



East Pennsboro Township Comprehensive Plan

### Policy Action Plans

- Livable Community
- Physical Development
- Community Facilities and Services
- Economic Development

### Village Concepts

### Interrelationship of Plan Components

### Statement of Regional Consistency

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### Introduction

In order for East Pennsboro Township to accomplish its goals and objectives, a number of policy changes and regulatory amendments need to occur. These items are outlined in the following action plans. Each action plan corresponds to specific headings of the community development goals and objectives, presented in Chapter 4. These actions plans are scheduled over the next 10 years in the capital improvements program (CIP) presented at the end of this chapter. The CIP will provide the Board of Commissioners with a ready reference for implementing the comprehensive plan.

### Action Plans

Action Plans answer the question “How can we change what we do today in order to become the community we want to be?” The Action Plans recommend policies for decision making and tasks for making change. There are four Action Plans - each address a particular theme of community planning:

- **Livable Community Action Plan** - addressing health and educational services, housing and neighborhoods, recreation and culture and heritage goals and objectives
- **Physical Development Action Plan** - addressing land use, transportation, natural environment and energy goals and objectives
- **Community Facilities and Services Action Plan** – addressing public facilities and services and homeland security goals and objectives

- **Economic Action Plan** – addressing economic sustainability goals and objectives

In these Action Plans, the goals for each planning category are followed by policy statements (objectives), previously presented in Chapter 4, and action strategies for the Township to implement, as well as other resources to assist in making the recommended changes.

**LIVABLE COMMUNITY ACTION PLAN**

*Health and Educational Services Component*

Health and educational services provide a solid foundation for progressive, livable communities. East Pennsboro Township is fortunate to be the home of Holy Spirit Hospital and has worked hand in hand with the hospital to accommodate recent expansion of their facilities and services and also to improve access to the hospital campus. Likewise the Township is home to Central Pennsylvania College. This institution continues to expand its campus and degrees programs and provides an enormous asset to the community for higher educational opportunities. East Pennsboro is fortunate to have a public school system that serves only Township residents. The East Pennsboro School District has recently renovated its high school and middle school campus. These facilities and the services they provide are an important core for making East Pennsboro Township a “Livable Community”.

- Allow for the development and expansion of hospitals and medical offices; schools and support facilities; institutions of continuing and higher education; and libraries as permitted, conditional, or special exception uses in appropriate zoning districts of the Township. Consider the location of zoning districts in reference to the roadway network in reviewing the appropriate relationship between use and district. Integrate the growth of service providers with adjacent neighborhoods

or with adequate buffers.

**Mechanism:** Zoning update/ amendments

**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP)

- Provide and maintain a roadway network that adequately facilitates traffic circulation and transit service between major service complexes and the rest of the Township community.
 

**Mechanism:** Township Transportation Improvement Program, PennDOT/ HATS Transportation Improvement Plan

**Funding Option(s):** PennDOT – 12 year program, PennDOT – Enhancements Program, Pennsylvania Infrastructure Bank

Like most of Pennsylvania, East Pennsboro Township is an aging community and therefore a changing community. People are more active and living longer than in decades past, invoking new demands on housing options (e.g. retirement communities), services (e.g. recreation and leisure programs), and employment alternatives (e.g. part-time jobs and home based businesses). As the baby boomer generation moves into retirement, the Township can expect to feel new impacts from this single generation and may need to review policy and programming to meet resident needs.

- Develop and maintain bicycle-pedestrian routes between community health and education destinations and nearby neighborhoods.  
**Mechanism:** Greenway, Trail and Bicycle Plan  
**Funding Option(s):** PennDOT – Enhancements Program, DEP – Growing Greener, DCNR - The Community Conservation Partnership Program, Rails-to-Trails Grants
- Monitor the age distribution of the Township’s resident population periodically. Explore age-based needs changes based upon significant changes in the age distribution.  
**Mechanism:** Census Review, Community Dialogue  
**Funding Option(s):** Township, County
- Continue to convey the needs of a changing community to service providers and suggest potential program approaches and solutions.  
**Mechanism:** Community Dialogue  
**Funding Option(s):** Township, County

East Pennsboro Township is fortunate to have a sound working relationship with the local school district. These community partners have already facilitated the development of new educational programs to serve the needs of Township residents. This approach was outlined in response to a changing community, both educational and business communities, where students could benefit from exposure to real business practices and businesses could benefit from intern-type assistance. Together, these partners envisioned a curriculum where high school students receive both classroom instruction and on-the-job training. The district then developed the program in conjunction with local businesses partners. Continued discussion and program development should be pursued to provide such “real world” education and exposure in local industries.

The Cumberland County Library System has been evaluating its facilities in light of changing communities:

The East Pennsboro Branch Library has “truly outgrown the capacity of [its] facilities to serve the community,” said Cumberland County Library System’s Executive Director, Jbnelle Darr. The consulting firm, Himmel and Wilson, expects to deliver a final report to the Cumberland County Library System Board of Directors in May.

*Source:* “Preliminary report on state of one midstate library system,” WTF Radio News report, March 10, 2004

The Township acknowledges that the library located on the second floor of the Township’s municipal building is limited in size and services. The Township is interested in exploring options to enhance local library services to better serve its residents. The Township should continue to explore options for facility affiliation, location (including access), and funding.

**Housing and Neighborhoods Component**

East Pennsboro housing offers unique contrasts. The village areas of Enola, Summerdale and West Fairview are a mix of older housing and commercial/ retail development. They are the older neighborhoods of East Pennsboro Township and formed the core areas from which the Township grew. During the past 30 years the Township has seen enormous housing growth which represents newer housing in the Township and offers a unique contrast with the village areas of the Township. During the planning process there was much concern expressed over property maintenance issues on properties which are not well maintained or have been renovated. Property maintenance is a function of the municipality’s property maintenance regulations and

enforcement policies. The new statewide Uniform Construction Code (UCC) provides property maintenance regulations which the Township should apply and enforce. Property maintenance regulations and enforcement should target areas such as: accessory structures including detached garages, sheds and fences and assure they are well maintained and in good repair. Abandoned vehicles need to be policed and removed. Also there should be minimal regulations for the maintenance of exterior surfaces and windows and doors of buildings. The Township should also have in place and enforce the storage and disposal of rubbish/ garbage and be on the lookout for pest infestations from poor property maintenance practices.

East Pennsboro Township is rapidly approaching build out as much of the vacant, developable land has been developed. However there still remain opportunities for the Township to apply flexible development practices that will meet future demands of the residents of the community, yet contribute to making East Pennsboro a “Livable Community”.

- Maintain and enforce property maintenance requirements that address building and property maintenance, including:
  - landscape maintenance
  - maintenance and/ or screening of utility areas
  - storage of unused vehicles and equipment
  - foundations for mobile home units
  - enforcement of home occupations
  - parking requirements

**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments and enforcement, property maintenance codes

**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township

- Maintain and enforce regulations for physical design in the village districts of Enola, Summerdale, and West Fairview that will maintain the spatial character of the streetscape.
  - Address building setbacks through smaller setbacks, build-to, or zero-lot lines
  - Address the façade design of structures, particularly residential with appropriate porch requirements
  - Address parking needs through side or rear parking spaces or lots

**Mechanism:** Zoning Ordinance Update/ Amendments; Subdivision and Land Development Ordinance update/ amendments and enforcement

**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), DCED – Main Street and Elm Street Programs, Township

- Maintain and enforce regulations that encourage a variety of building heights, densities, sizes (square footage), and use combinations.

**Mechanism:** Zoning update/ amendments and enforcement

**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township

- Promote flexibility where a desire for greater innovation is desired by the developer/ property owner.

**Mechanism:** Zoning update/ amendments and enforcement

**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township

West Fairview has unique assets that could catalyze significant revitalization given adequate incentives. In fact, it shares many of the same assets that have contributed to the gentrification and redevelopment of Shipoke (East Shore). West Fairview's riverfront location offers scenic views of the Susquehanna River and the City of Harrisburg. Its location along a primary urban route (US 15) provides good access to the neighborhood as a whole. The development pattern is clearly laid out in a gridded street pattern with prominent institutional buildings (mostly churches) at major intersections. This walkable neighborhood is well suited to neo-traditional development in which restaurants, offices, and even small scale lodging can be integrated with residential neighborhoods. While the floodplain needs to be recognized as a natural hazard, living and other useable spaces can be constructed above the flood level with innovative regulations. The Township should not attempt to separate the neighborhood from the river such as Lock Haven, Sunbury and Williamsport have done. These efforts have not increased real estate values and have disconnected residents from the scenic and recreational environment that the river corridor offers. Instead, efforts should be made to create walkable connections to the river and to adjacent Wormleysburg.

