



DAUPHIN COUNTY Comprehensive Plan *“Growing Together”*



*Enhancing
Our
Communities*

*Improving
Our
Environment*



*Encouraging
Economic
Development*

www.dauphincountycompplan.org

ADOPTED JULY 12, 2017

– ADOPTION RESOLUTION –

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RESOLUTION NO. 17-2017

A RESOLUTION ADOPTING A 2017 DAUPHIN COUNTY COMPREHENSIVE PLAN

WHEREAS, the Dauphin County Planning Commission staff has drafted a new Dauphin County Comprehensive Plan with three main elements: Growing Our Communities, Growing Within Our Environment, and Growing Our Economy, being available online at www.dauphincountycompplan.org; and

WHEREAS, the new Dauphin County Comprehensive plan addresses issues such as sustainable development, housing, public facilities and services, water quality and stormwater management, floodplain and riparian area preservation, agriculture and resource protection, economic development policies and programs, transportation infrastructure, and water and sewer infrastructure; and

WHEREAS, the new Dauphin County Comprehensive Plan is focused on implementable goals and key action items; and

WHEREAS, the new Dauphin County Comprehensive Plan complies with the requirements of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Dauphin County Planning Commission has recommended approval of the new Dauphin County Comprehensive Plan; and

WHEREAS the Dauphin County Board of Commissioners held a public hearing on the new Dauphin County Comprehensive Plan on July 12, 2017; and

WHEREAS, the Dauphin County Board of Commissioners determine that the new Dauphin County Comprehensive Plan is in the best interest of the County, its residents, and property owners.

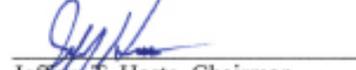
NOW, THEREFORE, BE IT RESOLVED, by the Dauphin County Board of Commissioners, that effective July 12, 2017, the 2017 Dauphin County Comprehensive Plan is hereby adopted in its entirety.

RESOLVED and ADOPTED this 12th day of July, 2017 by the Dauphin County Board of Commissioners in lawful session duly assembled.

ATTEST:


Chad Saylor, Chief Clerk

DAUPHIN COUNTY
BOARD OF COMMISSIONERS


Jeffrey T. Haste, Chairman


Mike Pries, Vice Chairman


George P. Hartwick, III, Secretary



At left, Dauphin County Commissioners Mike Pries, Jeff Haste and George P. Hartwick, III consider the county's new 10-year Comprehensive Plan prior to approving it at a July 12, 2017 public hearing. Tri-County Regional Planning Commission staffers Jerry Duke and Steve Deck, right, offer a presentation on the plan.

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Pedestrian bridge over Wiconisco Creek in Millersburg

– INTRODUCTION –

The Dauphin County Comprehensive Plan, “Growing Together,” establishes an overall vision for the future of Dauphin County.

The Comprehensive Plan sets the direction and identifies the goals for the County’s community, environmental and economic initiatives. But, beyond stating the goals, this Comprehensive Plan seeks to be an “Implementable Plan” by outlining and establishing the methods, actions and accounting for progress toward meeting the goals.

The steering committee established for the Comprehensive Plan was able to identify three focus areas through a survey of Dauphin County residents:

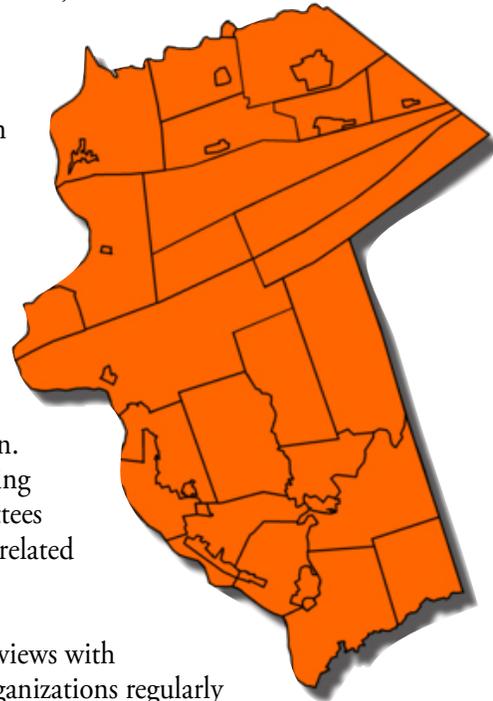
1. *Community Development;*
2. *Environmental Protection/Enhancement; and*
3. *Economic Development.*

While the comprehensive plan has been organized under these major topics, they are clearly interrelated, with many of the key goals and action items found in several sections of the plan. In addition, many of the implementation partners assembled during the development of the plan have agreed to participate in committees organized under the three main topics, further reflecting the interrelated nature of the various plan elements.

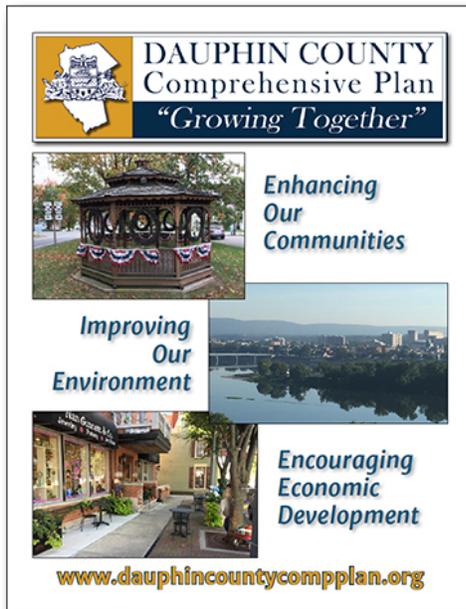
These areas were further refined through a series of in-depth interviews with community “implementation partners” who are individuals or organizations regularly engaged in these three areas. These interviews focused on the needs to be addressed and ongoing and possible future actions to be pursued. The Comprehensive Plan is a compilation of the most practical and workable action items in sufficient depth and detail to clearly summarize the activities to be undertaken, responsible parties, and, where appropriate, estimated cost and means of financing.

In accordance with the Municipalities Planning Code (MPC), the draft plan was shared with Dauphin County’s 40 municipalities, authorities, public utilities, school districts, the Department of Community and Economic Development (DCED) Center for Local Government Services, and the adjoining counties as part of the review process. Additionally, a flyer with an announcement of the availability of the draft plan was distributed through the following venues:

- Tri-County Regional Planning Commission (TCRPC) website and social media (Twitter, Facebook, and LinkedIn);
- Dauphin County Library System;
- Municipal buildings and other public locations;
- Sent directly to survey respondents who requested to be informed on the status of the plan;
- Emailed to approximately 2,000 non-profit organizations throughout Dauphin County;
- Dauphin County Department of Parks and Recreation email blast;
- All steering committee members and implementation partners were asked to distribute the flyer through their networks.



Comments received through this process were reviewed and addressed in the final plan as appropriate.



Informational flyer
(See pages 39-40)

The intent of this planning effort is that it acts more as a process as opposed to a static document. By adopting an online format as the basic means of relaying the findings, goals and ongoing activities associated with the Comprehensive Plan, the Commissioners hope to broaden public awareness and optimize opportunities for input.

While the primary documentation will be available online, hard copy versions of the Plan can be downloaded through the website or obtained through the Tri-County Regional Planning Commission.

COMMUNITY SURVEY –

A community survey was developed and distributed in April 2016 in an effort to engage the general public in the comprehensive plan.

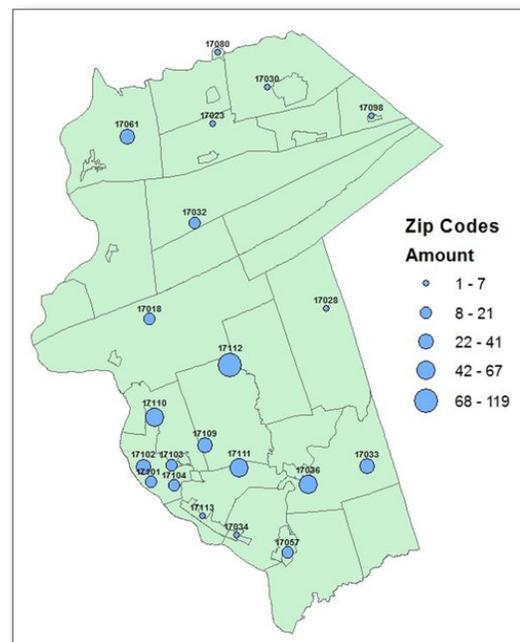
libraries throughout the County and municipalities were asked to spread the word through their newsletters, bulletin boards, and/or websites. The TCRPC website and social media (Twitter, Facebook, and LinkedIn) were also used to make residents aware of the survey and the various means to respond.

The survey was primarily made available online (Survey Monkey), but printed copies were also distributed to the

A total of 613 responses were received that were well distributed from across the County. Over 200 respondents provided their email addresses to receive continuing information on the status of the planning effort.

The survey results helped refine the approach for the planning effort and identify the three primary areas of focus: enhancing our communities, protecting and enhancing the environment, and economic development. Specifically, some of the actions that residents would like to emphasize included:

- Planning for future growth;
- Providing parks & recreation areas;
- Coordinating municipal units of government;
- Working with municipalities to tighten codes & regulations;
- Building cooperative relationships between developers & municipalities;
- Buying existing buildings for public housing;
- Helping existing businesses to expand;
- Retaining existing businesses;
- Concentrating commercial/industrial growth in existing centers;



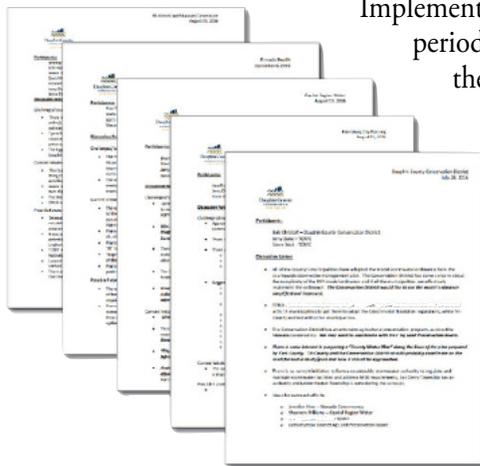
Survey response distribution
(See Appendix Figure 1)

- Making all forms of transportation safe & efficient;
- Providing public transportation between housing, shopping, & work;
- Maintaining Harrisburg as the region’s cultural center;
- Focusing on water resources and land/habitat preservation;
- Providing safe & efficient public utilities;
- Providing high quality & affordable emergency management services.

IMPLEMENTATION PARTNERS –

Online or traditional surveys are limited in terms of the number of questions that can be asked and the level of detail that can be reasonably obtained. While initiated as a group to oversee the development of the plan, the idea soon arose to transform the steering committee into a group of “Implementation Partners” whose responsibility would extend throughout the 10-year planning period.

