

LOCAL ISSUES

Municipal Ordinance Reviews

Canaan Township Zoning Ordinance Amendment

Canaan Township proposed amendments to their Zoning Ordinance regulating signs in 2016. Our office reviewed and provided comments on these amendments in November of 2016. The bulk of the proposed amendments dealt with the addition of sign-related definitions. Planning/GIS's comments focused mainly on how these new ordinance sections would be administered. These amendments were adopted on December 7, 2016.

Lebanon Township Building Numbering and Road Naming Ordinance / Zoning Ordinance Amendment Review

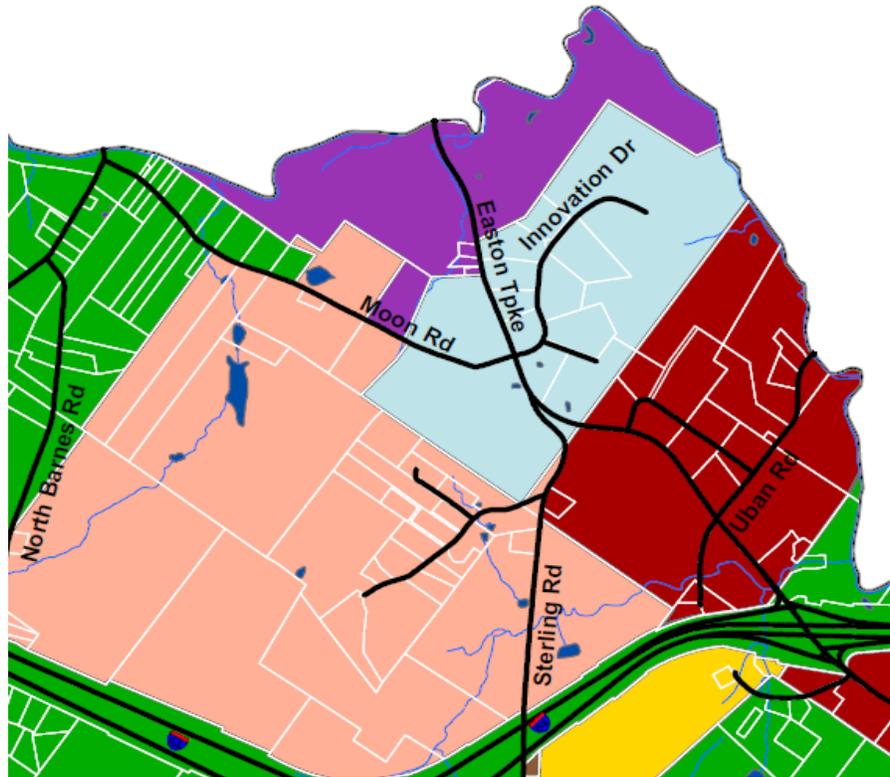
In 2016, Lebanon Township proposed an ordinance to regulate the numbering of buildings and naming of roads within their township. Since our office is the addressing and road naming authority for Wayne County (in support of the County's 911 Office) our review looked at both the proposed ordinance and the existing processes for naming a road or numbering a building. This dual-assessment approach allowed both Lebanon Township and Wayne County the ability to support each other when it comes to setting a new road name or numbering a building for 911 purposes. Our review took place in November of 2016. The Lebanon Township Supervisors adopted this Building Numbering & Road Naming Ordinance on January 3, 2017.

Lebanon Township also proposed minor changes to zoning hearing notices in their Zoning Ordinance. Our office reviewed and provided comment on those amendments in April of 2016. The Lebanon Township Supervisors adopted these amendments on June 6, 2016.