#### Contemporary Residential Development Patterns

Planned Residential Development (PRD) is a development concept that originated in the early 1970s. The concept was based on trends of residential subdivisions occurring on large tracts of land, as well as increasing interest in safe, livable neighborhoods, including healthy outdoor public environments. PRDs were intended to provide the essential elements of a typical community in a small-scaled, pre-planned area. They primarily provide residential uses of varying types, integrated open space and recreation facilities, and limited commercial uses, accompanied by adequate utility and transportation infrastructure. Such an arrangement can benefit the municipality with an increased tax base associated with a higher-than-average development density, and benefits residents of the PRD with readily available neighborhood services and open space. With several large tracts of undeveloped land in Lower Swatara Township, and a township-wide appreciation of open space amenities, the PRD concept remains an appropriate development option.

Traditional Neighborhood Development (TND), like PRD, includes primarily residential uses, however the added emphasis in a TND is on the integration of other uses within a walkable distances, as can be found in many small town center or village settings.

Open space or conservation design techniques are intended to preserve open space through the land development process. The technique essentially rearranges the density of a proposed development parcel so that only half of the buildable land is consumed by homes and streets. The same number of homes is built, and land is protected from future development and added to a network of community green spaces for the homeowners and the community to enjoy.

The key to implementing conservation design is to develop conservation zoning and conservation subdivision design. (Models are available from the Natural Lands Trust.) Conservation design techniques can be implemented as permitted uses, conditional uses, or special exception uses in various zoning districts. In East Pennsboro Township, these techniques should target the residential land use areas, particularly those beyond the public water and sewer service area.



*Image Source: Conservation Design For Subdivisions,  
Randall Arendt*

Transit-oriented development is one Smart Growth alternative<sup>1</sup>. The central idea of TOD is to allow people to drive their cars less by making use of public transit, walking, biking and other alternatives convenient and easy. It accomplishes this by providing attractive mixed-use development in close proximity to a public transit station or stop, as well as enhancing auto, pedestrian and bicycle connections. Important design elements of TOD include:

- TOD is mixed-use in character: Depending on size, it may combine residential, retail and commercial uses with public open spaces. This adds to the convenience of TODs, making it easy to run errands,

- TOD is compact and centered around a train station, bus stop or other transit stop: Lot sizes are smaller than those in suburban-type development, and often apartments or offices are located above retail spaces. Usually, all parts of the development are no more than a half-mile from the transit stop (about a 10- to 15-minute walk). Secondary areas of less compact homes and low-intensity businesses may lie outside the compact half-mile radius of a TOD, up to one mile from the transit stop- an easy bike ride.
- TOD is designed to be people-friendly: Proper lighting, safety and aesthetics are incorporated into the design to make people feel comfortable walking between the transit station, residential areas and commercial areas. Ideally, buildings are pedestrian in scale, rather than high-rise.
- TOD incorporates open space whenever possible: Public open space is an important component of TOD. Some TODs contain a central park or public square; smaller TODs include attractive landscaping.
- TOD utilizes a grid street pattern and incorporates bike lanes: A grid-like pattern makes it easier for cars, bikes and pedestrians to access the transit facility. Streets should include bike lanes separate from pedestrian and car lanes when possible.

The TOD concept is particularly relevant to East Pennsboro Township, due to current land use patterns and CAT service. TODs with a commercial dominance may be most appropriate for future redevelopment along US 15. If and where the CAT bus system is expanded, TODs with a greater portion of residential units may be considered.

<sup>1</sup>Source: Pennsylvania Environmental Council  
[http://www.pecpa.org/\\_final\\_pec/html/TOD.htm](http://www.pecpa.org/_final_pec/html/TOD.htm)

### ***Recreation Component***

East Pennsboro Township recognizes that recreation facilities and services are essential to the Township’s quality of life. They foster personal wellness, strengthen the sense of community, prevent crime, and preserve the natural environment. The Township also recognizes that recreational and leisure opportunities are not limited to athletic activities but also include appreciation and interpretation of natural, cultural and historic resources.

The recreation component gives direction to the Township toward developing, maintaining, expanding and enhancing recreation facilities and toward administering quality recreation and leisure programs. These action strategies are more fully detailed in the Township’s Comprehensive Parks and Recreation Plan.

- Focus facility development on acquiring additional acreage for Adams-Ricci Park and master planning for this park  
***Mechanism:*** Master Plan for Adams-Ricci Park  
***Funding Option(s):*** DEP – Growing Greener, DCNR - The Community Conservation Partnership Program
- Consider improvements to the water access in West Fairview to create a Park at the confluence of the Conodoguinet Creek and the Susquehanna River.  
***Mechanism:*** Park concept, Coordination with PA Fish and Boat Commission  
***Funding Option(s):*** DEP – Growing Greener, DCNR - The Community Conservation Partnership Program
- Consider improvements to the mini-park in Summerdale.  
***Mechanism:***  
***Funding Option(s):*** DCNR - The Community Conservation Partnership Program, Township
- Consider undertaking a feasibility study regarding the provision of additional indoor facilities  
***Mechanism:*** Feasibility Study  
***Funding Option(s):*** DCNR - The Community Conservation Partnership Program
- Develop a greenway, trail and bicycle network  
***Mechanism:*** Greenway, Trail and Bicycle Plan  
***Funding Option(s):*** PennDOT – Enhancements Program, DEP – Growing Greener, DCNR - The Community Conservation Partnership Program, Rails-to-Trails Grants
- Increase accessibility, awareness and exposure of the Township’s scenic and environmental resources  
***Mechanism:*** Community Dialogue, Events  
***Funding Option(s):*** Township
- Consider the creation of a “Friends of” association for the greenway and neighborhood parks  
***Mechanism:*** “Friends of” association as 501(c)(3) organization  
***Funding Option(s):*** Township, Interested Citizens, Service Organizations
- Develop facilities for current and emerging user needs such as a skate park, roller hockey, rock climbing wall, etc.  
***Mechanism:*** Community Dialogue, park master plans  
***Funding Option(s):*** Township, Interested Citizens, Service Organizations
- Evaluate the viability of developing a new outdoor pool facility  
***Mechanism:*** Feasibility study  
***Funding Option(s):*** DCNR - The Community Conservation Partnership Program

- Review plan approvals for East Penn Drive properties, regarding the donation of creekside land for conservation and/ or recreation.  
**Mechanism:** Staff review of previously approved documents  
**Funding Option(s):** Township
- Continue delivering programs and services as they are now and focus on expansion in concert with the introduction of new facilities and additional staff  
**Mechanism:** Park/ Recreation Program and Budget  
**Funding Option(s):** Township, DCNR - The Community Conservation Partnership Program
- Formalize the existing maintenance and management program to ensure that a planned maintenance management system is sustained into the future  
**Mechanism:** Park and Recreation Program  
**Funding Option(s):** Township
- Pursue grants as means of financing planning and projects  
**Mechanism:** Grant identification and application  
**Funding Option(s):** Township
- Consider floating a bond for park improvements at Adams Ricci Park and the creation of the Conodoguinet Creek Greenway/ Water Trail.  
**Mechanism:** Bond referendum  
**Funding Option(s):** Township
- Continue to invest in all of the Township’s parks on an equitable basis.  
**Mechanism:** Park/ Recreation Program and Budget  
**Funding Option(s):** Township

- Explore creating a multi-municipal agreement with adjacent municipalities and Cumberland County to support funding initiatives for recreation the Conodoguinet Creek Greenway/ Water Trail.  
**Mechanism:** Park/ Recreation Program and Budget  
**Funding Option(s):** Shared Municipal Services, DCNR - The Community Conservation Partnership Program
- Participate in the planning, evaluation and development of the Susquehanna Greenway.  
**Mechanism:** Park/ Recreation Program and Budget  
**Funding Option(s):** Township

**Culture and Heritage Component**

East Pennsboro has a rich and interesting history. The Township and the East Pennsboro Township Historical Society are working together to preserve and enhance the Township’s past heritage. This grass roots effort has drawn attention to the heritage of the Township in such areas as the Harrisburg Nail Works and the Pine Hill Arboretum. Central Pennsylvania College has also contributed by preserving the Boyer House. There will be many other opportunities to preserve and interpret the history of East Pennsboro Township in the villages of Summerdale, Enola and West Fairview .

