

COMPREHENSIVE PLAN



ADOPTED
DECEMBER 2018



**HEIDELBERG TOWNSHIP
LEBANON COUNTY, PENNSYLVANIA
RESOLUTION 870**

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended and re-enacted) authorizes municipalities to prepare and adopt municipal comprehensive plans; and,

WHEREAS, Heidelberg Township, Lebanon County, finds it necessary to prepare an updated Comprehensive Plan to help guide its future development; and,

WHEREAS, the Heidelberg Township Planning Commission prepared the Comprehensive Plan consisting of maps, charts and textual matter for Heidelberg Township; and

WHEREAS, the Heidelberg Township Planning Commission discussed the Comprehensive Plan at numerous regularly-scheduled and specially advertised Planning Commission meetings since early 2015; and

WHEREAS, the Comprehensive Plan was submitted to the Lebanon County Planning Department, to the Lancaster County Planning Commission, to the Eastern Lebanon School District and to all contiguous municipalities; and

WHEREAS, the Heidelberg Township Planning Commission conducted a Public Meeting on October 15, 2018, pursuant to public notice concerning the Comprehensive Plan; and

WHEREAS, the Heidelberg Township Planning Commission recommended to the Heidelberg Township Board of Supervisors adoption of the Comprehensive Plan; and

WHEREAS, the Heidelberg Township Board of Supervisors conducted a Public Hearing on December 18, 2018, pursuant to public notice and considered the review comments of Lebanon and Lancaster Counties; all contiguous municipalities; the Eastern Lebanon School District; all Public Meeting and Public Hearing comments and the recommendations of the Heidelberg Township Planning Commission; and


WHEREAS, the Board of Supervisors of Heidelberg Township deems it appropriate to adopt the updated Comprehensive Plan as the Comprehensive Plan for Heidelberg Township.

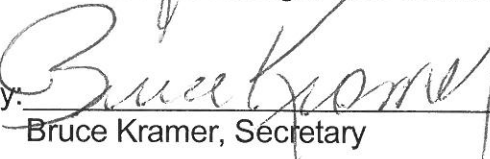
NOW THEREFORE, BE AND IT IS HEREBY RESOLVED that the Board of Supervisors of Heidelberg Township hereby adopts the draft Comprehensive Plan as the Heidelberg Township Comprehensive Plan. The Plan includes all maps, charts, textual matter and other matters included in the Comprehensive Plan.

ADOPTED this 18th day of December, 2018 by the Board of Supervisors at a regularly scheduled public meeting duly advertised.

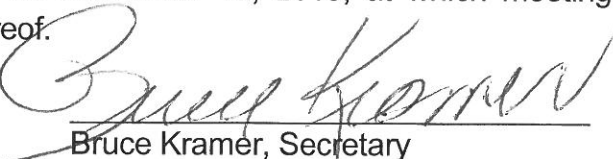
**BOARD OF SUPERVISORS FOR THE
TOWNSHIP OF HEIDELBERG**

By: 
Paul K. Fetter, Chairman

By: 
William T. Cromleigh, Vice-Chairman

By: 
Bruce Kramer, Secretary

I, Bruce Kramer, Secretary of the Board of Supervisors of Heidelberg Township, Lebanon County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted at a legally constituted meeting of the Board of Supervisors of Heidelberg Township held on December 18, 2018, at which meeting a quorum was present and voted in favor thereof.


Bruce Kramer, Secretary

(Township Seal)

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CHAPTER 1 INTRODUCTION

CHAPTER 1

INTRODUCTION

THE PLANNING PROCESS

This Comprehensive Plan provides Goals and Objectives for guiding the growth and preservation of Heidelberg Township for the next twenty (20) years. The value of this Plan will be in measuring proposed changes in your community against the Plan's policies for Land Use, preservation of Natural Features, Transportation, and Community Facilities and Services. Each change in these areas should be evaluated against these questions:

"Is it within the framework of our Comprehensive Plan?"

or

"Does it achieve the goals of our Comprehensive Plan?"

The Heidelberg Township Board of Supervisors, the Heidelberg Township Planning Commission and many residents have participated in formulating this Comprehensive Plan. The Supervisors and Planning Commission considered the following when preparing your Comprehensive Plan:

- What are the wishes of our residents?
- What do we want to preserve in Heidelberg Township?
- What do we want to change in Heidelberg Township?
- What are our Township's strong and weak points?
- How do we build on our strengths and correct our weaknesses?
- How do we achieve change and what is the cost to our residents?

THE ESSENTIAL ELEMENTS OF A COMPREHENSIVE PLAN

Ten related basic elements are included in a comprehensive plan, as required by the Pennsylvania Municipalities Planning Code (MPC), as Amended by Acts 67 and 68 of 2000, which went into effect on August 21, 2000. The basic elements are as follows:

1. A statement of objectives of the municipality, concerning its future development, including, but not limited to, the location, character and timing of future development; [this may also serve as the Statement of Community Development Objectives for the Zoning Ordinance].
2. A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses;
3. A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels;
4. A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities, and other similar facilities or uses;
5. A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, flood plain management, utility corridors and associated facilities, and other similar facilities or uses;
6. A plan for the protection of natural and historic resources to the extent not preempted by Federal or State law. This includes, but is not limited to; wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites.

7. A plan for the reliable supply of water, considering current and future water resources availability, uses and limitations, and including provisions adequate to protect water supply sources.
8. A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality;
9. A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and the identification of public funds potentially available; and
10. A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the County Comprehensive Plan.

PREVIOUS PLANNING EFFORTS

Heidelberg Township has a history in planning for development and preservation. The Township adopted a Comprehensive Plan in 1970, a Zoning Ordinance in 1972, a Subdivision and Land Development Ordinance in 2006, and a Stormwater Management Ordinance also in 2006. The 1970 Plan served to guide the growth of the Township for approximately 30 years. Township development generally has not been contrary to the concepts presented in that 1970 Plan.

The Township has made amendments to the Zoning Ordinance and other ordinances to keep pace with the pressures of development and change. The Township Building Code is administered and enforced by the Lebanon County Planning Department. The Heidelberg Township Board of Supervisors intends to continue the planning process with the adoption of this Comprehensive Plan. To this end, the Plan will be followed by the review and possible revisions to the Zoning Ordinance, Subdivision and Land Development Ordinance, and Stormwater Management Ordinance.

In 1998, the Township initiated the preparation of an updated Comprehensive Plan, which was ultimately adopted in January 2000. The 2000 Plan (1) included updated information on land use, transportation facilities current conditions in the Township, (2) considered the population and demographic data provided by the Year 2000 U.S. Census, (3) considered the recommendations of the Lebanon County Interim Plan prepared in 1987 and (4) was prepared in compliance with all the requirements of the MPC amendments of 2000. The 2000 Plan included Plans for future land use, housing, transportation, community facilities and utilities, water supply, and natural and historic resources. The Plan also included proposals for both short-term and long-term actions to implement the Plan's recommendations.

PURPOSE OF THE UPDATED COMPREHENSIVE PLAN

Several significant actions have occurred since the adoption of the Heidelberg Township Comprehensive Plan in January 2000: (1) a new countywide Comprehensive Plan was prepared and was adopted by the Lebanon County Commissioners in December 2007; (2) a municipal sewer system was designed and constructed in the Schaefferstown and Kleinfeltersville areas of the Township; (3) the Year 2010 U.S. Census was conducted; and (4) a Township Recreation and Park Plan was prepared and adopted. In light of the above, the Township Board of Supervisors determined that a review of and appropriate updates to the 2000 Plan be prepared.

This Updated Comprehensive Plan, following the guidelines of the Pennsylvania Municipalities Planning Code, describes the Township's policies for preservation, development and future public improvements. These policies are shown on the Comprehensive Plan Maps and are described in the text of this document. All residents, businesses and community groups should assist local government in implementing this Plan.

IMPORTANCE OF PLAN IMPLEMENTATION

This Plan is only of value to the community if there is a strong commitment to implement it. The implementation of such a Plan may necessitate changes to the Zoning Ordinance, Subdivision and Land Development Ordinance and other Township ordinances and regulations that will reflect the policies contained within this Plan. This Plan cannot be a static document but must continuously reflect the Township's evolving policies for guiding change such as the type and location of new development and the preservation of land and open space. Each decision of the Township should be measured against this Plan and its major policies for guiding change.



CHAPTER 2 COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

CHAPTER 2

COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

To be effective, this Comprehensive Plan must reflect the common goals of the residents of the Township. These goals range from physical policies, such as the appropriate use of land, to social and educational policies. Once these goals are formed, they represent a context within which decisions can be made regarding the use of land and the conservation of resources.

COMMUNITY PARTICIPATION

Since early in 2015, Heidelberg Township representatives have worked with technical experts to prepare this Comprehensive Plan for the Township.

As representatives of the residents of the Township, the Planning Commission and, ultimately, the Board of Supervisors must make some critical decisions about where, when, and how the Township will grow. The first and most important section of this Plan is to clearly articulate the goals and objectives of the Township leaders in terms of comprehensive planning for conservation and development.

Resident's Survey

As one of its initial efforts in the preparation of an update to the Heidelberg Township Comprehensive Plan, the Township Comprehensive Plan Committee members decided to seek input from all the Township's property owners. Therefore, in October 2015, a Comprehensive Plan Survey was distributed to all property owners within the Township. The survey was a non-scientific "opinion" survey. 1394 surveys were distributed and a total of 495 completed surveys were returned (a response rate of over 35 percent.). The majority of the surveys returned included responses from more than one (1) person. The results of the Comprehensive Plan Survey will serve as a valuable tool for the Township Planning Commission, Board of Supervisors and other Township officials.

The Comprehensive Plan Survey responses indicated a desire for a continuation of the Township's "rural lifestyle;" "peace, quiet and serenity;" and "small town lifestyle", as well as a corresponding preference, on the part of the majority of respondents, for

limitations on future residential, industrial and commercial growth. The following represents a summary of the Township-wide survey responses. A more detailed summary and analysis of the survey results follows.

- Over 91 percent of the respondents identified themselves as full-time residents; 2 percent were part-time residents and 7 percent were non-resident property owners.
- Overall, over 80 percent of the respondents have lived in the Township at least 10 years; 59 percent have lived there over 25 years.
- Over 76 percent of the respondents had heads of household that were 45 years of age and over; included in this percentage were 38 percent that were 65 years of age and over.
- The clear majority responding (65 percent) indicated that their property was used for residential purposes. (34 percent of the respondents owned one acre or less of land; 73 percent owned 5 acres or less of land.)
- Over 73 percent anticipated that nothing different would happen to their land in the next ten years.
- Of the respondents indicating an occupation, approximately 27 percent identified themselves as being retired.
- Approximately 27 percent of the respondents indicated that they worked in the Township, with an additional 31 percent working elsewhere in the County; 39 percent of respondents working outside Lebanon County (in Pennsylvania); and 2 percent of respondents working outside of Pennsylvania.
- When asked to identify community services that should be added in the Township, “local police” was cited the most frequently, followed in order by “municipal (curbside) recycling,” “natural gas,” “parks,” “recreation center,” and senior center.” “Municipal trash collection,” “internet,” “outdoor sports facilities,” “public transportation,” and “community meeting facility” were also cited frequently.
- When asked to identify community services that should be improved in the Township, “local police” was cited the most frequently, followed in order by

“internet,” “parks,” “State Police,” “cable TV,” “municipal (curbside) recycling,” “outdoor sports facilities,” “ambulance,” “fire,” and “natural gas.” “Senior center,” “recreation center,” and “municipal trash collection” were also cited frequently.

- Approximately 31 percent of all respondents stated that they were served by public water – but only 23 percent of all respondents indicated that they used public water for drinking. Approximately two-thirds of all respondents relied on drilled wells (62 percent), hand-dug wells (3 percent) or springs (2 percent) as their primary water source. 20 percent of all respondents utilized bottled water for drinking.
- 39 of the respondents identified themselves as farmers – 20 of which identified as full-time farmers. Six respondents indicated that they farmed between 51 and 100 acres; an additional 17 respondents farmed more than 100 acres.
- The clear majority of the respondents expressing an opinion supported the idea that the Township should do more to promote family-owned farms. A slim majority of the respondents expressing an opinion supported the idea that the Township should invest some of its financial resources toward the purchase of agricultural easements. Only 40 percent indicated that intensive agricultural operations were of concern to them.
- In response to a question as to the type of preferred development if future residential development occurs in the Township, “single family dwellings” received the greatest response (49 percent), followed by “in retirement communities” (16 percent), “in developments that are a mixture of single family homes, townhouses and apartments, with areas of open space” (12 percent), “duplex and two-family dwellings” (9 percent), and “townhouse dwellings” (8 percent). “Apartment dwellings” and “in mobile home parks” received low rates of response.
- 53 percent of those responding indicated that future residential development should occur “in areas served/proposed to be served by public water and sewer.” An additional 18 percent indicated “in areas where on-lot water supply (wells) is not limited,” and 17 percent indicated “in areas where on-lot sewage disposal is not limited by soils and/or high nitrates. Only 10 percent indicated “anywhere in the Township, without restrictions.”

- Just over 51 percent of those responding to the survey question about the need for more business (commercial) locations in the Township responded that there was no need. If additional commercial development is to occur, the forms of commercial development most favored by the respondents to the survey were uses that would service the day-to-day needs of Township residents (i.e., restaurants, gas stations, etc.) and home-based businesses (service and retail). Neighborhood shopping, office uses, landscaping/construction businesses, and convenience stores were favored to a lesser extent.
- Only approximately one-third those responding to the survey were in favor of additional industrial development. The forms of industrial development most often cited were small scale (machine shops, etc.) and low impact (electronics/"high tech" manufacturing). "Warehousing" was cited to a much lesser extent, while "heavy industry" was cited rarely.
- The clear majority of the respondents expressing an opinion supported the idea that the Township take greater efforts to preserve and/or protect the Township's agricultural lands, historical resources, woodlands, and natural areas. The preservation of agricultural lands received the highest positive response, followed closely by the preservation of woodlands.
- Approximately one in ten of the respondents indicated that they used one or more of the Township's parks often. Over 62 percent of the respondents indicated that they used one or more of the Township parks seldom, while approximately one in four respondents indicated that they never used one or more of the Township parks. A recurring comment of many respondents was that information was not readily available as to the locations of the Township's parks.
- Approximately 39 percent of the respondents indicated that they believe that the Township needs more public park land. Of these, over 75 percent of the respondents indicated that the additional park land should occur either in the form of (1) expansions to the existing parks or (2) small, neighborhood-oriented parks.
- Paved jogging/walking/biking trails, a children's playground, an interconnected trail system, and preserved natural areas were the four types of additional recreational facilities cited as "most needed" in the Township. Unpaved trails, picnic area/pavilions, and mountain bike trails were also mentioned frequently.

In addition, the age groups most often cited as needing more recreation opportunities were young teens (ages 13-14), teens (ages 15-19), children (5-12), and seniors (55+).

- Township residents ranked (1) “rural lifestyle,” (2) “peace, quiet and serenity,” (2) “natural beauty/scenery” and (3) “small town lifestyle” as the three most important qualities of life in the Township. “Natural beauty/scenery,” “agricultural areas” and “natural areas (wildlife, etc.)” were also frequently cited.
- The things most often cited as what residents liked about the Township were (1) the rural/small town atmosphere; (2) the agricultural/farming areas; (3) the peace and quiet; and (4) the historical town. Among other things noted were low crime rate, friendly residents, accessibility to work/shopping in the region, etc.
- The things most often identified as detracting from the Township were (1) the lack of a local police force; (2) high cost of water and sewer; (3) too much development; and (4) traffic.

COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

To be effective, this Comprehensive Plan must reflect the common goals of the residents of the Township. These goals range from physical policies, such as the appropriate use of land, to social and educational policies. Once these goals are formulated, they represent a context within which decisions can be made regarding the use of land and the conservation of resources.

The Pennsylvania Municipalities Planning Code (MPC) has established the basic requirements for a comprehensive plan, the first of which is a statement of community goals and objectives:

"The comprehensive plan, consisting of maps, charts and textual matter, shall include, but need not be limited to, the following basic elements: (1) A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may serve as a statement of community development objectives as provided in Section 606...." (Article III, Section 301, Pennsylvania Municipalities Planning Code (MPC); Act 247, P.L. 805, of 1968, as amended by Act 170, P.L. 1329 in 1988).

"This may be the statement of community development objectives provided in a statement of legislative findings of the governing body of the municipality with respect to land use; density of population; the need for housing, commerce and industry; the location and function of streets and other community facilities and utilities; the need for preserving agricultural land and protecting natural resources; and any other factors that the municipality believes relevant in describing the purposes and intent of the zoning ordinance." (MPC, Article VI, Section 606).

The purpose of this section of the Plan is to articulate the goals and objectives of the Township officials and residents in terms of comprehensive planning for conservation and development. Comments from Township Officials have been used to develop general goals regarding land use, development, environmental protection and other issues.

Lebanon County Comprehensive Plan

In December 2007, Lebanon County prepared an updated Lebanon County Comprehensive Plan. The County's effort serves as a framework and guide for individual municipal planning efforts. Heidelberg Township desires to cooperate with the County and still retain its individual identity. During the preparation of this Comprehensive Plan, the Township reviewed the Lebanon County policy goals. These County goals are highlighted below:

1. Encourage distinctive, attractive communities with a strong sense of place.
2. Plan for economic growth and development that expands employment, sustains businesses and provides family-sustaining jobs.
3. Protect the natural and cultural landscape that defines our local identity as Lebanon County.
4. Encourage compact building and development designs.
5. Broaden the range of housing opportunities and choices.
6. Provide transportation choices for residents, businesses and visitors.

7. Provide adequate, cost effective public services to meet the needs of the community.
8. Think, communicate and plan regionally; implement locally.

2000 Heidelberg Comprehensive Plan

Heidelberg Township's initial Comprehensive Plan was adopted in 1970. The following Development Policies and Objectives reflected the desires of Heidelberg Township and provided the basis for the Township's second Comprehensive Plan, which was adopted in 2000:

General Goals

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|--------|--|
| Goal 1 | Encourage greater resident awareness, understanding, and participation in implementation of this Comprehensive Plan. |
| Goal 2 | Retain Heidelberg Township's scenic beauty, open space, heritage, and natural features. |
| Goal 3 | Encourage the continuation of farming as a major part of community life in Heidelberg Township. |
| Goal 4 | Manage the growth rate within the next decade to what it has been in the past. |

Land Use Goals

- | | |
|--------|--|
| Goal 5 | Preserve prime agricultural land used to support working farms, nurseries, and other high value agricultural activity. |
| Goal 6 | Keep Heidelberg Township as a residential community with a rural living environment. |
| Goal 7 | Provide areas for commercial development within the villages to serve the day to day needs of the Township residents. Commercial activities should be located to be compatible with existing development and designed to adequately serve our community. |

- Goal 8 Provide areas suitable for non-polluting industrial growth that support the Heidelberg Township tax base.
- Goal 9 Commercial and industrial uses generating high traffic volumes should be oriented and located along major highway corridors and designed for safe and convenient access.
- Goal 10 Encourage industrial activities that will not be objectionable to the environment and our infrastructure.
- Goal 11 Preserve the natural features of Heidelberg Township to include flood plains, wetland areas, woodland areas, and areas with slopes in excess of fifteen percent (15%).
- Goal 12 Provide buffer areas/open space to accommodate intensive agriculture uses to reduce adverse impact on residential centers.

Community Facilities and Open Space

- Goal 13 Maintain Schaefferstown as a historical center of the Township.
- Goal 14 Support recreation areas and facilities, police services, fire services, ambulance services, and educational facilities throughout the Township to appropriately serve our residents.
- Goal 15 Ensure a safe and adequate water supply and sewage disposal system for the community.
- Goal 16 Establish a Wellhead Protection Plan to adequately preserve the integrity of the community's water systems.
- Goal 17 Support recreational activities maintained by the Middle Creek Wildlife Management Area and the State Game Lands.

Traffic Goals

- Goal 18 Provide for adequate off-street parking and loading spaces in the town center, commercial, industrial, and higher density residential areas of Heidelberg Township.

- Goal 19 Provide for the future movement of traffic through Heidelberg Township in a safe effective manner by developing a road classification system with design standards for each type of road.
- Goal 20 Attempt to minimize dangerous road conditions and discourage development that hinders the smooth and safe flow of traffic.
- Goal 21 Work with PennDOT and all State agencies to minimize the impact of new or improved highways on the residents of Heidelberg Township.
- Goal 22 Support public transportation bus service and local airport facilities.

GENERAL GOALS

The overall goal guiding the future development of a local community is the creation of physical, social and economic environments which will continue to provide its residents with increasingly better places in which to live, work and play. The overall goals for the Heidelberg Township Comprehensive Plan are as follows:

1. Encourage greater resident awareness, understanding, and participation in implementation of this Comprehensive Plan.
2. Retain Heidelberg Township's scenic beauty, open space, heritage, and natural features.
3. Encourage the continuation of farming as an important part of the local and regional economy, as well as a major part of community life in Heidelberg Township.
4. Manage the growth rate within the next decade to what it has been in the past.
5. Preserve the community character that makes Heidelberg Township a unique, distinctive and identifiable place.
6. Develop a coordinated land use pattern that provides a variety of uses, recognizes land capacity and respects natural features.

7. Plan for residential and non-residential growth in appropriate areas to avoid the problems of random development.
8. Maintain and improve a healthful residential environment with adequate recreational areas.
9. Allow for a wide range of housing choices to meet the needs of all Township residents.
10. Provide for adequate community facilities, utilities and services of levels commensurate with a changing population.
11. Explore opportunities to cooperate with neighboring municipalities to promote the economical and efficient provision of all municipal services.

Heidelberg Township Officials have identified more specific community goals as they relate to the six major components of the Comprehensive Plan. **All specific community goals are equally important.** The specific community goals are as follows:

GOALS USED TO DEVELOP THE FUTURE LAND USE PLAN

1. Maintain the Township's rural/agricultural character.
2. Provide buffer areas/open space to accommodate intensive agriculture uses to reduce adverse impact on residential centers.
3. Promote conservation of the natural features and common open space for new land developments and subdivisions.
4. Provide areas for commercial development within the villages to serve the day to day needs of the Township residents. Commercial activities should be located to be compatible with existing development and designed to adequately serve our community.
5. Orient and locate commercial and industrial uses generating high traffic volumes along major highway corridors and design them for safe and convenient access.

6. Through zoning, provide areas suitable for industrial activities that will not be objectionable to the environment and our infrastructure.
7. Allow land uses that will reinforce and promote the local and regional economy.
8. Provide through zoning adequate sites for public recreation, conservation, historic, scenic and other open space purposes.
9. Provide adequately zoned areas for limited clean and non-intrusive industrial expansion to provide additional employment opportunities for Township residents.
10. Require industrial uses to adhere to strict design and performance controls to preserve the rural character of the Township.
11. Provide land use regulations that encourage recreational, modern commercial and clean and non-intrusive industrial activities in the Township.
12. Acknowledge and plan to accommodate the continuation of existing, nonconforming land uses.
13. Discourage incompatible land uses and encourage mixed land uses.
14. Minimize the conflicts between different land uses through the use of the Township's Zoning Ordinance and Subdivision/Land Development Ordinance (SALDO).
15. Continually review and update the Township's existing Zoning, SALDO and other ordinances and regulations to maintain current standards for design and improvements and to require well-planned subdivisions and land developments.
16. Secure equitable reviews for all subdivision plans and administer and enforce uniform standards and procedures for all development.
17. Require proper landscaping to promote the aesthetic quality of commercial, industrial, institutional and residential developments.

18. Coordinate the Plan's land use recommendations with the findings of the Township's Act 537 Official Sewage Plan.

GOALS USED TO DEVELOP THE HOUSING PLAN

1. Allow for a wide range of choices in housing types, costs and locations for all existing and future Township residents.
2. Define housing densities that conform to the holding capacity of the land and promote and preserve open space.
3. Enforce regulations to correct areas of blight and substandard conditions and encourage the rehabilitation, replacement or elimination of structures and facilities that are physically unsound, poorly located or compromise public health.
4. Uniformly enforce building codes throughout the Township.