Each of the members of this group were interviewed in an effort to obtain more detail for the needs and ongoing/planned initiatives associated with each of the primary focus areas for the comprehensive plan. Copies of the notes from these interviews are available here.



Partner interview notes
(This large document is available at www.dauphincountycompplan.org)

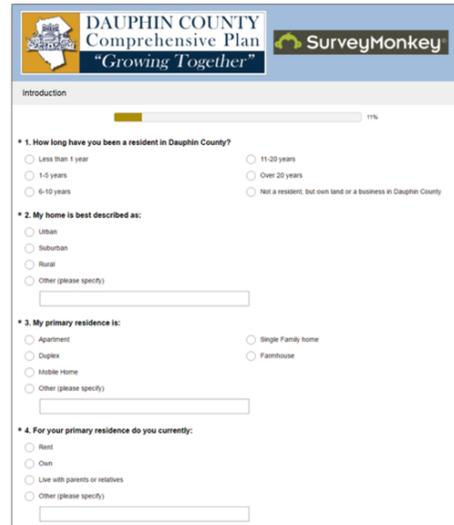
Implementation Partners will meet on a regular basis throughout the planning period for the plan (2017–2026) to track the progress of implementing the plan and make adjustments as measures are implemented or conditions change. The Tracking Our Progress portion of the comprehensive plan website will be regularly updated to enable residents and stakeholders to keep up with the implementation efforts.

OTHER KEY PLANNING EFFORTS –

While the comprehensive plan serves as the formally adopted overall document for Dauphin County, it is far from being the only planning effort that addresses the three primary focus areas identified through the survey. An effort was made to compile the recommendations from other applicable plans and the Implementation Partners will strive to track the progress of all applicable plans for Dauphin County.

However, since the Dauphin County Planning Commission is not directly responsible for the preparation or implementation of these plans, they are identified below along with the entity responsible for their development as key references for this planning effort.

The recommendations in these plans are endorsed to the extent to which they are also included in the Comprehensive Plan or are clearly consistent with this plan:

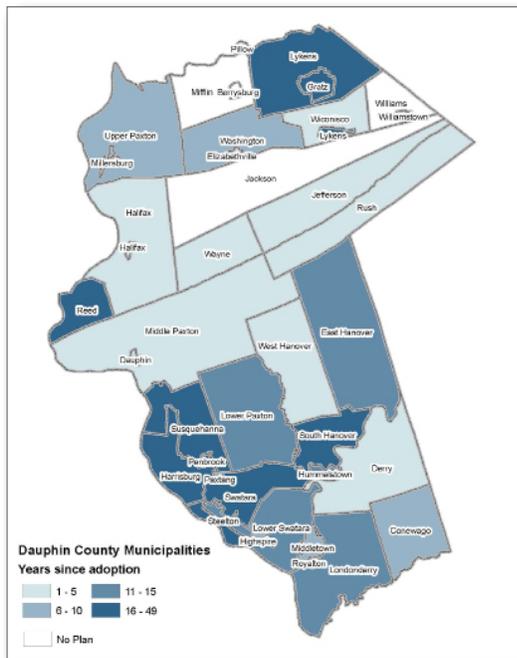


Survey sample page
(See Appendix Figure 2)

- **Consolidated Plan 2012-2016 (housing)** – Dauphin County Department of Community & Economic Development
- **Dauphin County Hazard Mitigation Plan** – Dauphin County Department of Public Safety
- **Dauphin County Municipal Waste Management Plan** – Dauphin County Department of Solid Waste Management and Recycling
- **Dauphin County Parks & Recreation Plan** – Dauphin County Parks & Recreation
- **Dauphin County Return on Environment Study** – Kittatinny Coalition & Keystone Conservation Trust
- **Dauphin County Stormwater Management Plan** – Dauphin County Conservation District
- **Dauphin County Strategic Development Plan** – Dauphin County Redevelopment Authority
- **A Five-County Regional Community Health Needs Assessment** – Penn State Hershey Medical Center, Pinnacle Health, PA Psychiatric Institute
- **Fort Indiantown Gap Joint Land Use Study** – Ft. Indiantown Gap, Lebanon County Planning Department, Dauphin County
- **Green Infrastructure Plan** – Capital Region Water
- **Life in the Capital Region** – United Way of the Capital Region, Harrisburg Regional Chamber, West Shore Chamber, Dauphin County, Cumberland County, Perry County, The Foundation for Enhancing Communities
- **Long-Range Transportation Plan** – HATS MPO
- **Paxton Creek Watershed TMDL Strategy** – Capital Region Water, Susquehanna Township, Lower Paxton Township
- **Regional Growth Management Plan** – TCRPC
- **Source Water Protection Plan** – Capital Region Water, Susquehanna River Basin Commission
- **Statewide Historic Preservation Plan** – PA Historical and Museum Commission

While the Pennsylvania Municipalities Planning Code (MPC) only requires that counties develop

comprehensive plans, the Dauphin County Commissioners recognize the importance of these plans at the municipal level, given that the County’s 40 municipalities are the governmental entities with the primary authority for growth management and the provision of many public services.



Comp. plan ages in Dauphin County
(See Appendix Figure 3)

According to the MPC, municipal plans, where present, are to be “generally consistent” with county plans. As such, the staff of the Tri-County Regional Planning Commission will encourage and support the preparation of municipal plans so that all municipalities in Dauphin County have viable plans for their future.

The “Municipal and Stakeholder Resource Guide” prepared as part of this comprehensive plan is specifically designed to provide much of the background data and mapping necessary for municipalities to prepare comprehensive plans in a more cost-effective manner.

The figure at left depicts the age of municipal comprehensive plans as of 2016.

– GROWING OUR COMMUNITIES –



Linglestown Square

Residents of Dauphin County, based upon the responses to the community survey, truly value the character of their individual communities and the variation in communities across the County. They would like to see the character of their municipality maintained or enhanced and have opportunities to work close to where they live.

Dauphin County residents would also like to see the overall quality of life maintained for future generations. Understanding this, there is a clear need to have sustainable development patterns that provide a variety of housing types and values with access to a full range of public facilities and services.

SUSTAINABLE DEVELOPMENT –

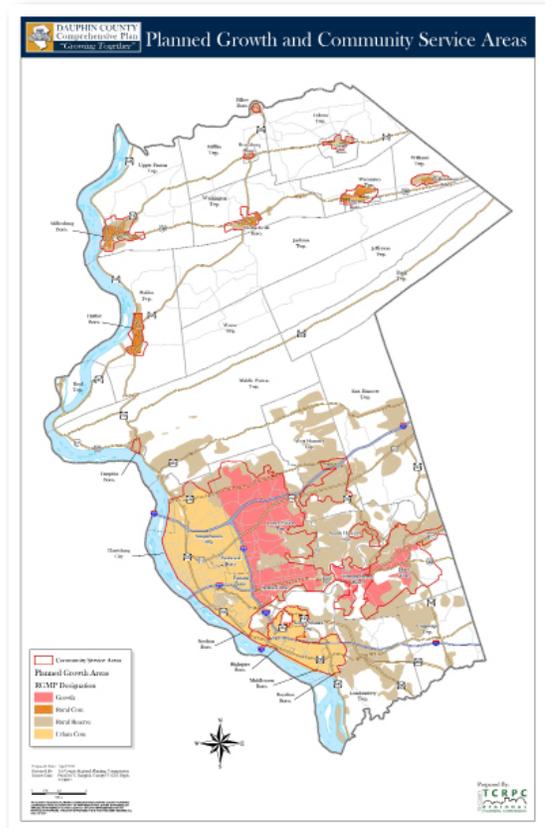
Over half of the community survey respondents would like to see considerably more effort put into planning for future growth.

Nearly two-thirds of respondents felt that maintaining the character of Dauphin County should be given somewhat to considerably more attention.

The Regional Growth Management Plan (RGMP), which is currently being updated, is the primary planning/policy document for addressing these desires and providing for a sustainable development pattern for future generations.

The RGMP, included here by reference, goes into significant detail for a wide range of action items to provide for sustainable growth and development.

Key goals and implementation measures from the RGMP are included here as they relate to future development in Dauphin County.



Planned Growth Areas
(See Appendix Figure 4)

PRIMARY GOALS:

- Manage growth toward areas with existing or planned public facilities and services;
- Promote the use of planning and stormwater best management practices (BMPs);
- Promote the creation of livable, sustainable communities;
- Promote economic development in conjunction with regional needs;
- Integrate land use with transportation and other public infrastructure.

KEY ACTION ITEMS:

- Implement the CSA concept from the RGMP by monitoring actual development, with a goal of having at least 75 percent of new development occurring within the CSA boundaries. Municipalities where this goal is not met are to be given priority for Regional Connections planning funds or other available funding for the development of a new comprehensive plan that seeks to improve the consistency with the Dauphin County Comprehensive Plan. Similar priority should be given to municipalities without CSA lands, but with comprehensive plans greater than 10 years old or where significant development is anticipated.
- Work with the municipalities to ensure that developments determined to have multimunicipal or regional impact are all within the CSA boundaries and that they do not have undue impacts on existing infrastructure, facilities, and services.
- Through education and model ordinance development, promote the utilization of a variety of techniques, such as official maps, coordination of land acquisition and/or easement programs, a range of available zoning techniques, transfer of development rights, green infrastructure, or other applicable tools to protect environmentally sensitive lands and reduce the footprint and impact of future development and encourage in-fill and redevelopment opportunities.
- Provide priority for the use of County Land Bank, Community Development Block Grant (CDBG), Infrastructure Bank and other funds within the CSA boundaries
- As the items listed herein are put into action, the Implementation Partners should seek to continue their efforts toward the accomplishment of the plan's goals through the identification and implementation of additional efforts deemed appropriate by the committee and the County Commissioners. Any such actions should be publicly identified in the "Tracking Our Progress" section of the Comprehensive Plan Website.

