

LOCAL TOPICS

Cherry Ridge Township Code Book Amendments

In November of 2020, our office completed a review of the proposed amendments as related to their Code Book Chapter 78, Driveway and Road Occupancy Permits, Chapters 59 and 108, for the regulating of unlicensed vehicles for purposes of defining a junk yard, adding the definition of Mixed-Use to be permitted within the RD (Rural Development) District as a Conditional Use and adding Cemeteries as a principal permitted use in all Districts. The final amendment proposed to incorporate a new Section 108-32 to regulate Communications Facilities as a Conditional Use within the RD District with a 5-acre minimum and 300-foot setback on all sides. Upon completion of our Act 247 required review, the Township took final action on these proposed Code Book amendments at their December 2020 meeting.

Clinton Township Subdivision and Land Development Ordinance Amendments

In the fall of 2020, our office received proposed amendments to the Clinton Township Subdivision and Land Development Ordinance (SALDO). The amendments consisted of new ordinance sections to regulate ‘Communication Towers’ and ‘Wind Energy Facilities’. Among these proposed regulations were standards relating to siting, setback minimums and decommissioning, in addition to others. The consulting firm of Woodland Design Associates, Inc. was retained by the Township to develop the regulations. It is our understanding that the Township continues to work on the proposed SALDO amendments and it is anticipated they will be adopted in 2021.

Honesdale Borough Zoning Ordinance Amendment

In September of 2020, we received a request to review a proposed amendment to the Honesdale Borough Zoning Ordinance for the purpose of regulating ‘Short Term Rentals’. This new section was proposed to manage those properties typically rented at periods of less than thirty days. The proposed regulations would seek to manage the registration and operation of such properties in order to protect adjoining properties from potential nuisances and also to alleviate potential health and emergency response concerns. Many municipalities are proposing or amending such regulations after a fairly recent Pennsylvania Supreme Court ruling, which classified short term rentals as ‘commercial uses’, relative to Zoning. We understand that Honesdale Borough is continuing to work on the proposed amendments and anticipates adoption sometime in 2021.

Lehigh Township Zoning Ordinance Amendment

In November of 2020, we completed a review of Lehigh Township's proposed Zoning Ordinance amendments, along with proposed stand-alone ordinance regulations related to Short Term Rentals. These new regulations would designate standards related to enforcement, occupancy, and parking for this land use. These proposed amendments and the stand-alone ordinance were not adopted by the Lehigh Township Supervisors in 2020.

Paupack Township Zoning Ordinance Amendment

In January and September of 2020, our office reviewed proposed amendments to Paupack Township's Zoning Ordinance related to lot size, setbacks, and frontage. These amendments were adopted by the Paupack Township Supervisors, prior to our second review, at their September 2020 meeting. We made a comment regarding this timeline as a scheduling reminder for future amendment considerations.

Wayne County and Municipal Comprehensive Plan Consistency Reviews

Bethany Village Senior Living Facility – Sewage Facility Funding

A letter of support was provided to the Bethany Village Senior Living Facility supporting their efforts to construct a wastewater treatment plant. Bethany Village is applying for funding through PENNVEST to assist with this important infrastructure project. The project is consistent with the Wayne County Comprehensive Plan in that such upgrades are essential to group living facilities and protection of water quality from identified malfunctioning on-lot sewer systems.

Damascus Township Park Improvements – Phase II

A letter of support was requested by the Damascus Township Supervisors to apply for funding through the Department of Community and Economic Development (DCED) Local Share Account (LSA) that will be utilized for Phase II improvements to the Damascus Township Park. The improvements will include upgrades to the former baseball field, an ADA walkway and the completed addition of the community amphitheater. This project is consistent with both the Wayne County Comprehensive Plan and the East Central Wayne County Comprehensive Plan as an objective to maintain and enhance recreational areas and facilities.

Honesdale Borough – Stormwater Control

Honesdale Borough is applying for funding through the Local Share Account (LSA) to be used towards the Borough's efforts to address stormwater control measures in several identified areas within the Borough. These stormwater related projects will benefit the residents by reducing damage to both property and the road network within the Borough of Honesdale. A letter of support was provided to the Borough to assist in securing this grant funding.

Lacawac Sanctuary – Woodland Lakes Property

Lacawac Sanctuary is applying to the Department of Conservation and Natural Resources (DCNR) C2P2 Program and the Department of Community and Economic Development (DCED) to obtain funding that will assist in the acquisition and future conservation of the Woodland Lakes property located in Oregon Township. Lacawac Sanctuary intends to use this 130+/- acre parcel for future hiking and outdoor educational programming. Two letters of support were provided by the Wayne County Planning Department that will accompany each grant application. The purchase of this property is consistent with the recreation section of the Wayne County Comprehensive Plan.

