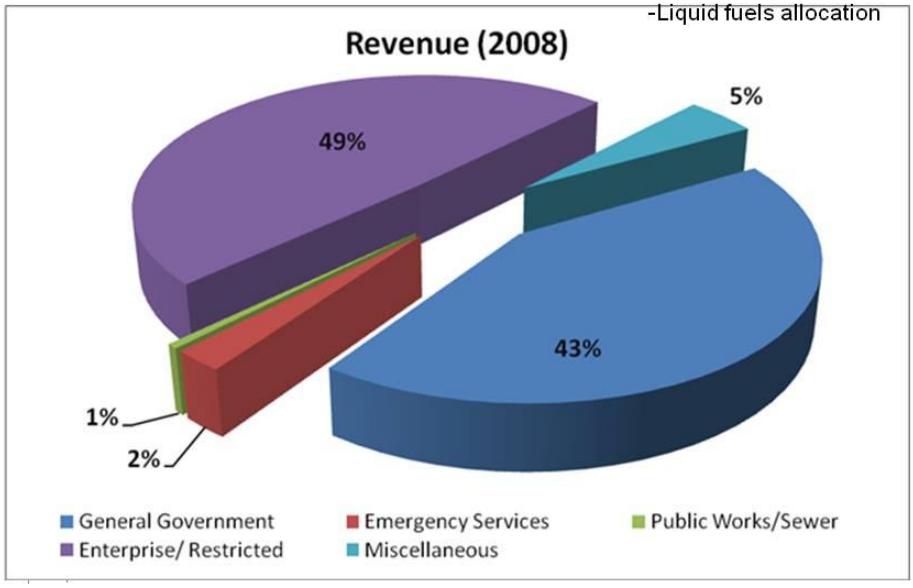

April 8, 2009

| 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%** |

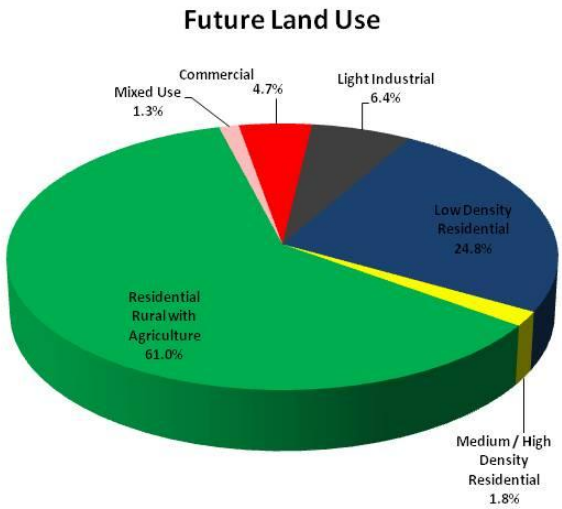
April 8, 2009

# Township Revenues

Enterprise/Restricted
-Users fees for sewer
-Liquid fuels allocation

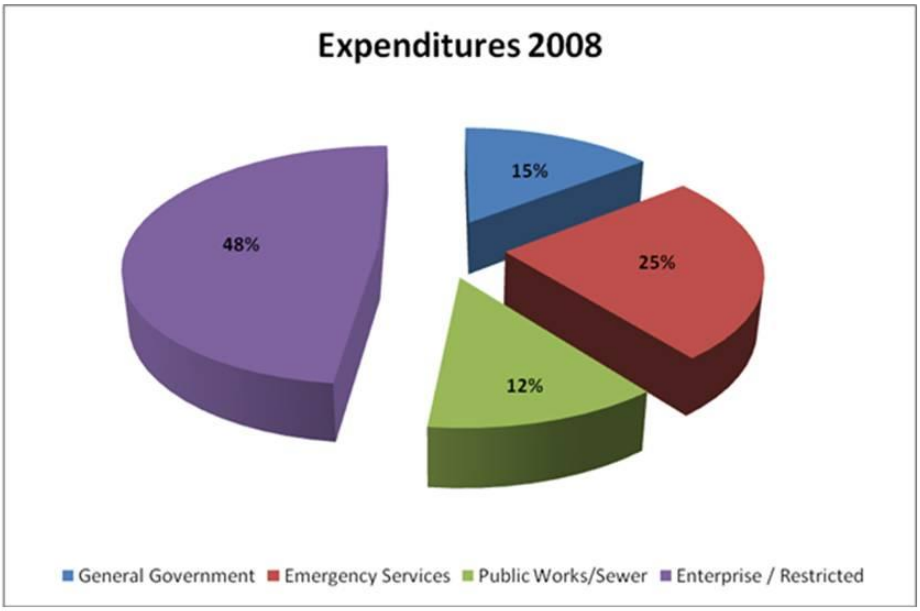



# Future Land Use

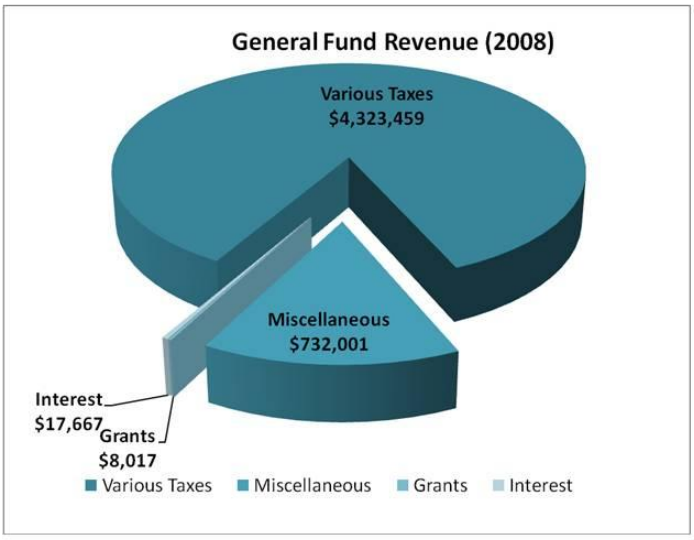



April 8, 2009

# Township Expenditures




# Township Revenues Going to the General Fund




April 8, 2009

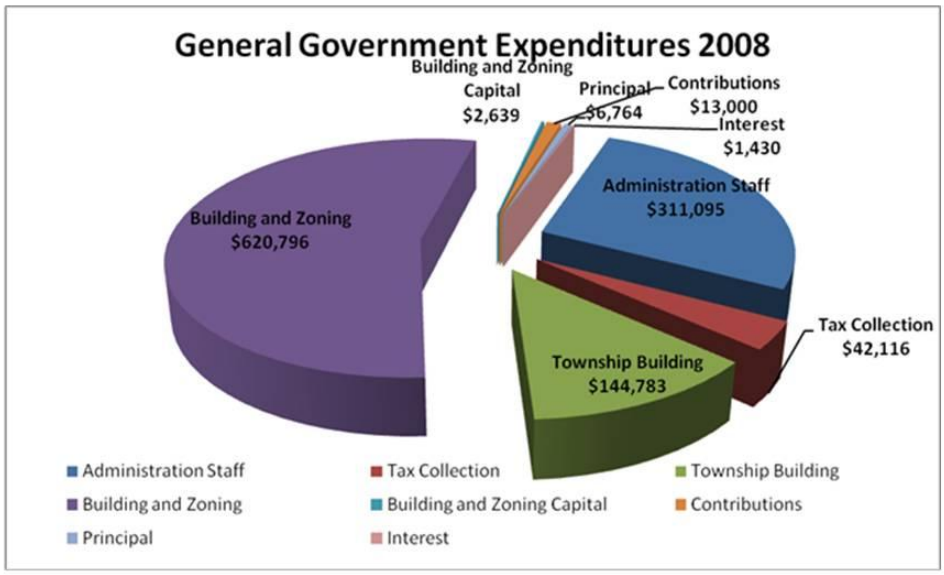
# Population Growth*

| 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

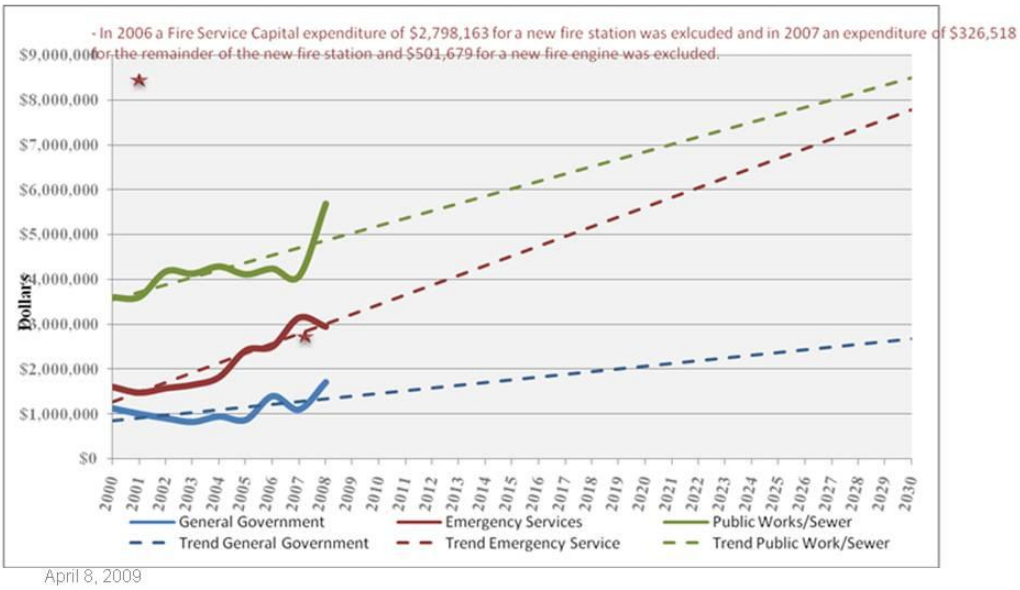
