

**SPRINGETTSBURY TOWNSHIP
BOARD OF SUPERVISORS/PLANNING COMMISSION**

**MARCH 4, 2024
APPROVED**

The Springettsbury Township Board of Supervisors and Planning Commission held a Joint Meeting on Monday, March 4, 2024 at 6:00 p.m. at the Municipal Complex, 1501 Mt. Zion Road, York PA in person and by Zoom.

BOARD OF SUPERVISORS

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Charles Wurster, Assistant Secretary/Treasurer
Don Bishop (Zoom)
Bob Cox

PLANNING COMMISSION

MEMBERS IN

ATTENDANCE: Tim Staub, Chairman
Mark Robertson
Paula Musselman
James Tanzola
Charles Stuhre

ALSO IN

ATTENDANCE: Mark Hodgkinson, Township Manager
Randall Heilman, Community Development Director
John Luciani, Township Engineer
Ben McCue, Zoning Officer
Marion Hull, CDM Smith
Christopher Lankenau, Urban Partners
Sue Sipe, Stenographer

1. CALL TO ORDER

Chairman Swomley called the meeting to order for the purpose of reviewing the Comprehensive Plan. He led the Pledge of Allegiance.

2. NEW BUSINESS

A. Review Draft Springettsbury Township Comprehensive Plan

Ms. Hull provided a PowerPoint presentation which included an overview of the planning process to date.

She reviewed the project team comprised of the Steering Committee composed of members of the Planning Commission, Zoning Hearing Board, Board of Supervisors as well as members of the community. The process began in January 2023

The Consulting team is two firms: Ms. Hull's firm, CDM Smith and Chris Lankenau from Urban Partners who she noted is an economic planning firm specializing in working around economic development and redevelopment.

She indicated the chapters in the Comprehensive Plan include housing, economic development, land use, zoning, transportation, natural historic resources and community services, i.e., parks, water, sewer, police and fire.

Planning Process Timeline – a summary of the planning process to date, denoting times checking in with the Steering Committee. Completed the existing conditions analyses winter and spring of 2023 working through spring and fall in terms of solidifying planning goals and objectives. Closing it out with the Community Planning Workshop. Working since then to further develop the Comprehensive Plan recommendations. This meeting will mark the transition from plan development to understand the remaining changes and edits to be made to progress to the plan adoption process.

The plan adoption process includes two formal items that are required by the Municipalities Planning Code, which is a public meeting with the Planning Commission to review and recommend the plan to the Board of Supervisors. It will then go through a 45-day review process, sending to major stakeholders with a formal opportunity to review the plan and submit written comments and attend a formal hearing with the Board of Supervisors. At that time, the Board of Supervisors will either adopt the plan or suggest changes to be made before the plan can be adopted. This process should be completed by June 2024.

Before beginning that process, they will begin the initial task of the zoning update which is the other part of the process by updating the Comprehensive Plan and the implementing ordinances – zoning ordinance and subdivision and land development ordinances. They will be working with a committee of staff who works with zoning, the Zoning Hearing Board as well as the Steering Committee to identify the changes to be made with draft language which will go through its own public comment and review before adoption.

Key existing conditions findings are the basis of plan recommendations. They are organized by the plan topics. There are several areas of focus for the Comprehensive Plan that could leverage transformative change in the Township. These include opportunities to revitalize the Galleria Mall. Also looking at transportation improvements.

Information sources include:

- Existing conditions analysis
- Existing plans
- County GIS data
- Stakeholders and Steering Committee
- Primary research and Census
- Purchased economic data to better understand housing and economic development elements.

Housing - Key findings

- Township has diverse housing stock – variety of sizes and types
- More multi-family development
- Creating new opportunities for new families or senior housing

Housing - Key Needs

- Preservation of older homes
- Continuing to understand house needs for the community
- Ensuring diversification of housing stocks to meet all stages of life
- Expanding senior options

Economic Development – Key needs

- Redeveloping or intensifying development on an existing site
- Ensuring zoning, subdivision and land development ordinances support that development
- Consider ways to repurpose obsolete office space
- Identify what needs to be done from a policy perspective as a Township
- Other partnerships to be proactive in working with mall owners or potential developers

Land Use and Zoning

- Focus on reuse of the under-utilized properties
- Update and modernizing zoning ordinance
- Simplify the Town Center Overlay by flexibility in the regulations
- Zoning and policy tools support the redevelopment of the Galleria Mall
- Consider new policies to preserve open space in the rural areas