HOUSING –

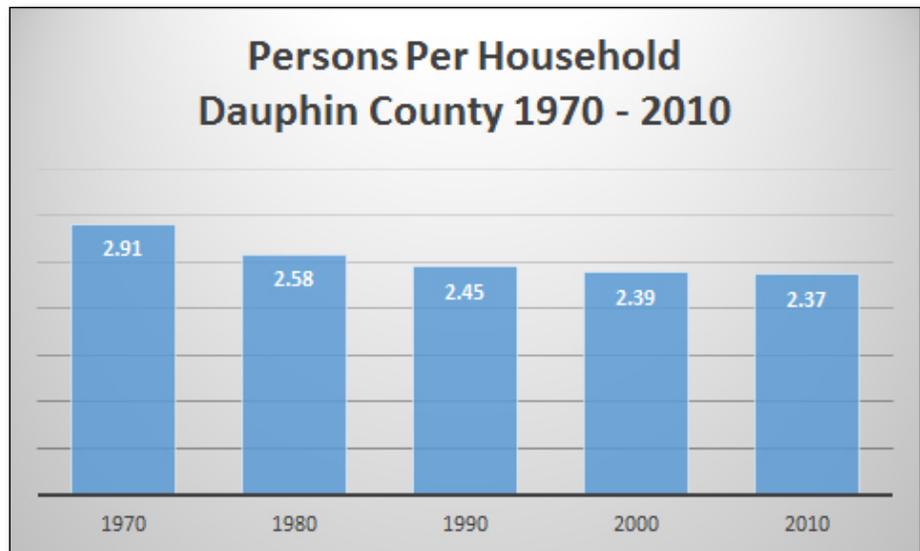
Attractive housing and well maintained residential neighborhoods are one of the most important assets of any community. Good housing not only assures a sound residential tax base that will continue to appreciate in value, but also assures that residents are living in an environment that is conducive to a healthful and enjoyable quality of life.

The future quality, quantity, and condition of housing is important to the growth and prosperity of Dauphin County and its municipalities. Where an inadequate supply and/or substandard or deteriorated housing conditions exist, positive public and private action is required to prevent the spread of these conditions and to restore these areas to sound neighborhoods.

By analyzing existing housing characteristics and evaluating housing conditions, those areas of the County which require attention can be identified and recommendations for appropriate actions can be made in accordance with the goals of this plan.

Demand Trends:

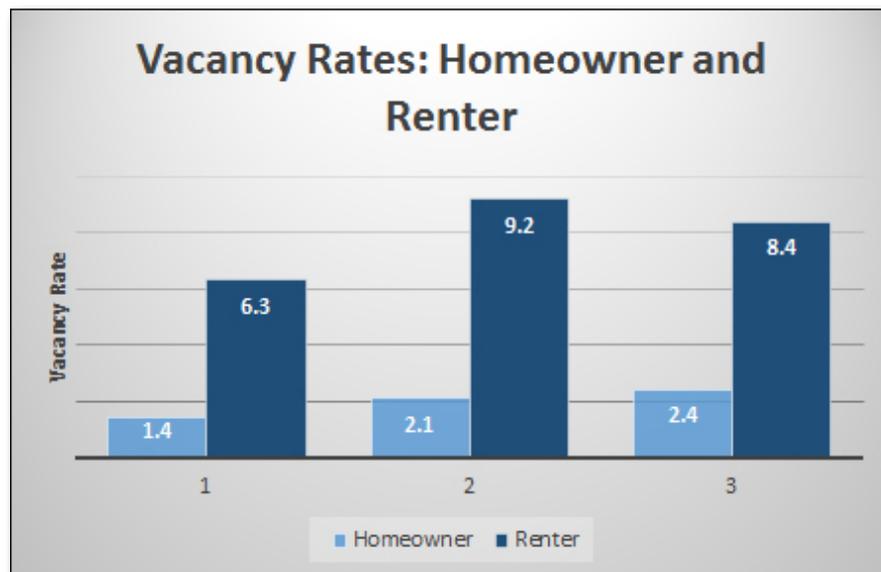
Perhaps one of the most important trends in assessing housing needs is that the demand for housing has been increasing at a greater rate than population since the number of persons per housing unit has been decreasing in all of Dauphin County's municipalities since at least the past 50 years.



For Dauphin County as a whole, the number of persons per housing unit has gone from 2.91 in 1970 to 2.37 in 2010 (a decrease of 18.6%). This means that the number of housing units needed to accommodate 100 residents has increased from 34 to 42 during this time period.

The rates vary by municipality (see the Household Size Change tab in the Demographics Resource Guide), so this factor should be evaluated at the municipal or regional scale in any localized planning so the change in demand can be fully assessed.

The Regional Growth Management Plan (RGMP), which is under development concurrently with this plan, will contain population and housing projections that have been reviewed with all of Dauphin County's municipalities.



While overall projections are valuable for comprehensive planning, municipalities should also consider the variety of available housing types and values when evaluating future demand.

Occupancy Status:

Other key factors that impact the character and quality of the housing base involve whether housing

units are owner or renter occupied and the vacancy rates for both types of housing units. These factors vary significantly across the County's municipalities.

For Dauphin County, the breakdown between owner occupied (approx. 65%) to renter occupied (approx. 35%) units has remained fairly constant since 1990. However, the percentage of occupied housing units has dropped from 93 to 92 percent during this period and the vacancy rate has increased for both owner and renter occupied units.

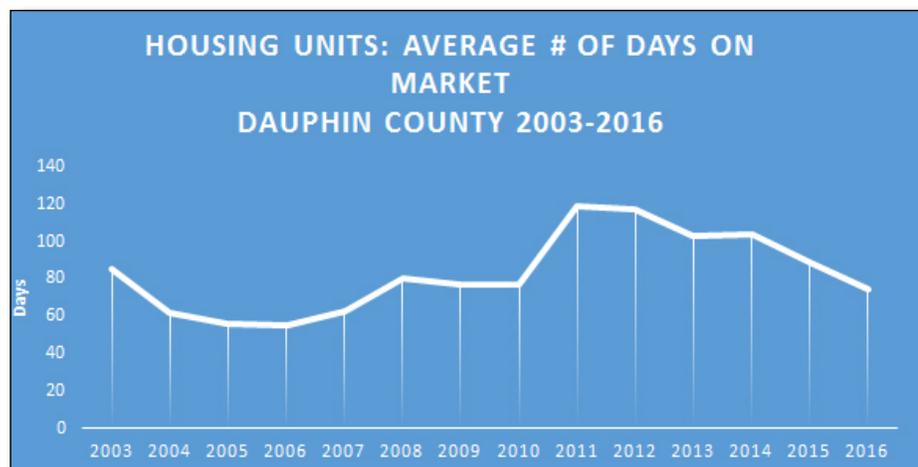
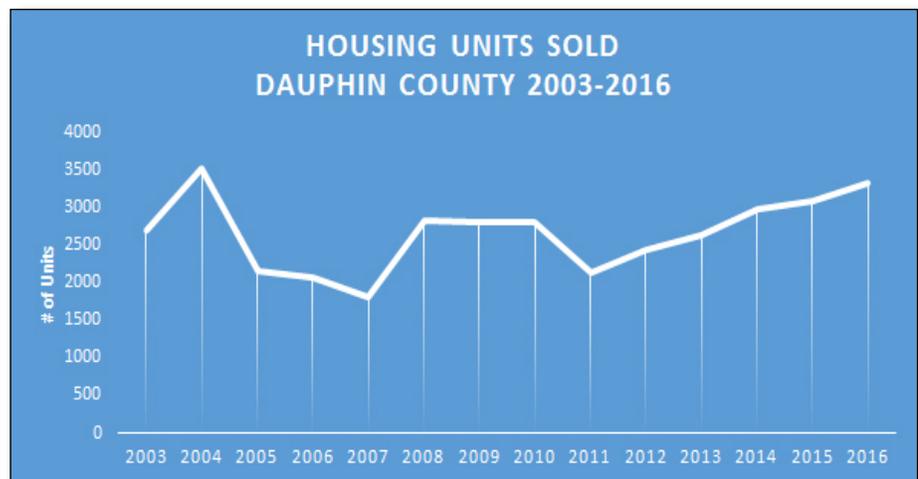
The occupancy and vacancy rates and long-term trends vary significantly by municipality (see the Dwelling Unit Occupancy, Occupancy and Vacancy Rates, and Vacancy Breakdown tabs in the Housing Resource Guide), so this factor should be evaluated at the municipal or regional scale in any localized planning so the change in occupancy and vacancy can be fully assessed.

Increasing vacancy rates and high percentages of renter occupied housing, especially where landlords are not local or dedicated to maintaining their property, can have significant impacts on a wide range of issues including decreasing property value, increases in crime, safety concerns, etc.

Sales & Affordability:

The Greater Harrisburg Association of Realtors (GHAR) has compiled and shared housing sale data for each municipality in Dauphin County from 2003-2016. The number of units sold, average sales price, and the number of days on the market have been compiled into totals or averages for Dauphin County and the data has been incorporated into the Housing Sales tab of the Housing Resource Guide.

For the county as a whole, the number of units being sold annually has been generally increasing and values have been similarly increasing, while the number of days on the market



PRIMARY GOALS:

- Expand fair housing choice and access to opportunity;
- Help build cooperative relationships between new housing developers, local municipal governments and other key stakeholders;
- Evaluate and improve regulations & zoning ordinances to address key housing challenges;
- Conduct research and educate residents, officials, and developers on key housing issues.

KEY ACTION ITEMS:

- Evaluate existing zoning and subdivision regulations for their effect on housing affordability;
- Identify and inventory substandard housing as a tool to improve public and private sector programs to upgrade existing housing quality and value, including rehabilitation, adaptive re-use, clearance of substandard and blighted structures, as well as construction of in-fill housing;
- Provide for emergency housing needs, provided they are not used as substitutes for permanent housing or as long-term solutions;
- Educate municipalities found to have discriminatory language in their ordinances about the potential loss of CDBG and other federal funding eligibility;
- As the items listed herein are put into action, the Implementation Partners should seek to continue their efforts toward the accomplishment of the plan's goals through the identification and implementation of additional efforts deemed appropriate by their committee and the County Commissioners. Any such actions should be publicly identified in the "Tracking Our Progress" section of the Comprehensive Plan Website.

PUBLIC FACILITIES & SERVICES –

A wide variety of community facilities and services are provided to Dauphin County residents, including educational, health, recreational, and emergency management.

Factors influencing the need for and the provision of these services are dependent upon the density of development, the composition and distribution of the residential population, and the financial resources and ability of the Dauphin County municipalities to support the range of facilities that are needed.

The adequacy and availability of these facilities and services are a reflection on the quality, convenience, and general character of Dauphin County as a place to work and live.

Emergency Services:

All municipalities in Dauphin County are provided fire protection by either municipal departments or through mutual agreements with neighboring communities. There are a total of thirty-nine local fire departments/companies in Dauphin county, excluding the private facilities of the Harrisburg International Airport, Pennsylvania Air National Guard and Bethlehem Steel Corporation.

Almost half of the Dauphin County municipalities (18 out of 40) have their own police departments. Municipalities not having an individual department are provided services through the Pennsylvania State Police Department at the Harrisburg or Lykens Barracks. The State Police also serve those municipalities with part-time police protection when part-time officers are off-duty.

In addition to the daily services provided by local fire and police departments, countywide hazard mitigation planning has the potential to produce long-term and recurring benefits by breaking the cycle of loss. A core assumption of mitigation is that current dollars invested in mitigation practices will significantly reduce the demand for future dollars by lessening the amount needed for recovery, repair, and reconstruction.

