

PUTTING THIS PLAN INTO ACTION

- GOAL A.1.** Promote substantial citizen input, including making sure residents are well-informed about community issues and have plentiful opportunities to provide their opinions on Township matters.
- GOAL A.2.** Coordinate transportation, development and infrastructure across municipal borders, and seek opportunities for additional shared municipal services.
- GOAL A.3.** Continually work to put this Plan into action—through a program of updated planning and many short-term actions within a long-range perspective.

This section describes methods that should be considered to implement this Plan. This Plan will need to be reviewed periodically and, if necessary, updated to reflect changing trends.

Lower Paxton Township has been working to maximize use of the internet to regularly update residents with information that will help spur public interest, enthusiasm and involvement. Opportunities for citizen involvement should also be highlighted through newspapers, social media, email lists, continued newsletters, posters and other media.

Strategy A.1. – Update the Zoning Ordinance to carry out this Plan.

The Zoning Ordinance is the primary legal tool to regulate the uses of land and buildings. The Zoning Ordinance and Map should be updated to be generally consistent with this Comprehensive Plan, to modernize standards and to address public concerns. The Zoning Ordinance includes a Zoning Map that divides the Township into different zoning districts. Each district permits a set of activities and establishes a maximum density of development. Zoning also controls the following:

- the heights of buildings,
- the percentage of a lot that may be covered by buildings and paving,
- the minimum distances that buildings may be placed from streets and property lines,
- the minimum size of lots,
- the maximum sizes and heights of signs, and
- the protection of important natural features, such as setbacks from creeks.

Strategy A.2. – Update the Subdivision and Land Development Ordinance (SALDO).

The SALDO mainly regulates the creation of new lots, the construction of new streets by developers, and the site engineering of new multi-family, commercial, industrial and institutional buildings. It includes procedures, application requirements and engineering standards.

Strategy A.3. – Continue to emphasize the Property Maintenance Code.

The Township’s Property Maintenance Code is a valuable tool to make sure that buildings are maintained to a minimum level and to address problem properties before they become blighted. The system of fees and fines for property maintenance and nuisance violations should be written to increase penalties for repeat offenses, violations that are not corrected within a reasonable time limit, or situations that require more than two inspections of a property.

A number of communities have shifted certain nuisance offenses to a ticket system (such as improper garbage disposal) that avoids use of the Magisterial District Judge system and thereby reduces the administrative burden to the Township.

Strategy A.4. – Consider adopting an Official Map.

The State Municipalities Planning Code grants each municipality with the authority to adopt an “Official Map.” An Official Map can designate proposed locations of new streets, street widenings, intersection improvements, municipal uses and future parks and trails. The Map may cover the entire Township or only certain areas. This process may be particularly useful, for example, to reserve right-of-way for a future intersection widening or trail connection.

Once an Official Map is officially adopted by the Board of Supervisors, then the Township is provided with a limited amount of authority to reserve land for the projects on the Map. If the land affected by a project shown on the Official Map is proposed for development, then the Township would have up to one year to either purchase the land for its fair market value or decide not to go forward with the project. This one year period is intended to provide time to raise funds to acquire the land, and avoid lost opportunities. If this one year period is not in effect, a person could obtain a building permit almost immediately in many cases and construct a building that could obstruct an important project.

An Official Map also serves to provide notice to property owners about the Township’s future plans, which increases the likelihood that a proposed project, such as a trail link, can be incorporated into a developer’s site design, with limited Township expense.

Strategy A.5. – Plan for major needed capital improvements.

“Capital” improvements are projects involving a substantial expense for the construction or improvement of major public facilities that have a long life span and that are not annual operating expenses. Examples of capital projects include major street improvements, acquisition of parkland, and construction or expansion of buildings.

Needed capital projects (such as stormwater quantity and quality projects) should be considered in more detail, with more refined cost estimates. Then the high priority projects should be regularly tied into the annual budgets, borrowing plans and grant applications. A Capital Improvements Program (CIP) should prioritize the projects and identify possible funding sources. By establishing a schedule of major street, streetscape and stormwater projects, the Township, the Township Authority and utility companies will be able to improve coordination with underground construction projects. This coordination minimizes the need to cut into a street after it has been recently re-paved, and reduces costs for each entity.