April 8, 2009

# Township Expenditures General Government



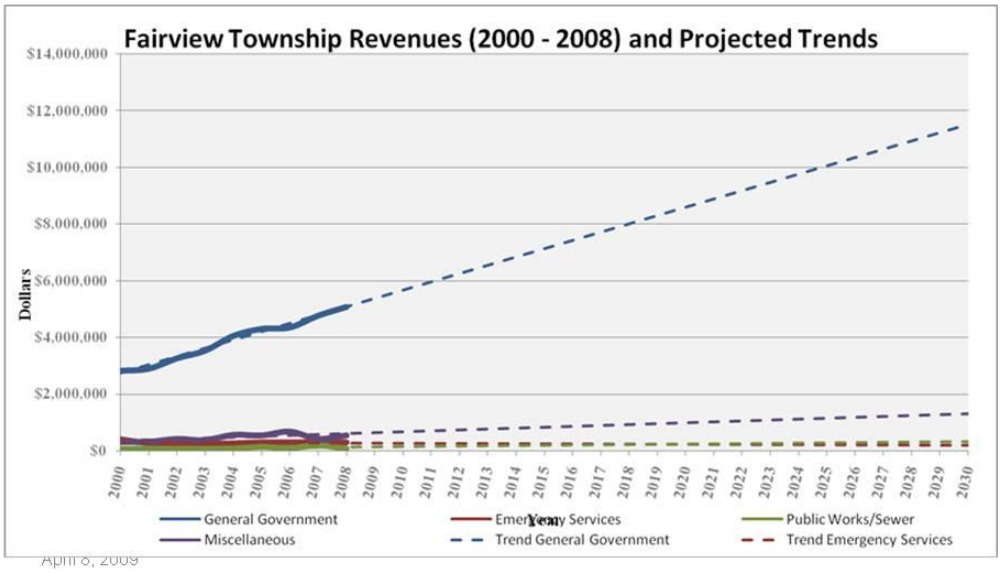

April 8, 2009

# Community Facilities Expenditures




April 8, 2009

# Community Facilities Revenues




April 8, 2009

# Township-Wide Planning Scenario

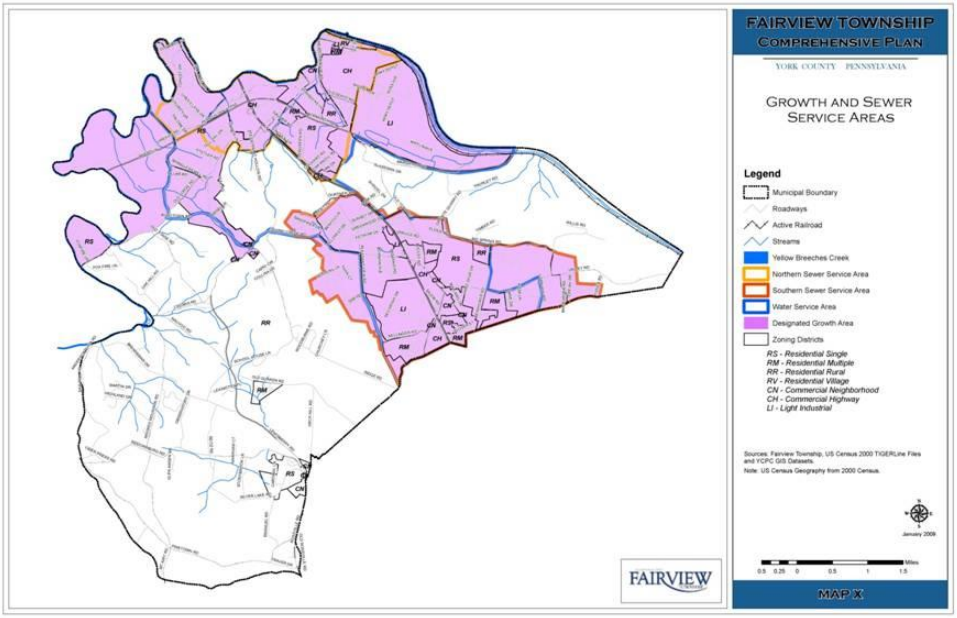
| Projected | Twp-Wide |
|---|---|
| Dwelling Units (additional) | 16,270 |
| Population (additional) | 42,139 |
| Township Revenue | $7,882,725 |
| School District Revenue | $51,730,380 |
| School District Impacts *(additional students)* | 7,647 |
| School District Impacts *(additional cost to educate)*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