These mitigation practices will also enable local residents, businesses and industries to re-establish themselves in the wake of a disaster, getting the economy back on track sooner and with less interruption.

The Dauphin County Department of Public Safety leads an update to the Hazard Mitigation Plan every five years, which is included here by reference.

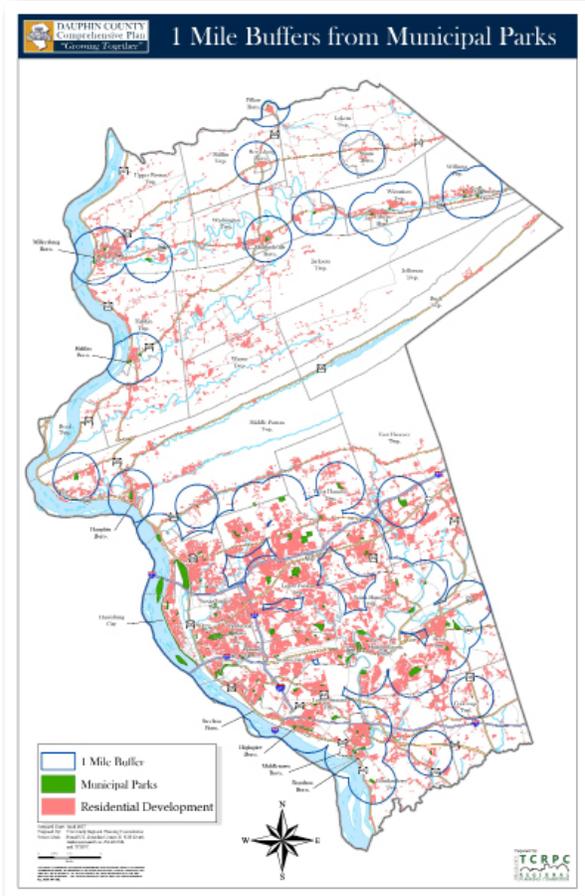
Parks & Recreation:

Dauphin County has a diverse mix of public park and recreation facilities. These areas are important to the county's overall quality of life by providing places to exercise, play sports and enjoy scenic natural areas. They also provide learning opportunities for the County and region, especially the urban and suburban built environment.

The Dauphin County Parks & Recreation Department administers the County-owned parks and holds the primary responsibility for developing, updating and coordinating the implementation of the Dauphin County Parks, Recreation, Open Space and Greenways Plan, included here by reference. This plan, last prepared in 2009, contains an extensive inventory of recreationally-based facilities and services throughout Dauphin County.

Access to parks and recreation facilities is a key concern of County officials. Toward this end, facility and service providers should consider the location and demand for recreational facilities and services. Ideally, parks and recreation facilities should be located close to residents and in locations where safe, non-motorized access is feasible, such as dedicated trails, sidewalks, etc.

To illustrate this need, the map below depicts the locations of parks across Dauphin County with 1-mile radii used to show the location of residential development that falls outside what is typically considered walkable or bikeable. This map is just one tool in assessing recreational needs for County residents.



Parks & Residential Development
(See Appendix Figure 6)

Health Care & Healthy Living:

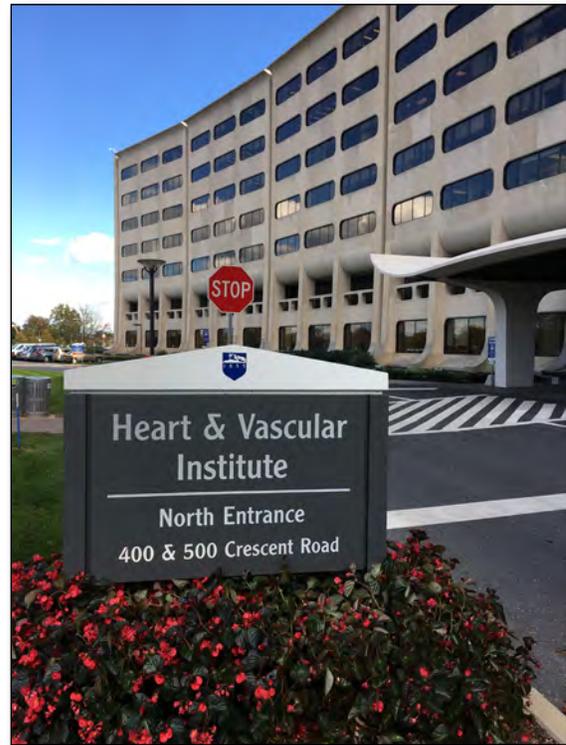
Penn State Health Milton S. Hershey Medical Center, Pinnacle Health System and the Pennsylvania Psychiatric Institute act together as a collaborative group in completing “A Five-County Regional Community Health Needs Assessment Implementation Strategy,” known simply as the Community Health Needs Assessment (CHNA).

CHNA contributors included public and private organizations, such as health and human service entities, government agencies, faith-based organizations and academic institutions. Stakeholders represented populations living in urban, rural and suburban communities.

The group leads the efforts in the region to strengthen behavioral health awareness education and outreach, increase access to mental health and substance abuse services, and improve lifestyle choices -- through education and better access to healthy, affordable and feasible nutrition and fitness options -- of residents living in Dauphin County and the surrounding region.

The CHNA identified three overarching priorities:

- improving access to health services (particularly important in rural northern Dauphin County);
- improving behavioral health services; and
- providing for healthy lifestyles.



Penn State Hershey Medical Center

Through incorporation of the CHNA into the comprehensive plan, Dauphin County seeks to further enhance these efforts by integrating them with the efforts of County and local government.

Education:

Dauphin County contains a wealth of educational service providers, including 10 public school districts, several charter schools, two vocational-technical schools, a number of private schools and several institutions of higher education including Penn State Harrisburg, Harrisburg University, Harrisburg Area Community College and several other branch campuses of other universities.

Dauphin County supports the efforts of all these facilities in continually improving the quality of primary and secondary education for the County’s residents.

There are also demands for improving the skills and abilities of Dauphin County’s workforce through lifelong learning opportunities. These needs are currently being addressed through the above school facilities, the Dauphin County Library System, employers and others.

These demands should continually be evaluated and addressed as technology and employer needs change.

PRIMARY GOALS:

- Maintain or improve the level of emergency services (police, fire, and ambulance) and enhance hazard protection for all Dauphin County residents;
- Provide appropriate parks & recreation facilities and services that are readily accessible to all residents;
- Strengthen access and strive to have the highest quality healthcare services possible for all residents;
- Educate the public and provide opportunities for healthy living for all residents;
- Enhance educational resources and strengthen our communities through the library system and other similar facilities;
- Enhance educational and skill development opportunities for students and residents.

KEY ACTION ITEMS:

- Promote and encourage shared facilities and services between municipalities such as police and emergency management services, etc.;
- Provide model regulatory tools (official maps, fee-in-lieu, impact fees, etc.) for the provision of public facilities;
- Investigate the applicability of county, state and federal programs to enhance the provision of public facilities and services and educate municipal officials on their potential use;
- Support the Department of Public Safety's efforts associated with future updates and implementation of the Dauphin County Hazard Mitigation Plan;
- Preserve, protect, and enhance the Appalachian Trail, Horse-Shoe Trail, Capital Area Greenbelt, and other significant non-motorized facilities in Dauphin County;
- Update the 2009 DC Parks & Recreation Plan with a focus on making regional connections between local/municipal trails and greenways;
- Work with the applicable municipalities to complete the Lykens Valley Rail Trail;
- Complete a master plan and implement the recommendations for the County's new 400-acre park north of Dauphin Borough;
- Evaluate localized needs and regulations to ensure that healthcare and daycare facilities are readily accessible to all residents;
- Evaluate localized needs and opportunities to provide adequate access to healthy food for county residents;
- Participate in the development and applicable portions of the implementation of future updates of the Regional Community Health Needs Assessment;
- Facilitate cooperative interaction between the county, municipalities and school districts to discuss opportunities for adequate funding and improved educational opportunities;
- Strengthen the outreach services associated with the library system such as Storytime, early childhood learning, crafting, lifetime learning, etc.;
- As the items listed herein are put into action, the Implementation Partners should seek to continue their efforts toward the accomplishment of the plan's goals through the identification and implementation of additional efforts deemed appropriate by their committee and the County Commissioners. Any such actions should be publicly identified in the "Tracking Our Progress" section of the Comprehensive Plan Website.

– GROWING WITHIN OUR ENVIRONMENT –

Dauphin County is blessed with a wide range of important environmental resources, notably including the Susquehanna River and the many streams and tributaries, mountains, wetlands and agricultural lands.

The management and protection of these resources is critical to the quality of life. Residents responding to the comprehensive plan survey are particularly concerned about water quality, hazards associated with flooding, and protection for our most productive agricultural lands.

The protection and enhancement of our resources are two-fold, residents must act to address existing problem areas like eroding or contaminated waterways, while we must also be proactive in ensuring that future growth and development does not negatively impact the environment.

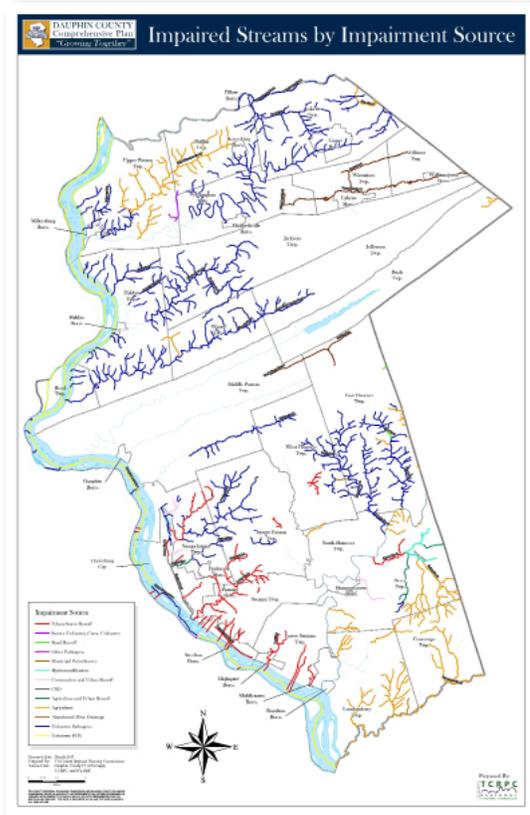
WATER QUALITY & STORMWATER MANAGEMENT –

Water quality, both for ground and surface water sources, is by far the most commonly raised concern for those responding to the comprehensive plan survey.

Not only do surface and ground water sources provide drinking water for Dauphin County's residents, but the



DeHart Dam & Reservoir (courtesy Capital Region Water)



Impaired Streams
(See Appendix Figure 7)

Susquehanna River and its tributaries provide a significant recreational resource for residents and visitors, contributing significantly to our economy.