Sterling Township Zoning Ordinance Amendment Reviews

At the start of 2016, our office completed a review of proposed amendments to the Sterling Township Zoning Ordinance which involved the creation of a new Planned Business Park (PBP) District for the 250-plus acres of the Wayne Economic Development Corporation (WEDCO) Sterling Business and Technology Park located at the intersection of State Routes 191/196 and Moon Road in the northern portion of the Township. These zoning amendments covered the allowable principal permitted and accessory uses for this PBP zoning district, designated conditional uses that would be reviewed by the Township Supervisors and the prohibited uses that are not allowed within the Park. There were also development standards established for this newly created PBP zoning district covering minimum lot size, building setback and height requirements and maximum lot coverage. As part of these proposed zoning amendments, our office provided the Township with a revised GIS version of their amended municipal zoning map for their review. The Township requested a revision to the draft map that acknowledged the redesigned intersection of Moon Road and Easton Tpke. (SR 191). After final adoption took

place, the new zoning map was added to the County's Planning/GIS web page. Below is a section of the revised zoning map showing the Planned Business Park (PBP) district in light blue.



Sterling Township proposed additional amendments to their Zoning Ordinance at the end of 2016. The Zoning Ordinance amendments were largely comprehensive, which essentially constituted a rewrite of the existing regulations. The amendments followed other recent ordinance activity for the township including recent proposed amendments to their Subdivision and Land Development Ordinance, as well as a previous amendment to the Zoning Ordinance, which resulted in the creation of a new Planned Business Park (PBP) Zoning District as discussed above. Among the more substantial changes were amended or new regulations and standards for solar power generation, pipeline compressor stations, power plants and gaming establishments. Sterling Township also became the first Wayne County municipality to introduce definitions for both a 'Medical Marijuana Dispensary' and a 'Medical Marijuana Grower/Processor'. Pennsylvania Act 16 of 2016 created a regulated system for the licensed growing/processing and provision of medical cannabis in the Commonwealth. Municipalities will need to consider how these new potential uses will be managed in the future. In addition to the changes mentioned previously, Sterling Township also proposed the elimination of the Mixed Residential District (MR) with the area being absorbed by the Rural Development District (RD) and the uses being provided for in other zoning districts. This change will also prompt a future amendment to the Sterling Township Zoning Map. It is anticipated that the amendments to the Sterling Township Subdivision and Land Development Ordinance, Zoning Ordinance and Zoning Map will be completed and adopted in 2017.

Wayne County and Municipal Comprehensive Plan Consistency Reviews

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 – Monroe County Local Share Account 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.

Hawley Borough Council – Repair of Tennis Courts

Hawley Borough is applying for funding through the Department of Community and Economic Development – Greenways, Trails and Recreation Grant Program in order to repair the existing tennis courts located within Bingham Park. Bingham Park is a recreational facility used by the residents of the Borough as well as visitors from the surrounding Lake Region and seasonal second home owners. A letter of support was sent to Hawley Borough Council to support their efforts in securing the necessary funds to help maintain a safe recreational facility.

Hawley Borough Council – Repair of Existing Levee System

The Wayne County Planning Commission received a letter from Hawley Borough Council requesting support for a grant to the PA Department of Community and Economic Development (DCED) Flood Mitigation Grant Program for funding to be used to repair the existing levee system within the Borough. 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. The Borough has also applied for funding through the PA Department of Community and Economic Development (DCED) Monroe County Local Share Account Grant Program for additional funding to assist in the repair of this Borough levee system. Letters of support were sent to the Borough for this identified levee repair project.

Honesdale Borough – Blake’s Creek Stormwater Project – Phase II

Honesdale Borough requested support in June of 2016 for funding that will be used for stormwater upgrades along Blake’s Creek. Upon completion of a stormwater management study in 2008, it was found that existing problems along Blake’s Creek included erosion, lack of pipe capacity and lack of inlet and swale capacity. Repairs in this hill section of the Borough will reduce flooding and property damage to both residential and business properties as well as Borough streets. Stormwater infrastructure work has recently been completed near the intersection of Terrace and Grove Streets to address this inadequate pipe and swale capacity.