GOALS USED TO DEVELOP THE TRANSPORTATION PLAN

1. Provide for the future movement of traffic through Heidelberg Township in a safe effective manner by maintaining a road classification system with design standards for each type of road.
2. Work with PennDOT and all State agencies to minimize the impact of new or improved highways on the residents of Heidelberg Township.
3. Support and assist the Lebanon County Planning Department, the Lebanon County Metropolitan Planning Organization (LEBCO MPO) and the Pennsylvania Department of Transportation in planning and designing major thoroughfares.
4. Attempt to minimize dangerous road conditions and discourage development that hinders the smooth and safe flow of traffic.

5. Require adequate off-street parking and loading spaces in the town center, commercial, industrial, and higher density residential areas of Heidelberg Township.
6. Coordinate future land use and future road improvements to maximize efficient use of the Township's existing major roads.
7. Coordinate existing roadway functions with appropriate design standards.
8. Assure that future developments provide for access designs and locations that minimize traffic congestion and safety problems.
9. Require developer-provided road improvements that are needed.
10. Encourage other modes of transportation and reduce the dependency upon single occupancy automobile transportation.
11. Encourage non-motorized trails for pedestrian and bicycle use within the Township.
12. Support improved public safety for all transportation systems.

GOALS USED TO DEVELOP THE COMMUNITY FACILITIES PLAN
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1. Support and maintain adequate emergency services and other community facilities and services to assure the welfare and safety of the residents in all parts of the Township.
2. Support recreational activities maintained by the Middle Creek Wildlife Management Area and the State Game Lands.
3. Review fire and emergency service needs and coordinate the provision of these services with adjoining municipalities.
4. Maximize the use of publicly owned property.
5. Promote efficient, effective and professional management of all public facilities.

6. Facilitate reasonable access to public facilities such as parks, schools, historic sites and publicly owned property which enhances the quality of life in the Township.
7. Encourage cooperation and coordination of Township government and School District facilities and services.
8. Support educational, recreational and cultural opportunities for all age groups.
9. Encourage the preservation and/or development of adequate open space and recreation areas in the Township to serve the growing needs for leisure time activities and passive recreation, with an emphasis towards physical improvements to existing park sites.
10. Encourage cooperative planning and financing of recreational sites and facilities among the communities of the Township and the region.
11. Provide mechanisms for discussion and choice among the citizenry concerning the development of the Township and for citizen participation in public affairs.

GOALS USED TO DEVELOP THE UTILITIES PLAN

1. Encourage the provision of adequate utilities and services to assure the welfare and safety of the residents in all parts of the Township.
2. Maintain safe and adequate water supply and sewage disposal systems within the designated service areas of the community.
3. Require safe and reliable water supplies and sewage disposal systems for all development activities in all parts of the Township that are outside of the designated service areas.
4. Maintain the Wellhead Protection Plan to adequately preserve the integrity of the community's water systems.
5. Utilize and enforce the minimum standards of Act 537 "PA Sewage Facilities Act" as adopted by the Heidelberg Township Board of Supervisors.

6. Require adequate storm water management measures that prevent adverse impact to surrounding properties and watercourses, and to encourage recharge and the use of best management practices to minimize impacts, which may improve water quality and protect headwater areas.
7. Maximize the efficient use of the public utility systems in the Township.
8. Promote underground installation of utilities and the co-location of utilities where feasible.
9. Promote co-location of communication facilities that require the use of a tower.
10. Encourage the use of energy resources efficiently and conservatively by implementing, whenever possible, any devices that will improve energy efficiency, planning for future energy needs and opportunities, and planning for potential energy emergencies.
11. Educate the citizens of Heidelberg Township about the beneficial results of cost-effective energy use.

<p style="text-align: center;">GOALS USED TO DEVELOP THE NATURAL AND HISTORIC RESOURCES PROTECTION PLAN</p>
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1. Preserve prime agricultural land used to support working farms, nurseries, and other high value agricultural activity.
2. Protect sensitive environmental features (e.g. streams, floodplains, riparian areas, wetlands, vernal pools, steep slopes, hazardous or unique geology, important wildlife habitats, etc.).
3. Encourage the protection/preservation of harvestable forest land.
4. Manage the physical and environmental capacity of the land which includes a high quality of water supply and proper waste water management specified in the Act 537 Sewage Facilities Plan for the Township, for the present and projected population of the Township.

5. Encourage new agricultural operations and encourage the continuation of existing agricultural operations.
6. Keep land use planning sensitive to the protection and preservation of local historic, cultural and documented/verified archaeological resources.
7. Maintain Schaefferstown as a historical center of the Township.
8. Identify and categorize sites and structures of historical significance within the Township.
9. Create and adopt a Historical Resources Plan which is designed to preserve the community's historical resources.
10. Encourage a practical and balanced relationship between growth and historical preservation, while maintaining the present rural development and character of the Township.

All the plans for land use, housing, transportation, community facilities and utilities and natural/historic resources preservation that follow have been developed and evaluated according to these stated goals and objectives. The Township should use these goals and objectives to review any proposed land subdivision or development, and to assess its impact on the public health, safety and welfare.



CHAPTER 3

THE COMPREHENSIVE PLAN

CHAPTER 3

THE COMPREHENSIVE PLAN

The Comprehensive Plan is the Township's guideline for future growth, and is based on the information contained in the preceding chapters. This section is intended to show, in general categories, recommended types of future land use for the next 15-20 years, proposals for transportation facilities, community facilities and utilities, water supply, natural, cultural and historic features preservation and housing. This section represents the culmination of the community goals and objectives, and reflects existing land use, environmental constraints and potentials, transportation facilities, population projections, housing (i.e. "fair share"), community facilities, utilities and other elements.

PROPOSED FUTURE LAND USE PLAN

One of the most important elements in the comprehensive planning process is the charting of a municipality's future land use. The proposed Future Land Use Plan, as illustrated in the Future Land Use Map, reflects Heidelberg Township's Goals and Objectives, as adopted by the Planning Commission and Board of Supervisors. The overall goal of the Future Land Use Plan is the protection and enhancement of residential neighborhoods, the improvement of the Township's economic base and the preservation of prime farmland soils areas and corresponding agricultural activities. The Plan suggests a broad range of uses consistent with the Township's goals.

The Future Land Use Plan is a basic planning tool for Heidelberg Township that needs to be periodically reviewed and updated to reflect changing circumstances and aspirations. The Future Land Use Plan is not to be confused with the Township's Zoning Ordinance. The Future Land Use Plan is a policy document that identifies the generalized locations of proposed classes of land uses, whereas the Zoning Ordinance is an enforceable regulation that maps specific locations (zoning districts) where specific types of land uses are permitted, with specific dimensional and performance regulations. While the Future Land Use Plan is not legally binding under current State law, it does provide the framework for decisions relating to future zoning revisions, community development programming, capital improvements programming, and various other planning activities.

The Future Land Use Plan indicates a desirable future pattern of growth by indicating what types of activities should be located within the Township, as well as the intensity and a general location of land uses. The Plan is structured based on several influence factors. These include (1) the existing pattern of land use; (2) the natural features of the Township; (3) the existing and contemplated transportation and utility facilities; (4) the importance of agriculture to the Township's economy; and (5) the capability of Township land to support additional growth.

The following paragraphs describe the land use categories shown on the Future Land Use Map. It must be remembered that the Map is meant to be generalized and conceptual in nature, and thus the boundaries of the various land use categories shown on the Future Land Use Map are not meant to be exact.

The Future Land Use Plan for the Township divides the Township's land area into Rural Resource Areas and Designated Growth Areas. As defined by the MPC, a Rural Resource Area is "an area described in a municipal or multimunicipal plan within which rural resource uses including, but not limited to, agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted, and public infrastructure services are not provided except in villages." A Designated Growth Area is "a region within a county or counties described in a municipal or multimunicipal plan that preferably includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned".

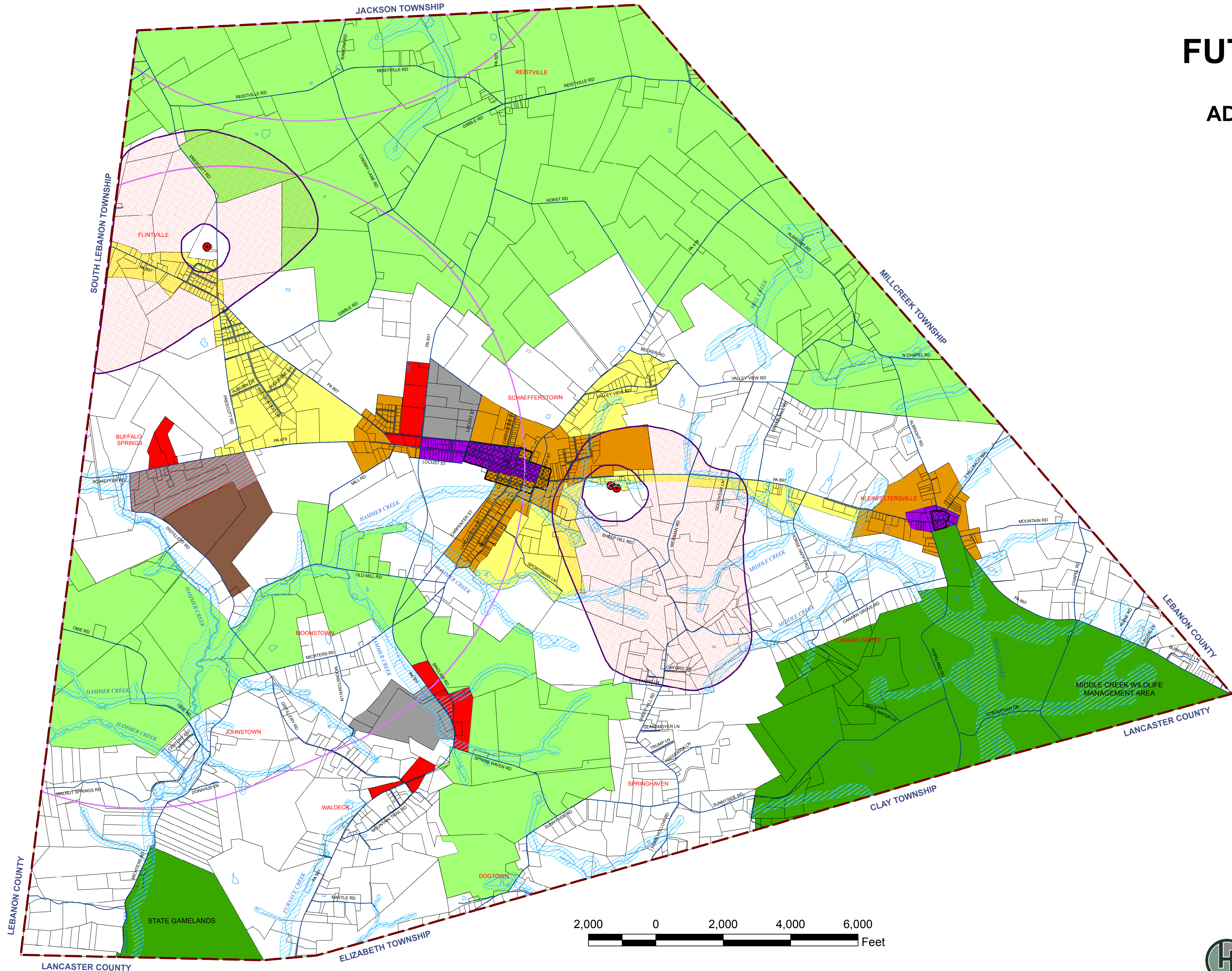
The Rural Resource Areas of the Township are represented by the Conservation Recreation, Floodplain Conservation, Agricultural and Agricultural Transitional land use categories on the Future Land Use Map.

Conservation Recreation

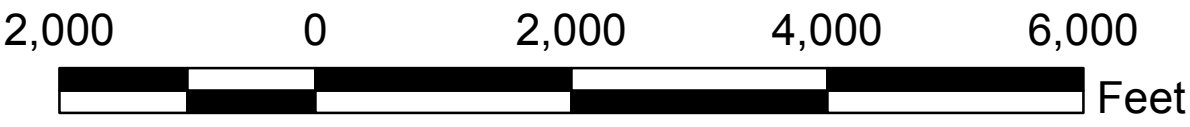
The purpose of the Conservation Recreation designation is to protect and preserve the environmentally sensitive and wooded areas of the Township that also have significant value for passive and active recreational pursuits. Existing Conservation Recreation areas include the Middle Creek Wildlife Management Area and the State Game Lands. Most of these areas exist under public use and ownership and area encouraged to expand and

FUTURE LAND USE

ADOPTED DECEMBER 2018



- Legend**
- CONSERVATION RECREATION
 - AGRICULTURAL
 - AGRICULTURAL TRANSITIONAL
 - LOW DENSITY RESIDENTIAL
 - SPECIAL PURPOSE RESIDENTIAL
 - VILLAGE CENTER
 - VILLAGE RESIDENTIAL
 - HIGHWAY COMMERCIAL
 - INDUSTRIAL
 - FLOOD PLAIN
 - AIRPORT HAZARD OVERLAY
 - RESOURCE EXTRACTION OVERLAY
 - H HISTORIC OVERLAY
 - HTMA WELLS - ZONE I
 - ZONE II
 - ZONE III



continue with the only future development being the support of conservation and wildlife facilities. Permitted uses within the Township's existing Conservation Recreation Zoning District encourage conservation/recreation activities for these areas; however, some forms of development, including very low-density residential development, are allowed under prescribed criteria.

Floodplain Conservation

To minimize erosion, sedimentation, flooding, and surface water degradation, man-made encroachments on floodplains, wetlands, and stream corridors should only be permitted when no other feasible options exist. Such encroachments must be monitored to ensure that all necessary local, state, and federal permits are obtained.

Stream corridors are extremely sensitive. Grass filter strips should be planted along the borders of fields, adjacent to roads and streams, to prevent the surface runoff of soil, nutrients, and fertilizers. Streams should also be fenced to keep livestock out. Trees also play an important role in maintaining high water quality and keeping water temperature low enough for trout throughout the summer. For these reasons, the Township should consider "overlay zoning" requirements for the preservation of stream valleys. Typically, such regulations are referred to as "riparian buffers".

In addition to the environmental significance of such areas, the preservation of stream valleys maintains the scenic beauty of the Township and provides the potential to link areas with a network of trails within "greenways". Pedestrian trails could be created with new subdivisions or acquired from current property owners

Agricultural

This category is comprised of those areas of the Township that are predominantly prime agricultural land and/or currently in agricultural production. Limited residential development and agriculturally related commercial uses may also be scattered among the agricultural uses.

The primary purpose of this area is to encourage the continuance of farming activities by preserving the Township's prime agricultural soils to

the greatest extent possible and by allowing land uses that are compatible with agriculture.

To support local farmers, agricultural-related businesses should be allowed in this area. Such agricultural support businesses could include farm implement dealers, grain suppliers, and produce markets. This is also an area where agricultural tourism activities could be located.

Large, contiguous tracts with prime agricultural soils should receive top priority for protection through agricultural zoning and voluntary conservation easements. To ensure that farming remains the dominant land use, it is recommended that the existing Agricultural Zoning District provisions be continued. The subdivision of land for limited rural housing and nonresidential uses that are compatible with farming should also continue to be permitted.

Future homes in the Agricultural areas should be located in a manner that preserves valuable farmland, scenic vistas, and important natural features such as stream valleys, wetlands, steep slopes, and wildlife habitat areas. New homes should also be located within close proximity to existing and future homes. To accomplish these objectives, it may be necessary to abandon the conventional method of subdividing existing road frontage in favor of alternative lot and street configurations, including flag lots, common driveways and cul-de-sac streets. To preserve agricultural activities, the existing Heidelberg Township Zoning Ordinance allows single family homes in the Agricultural Zoning District to be constructed using a “sliding scale” based on the size of the farm. The number of single family dwellings permitted to be subdivided/constructed range from three (3) for a farm size of 10 to 50 acres, to eight (8) for a farm size of 400 acres or more.

Within the agricultural areas, residents must accept the undesirable consequences of normal farming activities such as odors, dust, truck traffic, and unusual hours of operations. The “Right to Farm Law” protects farmers from nuisance laws that adversely impact normal farming operations.

Agricultural operations that exceed “normal” farming levels are often referred to as “intensive agriculture”, “factory farms”, “confined animal operations (CAO’s)” or “confined animal feeding operations (CAFO’s)”. Such operations can have a significant detrimental effect on adjacent land

uses. Major concerns with such operations involve groundwater quality, manure management, odors, flies, stormwater, lot area, and lot coverage. The existing Township Zoning Ordinance allows such uses by conditional use, which requires a public hearing and approval by the Township Board of Supervisors, with specific regulations addressing the key areas of concern.

Farmers who have no interest in subdividing their land could consider placing a voluntary conservation easement on their land or consider selling their development rights. Eligible property owners can sell conservation easements to the County or a non-profit conservancy. Such programs allow farmers to continue owning and farming the land with the assurance that their farm will continue to be farmed in perpetuity.

Agricultural Transitional

This category is comprised primarily of existing agricultural areas of the Township and those areas where environmental and locational conditions are most conducive to agriculture and non-intensive animal husbandry pursuits. The Agricultural Transitional areas of the Township are generally adjacent to (or in close proximity to) the developed, nonagricultural areas of the Township. As a result, agricultural operations that exceed “normal” farming levels, i.e., “confined animal operations (CAO’s)” or “confined animal feeding operations (CAFO’s)” are not permitted in the Agricultural Transitional areas of the Township.

The Designated Growth Areas of the Township are represented by the proposed Low Density Residential, Special Purpose Residential, Village Residential, Village Center, Highway Commercial, Airport Industrial, Industrial, Resource Extraction, Conservation Watershed, Conservation Historic and Institutional land use categories. land use categories on the Future Land Use Map. The Designated Growth Areas of the Township are generally located in and around the Villages of Schaefferstown and Kleinfeltersville, and in the PA Route 501 corridor. Most of the proposed Growth Areas are already currently zoned for residential, commercial or industrial use.

Since the majority of the developable land in the Township is located on “prime agricultural land” as defined by the MPC, any future non-agricultural growth must be located on such “prime agricultural land”. To attempt to preserve all such remaining lands in the Township would serve to stifle all other forms of development and related

economic growth. The proposed Land Use Plan identifies areas adequate to accommodate such growth in locations meant to minimize disruption to existing and future agricultural operations, as well as to minimize disruption to the Township's roadway network.

It is the intent of this Plan to direct most future development into the Designated Growth Areas of the Township. The eleven (11) land use categories located in the Designated Growth area are as follows:

Low Density Residential

The Residential Land Use designation is to promote, provide for, and protect single family residences in harmony with existing uses, physical conditions, and community facilities and services. The nucleus of future residential land uses is a concentration of existing land uses

This category is comprised mainly of single-family detached suburban residential development at densities ranging from one to four dwelling units per acre. The higher densities in the range would be only where both public water and sewerage service is provided. Where public sewerage service is not available, densities would be not greater than one unit per acre. The Low Density Residential areas of the Township includes existing development (1) in the Flintville – Juliada area; and (2) in the Valley View area east of PA Route 419 north of Schaefferstown; (3) along PA Route 897 between Schaefferstown and Kleinfeltersville; and (4) southeast of Schaefferstown in the Sportsman Lane area. These areas, for the most part, are areas that are currently zoned RLD – Low Density Residential.

Special Purpose Residential

The Special Purpose Residential designation is reflective of existing Zoning commitments to provide reasonable standards for the development of Mobile Home Parks within a residential area since these uses are recognized as a special form of housing requiring special, specific standards. This area includes the land currently zoned RSP - Special Purpose Residential, which is located south of the Keller Brothers Airport, would require developer constructed infrastructure and services to accommodate higher density development. Residential densities in areas

encompassed by mobile home parks in this land use category would generally range up to five (5) dwelling units per acre.

Village Residential

The Village Residential Designation reflects the existing villages of Schaefferstown and Kleinfeltersville. This land use is primarily intended to provide for single family, duplex, and townhouse type homes where public services are available or expected to be provided within the foreseeable future. Special attention will be paid to creating standards to preserve existing Historical Structures and encourage the restoration and maintenance of all structures of architectural or historical significance. Non-residential uses would be permitted in existing structures within the Village Residential area by special exception. These uses are limited to banks and similar financial institutions, medical and dental clinics, and professional offices that do not generate service vehicle or truck traffic and do not encourage high volumes of automobile traffic.

New development would be encouraged to occur in a manner that is compatible with the character of the existing villages, such as with buildings not placed too far from the streets, the streets not being overly wide, the street intersections designed for safe pedestrian crossings, and front porches on homes with architecture that is similar in scale to existing buildings. Residential densities could range up to ten (10) dwelling units per acre where both public water service and public sewer service were available.

Village Center

The Village Center land use designation is the concentration core of the existing villages of Schaefferstown and Kleinfeltersville. Other smaller villages may be considered as a Village Center. The area within a designated Village Center is primarily along a major road, such as Routes 501, 897, and 419. This land use is intended to provide for a mix of older housing, public and quasi-public uses, businesses, and “in-fill” lot development. This land use is intended to provide for new development and reuse of existing buildings that is compatible with nearby homes and structures.

The Village Center areas are either served by public services or are likely to be available to public services in the foreseeable future. As with the Village Residential, a mix of different residential uses is projected and commercial uses serving “everyday needs” of the residents. Again, new development would occur in a manner consistent with existing development to preserve existing Historical Structures and encourage restoration and maintenance of additional structures of architectural or historical significance. Densities would be similar to that of the Village Residential - up to ten (10) dwelling units per acre where both public water service and public sewer service were available.

Highway Commercial

Four (4) areas of the Township are designated for The Highway Commercial use. One is located at Buffalo Springs, north of the Keller Brothers Airport; one is west of PA Route 501 in Schaefferstown and the other two are near Waldeck. Their purpose is to recognize existing commercial uses and provide for needed future expansion. These areas are designed to accommodate all types of commercial uses, including those kinds of commercial enterprises that are dependent on traffic generated by a major highway or other major generator and are associated with vehicle shopping.

Airport/Industrial

The Airport/Industrial Land Use designation recognizes the existing land use pattern established within this area. The Keller Brothers Airport provides a valuable transportation link for private air service. Public air transportation is not intended, but the use of private planes for recreation and business exists. It is hoped this use will continue to expand and flourish. Adjacent to and within the airport area, industrial uses are projected to have low employee and low public service demands. Generally, warehousing, storage, and compatible industrial land uses are anticipated.

Industrial

This land use category is designed to facilitate a combination of manufacturing activities, industrial operations, industrial warehousing, wholesaling, and limited commercial activities dependent upon the availability of transport facilities and municipal utilities. The Township's

topography, transportation network, and location of centralized utility services limit the locations where such sites can be located. As a result, two (2) proposed industrial areas are identified on the Future Land Use Map. One industrial area is proposed on the east side of PA Route 501, north of Oak Street. This area could accommodate extensive industrial activities so as to minimize any detrimental effects that they might have on other uses in the Township and at the same time provide an industrial area free of encroachment from other activities. A second Industrial area is located on the western side of PA Route 501 north of Waldeck. This area is centered around the existing Plains LPG facility.

Substantial buffer requirements and site-specific conditions should be required to ensure that permitted activities in both industrial areas would be compatible with surrounding residential, institutional or agricultural areas.

Resource Extraction

The purpose of the Resource Extraction designation is to provide locations in the Township where the extraction of minerals and the bulk extraction of water may be permitted. The existing RX - Resource Extraction Overlay Zoning District is located in the Buffalo Springs area of the Township.

Conservation Watershed

The purpose of the Conservation Watershed designation is to restrict development only to those uses which will not cause any detrimental effect upon the general public and health of Township residents through the pollution of any naturally occurring source of water for the public use of the Schaefferstown Water Company.