- Integrate sites of historical significance, such as the Pine Hill Arboreum and the Harrisburg Nail Works site, into the Township’s recreational network.  
**Mechanism:** Greenway, Trail and Bicycle Plan and Projects  
**Funding Option(s):** DCNR - The Community Conservation Partnership Program, Heritage Parks Grants
- Pursue acquisition of the Pine Hill Arboreum.  
**Mechanism:** Land Acquisition

**Funding Option(s):** DCNR - The Community Conservation Partnership Program, Heritage Parks Grants

- Consider potential designation of historic districts for the Township’s villages.  
**Mechanism:** Historic District Designation, Zoning update/ amendment  
**Funding Option(s):** DCED
- Continue to support the efforts of the East Pennsboro Township Historical Society.  
**Mechanism:** Community Dialogue  
**Funding Option(s):** Township
- Promote cultural events and programs held in the Township and hosted by private and other public organizations in the Township newsletter.  
**Mechanism:** Community Dialogue  
**Funding Option(s):** Township
- Promote and support the activities of organizations involved in the stewardship of the Conodoguinet Creek watershed.  
**Mechanism:** Community Dialogue, Letters of Support, Contributions/ Matching Funds  
**Funding Option(s):** Growing Greener, Township, Donations, Environmental Groups

Several public and private organizations are working to promote cultural activities in the Township. The Township’s Historical Society is , of course, among these. Other organizations include the Oyster Mill Playhouse and Central Pennsylvania College. In addition to newsletter promotion, the Township could provide links to event and programming information available on the internet from the Township website.

## PHYSICAL DEVELOPMENT ACTION PLAN

### *Future Land Use Map*

#### **High Density Residential**

Purpose: Promote residential development at densities compatible with historic village or town development

Application: Permit residential uses in a range of housing types; require water and sewer service; require sidewalk and street trees

#### **Low Density Residential**

Purpose: Promote residential development at densities compatible with suburban neighborhoods

Application: Permit low density residential uses

#### **Commercial**

Purpose: Accommodate large and small scale commercial use

Application: Permit office and retail uses; permit additional uses (e.g. light industrial) as condition or special exception uses; implement access management provisions; encourage building re-use, site improvements to connect adjacent neighborhoods [greenways through parking], and infill development with shared parking

#### **Professional Office**

Purpose: Promote office development and expansion and complimentary uses

Application: Permit mixed office and service uses; implement access management provisions

#### **Conservation**

Purpose: Preserve mountain lands and floodplains

Application: Restrict development from floodplains and limit development on mountain lands; permit low density residential with conditions for scenic protection

**Industrial**

Purpose: Accommodate industrial uses

Application: Permit light and heavy industrial uses

**Mixed Use**

Purpose: Promote integrated neighborhoods and community cores comprised of commercial/ residential/ institutional uses

Application: Permit commercial/ residential/ institutional uses in integrated patterns (co-location in a single building, co-location on a single parcel); permit shared parking; require water and sewer service; require sidewalk and street trees

**Office/Apartment**

Purpose: Accommodate intensive commercial and residential uses in patterns that complement and buffer adjacent uses.

Application: Permit mixed office/ light industrial; require water and sewer service; require open space amenities that connect to adjacent commercial areas and residential neighborhoods

**Parks and Open Space**

Purpose: Provide for recreational uses

Application: Permit active and passive recreation uses

Additional areas are shown on the future land use map as infrastructure. These areas are transportation right-of-ways, primarily owned by PennDOT for the regional transportation network.

**Land Use Component**

Land use is usually the focal point of the comprehensive plan. Future Land Use and the Future Land Use map demonstrate where and what type of future development or land preservation should occur. It is also the policy that forms the basis by which future zoning decisions will be made. East Pennsboro Township has experienced significant development activity over the past three decades. Its proximity to major transportation corridors has stimulated residential, commercial and retail development in the Township. Despite the fact that the Township is approaching build out conditions there remain significant opportunities for infill development on several large tract of undeveloped land. East Pennsboro Township also has unique opportunities to improve their older village areas of Enola and West Fairview into thriving mixed use areas that will further enhance these communities and the overall township. There are exciting ideas and funding mechanisms to make these plans reality. The following Action Plans provide Future Land Use recommendations and create an agenda for decision making and implementation of the Township’s Future Land Use strategy.

- Implement the future land use plan and map through zoning ordinance and map, and subdivision and land development ordinance  
**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Review ordinances for troublesome language.  
**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township

- Maintain mixed use zoning districts that integrate a variety of uses and public amenities in patterns and scales that are typical of their historic development – for example, smaller properties, multi-story structures, and public streetscapes with trees, sidewalks, and transit facilities. Integrate modern lifestyle preferences in the functional aspects of the villages, such as shared parking.  
**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Main Street Program – DCED/ PA Downtown Center, 717-720-7411, Township
- Maintain zoning districts that regulate use locations and their impact on the community at large.  
**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Review, and revise as needed, the zoning for the few large, undeveloped parcels in the Township and parcels with significant redevelopment potential and impact to the Township:
  - Property/ Properties along East Penn Drive
  - Properties along Valley Road (western edge of Township)
  - Enola Rail Yard
  - Property/ Properties owned by the Pennsylvania Department of Agriculture**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township, Business in Our Sites Planning Grants (DCED/ Center for Business Financing, 717-787-7120)
- Protect existing neighborhoods from encroachment by unplanned commercial development, such as along Erford Road, Poplar Church Road, East Penn Drive, Shady Lane/ Salt Road, and Wertzville Road.  
**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township, Elm Street Program (DCED)
- Develop a zoning overlay district for the US 11/ 15 corridor in the Township.  
**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Establish and enforce access management provisions for the corridor.  
**Mechanism:** Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP); PennDOT – SAMI Program
- Establish site design standards for the corridor, including but not limited to landscaping, signage, and parking.  
**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP); PennDOT - Enhancements Program

- In conjunction with the transportation plan, improve connectivity between the corridor and Enola Drive/ PA Route 944/ Wertzville Road.  
**Mechanism:** Township Transportation Improvement Program, PennDOT/ HATS Transportation Improvement Plan  
**Funding Option(s):** PennDOT/ HATS
  
- Maintain a network of open spaces throughout the Township.  
**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments and enforcement, Greenway, Trail and Bicycle Plan  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP); DCNR – Growing Greener, Community Conservation Partnership Program (C2P2); PennDOT Infrastructure Bank
  
- Maintain and enhance buffers between the built environment and sensitive natural resources, such as waterways, wetlands, steep slopes, and floodways, (including the Conodoguinet Macrosite as identified in the Cumberland County Natural Areas inventory).  
**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments and enforcement, Greenway, Trail and Bicycle Plan  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP); DCNR – Growing Greener
  
- Maintain and enforce ordinances that restrict development in the 100-year floodplain; however, provide flood mitigation, structural and utility retrofit, and redevelopment standards in West Fairview.  
**Mechanism:** Zoning update/ amendments, Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
  
- Provide for the active use of natural resources, such as agriculture, forestry, and mineral extraction, regulating their operations for the protection of the natural environment.  
**Mechanism:** Zoning update/ amendments  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
  
- Minimize incompatibility with sound, consistent land use planning and zoning.  
**Mechanism:** Zoning update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
  
- Enhance the size (length and width) and density of buffers between less compatible uses.  
**Mechanism:** Zoning update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP)
  
- Participate in regional planning efforts to express and incorporate Township goals and policy into conclusions and recommendations.  
**Mechanism:** Participation on planning/ study advisory committees  
**Funding Option(s):** Township, County
  
- Review comprehensive plans, ordinances, and other studies throughout the region with regard for potential impacts to East Pennsboro Township. Such policy items would include: the Cumberland County Comprehensive Plan and future amendments, adjacent municipal comprehensive plans, ordinances and amendments to each, and regional transportation studies.

**Mechanism:** Review and comment by staff and officials  
**Funding Option(s):** Township, County

**Transportation Component**

Land use decision making is influenced by transportation patterns and actions. East Pennsboro’s success in attracting large office complexes has been influenced by its proximity to major transportation routes. U.S. 11/ 15, I-81, Wertzville Road and others. This has provided opportunities to the Township but has also brought the need for evaluating future transportation improvements to provide mobility and connectivity within the township and with the region. The following action plans provide recommendations and strategies for the Township to implement as they address current and future transportation needs.