Through a CIP, many different projects can be combined into a single bond issue, which avoids the high administrative costs of multiple bond issues. A CIP also can allow the Township to carefully time any bond issues to take advantage of the lowest interest rates.

Strategy A.6. – Seek additional grants to meet community needs.

The Township should continue to identify Federal, State and County grant opportunities to address community needs. This should include highlighting grant deadlines for major programs a few months in advance, so that there is time to prepare a quality grant application. The Appendix of this Plan lists a large number of federal, state and county funding programs for community and economic development purposes.

Strategy A.7. – Increase inter-governmental cooperation efforts, including holding periodic discussions with officials of neighboring municipalities.

Inter-governmental cooperation can decrease the costs of many services, while also improving the quality of services. The Pennsylvania Inter-governmental Cooperation Act provides broad and flexible authority to organize joint efforts, as municipalities deem appropriate. In general, the Act allows two or more municipalities to jointly accomplish anything that an individual municipality is allowed to do. In most cases, this grant of authority is carried out through the adoption of an ordinance by each municipality to formalize an agreement. One option involves one municipality providing a service to a second municipality through a contract. These same concepts can also apply between a municipality and a school district. For example, a township may agree to plow snow from school parking lots and driveways in return for free municipal use of some school facilities.

Lower Paxton Township participates in the Dauphin County Council of Governments (COG). A COG can offer joint purchasing among municipalities, which decreases bidding and purchase costs. The COG can provide the foundation for expanded discussion and cooperation among the municipalities on planning and transportation matters.

The toughest issue in joint municipal services is determining a fair allocation of costs. The State Department of Community and Economic Development has several publications that can assist in these issues.

The following types of inter-governmental cooperation efforts should be considered:

- **Shared Services and Shared Staff-persons** – Shared staff-persons can be particularly beneficial for specialized staff, such as different types of construction inspectors. Two or more municipalities could hire the same person to do the same job, with certain hours assigned to each municipality. This allows each municipality to hire a highly qualified person who is working full-time, as opposed to each trying to find a part-time person. This can reduce turnover, which reduces training costs and reduces the potential for mistakes being made by inexperienced staff. In addition, sharing staff makes staff-persons available during more hours of the day, which is beneficial to residents and business-persons. It also provides greater coverage during periods of illness or vacation.
- **Shared Recreation Programs** – When municipalities share and coordinate recreation programs, it greatly increases the types of programs that can be offered. For example, one municipality may offer a gymnastics program, while another municipality offers basketball programs. Residents of each municipality could be allowed to participate in each of those programs at the same cost per person as a municipal resident. There has been great success in parts of Pennsylvania with multi-municipal recreation programs, where each municipality contributes funds towards one set of programs. These programs are often organized in partnership with a school district.
- **Joint Yard Waste Collection and Composting** – This is a very cost-effective way of handling the disposal of yard waste, which requires significant land and expensive equipment.
- **Joint Purchasing** – Joint purchasing can reduce the costs to each municipality of preparing bid documents and legal ads. It also can result in lower costs because larger volumes are being purchased, or a larger service area is being bid. The State also has arrangements that allow municipalities to "piggyback" upon State purchases. State law allows a similar process of

"piggyback" bids between municipalities and a county. The State Intergovernmental Cooperation Act includes rules for joint municipal purchasing. Under State law, one municipality can be the lead municipality in purchases, without requiring multiple municipalities to seek bids.

- **Sharing of Equipment** – This method of sharing is most beneficial for expensive equipment that is needed by each municipality for only portions of the year. The equipment could be jointly owned, or be owned by one municipality and leased to other municipalities. Alternatively, an arrangement could allow trading of equipment.

- **Incentives for Intergovernmental Cooperation in Grants** – Many competitive State grant programs provide preference to projects that involve cooperation between more than one municipality. Therefore, if two similar projects are in competition for a grant, and one involves cooperation between two municipalities, the two municipality project is most likely to be funded.