Conservation Historic

The Conservation Historic designation recognizes existing historical patterns within Heidelberg Township. The intent of this land use is to create an area for education of the historical significance of Heidelberg Township and public enjoyment of such facilities. This area, Historic Schaefferstown Farm, is located south of Schaefferstown.

Institutional

This land use category is comprised of public and private institutional uses (such as the U.S. Post Office), educational facilities (such as the Schaefferstown Mennonite High School), public utility facilities (such as water company facilities, sanitary sewer facilities and electric substations), religious and civic activities (such as churches, cemeteries, libraries and fire halls), and municipal buildings and grounds (such as the Township Building Complex). This category is also comprised of existing and future neighborhood recreation areas, along with municipally and institutionally owned facilities.

The locations of institutional uses on the Future Land Use Plan reflect, for the most part, the locations of existing uses in the Township. New locations of public/institutional facilities are generally located in conjunction with new development and, as a result, are not able to be depicted on the Future Land Use Map at this time. However, new community facilities should be encouraged to locate within Designated Growth Areas, so that they can be provided with public services and not encroach into the agricultural and rural portions of the Township.

RELATIONSHIP OF THE PLAN TO ADJACENT MUNICIPALITIES' AND COUNTY PLANNING EFFORTS

Available comprehensive plans and zoning ordinances were reviewed during the preparation of this updated comprehensive Plan to assess the compatibility of Heidelberg Township's existing and proposed development with that of existing and proposed development and plans in contiguous portions of neighboring municipalities and with the objectives and plans of the Lebanon County Comprehensive Plan. This assessment follows.

Five municipalities surround Heidelberg Township. The Township is bounded on the north by Jackson Township; on the east by Millcreek Township; on the south by Clay and Elizabeth Townships (both in Lancaster County); and on the west by South Lebanon Township.

All of Jackson Township that borders Heidelberg Township is zoned A-2 (High Intensity Agricultural). The proposed land use (and zoning) in the adjacent portion of Heidelberg Township is also A – Agricultural.

Millcreek Township abuts the Township to the east. All of Millcreek Township that borders Heidelberg Township is zoned A (Agriculture Industry). The proposed land uses (and zoning) in the adjacent portion of Heidelberg Township are A – Agricultural (north of Millbach Road) and AT - Agricultural Transitional (south of Millbach Road).

Clay and Elizabeth Townships (both in Lancaster County) abut the southern boundary of Heidelberg Township. All of Clay Township abutting Heidelberg Township is zoned FR (Forest Recreation). This area includes the Middle Creek Wildlife Management Area and borders Conservation Recreation Zoning in Heidelberg Township (to the east of Woodcock Drive) and AT - Agricultural Transitional (to the west of Woodcock Drive).

All of Elizabeth Township abutting Heidelberg Township is zoned Conservation. The majority of Heidelberg Township abutting Elizabeth Township is zoned AT - Agricultural Transitional. The State Game Lands located west of PA Route 501 in Heidelberg Township are zoned Conservation Recreation.

South Lebanon Township borders Heidelberg Township to the west. All of South Lebanon Township that abuts the Township is zoned A (Agricultural). In Heidelberg, Township, zoning adjacent to South Lebanon Township is AT - Agricultural Transitional from the southern Township line to a point north of Walnut Springs Road. A – Agricultural Zoning extends from that point to a point south of PA Route 419 (Schaeffer Road). From this point to just south of PA Route 897 in Flintville the zoning is AT - Agricultural Transitional. A small area of RLD – Low Density Residential Zoning straddles PA Route 897. North of the RLD-zoned area is AT - Agricultural Transitional zoning once again. A – Agricultural Zoning extends from a point south of the Prescott Road/Reistville Road intersection to the northern Township line.

County Comprehensive Planning

The Land Use Policy Map for Lebanon County, which is part of the Lebanon County Comprehensive Plan (2007), closely mirrors the existing Township Zoning Map and the proposed Future Land Use Map. The County Map shows an “Agriculture Area” in most of the areas of the Township that are proposed for Agricultural or Agricultural Transitional use. The Residential Low Density and Village Residential zoned areas west of PA Route 501 are designated as “Suburban Neighborhood” on the County Land Use Policy Map. The Village Center and Village Residential zoned areas in Schaefferstown

are designated as “Village Neighborhoods,” as are the Village Center and Village Residential zoned areas in Kleinfeltersville. According to the County Plan, *“Village Neighborhoods recognize the importance of the county’s existing villages; protect and enhance historic architectural and development patterns; encourage new uses that are compatible with the existing development patterns; and provide locations to accommodate new residences and compatible neighborhood uses.”*

The Highway Commercial and Industrial areas in Schaefferstown and along PA Route 501 South are identified (generally) on the County Land Use Policy Map for “Suburban Business” use. According to the County Plan, *“Suburban Business areas sustain the existing suburban business centers; enhance their physical connection to adjacent downtown and suburban neighborhoods.”* However, the Highway Commercial, Industrial and Special Purpose Residentially zoned areas in the Buffalo Springs area of the Township are designated as “Agriculture Area” on the County Map.

The Middle Creek Wildlife Management Area, which is zoned as Conservation Recreation by the Township, is designated as a “Natural Area” on the County Map. The remaining portions of the Township’s Conservation Recreation zone, along with portions zoned Agricultural or Agricultural Transitional in the southern portion of the Township are all designated as “Rural Resource” area on the County Map.

Except for the areas noted above, the proposed Township Land Use (and existing zoning) is generally compatible with the proposals in the County Comprehensive Plan.

PROPOSED HOUSING PLAN

The population of the Township is projected to increase into the foreseeable future. In order to accommodate this increased population, additional housing units will need to be provided. There will be a need for a mix of types of housing units so that individuals of all age groups, family size and economic level have equal opportunities to reside in Heidelberg Township.

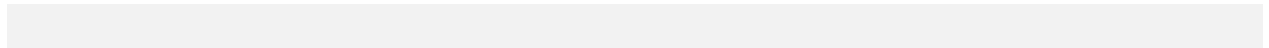
In order to provide for their fair share of affordable and specialized housing opportunities within the county, all municipalities within the county should build into their land use regulatory process a system that ensures that a fixed portion of all residential development will be set aside for the affordable housing needs of the moderate, low, and very low income households and the specialized housing needs of elderly and disabled individuals anticipated to reside within that municipality. This can be done most efficiently by incorporating inclusionary provisions within the municipal zoning regulations throughout the county that provide realistic incentives for developers to set aside a certain percentage of units in their proposed development for affordable and specialized housing needs. These incentives can take the form of density bonuses, flexible development and building standards, fast tracking the review process, and waivers and reductions in development fees. These incentives could also include financial assistance from county, state and federal governments to help subsidize the costs of providing affordable and specialized housing.

Inclusionary zoning would not only allow each municipality to meet its fair share obligations, but it would enable a municipality to do so in a way that results in diverse and integrated communities that provide housing opportunities for persons from all generations, cultures, and economic backgrounds.

The existing Heidelberg Township Zoning Ordinance currently provides many of the specific detailed regulations to support the accomplishment of this Comprehensive Plan's stated housing goals. Numerous dwelling types are currently permitted in the various zoning districts, including single-family detached dwellings, single-family semi-detached dwellings, two family dwellings, attached dwellings (townhouses), garden apartments and conversion apartments, and mobile home parks. The existing Residential Low Density (RLD) zoning district allows single-family detached dwellings by right on lots of 12,000 square feet with public sewer and public water service. The existing Village Center (VC) and Village Residential (VR) zoning districts allow single-family detached at a density of 4.3 units per acre when public water and sewer service is provided. With public water and sewer service, the following types (and densities) of

residential units are also permitted: semi-detached (5.4 units per acre), attached (6.0 units per acre), and multi-family units (10.0 units per acre). Mobile home parks are permitted in the Special Purpose Residential (RSP) zoning district, limited to a maximum density of 5 units per acre. Cluster/conservation subdivision designs should also be permitted in these areas to allow increased design flexibility, while still maintaining the targeted residential densities.

The review of and possible updates to the Heidelberg Township Zoning Ordinance that will be initiated after adoption of this Comprehensive Plan will include an examination of additional techniques to promote the goals and objectives of both the Township's and the County's Plans. As part of the Zoning Ordinance update process, zoning provisions should be examined relative to providing incentives for developers to set aside a certain percentage of units in their proposed development(s) for affordable and specialized housing needs.



PROPOSED TRANSPORTATION PLAN

To accomplish the major Plan goals and objectives, a system of road classifications by functional purpose must be established. Roads are commonly categorized by mobility and accessibility. Each characteristic affects the other. Larger roads with several lanes can provide greater mobility, but as road size increases, ability to access it decreases. Either larger roads are restricted with traffic lights, (which slow down mobility) or they are accessed by on/off ramps. In comparison, a small road within a subdivision is easily accessible, but mobility on it is restricted to a greater degree.

Road classifications are shown on the Pennsylvania Department of Transportation's Federal Functional Map for Lebanon County. There are four classifications of roadways in Heidelberg Township: minor arterials, urban collectors/rural major collectors, minor collectors and local access roads. Each roadway has a function of moving traffic - the arterial performs this on an interregional basis, collector roads serve as links from the local roads to the regional system and local roads provide direct service between residential and other developed areas and the collector system. The proposed Transportation Plan does not alter, to any great extent, the existing circulation pattern in Heidelberg Township, but it does, to some extent, expand on it. The traffic carrying capacity of the major roads in the Township should be protected. Failure to control development along the indicated arterials and collector roads can seriously impair their efficiency and create hazardous driving conditions.

It is proposed that all the existing classifications of roadways in the Township be continued into the future. The proposed roadway classifications are as follows:

Minor Arterials

PA 501 (Stiegel Pike)

Urban Collectors/Rural Major Collectors

PA 419 (Schaeffer Road, North Market Street)

PA 897 (South 5th Avenue, Heidelberg Avenue)

SR 2005 (Prescott Road) from PA 897 to North of Flintville

Rural Minor Collectors

SR 2005 (Prescott Road) from Reistville Road North to the Township Line)

SR 2013 (Hopeland Road)

SR 2015 (South Millbach Road)

T-312 (Reistville Road)

Local Roads

All other State and Township roads are classified as local roads.

Transportation Plan Proposals

The overall goal of the Transportation Plan is to ensure that existing and future development in the Township is served by transportation facilities adequate to meet the Township's needs. Several means can be employed to accomplish the major transportation Plan goals and objectives. Given the high cost of new construction and the limited sources of outside funding available, it would appear that a combined program of (1) upgrading of existing roadways and (2) limited new construction would be the most feasible means of ensuring an adequate road system. A combined program would also allow a time-phased approach whereby individual segments could be upgraded/constructed with planned financing.

Heidelberg Township must continue to upgrade its transportation system. Road improvements may be made at the Township level where appropriate. Minor improvements related to maintenance should be done on a continual basis. These tasks might include clearing rights-of-way and sight lines at intersections, cleaning stormwater drains, removing loose gravel, trimming unsafe trees, and repairing surface and shoulder problems.

The Township should continue to identify where and when new roads or alignments must occur, and begin to acquire the necessary rights-of-way. Future road improvement locations may be identified on an Official Map. Township ordinances include standards for road design, installation, and maintenance. Provisions of the existing Subdivision and Land Development Ordinance in effect in the Township dictate that the Township not accept roads for dedication unless they meet the required standards. The Township has the authority to close a road and remove it from public access if it is unsafe. Sub-standard roads should be abandoned to avoid accidents and Township liability. The

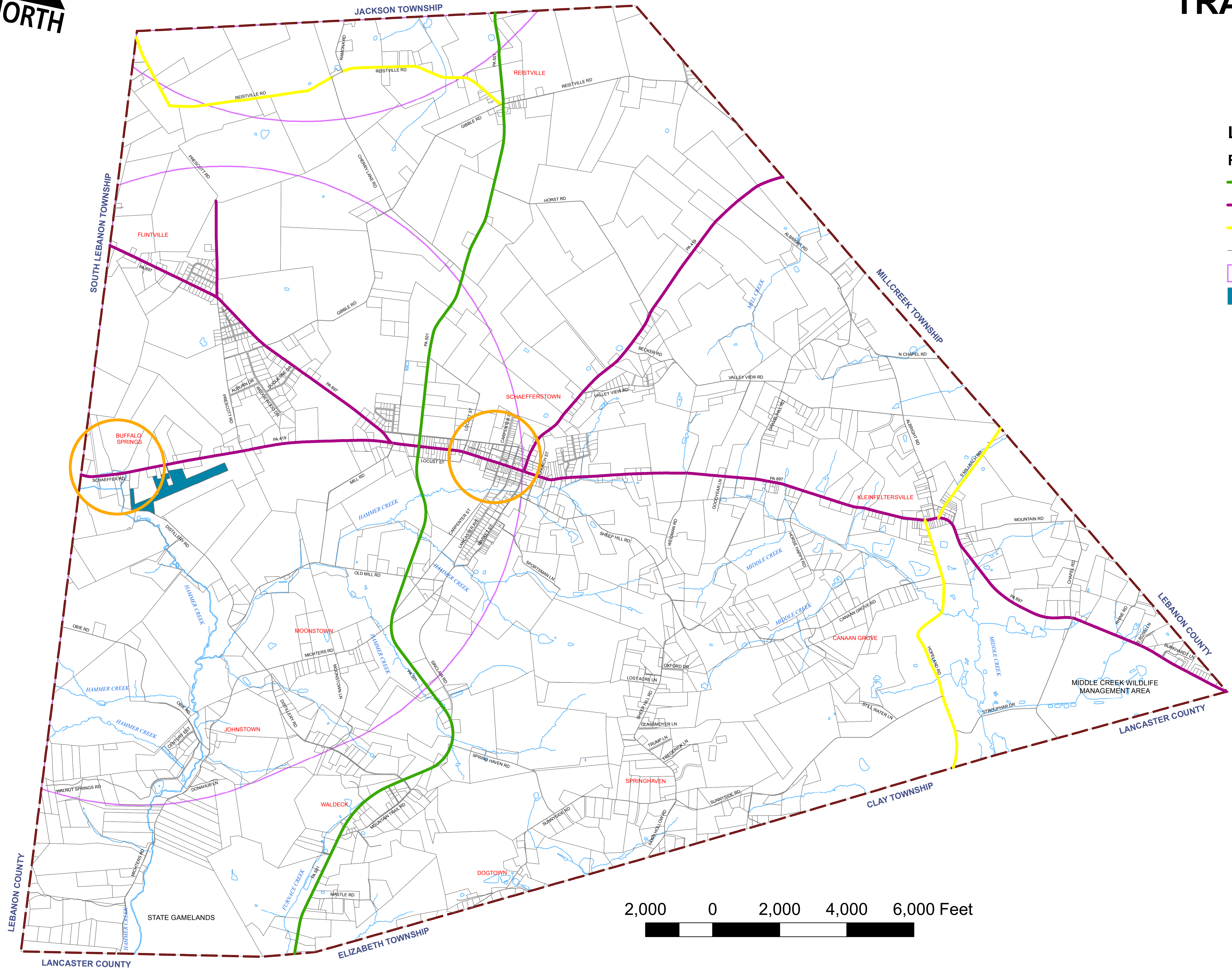
TRANSPORTATION PLAN

ADOPTED DECEMBER 2018

Legend

ROAD CLASSIFICATIONS

- MINOR ARTERIAL
- URBAN COLLECTOR/RURAL MAJOR COLLECTOR
- RURAL MINOR COLLECTOR
- LOCAL ROAD
- AIRPORT HAZARD OVERLAY
- KELLER BROTHERS AIRPORT



adequacy of the road network should be reviewed annually, which should lead to a periodic revision of the improvement Plan.

New developments should be required by ordinance to perform traffic impact studies and limit dwelling units to a number that will not exceed the capacity of the roads that serve them - developments must be thought of as "traffic sheds" which should not produce flows in excess of the receiving "traffic stream". One alternative to developers proposing more units than the level of service would dictate could be to offer to make the required road improvements to raise the traffic area's capacity.

The Future Land Use Plan proposes that future development in the Township be located adjacent to or easily accessible to the major traffic routes in the Township. Future development adjacent to the major traffic routes in the Township should also be required to provide adequate turning lanes and to restrict driveway movements to minimize conflicts with through traffic. Similarly, any new streets constructed as part of new residential or other development should be designed in accordance with roadway standards required by existing Township and State regulations. Care should be taken to ensure that conflicts from on street parking, multiple openings onto roadways, etc., are kept to a minimum.

Major improvements must be coordinated at the County and State levels. Such projects can only be accomplished through extensive cooperation among local, county, state and Federal officials. The Lebanon County Long Range Transportation Plan 2017-2040 identifies numerous long-range transportation projects needed in the County. The Long-Range Transportation Plan and the FFY 2017-2020 Transportation Improvement Program (TIP) list the following projects related to Heidelberg Township:

2017-2020 TIP Projects:

PA Route 419 Bridge Replacement over Hammer Creek [Preliminary Design, Final Design, ROW and Utilities]

Short-Term (1-4 years) Projects:

PA Route 419 Bridge Replacement over Hammer Creek [Construction]

Intersection Improvements at Carpenter Street (old PA Route 501) and PA Route 419 in Schaefferstown [Plan Project All Phases]

Long-Term (13-25 years) Projects:

None

Other identified traffic/transportation problem areas and/or areas of concern that require further study, as identified in the Comprehensive Plan Survey, include the following:

Concern for Reasons of Configuration and/or Sight Distance

- Intersection improvements at the square in Schaefferstown
- Make alley from 419 to North Lancaster Avenue one way west.
- Put stop sign at the end of Canaan Grove Road and remove yield sign on Sheephill Road.

Other Transportation-Related Concerns

- Fix water issue on Wedgewood Drive East.
- Put street lights on the west end of Heidelberg Avenue.
- Faded street signs need replaced.
- Support the 419 Scenic Byway through the Township.

The Township must work closely with Penn DOT and the Lebanon County Metropolitan Planning Organization (LEBCO MPO) to address the above-listed projects, as many involve State roads.

Other Transportation Facilities
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The limited amount of public transportation services currently made available to Township residents should, at a minimum, be maintained. Any improvements and/or expansions in such services would, however, provide better opportunities for Township residents to avail themselves of such services - particularly for the residents of the Township who do not operate personal automobiles. The Township should continue to support the Lebanon Transit (LT) Authority's paratransit service – both the continuance of existing limited service and future expansion of such service.

The Township's Subdivision and Land Development Ordinance should be reviewed and updated as required to provide for alternate transportation system management strategies where appropriate, such as van/carpooling, park-and-ride lots, etc.

Air transportation facilities will continue to play a minimal role in serving the needs of Heidelberg Township residents. Air transportation is available to residents of Heidelberg Township from the Lancaster, Reading, Harrisburg, Philadelphia and Baltimore Airports.

All these facilities are within reasonable driving distance and can provide complete national and international service.

An identified system of pedestrian and bicycle ways should be developed to enable non-automotive traffic to flow freely and safely throughout the Township. The ideal system for movement of pedestrians in the developed portions of the Township – particularly in the villages - would be the provision of pedestrian ways, separated from vehicular traffic. Developing such a system requires large areas of undeveloped land or the extensive acquisition of rights-of-way from existing landowners. In the case of new development, it is recommended that, where topography and site designs allow, separate sidewalks or other pedestrian ways be provided. Pedestrian ways can also be developed as part of a greenways system.

The provision of separate bicycle paths meets obstacles similar to those confronting the development of pedestrian ways. A reasonable solution is the identification of certain roadways as bicycle routes. This alternative does not separate automotive from bicycle traffic but, with careful route selection and adequate safety precautions, the system can be successful. Lebanon County has prepared several studies related to the provision of bicycle routes and facilities throughout the County. The Lebanon County Bicycle Transportation Map identifies proposed bicycle routes, along with improvements needed to facilitate bicycle traffic.

PROPOSED COMMUNITY FACILITIES AND UTILITIES PLAN

Services and facilities must be provided according to the existing and projected needs of a community. It is important that these facilities be readily available. Therefore, suitable land that is conveniently located should be reserved for those purposes, and a capital budget should be established so that such facilities can be provided without incurring an excessive bonded indebtedness.

Open Space, Parks and Recreation

Each municipality should provide for its share of publicly owned parkland - including facilities at the sub-neighborhood, neighborhood and community levels. Several high-quality Parks and Recreation Facilities are available to the residents of Heidelberg Township. These facilities exist not only within the Township, but also in neighboring municipalities and within a reasonable driving radius of the Township. While Heidelberg Township residents have access to a variety of facilities owned by public and private agencies in and around the Township, facilities that are owned and/or operated directly by the Township are limited. Private facilities supplement available public facilities and often require a fee to participate.

Regional Parks

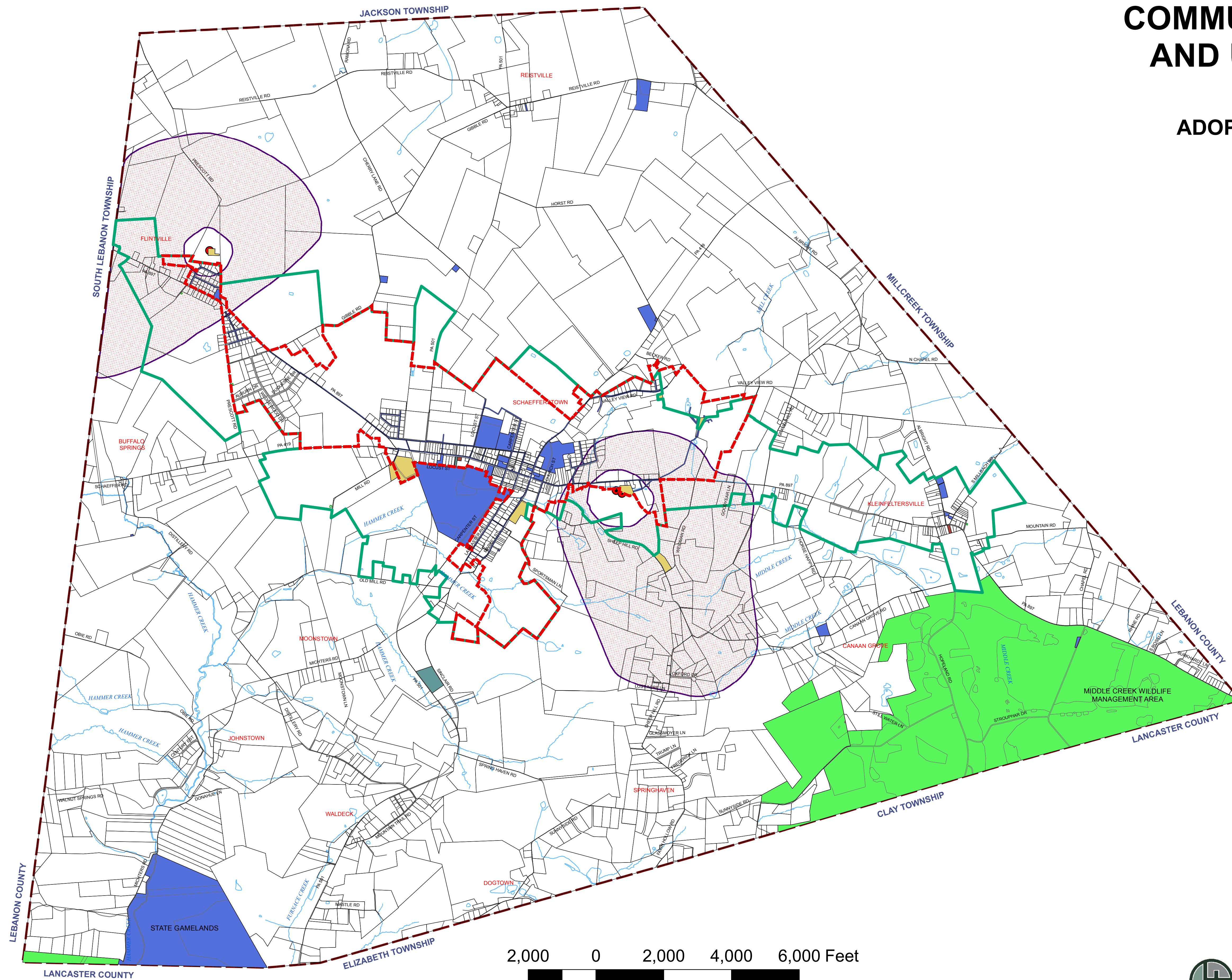
Regional parks are large scale park preserves that serve an area greater than one county. Memorial Lake and Swatara State Parks and the Middle Creek Wildlife Management Area in Lebanon County, and the Blue Marsh Lake Recreation Area in Berks County are all regional parks located within approximately one-hour driving distance for Township residents. These parks provide a variety of recreational opportunities and are regional facilities. Facilities include hiking and nature trails and picnic areas.