- Prioritize and program evaluation and needed improvements to:
  - Enola Drive/ Wertzville Road
  - Erford Road Bridge
  - 21<sup>st</sup> Street/ Poplar Church Road/ US 11/ 15 Bypass Intersection (Construction Underway – 2005)
  - East Penn Drive/ Poplar Church Road Intersection

**Mechanism:** Transportation Improvement Program  
**Funding Option(s):** PennDOT – 12 year programming, Enhancements Program, SAMI Program, PennDOT Infrastructure Bank, Impact Fees

- Explore connections to enhance connectivity and create alternate circulation routes.
    - Erford Road extension to Enola
    - East Penn Drive Extension/ Improvement to Valley Road
- Mechanism:** Feasibility Study  
**Funding Option(s):** PennDOT – 12 year programming,

Enhancements Program, SAMI Program, PennDOT Infrastructure Bank, Impact Fees

- Explore alternative circulation routes to improve access and mobility into and within West Fairview. Major circulation routes in West Fairview should be accompanied by streetscape improvements to aid the traveler in navigating to the center of activity. Street trees, stylized lampposts, and signage could help to direct travelers to destinations that are not easily visible from the US 15 corridor. See the West Fairview revitalization concept plan for potential streetscape improvement locations.

**Mechanism:** Traffic circulation study, Re-signing/ re-posting of streets, streetscape improvements  
**Funding:** HATS – Transportation Improvement Program, PennDOT - Transportation Planning Funds, Township

- Adopt and enforce access management principles for arterials and major collectors, including but not limited to US 11/ 15, Wertzville Road, Valley Road, and East Penn Drive.

**Mechanism:** Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township

- Develop a bicycle-pedestrian network within the Township and connecting to adjacent municipalities. Consider connections via:
  - Tower Road to Blue Mountain and Perry County
  - Valley Road to Hampden Township
  - Walnut Street to Wormleysburg and the M. Harvey Taylor Bridge to the City of Harrisburg
  - Country Club Drive to Camp Hill and to Lemoyne

**Mechanism:** Greenway, Trail and Bicycle Plan Project  
**Funding Option(s):** PennDOT – Enhancements Program

- Promote the network on the Township’s website and in the Township’s new newsletter.  
**Mechanism:** Website updates, newsletter articles  
**Funding Option(s):** PennDOT – Enhancements Program, Township
- Prioritize and program sidewalk improvements:
  - Sidewalks within the mixed use areas of Enola and West Fairview, as shown on the future land use map.
  - Sidewalks within high density residential areas adjacent to mixed use areas, as shown on the future land use map
  - Sidewalks within other high density residential areas, as shown on the future land use map
  - Sidewalks in proximity to school facilities.**Mechanism:** Transportation Improvement Program  
**Funding Option(s):** Township, Developers, Residents, PennDOT – Home Town Streets/ Safe Routes to School
- Suggest to CAT that West Shore transit routes may be needed by East Pennsboro Township and other west shore municipalities. Partner with adjacent municipalities to promote study of such routes.  
**Mechanism:** Letter to CAT, Feasibility study(ies)  
**Funding Option(s):** Township, CAT, PennDOT
- Suggest to CAT that additional potential park and ride sites may need to be established in the Township. Partner with adjacent municipalities to promote study and identify potential sites.  
**Mechanism:** Letter to CAT, Feasibility study(ies)  
**Funding Option(s):** County and Local Governments, CAT, PennDOT
- Require curbing along streets in urbanized areas to aid in street maintenance, stormwater collection, and defining the cartway.  
**Mechanism:** Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Encourage shared parking in village and commercial districts.  
**Mechanism:** Zoning Ordinance Update/ Amendments; Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Encourage side and rear yard parking.  
**Mechanism:** Zoning Ordinance Update/ Amendments; Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Establish standards or guidelines for transit facility construction.  
**Mechanism:** Zoning Ordinance Update/ Amendments; Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Establish provisions for alleys that address ownership, public service access, and integrated parking and utility facilities.  
**Mechanism:** Zoning Ordinance Update/ Amendments; Subdivision and Land Development Ordinance update/ amendments and enforcement

**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township

### ***Natural Environment Component***

Preservation of the natural environment is a high priority in East Pennsboro Township. The resources of the Susquehanna River, the Conodoguinet Creek and the Blue Mountain range at the north end of the Township provide the perfect backdrop for environmental conservation and protection. Open space preservation, stream bank protection and preservation, steep slope protection and historic tree protection are each important components of a robust natural environmental action strategy for the Township.

- Develop an Environmental Resources Inventory to document the site specific locations, conditions, and functions of natural resources throughout the Township. Publish the inventory on the Township website as an environmental education article.  
**Mechanism:** Environmental Resources Inventory, website update  
**Funding Option(s):** DCNR, Township
- Develop a land acquisition program to preserve sensitive features. Prioritize lands to be acquired. Coordinate open space protection with transportation planning in regards to bicycle and pedestrian routes. Consider the Cumberland County Open Space Preservation Program as an aid for matching funds.  
**Mechanism:** Open Space Program  
**Funding Option(s):** DEP – Growing Greener, Township
- Restore and maintain streambanks through clean-up and revegetation activities while providing stream access.  
**Mechanism:** Maintenance of publicly owned streambanks; educational materials (or internet links) on streambank

management for private landowners

**Funding Option(s):** DEP – Growing Greener, Township

- Establish a greenway along the Conodoguinet Creek.  
**Mechanism:** Greenway, Trail and Bicycle Plan and Projects  
**Funding Option(s):** DEP – Growing Greener, Community Conservation Partnership Program (C2P2), Township
- Limit development on steep slopes and in the floodplain.  
**Mechanism:** Zoning Ordinance Update/ Amendments; Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Review the Lycoming County Zoning Ordinance – Natural Resource Protection Standards: Section 5240 Ridges for potential application in the Township.  
**Mechanism:** Review by staff and officials  
**Funding Option(s):** Township
- Protect trees in the public right-of-way.  
**Mechanism:** Shade Tree Commission - Tree Care ordinance  
**Funding Option(s):** Township
- Encourage protection of trees of significant age, such as 75 years, 100 years, etc.  
**Mechanism:** Old Tree Program or Big Tree program, Tree Care ordinance  
**Funding Option(s):** DCNR, Township

DCNR's State Park Big Tree program is a record of the largest trees found in Pennsylvania's State Parks. Each species is recognized, allowing for a wide variety of big tree champions, from the 125-foot tall Red Oak at Cook Forest State Park to the 15-foot tall Witchhazel at Clear Creek State Park. Big Tree designation occurs through a nomination and scoring process. Big Trees in the Hershey/ Dutch Country Region are listed below. Trees of these and other local species may be found in the Township.

Species	PA State Park	Score	Date	Nominator
<b>Basswood</b> <i>Tilia americana</i>	<b>Pine Grove Furnace</b>	205	9/86	Raymond Trump
<b>Beech, American</b> <i>Fagus grandifolia</i>	<b>Susquehannock</b>	313.5	12/92	Ken Fultz
<b>Birch, Black</b> <i>Betula lenta</i>	<b>Susquehannock</b>	212	12/92	Ken Fultz
<b>Hackberry</b> <i>Celtis occidentalis</i>	<b>Susquehannock</b>	230.5	12/92	Ken Fultz
<b>Holly, American</b> <i>Ilex opaca</i>	<b>Samuel S. Lewis</b>	100.25	11/92	Ken Fultz
<b>Mulberry, Red</b> <i>Morus rubra</i>	<b>Pine Grove Furnace</b>	64.25	12/86	Raymond Trump
<b>Oak, Chestnut</b> <i>Quercus prinus</i>	<b>Samuel S. Lewis</b>	323		Ken Fultz
<b>Paulownia, Royal*</b> <i>Paulownia tomentosa</i>	<b>Susquehannock</b>	129.5	10/23/96	Ken Fultz
<b>Pawpaw</b> <i>Asimina triloba</i>	<b>Susquehannock</b>	45	10/23/96	Ken Fultz
<b>Redbud, Eastern</b> <i>Cercis canadensis</i>	<b>Caledonia</b>	82.5	9/95	Bruce McFate
<b>Tupelo, Black</b> <i>Nyssa sylvatica</i>	<b>Buchanan's Birthplace</b>	197.5	11/92	Ken Fultz

Source: [www.dcnr.state.pa.us](http://www.dcnr.state.pa.us)