April 8, 2009

# 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

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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.

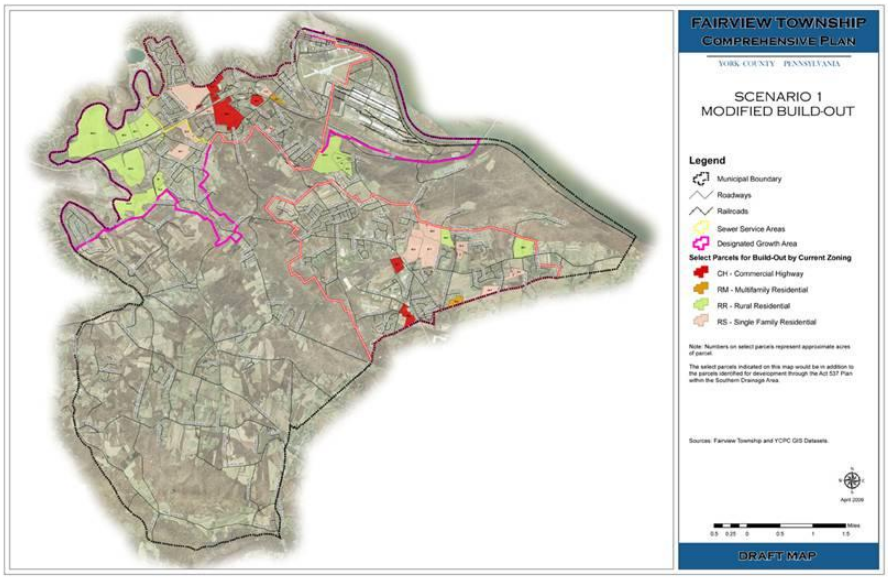
April 8, 2009

## 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



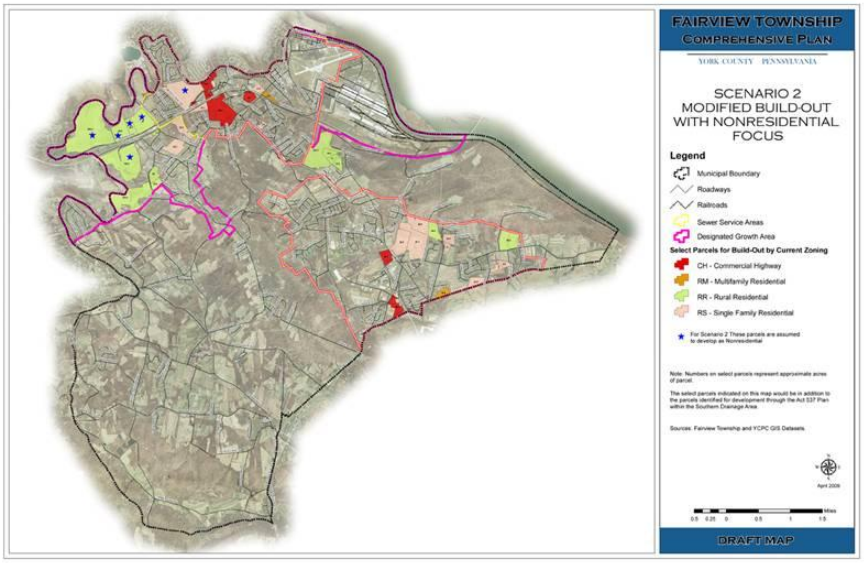

April 8, 2009

# 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 | | | FUTURE Designated Growth Area | |
|---|---|---|---|---|---|
| | Current | Current Expenditures | Twp-Wide | 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** |