The following provides the specific acreage and location of these regional parks:

The Middle Creek Wildlife Management Area represents Heidelberg Township's only regional facility. The Management Area is a highly-developed waterfowl and small game area with a lake and nature center. It provides opportunities for fishing, picnicking, hiking and nature study and serves as a regionally significant bird watching facility.

COMMUNITY FACILITIES AND UTILITIES PLAN

ADOPTED DECEMBER 2018



Legend

- COMMUNITY FACILITY
- TOWNSHIP FACILITY
- STATE FACILITY
- FEDERAL FACILITY
- UTILITY
- Future Water Service Area
- Sewer Service Area
- HTMA WELLS - ZONE I
- WELL ZONE II
- WELL ZONE III

REGIONAL PARKS

<u>Agency</u>	<u>Park</u>	<u>Acreage/Location</u>
DCNR, Bureau of State Parks	Memorial Lake	230-acre park in central Lebanon County.
DCNR, Bureau of State Parks	Swatara	3,515-acre park developed around the Swatara Creek in Lebanon and Schuylkill Counties
U.S. Army, Corps of Engineers	Blue Marsh	6,194-acre park developed around the Blue Marsh Lake in Berks County
Pennsylvania Game Commission	Middle Creek Wildlife Management Area, State Game Lands No. 46	5,000+-acre wildlife management area located in Lebanon and Lancaster Counties

Community Parks

At the local level, some Lebanon County municipalities provide community parks. The Heidelberg Township standard states that these parks should be a minimum of 25 acres and have a service radius of 3 miles or 20-25 minutes' travel time. A community park's primary function is to provide a local place for organized, group activity as well as opportunities for individual sports and exercise. These parks tend to emphasize active recreation and are more developed than neighborhood parks. Athletic fields for competitive play, lighted tennis courts, swimming pools, age-segregated play areas, and pavilions suitable for group picnics are often typical facilities. Community parks are ideal for community-wide special events and more organized recreation programs.

Large school sites, at the middle and high school level, often have a variety of typical community park facilities. These athletic fields, courts, and indoor facilities represent resources that can enhance available recreational opportunities. Purchasing land adjacent to a school can lead to developing joint school/park complexes and maximum use of publicly-owned facilities.

The only existing facility that would qualify as a community park in Heidelberg Township is the Heidelberg Township Park adjacent to the Township Municipal Building, off of Mill Road southwest of Schaefferstown. However, it is considerably smaller than the recommended minimum size of twenty-five (25) acres. The park encompasses 8.7

acres and contains a multi-purpose field and two (2) baseball/softball fields. The nearest such facility that could be considered a community park is the ELCO School Complex, which is located just north of the Township – in Jackson Township,

Neighborhood Parks

Neighborhood parks are a second type of commonly-owned municipal park. These provide open spaces and recreational facilities close to home. The standards adopted by Heidelberg Township specify parks of 5 to 10 acres in size and within walking distance (1/2-mile radius) of dense concentrations of Township residents. Facilities for active recreation and children tend to be the emphasis. Examples include: sitting areas for adults and parents with young children, play areas and playgrounds for children, and open areas for limited organized sports and games.

Also, this type of park can provide a focus for the social life of the neighborhood. Activities will vary from neighborhood to neighborhood. Fairs or "Block Parties" may be important park functions in one neighborhood; recreational volleyball or informal games important to another.

There was only one (1) facility that could be classified as a neighborhood park in Heidelberg Township – at the former Schaefferstown Elementary School. The former Schaefferstown Elementary School site encompasses 5.4 acres and is located on North Carpenter Street. Its playgrounds and playfields were generally available for public use during non-school hours. However, since the closing of the Elementary School and its conversion to the Schaefferstown Mennonite High School, the facilities are no longer available.

Greenways

A relatively new term for this type of park, "greenways" are linear corridors of open space that provide non-motorized access to parks, link neighborhoods with parks and schools, connect to longer County-owned greenways, and provide "close to home" recreational opportunities for biking, walking, horseback riding, and cross-country skiing. Greenways can occur along stream valleys, ridge tops, utility rights-of-way, and abandoned rail lines. No quantitative standards have been developed to determine acreage needed for greenways. The length and width of the greenway depends on what is necessary to protect the natural resources and/or provide maximum recreational use.

The only "linear" feature located in proximity to the Township is the Horseshoe Trail, a 140-mile long, multi-use trail, a portion of which passes through South Londonderry, South

Annville and West Cornwall Township and Cornwall Borough. The trail intersects with the Lancaster County portion of the Middle Creek Wildlife Management area.

Privately-Owned Park and Recreation Facilities

Privately-owned facilities supplement available public facilities. Within many municipalities, there exists a variety of private sector providers including churches, commercial businesses such as bowling alleys and fitness centers, YMCA/YWCA, and golf courses. These special use, private and other recreation areas within the Township include the following:

- Fountain Park – 4.2 Acres – Friends of the Park Group’s Fountain Park – the former Schaefferstown Water Company. The park is located on Market Street in Schaefferstown.
- Schaefferstown Fireman’s Park – 13.4 Acres – Schaefferstown Fire Company. Located at Locust and West Oak Streets in Schaefferstown.
- Camp J. Edward Mack Scout Reservation – 211.0 Acres – Lebanon County Council, Boy Scouts of America. Located west of Route 501 in the southwestern portion of the Township.
- Heidelberg Sportsmen’s Club – 26.6 Acres – Heidelberg Sportsmen’s Association. Located on Sportsman Lane in Schaefferstown.
- Springhaven Woods Park – 10.1 Acres – Springhaven Woods LLC. Located east of Route 501 on Spring Haven Road.
- Clyde Martin Memorial Speedway – 21.8 Acres – Lanco Micro Midget Auto Racing Club. 1/8-mile clay oval motor race tract, located on the south side of Sunnyside Road.

In June 2013, the Township adopted a Park and Recreation Plan for the Township, which further defined needs and recommended programs, acquisition and construction, and through the adoption of a companion Ordinance, legitimized mandatory dedication of recreation land (or collection of fees in lieu of dedication) as part of future development proposals.

The final recommendations for the development of park and recreation facilities and services in Heidelberg Township were determined by the Board of Supervisors. Potential projects included the following:

1. Continue to develop the Heidelberg Township Park site.
2. Work with the Schaefferstown Fire Company to coordinate public access to the fire company's recreational facilities.
3. Consider the development of a neighborhood park in the Kleinfeltersville area if, and when, future residential development occurs.
4. Consider the development of a neighborhood park in the Flintville/Juliada area if, and when, future residential development occurs.

The Board of Supervisors should continue to allocate funds for recreation in the Township's annual General Fund Budget. In addition, they should continue to pursue available grant funding opportunities to continue the development of improvements at the Heidelberg Township Park site.

The Board of Supervisors has recently formed a Township Park and Recreation Board, which will be tasked with proposing new and/or improved recreation facilities in the Township.

Police Protection

The Pennsylvania State Police currently provides police protection to Heidelberg Township residents and businesses. The Board of Supervisors has not expressed any interest in reforming a Township police force at this point in time.

Fire Protection

Fire protection is provided by the Schaefferstown Volunteer Fire Company located on Locust Street in Schaefferstown. Based on current fire protection standards, the fire protection facilities provided by the Fire Company, supported by various fire companies located outside the Township, appears adequate for existing as well as expected needs during the planning period.

All fire calls are dispatched by Lebanon County EMA to appropriate fire departments when needed.

The Township currently provides fuel to, as well as liability and vehicle insurance for, the Fire Company. The Township should continue to support the Fire Company and encourage, to the greatest extent possible, regional cooperation with neighboring fire companies.

Emergency Medical Services

Emergency medical services are provided by the Schaefferstown Emergency Medical Services organization (SEMS). The stated mission of SEMS is to “provide 24-hour quality prehospital emergency medical care and ambulance services to residents and visitors of Heidelberg Township, PA and surrounding areas as required.” The Association’s facilities are located on Locust Street in the village of Schaefferstown.

As is the case with fire protection, ambulance services also appear adequate to meet the Township's existing and future needs into the foreseeable future – although adequate staffing is sometimes a problem.

School Facilities

The entire area of Heidelberg Township is served by the Eastern Lebanon County School District, which serves school-age children from kindergarten (K) through grade 12. The Intermediate School (3-5), Middle School (6-8) and High School (9-12) facilities are located north of the Township in Jackson Township. The School District’s two elementary (K-2) schools are Fort Zeller Elementary (in Richland) and Jackson Elementary (in Myerstown). The educational needs of the Township appear to be adequately addressed by the School District.

Private schools also exist in the Township. The former Schaefferstown Elementary School, located in Schaefferstown on Oak Street, now houses the Schaefferstown Mennonite High School. The Hope Christian School is located on PA Route 419 and Horst Road. There are also some small schools in the Township serving the Amish community.

Municipal Administrative Space

The Township offices are located on Mill Road. The Township is fortunate to have a structure that was constructed and has been expanded specifically for use as a municipal building. The building provides offices for the Township staff and Roadmaster. The building houses the municipal garage and a public meeting room. As the population of the Township continues to grow, and as additional municipal services are made available to Township residents, additional space may be required for administration and equipment.

Libraries

Heidelberg Township is served by the Library System of Lebanon County. The Library System is made up of six independent public libraries serving the information needs of Lebanon county residents, including ones that are located in nearby Richland and Myerstown.

Post Offices

Two post offices are located in the Township. The Schaefferstown Post Office serves Zip Code 17088. The Kleinfeltersville Post Office serves Zip Code 17039. The main Post Office Branch is located in the City of Lebanon.

Utilities

The Township contains several other public utilities to provide electric, telephone and cable service.

The majority of the Township is served by the Pennsylvania Power and Light Company (PP&L). A portion of the southwestern area of the Township is served by General Public Utilities (GPU) formerly the Metropolitan Edison Company (Met-Ed).

Telephone service is provided by Verizon. Cable Television is provided by Comcast Cable.

There are currently no natural gas service areas in the Township.

Sanitary Sewerage Service

Public utilities, especially sewer service, have profound effects on the ability to construct housing or non-residential development. Areas not served by public wastewater treatment systems must rely on on-site sewage disposal, usually in the form of a septic tank and drainfield / sand mound system. Areas outside sewer service areas typically require relatively large lots to allow adequate area for the necessary separation between the well and septic drainfield. As a result, density is low and these areas do not have any significant flexibility regarding subdivision layout or design.

Since the adoption of the 2000 Comprehensive Plan, the Township completed an update of its Act 537 Official Sewage Facilities Plan. Part of this update included the evaluation of the need to provide public sewers in several areas of the Township to alleviate problems with existing individual on-lot sewage disposal systems. A sanitary sewer system was designed and constructed, with completion in 2013. The sewage collection system was constructed in portions of the Township, including Schaefferstown, Valley View, Flintville, Juliada, and Kleinfeltersville. The sewage collection system as constructed consisted of over 80,000 feet of 8- to 12-inch PVC and ductile iron gravity sewer and four submersible type system lift stations – with conveyance to the existing South Lebanon Township sewer system and treatment at the City of Lebanon Authority's Wastewater Treatment Facility. The main pump station is located along Mill Road, just north of the Old Mill Road intersection.

The facilities were designed to serve existing development within the service area in an effort to control initial costs to existing residents. Future development in the Township will contribute to expansion of the collection and conveyance facilities, if necessary.

In those portions of the Township where public sewers don't exist (or will not be constructed in the future), the recommended method of sewage disposal will be the continued use of on-lot disposal systems. The Act 537 Plan will remain effective in addressing foreseeable sewage needs, as long as growth is limited to those areas that are appropriately planned. The Township should continue to evaluate existing sewage facilities and the Act 537 Plan to address needs as they arise.

As part of the Act 537 Program, the Township was required by the Department of Environmental Protection to adopt and administer an On-lot Sewage Management Program Ordinance. The Lebanon County Planning Department (LCPD) currently administers the sewage management program for Heidelberg Township. Within the program's regulations, it is required that property owners with septic systems have their

septic tanks/treatment tanks pumped at least once every three (3) years or whenever an inspection program reveals that the treatment tanks are filled with solids in excess of 1/3 of the liquid depth of the tank or with scum in excess of 1/3 of the liquid depth of the tank.

The Township's Zoning and Subdivision/Land Development Ordinances should also be reviewed to determine if revisions to the ordinances must be made to ensure the continued reliance on such sewage disposal facilities.

Stormwater Drainage

As development occurs within Heidelberg Township and areas adjacent to it, problems resulting from stormwater runoff will increase. Municipal officials in Lebanon County are well aware of the problems associated with inadequate storm drainage facilities. The enactment of Act 167, the Storm Water Management Act, has resulted in additional requirements for provision of stormwater and floodplain management facilities in new land developments. After the adoption of the Act 167 Stormwater Management Plans for the Cocalico Creek and the Tulpehocken Creek Watersheds, Heidelberg Township reviewed and amended its ordinances relating to subdivision, land development and other selected earth disturbance activities to reflect the design requirements of the adopted Act 167 Plans.

The Heidelberg Township Stormwater Management and Earth Disturbance Ordinance includes performance standards for stormwater runoff and serves to encourage the use of innovative measures for the control of stormwater runoff.

Heidelberg Township is one of the numerous municipalities within Lebanon County which have partial, fragmented storm drainage systems. The developed portions of the Township are served by minor storm drainage systems that were not necessarily connected to each other. These systems are part of State highway projects or residential subdivisions and generally were designed only to relieve specific local drainage problems.

Solid Waste Collection

Township property owners contract for solid waste collection services through private hauling companies - no municipal or Township-wide contract collection services are provided. Although there is no mandatory curbside recycling, a drop-off recycling center is operated once a month at the Township Building complex. Solid waste is generally hauled to the Greater Lebanon Refuse Authority facility for disposal by landfill. The Board of Supervisors should periodically review the existing solid waste collection/disposal system to ensure that it is adequate to meet Township residents' needs.

PROPOSED WATER SUPPLY PLAN

The Water Supply Plan proposes the continued reliance upon groundwater resources to meet the water supply needs of all residents and businesses in the Township.

Heidelberg Township owns and operates a public water supply system which includes Well Nos. 3 and 5, a treatment facility and a distribution facility. The facility withdraws water from Well Nos. 3 and 5, treats it and distributes it to approximately 440 users including residential (primary user base), industrial and commercial users in Schaefferstown and the Juliada Heights and Hill Crest View developments. The Schaefferstown system was purchased from the Heidelberg Township Water Company in 1978. The Juliada Heights system was acquired in 1982 and the Hill Crest system in 1993. The three service areas are interconnected along PA Route 897. Water is supplied by two area wells. A 500,000-gallon storage tank along Valley View Road provides storage for maintaining pressure and fire protection, and gravity feed for the system during electrical outages.

The system is permitted by PADEP public water supply permit no. 3810508MA and SRBC Docket No. 20141203 for a maximum daily withdrawal rate of 0.115 mgd. Current average daily withdrawal rates are approximately 0.060 mgd.

Well water is supplied to the remaining uses in the Township through individual well supplies.

In an attempt to protect the community's water supply sources by regulating land uses in the Township's active wellfield areas, Heidelberg Township prepared a Wellhead Protection Program, which was approved by the Pennsylvania Department of Environmental Protection on December 1, 2004, in accordance with the Pennsylvania Safe Drinking Water Regulations. The Township's Zoning Ordinance was amended to include Wellhead Protection Overlay Districts. the specific purposes of the Wellhead Protection Overlay Districts are:

- A. To delineate those areas around the wells of the Heidelberg Township Municipal Authority that are the immediate areas of drawdown of well water for those wells ("Zone I") and to provide the land use restrictions necessary to protect these areas in order to maintain the quantity and quality of the ground water that is a source water for the public water supply;

- B. To delineate those areas near the wells of the Heidelberg Township Municipal Authority that are the capture zone of the aquifer for a ten-year time of travel for those wells ("Zone II") and to provide the land use restrictions for these areas designed to eliminate the potential for the entry into the groundwater of persistent contaminants; and
- C. To delineate those areas in the vicinity of the wells of the Heidelberg Township Municipal Authority where run off contributes to the recharge of the aquifer ("Zone III") and to provide the land use restrictions for those areas that protect the quantity and quality of storm water runoff.

Protection from groundwater degradation also can be promoted by the implementation and periodic evaluation of the Township's Act 537 (Sewage Facilities) Plan. Separation of industrial development from private residential wells should be encouraged to minimize any potential aquifer competition.

It is recommended that new developments relying upon on-lot sewage disposal and/or water supply be discouraged, and that future land use planning policies target future residential growth in those areas of the Township that are, or will be, served by public water. The Future Land Use Plan proposes that higher density development occur only (1) in the Schaefferstown area, where both public water and public sewer services exists and can be extended and (2) in the Kleinfeltersville area, where public sewer service currently exists.

PROPOSED NATURAL AND HISTORIC RESOURCES PROTECTION PLAN

NATURAL RESOURCES

The overall goal driving the recommendations in this Comprehensive Plan is “the creation of physical, social and economic environments which will continue to provide Township residents with increasingly better places in which to live, work and play” One way of maintaining that lifestyle is through the protection and preservation of the natural and historic resources that have helped to define Heidelberg Township.

Heidelberg Township contains prime agricultural soils, streams and flood prone areas, wetlands, steep slopes, woodlands, and development limitations due to bedrock geology.

Soils

One of the recently enacted provisions of the MPC requires that zoning ordinances “protect” prime agricultural land. The preservation of prime agricultural land (and the Township’s agricultural heritage) is one of this Comprehensive Plan’s primary goals. The Future Land Use Plan proposes the review of the existing Township Zoning Ordinance provisions to make it easier for the existing farming community to stay in agriculture – and thereby preserving both the Township’s farmland and the Township’s farmers.

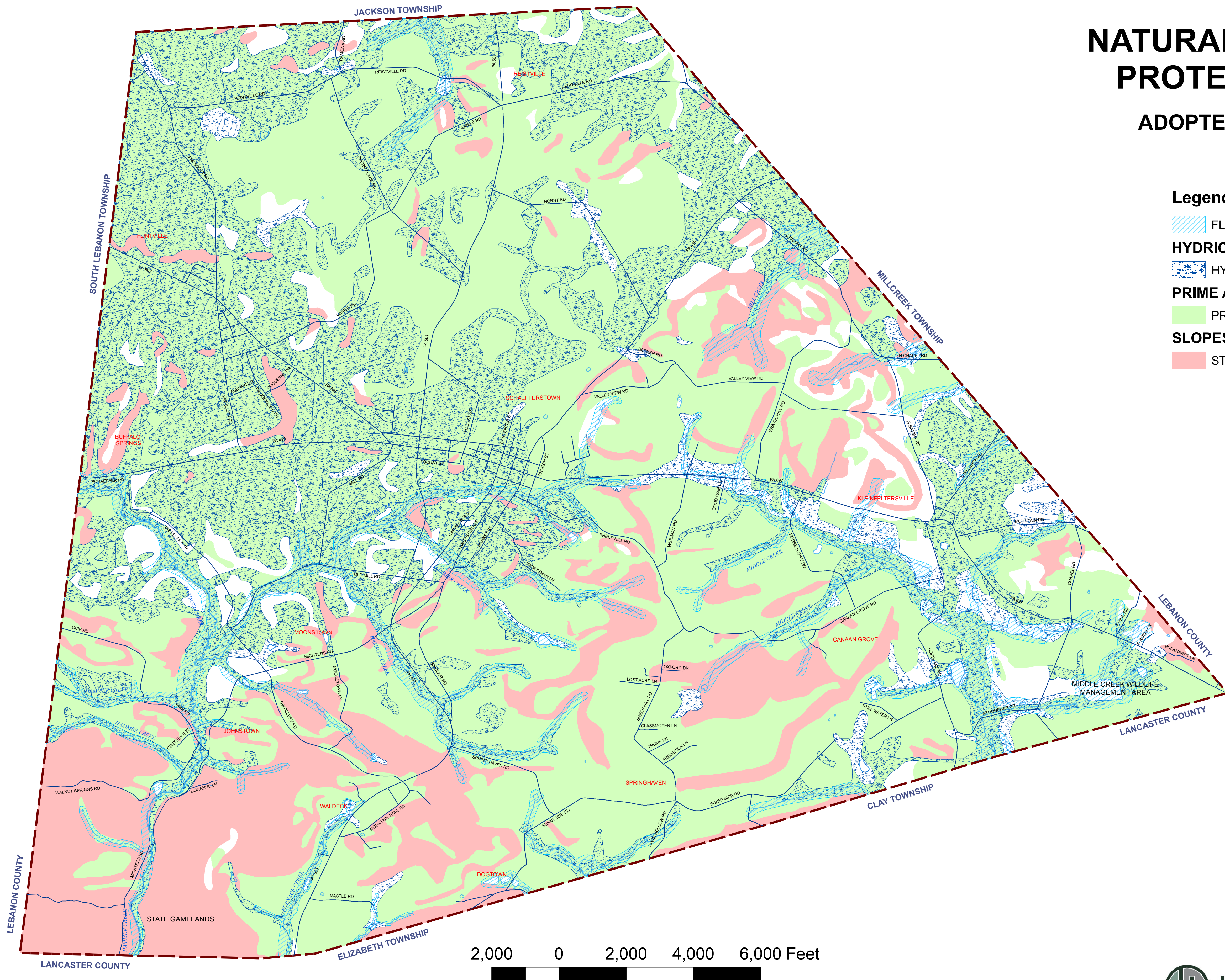
Agricultural soils often have the physical characteristics to be easily developed for residential, commercial and industrial uses. To resolve this conflict, the first task was to identify the Class I and Class II soils which are those with the highest productivity yields. Near the villages it is recognized that good agricultural soils may be lost to development. However, outside the areas proposed for development, the objective is to preserve agricultural areas for both open space and for the economy.

The major area for agricultural preservation is north of Schaefferstown, surrounding Reistville and extending to Jackson Township. This represents the northern half of the Township. Other smaller areas of prime soils exist in the southern half of the Township.

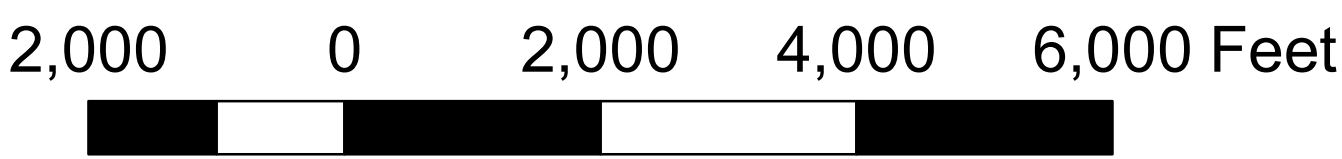
Land use controls, lack of infrastructure improvements and extensions, restriction of incompatible capital projects and education programs are needed to support agricultural preservation.

