

# Public Workshop Results

On May 22, 2019, Lancaster Township, Butler County residents and business owners gathered at the Community Center to help outline the priorities for managing future development. 48 signed-in to the workshop.

Michelle Brummer of Gannett Fleming gave a brief presentation of current conditions in the township and the conditions and concerns that had been identified by the Township’s Comprehensive Plan Committee at an April meeting. Attendees had an opportunity to add additional issues and concerns to the lists before all were invited to “vote” for their top 5 topics, i.e., topics that should be addressed in the comprehensive plan.

The Comprehensive Plan Committee and Gannett Fleming will use the ranked results (page 8) to prioritize topics for discussion and potential recommendation in the township’s new comprehensive plan.

The following pages show the lists of topics by the following categories:

- What features and conditions should be protected or sustained?
- What features and conditions should be different by 2030?
- What are the opportunities to strengthen development policies and conditions?
- What issues in development should be addressed to result in better and more predictable outcomes?

**If you have additional issues or concerns**, please contact Michelle Brummer at [mbrummer@gfnet.com](mailto:mbrummer@gfnet.com) or 717-763-7212 x 2177 **by June 30, 2019**.

## What *desirable features and conditions* must be protected or sustained through 2030?

The planning process will give time and attention to the topics that need the most analysis and discussion of options.

		Relationship to the comprehensive plan	Priorities for the comprehensive plan
15	1. <b>Scenic landscape character</b> , i.e., rolling topography, woodlands, and open spaces	<b>Land Use</b> Development affects the visual character of a community – including both natural and built landscapes. Natural features and viewsheds can be protected directly as open space and indirectly through limitations on development, e.g. no development on steep slopes.	The plan should recommend approaches to protect natural features not already protected by regulations.

		Relationship to the comprehensive plan	Priorities for the comprehensive plan
10	2. <b>“Not crowded”</b> by homes or business	<b>Land Use</b> “Not crowded” suggests the current average density is acceptable.	The plan should define what “crowded” in terms of density and compare to current zoning provisions.
8	3. <b>Roads are in good condition and not congested</b> with traffic	<b>Transportation</b> Good condition suggests that current state and local maintenance practices are keeping pace with road use/wear and tear. “Not congested” suggests that travelers are not delayed.	The plan should compare traffic volumes (current volume + estimated volume generated by approved development for select roadways) and maintenance practices to identify potential gaps in capacity or improvement needs.
3	4. <b>Public safety and emergency services</b>	<b>Community Facilities &amp; Services</b> Township police service and a local fire department with EMS provide basic 24/7 protection services.	
	5. <b>Quality educational services</b> at the Seneca Valley school district; proximity to school campus	<b>Community Facilities &amp; Services</b> Services are not influenced by township policy. Proximity to school campus is unlikely to change. A significant increase in student enrollment could require facility changes.	The plan should estimate the number of additional primary and secondary students generated by approved and anticipated development.
	6. <b>Township parks</b> – Bauder and Four Springs	<b>Community Facilities &amp; Services</b> Bauder park has been improved since 2004 and Four Springs Park is under construction.	The plan should identify if there are recreational facility needs that are not met by the two parks or program/activity needs that are unmet.
1	7. <b>Tight-knit, friendly community</b>	<b>Social Culture</b> Not a traditional plan element, however community culture is supported by parks where citizens can gather as a community for activities and events.	The plan should identify how new residents can be welcomed by and integrated with the township community.
	8. Community value for <b>local history</b> , e.g., celebrations, preservation of old schools	<b>History &amp; Historic Preservation</b> Historic preservation is active in the township.	The plan should identify what historic resources must be preserved before development occurs.

		Relationship to the comprehensive plan	Priorities for the comprehensive plan
	9. <b>An attractive quality of life</b>	These may be expressed in community goals and objectives.	
	Other: relocate one or more one-room schoolhouses to the park		

## What *undesirable features and conditions* should be different by 2030?

The planning process will give time and attention to the topics that need the most analysis and discussion of options.