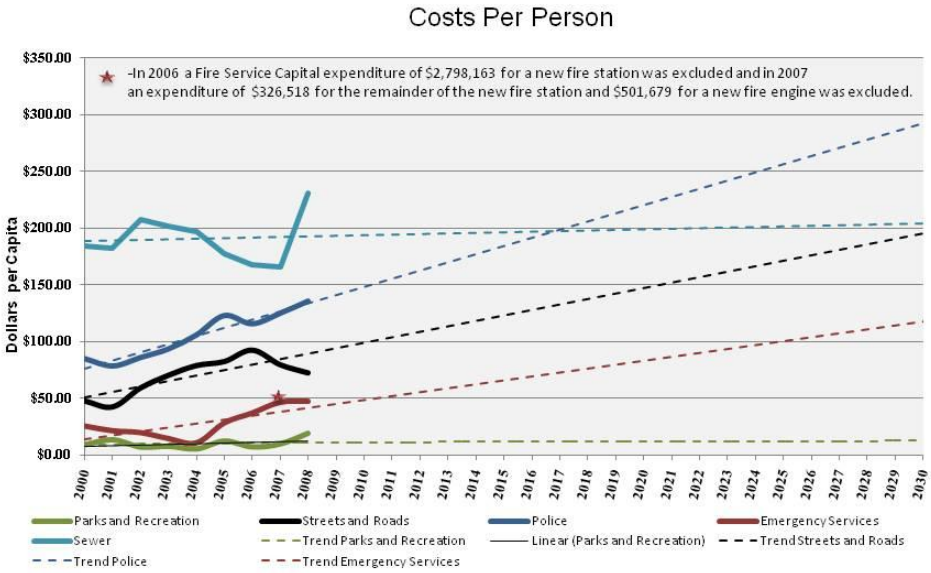
April 8, 2009

# 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 *an additional cost of $2,670/student comes from state and federal grants and subsidies) | $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




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

| WWTP | 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) |
|---|---|---|---|---|---|
| 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 (1EDU=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

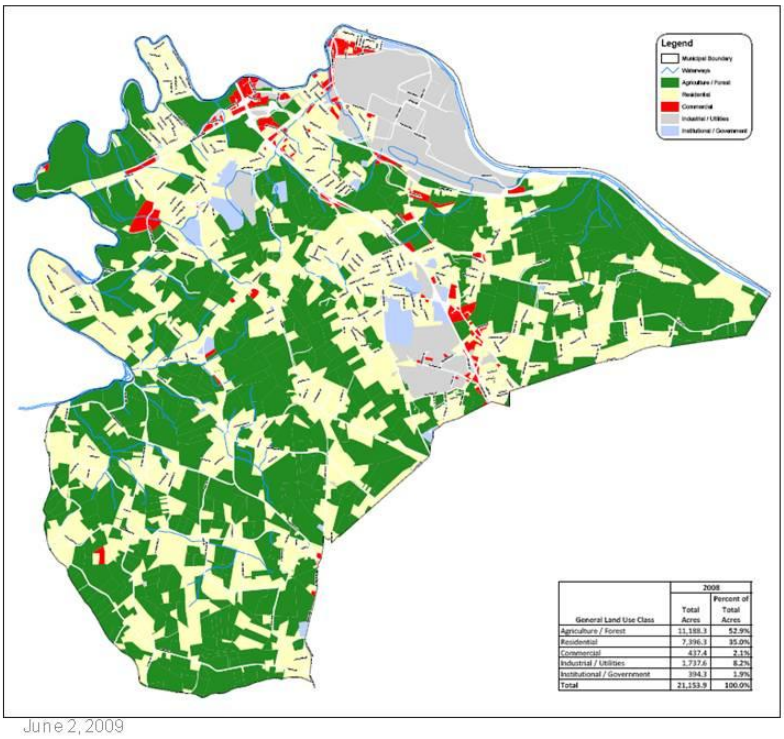
- $242 per household is collected in taxes vs an expenditure of $1,305 *(2008)* of basic government services

  (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




| General Land Use Class | 2008 Total Acres | 2008 Percent of Total Acres |
|---|---|---|
| Agriculture / Forest | 11,188.3 | 52.9% |
| Residential | 7,396.3 | 35.0% |
| Commercial | 437.4 | 2.1% |
| Industrial / Utilities | 1,737.6 | 8.2% |
| Institutional / Government | 394.3 | 1.9% |
| Total | 21,153.9 | 100.0% |

Land Use Patterns 2008

FAIRVIEW TOWNSHIP

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

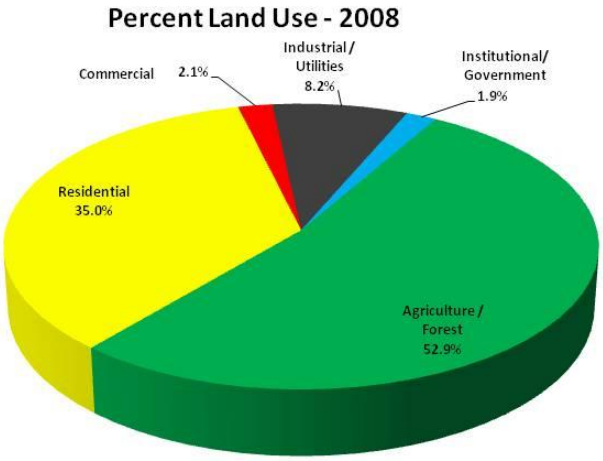
1. Review and analyze current revenues and expenditures
2. Review the impacts of current land use policies
3. Estimate demands for future services
4. Determine if your capacity is consistent with your vision for future land use
5. Determine ways of creating a balanced tax base