Natural and Historic Resources

- Open space contributes to the character of quality of life
- Consider recreational and historical tourism opportunities, i.e., Camp Security
- Consider stream or wetland improvements to increase resiliency
- Other open space protection options for rural spaces

Transportation

- Limited connections in roadways create traffic issues
- Identified a set of priority improvements
- Addressing pedestrian and bicycle gaps
- Updating polices and ordinances to support new technologies

Community Facilities and Services

- Consider an update to the Parks & Recreation Open Space Plan
- Stormwater management to protect water quality and reduce the risk of flooding
- Ensuring the minimum lot size in the rural areas are protecting water quality

Community and Stakeholder Engagement

- Online survey

- Community workshop
- Other public meetings to follow
- Stakeholder interviews

Community Vision Survey

- Open from June to September 2023 – received 234 responses
- There is support for the plan direction – diverse opinions on multi-family and affordable housing
- Top 3 features identified as the great in Springettsbury Township – neighborhoods, parks and school system
- Challenges – traffic and transportation access

Community Planning Workshop held in September 2023

- Approximately 75 attendees
- Support for most plan strategies
- Strong interest in senior housing and services
- Redevelopment of the Galleria
- Mixed feedback on multi-family housing and some confusion on zoning to support commercial/industrial market trends

Draft Plan Recommendations

Plan Contents

- Introduction & process
- Community profile
- Special projects
- Chapters by planning topic
- Still to come: Implementation matrix

Plan Source Materials

- Existing Conditions Report
- Goals, Objectives and Strategies
- Feedback from the Community Workshop and Survey
- Feedback from Steering Committee

Special Transportation Projects

- Improving connectivity and flow
- Enhancing pedestrian connectivity, access and safety
- Supporting the redevelopment of the Galleria Mall
- Logos for YCPC and PennDOT represent partnerships

Priority Transportation Investments

Intersection Safety Improvements:

- Mt. Zion Road/Druck Valley Road traffic controls
- East Market Street/Vernon Street signal design and traffic controls
- Eastern Boulevard/Mill Street sight distance issues

Capacity and Multi-Modal Improvements

- Memory Lane/Haines Road from Route 30 to Mount Rose Avenue
- Mount Zion/Edgewood Road throughout Township
- Multi-modal and streetscape improvements for roads adjacent to the Galleria Mall

Pedestrian and Bicycle Network Improvements

- Improve pedestrian and bicycle connections to commercial nodes
- Create safe crossing opportunities under US 30 on Mount Zion Road
- Access to the Heritage Rail Trail along Codorus Creek

Ms. Hull asked if there were any important items that may be missing in terms of major safety issues. Mr. Robertson mentioned North Hills Road and Rt. 30 intersection as a major traffic issue in the Township. This was determined to be an issue both from a safety standpoint as well as capacity.

Chairman Staub mentioned the Route 83 lane expansion which affects North Hills Road and the connectivity in that area which he felt was a significant problem.

Mr. Robertson mentioned he did not see any reference to bicycle riders relating to overheads in extremely busy areas to make it more accessible. Areas of discussion included: Location of Sams Club, Pedestrian bridge over Mt. Zion Road, East Market Street and Mt. Zion Road, Installation of sidewalks on the western side of East Market Street.

Chairman Staub referring to the capacity multi-modal approach, thought Industrial Highway needs to be looked at from a safety standpoint with pedestrians walking down the side of the road, as well as bus stops along that road bermed in grass and vehicles passing because the cartway is too wide. There is also flooding from the stream along the road. He noted there are options for financing grants since that is a massive east-west corridor. He also cited the area of Concord Road over to Davies Drive needs to be on the priority list. Another point made is truckers sit on Industrial Highway overnight. Since Davies Drive opened there are trucks now looking for other places.

Chairman Staub referred to the area of Pleasant Valley Road and Memory Lane Extended noting most vehicles travel on Pleasant Valley Road as opposed to using Memory Lane over to the neighborhood behind Target. On the map the priority capacity projects identified the leg going over Memory Lane going north and making a right to Memory Lane extended. He felt there is a potential for sidewalks to be installed through to Haines Road and Whiteford Road.