Lacawac Sanctuary – Environmental Education Center

A letter of support was sent to Lacawac Sanctuary to assist with a grant application through the Wayne County Redevelopment Authority for the construction and renovation of the Lacawac Sanctuary Environmental Education Center. The Wayne County Redevelopment Authority is seeking the funding from the Department of Community and Economic Development (DCED) Local Share Account. Lacawac Sanctuary provides community education and environmental programs to strengthen academic achievement by providing hands-on, indoor and outdoor programming for the school districts in Wayne County. This project is consistent with the recreation section of the County's Comprehensive Plan.

Lackawaxen River Access Points

In order to assist in the progress of activating the Lackawaxen/Route 6/Stourbridge Railroad recreational corridor in Wayne County, grant funding is being pursued from the PA Fish and Boat Commission to aid in the development of three Lackawaxen River access points between Honesdale and Hawley Boroughs. These points would be located at CVS, Industrial Point and White Mills. The Wayne County Trail Feasibility Study, which was completed in May of 2020, proposes a core trail connecting Honesdale and Hawley Boroughs, connections to existing sites and trails, and multi-use river access points for residents and visitors alike. This project is supported by the Central Wayne Regional Comprehensive Plan, the Lake Region Comprehensive Plan, the Wayne County Comprehensive Plan, the PA Route 6 Management Action Plan and Pennsylvania's Statewide Comprehensive Outdoor Recreation Plan.

South Canaan Township – Truck Purchase

A letter of support was provided to South Canaan Township to assist in a grant application through the Department of Community and Economic Development (DCED) Local Share Account (LSA) for the purchase of a new Township truck. An updated truck will allow the Supervisors of South Canaan Township to provide their residents with adequate road maintenance throughout the year including winter snowplowing that covers nearly 34 miles of Township roads. A listed goal under the County's Comprehensive Plan is to provide for needed equipment and community facilities by seeking out grant funds to reduce the burden on the local taxpayers.

Waymart Borough Council – Storage Shed

Waymart Borough is applying to the Local Share Account (LSA) for grant funds to aid in the construction of a 25'x 36' storage shed to be used to store Penn DOT approved anti-skid materials. A letter of support was sent to Waymart Borough as this project is consistent with Waymart Borough's Comprehensive Plan to provide for a transportation network to safely move people and goods with the objective to develop a highway improvement and maintenance plan.

Wayne County Commissioners – Hankins Dam Park Project

A letter of support was requested by the Wayne County Commissioners to accompany a grant application to the Department of Community and Economic Development (DCED) to assist with the development of the Hankins Dam Park project located in Mount Pleasant Township. The first phase of this project will involve the required DEP stabilization of this designated high-hazard dam and the completion of a trail/walkway across the top of the dam. One of the identified recommendations in the Wayne County Comprehensive Plan is to examine opportunities for re-use of existing facilities as a way to reduce costs and ensure existing structures of prominence are retained in productive community use. Further development of this property will take place once the initial Phase I project is completed.

Wayne County Commissioners – Industrial Point Recreation Area

The Wayne County Commissioners are applying to the Monroe County Local Share Account (LSA) Grant for funding to develop the Industrial Point Natural Area located along the Lackawaxen River near the confluence with the Dyberry Creek. The first phase of the project will be to remove the existing structure that is currently condemned and develop the land area into a natural area for public community use. This location will offer the community a river access for fishing and boating along with access to hiking and passive recreational opportunities within the Borough of Honesdale. Future phases could potentially offer additional future economic development opportunities. The project is consistent with the goals of the Wayne County Comprehensive Plan in the development of recreational facilities and attractions by supporting municipal park improvement projects in locations suited to the areas of population centers. The Wayne County Planning/GIS Department provided a support letter for this project.

Wayne Highlands School District – Baseball Field Renovation Project

A consistency letter supporting a grant application to the Department of Community and Economic Development (DCED), PA Greenways, Trails and Recreation Grant Program was sent to the Wayne Highlands School District. This grant application is intended to be used for the renovation of the baseball field located at the District's Sports Complex in Texas Township. The existing baseball field was unable to be used during the majority of last year's season due to inadequate drainage from frequent storm events. This project was found to be consistent with the "Community Facilities and Recreation Plan" of the Wayne County Comprehensive Plan in that the bulk of recreational facilities should be provided by private enterprise, municipal governments and school districts.

Wayne/Pike Workforce Alliance – Wayne Tomorrow! Agricultural Subcommittee

Wayne/Pike Workforce Alliance is applying for a grant through the PA Dairy Investment Program that will be used to assist the Wayne Tomorrow Agricultural Committee in their marketing investment initiative for the identified Branding and Pairing Program involving the regional dairy industry. This project will be a critical element to sustain and grow agriculture as an economic engine in Wayne County. A letter of support was provided to Wayne/Pike Workforce Alliance as this project was found to be consistent with the County's Comp Plan.

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