

APRIL 16, 2009
WAYNESBORO, PA 17268

PUBLIC MEETING RE:
COMPREHENSIVE PLAN

JOINT

Waynesboro Borough Council's Vice-President C. Harold Mumma called the public meeting to order at 7:00 p.m. with the following in attendance:

Waynesboro Borough Council Members – Benjamin Greenawalt, Ronald Martin, and C. Harold Mumma

Borough Staff – Lloyd R. Hamberger, II, Borough Manager
Kevin Grubbs, Head of Engineering Services
Melissa Dively, Borough Solicitor (Salzmann Hughes, PC)

Washington Township Board of Supervisors – Elaine Gladhill, Christopher Firme, Carroll Sturn and John Gorman

Township Staff – Mike Christopher, Township Manager

Others – Glenn Neuhs (Spotts, Stevens and McCoy - SSM)
Robert Thomas (Franklin County Commissioner)

PLEDGE OF ALLEGIANCE: Those in attendance recited the Pledge of Allegiance.

Borough Manager Lloyd Hamberger noted that the Joint Comprehensive Plan was developed through efforts of Borough and Township staff members, Borough Council members, members of the Township Board of Supervisors, and both municipalities' Planning Commissions; and is in conformation with rules and regulations of the Commonwealth of Pennsylvania. The document has been on public display at the Waynesboro Borough Hall and Washington Township Municipal Buildings, and has been advertised on both municipalities' websites. In addition, copies were mailed to the Franklin County Planning Commission, the Waynesboro Area School District, and adjacent municipalities. One (1) response from those mailings was received, that being from the Franklin County Planning Commission, which Mr. Hamberger read. (A copy of the letter is attached hereto and hereby made a part of these minutes).

Mr. Hamberger noted that Glenn Neuhs from Spotts, Stevens & McCoy (consultants for the Joint Comprehensive Plan) was in attendance to review highlights of the Plan. He added that one (1) minor correction has been noted on the zoning map, which will be taken care of.

Mr. Neuhs reviewed the history of preparing the Joint Comprehensive Plan. Surveys were mailed out to residents of the Borough and Township, and various background data was collected to establish a vision (including goals and objectives) for the region.

Major components of the Plan were reviewed: Future Land Use Plan, the Housing Plan, Economic Development Plan, Historic Preservation and Natural Resource Plan, Community Facilities and Services Plan, Transportation and Circulation Plan, and Action Plan. Mr. Neuhs provided a handout to those in attendance regarding the Township/Borough Priority Actions (also attached to these minutes).

The public was asked for comments; and there were none. Mr. Hamberger explained that, following this hearing, resolutions will be prepared for adoption of the Plan by Borough Council and the Township Supervisors. Mr. Hamberger noted that certain minor errors in the draft will be corrected; but if much is changed, the plan will need to go back to Franklin County for additional review and comments.

Discussion followed regarding:

- Page 4-15, High Density Residential, Recommended Development Densities/Strategies – “Density range of 5 to approximately 20 units per acre, depending on the availability of public facilities.” Councilman Martin noted that this “wipes out” Trinity House and Mt. Vernon Terrace. Mr. Neuhs indicated that the Zoning Ordinance talks about 2,000 s.f. per dwelling unit (which is approximately 20 units per acre). Solicitor Dively stated that an existing use would be “grandfathered”. Mr. Martin noted concern over the fact that a new senior center couldn’t be built in the Borough. Ms. Dively reminded Council members that this plan is simply a guideline and it is not violative under the MPC if a municipality does not follow it “to the letter”. After discussion, Mr. Neuhs noted that he will make a modification to the text to clarify this matter, and no objections were noted.
- Councilman Martin noted that the Action Plan mentions consideration of a southern bypass. Mr. Neuhs noted that was removed.
- Page 8-21, Traffic Light/Signal Modification, S. Potomac and Cemetery Avenue. Mr. Neuhs explained that if a relief route is constructed, there would probably be the need for a traffic light.
- Page 8-27, Shoulder Improvements – “The Borough and Township’s ordinances may mandate these actions.” Councilman Martin noted that the Borough has sidewalks and pedestrians are not put on the roadways. Mr. Neuhs noted that this could be changed to Township only, but several areas in the Borough were also mentioned. No change will be made.
- Page 9-3, Update Subdivision and Land Development Ordinances – “Require developers to dedicate land or pay a fee in lieu of land for recreation for all new subdivisions.” Councilman Martin commented that the Borough doesn’t have recreation fees for land developments. Mr. Hamberger stated that a recreation study must first be conducted, but then the fees could possibly be charged. Mr. Neuhs noted that the wording could be changed to state, “consider the following, as needed ...”
- Page 11-8, Single-Family Detached Dwellings. Councilman Martin noted the plan indicates that over 80% of the housing in the Township and 46.8% of the housing in the Borough is single-family. He feels the trend is increasingly going toward attached housing (townhouses).
- Page 14-1, Existing Land Use. Discussion ensued regarding PRD’s (Planned Residential Districts), which Kevin Grubbs noted are a use in a zone. Mr. Neuhs suggested that a category labeled “Mixed Residential” could be added.
- Page 3-7, Transportation and Circulation – “Relieve truck congestion along PA Route 16, particularly in the Borough.” Councilman Martin questioned if Washington Township would verify that they will allow truck traffic on Washington Township Boulevard. Township Manager Mike Christopher indicated it is a Township road and trucks will be