The Pennsylvania Department of Environmental Protection (DEP) regulates water quality and has designated many of Dauphin County's waterways as impaired for sediment or nutrient pollution.

Many municipalities and other entities are regulated through the Municipal Separate Storm Sewer System (MS4) program, through which permits are issued that contain limits for contaminants.

PRIMARY GOALS:

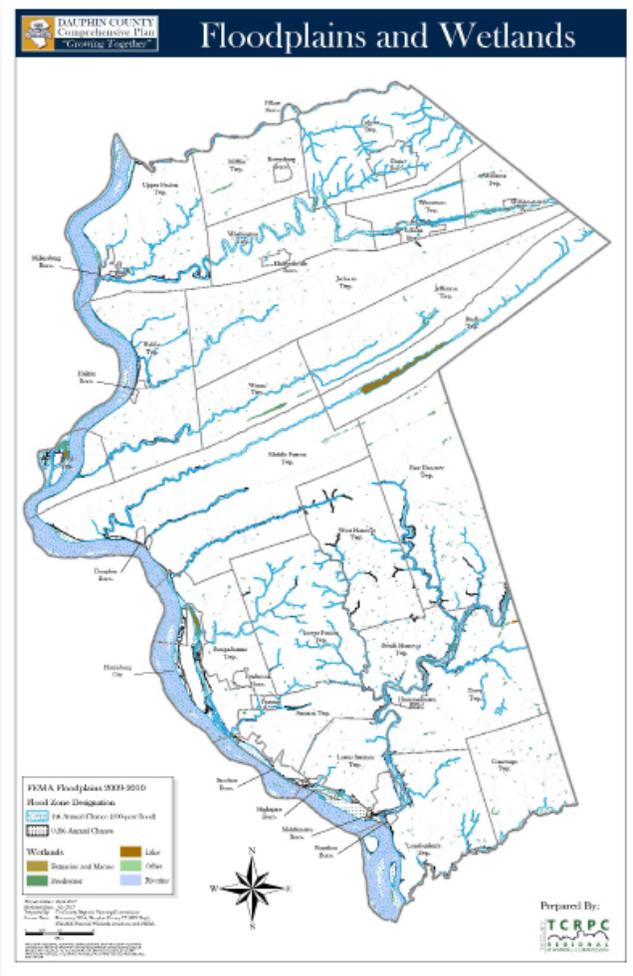
- Enhance the quality of ground and surface water resources;
- Reduce development-related impacts on water quality and increased runoff through improved regulatory and policy tools;
- Support the efforts of municipalities and others to address MS4 storm water requirements.

KEY ACTION ITEMS:

- Through education and model ordinance development, promote the utilization of a variety of techniques, such as official maps, coordination of land acquisition and/or easement programs, environmental protection zoning, setback/buffer requirements, low impact development and transfer of development rights to protect and preserve environmentally sensitive lands;
- By seeking to identify areas where nutrient pollution is having the greatest impact on overall water quality, support the Dauphin County Conservation District (DCCD) in its effort to have an implemented conservation plan for all agricultural operations and a nutrient management plan for application of all animal and chemical nutrients;
- In partnership with DCCD, municipalities, environmental organizations, Dauphin County Parks and Recreation, the Susquehanna River Basin Commission (SRBC), PA Department of Conservation and Natural Resources (DCNR), and the PA Department of Environmental Protection (DEP), develop a countywide strategy for addressing surface and ground water quality and quantity issues;
- Working through partnerships with the Conservation District, DCNR, DEP, and environmental organizations throughout Dauphin County, seek opportunities to educate municipal officials and the general public on environmental issues and opportunities for improvement;
- Working with the Manada Conservancy, Central Pennsylvania Conservancy, Hershey Trust, DCCD, and other key organizations, seek to coordinate land conservation efforts focused on the areas of greatest environmental sensitivity and potential for development.;
- Develop a region-wide GIS database of green infrastructure opportunities and coordinate with municipalities, utility providers, PennDOT, developers, and redevelopment authorities to implement green infrastructure where it has the greatest infiltration and water quality improvement potential;
- Work through DCCD to simplify and improve the model stormwater management ordinance in an effort to enhance enforcement and effectiveness of stormwater management practices;
- Coordinate between EPA, DEP, municipalities, and other MS4 permit holders in efficiently addressing permit requirements;
- As the items listed herein are put into action, the Implementation Partners should seek to continue their efforts toward the accomplishment of the plan's goals through the identification and implementation of additional efforts deemed appropriate by the their committee and the County Commissioners. Any such actions should be publicly identified in the "Tracking Our Progress" section of the Comprehensive Plan Website.

FLOODPLAIN & RIPARIAN AREA PRESERVATION –

Flooding, whether related to large scale events on the Susquehanna River or smaller events tied to more localized storms, is the most common natural hazard in Dauphin County.



Floodplains & Wetlands
(See Appendix Figure 8)

The impacts associated with flooding are directly related to development patterns and the intensity of development, as periodic flooding is a natural process that only directly impacts structures within the natural floodplain, but increases in impervious surfaces associated with development cause rises in flood elevations, often impacting structures well outside the defined floodplain boundary.

It is important to address flooding by both addressing the structures that are currently inside existing floodplain boundaries and managing development to prevent new structures from being constructed in areas subject to flooding.

Preserving areas naturally prone to flooding and providing areas for flood waters to flow without significantly impacting buildings or infrastructure is critical in reducing damage and the costs associated with floods.

The Dauphin County Department of Public Safety is the primary entity responsible for updating the Hazard Mitigation Plan, which addresses not only flooding but a full range of natural and man-made hazards.

The plan contains a detailed summary of the impacts associated with hazards in Dauphin County and the strategies associated with minimizing and mitigating the impacts.

PRIMARY GOALS:

- Reduce the impacts from flooding for homeowners and businesses;
- Seek to minimize the cost to property owners for hazard mitigation and flood insurance;
- Coordinate preservation/protection efforts with the identification of natural hazard potential to minimize future damage due to flooding by the Susquehanna River and its tributaries.

KEY ACTION ITEMS:

- Ensure that local floodplain ordinances are consistent with the most recent FEMA and PA DCED guidelines;
- Ensure that current floodplain mapping is incorporated into all updates of municipal and county greenway and open space plans;
- Encourage SRBC to continue their work with the online flood model for the Susquehanna River and expand the effort to include the Swatara Creek watershed and other streams prone to flooding;
- Support the Department of Public Safety's efforts associated with future updates and implementation of the Dauphin County Hazard Mitigation Plan;
- Through education and model ordinance development, promote the utilization of a variety of techniques, such as official maps, coordination of land acquisition and/or easement programs, environmental protection zoning, setback/buffer requirements, low impact development and transfer of development rights to protect and preserve environmentally sensitive lands;
- Educate municipal officials on the potential risk of Hazard Mitigation Assistance (HMA) funding eligibility associated with recent FEMA floodway requirements that are leading to the mandatory removal of repetitive loss structures;
- Educate municipalities regarding the FEMA Community Rating System (CRS) program designed to reduce flood insurance rates and support the efforts of municipalities choosing to participate in the program;
- As the items listed herein are put into action, the Implementation Partners should seek to continue their efforts toward the accomplishment of the plan's goals through the identification and implementation of additional efforts deemed appropriate by their committee and the County Commissioners. Any such actions should be publicly identified in the "Tracking Our Progress" section of the Comprehensive Plan Website.



Panorama view of the Juniata and Susquehanna Rivers from the Newport Road (Rte. 849) bridge at Duncannon

AGRICULTURE & RESOURCE PROTECTION –

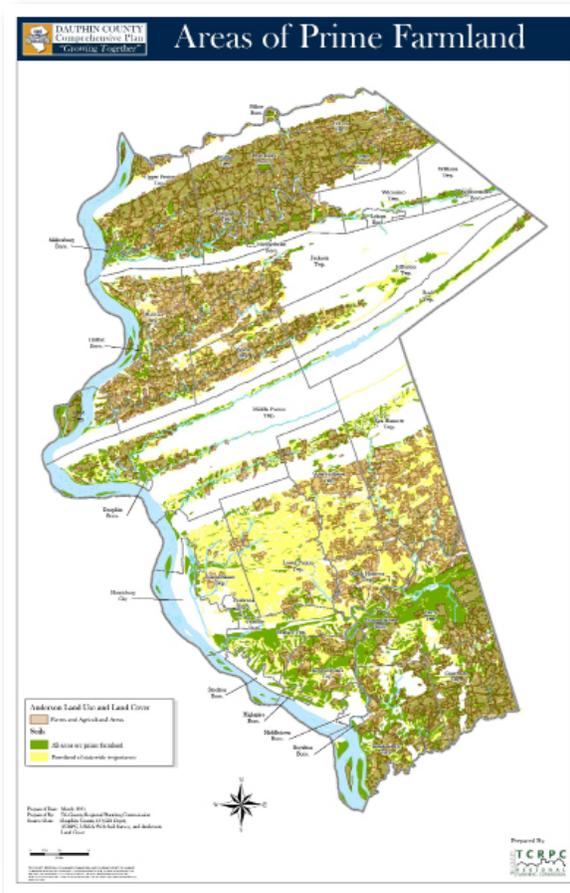
Protecting agricultural lands is critical for maintaining an adequate food supply and the rural character in much of Dauphin County.

Agricultural lands are particularly prevalent in the northern portion of the County, but are also important in many portions of the more urbanized southern region.

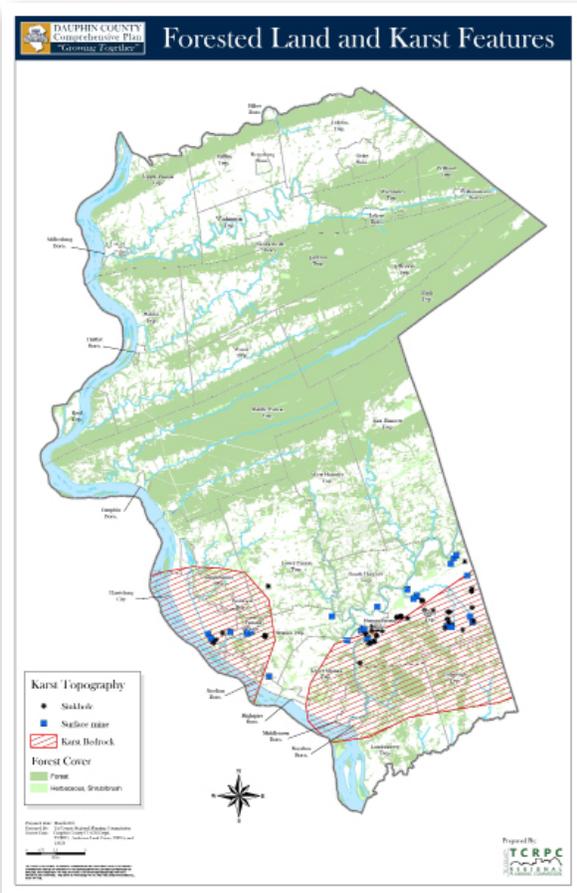
Ensuring the future viability of our agricultural resources relates to our ability to manage development, conserve the most critical resources, and support the farmers' technical needs in managing and operating their farms.