		Relationship to the comprehensive plan	Priorities for the comprehensive plan
15	10. <b>Lack of local grocery and convenience retail stores</b>	<p><b>Land Use</b></p> <p>Land use policy is the keystone of municipal comprehensive planning. The amount/mix, location, and character of land uses influences municipal service demands. All uses must be permitted (i.e. x-rated porn shops, casinos, marijuana sales, and prostitution should not be permitted).</p>	The plan should identify uses that are likely to locate in the township and assess if and how the zoning ordinance accommodates them and recommend revised provisions where appropriate.
5	11. <b>Limited water/sewer utilities</b> constrain development potential (or preference)	<p><b>Infrastructure &amp; Utilities</b></p> <p>Where utilities are available, the intensity or density of development can be higher – i.e., can use more water with less impact to the environment. Where utilities are not available, lots must be large enough to provide for on-site wells and septic systems.</p>	The plan should can recommend areas to be served, namely areas that need public utilities to protect human health and the environment. The plan should identify funding programs that could offset municipal or public costs to expand infrastructure.
	12. <b>Limited private utilities</b> , i.e., natural gas, cable	<p><b>Infrastructure &amp; Utilities</b></p> <p>Municipalities typically have little influence on the service areas of private utilities.</p>	
	13. <b>Poor back roads/bridges conditions</b> (some, not all)	<p><b>Transportation</b></p> <p>Poor condition might include surface condition, shoulder condition/width, bridge conditions/width, etc.</p>	The plan should compare traffic volumes (current volume + estimated volume generated by approved development for select roadways) and maintenance practices to

		Relationship to the comprehensive plan	Priorities for the comprehensive plan
			identify potential gaps in capacity or improvement needs.
1	14. Lack of things to do/activities	<b>Community Facilities &amp; Services</b> “Things to do” can include recreation and leisure activities provided or hosted by a municipal recreation department, community/non-profit sports programs, or private entertainment.	The plan should identify if there are recreational facility needs that are not met by the two parks or program/activity needs that are unmet.
4	Other: Lack of children’s programs	<b>Community Facilities &amp; Services-Recreation</b>	
3	Other: Lack of hotels/lodging	<b>Land Use</b>	
1	Other: Sewage drainage	<b>Infrastructure &amp; Utilities</b>	
5	Other: Lack of hiking and biking trails	<b>Community Facilities &amp; Services-Recreation</b>	
5	Other: Clean up and eliminate automobile junk yards	<b>Land Use-Community character</b>	
	Other: Junk on residential properties	<b>Land Use-Community Character; possibly Environmental Quality</b>	

## What are the *opportunities* to strengthen development policies and conditions and enhance the township community?

The planning process will give time and attention to the topics that need the most analysis and discussion of options.

		Relationship to the comprehensive plan	Priorities for the comprehensive plan
11	15. <b>Manage development location.</b> Focus commercial and intensive uses in the	<b>Land Use</b>	The plan should if the zoning ordinance and map have sufficient capacity to absorb

		Relationship to the comprehensive plan	Priorities for the comprehensive plan
	south where infrastructure is established and expand infrastructure to areas where development is desired/acceptable.	Land use policy is the keystone of municipal comprehensive planning. The amount/mix, location, and character of land uses influences community character and municipal service demands.	projected residential and business development.
16	16. <b>Expand public water/sewer</b> to additional properties.	<b>Infrastructure &amp; Utilities</b> Water and sewer service areas can be planned or recommended to address solve leaky/failing septic systems or to guide development to preferred development locations.	The plan should identify areas that need public utilities to protect human health and the environment. The plan could identify funding programs that could offset municipal or public costs to expand infrastructure.
1	17. <b>Learn</b> what leadership, knowledge and planning is needed <b>from examples of recent development</b> (1990-2018) in Cranberry, Jackson, and Adams Townships.	<b>Best Practices &amp; Lessons Learned</b> Not a traditional element of a comprehensive plan, however observing and interviewing communities that have already faced the changes and impacts of increasing development pressure can be informative to the township's planning decisions and policies.	The plan should identify examples of recent development in nearby communities and their successes and shortfalls.
	Other: Appearance standards for new development (consider streetscape, exterior building materials, building height, landscaping, etc.)	<b>Land Use-Community Character</b>	
	Other: Apply for grants to fund appropriate development	<b>Local Government Capacity</b>	
	Other: Provide/Coordinate community transportation for the elderly		

# What *issues* should be addressed to result in better and more predictable development outcomes and support a desirable quality of life?

The planning process will give time and attention to the topics that need the most analysis and discussion of options.