Mr. Stuhre noted there is a considerable amount of available land for a roundabout circle at that intersection. There is only one house that would be affected on the southeast corner.

Chairman Staub noted Industrial Highway needs to connect Concord Road over to Davis Drive and possibly even at Cinema Drive since there is space at that location for a future road and for multi-modal instead of going out where the right out is at Locust Grove Road.

Chairman Staub stated another item to be discussed is the 6-month note relating to installation of sidewalks which is frequently requested by developers as a waiver. Mr. Hodgkinson was asked to research what the opportunities are for the 6-months notes and where they could connect areas of sidewalk.

Discussion was held regarding specifying more attention to pedestrian and/or bicycle connections.

Galleria Special Project

Mr. Lankenau identified the main objective is to facilitate the redevelopment and improve transportation access and connectivity between the mall and surrounding sites.

Opportunities

- Housing , especially on the north side
- Destination retail and restaurant
- Entertainment and private recreation
- Turn mall “inside out” – bringing activities and uses on the outside

Create a flexible framework

- Zoning with flexible use provisions and design standards that encourage attractive walkable designs with clear multi-modal connections
- Streetscape and multi-modal enhancements to the adjacent transportation network
- Consider an official map to identify desired internal site improvements
- A framework for ongoing coordination with the mall owner and potential developers and funding approaches for public improvements

Mr. Robertson cited other areas with progressive senior living communities and asked if any consideration was given to developing a similar situation in the Galleria area.

Mr. Lankenau stated this idea came up at the public meeting in September. Numerous people expressed interest in senior living development, noting there will be more need for this in the future.

Housing

Provide high-quality housing opportunities for residents at all stages of life, meeting the needs of current and future residents, regardless of household size age, ethnicity, or income.

Strategies

- Increase the supply of new, lower-maintenance housing in walkable, amenity-rich neighborhoods
- Expand senior housing options – possibly with accessory dwelling units
- Continue to support affordable housing development

- Institute programs to assist with home maintenance and improvement in older neighborhoods
- Stabilize older stock through effective code enforcement
- Reduce barriers to first-time home buyers
- Continue to support high-quality multi-family residential development through appropriate zoning
- Update Zoning to support desired use of residential properties

Mr. Robertson commented on the affordable housing as to not only renting or owning a house but also being able to pay for utilities as well as taxes.

Mr. Lankenau indicated there are different definitions for “affordable housing”. He determined from the Township’s perspective; it is considered attainable to the middle-income level.

Mr. Robertson referred to a United Way program “Alice”, which shows there are many more people in financial difficulty than what is shown in the Comp Plan data.

Chairman Staub followed up noting York County completed a housing study which revealed affordability is the number one issue. He noted they have recommendations in that plan which should be incorporated into the Comp Plan. He also pointed out the age of structures in the Township, noting only 11% of housing has been built in the last decade, which will result in major property maintenance in the upcoming years.

Chairman Staub reported the Planning Commission asked for a Fair Share Housing Analysis as part of the Comp Plan as to whether they are providing enough multi-family, single-family apartments, seniors, etc., as there is no comparison to where the Township stands. He indicated Mr. Robertson’s suggestion to build more senior housing to reduce the number of cars on the road would be good to consider. He noted as far as density increasing, he was not sure if that was beneficial. In determining fair share, they are looking for the County population projections to anticipate what will be needed for future housing. He noted the Planning Commission has been seeking more direction in that regard.

Discussion was held regarding mix of housing, what is considered desirable for the community, relating to dwelling units that have been approved in the Township.

Ms. Musselman indicated in her role in real estate she became aware the Township does not have sufficient senior housing, and there are no over 55 housing communities in the Township. She recommended the Galleria would be a primary place for an over 55 development.

Chairman Staub commented because the mall is the highest use indoor track, the inside-outside approach may not be the best choice. He also mentioned several areas which new housing would affect, i.e., school enrollment. He believed other housing options could be explored. He noted he was concerned about the fair share analysis presented and questioned whether feedback from all areas of the community was obtained. He was of the opinion the plan currently is not a projecting planning document. He also recommended developing a plan for the committee first.

Ms. Musselman mentioned the Planning Commission receives numerous waivers for sidewalks. She thought to create a more walkable community, those requests should not be granted. Mr. Tanzola agreed noting the requests are waived with a six-month note which never comes to fruition.