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.

Lehigh Township – Pavilion Construction

Lehigh Township is submitting a grant request to the Local Share Account (LSA) for the construction of a permanent 24’ x 48’ pavilion at the Gouldsboro Train Station. The train station hosts approximately 3,000 tourists annually and receives excursions from the Steamtown National Historic Site in Scranton. The pavilion will replace a tent that is currently used for hosting these events. A letter was sent to the Lehigh Township Supervisors in support of this project as discussed within the Historic Resources section of the County’s Comprehensive Plan.

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 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 \$74,000.00 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.

Palmyra Township – Municipal Building Improvements

Palmyra Township is applying for funding through the Local Share Account (LSA) to construct an addition to the existing township building and provide for some remodeling. The size of the existing building is inadequate for municipal administration needs as well as storage of township equipment. The total cost of the project is estimated at \$268,720 with the Township providing approximately 20% of this cost. This project is consistent with the Community Facility and Service Needs section of the Lake Region Comprehensive Plan as municipal buildings need to be expanded to accommodate additional activities and serve as multi-use community facilities. A letter of support was provided to the Palmyra Township Supervisors for this municipal project.

Pleasant Mount Emergency Services – New Ambulance

Pleasant Mount Emergency Services is pursuing funding through the Local Share, Gaming Grant to purchase a new ambulance that will provide emergency services to the residents and well as vacationers to a large area within Northern Wayne County. The estimated cost of this new ambulance is \$200,000.00. This volunteer company provides high-quality services, promotes

community involvement and is a tremendous cost-saver to this area of Wayne County. The Wayne County Planning Department supports this grant application and provided this volunteer company with a letter of support to accompany their application.

Sutphen East Corporation – Land Purchase

Sutphen East Corporation has recently committed to purchase Lot 4 within the Sterling Business and Technology Park located in Sterling Township. They are a custom fire apparatus manufacturing business and applied for a USDA Rural Development loan to locate in Wayne County. The Wayne County Planning Commission found this loan request to be consistent with the County Comprehensive Plan by creating better paying jobs that will be available to area residents. A letter of support was returned to the Northeastern Pennsylvania Alliance to accompany the loan request. Sutphen East Corp. received a \$225,000 USDA Rural Development loan through the NEPA Alliance towards the purchase of the land and building. These resources will allow for the creation of ten new jobs, while also retaining an additional forty employment opportunities to be preserved in the area.

Wayne County Area Agency on Aging – Newfoundland Food Pantry Building Expansion Project

The Wayne County Area Agency on Aging has applied for funding to construct an addition to the existing Dreher Township Building that will be used for the storage and distribution of food pantry items to low income residents in southern Wayne County. The addition will be handicapped accessible and have an ADA compliant restroom. The funding applied for is through the Department of Community and Economic Development – Monroe County Local Share Account. A letter supporting this application was sent to the Area Agency on Aging.

Wayne Highlands School District – Tennis Courts

A request was received from the Wayne Highlands School District for a letter of support to apply for funding from the Department of Community and Economic Development (DCED) to reconstruct the six community tennis courts located at the school sports complex. These tennis courts are used not only by the school district but the residents and visitors to Wayne County as well. The County found this request for funding to be consistent with the Wayne County Comprehensive Plan and supports the district's efforts in maintaining the recreational facilities located at the District's Sports Complex. A letter of support was provided to Wayne Highlands.

WEDCO – Southern Broadband Expansion

The Wayne Economic Development Corporation is applying for funding through the Local Share Account (LSA) to expand broadband in southern Wayne County. This expansion will assist existing businesses to reach their growth potential and is critical infrastructure needed for attracting higher wage technology related companies to the area. This proposed broadband expansion would help to achieve the economic development goals of the Wayne County Comprehensive Plan. Therefore, a letter of support for this grant request was provided to the Department of Community and Economic Development (DCED) for this WEDCO application.