ACTION PROGRAM

The following table summarizes the major recommendations of this Plan, along with recommended priorities. The timing of each recommendation is listed, as well which agencies should have the primary responsibility to carry out the recommendation. Additional information for each strategy is included in the main body of this Plan. Abbreviations for the prime responsibilities for each recommended action are listed as follows:

Abbreviations of Responsible Agencies/Groups:

Adj. Mun.	=	Adjacent Municipalities
CAT	=	Capital Area Transit
Co. Emerg. Mgt.	=	Dauphin County Emergency Management
Con. Dis.	=	Dauphin County Conservation District
Co. DCED	=	Dauphin County Department of Community and Economic Development
DCPC	=	Dauphin County Planning Commission and Tri-County Regional Planning Commission Staff
Hist. Soc.	=	Historical Society of Dauphin Co. and any Lower Paxton historical organization that may be formed
PADCNR	=	Pennsylvania Department of Conservation and Natural Resources
Parks and Rec.	=	Lower Paxton Parks and Recreation Staff
PC	=	Township Planning Commission
PennDOT	=	Pennsylvania Department of Transportation
PHFA	=	Pennsylvania Housing Finance Agency
PHMC	=	Pennsylvania Historical and Museum Commission
Staff	=	Township Staff
Super.	=	Board of Supervisors
ZHB	=	Zoning Hearing Board

In the right-hand column that lists entities that should carry out a recommendation, the entity that is proposed to have the lead responsibility is boldfaced. High priority strategies are ones that are recommended for the most attention and that should be considered first. Medium priority strategies are moderately important, while low priority strategies are commended to be completed as time and resources become available.

In the “Timing” column, short-range is intended to refer to actions that should be completed within the next two years. Medium-range strategies are intended to be completed within the three to six years, and long-range strategies are envisioned to be completed in seven or more years. Most strategies are listed as continuous, because they should involve many smaller actions that are completed over many different years.

LAND USE AND HOUSING PLAN

Recommended Strategy	Priority: H = High M = Medium L = Low	Timing	Prime Responsibilities (see abbreviations)
<p>L.1. Work to improve the economic vitality and appearance of the Route 22 corridor, while considering mixtures of commercial and residential uses in selected locations. Consider allowing a mix of commercial and residential development on larger sites, such as portions of the Colonial Park Mall and former K-Mart sites. Improve the attractiveness along the Route 22 corridor, including with additional landscaping. Improve the pedestrian access, including working with PennDOT to have carefully designed pedestrian crossing improvements installed. Consider offering real estate tax incentives in a few targeted underused areas to promote investments, and publicize their availability. Consider the use of tax increment financing to fund infrastructure needed to support new businesses. Help link businesses with available economic development resources.</p>	H	Continuous	PC, Super., Staff, Co. DCED, Landowners and Businesses
<p>L.2. Base land use policies upon the Land Use and Housing Plan Map and update development regulations to carry out the Land Use and Housing Plan. Make sure that a wide range of housing types continue to be available to meet the needs of all types of households, with particular emphasis upon housing to meet the needs of Township residents who are aging. The recommended changes include considering allowing a few additional uses in the Business Campus areas, expanding Business Campus areas along Linglestown Road west of Colonial Club Dr., and allowing Village Residential development north of Linglestown.</p>	H	Continuous	PC, Super., Staff
<p>L.3. Seek improved designs in new residential development, including a greater emphasis on landscaping, designing homes to face onto neighborhood green areas, promoting boulevard-style entrances with landscaped medians, seeking use of decorative street lights, and incorporation of traffic calming measures.</p>	H	Continuous	PC, Super., Staff
<p>L.4. Allow the Open Space Development option in selected areas in new residential development, after updating standards to make sure that the open spaces serve valuable purposes. This involves permanent preservation of open space that serves a valuable public purpose, in return for flexibility in lot dimensions. Update standards to make sure the open spaces serve valuable public purposes and will be attractively landscaped. Promote open space to be provided as a buffer between homes and I-81 and between homes and intensive business.</p>	H	Continuous	PC, Super., Staff