permitted to use it. He added that trucks are permitted on any Township road, provided there is no weight restriction on the smaller bridges (Red Run Park, Bayer Drive, etc.).

- Page 3-9, Objectives – “Provide efficient police, fire, and emergency services to the Region.” Mr. Hamberger noted that Council requested representatives of the Borough and Township meet to discuss the possibility of a regional police department.
- Page 8-6. Supervisor Elaine Gladhill asked where “the Boulevard” is on the map. Mr. Neuhs will ensure that it is added to the final draft.

Mr. Hamberger noted that SSM will make the appropriate changes, provide copies (and new CD's) of the updated drafts, and prepare the appropriate resolutions for adoption of the Plan. He noted that Waynesboro Borough Council will place the resolution on the agenda for consideration during their first meeting in May (May 6th).

Gary Ford, Washington Township – Mr. Ford began asking questions about zoning of the ballfields in Blue Ridge Summit (due to the proposal to erect a cell tower) and how it will affect his mother's estate land on the north and south sides of Route 16. After further discussion, Manager Mike Christopher noted that the matter he was speaking of will be discussed next Wednesday (April 22nd) at the Washington Township Municipal Office. Mr. Ford noted he was confused by information on the Township's website.

Mr. Christopher explained that the Comprehensive Plan being discussed tonight is adopted by resolution. After the Comprehensive Plan is completed, the municipalities have three (3) years to make the Land Use Map generally consistent with the Plan. Once adopted, there is a zoning process through the municipalities' planning commissions, and any proposed changes to the zoning would be made public.

Mr. Hamberger also noted that, during those revisions to the municipalities' zoning ordinances, the two planning commissions will be asked to meet again. Under the Municipalities Planning Act, they can work together to have coordinated zoning so if an activity would suit the Township and not the Borough, the Borough could rely on the use in the Township to protect itself from exclusionary zoning. Theoretically, under the old understanding, every use had to be permitted in every municipality ... and there are certain uses that are just not suited everywhere.

On behalf of the two managers, Borough Manager Lloyd Hamberger thanked the staff, members of the Township Planning Commission, Borough Planning Commission, Township Board of Supervisors, Borough Council and Mayor, who spent a lot of time on preparation of the document. He added that you don't get something “this thick”, “complex” and “confusing” without a lot of work. He also thanked SSM for their time and effort, and added that their assistance is deeply appreciated.

Township Manager Mike Christopher also commented on the Action Plan in the Comprehensive Plan, as their “work is just beginning”; and the plan contains good ideas on how to mold the area in the future. He noted that they are “one community and we need to work together”, because what is good for the Township is also good for the Borough. This document is the first step in the formal planning process for cooperation between the two municipalities, which is in the best interest of everyone. Mr. Christopher also echoed his thanks to the staff for their efforts.

Commissioner Robert Thomas commented that the two municipalities “cannot be congratulated enough for working together on this”. He noted that type of cooperation does not happen enough in Pennsylvania. He stated they are “taking the lead here in this portion of the County” and he trusts that others will follow. Mr. Thomas reiterated Mr. Hamberger's comments about joint zoning – that if the two municipalities join together, both won't have to allow everything in each of their municipalities –

which means you can have less of the bad things and maybe more of the good things. He also commented positively on their proposal to meet and discuss regional policing, adding that there are a lot of issues to address but it is worthy to review. He stated that the Borough and Township are “on the right track” and should be congratulated.

Hearing no further comments, the meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Melinda S. Knott
Administrative Assistant