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%** |

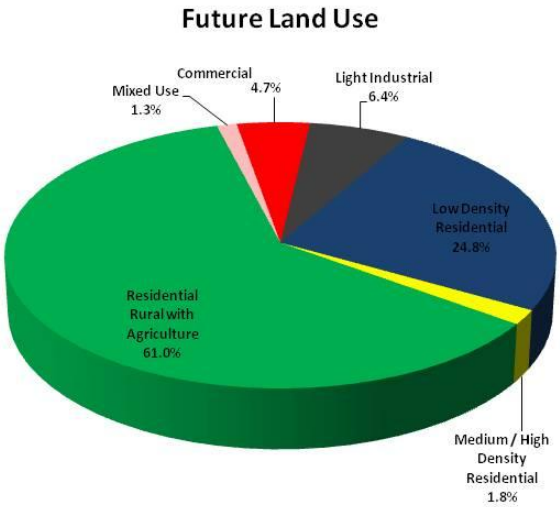
June 2, 2009

## Existing Land Use (2008 vs. 2020)

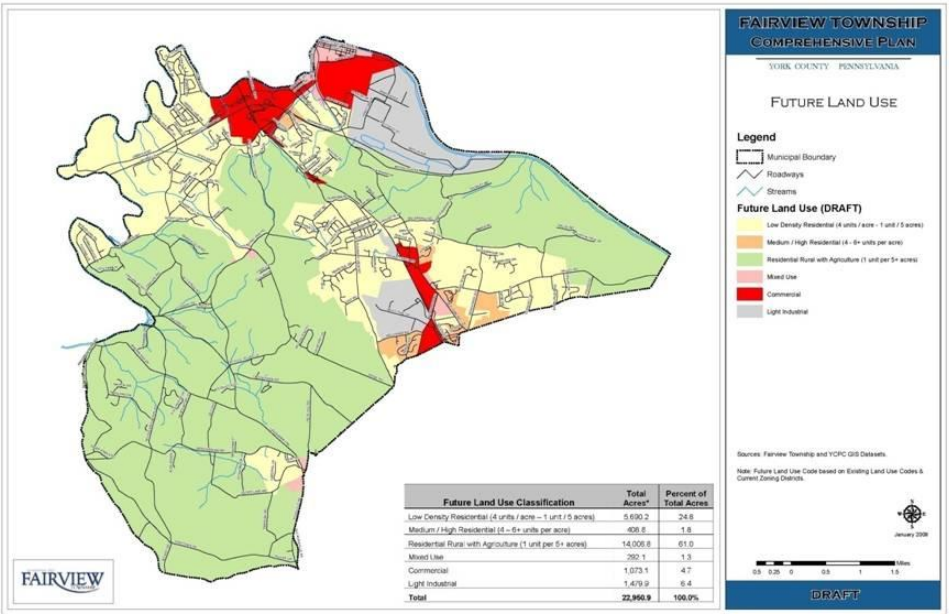



June 2, 2009

# Future Land Use

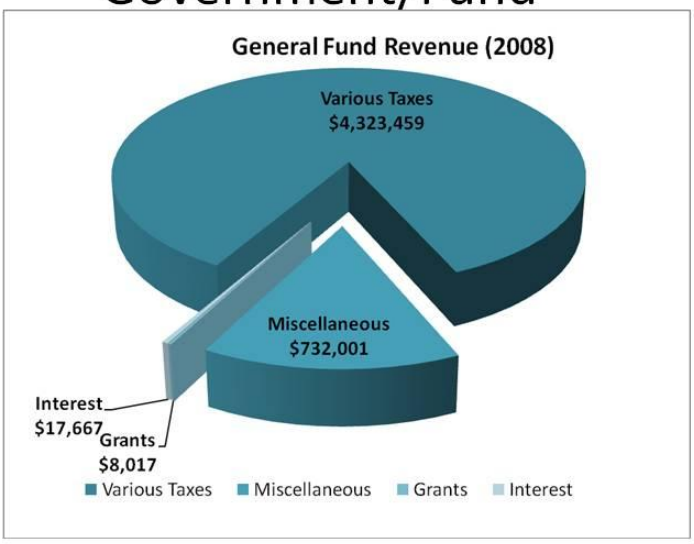



June 2, 2009




June 2, 2009

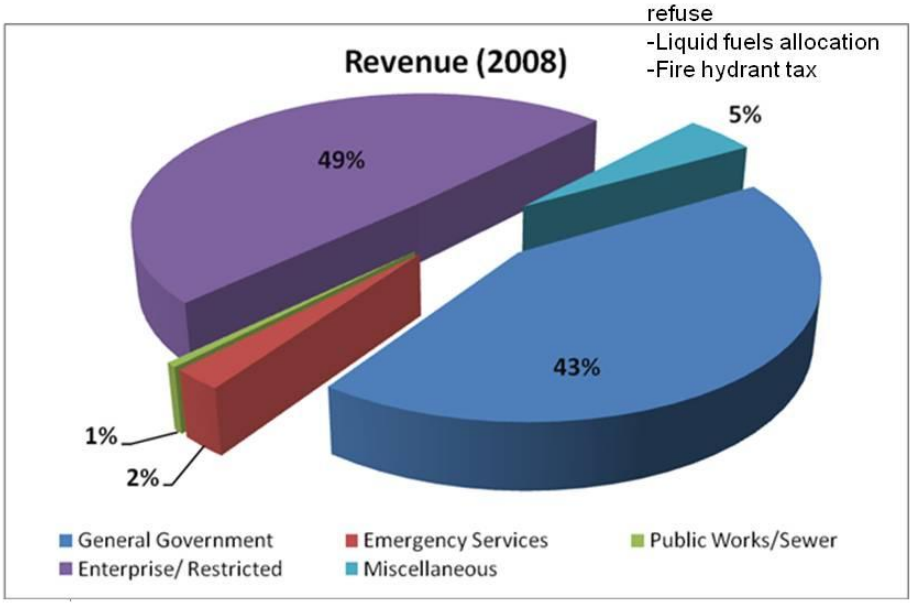
# Township Revenues Going to the General Government/Fund



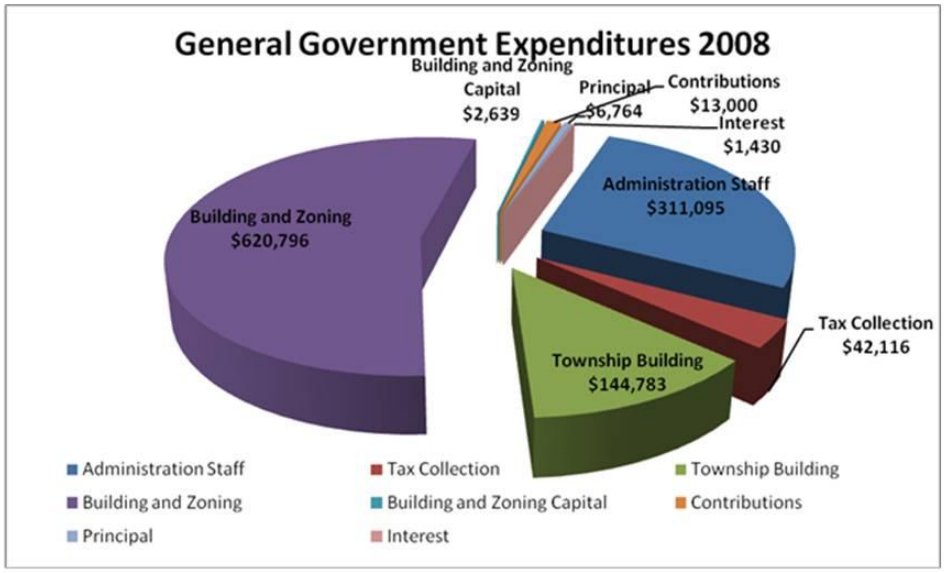

June 2, 2009

# Township Revenues

Enterprise/Restricted:
-Users fees for sewer & refuse
-Liquid fuels allocation
-Fire hydrant tax