Recommended Strategy	Priority: H = High M = Medium L = Low	Timing	Prime Responsibilities (see abbreviations)
L.5. Continue to promote a village character in Linglestown and consider an expansion of village-style residential development to the north. Locate new buildings close to the street, with most parking to the side or rear of buildings, to maintain a village character. Continue to emphasize mixed residential and neighborhood commercial uses in Linglestown. Promote residential development in a traditional style north of Linglestown as an walkable extension of the village, which will help to provide customers for local businesses. Consider extending the streetscape improvements along Mountain Road immediately south of Linglestown, as new development occurs and as funding allows.	H	Continuous	PC, Super., Staff
L.6. Consider use of a Traditional Neighborhood Development option in additional areas. Update the TND zoning provisions to address Township concerns.	M	Continuous	PC, Super., Staff
L.7. Promote use of Transfer of Development Rights, to direct development to designated growth areas, while permanently preserving important farmland and forested land at no public expense.	M	Continuous	PC, Super., Staff
L.8. Cooperate with other agencies to improve the condition of older housing and to increase home ownership rates.	M	Continuous	Co. DCED, Super., PC, Staff

NATURAL FEATURES CONSERVATION PLAN

Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Responsibilities
N.1. Carry out a full range of sustainability initiatives, in cooperation with area businesses and other entities, including installing bicycle racks, promoting composting, encouraging carpooling, increasing use of solar energy, and making sure Township ordinances are streamlined in allowing solar energy use.	M	Continuous	Staff, Super., PC, Property owners, DCPC
N.2. Carefully manage stormwater and other water resources to improve water quality, promote groundwater recharge, and comply with Federal MS4 requirements.	H	Continuous	Staff, Super., PC, Con. Dis., property owners

Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Respon- sibilities
N.3. Minimize the disturbance of steeply sloped lands , including reviewing development regulations that protect them.	M	Con- tinuous	PC , Super., Staff
N.4. Carefully manage floodprone areas and preserve wetlands.	M	Con- tinuous	Staff , Super., PC, Con. Dis., property owners
N.5. Improve the creeks as scenic and possible recreational assets. Maintain building and paving setbacks from streams to protect water quality and fishing habitats. Encourage landowners to plant and maintain native vegetation and native trees along creeks.	M	Short- range	Staff , Super., PC
N.6. Promote additional tree plantings. Minimize unnecessary removal of trees during construction.	M	Con- tinuous	PC , Super., Staff

HISTORIC PRESERVATION PLAN

Recommended Strategy.	Priority: H = High M = Medium L = Low	Timing	Prime Respon- sibilities (see abbrevi- ations above)
H.1. Consider using the Zoning Ordinance to require pre-approval of a proposed demolition of an important historic building beyond the present protections in Linglestown. The Board of Supervisors have the authority under State law to determine which buildings are worthy of this approval process.	H	Short- range	PC , Super., Staff, Hist. Soc.
H.2. Promote public interest and awareness in historic preservation. Encourage sensitive rehabilitation to preserve character, by encouraging use of available resources.	L	Con- tinuous	Hist. Soc. , Staff