NATURAL RESOURCES PROTECTION PLAN

ADOPTED DECEMBER 2018



- Legend**
- FLOOD PLAIN SOILS
 - HYDRIC SOILS
 - HYDRIC SOILS
 - PRIME AGRICULTURAL SOILS
 - PRIME AGRICULTURAL SOILS
 - SLOPES
 - STEEP SLOPES



Floodplains

Areas that are prone to flooding should not be developed for residential, commercial or industrial purposes. This can be achieved through the strict enforcement of the floodplain district regulations in the Township's Zoning Ordinance. On-site sewage disposal systems should not be located within the areas subject to flooding because of the danger of contamination of the stream and the groundwater due to the proximity of the stream and the presence of a high-water table.

Floodplains, with wetlands, are extensive throughout the Township. Major floodplains are shown and detailed on the Federal FEMA maps. Heidelberg Township will continue its strong land use control program in both the Zoning Ordinance and delineation requirements with easements as part of the subdivision and land development review process.

Drainage

Stormwater runoff may erode stream banks and channels. If sedimentation is increased, the streambed may be filled, causing floodwaters to cover a larger area, stream meandering may be caused, aquatic life in the stream may be choked, and the esthetic value of the stream seriously impaired. Stormwater management provisions in the Township's Stormwater Management and Earth Disturbance Ordinance should be reviewed and updated as necessary to achieve these desired results.

It is best if the areas on either side of streams are (1) not impervious (such as paved) surfaces and (2) not farmed right up to the stream bank. As surface runoff of water moves toward streams, water can be absorbed into the ground if the water does not move over impervious surfaces, thus reduce stormwater flow and the potential for stream degradation from such contaminants as motor oils, gasoline, etc. In agricultural areas, a streamside (riparian) buffer should be maintained to reduce the runoff of nutrients from agricultural operations. These streamside restrictions can be enforced through provisions in the Township's Zoning, Subdivision/Land Development, or Stormwater Management and Earth Disturbance Ordinances.

Slopes

Most significant areas of steep slope (areas in excess of 15%) are within the woodlands identified for preservation. Improvement of land use controls to create low-impact development is crucial to the protection of steep slopes. Support of Soil Erosion and Control Plan review by the Lebanon County Conservation District will supplement Township efforts.

The preservation of these natural resources is vital for protection of watershed areas.

Woodlands

Wooded areas have a recreational potential, whether for hunting, fishing, hiking or similar activities. When areas are left wooded the quantity and quality of ground water can be better maintained than if the woods are removed because the natural cover allows for infiltration of rainfall into the ground water system.

The largest concentrations of woodlands are in the southern portion of the Township paralleling Elizabeth and Clay Townships in Lancaster County. A huge concentration of wooded area exists in the northern half of the Township between Route 419 and 897 west of Millcreek Township.

As development occurs in woodland areas, it should be of low impact protected by improved land use controls, lack of infrastructure development with educational support programs and documents. Woodlands are best dealt with by land use controls, particularly, through subdivision and land development plan reviews. Isolated woodlots, for their environmental and aesthetic values, can be designed into such plans.

Natural Areas

In the past, attitudes toward preservation, protection and conservation of our ecological resources have not been a driving issue in comprehensive planning. As a result of education, and in response to the growing perception of the negative impacts of certain land use forms and practices, the preservation of wildlife and wild habitats has become a priority conservation objective.

The Department of Conservation and Natural Resources maintains a data system known as the Pennsylvania Natural Diversity Inventory (PNDI) which identifies plant and animal species which are either endangered or threatened. The PNDI records were consulted during the preparation of the Lebanon County Natural Areas Inventory conducted by the

Pennsylvania Science Office of The Nature Conservancy in 2003. This study included a list and mapping of rare and endangered plants, animals and natural habitats in the County. The Natural Areas Inventory contains (1) sites of local importance and (2) sites of statewide significance as listed on the PNDI. [It is the policy of PNDI not to release detailed, site specific information about significant natural features for general exposure to the public. This protects the features from persons who become curious and attempt to locate and collect such features. Instead, PNDI provides only generalized locations of known features.]

Heidelberg Township has many areas that are identified as unique natural areas of both state and local importance. Within these areas are habitats for many endangered or rare plant and animal species, including plants, grasses, shrubs and birds. The notable sites in Heidelberg Township include the Dogtown Wetlands, the Middle Creek Wildlife Management Area, the Lebanon Reservoir Seeps, Izaak Walton League land, and the Millbach Wetlands.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

Historic Resources

Equally important to the Township's natural resources and future development is its history. Steps should be taken to ensure that the Villages of Schaefferstown and Kleinfeltersville are maintained, as well as the numerous historic farmsteads that dot the Township's landscape. Such steps are introduced here and can be further refined in the Township's Zoning and Subdivision and Land Development Ordinances. The first steps toward preserving the Township's historic resources are related to (1) identification and (2) education.

Heidelberg Township is rich in historic resources. Various studies over the years have identified numerous buildings and sites in the Township as having historic and/or architectural significance. The Township should work with Historic Schaefferstown, Inc., the Lebanon County Planning Department, the Lebanon County Historical Society and other historic preservation groups to prepare an updated survey of the Township's historic resources. The Township should also strive to educate both existing and new residents of the agricultural history of the Township.

Regulatory provisions that might be considered as implementation steps to the Comprehensive Plan include the following:

- Review and modifications, if necessary, to the Historic Overlay (zoning) District regulations
- Continued zoning bonuses for the preservation of specific historical structures and/or features
- Adoption of a Demolition Ordinance or the addition of such provisions in an existing Township Ordinances
- Adoption of Ordinance provisions for the protection of landscape features such as scenic vistas or historic roads
- Adoption of an ordinance that establishes a formal Historic District(s) and Historical and Architectural Review Board

An updated inventory of historic sites and districts could provide a foundation to facilitate the process of developing further historical provisions within the Township. By incorporating historic preservation within the Township's ordinances, the Township would be in a better position to balance the preservation of its historic resources with future development.

Various funding sources are available (through the Pennsylvania Historical and Museum Commission and others) for grant money to assist municipalities with historic preservation studies and plans, as well as money available for rehabilitating and restoring historic properties. Tax incentives may also be available for preservation efforts.

Archaeological Resources

Like historic sites, archaeological resources provide a glimpse into an area's distant past. In the case of archaeology, this past refers to times before local historic records were kept, or prehistoric times. Archaeological resources can provide valuable artifacts and remains, or simply information that can assist the identification dating and understanding of prehistoric cultures. Many times, archaeological sites are surveyed merely to verify the presence of a prehistoric culture at that location. Once this information is known, the actual evidence of such culture (artifacts and other objects) becomes less important. Such sites might then provide interesting themes for local conservation-recreation areas.

Due to the confidential nature of its inventory of archaeologically sensitive areas, the PA Historical and Museum Commission (PHMC) is unable to produce township-wide sensitivity maps of known archaeological sites. However, substantial protection of these resources is provided within the subdivision and land development process. Applicants are typically required to obtain approval by the Township and the Pennsylvania Department of Environmental Protection (DEP) for a "Planning Module for Land Development." These Planning Modules generally require review by the PHMC to determine if any archaeological or historical resources are present in or near the project area. Known sites are required to do additional archaeological or historical studies.

If in the future the Township determines that significant archaeological resources remain unprotected from development, additional requirements could be established within the Zoning Ordinance or through the adoption of a special protection ordinance.

STATE PRE-EMPTIONS

While the Township's existing ordinances should be reviewed to identify additional measures that may be needed to further protect its natural and historic resources, the requirements of Township ordinances, however, may not exceed those requirements imposed under the following State Legislation:

- Act of June 22, 1937 (P.L.1987, No.394), known as "The Clean Streams Law";
- Act of May 31, 1945 (P.L.1198, No.418), known as the "Surface Mining Conservation and Reclamation Act";
- Act of April 27, 1966 (1st SP.SESS., P.L.31, No.1), known as "The Bituminous Mine Subsidence and Land Conservation Act";
- Act of September 24, 1968 (P.L.1040, No.318), known as the "Coal Refuse Disposal Control Act";
- Act of December 19, 1984 (P.L.1140, No.223), known as the "Oil and Gas Act";
- Act of December 19, 1984 (P.L.1093, No.219), known as the "Noncoal Surface Mining Conservation and Reclamation Act";
- Act of June 30, 1981 (P.L.128, No.43), known as the "Agricultural Area Security Law";

- Act of June 10, 1982 (P.L.454, No.133), entitled "An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances"; and
- Act of May 20, 1993 (P.L.12, No.6), known as the "Nutrient Management Act".
- Act of February 14, 2012 (P.L.87, No.13), known as the "Oil and Gas Act".



CHAPTER 4 IMPLEMENTATION

CHAPTER 4

PLAN IMPLEMENTATION

Services and facilities must be provided according to the existing and projected needs of a community. It is important that these facilities be readily available. Therefore, suitable land that is conveniently located should be reserved for those purposes, and a capital budget should be established so that such facilities can be provided without incurring an excessive bonded indebtedness.

The proposed goals and policies for the future development of Heidelberg Township have previously been outlined. It is now imperative that methods of effectuating this program be considered. Examination of the community goals makes it apparent that the Township should consider a program of effectuation from two viewpoints. The first should include a program of carrying out the local desires and goals at the municipal level, and should comprise those desirable elements that will not adversely affect neighboring communities.

The second approach involves putting elements of the plan into effect from a broader regional viewpoint. Many long-range goals and policies involve not only the Township but adjacent and nearby municipalities, the Eastern Lebanon County School District, the County and the State as well. Heidelberg Township can carry out those programs which affect the local community only, but it must participate with larger government bodies in order to gain the necessary impetus required to carry out an overall program which would best suit the region as a whole.

SHORT- AND LONG-RANGE PLAN IMPLEMENTATION STEPS

One of the required elements of a municipal Comprehensive Plan is a discussion of short- and long-range plan implementation strategies, which may include "... (1) implications for capital improvements programming, (2) new or updated development regulations, and (3) the identification of public funds potentially available."

Short-Range Implementation Techniques

For the purposes of the Heidelberg Township Comprehensive Plan, recommended implementation actions proposed in the five (5) years following plan adoption have been designated short-range implementation techniques. They include the following proposals:

Prepare and Enact Amendments to the Zoning Ordinance and Map to Implement Stated Land Use Objectives.

The Township Zoning Map is proposed to be revised to modify many of the existing zoning district boundaries to reflect the land use proposals shown on the Future Land Use Map. The existing Highway Commercial District in Schaefferstown is proposed to be expanded to include the northwest quadrant of the Route 501/Route 897 intersection and to extend farther north on the west side of Route 501. In addition, several zoning district boundaries are proposed to be adjusted to reflect existing property lines. A modification to the existing Highway Commercial District in the Waldeck area is also proposed - to encompass existing nonconforming commercial uses in the east side of PA Route 501. No new zoning districts are proposed; neither are any significant changes to the existing district regulations.

The dominant natural feature of the Township – prime agricultural land – will be, for the most part, continue to be located in the Agricultural zoning district. The primary purpose of the Agricultural District is to minimize the amount of future residential and non-farm related development and agricultural tourism activities in those portions of the Township best suited for agricultural activities.

The funneling of most future development to the Schaefferstown area, where public services are or should become available in the future, should also encourage the location of new community facilities – particularly community recreational opportunities within these areas. The residential and zoning provisions should be reviewed and revised to include alternative residential development options, such as cluster/open space and traditional village development styles, which in addition to protecting established values, permit experimentation in housing types, construction methods, new materials and arrangement of units.

The existing Township Zoning Ordinance already has provisions regulating development activities in the 100-year floodplains of the Township. It is further proposed that “overlay” provisions be added to the Zoning Ordinance related to (1) development in steep slope areas and (2) riparian/stream side buffers and stream fencing. The Township should also consider the development of cluster/open space zoning provisions to protect natural resources, provide common open space, and enhance community cohesion in new developments.

Administrative provisions of the Ordinance will also need to be reviewed for conformance with the latest amendments to the Municipalities Planning Code.

Review the Township's Subdivision and Land Development Ordinance.

The existing Heidelberg Township Subdivision / Land Development Ordinance should be reviewed as it relates to achieving the Plan Goals identified in the Goals and Objectives Section of this document, and to ensure that the Ordinance includes adequate, up-to-date development procedures that can be used to regulate new development in the Township.

Review the Township's Storm Water Management and Earth Disturbance Ordinance.

The existing Township Stormwater Management and Earth Disturbance Ordinance should be reviewed and amended, if necessary, to address the Plan Goals identified in the Goals and Objectives Section of this document.

Facilitate the Construction and/or Extension of Public Sewer and Public Water in a Manner that is Consistent with this Comprehensive Plan and with the Existing and Future Needs Identified by its Sewage Facilities Plan.

Wherever feasible, the Township should support the provision of public water and public sewerage service to adequately serve all existing or potential growth areas within the Township. Such services are critical to the health, safety, and welfare of Township residents, particularly in areas that have experienced malfunctioning on-lot disposal systems and groundwater pollution. The provision of public sewer and public water services, and the increased Township requirements related to development with on-lot water supply and sewage disposal will also serve to protect surface water and groundwater from further degradation.

Requests for sewer capacity in the Township Sewer System should be carefully reviewed to insure that they are consistent with this Comprehensive Plan as well as the Township's Act 537 Sewage Facilities Plan.

The Township also should review and determine whether or not the water supply study provisions of the Township's Subdivision and Land Development Ordinance are sufficient to address the Township's specific concerns related to groundwater supply serving proposed development.

Promote the Road Improvements and Evaluations Recommended in the Transportation Plan.

The Township's proposed Future Land Use Plan has proposed future growth to occur in the Schaefferstown area and in selected locations able to be served by the major (and for the most part) State controlled roadways in the Township. The proposals of the Plan also call for revisions to the existing Township Zoning Ordinance, review of the Township Subdivision/Land Development Ordinance, and possibly the adoption Township-specific regulations to restrict the size and locations of new development so that it will not adversely impact the predominantly local, rural roads throughout the majority of the Township.

Specific actions to be taken to support the Transportation Plan include the following:

1. Continue to plan and implement the Township's Road Improvement and Paving Program.
2. Support the County and State agencies work to provide adequate and timely improvements to the Township's roadway system.
3. Support the County and State agencies efforts to provide for pedestrian and/or bicycle lanes on new or updated bridges and roadways,
4. As funding is programmed or becomes available, perform more detailed studies and designs related to the transportation problem areas identified on the Transportation Plan Map.

Work with and Support the School District and other Heidelberg Township Area Organizations to Provide Adequate Recreational Opportunities for Township Residents.

The Township's Park and Recreation Plan has identified a potential need for additional recreational opportunities in the Township. The Township should continue to work with the School District and other area organizations to expand the recreational opportunities for Township residents.

Work with and Support the School District and other Heidelberg Township Area Organizations to Encourage Adequate Educational and Cultural Opportunities for Township Residents.

Although the Eastern Lebanon County School District no longer has a school location in the Township, it maintains recreational facilities at its nearby location in Jackson Township. The Township should continue a dialog with the School District officials related to access to both the recreational facilities and the school buildings for after hour programs.

Work with Neighboring South Lebanon, Jackson, Millcreek, Clay and Elizabeth Townships on Mutual Issues.

Of particular concern are (1) the promotion of a viable economy in the region, (2) the preservation of the region's environmental amenities and (3) cooperative efforts between the municipalities to ensure that existing and proposed land uses along the Township's common boundaries are compatible.

Continue the Preparation and Distribution of a Township Newsletter on a Regular Basis and Expand Use of the Township Website to Disseminate Information and Increase Public Awareness.

In order to meet the needs and expectations of their constituents, the Township's municipal leaders need to know what those needs and expectations are. They should endeavor to regularly disseminate information to their residents - through newsletters, website articles, periodic mass mailings, etc. Efforts should also continue to be made to solicit citizen input (through surveys, etc.) as well as citizen participation on advisory boards and committees.

Other Short-Range or On-Going Plan Implementation Actions Include the Following:

1. Review and adopt other Ordinance and Code changes as necessary to implement the recommendations of the Comprehensive Plan.
2. Continue to provide support to the Schaefferstown Volunteer Fire Company and Schaefferstown Emergency Medical Services that provide service to the Township.

3. Cooperate with County agencies in identifying health and human services needs in the Township and providing for facilities to meet these needs.
4. Cooperate with County agencies in identifying housing needs in the Township and providing for facilities to meet these needs.
5. Evaluate the adequacy and the long-term viability of the existing Township Municipal Building to meet the Township's needs.
6. Investigate the addition of municipally controlled trash collection and curb-side recycling, along with a "drop off" site as additional services to Township residents.

The preceding actions should be considered short-range implementation measures since they represent solutions to problems identified in the context of the Plan. However, the successful completion of these implementation measures does not suggest that the Township is finished with its comprehensive planning process.

Long-Range Implementation Techniques

For the purposes of the Heidelberg Township Comprehensive Plan, the following recommended implementation actions proposed beyond five (5) years following plan adoption have been designated long-range implementation techniques. This designation, however, does not preclude them from being instituted prior to that timeframe.

Evaluate the Adoption/Amendment of Building/Housing Codes to Regulate New Construction and Ensure the Maintenance/Upkeep of Existing Structures.

The Township presently has a property maintenance code and has also adopted the Statewide Building Code (UCC). The Township should continue to monitor the effectiveness of these codes and adopt amendments to them, as necessary, to address any future issues.

Prepare a Capital Improvements Program

The Township should consider the establishment of a Capital Improvements Program to finance public improvements such as road construction, recreational

facilities, etc. The Township has an ongoing program for the repair and upgrading of its Township road network. The potential for other projects in the future – such as financing of additional Township owned recreational facilities, building facilities, etc., - would be well served by the establishment of a formal Capital Improvements Program by the Township.

Reexamine the Comprehensive Plan in Five Years and Make Adjustments as Necessary.

This Comprehensive Plan should be reviewed within five (5) years, if not before, to gauge whether or not its proposals are being adequately accomplished. As part of this review, development over the five-year period should be reviewed to assess whether or not adjustments to the Zoning Map need to be made.

Prepare an Official Map.

The preferred location(s) of future roadways and other public lands serving Heidelberg Township can be identified and located on an Official Map of the Township. In addition, desired rights-of-way for existing streets are shown on an Official Map. The purpose of the Official Map is to notify the property owners of the intention of the Township to acquire right-of-way(s) and/or land at some time in the future, thereby preventing the erecting of structures or other improvements in the future right-of-way or on parcels of land deemed necessary for future municipal use.

Other Long-Range or On-Going Plan Implementation Actions Include the Following:

1. Investigate the establishment of additional non-motorized trails for pedestrian and bicycle use, and identified bicycle lanes within the Township.
2. Support the extension of natural gas service to Township residents.
3. Pursue / continue inter-governmental and institutional cooperation (i.e. Council of Governments) in such areas as group buying programs to reduce the cost of government operations, stormwater management, local road planning, park and recreation facilities, codes and ordinances (i.e., sign regulations), and fire/police protection.

PARTICIPANTS

Putting the proposals of a comprehensive plan into effect requires the active participation of many agencies at different governmental levels. Aside from the purely local controls that are available, many departmental actions at county or state levels already are, or can be, interrelated with municipal action to implement local planning. Among others, the Eastern Lebanon County School District can become an effective planning ally, particularly in the provision of recreation facilities, since these are normally provided as part of any school plant and can readily be put to wider use outside of school hours. County and state health inspections and requirements can supplement municipal efforts, as can highway planning at both county and state levels. Highway planning and development is the one activity at higher governmental levels that ordinarily has the greatest impact on municipal development. Alterations in the regional and road network can vastly change the situation in the community. Equally important, the circulation problems that are already apparent in the Township can best be resolved in conjunction with the state and the county.

State and county programs for planning and development are becoming daily more important in Pennsylvania. The various components of the Pennsylvania Department of Community and Economic Development, the Department of Transportation, the Department of Environmental Protection, the Natural Resources Conservation Service (Soil Conservation Service) and the Lebanon County Planning Department are effective planning allies for any municipality.

Semi-official bodies, such as Area Business and Professional Associations, Industrial Development Authorities, Private Industry Councils, Transportation Authorities and Chambers of Commerce have specialized knowledge that they will willingly place at the disposal of the municipalities. Altogether, effective long-range planning depends not on purely regulatory measures and fiscal effort alone but on ingenuity applied to the solution of particular problems, especially on the merging of activities that form part of the planning concern of several municipal bodies.

In view of the suburbanization which has taken place in Heidelberg Township and in Central Pennsylvania in general, and of the future transportation movements foreseeable in the area, it would be fitting that local planning commissions meet together at intervals in an effort to resolve common problems, particularly highway and circulation problems, which are basically regional in nature. In Pennsylvania, as almost everywhere else,

intermunicipal cooperation represents an underutilized area of problem solving. This lack of cooperation is unfortunate.

The key players that should be involved in each of the major Plan categories are as follows:

Future Land Use Plan:

Supervisors, Planning Commission, Zoning Officer, Zoning Hearing Board, Lebanon County Planning Department, Business and Farming Communities

Housing Plan:

Supervisors, Lebanon County Planning Department, Lebanon County Association of Realtors, Countywide Public and Non-Profit Housing Agencies

Transportation Plan:

Supervisors, Planning Commission, Township Roadmaster, Lebanon County Planning Department, Lebanon County Metropolitan Planning Organization (LEBCO MPO) County of Lebanon Transit Authority, Pennsylvania Department of Transportation, Adjacent Municipalities

Community Facilities and Utilities Plan:

Supervisors, Planning Commission, Parks and Recreation Board, Sewage Enforcement Officer, Greater Lebanon Refuse Authority, Lebanon County Planning Department, Lebanon County Conservation District, Eastern Lebanon County School District, Township and State Police, Local Fire and Ambulance Service Providers

Water Supply Plan:

Supervisors, Planning Commission, Sewage Enforcement Officer, Lebanon County Planning Department, Pennsylvania Department of Environmental Protection

Natural and Historic Resources Protection Plan:

Supervisors, Planning Commission, Historic Schaefferstown, Inc., other Local Historical Groups, Lebanon County Historical Society, Lebanon County Planning Department, Pennsylvania Historical and Museum Commission

PRIORITIES

Some of the planning proposals presented assume a priority of implementation over the other proposals. This is the case for the following reasons:

- the severity of need (as it relates to community health and safety)
- the number of Township residents affected
- funding availability
- the degree to which a given proposal is interrelated to other proposals.
- the relative ease of implementation - both from a legislative and timing standpoint

The highest priority for completion of the proposed implementation actions is that of writing and enacting revisions to the Township Zoning Ordinance and Map to implement the land use (and related) proposals of this Comprehensive Plan.

Of secondary priority are (1) possible updates to the Township's Subdivision and Land Development Ordinance, the Stormwater Management and Earth Disturbance Ordinance, and/or the adoption of additional Township regulations, (2) dialog with the Eastern Lebanon County School District regarding after-hours use of District facilities for recreational activities and Community functions, (3) continued dissemination of Township news through the newsletter, website or other means, and (4) continued cooperative efforts with Penn DOT, LEBCO MPO, and adjacent townships related to road improvements and transit facilities in the Township and overall region.

Of lesser priority are (1) adoption/amendment of building maintenance code(s), (2) preparation of a Capital Improvements Program and (3) preparation of an Official Map,

ORDINANCES AND REGULATIONS

The concepts and purposes of the Comprehensive Plan are embodied in ordinances specifically enacted to implement it. Three basic ordinances are necessary to achieve safe, stable land development, according to the objectives established by the plan and by the planning enabling statutes.

In addition to these basic ordinances - zoning, subdivision and land development, and official map - building and housing standards in code form are desirable to assure quality of construction in new buildings or, alternatively, to establish standards for occupancy and maintenance of existing buildings. Building standards and codes ensure structural soundness, proper plumbing and electrical installations, and reasonable safety from fire.

Zoning

Zoning is one means by which the uses of land are regulated. Underlying the concept of zoning is the idea that the health, safety and general welfare of property owners. The legal basis for zoning ordinances is found in the police power, which permits governmental units to enact laws to provide and protect the health, safety and general welfare of the community. However, this power can never be used to restrict the use of private property in such a way that the restrictions amount to an unconstitutional deprivation of property without due process of law.