In addition to our agricultural resources, Dauphin County also has extensive woodland, areas of limestone (karst) geology, and other natural habitats, as well as extensive historic resources worth managing, protecting, and enhancing. These areas not only provide character and historic context to our communities, but also wildlife habitat, water supply recharge areas and places for a wide range of recreational opportunities.

Dauphin County is committed to preserving or protecting the most important of these resources through growth management, conservation, and education/outreach.



Areas of Prime Farmland
(See Appendix Figure 9)



Forested Land & Karst Features
(See Appendix Figure 10)

PRIMARY GOALS:

- Preserve and/or protect our agricultural, historic and cultural resources along with other important environmental features.

KEY ACTION ITEMS:

- Working with the Manada Conservancy, Central Pennsylvania Conservancy, Hershey Trust, DCCD, DCNR, DEP, and other key organizations, seek to coordinate land conservation efforts focused on the areas with the most important agricultural resources and/or greatest environmental sensitivity and potential for development;
- Promote the utilization of a variety of land use control and land acquisition techniques, such as direct land acquisition, easements, environmental protection zoning, , dedication, buffers, low impact development, overlay zones and transfer of development rights to protect and preserve historic/cultural and other environmentally sensitive lands;
- Support municipal comprehensive planning effort that are consistent with this plan, the RGMP, and that seek to protect important historic/cultural and other environmental resources;
- Work with water suppliers to define Source Water protection areas for all public water supplies and preserve/protect these areas through a variety of land preservation and/or other protection mechanisms as appropriate;
- Working with the PHMC, historic resource stakeholders and municipalities, work toward a more complete inventory of Dauphin County's historic resources so that effective management plans can be developed;
- As the items listed herein are put into action, the Implementation Partners should seek to continue their efforts toward the accomplishment of the plan's goals through the identification and implementation of additional efforts deemed appropriate by the their committee and the County Commissioners. Any such actions should be publicly identified in the "Tracking Our Progress" section of the Comprehensive Plan Website.



Tractor on roadway in West Hanover Township

– GROWING OUR ECONOMY –

Dauphin County, as home to Pennsylvania's government, maintains a strong economic base that typically performs comparatively well, even in times of recession.

The respondents to the community survey are supportive of existing economic development activities and encourage future economic growth within each municipality so that they can continue to act as great places to



Hummelstown Square

both live and work. They would like to see future growth that is clearly reflective of existing development clusters as opposed to consuming agricultural and other rural lands as new development centers.

In order to provide an economy that meets current needs, while also providing an opportunity for future generations to also enjoy the ability to live and work in Dauphin County, there must be clear coordination between County and municipal programs and policies and a coordinated approach to infrastructure development and management.

serve as the means of coordinating municipal and inter-municipal regulations and infrastructure to provide for a strong economic base across Dauphin County for current and future generations.

The recommendations in this comprehensive plan are intended to

PROGRAMS & POLICIES –

Coordination between the programs and policies at the municipal, county, regional, state and federal levels is the key behind having the most effective economic development program possible for Dauphin County.

It is clear that residents want to focus on keeping our existing businesses strong, while also providing for reasonable growth from new businesses and industries.

Municipalities have a vested interest in providing for a mix of residential and business development to provide for sustainable development that does not overburden residents with high property taxes. Most residents also want the opportunity to live and work in close proximity to reduce commute time and congestion on our roadways.

Technology is changing the way many people work, enabling home-based businesses or telecommuting for many. Access to high-speed internet access is a key component of the economic development programs of today.

Technology is also changing how we shop, with many now relying much more strongly on online purchases and home delivery of goods. Large-scale commercial development is changing, with many of our shopping malls and big box retail facilities struggling.

These changes must be addressed in local and regional strategies for economic growth.

PRIMARY GOALS:

- Focus future economic growth across Dauphin County near existing development areas, including downtowns and office/commercial/industrial centers;
- The downtowns of smaller boroughs and townships should be maintained and promoted as local economic centers and/or reinvented to meet current business opportunities;
- Maintain Harrisburg as the region's cultural center to boost economic development;
- Strengthen and enhance the relationships between businesses and local municipalities;
- Prioritize general economic development efforts for: 1) retaining businesses; 2) expanding businesses; 3) starting new businesses; 4) redeveloping sites; and 5) attracting businesses.

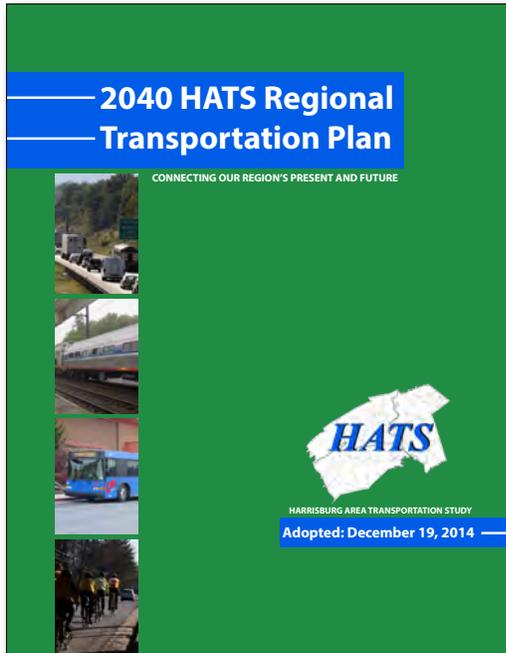
KEY ACTION ITEMS:

- Develop a countywide economic development plan, including a definition and an updated inventory of facilities of regional impact and significance (i.e. large shopping centers, major industrial parks, office parks, warehousing, large residential developments, regional entertainment/recreational complexes, hospitals, brownfields and airports) and a coordinated approach for future development, in cooperation with HRC/CREDC, DC Economic Development, the Hershey Harrisburg Visitors Bureau (HHVB) and educational institutions as part of a regional strategy for growth and development. The plan should seek to grow the target industry clusters, leverage intellectual capital, grow business incubation and build the workforce of the future;
- Evaluate existing zoning and subdivision regulations for their effect on incentivizing or discouraging home-based businesses, infill, adaptive reuse, brownfields, and redevelopment;
- Promote the use of zoning and related tools to encourage developers of new buildings and infill projects to reflect the local character, scale, proportion, spacing, setbacks and materials;
- Promote the use of Enterprise Corridors, Keystone Opportunity Zones, and other similar programs where appropriate;
- Focus education/training efforts on the underemployed in cooperation with the Library System, school districts, and institutions of higher education;
- As the items listed herein are put into action, the Implementation Partners should seek to continue their efforts toward the accomplishment of the plan's goals through the identification and implementation of additional efforts deemed appropriate by their committee and the County Commissioners. Any such actions should be publicly identified in the "Tracking Our Progress" section of the Comprehensive Plan Website.

TRANSPORTATION NETWORK –

Our transportation system is critical for future economic development.

The primary responsibility for transportation system planning is given to the Harrisburg Area Transportation Study (HATS) Metropolitan Planning Organization (MPO), which oversees the application of Federal and State transportation funding in Dauphin, Cumberland and Perry Counties.



The MPO produces a Regional Transportation Plan (RTP) every four years. The HATS 2040 RTP envisions a safe, efficient, environmentally responsible, and seamless multimodal transportation system integrated with sustainable land use patterns to serve the mobility and accessibility needs of the region's residents, businesses and through-travelers.

The plan has a goal of expanding transportation choices and improving the performance and operation of the transportation system for all modes. It aims to improve the quality of life for people in Dauphin, Cumberland and Perry counties by encouraging livable communities and efficient land use. It emphasizes efficiently using existing transportation funds while pursuing additional funding opportunities for other transportation system improvements.

To meet its goals, the RTP lays out a list of objectives that can be found on the TCRPC website. These include providing funding priority to preservation and maintenance of the transportation system, addressing safety and security concerns in all transportation projects and programs, expanding transportation choices, improving the quality of life for all users, and reducing environmental impacts.

As the RTP emphasizes the link between land use and transportation planning, it also has an objective of encouraging livable communities and efficient land use by balancing transportation infrastructure design with sustainable build-out potential.



Interstate 81 South construction near the Interstate 83 split

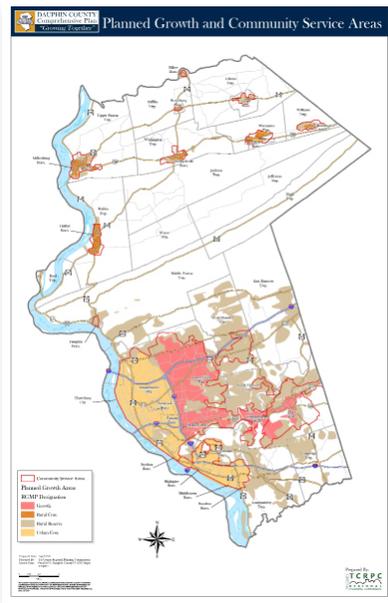
PRIMARY GOALS:

- Help build cooperative relations between transportation providers, employers, commercial facilities, governmental agencies & local municipalities;
- Enhance safety for all transportation system users;
- Maintain a focus on all modes for moving people and goods efficiently;
- Provide effective transportation for persons with disabilities.

KEY ACTION ITEMS:

- Coordinate with public and private transportation providers in the development of a transit development plan for Dauphin County that addresses traditional public transit services along with on-demand and other specialized transportation needs;
- Promote and seek to enhance ridesharing, vanpools, and similar services provided through the Susquehanna Regional Transportation Partnership (SRTP);
- Enhance intermodal services supporting the Harrisburg International Airport;
- Participate in updates to the Regional Transportation Plan that are integrated closely with the RGMP;
- Incorporate a freight plan into the RTP that addresses highway, rail, and aviation components;
- Facilitate the enhancement of bicycle/pedestrian facilities through linkages between local and regional facilities;
- Encourage in-fill development and mixed use development through model ordinances and educational outreach;
- Evaluate off-street parking requirements in an effort to reduce the areas needed for parking lots, thereby reducing stormwater impacts and potentially making retail, office and industrial lands more transit and bicycle/pedestrian friendly;
- Provide municipalities with a range of regulatory and planning tools to enhance the local transportation system such as official maps, access management, transportation impact fees, connectivity assessment, etc.;
- Seek to engage with the public transportation provider in PennDOT's Highway Occupancy Permit e-permitting system to enable them to comment on transit feasibility at the early stage of subdivision/land development activity;
- Conduct an evaluation of municipal ordinances for "transit friendliness" and provide outreach to municipal officials on the results of the effort;
- Support the efforts associated with transit oriented development in the City of Harrisburg;
- Identify and address handicapped accessibility limitations throughout the transportation system;
- As the items listed herein are put into action, the Implementation Partners should seek to continue their efforts toward the accomplishment of the plan's goals through the identification and implementation of additional efforts deemed appropriate by their committee and the County Commissioners. Any such actions should be publicly identified in the "Tracking Our Progress" section of the Comprehensive Plan Website.