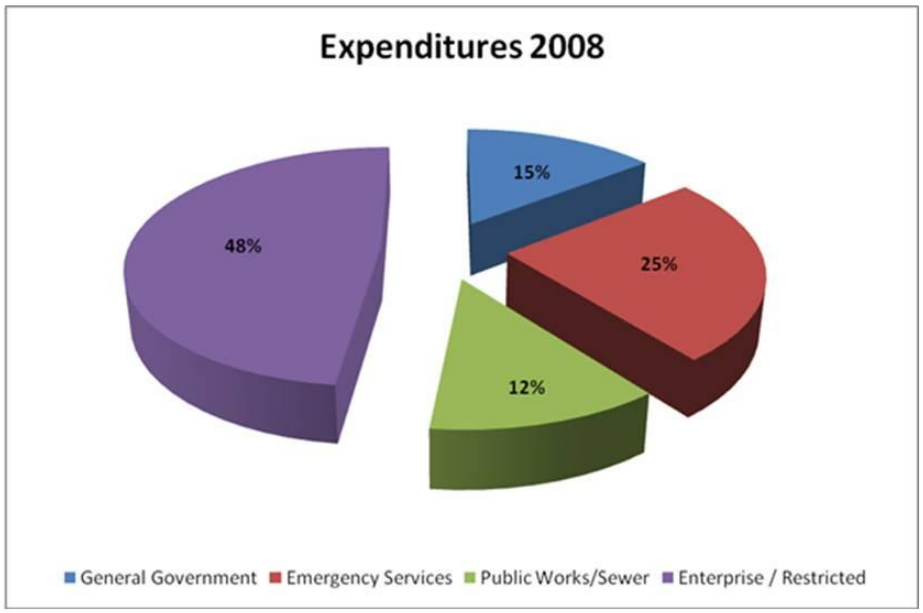


# Township Expenditures
# General Government

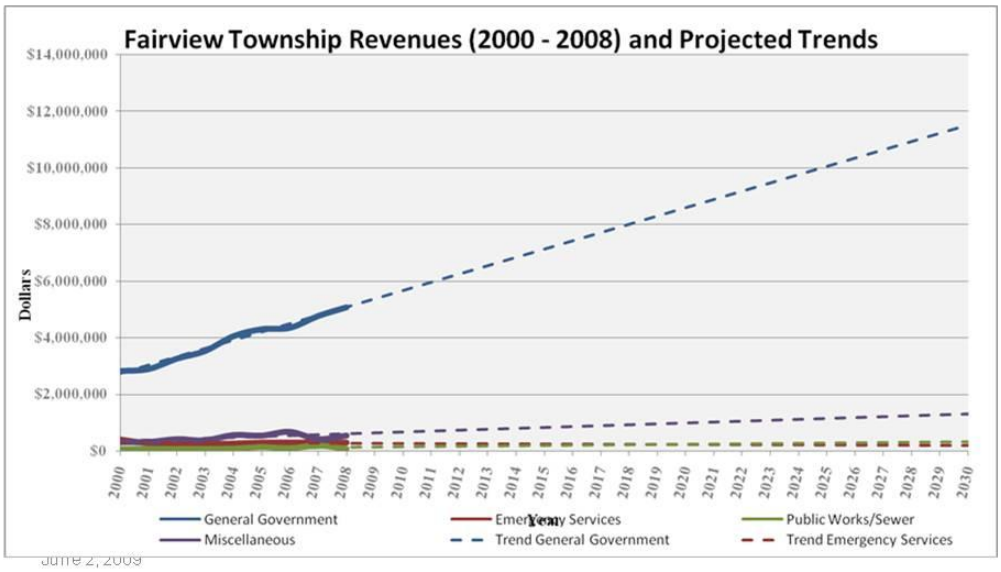



June 2, 2009

# 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 |
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| ***2020*** | 18,744 | 7,237 | 283 |
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| ***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
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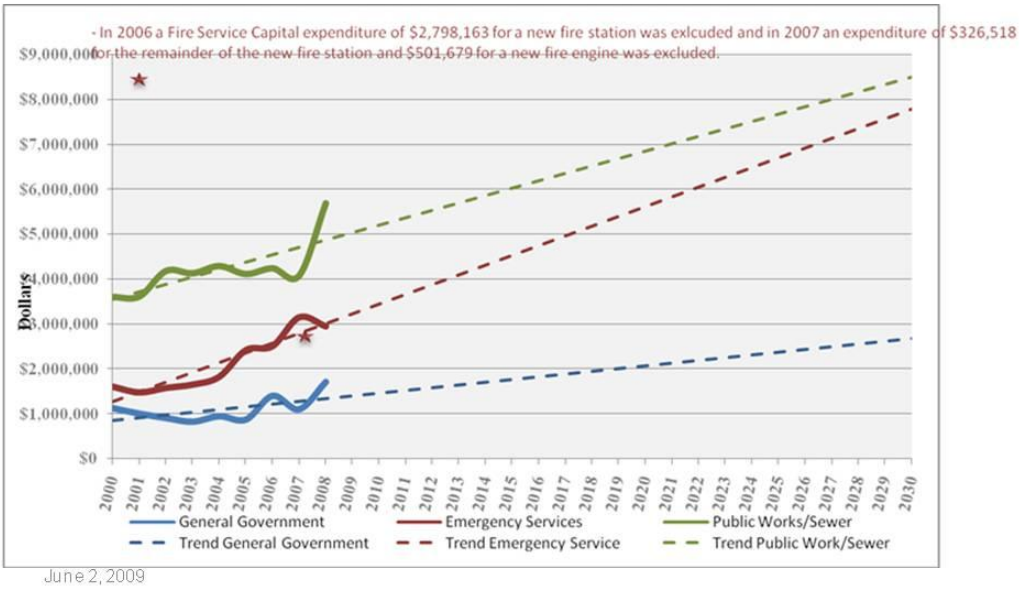
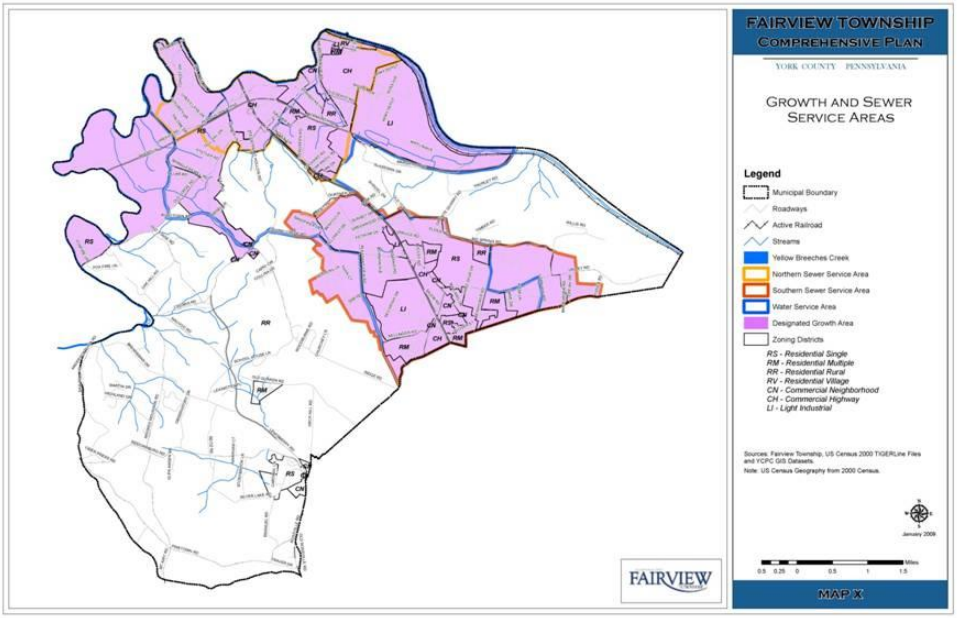
- Potential Non-Residential: 65.78 million sq. ft. *(County data assumes all existing non-residential parcels can be further subdivided and developed, in addition to any vacant non-residential parcels)*