The current Heidelberg Township Zoning Ordinance establishes the following zoning districts:

Base Districts

- Conservation Recreation District (CR)
- Agricultural District (A)
- Agricultural Transitional District (AT)
- Low Density Residential District (RLD)
- Special Purpose Residential District (RSP)
- Village Residential District (VR)
- Village Center District (VC)
- Highway Commercial District (HC)
- Industrial District (I)

Overlay Districts

- General Flood Plain District (GFP)
- Historic Overlay District (H)
- Airport Hazard Overlay District (A-H)
- Wellhead Protection Overlay District (WHP)
- Resource Extraction Overlay District (RX)

Potential zoning overlays could include the following:

- Steep Slope (SS)
- Streamside (Riparian) Buffer (SRB)

The existing Zoning Map reflects the majority of the land use policies established in the 2000 Comprehensive Plan. However, several zoning map and text changes have been made subsequent to the adoption of the 2000 Plan. The Township's Zoning Ordinance contains some regulations that protect environmentally sensitive areas, such as floodplains. Currently, however, the Township's Ordinance does not specifically address all the natural resources discussed in this Plan.

With respect to sewage facilities planning, it is important to examine zoning provisions relating to wastewater facilities. Minimum lot size requirements and the location of planned growth areas are of particular importance. Minimum lot sizes must accurately reflect the area that is needed to ensure long-range suitability for on-lot sewage disposal. The Zoning Ordinance provides for increased minimum lot sizes where public sewer and water are not available. The proposed Future Land Use Plan and resultant revisions to the Township's Zoning Ordinance and Zoning Map will should direct growth to areas that ultimately can be served by public wastewater facilities.

Revisions to the Heidelberg Township Zoning Ordinance subsequent to adoption of the updated Comprehensive Plan will include adjustments to the Zoning Map and additional and/or altered provisions based on the Comprehensive Plan proposals.

Subdivision and Land Development

Subdivision and land development regulations are concerned with establishing locational controls that ensure sound community growth while at the same time safeguard the interest of all property owners. Such regulations can assure that the subdivision and development of land will create permanent assets for the Township. Since the subdivision

and/or development of land is both a technical and a business venture, affecting not only the return to investors in land but also Township finances, consideration of subdivision and development proposals should be very thorough.

The Heidelberg Township Subdivision and Land Development Ordinance, as amended, currently governs subdivision and land development activity in the Township. The provisions of the Ordinance are administered by the Township Board of Supervisors, with advisory input from the Township Planning Commission. This Ordinance should also be reviewed after adoption of the Comprehensive Plan and, where appropriate, recommendations for necessary revisions should be made to reflect the current situation.

The Subdivision and Land Development Ordinance contains regulations pertaining to sewage disposal methods. These regulations set forth standards for the approval of public sewer designs for projects within proximity to existing sewer lines, approval and maintenance of private community systems, as well as standards relating to demonstration of compliance with the Pennsylvania Sewage Facilities Act for individual on-lot sewage disposal systems.

Stormwater Management

The Heidelberg Township Storm Water Management and Earth Disturbance Ordinance contains requirements for stormwater management. The Ordinance was adopted to implement the requirements of the Cocalico Creek Watershed and Tulpehocken Creek Watershed Act 167 Storm Water Management Plans. The Ordinance provides additional regulations for those development activities not covered in the existing Township Subdivision and Land Development Ordinance. As Act 167 Watershed Storm Water Management Plans are prepared and adopted in Lebanon County, the stormwater management provisions of the Subdivision and Land Development Ordinance may need to be amended to reflect the design requirements of those studies.

Official Map

One of the proposals relating to future transportation and other public facilities in the Township calls for the consideration of adoption of an Official Map. The legal basis for adoption of an Official Map lies in Act 247, as amended, the Pennsylvania Municipalities Planning Code. An Official Map would show the exact location of the lines of existing and proposed streets (after detailed surveys are conducted), as well as for existing and proposed recreational and other municipal facilities for the whole of the Township. The purpose of an Official Map is to notify property owners in the Township of the intention of

the Township to develop or expand the street network or develop other facilities at some time in the future.

In the case of a mapped street, under the provisions of an Official Map Ordinance, when a parcel of land identified for future street construction is proposed for development, the Township would have the opportunity to acquire that portion of property needed for the future street, or to begin condemnation proceedings to acquire such property. As mentioned, a detailed study and survey is required to identify the exact geographical limits of the proposed road network. This study/survey would require the expenditure of Township funds for technical assistance in its preparation.

BUILDING CONTROLS

Heidelberg Township has available to it numerous other powers that it may employ to implement the proposals of the Comprehensive Plan. Among these are building, housing and fire codes. A building code provides minimum requirements designed to protect life and health and yield a maximum of structural safety. Specific provisions apply to construction, alteration, equipment, use and occupancy, location, and maintenance of buildings and structures.

A housing code is concerned with individual structures and is one of only a few retroactive regulatory devices. It establishes minimum housing standards relating to health and safety. It does so by governing dwelling facilities (such as plumbing and heating systems), providing minimum standards relating to safe, sanitary maintenance of dwelling units, specifying the responsibilities of owners and occupants, and indicating minimum space, use and location requirements. Since a housing code provides a legal basis for condemnation, it is particularly useful in arresting or removing conditions of spot blight.

There are a number of standard or model building codes available. The two most commonly used are those prepared by the Building Officials Conference of America (BOCA) and the National Board of Fire Underwriters. As in the case of building codes, there are a number of standard or model housing codes available. These can be obtained from such sources as the American Public Health Association.

The Statewide Building Code, which is in effect in the Township, has necessitated the hiring (or appointment) of a building/housing inspector(s) for administration and enforcement of the Code. The Township has also adopted a Property Maintenance Code.

The inspection requirements under both Codes are currently being performed on behalf of the Township by private code enforcement companies.

CAPITAL IMPROVEMENT PROGRAMMING

Capital improvement programming is the scheduling of public improvements over a given period of time. Scheduling is based on a series of priorities that are established according to need, desire and/or importance of the improvements, and on the present and anticipated ability of the community to pay for those improvements.

Capital improvement programming is the vital bridge between the Comprehensive Plan and the actual accomplishment of public improvements. Because the provisions, nature and location of public facilities exert a great influence on the pattern of community growth, a well-conceived capital program is probably the most important plan implementation tool related to the construction of public infrastructure available to the community. While ordinances concerning zoning, subdivision and land development, and stormwater management are guides more for private development, a capital improvement program gives direction to public development.

CONTINUING PLANNING

Continuing review of specific problems and proposals forms an essential part of the planning process. Implementation of the policies contained in the Comprehensive Plan and related ordinances and regulations will demand subsequent and repeated re-evaluation, addition, and modification, as circumstances dictate. It is the responsibility of Township officials to see that the Township regulations continue to reflect established policy decisions. If problems cannot be solved in the light of such policies, changes or additions will be necessary in policy, and these will once again be subject to review by the public and adoption by the Board of Supervisors.



APPENDIX A PLAN SURVEY RESULTS

APPENDIX A

COMPREHENSIVE PLAN SURVEY RESULTS

As one of its initial efforts in the preparation of an update to the Heidelberg Township Comprehensive Plan, the Township Comprehensive Plan Committee members decided to seek input from all of the Township's property owners. Therefore, in October 2015, a Comprehensive Plan Survey was distributed to all property owners within the Township. The survey was a non-scientific "opinion" survey. 1394 surveys were distributed and a total of 495 completed surveys were returned (a response rate of over 35 percent.). The majority of the surveys returned included responses from more than one (1) person. The results of the Comprehensive Plan Survey will serve as a valuable tool for the Township Planning Commission, Board of Supervisors and other Township officials.

The Comprehensive Plan Survey responses indicated a desire for a continuation of the Township's "rural lifestyle;" "peace, quiet and serenity;" and "small town lifestyle", as well as a corresponding preference, on the part of the majority of respondents, for limitations on future residential, industrial and commercial growth. The following represents a summary of the Township-wide survey responses. A more detailed summary and analysis of the survey results follows.

- Over 91 percent of the respondents identified themselves as full-time residents; 2 percent were part-time residents and 7 percent were non-resident property owners.
- Overall, over 80 percent of the respondents have lived in the Township at least 10 years; 59 percent have lived there over 25 years.
- Over 76 percent of the respondents had heads of household that were 45 years of age and over; included in this percentage were 38 percent that were 65 years of age and over.
- The vast majority responding (65 percent) indicated that their property was used for residential purposes. (34 percent of the respondents owned one acre or less of land; 73 percent owned 5 acres or less of land.)
- Over 73 percent anticipated that nothing different would happen to their land in the next ten years.
- Of the respondents indicating an occupation, approximately 27 percent identified themselves as being retired.
- Approximately 27 percent of the respondents indicated that they worked in the Township, with an additional 31 percent working elsewhere in the County; 39 percent of respondents working outside Lebanon County (in Pennsylvania); and 2 percent of respondents working outside of Pennsylvania.
- When asked to identify community services that should be added in the Township, "local police" was cited the most frequently, followed in order by "municipal (curbside) recycling," "natural gas," "parks," "recreation center," and senior center." "Municipal trash collection," "internet," "outdoor sports facilities," "public transportation," and "community meeting facility" were also cited frequently.

- When asked to identify community services that should be improved in the Township, “local police” was cited the most frequently, followed in order by “internet,” “parks,” “State Police,” “cable TV,” “municipal (curbside) recycling,” “outdoor sports facilities,” “ambulance,” “fire,” and “natural gas.” “Senior center,” “recreation center,” and “municipal trash collection” were also cited frequently.
- Approximately 31 percent of all respondents stated that they were served by public water – but only 23 percent of all respondents indicated that they used public water for drinking. Approximately two-thirds of all respondents relied on drilled wells (62 percent), hand-dug wells (3 percent) or springs (2 percent) as their primary water source. 20 percent of all respondents utilized bottled water for drinking.
- 39 of the respondents identified themselves as farmers – 20 of which identified as full time farmers. Six respondents indicated that they farmed between 51 and 100 acres; an additional 17 respondents farmed more than 100 acres.
- The vast majority of the respondents expressing an opinion supported the idea that the Township should do more to promote family-owned farms. A slim majority of the respondents expressing an opinion supported the idea that the Township should invest some of its financial resources toward the purchase of agricultural easements. Only 40 percent indicated that intensive agricultural operations were of concern to them.
- In response to a question as to the type of preferred development if future residential development occurs in the Township, “single family dwellings” received the greatest response (49 percent), followed by “in retirement communities” (16 percent), “in developments that are a mixture of single family homes, townhouses and apartments, with areas of open space” (12 percent), “duplex and two-family dwellings” (9 percent), and “townhouse dwellings” (8 percent). “Apartment dwellings” and “in mobile home parks” received low rates of response.
- 53 percent of those responding indicated that future residential development should occur “in areas served/proposed to be served by public water and sewer.” An additional 18 percent indicated “in areas where on-lot water supply (wells) is not limited,” and 17 percent indicated “in areas where on-lot sewage disposal is not limited by soils and/or high nitrates. Only 10 percent indicated “anywhere in the Township, without restrictions.”
- Just over 51 percent of those responding to the survey question about the need for more business (commercial) locations in the Township responded that there was no need. If additional commercial development is to occur, the forms of commercial development most favored by the respondents to the survey were uses that would service the day-to-day needs of Township residents (i.e., restaurants, gas stations, etc.) and home based businesses (service and retail). Neighborhood shopping, office uses, landscaping/construction businesses, and convenience stores were favored to a lesser extent.
- Only approximately one-third those responding to the survey were in favor of additional industrial development. The forms of industrial development most often cited were small scale (machine shops, etc.) and low impact (electronics/“high tech” manufacturing). “Warehousing” was cited to a much lesser extent, while “heavy industry” was cited rarely.

- The vast majority of the respondents expressing an opinion supported the idea that the Township take greater efforts to preserve and/or protect the Township's agricultural lands, historical resources, woodlands, and natural areas. The preservation of agricultural lands received the highest positive response, followed closely by the preservation of woodlands.
- Approximately one in ten of the respondents indicated that they used one or more of the Township's parks often. Over 62 percent of the respondents indicated that they used one or more of the Township parks seldom, while approximately one in four respondents indicated that they never used one or more of the Township parks. A recurring comment of many respondents was that information was not readily available as to the locations of the Township's parks.
- Approximately 39 percent of the respondents indicated that they believe that the Township needs more public park land. Of these, over 75 percent of the respondents indicated that the additional park land should occur either in the form of (1) expansions to the existing parks or (2) small, neighborhood-oriented parks.
- Paved Jogging/walking/biking trails, a children's playground, an interconnected trail system, and preserved natural areas were the four types of additional recreational facilities cited as "most needed" in the Township. Unpaved trails, picnic area/pavilions, and mountain bike trails were also mentioned frequently. In addition, the age groups most often cited as needing more recreation opportunities were young teens (ages 13-14), teens (ages 15-19), children (5-12), and seniors (55+).
- Township residents ranked (1) "rural lifestyle," (2) "peace, quiet and serenity," (2) "natural beauty/scenery" and (3) "small town lifestyle" as the three most important qualities of life in the Township. "Natural beauty/scenery," "agricultural areas" and "natural areas (wildlife, etc.)" were also frequently cited.
- The things most often cited as what residents liked about the Township were (1) the rural/small town atmosphere; (2) the agricultural/farming areas; (3) the peace and quiet; and (4) the historical town. Among other things noted were low crime rate, friendly residents, accessibility to work/shopping in the region, etc.
- The things most often identified as detracting from the Township were (1) the lack of a local police force; (2) high cost of water and sewer; (3) too much development; and (4) traffic.

DETAILED ANALYSIS

Actual Population Sampled

As was previously mentioned, a total of 1394 surveys were distributed. The source of the distribution list was the Lebanon County GIS-based property ownership information. Based on the number of responses to several of the survey questions, it is estimated that at least 870 adults (18 years and older) provided input to the survey. According to the Year 2010 U.S. Census of Population and Housing, there were 2,879 persons aged 18 years and older in the Township in the Year 2010. Allowing for some increase in adult population since the Year 2010, the estimated number of respondents is approximately 30 percent of the current total adult population of the Township.

Township-Wide Results

The survey questions posed were broken down into eight (8) groups, as follows:

- General Background Information
- Property Description
- Public Utilities and Services
- Work (Employment)
- Agriculture
- Future Development
- Leisure and Recreation
- Quality of Life Issues

General Background Information

91.5 percent of the respondents to the survey identified themselves as full-time residents of the Township. Only 1.8 percent were part-time residents and 6.7 percent were non-resident landowners.

When asked how long they had lived in the Township, 59 percent indicated that they had resided in the Township for more than 25 years. An additional 21.9 percent had lived there for 10 to 25 years. 8.2 percent of the respondents had lived in the Township for 6 to 10 years. 9.0 percent had lived in the Township for 1 to 5 years. Only 15 (1.8 percent) of the total respondents had lived in the Township for less than a year.

The ages of the heads of household of the respondents were as follows:

- | | |
|---------------------|--------------|
| • 18-24 years | 1.7 percent |
| • 25-44 years | 21.7 percent |
| • 45-64 years | 38.2 percent |
| • 65 years and over | 38.4 percent |

Property Description

In response to the question (Question No. 6) regarding how much land the respondent owned in the Township, over 46 percent owned two or more acres of land, while 34 percent owned one acre or less of land. The percentage breakdown by acreage owned is as follows:

- Less than ½ acre 14.6 percent
- ½ acre to 1 acre 19.5 percent
- 1 to 2 acres 17.3 percent
- 2 to 5 acres 21.6 percent
- 6 to 24 acres 16.9 percent
- 25 to 49 acres 3.3 percent
- 50 to 100 acres 3.9 percent
- More than 100 acres 2.9 percent

Multiple responses were allowed in response to the question (Question No. 7) regarding how the respondent's property was presently being used. The vast majority (over 65 percent) indicated that their property was in residential use. An additional 15.1 percent indicated that their property was in agricultural use. The percentage breakdown by present use is as follows:

- Residential 65.1 percent
- Agricultural 15.1 percent
- Woodland 11.4 percent
- Recreation 3.4 percent
- Commercial 3.2 percent
- Intensive agriculture 0.9 percent
- Industrial 0.2 percent
- Other 0.8 percent

Multiple responses were also allowed in response to the question (Question No. 8) regarding what the respondent would like to happen to his land in the next 10 years. The vast majority (almost 75 percent) indicated that they would like for it to remain in present ownership and in near present condition. Approximately 13 percent would like to sell it as a single parcel – and another 7 percent would like to transfer it to their heirs and remain in the family. The percentage breakdown by future use is as follows:

- Remain in present ownership and in near present condition 74.9 percent
- Sell as single parcel 13.4 percent
- Transfer to heirs and remain in family 7.1 percent
- Preserve with conservation easements or other means 2.3 percent
- Develop total parcel yourself 0.9 percent
- Subdivide and sell some lots 0.3 percent
- Other 1.1 percent

Public Utilities and Services

Several questions were asked obtain information on the utilities utilized by the respondents. The first question (Question No. 9) asked was related to the respondent's primary water source:

- Public water 31.5 percent
- Drilled well 62.3 percent
- Hand-dug well 2.9 percent
- Spring 2.3 percent
- Other 1.0 percent

Question No 10 asked if not served by public water, would they like to be. The response was a resounding "no" (95.7 percent). This question also asked whether the respondent had ever experienced periods when their spring or well ran dry. Nearly 99 percent of the respondents indicated that such an instance had never occurred.

In response to Question No. 11 regarding the source of their drinking water, only 22 percent indicated that drank public water – compared to the 31.5 percent that indicated that public water was their primary water source. Several respondents noted that they used filters/purifiers.

- Public water 22.8 percent
- Well water 53.9 percent
- Bottled water 20.6 percent
- Other (spring, etc.) 2.8 percent

Approximately 44 percent of the respondents were connected to the public sewer system (Question No. 12). Nearly 96 percent indicated that they had never had any problems with their sewage disposal system (Question No. 13). The few problems identified included failures of old system components, slow drainage, etc.

- Public sewer 43.8 percent
- Septic tank/drainfield 38.7 percent
- Septic tank/sand mound 15.0 percent
- Other (holding tank, no system, etc.) 2.8 percent

A question (Question No. 14) was asked as to what kind of community services should be added or improved in the Township (multiple responses were permitted). A local police force was the most frequently identified service recommended to be added, followed by municipal (curbside) recycling, natural gas, and parks. The services most often identified for improvement were that of local police, followed by internet, parks, State Police, and cable TV.

The percentage breakdown by each of these categories is as follows:

	<u>Add</u>	<u>Improve</u>
Local Police	30.4%	16.4%
Municipal (Curbside) Recycling	17.3%	7.0%
Parks	7.4%	12.7%
Internet	3.3%	13.4%
Natural Gas	10.9%	4.0%
State Police	0.7%	12.4%
Outdoor Sports Facilities	3.8%	5.7%
Recreation Center	6.6%	2.3%
Senior Center	5.4%	2.7%
Cable TV	0.7%	7.4%
Municipal Trash Collection	3.8%	2.0%
Ambulance	0.3%	4.0%
Fire	0.0%	4.0%
Public Transportation	2.1%	1.3%
Community Meeting Facility	2.0%	1.0%
Medical Center	1.2%	0.7%
Other	4.8%	3.0%

Work (Employment)

A question (Question No. 15) regarding the primary occupation of each person in the home was asked. “Retired,” “professional,” and “homemaker” were the three most frequent responses. The percentage breakdown by each of the employment categories is as follows:

- Retired 27.1 percent
- Professional 10.0 percent
- Homemaker 8.7 percent
- Construction 6.9 percent
- Health Services 6.7 percent
- Education 6.1 percent
- Sales 4.6 percent
- Farmer 4.5 percent
- Laborer 4.1 percent
- Management 4.0 percent
- Manufacturing 3.9 percent
- Service 3.9 percent
- Food Industry 3.4 percent
- Delivery 1.6 percent
- Government 0.8 percent
- Other 3.6 percent

Travel to Work

Of the persons responding, only less than 28 percent were employed in Heidelberg Township, while nearly an equal number were employed either (1) elsewhere in Lebanon County or (2) outside of the County/State (Question No. 16). The percentage breakdown by employment location is as follows:

- Heidelberg Township 27.8 percent
- Elsewhere in Lebanon County 31.1 percent
- Outside Lebanon County (in PA) 38.8 percent
- Outside Lebanon County (not in PA) 2.3 percent

The vast majority (nearly 80 percent) of those responding (Question No. 17) indicated that they drove alone to work – only 2 percent car pooled. Nearly 17 percent indicated that they worked at home. The percentage breakdown by travel method is as follows:

- Drive alone 79.2 percent
- Work at home 16.8 percent
- Walk/ride a bike 1.5 percent
- Carpool 2.1 percent
- Other 0.3 percent

Agriculture

When asked if they considered themselves to be full-time farmers (Question No. 19), only 20 of those responding replied in the affirmative. In addition, only 20 of the 78 respondents indicated that they derived more than 75 percent of their income from farming (Question No. 18).

- 100% of income 15.4 percent
- 76 to 99% of income 10.3 percent
- 51 to 75% of income 3.8 percent
- 26 to 50% of income 6.4 percent
- 11 to 25% of income 9.0 percent
- 1 to 10% of income 55.1 percent

When asked if the Township should do more to promote family-owned farms (Question No. 21), the vast majority of the respondents expressing an opinion supported the idea. A slim majority of the respondents expressing an opinion supported the idea that the Township should invest some of its financial resources toward the purchase of agricultural easements (Question No. 22). Only 40 percent indicated that intensive agricultural operations were of concern to them (Question No. 23).

- | | | |
|--|------------|-----------|
| | <u>Yes</u> | <u>No</u> |
| • Promote family-owned farms | 82.4% | 17.6% |
| • Purchase of agricultural easements | 53.9% | 46.1% |
| • Concern over intensive agricultural operations | 40.7% | 59.3% |

Future Development

Several questions were asked relating to residential growth, commercial growth, industrial growth and the protection/preservation of natural and historic resources. As some residential growth in the Township is inevitable, the question (Question No. 24) was asked as to what type of residential growth should occur. Respondents were asked to indicate whether or not they were in favor of various patterns of residential development.

The percentage breakdowns by development type and by affirmative response are as follows.

- | | |
|--|--------------|
| • Single-family dwellings | 49.5 percent |
| • In retirement communities | 15.7 percent |
| • In developments that are a mixture of single family homes, townhouses and apartments, with areas of open space | 11.7 percent |
| • Duplex and two-family dwellings | 9.0 percent |
| • Townhouse dwellings | 7.9 percent |
| • Apartment dwellings | 4.2 percent |
| • In mobile home parks | 1.5 percent |
| • Other | 0.5 percent |

As can be seen above, nearly half of the respondents were in favor of future residential growth occurring in the form of single-family dwellings. Growth through apartment dwellings and in mobile home parks received the lowest affirmative responses (4.2 and 1.5 percent, respectively).

When asked where that future residential development should occur, 53 percent of those responding indicated that the growth should occur “in areas served/proposed to be served by public water and sewer.” Lesser percentages said “in areas where on-lot water supply (wells) is not limited,” or “in areas where on-lot sewage disposal is not limited by soils and/or high nitrates. Only 10 percent indicated “anywhere in the Township, without restrictions.”