WATER & WASTEWATER INFRASTRUCTURE –



Community Service Areas
(See Appendix Figure 4)

The provision of public water and wastewater treatment services is often a key tool in managing development.

Since these utilities are often provided by private companies or authorities not under direct municipal control, managing growth and development is often challenging at the municipal and county level.

The Tri-County Regional Planning Commission has prepared the Regional Growth Management Plan (RGMP) in an effort to address this challenge. The RGMP contains growth projections that have been reviewed with all of the region's municipalities, and defines Community Service Areas (CSA) to provide for managed growth through in-fill and reasonable expansion adjacent to existing developed areas.

The goal is to have the majority of development take place within the CSA boundaries as a means of reducing the cost and complexity of providing public facilities and services and reducing the burdens on public infrastructure.

PRIMARY GOALS:

- Encourage coordination between the provision of public utilities with the RGMP and municipal plans;
- Identify and address limitations in public infrastructure relating to economic development that are consistent with the RGMP and municipal plans;

KEY ACTION ITEMS:

- Identify areas within existing infrastructure service areas with excess capacity and provide the tools necessary to enable infill and redevelopment;
- Facilitate the development of municipal comprehensive and/or Act 537 plans where development is occurring that is not consistent with the RGMP;
- Work with water suppliers to define Source Water protection areas for all public water supplies and preserve/protect these areas through a variety of land preservation and/or other protection mechanisms as appropriate;
- Coordinate with the applicable utility providers in the reduction of impacts associated with combined sewer overflows;
- Seek to identify opportunities where the DC Infrastructure Bank can be used to enhance public utilities;
- As the items listed herein are put into action, the Implementation Partners should seek to continue their efforts toward the accomplishment of the plan's goals through the identification and implementation of additional efforts deemed appropriate by their committee and the County Commissioners. Any such actions should be publicly identified in the "Tracking Our Progress" section of the Comprehensive Plan Website.

– TRACKING OUR PROGRESS –

The Dauphin County Planning Commission (DCPC) has the primary oversight responsibility for implementing the Comprehensive Plan. Meeting dates and minutes are available on the TCRPC website.

In an effort to assist DCPC with this significant responsibility, subcommittees have been established for each of the three primary focus areas for the Comprehensive Plan:

- Growing Our Communities
- Growing Within Our Environment, and
- Growing Our Economy.

These subcommittees will meet on a regular basis, with the the meeting dates and results included in this section of the Comprehensive Plan website. Persons interested in participating in the implementation process can either attend one of the subcommittee or Planning Commission meetings, submit a comment or question through the “Contact Us” portion of this website, or call TCRPC at 717-234-2639.

Representation on the subcommittees, which is subject to modification over time, initially includes the following:

GROWING OUR COMMUNITIES:

- Area Agency on Aging
- City of Harrisburg
- Dauphin County Housing Authority
- Dauphin County Human Services
- Dauphin County Library System
- Dauphin County Parks & Recreation
- Dauphin County Public Safety
- Greater Harrisburg Association of Realtors
- Harrisburg Home Builders Association
- Lykens Borough
- Millersburg Borough
- Penn State Hershey Medical Center
- Pinnacle Health
- Tri-County Community Action

GROWING WITHIN OUR ENVIRONMENT:

- Appalachian Trail Commission
- Capital Region Water
- Dauphin County Conservation District
- Derry Township
- East Hanover Township
- PA Department of Conservation and Natural Resources
- PA Department of Environmental Protection
- PA Department of Transportation
- PA Historic & Museum Commission
- Susquehanna River Basin Commission

GROWING OUR ECONOMY:

- Capital Area Transit
- Dauphin County Commissioners
- Dauphin County Economic Development
- East Hanover Township
- Harrisburg International Airport/SARAA
- Harrisburg Regional Chamber/ CREDC
- Harrisburg Young Professionals
- Hershey/Harrisburg Visitors Bureau
- PA Department of Transportation

Implementation Partners will meet on a regular basis throughout the planning period for the plan (2017-2026) to track the progress of implementing the plan and make adjustments as measures are implemented or conditions change. These activities will be documented here as they occur.

– DOCUMENTS & RESOURCES –

ACKNOWLEDGEMENTS –

Comprehensive Plan Steering Committee:

- **Leo Agresti**, Dauphin Co. Housing Authority
- **Jim Aiello**, Harrisburg International Airport
- **Dave Black**, CREDC
- **Sheilah Borne**, Hershey Medical Center
- **Scott Burford**, Dauphin Co. Commissioners
- **Marie Byers**, Harrisburg International Airport
- **Bob Christoff**, Dauphin Co. Conservation District
- **George Connor**, Dauphin Co. Community & Economic Development
- **Jeanette Crabb**, Lykens Borough
- **Carl Dickson**, Dauphin Co. Parks & Recreation
- **Chris Dietz**, Millersburg Borough
- **Shaun Donovan**, CREDC
- **Chuck Emerick**, Derry Township
- **Leah Eppinger**, Dauphin Co. Housing Authority
- **Deb Everly**, Northern Dauphin Co. Resident
- **Andrea Flowers**, Pinnacle Health
- **Lauren Gross**, Greater Harrisburg Association of Realtors
- **Julie Hine**, Manada Conservancy
- **Don Holtzman**, PSU Harrisburg
- **Bonnie Kent**, Northern Dauphin Human Services
- **John Kerschner**, Dauphin Co. Planning Commission
- **Rob Leshner**, Dauphin Co. Library System
- **David Maher**, PA Historical & Museum Commission
- **Stefani McAuliffe**, Pinnacle Health
- **Dave Sheppard**, Home Builders Association
- **Ann Stacey**, Strategic Planning Consultant
- **Bryan Van Sweden**, PA Historical & Museum Commission
- **Julie Walter**, Tri-County Community Action
- **Bob Wesoloskie**, Dauphin Co. Community & Economic Development
- **Derek Whitesel**, Harrisburg Young Professionals
- **Brandon Williams**, Derry Township

- **Shannon Williams**, Capital Region Water
- **Jennifer Wintermyer**, Tri-County Community Action
- **Michael Yingling**, East Hanover Township
- **Sally Zaino**, Manada Conservancy

Dauphin County Board of Commissioners:

- **Jeff Haste**, Chairman
- **Mike Pries**, Vice-Chairman
- **George Hartwick III**, Secretary

Dauphin County Planning Commission:

- **William Specht III**, Chairman
- **John Kerschner**, AICP, Vice-Chairman
- **Josh First**, Secretary
- **Chris Abruzzo**, Treasurer
- **Mary Gaiski**
- **Gary Lenker**
- **Keith Oellig**
- **Robert Spandler**
- **Dan Tunnell**
- **Jeff Haste**, Liaison Commissioner

Planning Staff:

- **Timothy P. Reardon**, AICP, Executive Director
- **Diane Myers-Krug**, AICP, Associate Director
- **Casey Baxendale**, Planner
- **Andrew Bomberger**, Regional Planner
- **Patty Buggy**, Human Resources/Finance Assistant
- **Donna Clay**, Administrative Assistant
- **Steve Deck**, AICP, Planner
- **Thomas Edinger**, AICP, GIS Coordinator/Transportation Planner
- **Jason Finnerty**, Perry Co. Planning Coordinator
- **Jerry Duke**, AICP, Dauphin Co. Planning Coordinator
- **Timothy Jones**, HPMS Coordinator/GIS Technician
- **Alexa Korber**, Planner
- **Larry Portzline**, Communications Coordinator

EVENTS –



Visitors to a 4/12/17 outreach event at Strawberry Square in downtown Harrisburg were interested to hear about the online draft of Dauphin County's Comprehensive Plan and how they could share their views and comments.



Dauphin County Planning Coordinator Jerry Duke speaks to a visitor about the county comprehensive plan at a 4/12/17 outreach event at Strawberry Square in downtown Harrisburg.



On 5/30/17, Dauphin County Planning Commission staff meet with the Comprehensive Plan steering committee at the East Shore Library to review the latest draft.



5/30/17 meeting with Comprehensive Plan steering committee.

NEWS & MEDIA COVERAGE –



NEWS FROM THE
DAUPHIN COUNTY PLANNING COMMISSION
112 Market Street, 2nd Floor
Harrisburg, PA 17101
(717) 234-2639

FOR IMMEDIATE RELEASE

April 12, 2017

**DRAFT OF DAUPHIN COUNTY COMPREHENSIVE PLAN AVAILABLE FOR PUBLIC REVIEW & COMMENT
AT WWW.DAUPHINCOUNTYCOMPPLAN.ORG**

HARRISBURG, PA – Dauphin County residents are invited to review and comment on a draft of the county's comprehensive plan between now and May 26.

The Commonwealth of Pennsylvania requires all counties to update their comprehensive plans every 10 years. A 45-day public review period is part of that process.

The draft plan, entitled "Growing Together," is accessible at www.dauphincountycompplan.org.

The comprehensive plan sets the direction and identifies the goals for Dauphin County's community, environmental and economic initiatives. The plan also establishes the methods, actions and accounting for progress toward meeting these goals.

Its four main sections are "Growing Our Communities," "Growing Within Our Environment," "Growing Our Economy" and "Tracking Our Progress." Various documents and other resources will also be included on the website.

By presenting the work-in-progress as a dedicated website -- a first for Pennsylvania counties -- the Dauphin County Commissioners hope to broaden public awareness and invite input from residents, municipalities, school districts and others.

"This is a unique opportunity for Dauphin County residents to become involved in the planning process and help direct the future of the community," said Commissioner Jeff Haste. "We hope folks will visit the site, review our progress and let us know their ideas or concerns."

"Hearing from residents and business owners is an important part of the planning process," said Commissioner Mike Pries. "We want to hear from you."

"This board is committed to making our county better," said Commissioner George P. Hartwick, III. "The comprehensive plan will help us achieve that goal."

Comments on the plan's recommendations and findings can be directed to the Dauphin County Planning Commission in three ways: 1) by using the site's contact page; 2) by emailing Dauphin County Planning Coordinator Gerard Duke at gduke@tcrpc-pa.org; or 3) by mailing them to Tri-County Regional Planning Commission, 112 Market Street, 2nd Floor, Harrisburg, PA 17101.