- Additional Population: 42,139

June 2, 2009

# Community Facilities Expenditures




June 2, 2009




June 2, 2009

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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**

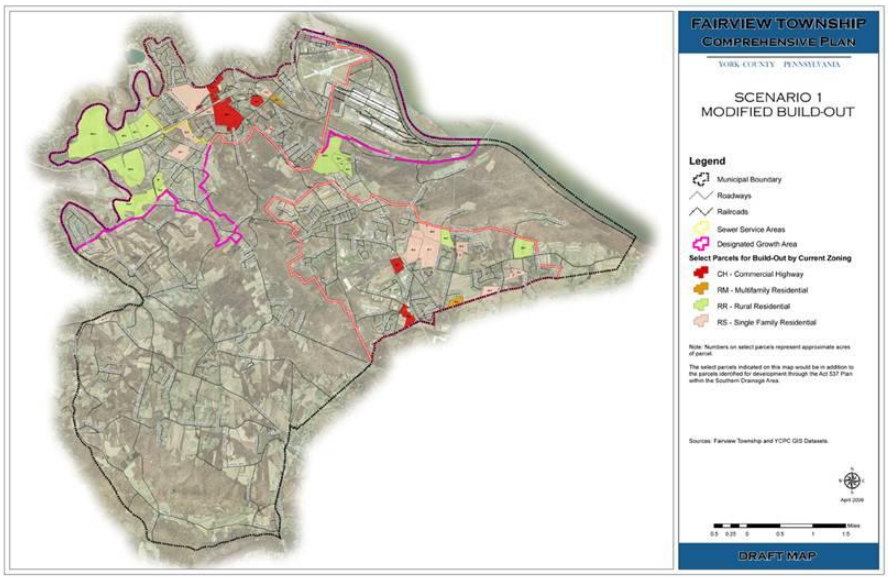
**Step 4: Apply Zoning Standards**

**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
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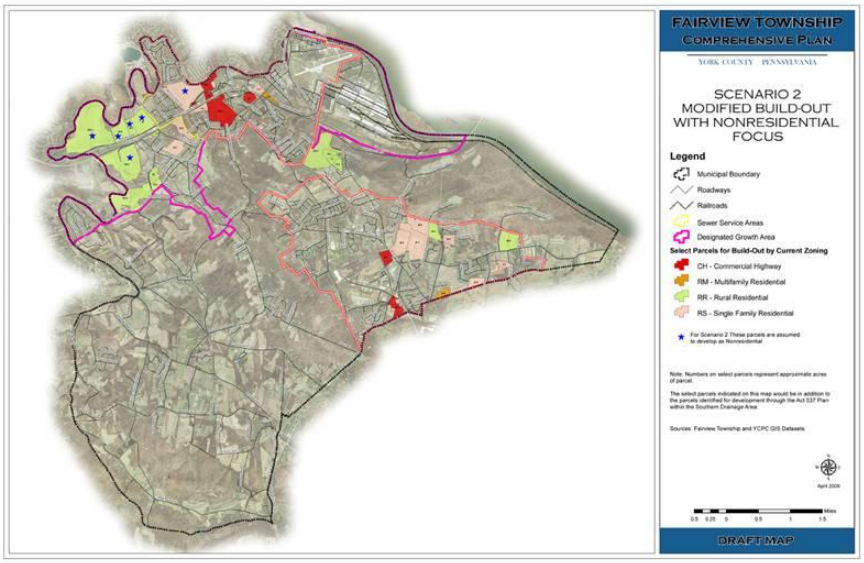
- Potential Dwelling Units: 2,551
  - Rural Residential: 1,750
  - RS: 1,610
  - RM: 382
- Potential Non-Residential: 4,174,343 sq. ft.
- Population: 9,691