COMMUNITY FACILITIES AND SERVICES PLAN

Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Responsi- bilities (see abbrevi- ations)
C.1. Continue to provide excellent parks and recreation facilities. Seek funding to improve existing parks to meet a wide variety of recreational needs and to add selected parkland. Emphasize improvements to Wolfensberger Park, a proposed new park as part of the development of the former Blue Ridge Golf Course, and a new park at the intersection of Nyes and Conway Roads.	H	Con- tinuous	Parks & Rec., Super., School Dis- trict, Donors, PA DCNR
C.2. Work to carry out the Township’s Greenway Plan and to improve bicycling and pedestrian access.	M	Con- tinuous	Parks & Rec., Greenway Cmt., Sup., PC
C.3. Continue to provide high-quality recreation programs to persons with a wide range of interests, ages and abilities.	M	Con- tinuous	Parks & Rec., Sup.
C.4. Work with the School District to coordinate plans for growth and recreation.	M	Con- tinuous	Staff, School District
C.5. Continue to provide high-quality police protection services.	H	Mid- range	Police, Super., Staff.
C.6. Continue to provide high-quality fire protection and emergency medical services (EMS).	H	Con- tinuous	Fire and EMS providers, Super., Staff, Co. Emerg. Mgt.
C.7. Ensure that a high quality water supply continues to be available.	H	Con- tinuous	SUEZ Water, Staff
C.8. Ensure that adequate wastewater treatment allocations and transmission capacities continue to be available. Continue work to reduce inflow and infiltration into the system and to develop “first flush” storage facilities to avoid water pollution during severe storms.	M	Con- tinuous	Twp. Sewer Dept/ Authority.
C.9. Continue to coordinate street, sidewalk and utility improvements.	H	Con- tinuous	Public Works, Super., Staff
C.10. Continue to implement storm water management improvements, including plans to add substantial plantings along creek corridors.	H	Short- range	Super., Staff, Public Works
C.11. Plan for capital improvement needs.	M	Con- tinuous	Staff, Public Works, Sup.

TRANSPORTATION PLAN

Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Respon- sibilities (see abbrev- iations)
T.1. Manage streets according to their functional classifications.	M	Con- tinuous	Staff , Penn- DOT, DCPC
T.2. Carry out “Complete Streets” and “Traffic Calming” concepts when planning circulation improvements.	M	Con- tinuous	Staff , PC, Super., Penn- DOT, DCPC
T.3. Work with TCRPC, PennDOT and adjacent property owners to seek funding and rights-of-way to complete cost-effective road improvements. This includes new road connections, signalization and intersection improvements highlighted on the Transportation Plan.	H	Con- tinuous	Staff , Super., PennDOT, DCPC/ TCRPC
T.4. Improve pedestrian and bicycle access, especially by installing sidewalks near parks and schools.	H	Con- tinuous	Staff , Super., PennDOT, DCPC
T.5. Provide additional locations for bicycle parking.	H	Con- tinuous	Super. , PC, Staff, property- owners, School District
T.6. Promote greater use of public transit.	M	Con- tinuous	Staff , Super., CAT
T.7. Seek additional bus passenger shelters.	M	Con- tinuous	CAT , Staff, PC, Private companies
T.8. Seek additional park and ride parking areas, preferably in locations served by buses. Support efforts to develop a bus transfer center, such as at Colonial Park Mall, so that riders transferring between buses have less need to travel into Center City Harrisburg.	M	Con- tinuous	CAT , Private companies, PennDOT, DCPC

ENERGY CONSERVATION PLAN

Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Respon- sibilities (see abbrev- iations)
E.1. Work to make residents, property owners, builders and developers more aware of energy conservation methods. Encourage modes of transportation, patterns of land uses, designs of sites and other actions that conserve energy.	L	Con- tinuous	PC, Staff, DCPC
E.2. Encourage developers and builders to fully consider sun angles, prevailing winds and land forms and to use vegetation to reduce heating and cooling costs.	L	Con- tinuous	Staff, PC, DCPC

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Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Respon- sibilities (see abbrev- iations)
A.1. Update the Zoning Ordinance to carry out this Plan.	H	Short- range	PC, Super., Staff
A.2. Update the Subdivision and Land Development Ordinance (SALDO).	M	Short- range	PC, Super., Staff
A.3. Continue to emphasize the Property Maintenance Code, and target fees and fines to repeat offenders.	M	Con- tinuous	Staff, Super
A.4. Consider adopting an "Official Map" to seek to reserve land that is expected to be needed to improve existing intersections or other public improvements.	M	Short- range	PC, Super., Staff
A.5. Plan for major needed capital improvements, such as stormwater quantity and quality improvements.	H	Con- tinuous	Staff, Super., DCPC
A.6. Seek additional grants to meet community needs, while paying close attention to upcoming submission deadlines.	M	Con- tinuous	Staff, DCPC, Co. DCED, State agencies
A.7. Increase inter-governmental cooperation efforts, including holding periodic joint meetings with other municipalities and working through the Council of Governments.	M	Con- tinuous	Staff, Super., PC, Adj. Mun.