

LOCAL TOPICS

Damascus Township Road Ordinance

Our office reviewed a proposed road ordinance for Damascus Township in November, 2017. This stand-alone ordinance was drafted by the Township and addressed road use and construction, with a focus on private road design standards. Proposed standards included property line setbacks, permitting, and approach angles. To date, this ordinance has not been adopted by the Damascus Township Supervisors.

Damascus Township Zoning Ordinance Amendments

Damascus Township proposed amendments to their zoning ordinance to address uses related to alternative energy systems. A wide variety of these systems (solar, wind, geothermal, etc.) were defined by the amendments and site design standards were applied to each. The main component of these amendments made a distinction between systems designed for on-site use and those of a larger scale. Our comments attempted to make that distinction clear and to make sure the Township's intent was accomplished. This intent was to allow small scale, on-site energy systems as accessory uses in all zoning districts. Our review took place in January, 2017. The Damascus Township Supervisors adopted these amendments on April 17, 2017.

Lehigh Township Zoning Amendment Review

In the fall of 2017, our office reviewed a proposed amendment from Lehigh Township to allow for a 'Roof-Over' in an effort to achieve consistency across municipal lines regarding how these improvements are managed. A 'Roof-Over', is defined by the Lehigh Township Zoning ordinance as "*Any structure over the top of any part of a recreation vehicle which was not an original part of the recreational vehicle or which restricts the mobility of the recreational vehicle.*" The intended effect of allowing these structures is to afford the recreational vehicle owner the ability to achieve an additional level of protection of their investments from potential threats such as heavy snow loads or falling tree branches. Our comments on the specifics of the proposed regulation changes were forwarded to Lehigh Township in December of 2017. As of the date of this report, we did not receive notice that the proposed amendment was adopted by the Township Supervisors.

Palmyra Township Zoning Ordinance Amendments

The definition and placement of theaters in Palmyra Township's zoning ordinance was addressed and reviewed by our office in August, 2017. Palmyra Township was looking to create a more inclusive definition of theaters and to add theaters as conditional uses in the C-1 (General Commercial) and RR (Rural Residential) zoning districts. The Palmyra Township Supervisors adopted these amendments on October 2, 2017.

Paupack Township Zoning Ordinance Amendments

Paupack Township proposed amendments to their zoning ordinance regarding wireless telecommunications and these amendments were reviewed in May, 2017. These amendments dealt with the design and placement of wireless communications facilities. The Paupack Township Supervisors adopted these amendments on July 13, 2017.

Sterling Township Amendment Reviews

Over the course of the past several years, Sterling Township has sought to amend their Subdivision and Land Development Ordinance (SALDO), Zoning Ordinance, and Zoning Map, some of these comprehensively. This process began in 2015 and continued through 2017 resulting in the adoption of amended versions of each.

In 2015, Sterling Township, assisted by the guidance of planning consultant, Carson Helfrich, sought to amend their SALDO. Our office reviewed a draft version of that comprehensive rewrite at that time. In the fall of 2017, our office reviewed the changes to that initial draft and, therefore, a final version of the proposed amendments. Similarly, an effort to comprehensively amend the Township's Zoning Ordinance began in the fall of 2016, also with the assistance of Carson Helfrich. Our office conducted an initial review of that proposed document in the fall of 2016 and then subsequently three additional drafts throughout 2017. Some of the reviews were comprehensive as well, since the bulk of the ordinance was rewritten. Our office also produced GIS mapping to produce visual examples of proposed setback restrictions for certain allowed uses.

In addition, the Sterling Township Zoning Map, which had amendments realized pertaining to the Planned Business Park (PBP) was also subject to additional proposed changes in 2017. A Sterling Township resident through his consultant, Tom Shepstone, proposed changes to certain parcels of land located south of Interstate 84. The proposed changes would effectively rezone portions of the

Village Business (VB) and Residential (R) Districts to a Mixed Residential District (MR) to potentially allow for more varied uses of these parcels through the Landowner Curative Amendment process. *{Figure 1}* Our office, as it has done numerous times in the past, produced a new Sterling Township Zoning Map to facilitate the adoption of a new map which illustrated the proposed changes.



Figure 1 - Before and after the Sterling Zoning Map change. The purple shading (above right) is the new area of the MR Zoning District.

A process that began in 2015, ultimately concluded this past year with the adoption, by the Sterling Township Supervisors, of amended Subdivision and Land Development and Zoning Ordinances in November of 2017. Additionally, the Township accepted the proposed changes referenced above and adopted an updated version of its official Zoning Map in December of 2017.

Lake Region Comprehensive Plan Update

The first meeting for the Lake Region Comprehensive Plan Update was held in April of 2017 and planning will continue into 2018. The Lake Region includes Hawley Borough, Palmyra Township, and Paupack Township. Mr. Thomas Shepstone is the consultant for the project. The Planning/GIS Staff have been attending the Steering Committee meetings and training sessions for this update as well as supporting the Lake Region with information and mapping. Updated road maps were completed in June of 2017 and the Land Use/Land Cover maps were completed in December.



Portion of the Palmyra Township Land Use/Land Cover map

Wayne County and Municipal Comprehensive Plan Consistency Reviews

Central Wayne Regional Authority Small Water and Sewer Grant Application

A letter of support was written to assist the Central Wayne Regional Authority in filing a grant application to the PA Department of Community and Economic Development (DCED) for proposed sanitary sewer rehabilitation projects within the Borough of Honesdale. These projects will help provide for structural integrity to the Central Wayne Regional Authority's sewer infrastructure as well as a decline in the volume of wet weather storm water flows to the treatment plant. This project was found to be consistent with the Community Facilities section of the Wayne County Comprehensive Plan and with local and regional comprehensive planning goals and objectives.