June 2, 2009

## Planning Scenario #2 For Designated Growth Area




June 2, 2009

## Planning Scenario #2 for Designated Growth Area

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- 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 (additional) | 3,742 | 2,704 |
| Population (additional) | 9,691 | 7,003 |
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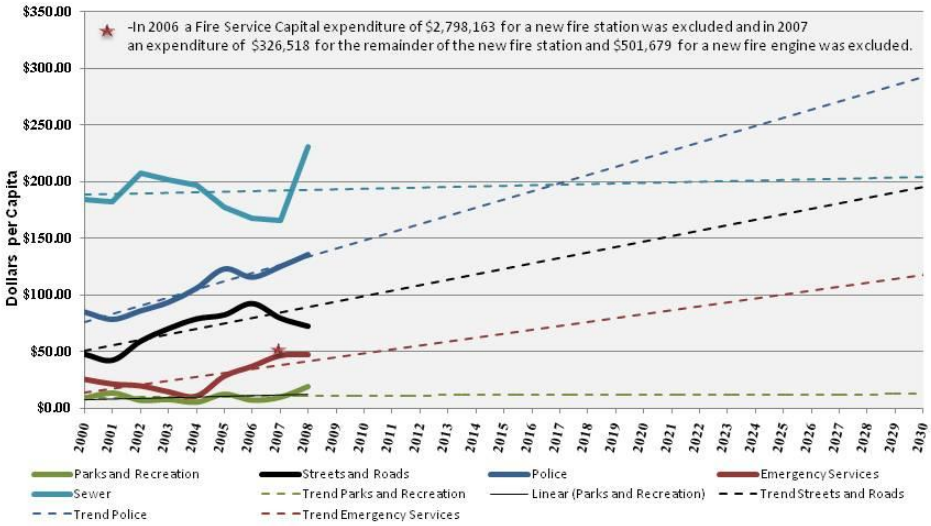
| School District Impacts *(additional students)* | 1,759 | 1,271 |
| School District Impacts *(additional cost to educate)* | $9,980,146 | $7,211,736 |

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

| WWTP | 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) |
|---|---|---|---|---|---|
| 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 *an additional cost of $2,670/student comes from state and federal grants and subsidies) | $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 expansions are needed

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?***
   - Is 608 acres enough?

June 2, 2009

## 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
   - Large tracts of undeveloped/flat land

June 2, 2009

# 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.

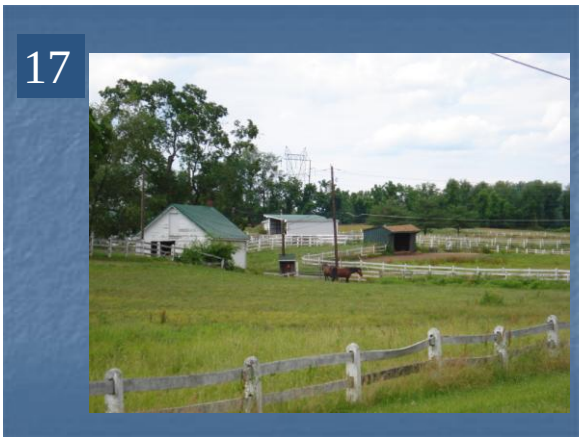
## Section 6.2 Results

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**

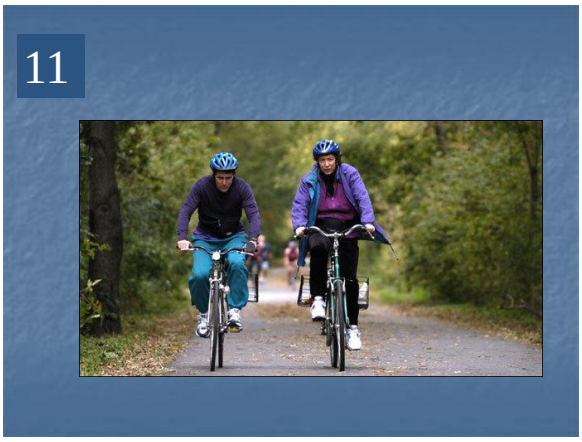
These images suggest a higher importance should be placed on public space such as picnic areas, sidewalks, trails, piers, paths, parks and the preservation of agricultural area.

**Average 1.63**

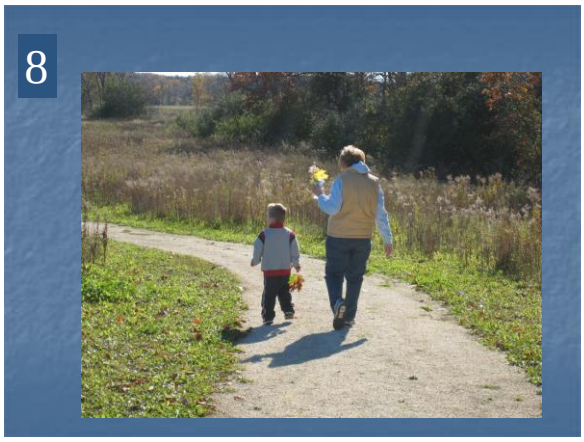



**Average 1.60**

**Average 1.54**




**Average 1.51**

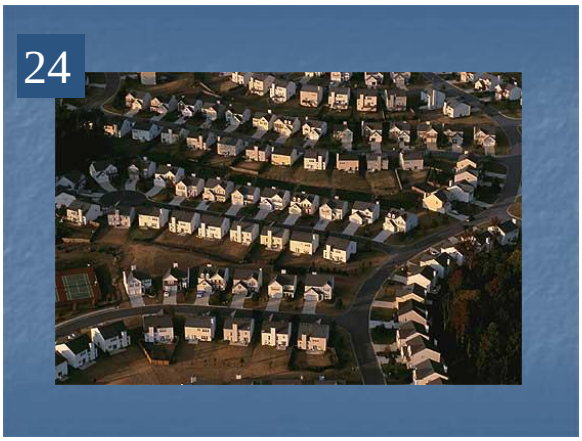



**Average 1.48**

**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.

**Average -1.48**




**Average -1.08**

**Average -1.13**

**Average -1.10**

**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 Breeches
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 |
| *answered question* | | **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 |

| 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 |