\* non-native

- Evaluate the benefits of becoming a Tree City USA  
**Mechanism:** Compliance with Tree City USA Program Standards  
**Funding Option(s):** DCNR, Township
- Increase landscaping requirements in new development.
  - Require trees and shrubs in parking lots.
  - Establish a performance standard for tree planning in residential neighborhoods, such as 1 tree per residential unit.**Mechanism:** Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township

Tree City USA is a community designation sponsored by the National Arbor Day Foundation. To qualify for Tree City USA designation, a town or city must meet four standards established by The National Arbor Day Foundation and the National Association of State Foresters. These standards were established to ensure that every qualifying community would have a viable tree management plan and program:

- A Tree Board or Department
- A Tree Care Ordinance
- A Community Forestry Program With an Annual Budget of at Least \$2 Per Capita
- An Arbor Day Observance and Proclamation

Source: [www.arborday.org](http://www.arborday.org)

### *Energy Component*

Energy conservation and efficiency is a fundamental principle in community planning. Good planning, zoning and subdivision and land development should each be sensitive to promoting energy efficiency in the community. Many of the action strategies in this comprehensive plan are sensitive and responsive to maintaining and improving energy efficiency. Subdivision and land development that contains design guidelines for energy efficiency; mixed use zoning that reduces reliance on vehicular trips; greater use of transit and bicycle/ pedestrian transportation; greater use of car pooling; implementation of weatherization programs; communication of energy efficient ideas through the Township newsletter and other media can all contribute to making the East Pennsboro community more energy efficient.

- Encourage site design that maximizes energy efficiency.
  - Use landform to deflect winter winds
  - Use south and southeast facing slopes as much as possible
  - Orient Building orientation for maximum solar access
  - Orient unheated buildings to buffer heated buildings from winter winds
  - Use deciduous trees to shade structures in summer and allow solar access in winter
  - Use evergreens to buffer winter winds

**Mechanism:** Subdivision and Land Development Ordinance update/ amendments and enforcement, or Design Guidelines  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Inquire about a DEP Pollution Prevention/ Energy Efficiency (P2/ E2) site visit for the Township.  
**Mechanism:** Letter to DEP  
**Funding Option(s):** Township

- Suggest the P2E2 site visit program to the business community, school district, and Central Penn College.  
**Mechanism:** Letter to above, Township newsletter, or website announcement  
**Funding Option(s):** Township
- Distribute energy conservation brochures, booklets or information packages explaining the importance and value of conserving energy and listing energy conservation techniques.  
**Mechanism:** Township Newsletter or website  
**Funding Option(s):** Township

P2E2 site visits have been free to businesses and industries across the Commonwealth that since 1995. The voluntary, non-regulatory visits are intended to identify opportunities for both small and large businesses to conserve energy, resources, prevent product loss and avoid creation of waste/ emissions while attempting to increase productivity and enhance Pennsylvania's economic environment.

*Source:* [www.paenergy.state.pa.us](http://www.paenergy.state.pa.us)

- Encourage qualified families to take advantage of the State weatherization programs which reduce home heating costs through publicly funded conservation improvements.  
**Mechanism:** Township Newsletter or website  
**Funding Option(s):** Township

- Implement mixed use zoning districts.  
**Mechanism:** Zoning Ordinance Update/ Amendments  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Implement transit and bicycle-pedestrian recommendations of the transportation plan.  
**Mechanism:** Transportation Program and Budget  
**Funding Option(s):** PennDOT – Transportation Enhancements Program; Hometown Streets and Safe Routes to School
- Promote carpooling through the improvement and development of additional park and ride sites throughout the Township.  
**Mechanism:** Discussion with CAT, Subdivision and Land Development Ordinance update/ amendments  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP); PennDOT – 12 year planning program
- Encourage outdoor lighting to be effective and efficient. Review model ordinances for features and standards that would be relevant to East Pennsboro Township.  
**Mechanism:** Illumination ordinance  
**Funding Option(s):** Township

**COMMUNITY FACILITIES AND SERVICES ACTION PLAN**  
**Public Facilities and Services Component**

Public facilities and services are probably the most visible component of public services to the community. Police, fire protection, emergency management, water and wastewater, stormwater management, solid waste management and recycling services provide comfort and support to residents in their daily lives. Good public facilities and services are an important part of making East Pennsboro Township a

livable community. The following action strategies represent the actions needed to maintain and improve the provision of outstanding public facilities and services to the residents of East Pennsboro Township.

- Continue to maintain a police force that represents one full-time officer per 1,000 residents.  
**Mechanism:** Township Budget  
**Funding Option(s):** Township, Shared Municipal Services
- Continue to promote the volunteerism and resident financial support of the fire companies serving the Township.
  - Promote the fire companies’ fund-raising events through the Township website and newsletter.  
**Mechanism:** Township newsletter and/ or website  
**Funding Option(s):** Township, Fire Companies
- Continue to provide financial support for the fire companies serving the Township.  
**Mechanism:** Township Budget  
**Funding Option(s):** Township donations, Fire Companies
- Continue to maintain (or to provide financial support for) the East Pennsboro Ambulance Service.  
**Mechanism:** Township Budget  
**Funding Option(s):** Township, East Pennsboro Ambulance Service
- Update and implement the Township’s Act 537 Plan.  
**Mechanism:** Act 537 Plan update  
**Funding Option(s):** DEP – Growing Greener, PENNVEST

- Monitor and respond to legislation regarding discharge limitations and wet weather flows.  
**Mechanism:** Future Act 537 Plan updates  
**Funding Option(s):** DEP – Growing Greener, Township
- Require regular maintenance of on-lot disposal systems.  
**Mechanism:** On-lot disposal ordinance  
**Funding Option(s):** Township
- Continue to work with water service providers to extend service to targeted areas and to discourage service extension into areas designated for conservation.  
**Mechanism:** Letter to water service provider  
**Funding Option(s):** Local conservation groups, Township
- Encourage Cumberland County to prepare an Act 167 Plan for the Conodoguinet Creek Watershed. Follow plan completion with appropriate stormwater ordinance amendments.  
**Mechanism:** Letter to Cumberland County, stormwater ordinance amendments  
**Funding Option(s):** DEP – Growing Greener, Local conservation groups, Township
- Review and revise stormwater regulations, as needed, to achieve MS4 compliance for the urbanized portion of the Township, namely Enola.  
**Mechanism:** Stormwater ordinance update/ amendment  
**Funding Option(s):** DEP - Growing Greener, Township
- Provide and maintain an effective solid waste collection program for residents.  
**Mechanism:** Township Budget and solid waste collection contracts  
**Funding Option(s):** Township and residents
- Provide and maintain an effective curbside recycling collection program for residents.  
**Mechanism:** Township Budget and recycling contracts/ programs  
**Funding Option(s):** Township, DEP - 902 Grants
- Enact and maintain an ordinance regulating municipal waste disposal and recycling programs for residents and commercial establishments.  
**Mechanism:** Solid waste and recycling ordinance  
**Funding Option(s):** Township
- Provide an educational program for municipal waste disposal and recycling programs within the community.  
**Mechanism:** Township newsletter and/ or website  
**Funding Option(s):** DEP – 902 Grants, Township
- Provide yard waste collection and processing programs including leaf waste collection and brush collection.  
**Mechanism:** Township budget and yard waste program(s)  
**Funding Option(s):** DEP – 902 Grants, Township
- Provide opportunities for professional training.  
**Mechanism:**  
**Funding Option(s):** Township
- Program replacement of equipment that requires major investment.  
**Mechanism:**  
**Funding Option(s):** DEP – 902 Grants, Township

**Homeland Protection Component**

Since the tragic events of 9/ 11/ 2001, homeland protection has become an issue that has touched everyone. The public sector has reacted to those events by developing strategies for protecting sensitive and valuable assets. From the formation of the U.S Department of Homeland Protection down to our local governments, strategies have been developed for home land protection. East Pennsboro Township recognized that the Comprehensive Plan would be perfect vehicle for promoting strategies for homeland protection. The following are the strategies and action recommended for homeland protection in the East Pennsboro Township community.