Chairman Swomley stated he believed there was a miscommunication since the Board of Supervisors was under the impression the Planning Commission was recommending the six months note as waivers. He noted if there was nothing adjacent, they would consider granting the six-month waiver, but he indicated there were several they did not grant since there were neighboring developments.

It was recommended the Board of Supervisors meet with the Planning Commission to discuss how to enforce requirements with upcoming plans.

A brief recess was called at 7:42.

The meeting was called back to order at 7:54.

Economic Development

Reinforce the Township's role as a center of employment and commerce, enhancing opportunities for residents, and strengthening the tax base to remain competitive, resilient, and attractive to private enterprises.

Strategies

- Ensure that development ordinances support growing existing local businesses and foster new businesses by permitting appropriate infill and reuse
- Enhance business retention and expansion efforts by building relationships with existing and potential new developers
- Continue to improve commercial areas through urban design standards and infrastructure investments
- Encourage diverse development opportunities to support the Township's tax base and high quality of life
- Ensure that zoning supports evolving commercial market trends

Mr. Robertson commented true economic development means more than just service industries. He noted manufacturing is the true economic development engine and they are no longer in the Township, being replaced by distribution centers, etc. For true economic development, he believed they need to make sure the Comprehensive Plan will also promote small manufacturing sites as well.

Mr. Wurster indicated during the Steering Committee meetings he inquired about trends developing in the re-shoring of manufacturing operations coming back from overseas because of changes in the supply chain brought about by Covid. He asked Mr. Robertson if he had any insight as far as if there is any of that activity happening in York County. Mr. Robertson responded several of the companies they have worked with have re-shored stock.

Chairman Staub commented although they have mentioned the various vacancy rates by market, there has been no discussion of whether it is good or bad or if it has improved. He surmised if those workers are not in the Township anymore, should there be concern about that and is there a balance of workers to

industries in the community. He also asked if the vacant properties in the community have been identified and if they are being actively marketed.

Discussion was held regarding marketing opportunities within the Township with the potential of bringing in a consultant to help market the community.

It was noted industrial realtors in the area are aware of properties, however, it was suggested that Staff could identify preferred sites and promote them better.

Mr. Robertson suggested a marketing tool could be to create a video highlighting the great things about Springettsbury Township posting it on the website as an economic development tool.

Kennetha Hanson, member of the York County Economic Alliance, offered that the York County Planning Commission has an excellent tool that anyone can look up properties rated as to their usability. She noted this could be used for planning purposes to look at properties in the Springettsbury Township to determine properties that are under-utilized.

Land Use

Focus high-quality infill development in the Growth Area to support continued economic vitality and quality of life while preserving open space in the Rural Area.

Strategies: Zoning Modernization

- Development standards support redevelopment and infill
- Streamline ordinances
- Update signage regulations to manage new technologies
- Update definitions
- Manage home occupations
- Manage emerging residential uses/types
- Support animals or small livestock in residential districts
- Update parking requirements to discourage “over parking”

Mr. Robertson commented on managing home occupations as part of the definition, since most people are currently working from home.

Mr. Lankenau stated that would be considered a no impact home-based business when a business person with an office could do work from their office at home. Home occupation refers to a person with a home-owned business receiving traffic at their house for a service or good, i.e., hair salon.

Ms. Hull pointed out in the state of Pennsylvania a no impact home-based business is allowed by right in any residential district.

Chairman Staub posed the question are the road standards able to handle increased delivery traffic, specifically the local neighborhood roads. Should the subdivision/land development ordinances be updated to improve the cross-section roads, noting delivery vehicles is not planned for this type of activity

in the local neighborhoods, and that repeated traffic is making an impact on township road's life expectancy.

Mr. Luciani commented on the improvement in the quality of paving technologies which lengthens the life of the roadway in accordance with PennDOT standards. He believed the roadways in general, sans an unforeseen event, would hold up to PennDOT roadway standards.

Town Center Zoning Strategies

Consider relaxing some standards of the Town Center zoning overlay to encourage desired development types. Some items to potentially reconsider include:

- The prohibition of drive-through facilities.
- Requirements for entrances along the sidewalk.
- Some design standards, such as the amount of clear glass required along a façade.
- Consider converting the overlay into a stand-alone district

Discussion was held regarding if there is an existing building on the site, consideration could be given for how restrictive the Town Center Overlay requirements should be administered.