Damascus Township Supervisors – Municipal Baseball Field Upgrade

A letter of support was provided to the Damascus Township Supervisors to accompany their application to the Department of Community and Economic Development (DCED) – Monroe County Local Share Account (LSA) for funding that will be used to make improvements to the outdated municipal baseball field and the construction of a parking lot to be used by both players and spectators. Since no other baseball facilities exist within the Township, maintaining this recreational facility for the local residents and visitors is a priority of the Township.

East Central Wayne County Comprehensive Plan

The Wayne County Planning/GIS Department will be supporting the municipalities of Damascus, Manchester and Oregon Townships with the update to the East Central Wayne Comprehensive Plan. Our department will provide in-kind services with GIS mapping and also through participating in multi-municipal meetings as the plan is updated. A grant application is being submitted to the Department of Community and Economic Development (DCED) to obtain funding for this project. A letter supporting this application was provided to the Townships.

Hamlin Community Library of Lake & Salem Townships

The Hamlin Community Library of Lake & Salem Townships is seeking a grant through the Department of Community and Economic Development (DCED)-Local Share Account (LSA) to assist in the repair of the library building foundation. The Hamlin Community Library serves a large number of residents and visitors in the southern Wayne area. A letter supporting this project was provided to DCED as this project is consistent with the objectives of the Community Facilities section of the Wayne County Comprehensive Plan.

Hawley Borough Council – Repair of Existing Levee System

The Wayne County Planning Commission received a letter from Hawley Borough Council requesting support for an application to the PA Infrastructure Investment Authority (PennVest) for a loan to be used as additional funding for this needed levee repair project. The Borough had previously received a \$163,115 grant through the Department of Community and Economic Development (DCED), but the lowest bid for the entire project was over \$300,000. This storm water control system was inspected by the Army Corps



of Engineers and it was determined that various pipes were in need of replacement. This levee provides flood risk reduction to the residents and businesses of Hawley Borough. Letters of support were sent to the Borough for this identified levee repair project.

Hideout Community – Lake Township – Stormwater Project

The Lake Wallenpaupack Watershed Management District is applying for funding through the Department of Community and Economic Development (DCED) that will be used for a stormwater management project located within the “Hideout” residential community in Wayne County. This project involving the Ariel Creek sub-watershed into Roamingwood Lake is consistent with the goals and objectives of the Lake Region Comprehensive Plan and the County Comprehensive Plan by protecting and maintaining the water quality of lakes and streams in areas of extensive development. A letter of support for this project was forwarded to DCED.

Honesdale Borough Pool Complex – Honesdale Borough

Honesdale Borough Council is applying to the Greenways, Trails and Recreation Grant Program to obtain funding that will be utilized to make much needed repairs to the Honesdale Borough Pool Complex. These repairs include a complete rehabilitation of the main pool, the installation of a dry hydrant and the possible addition of a splash park to replace the former kiddie pool. This project is consistent with the goals and objectives of the Community Facilities section of the Central Wayne Regional Comprehensive Plan and the Wayne County Comprehensive Plan. A letter of support was provided to Honesdale Borough Council to accompany the grant application.

Human Resources Foundation – Neighborhood Assistance Program

The Human Resource Foundation is in the process of revitalizing a property at 1006 Church Street and is applying to the Department of Community and Economic Development (DCED) Neighborhood Assistance Program for funding. This property will serve as a downtown hub to support the needs of the Human Resource Center consumers, specifically individuals with intellectual disabilities by providing a space that will connect them with the Honesdale community. Approximately 30 consumers will receive individual support and guidance from eight full-time staff allowing them to lead more independent lives. The renovation of this unoccupied dwelling is consistent with the Housing Policies of the Central Wayne Regional Comprehensive Plan and a letter supporting this project was forwarded to DCED.

Lacawac Sanctuary

The Lacawac Sanctuary located in southern Paupack Township is requesting funds through a grant to the PA Department of Conservation and Natural Resources (DCNR) Community Conservation Partnership Program that will be used to purchase the existing residence of Lacawac's founder, Arthur Watres. This one-acre property is located within the heart of the Sanctuary's 500 plus acres of forested trails. Lacawac's primary focus is on community education and environmental programs to strengthen academic achievement through hands-on, indoor and outdoor programming for the school districts of Wayne County. A letter supporting this purchase was forwarded to DCNR.

Mount Pleasant Township – Storage Shed

The Wayne County Planning Department provided a letter of support to Mount Pleasant Township to apply for funding through the Department of Community and Economic Development - Monroe County Local Share Account (LSA) to construct a shed that will be used to store anti-skid material. The shed will be 42'x 64' with a 29' clearance. A cost estimate of \$78,872.00 is anticipated with the Township providing in-kind service toward the project with the required foundation preparation. The use of grant funds helps to reduce the financial burden on the local taxpayers and assists the Township in maintaining their local roads throughout the winter season.

Texas Township – Building Improvement Project

Texas Township has requested a letter supporting the construction of a 20'x 23' storage room addition to their existing township building along Old Willow Avenue. This space will be used for office administration and records storage. The Township has committed \$98,500.00 towards this building addition. A grant application is being submitted to the PA Department of Community and Economic Development (DCED) in order to reduce the financial burden on the local taxpayers. A letter was forwarded to Texas Township supporting this municipal building improvement project.

WEDCO – Economic Development Plan for Agriculture

Funding is being requested through the Department of Community and Economic Development (DCED) to support the Wayne Economic Development Corporation's development of an Agricultural Economic Development Plan that will strengthen this important industry sector of Wayne County. The Wayne County Planning/GIS Department will provide in-kind mapping services towards this effort. This project was found to be consistent with the Economic Development section of the Wayne County Comprehensive Plan. A letter supporting the project was forwarded to DCED.