		Relationship to the comprehensive plan	Priorities for the comprehensive plan
8	18. Unforeseen uses proposed in the township; need for a clear, positive vision of a desired land use pattern, along US 19 (i.e. marijuana shops and casinos)	<b>Land Use</b> Land use policy is the keystone of municipal comprehensive planning. The amount/mix, location, and character of land uses influences community character and municipal service demands. All uses must be permitted by right, by condition, or by special exception.	The plan should: <ul style="list-style-type: none"> <li>• identify uses that are likely to locate in the township;</li> <li>• to define a clear, positive vision of a desired land use pattern, especially along US 19;</li> <li>• assess if and how the zoning ordinance accommodates them; and</li> <li>• recommend revised provisions where appropriate.</li> </ul>
1	19. Increasing land values, influenced by the growing Pittsburgh metro region, putting pressure on farmers/farmland to develop	<b>Land Use</b> The presence of farmland and other open spaces is influenced by the values of the property owner, the community and the market.	The plan should identify specific areas or resources that represent the township's character and identify methods to protect or preserve them.
16	20. Traffic is increasing and congestion and delays are beginning to occur, especially in the southeast portion of the township, namely on Swain Hill Road and Little Creek Road.	<b>Transportation</b> Increasing traffic increases wear-and-tear and exacerbates poor and unsafe conditions.	The plan should qualitatively compare traffic volumes (current volume + estimated volume generated by approved development for select roadways) and maintenance practices to identify potential gaps in capacity or improvement needs.
	21. Community growth over the next 10 years may require more <b>municipal staff capacity</b>	<b>Local Government Capacity</b> Not a traditional element of a comprehensive plan, however it is good to be aware of this implication from township growth.	The plan should identify areas of municipal administration and services that may require additional capacity over the next 10 years.
4	Other: Minimum lot size – some lots are too small; there is a need for more common space, especially for pets and walking	<b>Land Use</b>	

		Relationship to the comprehensive plan	Priorities for the comprehensive plan
1	Other: Woodland management – concerns about the impacts that clearing has on water and wildlife	<b>Environmental Quality</b>	
3	Other: Seneca Landfill – concerns over expansion; public would like clarification on long-term plans and negative impacts on property value and air quality	<b>Land Use</b>	
3	Other: Air and water quality – health and safety concerns	<b>Environmental Quality</b>	
3	Other: Emergency Management – regional coordination, concerns about flooding downstream (i.e. Harmony and Zelig)	<b>Community Facilities &amp; Services -Public Safety</b>	
	Other: <u>More</u> Planned Residential Developments (PRDs)		
	Other: <u>Less (no more)</u> Planned Residential Developments (PRDs)		

# Ranked Results of the May 22, 2019 Public Workshop

The Comprehensive Plan Committee and Gannett Fleming will use the ranked results to prioritize topics for discussion and potential recommendation in the township's new comprehensive plan.

1. Infrastructure and Utilities: **expand public water/sewer** to additional properties / **limited water/sewer utilities constrain development potential** (or preference)
2. Transportation: **traffic is increasing**, and congestion and delays are beginning to occur, especially in the southeast portion of the township, namely on Swain Hill Road and Little Creek Road.
3. Land Use: **lack of local grocery and convenience retail stores**
4. Land Use: **sustain scenic landscape character**, i.e., rolling topography, woodlands, and open spaces
5. Land Use: **manage development location**; i.e., focus commercial and intensive uses in the south where infrastructure is established and expand infrastructure to areas where development is desired/acceptable.
6. Land Use: **homes or business are “not crowded”**
7. Land Use: **currently unforeseen uses that may be proposed** in the township; **need for a clear, positive vision of a desired land use pattern along US 19** (i.e. marijuana shops and casinos)
8. Transportation: **roads are in good condition** and not congested with traffic
9. Community Facilities & Services: **lacking adequate hiking/biking trails**
10. Land Use: clean up and eliminate **automobile junk yards**
11. Land Use: **minimum lot size** – some lots are too small; there is a need for more common space, especially for pets and walking
12. Community Facilities & Services: **lack of children’s programs**
13. Land Use: concerns over expansion of **Seneca Landfill**; public would like clarification on long-term plans, as well as the negative impacts on property value and air quality
14. Environmental Health & Safety: concerns over **emergency management**, especially regional coordination pertaining to flooding downstream (i.e. Harmony and Zelig)
15. Community Facilities & Services: **township police service and a local fire department with EMS** must continue to provide basic 24/7 protection services.
16. Land Use: **lack of hotels/lodging**