- Complete vulnerability assessments for wastewater systems.  
**Mechanism:** Vulnerability Assessment  
**Funding Option(s):** DEP, Township
- Address vulnerability assessment findings through revisions to the Township’s Emergency Response Plan(s) and capital improvements.  
**Mechanism:** Emergency Response Plan update, Capital Improvement Program  
**Funding Option(s):** Township, County
- Encourage quasi-public water and energy service providers to assess vulnerability and to invest in improvements and procedural changes for greater protection of systems.  
**Mechanism:** Letter to service providers  
**Funding Option(s):** Township
- Work with the listed partners to implement a system or protocol for information sharing during emergency situations.  
**Mechanism:** Dialogue with partners  
**Funding Option(s):** Township, County

- Continue the Hometown Security Council. Expand Council and enable representation from future large employment centers.  
**Mechanism:** Council meetings  
**Funding Option(s):** Township
- Identify candidates for Certified Emergency Response Teams (CERTs) throughout the Township and promote training by the County.  
**Mechanism:** Township newsletter and/ or website, letter to Cumberland County  
**Funding Option(s):** Township, County

**ECONOMIC DEVELOPMENT ACTION PLAN**

East Pennsboro Township has been fortunate to attract a vibrant commercial and business community. The township is host to many large office complexes such as the Highmark office complex on Center Street/ East Penn Drive. Holy Spirit Hospital and Central Pennsylvania College serve as anchors for other economic activity in the Township. The Economic Development Action Plan serves as a tool to maintain and improve economic development activity in the Township and to revitalize business opportunities in the villages of Enola and West Fairview. Using the action strategies developed throughout this comprehensive plan, East Pennsboro Township will continue to be a leader of economic activity throughout the greater Harrisburg area.

- Maintain business friendly regulations.  
**Mechanism:** Review of ordinances by staff, officials, and business representatives  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township

- Implement community facilities and services goals and objectives to maintain the service and infrastructure needed by the business community.  
**Mechanism and Funding Options:** (See recommended actions under community facilities and services)
- Implement the health and education, physical development, and community facilities and services goals and objectives to achieve and sustain a livable Township community for employees.  
**Mechanism and Funding Options:** (See recommended actions under community facilities and services)
- Utilize zoning to guide business and industrial locations.  
**Mechanism:** Zoning Ordinance update/ amendments  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Work with property owners to apply access management principles to existing conditions.  
**Mechanism:** Transportation Improvement Program  
**Funding Option(s):** PennDOT – Enhancements Program
- Work with property owners to incorporate transit facilities, as needed by the expansion or re-routing of transit service.  
**Mechanism:** HATS Transportation Improvement Program  
**Funding Option(s):** PennDOT – Twelve Year
- Review and revise subdivision and land development regulations to strengthen quality standards.  
**Mechanism:** Subdivision and Land Development Ordinance update/ amendments and enforcement  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Provide guidance for site design, including the incorporation of transit facilities and public spaces.  
**Mechanism:** Design guidelines  
**Funding Option(s):** PennDOT – Enhancements Program, DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Maintain and enforce property and building maintenance codes.  
**Mechanism:** Property maintenance ordinance update/ amendment  
**Funding Option(s):** DCED - Shared Municipal Services Program Code Enforcement Initiative Grants
- Review and revise zoning to encourage redevelopment of existing developed commercial properties.  
**Mechanism:** Zoning Ordinance Update/ Amendments  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township
- Submit available commercial sites to Cumberland County Economic Development Office.  
**Mechanism:** Letters to Cumberland County Economic Development Office  
**Funding Option(s):** Township
- Identify available commercial sites on the Township website.  
**Mechanism:** Website posting  
**Funding Option(s):** Township
- Review and revise zoning regulations, as needed, to address permitted, conditional, and special exception use/ operation and parking concerns.  
**Mechanism:** Zoning Ordinance Update/ Amendments  
**Funding Option(s):** DCED – Land Use Planning Technical Assistance Program (LUPTAP), Township

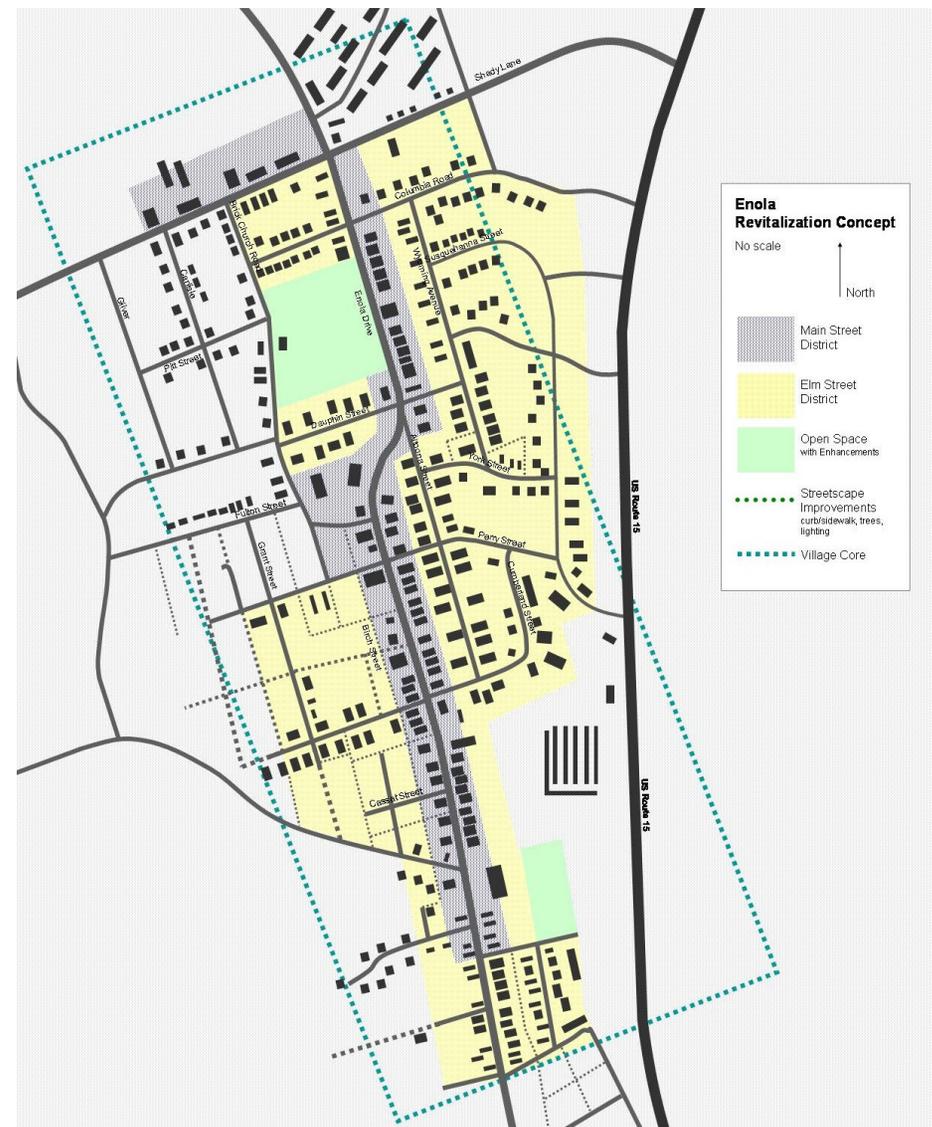
## Village Concepts

Three of the Township's villages still retain many of the character features that distinguish them from late 20<sup>th</sup> century development patterns: 1) small lot sizes, 2) narrow setbacks, 3) a predominance of on-street parking, 4) walkable distance from homes to shops, schools, and daily service destinations (e.g. post office).. In fact, it is these features that neo-traditional planners have identified as critical to healthy neighborhoods. Furthermore, the materials and architectural styling of buildings in these villages and communities set them apart from contemporary building designs.

If these villages are to continue as an option for Township living, the Township will need to make some investment, and perhaps leverage more investment, to improve these places as attractive neighborhoods. Both the public and the private sectors appear to be interested in maximizing the redevelopment potential of these distinctive places. The following concepts were developed to foster interest and give direction to revitalization efforts. Projects with the Main and Elm Street districts could be funded by grant programs of the same name, awarded by PA DCED. Targeted redevelopment areas suggest locations where special incentives should be used to focus redevelopment dollars from both the public and private sectors. Some areas may need special guidelines, such as floodplains, to allow for development above the flood elevation, so long as it does not significantly impact the flood level. Open space is included in these concept plans to be sure that residents have public gathering spaces and places of collective ownership. Finally, streetscape improvements are suggested in specific locations, as a means to direct the traveler to the village core and to demonstrate community pride.