- | | |
|--|-------|
| • In areas served/proposed to be served by public water and sewer | 53.0% |
| • In areas where on-lot water supply (wells) is not limited | 18.3% |
| • In areas where on-lot sewage disposal is not limited by soils and/or high nitrates | 17.4% |
| • Anywhere in the Township, without restrictions | 10.7% |
| • Other | 0.6% |

The need for more commercial locations in the Township (Question No. 25) was split nearly evenly among the respondents – with 51.3 percent indicating “no”. For those indicating that more commercial locations are needed, the forms of commercial development most favored by the respondents to the survey were uses that would service the day-to-day needs of Township residents (i.e., restaurants, gas stations, etc.) and home based businesses (service and retail). Neighborhood shopping, office uses, landscaping/construction businesses, and convenience stores were favored to a lesser extent. The percentage breakdown by business type is as follows:

- | | |
|--|--------------|
| • Services (restaurants, gas stations, etc.) | 24.0 percent |
| • Home-Based Service Businesses | 17.0 percent |
| • Home-Based Retail Businesses | 14.4 percent |
| • Neighborhood Shopping (small shopping centers) | 11.3 percent |
| • Office Uses (professional, medical, etc.) | 10.7 percent |
| • Landscaping/construction businesses | 9.4 percent |

- Convenience Stores 9.2 percent
- Regional Shopping (Wal-Mart, etc.) 2.8 percent
- Other 1.2 percent

The interest in additional industrial development in the Township was markedly lower, with less than one-third (32.7 percent) of those responding in favor (Question No. 26). Small scale and “low impact” industrial uses were greatly preferred over warehousing and “heavy” industrial uses. The percentage breakdown by industrial type is as follows:

- Low impact (Electronics/“High Tech”, etc.) 44.3 percent
- Small scale (Machine shops, etc.) 33.8 percent
- Warehousing 15.2 percent
- “Heavy” Industrial 6.2 percent
- Other 0.4 percent

The vast majority of the respondents expressing an opinion supported the idea that the Township take greater efforts to preserve and/or protect the Township’s agricultural lands, historical resources, woodlands, and natural areas (Question No. 27). The preservation of agricultural lands received the highest positive response, followed closely by the preservation of woodlands.

	<u>Yes</u>	<u>No</u>	<u>No Opinion</u>
Agricultural Lands	80.2%	6.2%	13.6%
Historical Resources	75.0%	7.3%	17.7%
Woodlands	79.8%	5.3%	14.9%
Natural Areas	76.7%	5.5%	17.7%

Leisure and Recreation

Approximately one in ten of the respondents indicated that they used one or more of the Township’s parks often (Question No. 28). Over 62 percent of the respondents indicated that they used one or more of the Township parks seldom, while approximately one in four respondents indicated that they never used one or more of the Township parks.

- Often 10.9 percent
- Seldom 62.5 percent
- Never 26.7 percent

Some of the reasons given for never using the parks are as follows:

- Do not need!
- Do not know where their location is.
- Every weekend/Sunday is covered with people at the ball fields.
- Facilities should be provided for persons and children not interested in sports.
- Lots of area already “park like” located throughout the township.
- Love Fountain Park but it is too marshy. Other parks don’t offer much.
- Middlecreek is available
- No children
- No hiking/biking trails, dog park.
- Not much of a park
- Not private enough
- Other than the ball diamond by Twp building we are unaware of anything.

- Poor facilities; no playground equipment
- The Township has public parks??
- There are no public parks - the children need one.
- There are no swings for my grandchildren.
- There is no playground for kids.
- They are not handicap accessible
- Used to use elementary school playground

Approximately 39 percent of the respondents indicated that they believe that the Township needs more public park land (Question No. 29). Of these, over 75 percent of the respondents indicated that the additional park land should occur either in the form of (1) expansions to the existing parks or (2) small, neighborhood-oriented parks.

- | | | |
|--|-------------|--------------|
| • Need more park land? | Yes - 40.2% | No – 59.8% |
| • Expand existing parks | | 39.5 percent |
| • Smaller, neighborhood oriented parks | | 36.5 percent |
| • Larger, centrally located parks | | 24.0 percent |

Respondents were asked to identify the three (3) types of additional recreation facilities they felt were most needed in Heidelberg Township (Question No. 30). Paved Jogging/walking/biking trails, a children's playground, an interconnected trail system, and preserved natural areas were the four types of additional recreational facilities cited as "most needed" in the Township. Unpaved trails, picnic area/pavilions, and mountain bike trails were also mentioned frequently. The percentage breakdown for each of the recreation facilities is as follows:

- | | |
|---------------------------------------|--------------|
| • Paved Jogging/Walking/Biking Trails | 14.5 percent |
| • Children's Playground | 10.4 percent |
| • Interconnected Trail System | 9.7 percent |
| • Preserved Natural Areas | 9.6 percent |
| • Unpaved Trails | 7.0 percent |
| • Picnic Area and Pavilions | 6.6 percent |
| • Mountain Bike Trails | 4.8 percent |
| • After School Activities | 3.9 percent |
| • Tennis Courts | 3.5 percent |
| • Dog Park | 3.1 percent |
| • Outdoor Swimming | 3.0 percent |
| • Baseball/Softball Fields | 2.6 percent |
| • Indoor Swimming | 2.3 percent |
| • Horse Riding Trails | 2.2 percent |
| • Ice Skating Facility | 1.9 percent |
| • Teen Center | 1.8 percent |
| • Outdoor Basketball | 1.7 percent |
| • Volleyball Courts | 1.7 percent |
| • Golf Course/Driving Range | 1.4 percent |
| • Performing Arts Space | 1.4 percent |
| • Skate Park | 1.1 percent |
| • Indoor Basketball | 1.1 percent |
| • Football/Soccer Fields | 1.1 percent |
| • Snowmobile Trails | 1.1 percent |

- Street Hockey Arena 0.8 percent
- Other 1.7 percent

The “other” category included facilities such as the following:

- Bike lanes on public streets
- Community Center, Senior Center
- Dark Sky area - for astronomy
- Fitness center
- Full service gym
- Historical trail
- Normal bike paths
- Pickle ball courts
- Splash pond
- Gym - like the Lititz Rec Center
- Multiuse courts (basketball/skate/street hockey)

When asked what group(s) in the Township they believed most needed more recreation opportunities (Question No. 31), the age groups most often cited as needing more recreation opportunities were young teens (ages 13-14), teens (ages 15-19), children (5-12), and seniors (55+). The percentage breakdown for each of the age groups is as follows:

- Young Teens (13-14) 20.1 percent
- Teens (15-19) 19.3 percent
- Children (6-12) 17.3 percent
- Seniors 15.9 percent
- Adults 13.4 percent
- Preschoolers 8.9 percent
- Disabled Persons 4.3 percent
- Other 0.8 percent

Respondents were asked what they thought was the single most important improvement that could be made to the Township's parks, recreation facilities or recreation program offerings (Question No. 32). Some of the responses to this question were as follows:

- 220 amp service in the pavilion
- A veterans monument and the Lioness are looking for a place
- Activities for children and teens ages 5-19 years and for seniors 65 and older
- Add a volleyball sand court with picnic area
- Add more equipment for children to play on! Summertime playground activities!
- Add more fields. We are down one field since the sale of the elementary, so our families have to play/travel to Newmanstown, Richland and Myerstown to play any form of baseball/basketball.
- Add restrooms
- Advertisement of what facilities or programs are available.
- Bike paths - so children and adults can walk and ride bikes to the parks on high traffic roads (419 and 501).
- Bike/walking trails
- Centrally located playground and walkways; well lit and safe and clean and away from traffic!!!

- Children's playground
- Continue proper maintenance of facilities
- Expanded fields. More recreation for kids and teens.
- Fix up existing parks.
- Fountain Park structures need replaced w/ new equipment.
- Have a rec association board
- Have parks available without crossing a major highway.
- Having a Rec Center, like Ephrata does, for use of the whole community.
- Hockey rink
- Improve the basketball courts and we need walking trails connected to the other trails in Lebanon County.
- Indoor winter facility.
- Interconnected trail system - connect to rail trail in Cornwall.
- Keep up what is already established.
- Keep wooded areas.
- Land for walking/jogging (paved paths) and for picnics and open space. Plant trees more. Similar to South Hills Park in Lebanon.
- Maintain existing facilities at current status. No additional facilities needed - Govt funding means taxpayer funding. Its usually done this way.
- More handicap friendly
- More involvement from clubs (Lions), Fire Company, churches in sponsoring and supporting teams for children. Allowing scouts, etc. to meet in church social halls, fire company banquet facility, etc.
- More places to walk safely.
- More state game land for hunting
- Multidimensional (preschool and elementary) play area/play ground; swings, slides, climb over, under, thru
- Need a new rec area that's located where children don't have to cross any major roads to access.
- Need fields - currently driving to Myerstown.
- Offering of organized/guided activities for all ages. A building/rec center for the community.
- Parking, advertisement
- Paved trails; walking trails
- Pavilions
- Planting more trees
- Playground - something like at old school
- Police patrols
- Pools
- Put a playground for children at Schaefferstown Park!
- Refurbish/maintenance of outdoor basketball court
- Repair tennis courts; purchase more land for additional choices
- Restrooms and lighting
- Start up a recreation league with a committee, etc. Have basketball indoor program for young adults. Keep bathrooms (outdoor) CLEAN! Programs for seniors.
- Street lights around parks.
- Swimming pool
- The current areas are not maintained or improved. We have a great walk/riding trail but it gets overgrown or eroded and is not maintained. It costs less to maintain than build new.

- The most important concern is the cost of any programs. Please allow the residents to donate to recreation programs if they wish to. If funds are received, propose improvements using the funds available.
- Upgrade so that families would WANT to rent facilities for gatherings.
- Upkeep and tidiness

Quality of Life Issues

Respondents were asked to identify and rank the three most important qualities of life in the Township. Township residents ranked (1) “rural lifestyle,” (2) “peace, quiet and serenity,” and (3) “small town lifestyle” as the three most important qualities of life in the Township. “Natural beauty/scenery,” “agricultural areas,” “natural areas (wildlife, etc.)” and “family ties” were also frequently cited.

When the top three rankings are combined, the top three ranked qualities were (1) “rural lifestyle,” (2) “peace, quiet and serenity,” and (3) “small town lifestyle”. “Natural beauty/scenery,” “agricultural areas,” “natural areas (wildlife, etc.),” and “family ties” were the next most-frequently cited qualities. The percentage breakdowns for (1) the combined ranking and (2) each of the top three rankings are as follows:

	<u>Overall</u>	<u>(Rank #1)</u>	<u>(Rank #2)</u>	<u>(Rank #3)</u>
• Rural lifestyle	19.8%	12.1%	4.8%	2.9%
• Peace, quiet, serenity	18.1%	6.3%	6.6%	5.2%
• Small town lifestyle	16.5%	6.0%	6.6%	3.9%
• Natural beauty/scenery	12.8%	1.9%	5.1%	5.8%
• Agricultural areas	8.7%	1.8%	3.0%	3.9%
• Natural areas (wildlife, etc.)	8.1%	1.5%	2.9%	3.7%
• Family ties	5.8%	1.9%	1.8%	2.1%
• Sense of “community”	4.2%	1.0%	1.0%	2.2%
• Location convenient to work/shopping	2.7%	0.2%	0.7%	1.8%
• School facilities	1.1%	0.4%	0.5%	0.2%
• Economic opportunity/ employment	1.0%	0.2%	0.4%	0.4%
• Recreational opportunities	0.8%	0.1%	0.1%	0.6%

When residents were asked what they liked most about the Township (Question No. 33), the things most often cited were (1) the rural/small town atmosphere; (2) the agricultural/farming areas; (3) the peace and quiet; and (4) the historical town. Among other things noted were low crime rate, friendly residents, accessibility to work/shopping in the region, etc.

The things most often identified as detracting from the Township (Question No. 34) were (1) the lack of a local police force; (2) high cost of water and sewer; (3) too much development; and (4) traffic.

When residents were asked what was the “most important issue for Township officials to consider” (Question No. 36), by far the most frequent response was related to “development” - the need for the Township to adopt the necessary regulations to control both (1) the amount and pace of future residential and nonresidential growth and (2) the location(s) of that growth. Respondents want future growth in the Township to be minimized to preserve the Township’s

“rural lifestyle,” “peace, quiet, serenity,” and “small town lifestyle.” The concern over the issues of police coverage, high taxes, and high water/sewer bills were also frequently stated. The perceived lack of - or inconsistent - enforcement of existing Township ordinances and regulations was also cited several times.

Other issues raised by one or more respondents included the following:

- Addition of natural gas.
- Cars speeding through town and traffic safety.
- Common sense approach to governance, growth, taxation.
- Open channels of communication with citizens.
- Conservation of natural areas.
- Protect farmland.
- Barking dogs.
- Improving the parks.
- Keeping roads and bridges in good repair.
- Limit development and protect farmland.
- Limit governmental rules, regulations, taxes.
- Parks and paved walking trails.
- Passing ordinances to clean up the town!
- Recycling.
- Storm water and maintenance of roads
- Zoning issues

When residents were asked how they felt about being a Township resident (Question No. 37), the overwhelming majority of respondents indicated that they “felt good about” and/or “were proud” to be a Township resident. Representative responses included the following:

- Feel at home here.
- I am proud to be a resident for over 25 years.
- I like being a resident. Don't make too many changes.
- I like it here and want you to keep up the good work.
- Like it just the way it is.
- Very good. Keep the Township a rural country life style and support the farms and farming in the Township.
- We love it here. Add a few more amenities, but avoid overdevelopment.
- We love living in the Township. We think you should continue to support local historical sites as well as our agricultural heritage.
- We love the rural small town setting and atmosphere.
- It's OK - getting too big. Not quiet like it was 23 years ago.
- So far it has been a great place to live but I have learned that the zoning laws are very restrictive and can make growth cost prohibitive.
- At one time, I had a lot of pride in Heidelberg Twp. But between no police and the way the sewer was put through without little to no consideration for the price per quarter, and financial grants, it's become a burden.
- If given the chance, I would probably move elsewhere.

When residents were asked what should be done to make the Township a better place to live, the most frequent responses were “control development to maintain the Township’s rural atmosphere” and “bring back the local police force.” The existing Township government and Township operations were another topic that resulted in numerous responses. A sampling of the responses includes the following:

Township Government:

- Prefer government to be small with little intrusion.
- Better communication with residents.
- Address individuals with answers to inquiries and corrective measures taken or not taken - and why.
- Don't overtax the residents - especially the fixed income residents of our Township by creating unnecessary programs and overhead. Example: township police officer.
- Get new supervisors every five years or so.
- Have an impartial zoning board.
- I enjoy the newsletter to keep us updated in the Township.
- Limit unnecessary restrictions, fees, regulations.
- They're currently doing a pretty good job.
- We do need community information and connections (need more ways for people who are new to the area to find out about stuff and become part of the community).
- Do as much as possible to keep city problems out of the Township.

Growth and Development:

- I've been here all my life, want it to stay rural and not turn into over developed township like others around us.
- Keep down the development of farm lands - too important to lose.
- Keep development from converting farm land and mountain land into commercial or more housing
- The mix of people is changing with more homes being turned into apartments owned by absentee landlords, as the older people go into assisted living or die off. I think we should consider some way to protect and preserve the historic district - it is part of the charm of the village.
- Keep low income buildings out of Township, sad to say, they tend to bring in alot of troublesome people.
- The more people, the more problems. Keep multi housing out and massive developments. Farm lands will be the most important in the future, along with forests and watersheds.
- Keep small town Schaefferstown a small town.
- Quietness and small town feel. Keep the township as a small town - no big box businesses.
- Stop allowing several 200-300 ft poultry barns to be built on any 10 acre parcel or close to residential areas.
- Lack of growth - HT needs to realize they must add services and expand to attract great new people!
- It would be nice to have a few more conveniences.
- Need a more convenient gas station.
- Promote business to have more local jobs.
- Do all you can to attract small businesses to the area (lower sewer rates for example).
- Continue restoring historic properties and promote well maintained landscapes.

- Control rural household junk yards. Residents that turn their yards into old car storage areas and have no regard for neighbor or pollution with oil leaks, runoff, etc. These junk yard residential homes detract from the rural area beauty and overall impression of the Township.

Utility Services:

- Expand the water and sewer system to handle future growth.
- Find a way to lower water and sewer bills; these bills are way out of line - approx 4 times the normal costs.
- I enjoy being a resident just wish I didn't have so much water in my yard.
- Put our electric lines underground. It would improve appearance of our area and avoid power outages.
- Put street lights on West end of Heidelberg Avenue.
- Put some pressure on the cable company to improve our internet service.
- Add more recycling.
- Place recycle bins at the Township Building for 24/7 deposits of recyclable products.
- Coordinate refuse collection; curbside leaf and shubbery collection/composting.
- We need a place to get rid of our lawn trash.
- Keep the Natural Gas Liquids Pipelines away or we and others will be selling and moving. Including your farmers.

Recreation:

- Parks that we currently have need to be maintained and slowly upgraded.
- Rec programs would make it feel like a community again. A place is needed for the kids to play. Losing the school - lost the playground.
- Improve "communityness". Lost when lost grade school. Hard to correct.
- Improved public playground
- Install playground in Schaefferstown.
- Add exercise facility and dog park.
- Add more recreational areas
- The development of a supported community center tied to parks recreation through volunteerism.
- I would love to see if the rail trail can somehow continue toward 501.

Transportation and Traffic:

- The Township should have real, covered bus stops for our school children. The Township could work with the school district to pick appropriate locations to place them.
- Control speed and traffic on 501!!! It is frequently excessive and seldom patrolled. Buggies deserve right to travel safely as do all others on the road or in homes on the highway.
- There is a problem with people driving too fast we have a lot of wildlife on the roads and our Amish community. Please we need to slow down.
- Gible Road should be paved all the way through to 501.
- They could work towards paving the stone section of Valley View Road. Repair - Albright Road has some bumps/dips from sewer project.
- Pave the road in front of our home!!
- Keep wide shoulders on roads - safer to walk, bike, scoot.
- ISSUES with 897.

- We live on South Market Street and realize the purpose of the speed bumps - but get tired of driving over them!
- Keller airstrip activities need to be addressed.
- Maintain the Township roads.
- Local public transit.

Emergency Services:

- A police officer - the vast majority of the residents want a police officer in Schaefferstown. No one obeys the speed limit on Main Street since we lost our officer. Also, there have been several times when a domestic issue came up and the State Police in Jonestown have to respond.
- Get full time local police protection!!! We felt more safe and serene when we had full time police protection!
- A police presence other than State Police only - protection needs to be added.
- It would be a better and safer place if there were local police. In the rural area there are many incidents, but by the time the state police arrive the culprits are gone.
- Keep upgrading the fire, ambulance and police.

Other Identified Issues:

- At one time, I had a lot of pride in Heidelberg Twp. But between no police and the way the sewer was put through without little to no consideration for the price per quarter, and financial grants, it's become a burden. I feel that everyone has a blind eye to the amount of drugs and drug dealing in this township. I personally feel sickened by this.
- I am happy to live in Heidelberg Twp. If we are able to preserve the natural spaces, the Township will continually be a better place to live, as those spaces become more rare in nearby townships.
- We need to work together to provide a community for young families to live and grow. Offer more public spaces.
- Listen to the residents.
- Lived here 34 years; basic community is the same; promote professional/art and craft community festivals.
- Make it easier for farmers to make improvements for cattle and quality of life.
- Not real happy over the last 4 years. Neighbor's dogs over 4 years barking. It's not nice anymore. Cause township can't and won't do anything. Can't even enjoy sitting out in yard and relaxing in peace and quiet.
- Preserve, protect what this entity is. Be open to change that is positive and debated. Keep politics out of the above.
- Put a stop to the use of liquid manure. In the near future the groundwater will be CONTAMINATED. Just like Europe.

Finally, all survey respondents were given an opportunity to provide any additional thoughts, comments, or concerns (Question No. 38). Many of the points made in the responses to other questions were reiterated here. A sampling of other comments provided includes the following:

- Do not let corporations or businesses manipulate laws or ordinances for their benefit or gain. Keep out commercial sprawl along our bypass and byway.
- Important to maintain a sense of community, hold activities that bring people together, and support our local groups and businesses who work hard to contribute to our town.

- Southeastern Pennsylvania has some of the best soil for growing things in the United States and Heidelberg Township has the best soil in southeastern Pennsylvania!! Why do you want to pave over it for big-box stores, townhouses, etc.? Just say NO to any future development! Let's keep at least one township away from the greasy hands of developers. Keep it preserved for our children and grandchildren.
- Mail service - not out of Newmanstown.
- As you will note most suggestions on this survey is to add more expenses to our community and which in turn will add more taxes and very tired of paying.
- Enforce the ordinance of NO boats, RVs, trailers parked on the street or front yard.
- I encourage leaders to focus most attention to maintaining civil rights of the populace. We want to deter drug traffic, vandalism, and all other criminal activity. We should protect and promote businesses so that our youth find opportunity and incentive, close to home, for labor and productivity.
- I feel that local government should grow only as much as it is absolutely forced to, and interfere with nothing that doesn't threaten life or property. I found the scope of this questionnaire disturbing.
- I miss some of the community events of the past - usually centered around the kids and Schaefferstown Elementary.
- It would be nice to have mail delivery. Since there is no cop, it would also be nice to have more speed bumps on side streets that lead off to main roads. North Carpenter Street being one of them since drivers fly up that way cutting across to Oak Street, then flying down the alley out to 501.
- Keep small businesses going strong ... woodshops, excavators, fabricating shops, ...
- Limit rules, regulations, taxes, etc. If people want micro-management of their township - let them move to another township.
- Need a gas station that has room for more pumps and parking
- Need ordinances for weed control, snow removal.
- People who move into the Township need to realize that this is a farming community with cows, chickens and various farming activities. the Township should no try to change from an agricultural area to something else to please people who do not like farming in their backyard.
- Probably nothing can be done but there seems to be many single family homes that are being bought and then turned into rental properties. I see some of the homes starting to deteriorate because of this. People that own the home that they live in usually take more pride and take better care of their property.
- SUGGESTION: Schedule a spring clean up day. Get groups like scouts, Lions, etc. - volunteers, churches, businesses, together. Provide dumpsters for folks to get rid of junk/debris and litter/clutter. Volunteers to assist elderly or those in need with minor repairs and fix-up, clean up, maybe even plant some flowers. Help to create a sense of pride in the community and bring folks together.
- The township needs a community center (such as the YMCA) or a Senior Center (ex. those in Alden Place or Arbor Gate) for activities and entertainment. A professionally run day care is also needed.
- Township does not appear to be incredibly supportive of existing businesses. Township should solicit input from local businesses in order to keep those businesses from leaving the Township and to foster a business/government partnership for economic growth and development.
- We would like to see improvements - e.g., sidewalks, lighting, in the historic downtown area and along the Scenic Byway. I understand a sidewalk ordinance needs to be in place before Schaefferstown would qualify for any grant monies. we are fortunate to have a charming historic town and I'd like to see it preserved and enhanced.

- Zoning regulations for farms should be put together by a group of farmers, not people who are nonfarmers or townspeople (no farms - no food).
- A job well done on the bypass and sewer projects - both much needed. Thanks!
- Absolutely no low income housing - but senior housing OK.
- I think the Township has the potential to become a thriving community tied to the historical past of the region, the beauty of nature and the inclusion of modern conveniences for the improvement of the quality of life.
- Thank you for considering our interests and opinions. We appreciate the fact that you took the time to consider our feelings and to ask us what we think about the direction of Heidelberg Township.

Detailed Responses by Survey Areas

To obtain more geographically-specific responses, the Township was divided into six (6) Survey Areas and respondents were asked to identify the Area(s) in which they lived and/or owned property. The six Survey Areas are generally defined as follows (see map):

Survey Area No. 1

This area encompasses the Village of Schaefferstown and generally includes the area served by the public sewer system and the areas zoned for residential, commercial and industrial development.

Survey Area No. 2

This area encompasses the northwestern portion of the Township, bounded generally on the south by PA 897 and the Village of Schaefferstown, on the west by South Lebanon Township, on the north by Jackson and Millcreek Townships, and on the east by PA 419.

Survey Area No. 3

This area encompasses the southwestern portion of the Township, bounded on the south by Elizabeth Township (Lancaster County), on the west by South Lebanon Township, on the north by Survey Area No. 1, and on the east by PA 501.

Survey Area No. 4

This area encompasses the northeastern portion of the Township, bounded on the south by PA 897 and the Village of Kleinfeltersville (Survey Area No. 6), on the west by the Village of Schaefferstown and PA 419, on the north/northeast by Millcreek Township.