Strategic Zoning Strategies

- Create zoning, planning, and policy tools to facilitate the revitalization/ redevelopment of the York Galleria Mall.
- Implement policies and zoning to preserve agricultural space in the designated Rural Area to maintain scenic vistas and community character

Transportation

Meet the evolving transportation needs of the Township's residents and businesses as they grow and change.

Strategies

- Update the Street Classification Map
- Reduce minimum parking requirements in the Zoning Ordinance
- Revise street and access design standards to improve traffic flow, support desired development types, and increase local connectivity
- Revise zoning and land development ordinances to address the needs of emerging transportation technologies
- Revise parking and loading requirements in the zoning and land development ordinances to address pick-up/drop-off for ridesharing and food/goods delivery
- Prepare an Official Map to reserve right-of-way for new road alignments
- Work with PennDOT to update traffic signal timing permits to improve north/south traffic flows

Discussion was held regarding the difficulty with PennDOT to redo traffic signal timing, specifically around Concord Road and Mt. Zion Road, along with various other intersections.

Mr. Stuhre commented on the problem of overnight tractor-trailer drivers who park along roadways.

Ms. Musselman commented about public transportation, noting during a tour with new Dentsply employees, she became aware when riding the Rabbit Transit bus service, the passenger is required to get a transfer in downtown York to go to their destination. Although these employees expressed interest in living in Springettsbury Township the concern is with the bus service.

Chairman Staub stated Rabbit Transit is in the process of undertaking an update to their system and identifying corridors. He also noted bus shelters need repair, specifically the shelter in the Walmart-Sam's Club parking lot. He indicated as was mentioned in the previous plan, that would be a good place to have a shelter as part of the Town Center, and Rabbit Transit is willing to work with the Township to improve bus stations. He referred to the "Hopper" – on demand busing, which is a new concept introduced several years ago. A case study was conducted in Springettsbury Township to determine how effective it is.

Community Facilities and Services

Deliver excellent services, facilities, and infrastructure at a reasonable cost.

Strategies

- Work with Spring Garden and Manchester Townships to evaluate the governance structure of the York Area United Fire and Rescue
- Update the Township Recreation, Parks, and Open Space Plan, with a focus on tools to preserve open space and enhance park facilities and programming
- Review development standards in areas without public wastewater infrastructure to ensure that minimum lot sizes protect groundwater quality
- Limit water/wastewater extensions to the Rural Area
- Consider preparing a resiliency plan that identifies potential hazards and appropriate avoidance, mitigation, and recovery strategies
- Continue to pursue new funding streams to fund projects and services

Chairman Staub commented on opportunity for acquisition of open space, noting the County adopted an open space tax when a person acquires properties. He asked what the status is with preserved lands since the last plan. He indicated this section is lacking the most data to help make decisions with infrastructure costs that constantly go up. Also considering if grants are available or other sources to help pay for that. He noted also mentioned is the resiliency plan since there are areas with a large amount of flooding issues in the Township with neighborhoods which do not have stormwater.

Mr. Robertson indicated he did not see any comments about wind and solar energy, as well as lighting sources. He noted LED is a proven technology and should only be used.

Discussion was held regarding solar panels. Mr. Wurster commented at a recent PSATS meeting one of the biggest issues now is the decommissioning side of solar panels, particularly on a large industrial scale. He noted solar panels can be regulated through the ordinance. He also pointed out the ill effects with wind turbines. It was noted there currently is an ordinance for wind and solar, which should be refined when

updating the ordinance to limit how much would be permitted, understanding the current technologies for energy sources, which include nuclear, fossil fuel and hydrogen.

Natural and Historic Resources

Prioritize the preservation of historic, natural, and open space resources in the Township.

Strategies

- Strengthen regulations for development on steep slopes
- Where needed to preserve water quality or other natural resources, increase minimum lot size requirements in the rural residential district
- Consider the implementation of agricultural protections in the Rural Area, including conservation or agricultural zoning and agricultural security areas for farmland in the Rural Area
- Identify and implement stream and wetland protections and enhancements to increase resiliency to flooding events
- Work with the Friends of Camp Security to help implement the recommendations of the upcoming Camp Security Master Plan, as appropriate
- Engage the Historic Resources Committee to build on historic tourism opportunities

Next Steps

Comprehensive Plan Completion Steps

- Joint Board/ Planning Commission Workshop
- Revise Plan
- Planning Commission Meeting (April)
- Prepare Final Draft Plan
- Complete 45-day review process
- Public hearing and plan adoption (June)

Ms. Musselman asked who would be responsible to make sure the plan moves forward and provide communication between the Planning Commission and the Board of Supervisors.