**Enola**

- A linear village
- Main core along Enola Drive between Wertzville Road and Shady Lane.
- Some residences have converted to small professional offices.
- Many rentals, need for property maintenance to maintain community image and pride/ sense of ownership.
- Main Street district corresponds to mixed use primarily in the village core.
- Elm Street initiative is deep in some places but still within very walkable distances of the core.
- Includes 2 major open spaces – Midway Park and the cemetery
- The alley network is an asset.
- Some redevelopment has already occurred.



**Summerdale**

- Smallest of the three villages.
- Potential asset for the college – commercial, high density residential adjacent to Central Pennsylvania College – both could serve the growing student population.
- Commercial services are small scale – able to serve northern township residents.
- One open space – not a strong recreation facility but able to be improved. Could be important to have a facility in the northern part of the township.
- Again, alleys are an asset. The grid is readable to the new comer and familiar to the resident.



**West Fairview**

- West Fairview may have the highest potential for revitalization and significant change over the next 10-15 years.
- Some speculative property exchanges resulting in assembly of multiple smaller parcels – could be setting up for redevelopment at a larger scale.
- Redevelopment should fit into the existing scale (human scale). Setbacks should be similar, parking should be shared (onstreet and offstreet).

See page 5-5 for other ideas (gray box).



## Interrelationship of Plan Components

Each of the planning components of the Comprehensive Plan—Livable Community, Physical Development, Community Facilities and Services, and Economic Development Action Plan—has been developed with consideration of the interrelationships among them. Each Action Plan includes strategies that implement the goals and objectives established for that particular planning component, as well as strategies that directly or indirectly support strategies in other Action Plans. Several examples are explained here.

The Livable Community Action Plan has a number of components that complement each other as well as other sections of the Plan. Within the Livable Community Action Plan, service components such as Health and Educational Services, Housing and Neighborhoods, and Recreation each combine to make East Pennsboro Township a more livable community. The Livable Community Action Plan is supported by the Physical Development Plan in terms of promoting land use and transportation decisions that make East Pennsboro Township a more livable community.

The Physical Development Action Plan clearly impacts other Township planning efforts. Land use decisions imply the need for expanded access (transportation network), mixed use development in existing village areas, improvements along US 11/ 15 and continued natural resource protection. Future Land Use recommendations consider the relevant availability of infrastructure and sensitivity of resources in making these decisions. Transportation system improvements and expansions impact every component of the plan including land use, economic development, and the provision of public services.

The Economic Development Action Plan complements the Physical Development Action Plan and indirectly supports the Community Facilities and Services goals. Economic development contributes more to the tax base than it requires in public services, resulting in a net gain for the Township, balancing the cost of residential development, which typically consumes more in services than it contributes.

Recommendations of the Physical Development Action Plan influence public safety through the connectivity of the road network, which can enhance or hinder response times of public safety responders. The suggested transportation alternatives have a direct relation to recreational goals, by promoting recreation (and healthful living) without the cost of facility construction, maintenance, and operation.

The recreational components of the Livable Community Action Plan tie into natural and cultural resource protection through the location of trails (public right-of-way) in areas of sensitive resources, where intensive development is inappropriate.

Each Action Plan could be implemented independently. However, the results may appear disorganized and untimely. The Action Plans are purposefully interrelated to create the greatest benefit for the Township community. A coordinated implementation effort will be needed to achieve the vision and goals established by and for the Township in this Comprehensive Plan—to support appropriate new development, provide services and infrastructure, as needed, and protect sensitive resources.

### Statement of Consistency with Adjacent Municipalities and Cumberland County

The recommendations with this comprehensive plan are generally consistent with current policy in adjacent municipalities and Cumberland County. Brief descriptions of zoning provisions and future land uses along the municipal boundary are provided below, along with references to the Cumberland County Comprehensive Plan (2003).



Source: PennDOT Bureau of Planning and Research - Political Subdivision Map 2004 ([www.dot.state.pa.us](http://www.dot.state.pa.us))

### Camp Hill Borough

The Camp Hill Borough Zoning Map shows a single family residential district along the majority of the shared border with East Pennsboro Township. The Township’s low density residential, parks and open space, and conservation uses designations on the future land use map pose no conflict to the continued residential uses in the Borough.

This same single family residential designation applies to properties fronting the west side of Poplar Church Road, where the Township shows an office apartment use designation on the future land use map. This area has experienced some conflict in the past, as the Township expressed interest in widening the roadway to improve mobility on Poplar Church Road. The Township and the Borough will need to continue a working dialogue to improve this corridor for both travelers and residents, as future development may further induce transportation improvements.

The Township’s office apartment use designation also fronts on Walnut Street and the Harvey Taylor Bypass, where the Borough has designated higher density residential and some office uses. A very small area of single family residential is also located in the vicinity. The transportation corridor serves as a buffer between these areas that are already quite compatible.

The Township’s annex lands along the PA 581 lies adjacent to commercial and high density zoning districts in the Borough. The Township’s annex lands are designated as industrial but currently occupied by this regional transportation facility.

### Lemoyne Borough

Lemoyne Borough’s Apartment Office (A-O) and Conservation Residential (C-R) zoning districts abut developed and planned commercial uses in East Pennsboro Township along Walnut Street.

Both commercial and residential uses are well-established in this area. This portion of the Borough's A-O has been developed as office buildings fronted by commercial retail services, and are consistent with commercial uses across Walnut Street in East Pennsboro Township. A portion of the Borough's Conservation Residential district has developed as athletic fields by the Harrisburg Academy, while the balance of the C-R district in this area remains in woodland cover. The Township's commercial use designation on the northeast corner of Erford Road and Walnut Street could pose conflict with the conservation residential district in the Borough if development patterns change. Currently, the Harrisburg Academy occupies both areas, hence there is no conflict between land owners in different municipalities and districts.

### **Hampden Township**

Hampden Township's zoning map shows four unique zoning districts along the Hampden-East Pennsboro border. East Pennsboro Township's future land use map shows two unique future land use categories. Generally, districts and uses across this area are conservation or low intensity uses, with one exception. At the northern end of the border, between the I-81 corridor and Wertzville Road are designated as Apartment-Office (A-O) in Hampden Township and low density residential in East Pennsboro Township. Hampden Township's higher intensity zoning designation is justified by closer proximity to the Wertzville Road interchange, i.e. shorter access to a major transportation route. Steep slopes and hydrologic patterns environmentally and finically constrain potential for large-scale development in this portion of East Pennsboro Township. Therefore, low intensity uses are better suited to this area in East Pennsboro Township.

East Pennsboro Township also adjoins Hampden Township west of the at the PA 581/ US 15 interchange. Hampden Township's zoning map shows an industrial general zoning designation for this area. East Pennsboro Township's future land use map shows industrial for the annex lands but this regional transportation facility currently occupies the area. No conflict is apparent.

### **Lower Allen Township**

East Pennsboro Township adjoins Lower Allen Township at the PA 581/ US 15 interchange. Lower Allen Township's zoning map shows a general industrial zoning designation for this area. East Pennsboro Township's future land use map shows industrial for the annex lands but this regional transportation facility currently occupies the area. No conflict is apparent.