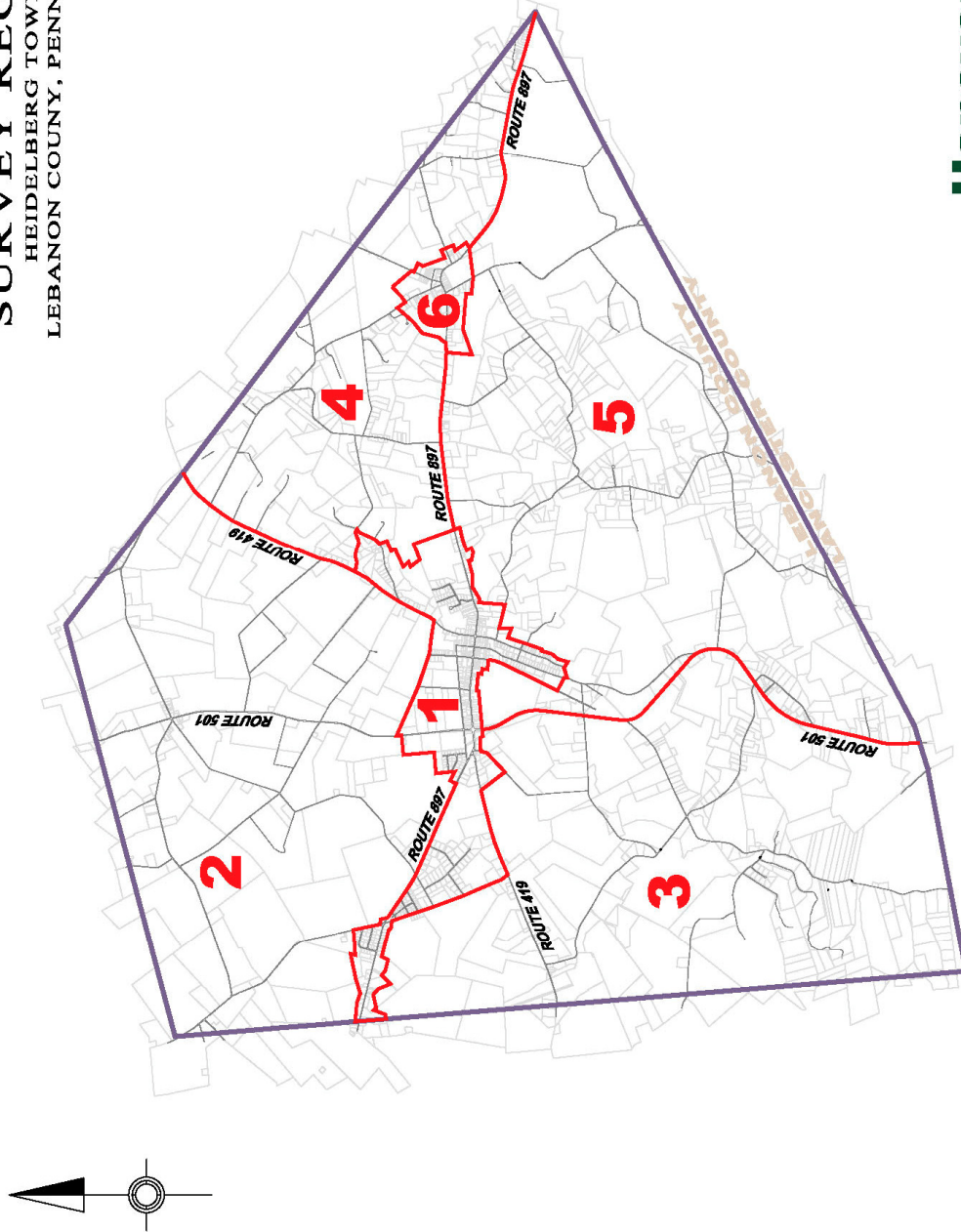
Survey Area No. 5

This area encompasses the southeastern portion of the Township, bounded on the south/southeast by Elizabeth and Clay Townships (Lancaster County), on the west by PA 501, on the north by the Village of Schaefferstown, PA 897 and the Village of Kleinfeltersville.

Survey Area No. 6

This area encompasses the Village of Kleinfeltersville.

SURVEY REGIONS
 HEIDELBERG TOWNSHIP
 LEBANON COUNTY, PENNSYLVANIA



Hanover
 Engineering Associates Inc
 20 C Snyder Lane | Ephrata, PA 17522-9101
 717.721.7444 | www.hanovereng.com

The distribution by Survey Area of the 483 survey responses received that cited a Survey Area was as follows:

Survey Area No. 1	161 responses (33.3 percent)
Survey Area No. 2	41 responses (8.5 percent)
Survey Area No. 3	73 responses (15.1 percent)
Survey Area No. 4	54 responses (11.2 percent)
Survey Area No. 5	132 responses (27.3 percent)
Survey Area No. 6	22 responses (4.6 percent)

General Background Information

Township-wide, the percentage of respondents indicating that they were full-time residents was over 91 percent. This percentage was exceeded on four of the six survey areas [Survey Area No. 1 – 91.5 percent; Survey Area No. 4 – 96.2 percent; Survey Area No. 5 – 92.4 percent; and Survey Area No. 6 – 95.5 percent]. However, the Survey Area Nos. 2 and 3 had full-time resident responses of less than 90 percent [Survey Area No. 2 – 82.9 percent; Survey Area No. 3 – 89.0 percent]. The highest percentages of part-time residents were found in Survey Areas No. 3 and No. 5. The highest percentage of non-resident landowners was found in Survey Area No. 2 (17.1 percent).

When asked how long they had lived in the Township, 59 percent of Township-wide respondents indicated that they had resided in the Township for more than 25 years. An additional 21.9 percent had lived there for 10 to 25 years. Number of years lived in the Township was also fairly consistent among the six survey areas. All six Survey Areas had the highest percentage of respondents (between 52.8 and 72.1 percent) who indicated that they had lived in the Township for more than 25 years. The second largest percentage of residents in five of the six Survey Areas indicated that they had lived in the Township for 10 to 25 years. Only in Survey Area No. 4 did the percentage of 6 to 10-Year residents exceed the percentage of 10 to 25-Year residents. The percentage of residents of 10 years or longer exceeded 73 percent of respondents in all six Survey Areas [ranging from a low of 73.4 percent in Survey Area No. 4 to a high of 94.5 percent in Survey Area No. 6]. The two Survey Areas with the highest percentage of respondents who had lived in the Township for 5 years or less were Survey Area No. 3 (12.4 percent) and Survey Area No. 4 (12.7 percent).

Property Description

In response to the question (Question No. 6) regarding how much land the respondent owned in the Township, Township wide, over 46 percent owned two or more acres of land, while 34 percent owned one acre or less of land. The breakdown of land owned by Survey Area varied greatly. In Survey Area No. 1, over two-thirds (67.7 percent) of those responding reported land areas owned of one acre or less. The next highest areas in this category were Survey Area Nos. 6 and 2 (28.6 percent and 27.5 percent, respectively). Only 11.0 percent of the responses from Survey Area No. 3 fell into that category. Land owned of ½ to 1 acre received the highest response in Survey Area No. 1 (34.2 percent). 1 to 2 acres received the highest response in Survey Area Nos. 2 and 6 (22.5 percent and 28.6 percent, respectively). 2 to 5 acres received the highest response in Survey Area No. 5 (39.2 percent) and 6 to 24 acres received the highest response in Survey Area Nos. 3 and 4 (24.7 percent and 27.8 percent, respectively). The two survey areas with the highest responses with land owned of 25 acres or more were Survey Area No. 2 (25.0 percent) and Survey Area No. 3 (22.0 percent). Over 37 percent of the respondents in Survey Area Nos. 2, 3 and 5 indicated lot sizes of 6 acres or more.

The responses to the question (Question No. 7) regarding how the property was used generally followed the Township-wide results - residential use was identified as the primary use by the majority of the respondents. The highest percentages of residential use were indicated in Survey Area Nos. 1 and 5 (83.7 percent and 73.3 percent, respectively), while the lowest percentage of residential use was indicated in Survey Area No. 3 (52.8 percent). Agricultural use was mentioned the second most frequently in Survey Area Nos. 1, 2, 4, 5 and 6 (5.6 percent, 32.1 percent, 22.2 percent, 16.7 percent, and 13.3 percent, respectively), while woodland use was mentioned the second most frequently in Survey Area Nos. 3 and 5 (18.5 percent and 16.7 percent, respectively). Commercial use was mentioned the third most frequently in Survey Area Nos. 1 and 6 (5.1 percent and 6.7 percent, respectively).

Responses to the question (Question No. 8) regarding the desired future disposition of the respondents' property generally followed the dominant Township-wide response - "remain in present ownership and in near present condition." The second most frequent response – "sell as a single parcel" was seen in 16 percent or less of the Survey Areas.

Public Utilities and Services

Responses to Question No. 9 (related to the respondent's primary water source) were dependent upon the location of the public water system. Public water was identified as the primary water sources in Survey Area No. 1 (74.7 percent) and in Survey Area No. 2 (29.3 percent). Drilled wells were the primary water source in the remaining four Survey Areas - ranging from 82.7 percent in Survey Area No. 4 to 86.4 percent in Survey Area No. 6.

Question No 10 asked if not served by public water, would they like to be. The response was a resounding "no" - ranging from an 89.7 percent response rate in Survey Area No. 1 to a 100.0 percent response rate in Survey Area No. 6 – and only Survey Area No. 1 having a negative response rate of less than 95.7 percent. This question also asked whether the respondent had ever experienced periods when their spring or well ran dry. Only four respondents (one each in Survey Area Nos. 1, 3, 5 and 6) indicated that such an instance had ever occurred.

In response to Question No. 11 regarding the source of their drinking water, in Survey Area No. 1, 51.1 percent drank public water and 28.0 percent drank bottled water. In Survey Area No. 2, 22.4 percent drank public water and 18.4 percent drank bottled water. Well water was identified as the drinking water in the remaining four Survey Areas (ranging from 72.0 percent in Survey Area No. 5 to 86.8 percent in Survey Area No. 4). Bottled water was the second most often response (ranging from 9.4 percent in Survey Area No. 4 to 20.1 percent in Survey Area No. 6).

The Villages of Schaefferstown and Kleinfeltersville showed the highest number of respondents indicating that they were connected to the public sewer system (Question No. 12). This included 87.3 percent in Survey Area No. 1; 77.3 percent in Survey Area No. 6; and 41.5 percent in Survey Area No. 2 (which also had 41.5 percent utilizing septic tanks and drainfields. Septic tanks and drainfields were the predominant type of sewage disposal system in Survey Area Nos. 3, 4 and 5, although approximately one-fifth of the property owners in these three areas relied on septic tank/sand mound systems.

None of the respondents from Survey Area Nos. 1, 2 and 6 indicated that they had ever had any problems with their sewage disposal system (Question No. 13). The percentage of respondents indicating problems ranged from 4.3 percent in Survey Area No. 4 to 6.3 percent in Survey Area No. 3. The few problems identified included failures of old system components, roots, high water levels from too much rain, etc.

Township-wide, the top ten (combined) responses to Question No. 14 regarding what kind of community services should be added or improved were, (1) local police; (2) municipal (curbside) recycling; (3) parks; (4) internet; (5) natural gas; (6) state police; (7) outdoor sports facilities; (8) recreation center; (9) senior center; and (10) cable TV. For the most part, these ten community services appeared in the individual survey area results as well, although sometimes in different order. The breakdown by survey area was as follows:

- Survey Area No. 1: (1) local police; (2) municipal (curbside) recycling; (3) parks; (4) natural gas; (5) internet; (6) outdoor sports facilities
- Survey Area No. 2: (1) local police; (2) municipal (curbside) recycling; (3) internet; (4) natural gas; (5) state police; (6) parks
- Survey Area No. 3: (1) local police; (2) parks; (3) municipal (curbside) recycling; (4) internet; (5) state police; (6) natural gas
- Survey Area No. 4: (1) local police; (2) cable TV (3) municipal (curbside) recycling; (4) internet; (5) state police; (6) other
- Survey Area No. 5: (1) local police; (2) municipal (curbside) recycling; (3) parks; (4) internet; (5) state police; (6) natural gas
- Survey Area No. 6: (1) local police; (2) municipal (curbside) recycling; (3) internet; (4) parks; (5) municipal trash collection; (6) natural gas

Work (Employment)

Township-wide, “retired” was the most frequent response to Question No. 15 regarding occupations of the members of the respondents’ households, followed by “professional” and “homemaker”. “Retired” was also the most frequent response in all six survey areas. “Homemaker” was the second most frequent response (or tied for second) in Survey Areas 2, 3 5 and 6. The three top Township-wide occupations were in the top five results in most of the survey areas.

Responses to Question No. 16 (work location) generally followed the Township-wide results as well - with “works outside Lebanon County (in PA)” having the highest percentage response in three out of the six survey areas (Nos. 3, 5 and 6). “Working elsewhere in Lebanon County” had the highest percentage response in Survey Area Nos. 1 and 4, while “working in Heidelberg” was highest percentage response in Survey Area No. 2.

The vast majority (nearly 80 percent) of those responding (Question No. 17) indicated that they drove alone to work – only 2 percent car pooled. Nearly 17 percent indicated that they worked at home. These trends carried through in all six of the survey areas. Survey Area No. 1 had the greatest difference in the percentage driving alone versus working at home (88.6 percent to 7.0 percent). Survey Area No. 2 had the smallest difference in the percentage driving alone versus working at home (60.5 percent to 30.2 percent), followed by Survey Area No. 3 (69.2 percent to 26.9 percent).

Agriculture

When asked if they considered themselves to be full-time farmers (Question No. 19), only 20 of those responding Township-wide replied in the affirmative. In addition, only 20 of the 78 respondents indicated that they derived more than 75 percent of their income from farming (Question No. 18). The two survey areas with significant affirmative responses to these two questions were Survey Area No. 3 (full-time farmer – 41.2 percent and 100% of income – 33.3 percent) and Survey Area No. 2 (full-time farmer – 29.4 percent and 100% of income – 23.1 percent)

When asked if the Township should do more to promote family-owned farms (Question No. 21), over 84 percent of the respondents expressing an opinion in Survey Area Nos. 1 through 4 supported the idea. Only 76.4 percent in Survey Area No. 5 and 54.5 percent in Survey Area No. 6 supported the idea. A majority of the respondents expressing an opinion in Survey Area Nos. 1 through 4 supported the idea that the Township should invest some of its financial resources toward the purchase of agricultural easements (Question No. 22). Only 44.0 percent in Survey Area No. 5 and 26.3 percent in Survey Area No. 6 supported the idea. Only approximately one third of the respondents expressing an opinion in Survey Area Nos. 3 through 6 indicated that intensive agricultural operations were of concern to them (Question No. 23). However, more respondents in Survey Area No. 1 (52.3 percent) and in Survey Area No. 2 (48.8 percent) expressed a concern.

Future Development

As some residential growth in the Township is inevitable, the question (Question No. 24) was asked as to what type of residential growth should occur. Respondents were asked to indicate whether or not they were in favor of various patterns of residential development. Township-wide, the four highest ranked growth patterns receiving responses were (1) “single-family dwellings” (49.5 percent); (2) “in retirement communities” (15.7 percent); (3) “in developments that are a mixture of single family homes, townhouses and apartments, with areas of open space” (11.7 percent); and (4) “duplex and two-family dwellings (9.0 percent).” “Single-family dwellings” ranked the highest in all six survey areas, although the percentages varied greatly among the survey areas. The highest percentage was seen in Survey Area No. 4 (59.5 percent) and the lowest percentage was seen in Survey Area No. 6 (39.7 percent). “In retirement communities” was ranked the second highest in all six survey areas, although in Survey Area No. 2 it was tied with “in developments that are a mixture of single family homes, townhouses and apartments, with areas of open space.” This development pattern was ranked the third highest in Survey Area Nos. 4 and 6. “Duplex and two-family dwellings 6 were ranked the third highest in Survey Area Nos. 1, 3 and 5. .

When asked where that future residential development should occur, the majority of the responses in Survey Area Nos. 1 through 4 indicated that the growth should occur “in areas served/proposed to be served by public water and sewer.” The percentage of similar response were less in Survey Area No. 5 (46.5 percent) and Survey Area No. 6 (41.7 percent). Lesser percentages in each of the six survey areas said “in areas where on-lot water supply (wells) is not limited,” or “in areas where on-lot sewage disposal is not limited by soils and/or high nitrates. In Survey Area No. 6, 19.4 percent indicated “anywhere in the Township, without restrictions.”

Township-wide, the perceived need for more commercial locations in the Township (Question No. 25) was split nearly evenly among the respondents – with 51.3 percent indicating “no”. Survey Area Nos. 3 through 6, and by percentages ranging from 51.1 to 62.5 percent, respondents indicated that they did not feel a need for more commercial locations in the Township. However, in Survey Area No. 1 (53.3 percent) and Survey Area No. 2 (59.4 percent), the respondents did indicate a need.

For those indicating that more commercial locations are needed, the forms of commercial development favored by the respondents to the survey were uses that would service the day-to-day needs of Township residents - with services such as services (gas stations and restaurants), home-based service businesses, home-based retail businesses, neighborhood shopping and office uses, the most frequently mentioned.

For the most part, these commercial uses appeared in the individual survey area results as well, although sometimes in different order. The breakdown by survey area was as follows:

- Survey Area No. 1: (1) services (restaurants, gas stations, etc.); (2) home-based service businesses; (3) home-based retail businesses; (4) neighborhood shopping (small shopping centers)
- Survey Area No. 2: (1) services (restaurants, gas stations, etc.); (2) office uses (professional, medical, etc.); (3) home-based service businesses; (4) neighborhood shopping (small shopping centers)
- Survey Area No. 3: (1) services (restaurants, gas stations, etc.); (2) home-based service businesses; (3) home-based retail businesses; (4) neighborhood shopping (small shopping centers)
- Survey Area No. 4: (1) services (restaurants, gas stations, etc.); (2) home-based service businesses; (3) home-based retail businesses; (4) landscaping/construction businesses
- Survey Area No. 5: (1) services (restaurants, gas stations, etc.); (2) home-based service businesses; (3) home-based retail businesses; (4) office uses (professional, medical, etc.)
- Survey Area No. 6: (1) neighborhood shopping (small shopping centers) and home-based service businesses [tie]; (3) services (restaurants, gas stations, etc.); (4) home-based retail businesses; office uses (professional, medical, etc.); landscaping/construction businesses; regional shopping (Wal-Mart, etc.) [tie]

The interest in additional industrial development (Question No. 26) at the survey area level was similar to the Township-wide results (which was less than one-third (32.7 percent) of those responding in favor). Small scale and “low impact” industrial uses were greatly preferred over warehousing and “heavy” industrial uses. Affirmative responses in the six survey areas ranged from 21.1 to 39.2 percent, with the highest percentages seen in Survey Area Nos. 1 and 2 (39.2 and 37.1 percent, respectively). As was the case in the Township overall, “small scale” and “low impact” industrial uses were greatly preferred over warehousing and “heavy” industrial uses in all six of the survey areas. Warehousing was mentioned in all six survey areas, but “heavy” industrial uses was only mentioned in Survey Area Nos. 1, 3 and 5.

The vast majority of the respondents expressing an opinion supported the idea that the Township take greater efforts to preserve and/or protect the Township's agricultural lands, historical resources, woodlands, and natural areas (Question No. 27). The preservation of agricultural lands received the highest positive response, followed closely by the preservation of woodlands. The individual survey areas generally reflected the same order of preference. Survey Area No. 2 had the highest positive preference in all four categories. Conversely, Survey Area No. 6 had the lowest positive preference in all four categories.

Leisure and Recreation

Approximately one in ten of the respondents indicated that they used one or more of the Township's parks often (Question No. 28). The Survey Areas with the highest percentage of respondents who indicated that they often used one or more of the Township parks were Survey Area No. 1 (13.2 percent) and Survey Area No. 5 (14.2 percent). Over 62 percent of the respondents indicated that they used one or more of the Township parks seldom, while approximately one in four respondents indicated that they never used one or more of the Township parks. The Survey Areas with the highest percentage of respondents who indicated that they never used one or more of the Township parks were Survey Area No. 2 (27.8 percent) and Survey Area No. 6 (26.3 percent).

Of the respondents who indicated that they believe that the Township needs more public park land (Question No. 29), Survey Area No. 6 had the lowest affirmative response (16.1 percent) and Survey Area No. 1 had the highest response (48.1 percent). Survey Area Nos. 1 through 5 indicated that the additional park land should occur either in the form of (1) small, neighborhood-oriented parks or (2) expansions to the existing parks, while Survey Area No. 6 indicated that the additional park land should occur either in the form of (1) expansions to the existing parks or (2) larger, centrally located parks.

Question No. 30 asked the respondents to identify the three types of additional recreation facilities most needed in the Township. Township-wide, (1) paved jogging/walking/biking trails, (2) a children's playground, (3) an interconnected trail system, and (4) preserved natural areas were the four types of additional recreational facilities cited as "most needed" in the Township. Unpaved trails, picnic area/pavilions, and mountain bike trails were also mentioned frequently. "Paved jogging/walking/biking trails" and "preserved natural areas" were included in the top five responses (in varying orders) in all six survey areas. "A children's playground" and "an interconnected trail system" were included in all survey areas except Survey Area No. 6. Survey Area No. 1 ranked "picnic area/pavilions" in its top four needs. Survey Area No. 2 ranked "mountain bike trails" and "after school activities" in its top four needs. Survey Area No. 6 ranked "dog park" in its top four needs.

When asked what group(s) in the Township they believed most needed more recreation opportunities (Question No. 31), the age groups most often cited Township-wide as needing more recreation opportunities were young teens (ages 13-14), teens (ages 15-19), children (5-12), and seniors (55+). As was the case for the Township overall, "young teens (13-14)" was cited in the top three age groups in all six survey areas. "Teens (15-19)" was cited in all survey areas except Survey Area No. 3; while "children (6-12)" were cited in all survey areas except Survey Area Nos. 2 and 5. "Seniors (55+)" were in the top three in Survey Area Nos. 3 and 5, while "adults" was in the top three in Survey Area No. 2.

Quality of Life Issues

Respondents were asked to identify and rank the three most important qualities of life in the Township. Township residents ranked (1) “rural lifestyle,” (2) “peace, quiet and serenity,” and (3) “small town lifestyle” as the three most important qualities of life in the Township. “Natural beauty/scenery,” “agricultural areas,” “natural areas (wildlife, etc.)” and “family ties” were also frequently cited.

Question No. 35 asked the respondents to identify and rank the three most important qualities of life in the Township. When the top three rankings are combined, the top three ranked qualities were (1) “rural lifestyle,” (2) “peace, quiet and serenity,” and (3) “small town lifestyle”. “Natural beauty/scenery,” “agricultural areas,” “natural areas (wildlife, etc.),” and “family ties” were the next most-frequently cited qualities. The top four ranked qualities for each of the survey areas are as follows:

- Survey Area No. 1: (1) small town lifestyle; (2) peace, quiet and serenity; (3) rural lifestyle; (4) natural beauty/scenery
- Survey Area No. 2: (1) rural lifestyle and peace, quiet and serenity [tie]; (3) small town lifestyle; (4) natural beauty/scenery
- Survey Area No. 3: (1) peace, quiet and serenity; (2) rural lifestyle; (3) natural beauty/scenery; (4) agricultural areas
- Survey Area No. 4: (1) rural lifestyle; (2) peace, quiet and serenity; (3) small town lifestyle; (4) natural beauty/scenery and agricultural areas [tie]
- Survey Area No. 5: (1) rural lifestyle; (2) peace, quiet and serenity; (3) natural beauty/scenery; (4) small town lifestyle
- Survey Area No. 6: (1) natural beauty/scenery; (2) rural lifestyle and peace, quiet and serenity [tie]; (4) agricultural areas