Chairman Swomley stated the Board of Supervisors owns it as the legislative body for the community. He referred to the current comp plan noting many items have been accomplished. He noted it is reviewed each year during the strategic planning session to determine what is remaining to be done and what can be accomplished. He conceded the level of communication with the Planning Commission as well as other commissions and boards can be improved. He noted the meetings of the Board of Supervisors are open and all are welcome to attend. Chairman Swomley indicated he would make it a priority for the Board of Supervisors to continue meeting with the Planning Commission.

Mr. Wurster agreed and indicated he felt it would be helpful to hear from experts in the community, who could provide information on development trends and activities in the Township.

Discussion was held on what avenues of communication could be used to promote and engage the public. Chairman Staub commented he believed the Township would benefit from a digital communication strategy.

Mr. Robertson referred to Page 72 of the Comprehensive Plan regarding flood plains which he felt the wording was confusing and needed to be revised.

Mr. Mark Bair, member of the Zoning Hearing Board asked looking at the process, where does the input from the Zoning Hearing Board come in specifically in changes in zoning rules. Ms. Hull responded by providing the ordinance update schedule.

Ordinance Updates

- Produce ordinance issues summary memo (March)
- Steering Committee/Zoning Hearing Board consultation
- Prepare draft ordinance changes (May)
- Steering Committee/Zoning Hearing Board consultation
- Refine draft ordinance language (June)
- Planning Commission public meeting (July)
- Prepare final for 45-day review
- Public Hearing and Adoption (October)

Mr. Cox asked if rezoning will be considered as part of this process or only amending the ordinances.

Ms. Hull responded they are amending the ordinances and she anticipated there would be some rezoning, particularly referring to a special district for the Galleria and surrounding area that do not exist today. She noted in some areas where it is not yet known what the use would be, they developed the Flexible Development District where there is a much broader range of uses, both commercial and industrial.

Discussion was held regard the town center concept. Ms. Musselman commented about the Mt. Zion Commons area where the developer is proposing 170 apartments along with another small strip center. She asked how that fits into the Comprehensive Plan as a town center concept. Discussion was held as to what constitutes a true town center and how to make areas of proposed development more accessible.

PUBLIC COMMENT

Brian Kauffman – 3693 Wingfield Drive

Mr. Kauffman asked about the fair housing analysis and if it were not being done, how would the Township know whether there is enough multi-family and single-family housing in the area.

Chairman Staub stated the Municipalities Planning Code mandates providing for every household type and income level. It does not indicate how much is required. A good indicator is looking at the projected population and determining the need with a build-out analysis to determine the level of zoning. He noted future land use regulations do not have descriptions of what those land uses are.

Mr. Swomley commented in reviewing some of the tables in the draft comp plan on demographics family, non-family, racial demographics it appears Springettsbury Township has a good distribution across the Township.

Ms. Hull stated there was a goal of preserving the rural area, with little buildable land inside the growth area suitable for single-family housing. She noted it should be decided as a community from a policy basis, how much can be developed for residential vs. commercial or other uses. From a state legal perspective, it would not be difficult to show the Township is carrying their fair share of housing type because so much of development has been multi-family. She indicated if it is determined that the amount of multi-family housing is considered too much, they could be in a position to re-zone some of the land targeted for multi-family residential, commercial or other uses.

Mr. Robertson mentioned there is no public transportation system except for Rabbit Transit. Discussion was held regarding walkability noting that individuals commonly would rather get in their vehicles and drive rather than walking to the next location, even if it is close by. It was noted there are areas where sidewalk connectivity could be considered along with bicycle access maintaining a 10 ft. wide sidewalk where possible.

Joe Servanack – 290 Lynbrook

Mr. Servanack stated he was involved with community affairs and cares about the community. He expressed his concerns of what is taking place in the Township and encouraged the Board and Planning Commission members to consider the history and culture of the Township when making critical decisions in order preserve and protect the environment of the Township.

4. ADJOURNMENT

Chairman Swomley adjourned the hearing at 9:16 p.m.

Respectfully submitted,

Doreen K. Bowers
Secretary

ses