### **Wormleysburg Borough**

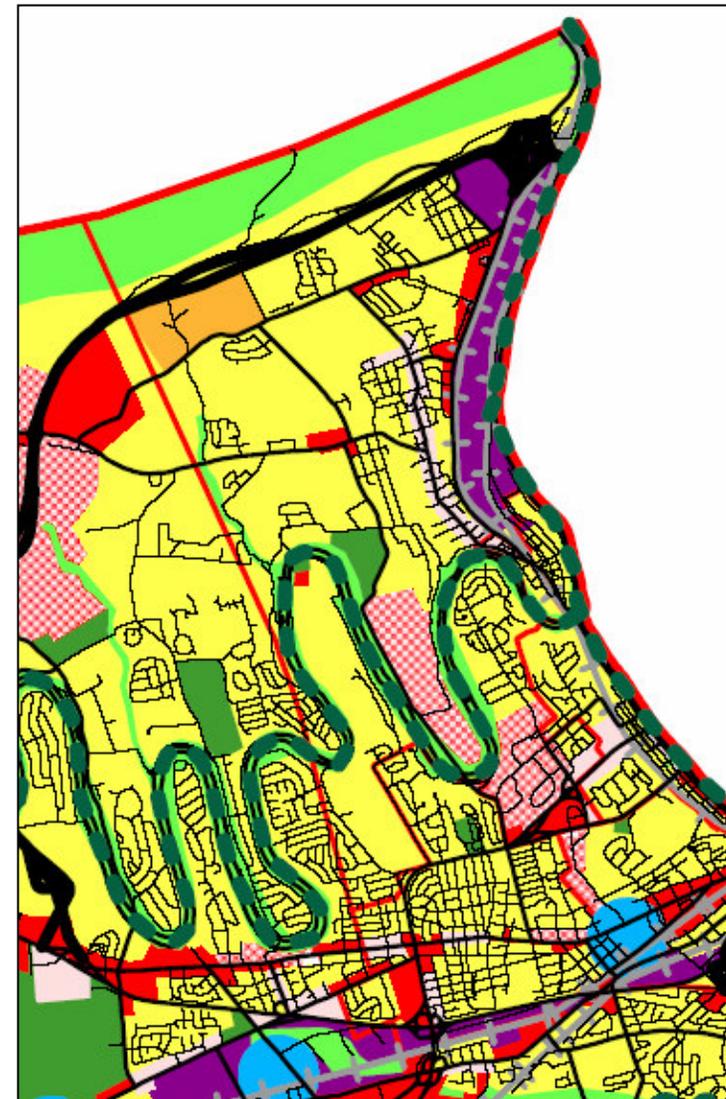
Five unique zoning districts in Wormleysburg abut five future land use categories in East Pennsboro Township. Conservation designations in both municipalities apply to the mouth of the Conodoguinet Creek. The remainder of the Borough's districts are primarily residential. Low density, high density and office apartment uses shown for East Pennsboro Township pose few conflicts to the Borough's zoning. The Township's commercial use areas as presently developed pose minimal conflict. Uses on the southeast corner of Erford Road and Poplar Church Road are small-scale in nature, i.e. single consultation service offices. Office-Apartment uses in the Township lie adjacent to residential areas in the Borough, but funnel traffic internally to travel corridors in the Township, i.e. Erford Road, eliminating thru traffic in the adjacent neighborhoods. Commercially designated lands between the Harvey Taylor Bypass and Walnut Street are currently developed, but again these properties are oriented toward Erford Road, limiting interaction with adjacent residential neighbors.

Cumberland County

The most recent comprehensive plan for Cumberland County identifies most of East Pennsboro Township as a planned growth area. The portion of the Township north of the I-81 corridor is designated as a reserve and conservation area. These designations are translated on the County’s future land use map to general use categories that closely match the Township’s future land use map. Minor exceptions include the following:

- The County’s agricultural designation shown in the northwest portion of the Township. While agriculture is the current use, environmental quality does not support continued use of the property for agricultural production.
- The County shows no mixed use designation in the Village of West Fairview.
- The County’s commercial use area at the intersection of Wertzville Road and East Penn Drive is smaller than has been developed and than designated by the Township.

Cumberland County Future Land Use Map



Map Legend

 AGRICULTURE	 VILLAGE / MIXED USE
 AGRICULTURAL/ RURAL	 INDUSTRIAL
 RESIDENTIAL	 PUBLIC/SEMI-PUBLIC
 COMMERCIAL RETAIL	 CONSERVATION
 COMMERCIAL SERVICES	 MUNICIPAL LINES
 GREENWAY CORRIDORS	 APPALACHIAN TRAIL
 RAILROAD	 TRANSIT ORIENTED DEVELOPMENT NODE

Source: Cumberland County Comprehensive Plan (2003)  
<http://www.tcrpc-pa.org/cccomplan.htm>

**Marysville Borough, Perry County**

Marysville Borough lies to the north of East Pennsboro Township along the Susquehanna River. The two municipalities are connected by US 11/ 15 and River Road (East Pennsboro) and Main Street (Marysville). The region along the shared border is not heavily developed for several reasons. Blue Mountain extends almost to the River edge. US 11/ 15 transitions here from a 4-lane divided highway just north of the I-81 interchange to a 2-lane road. Rail lines parallel US 11/ 15 and the floodplain areas, though they have some older homes, now limit development.

**Rye Township, Perry County**

Rye Township lies to the north of East Pennsboro Township along the northern face of Blue Mountain. The mountain has acted as a natural barrier to development. The Township remains rural in character as evidenced by extensive woodland, meadow, and agricultural areas. Tower Road is the only direct access between the Townships.

**City of Harrisburg, Dauphin County**

The City of Harrisburg lies to the east of East Pennsboro Township and holds jurisdiction over the Susquehanna River to its western bank. The extensive width of the river provided a natural boundary for most community development concerns.

**Susquehanna Township, Dauphin County**

Susquehanna Township also lies to the east of East Pennsboro Township. AS in the case of the City of Harrisburg, the extensive width of the river provided a natural boundary for most community development concerns. The George Wade Bridge is the only connection between the two municipalities.

**Capital Improvements Program**

The tasks listed in the Action Plans need further prioritization for timely and effective programming. The Capital Improvements Program (CIP) (see Table 5-1) suggests a schedule for initiation and completion of the most significant action items. The CIP contains action items ranging from ordinance updates to detailed planning studies to design and construction of township facilities.

The responsibility for initiating these items lies with the Board of Commissioners as they delegate tasks, compile annual initiatives and approve annual budgets.

Implementation through Action Strategies	2005/2006	2007/2008	2009/2010	2011/2012	2013/2014
<b>Community Development Guidance</b>					
Adopt zoning ordinance updates /amendments; prepare a parcel-based zoning map	X				
Adopt subdivision ordinance updates /amendments	X				
Adopt property maintenance ordinance updates /amendments	X				
Prepare Design Guidelines for transit facilities					X
Develop an environmental resources inventory	X				
Develop a township open space program				X	
Develop a shade tree/tree care ordinance				X	
<b>Transportation</b>					
Explore options to improve vehicular connectivity through the Township			X		
Prioritize and program identified roadway improvements	X	X			
Prioritize and program identified sidewalk improvements	X	X			
<b>Utilities</b>					
<b>Update Sewer Use Rates and Tapping Fees</b>					
Adopt a Sewage Holding Tank Ordinance					
Rehabilitate Beaver Avenue Pumping Station					
Complete design of Phase 1 WWTP Improvements	X	X			
Obtain funding for Phase 1 WWTP improvements					
Accelerate Sewer System Rehabilitation Program					
Obtain permitting for Phase 1 WWTP improvements					
Adopt Sewage Management Ordinance					

Table 5-1 Capital Improvements Program					
Implementation through Action Strategies	2005/2006	2007/2008	2009/2010	2011/2012	2013/2014
Update Intermunicipal Agreements with Hampden Township and Wormleysburg Borough to reflect increased WWTP capacity					
Complete Phase 1 WWTP Improvements Extend public sewers to Skyview Drive/Sunset Drive Area Replace North Pumping Station Force Main. Implement Sewage Management program	X	X			
Extend Sewers to remaining on-lot priority areas		X	X		
Update Sewer System Tapping Fee			X		
Undertake Phase 2 WWTP Improvements				X	
Prepare a vulnerability assessment for the Township wastewater treatment system	X				
Implement necessary improvements identified in the above mentioned vulnerability assessment		X	As needed	As needed	As needed
<b>Parks and Recreation</b>					
Prepare a Master Plan for Adams-Ricci Park	X				
Develop a greenway, trail and bicycle (bike-ped) network		X			
Explore township recreation facility enhancements					X
Explore new township facility development					X
Formalize a recreation management program			X		
<b>Communication between the Township, its residents and governmental and service agencies</b>					
Community Dialogue	continuous				
Township website updates/newsletter articles	continuous				
Correspondence with regional and state agencies (Cumberland County, DEP, HATS, and CAT; private utility providers) regarding planning studies and assessments	regular (annually is suggested)				

## Annual Plan Review Process

Recent amendments to the MPC (Section 302(d)) require municipal comprehensive plans to be reviewed every 10 years [Section 301(c)]. However, the East Pennsboro Comprehensive Plan will only be useful if it is regularly used and updated. For this to occur, it is recommended that the Boards of Commissioners and Planning Commission representatives jointly perform the following actions:

- Annually evaluate the Comprehensive Plan and, if necessary, make modifications to the plan to ensure it remains useful in terms of guiding the decisions made regarding the future growth and preservation of the planning area. Specific recommendations within the actions plans outline topics and trends to observe over time.
- Prepare an annual written report summarizing conclusions on the evaluation of the Comprehensive Plan, the past year's major activities, the upcoming year's major projected activities, and crucial issues that will or may impact the Township.