#

CONTACT: Gerard Duke, Dauphin County Planning Coordinator, (717) 234-2639, gduke@tcrpc-pa.org



NEWS FROM THE
DAUPHIN COUNTY PLANNING COMMISSION
112 Market Street, 2nd Floor
Harrisburg, PA 17101
(717) 234-2639

FOR IMMEDIATE RELEASE

July 11, 2017

**DAUPHIN COUNTY COMMISSIONERS EXPECTED TO ADOPT NEW 10-YEAR COMPREHENSIVE PLAN
ADDRESSING COMMUNITY, ENVIRONMENTAL AND ECONOMIC DEVELOPMENT GOALS**

County Comprehensive Plan Is First in the State in Several Areas

HARRISBURG, PA – The Dauphin County Commissioners are expected to adopt a new 10-year comprehensive plan that outlines community, environmental and economic development goals for the county and establishes the steps needed to achieve these goals. Called “Growing Together,” the plan is the culmination of an extensive effort over the past year to coordinate with residents, public officials and a variety of organizations to develop a comprehensive, forward-looking plan.

This plan is the first county comprehensive plan in the state to have a dedicated website -- www.DauphinCountyCompPlan.org -- to invite public input and broaden awareness.

Dauphin County is also the first to use the state Department of Community and Economic Development’s “Implementable Comprehensive Plan” approach to develop a user-friendly, action-oriented process for accomplishing goals.

Counties are required by the state to update their plans every ten years.

WHEN: Wednesday, July 12, 2017 at 10 a.m.

WHERE: Dauphin County Administration Building, 2 S. Second Street, 4th Floor Hearing Room, Harrisburg

WHO: Dauphin County Commissioners Jeff Haste, Mike Pries and George P. Hartwick, III
Dauphin County Planning Commission representatives

#

CONTACT: Gerard Duke, Dauphin County Planning Coordinator, (717) 234-2639, gduke@tcrpc-pa.org



NEWS FROM THE
DAUPHIN COUNTY PLANNING COMMISSION
112 Market Street, 2nd Floor
Harrisburg, PA 17101
(717) 234-2639

FOR IMMEDIATE RELEASE
July 13, 2017

**DAUPHIN COUNTY COMMISSIONERS ADOPT NEW COMPREHENSIVE PLAN ADDRESSING COMMUNITY,
ENVIRONMENTAL AND ECONOMIC DEVELOPMENT GOALS**

County Comprehensive Plan Is First in the State in Several Areas

HARRISBURG, PA – Dauphin County Commissioners Jeff Haste, Mike Pries and George P. Hartwick, III yesterday adopted a new comprehensive plan that outlines community, environmental and economic development goals for the county and establishes the steps needed to achieve these goals.



At a July 12 public hearing of the Dauphin County Commissioners, TCRPC staffers Jerry Duke and Steve Deck, right, offer a presentation on the county's new 10-year comprehensive plan. Commissioners George P. Hartwick III, Jeff Haste and Mike Pries, left, unanimously approved the plan.

“Called ‘Growing Together,’ the plan is the culmination of an extensive effort over the past year to coordinate with residents, public officials and a variety of organizations to develop a comprehensive, forward-looking plan,” said Haste. “In fact, this plan is the first county plan in the state to have a dedicated website so that residents, elected leaders and planners can easily access it.”

The website for the Dauphin County Comprehensive Plan is www.DauphinCountyCompPlan.org.

Dauphin County is also the first county to use the state Department of Community and Economic Development’s “Implementable Comprehensive Plan” approach to develop a user-friendly, action-oriented process for accomplishing goals.

“The plan is designed to be interactive and continually updated,” said Pries. “We thank the planning staff and the many organizations who provided input and helped to frame this plan.”

The plan was developed over the past year and included a public presentation to the county commissioners on June 7 and a public hearing on July 12, prior to the vote.

“It took time to develop this inclusive, forward-thinking plan, but we wanted to do it right and have public input,” said Hartwick. “This plan is a tool not only for the county but also for municipalities.”

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CONTACT: Gerard Duke, Dauphin County Planning Coordinator, (717) 234-2639, gduke@tcrcp-pa.org

Dauphin County calls comprehensive plan first of its kind

By Luis Cruz

Published: July 12, 2017, 7:36 pm | Updated: July 13, 2017, 11:29 am

HARRISBURG, Pa. (WHTM) – The Dauphin County Planning Commission says its new comprehensive plan is unlike anything that’s come before it.

For the first time, the county’s 10-year plan exists primarily online.

Dauphincountycompplan.org is meant to be a snapshot of where Dauphin County wants to go in the next decade.

“I’ve seen many of the plans sit on the shelf,” county Commissioner Jeff Haste said at a public hearing Wednesday morning. “The thing that excites me about this is that it appears to be the first in the commonwealth.”

Easily accessible and designed to be understood in plain language, the plan is a contrast to the previous one which was presented in the form of a 300-page document.

“I would like for folks to come back and say it was an active and useful tool,” Haste added.

The plan focuses on three goals: environment protection, economic development, and community development.

Each goal was developed with help from the community and about 40 implementation partners.

County planning coordinator Jerry Duke says the plan was created to be interactive, so updates should be expected. It should also be thought of as a process.

“What we are looking at doing is not just having a plan that’s just here,” said Duke, “it’s more of a process, saying we are going to set up committees to meet the goals and objectives.”

No clear long-term goal has been made set, but the planning commission says it will meet with partners to discuss progress.

Haste said the county will be sure to have infrastructure in place and resources available.

“We really need to let the community and the business take and grow our communities,” he said. “We [government] need to be the ones that aid and help. Not really drive it.”

Dauphin County adopts ‘Growing Together’

HARRISBURG

Dauphin County Commissioners Jeff Haste, Mike Pries and George P. Hartwick, III adopted a new comprehensive plan, “Growing Together” that outlines community, environmental and economic development goals for the county and establishes the steps needed to achieve these goals.

The website for the Dauphin County Comprehensive Plan is *Dauphin CountyCompPlan.org*

Dauphin County also is the first county to use the state Department of Community and Economic Development’s “Implementable Comprehensive Plan” approach to develop a user-friendly, action-oriented process for accomplishing goals.

The plan was developed during the past year and included a public presentation to the county commissioners June 7 and a public hearing July 12, prior to the vote.

For more information, contact the Dauphin County Planning Commission at 717-234-2639.

TV News Reports:

7/12/17 - ABC27 (www.abc27.com)

7/12/17 - WGAL-8 (www.wgal.com)

OUTREACH SUMMARY –

Having an informed public is a critical component in having an effective comprehensive plan. One of the initial steps employed by Dauphin County was the distribution of an online survey, with hard copies also distributed to the libraries throughout the County. Municipalities were also asked to spread the word through their newsletters, bulletin boards, and/or websites. This resulted in the receipt of over 600 responses that were well distributed across the County, well beyond the participation level expected through a traditional public meeting approach.

Regular updates were made to the Tri-County Regional Planning Commission website highlighting the progress of the planning effort and similar material was made part of each newsletter produced throughout the same time period.

The Comprehensive Plan's three main areas of focus (community, environment and economic development) were identified through the review of the survey responses. Using this information, planners identified approximately 40 individuals and organizations involved in ongoing and future activities within these areas. Interviews were conducted and these individuals and organizations agreed to serve as "Implementation Partners" who will continue to participate in planning efforts relating to the implementation of the plan. The notes from the interviews and the listing of Implementation Partners are contained in the Comprehensive Plan.

The Pennsylvania Municipalities Planning Code (MPC) is somewhat specific on the outreach that must be conducted as part of the review of a draft comprehensive plan. The main tool used to announce the availability of the Comprehensive Plan was a flyer produced in Adobe format that could be electronically distributed or printed and made available via hard copy. The flyer was then used to help exceed the MPC requirements through a series of outreach activities at various levels as described below.

County Level:

- **Tri-County Regional Planning Commission:** Notices placed on web site, twitter account and Facebook page. Press release prepared and forwarded to local media.
- **Dauphin County Parks & Recreation:** Presented on the Department's e-blasts and on Facebook page.
- **Dauphin County Library System:** Copies of the plan made available at the reference desks. Also, copies of the flyers made available and distributed at the libraries.
- **Northern Dauphin Council of Governments:** Received a presentation at their May 18, 2017 meeting.
- **Public Display:** April 12, 2017 public display at Strawberry Square, Harrisburg.
- **Comprehensive Plan Advisory Committee Members:** All Advisory Committee members & interviewees were provided flyers and information and were asked to distribute flyer through their systems.
- **Northern Dauphin Human Services:** Presented flyers to their Health and Wellness providers; presented copies of flyers at their Northern Dauphin Health Initiative meeting; Provided information at the Northern Dauphin Human Services Advisory Meeting; Presented flyer at the Northern Dauphin School Director's meeting; provided information to the tenants (14 total) located within their service center building and made flyers available at their building in Elizabethville.
- **Home Builders Association of Metro Harrisburg:** Provided several E-mail notifications to members.

Direct Email Transmittal of Information:

- Email notices were sent to the 208 survey respondents who asked to be informed by providing their e-mail address.
- Email notices were sent to 649 non-profit organizations located within Dauphin County with identified e-mail addresses.

Additional Municipal Activities:

- **Derry Township:** Place a paragraph description, flyer and link to the County Plan website in the weekly eNews edition on April 21, 2017.
- **Millersburg Borough:** Posted flyer on bulletin board at the Borough Office. Also shared the announcement on our Facebook page on April 12, 2017 and other times before the comment period deadline.
- **Royalton Borough:** Flyer on community bulletin board located at the Borough Office and at their utility payment window.
- **South Hanover Township:** Flyers available for the public taking within an information kiosk at the Municipal Building. Also, Planning Commission received a presentation at their May meeting.
- **Susquehanna Township:** Flyer posted at Municipal Building Community Bulletin Board. Also, Planning Commission received a presentation at their May meeting.
- **West Hanover Township:** Posted flyer on Municipal Building bulletin board and available as a double sided flyer with other pamphlets. Information also sent to their parks and recreation building to have available (as this building, along with the Municipal Building, in the Township has that has regular public interaction.)

Formal Notifications Required Under the Municipalities Planning Code (Email & Hard Copy):

- All 40 Dauphin County Municipalities
- All Dauphin County School Districts (12 Districts)
- All adjoining counties: Cumberland, Perry, Juniata, Northumberland, Schuylkill, Lebanon, Lancaster, and York Counties
- All adjoining Municipalities (31 Municipalities)
- All adjacent School Districts (11 Districts)
- All Dauphin County Municipal Authorities and Utilities
- PA Governor's Center for Local Government Services

The mandatory 45-day review period ran between April 12, 2017 and May 29, 2017. The steering committee met on May 30, 2017 and recommended that the Dauphin County Planning Commission forward the plan to the Dauphin County Commissioners with a recommendation for adoption. The Planning Commission then met on June 5, 2017 and formally recommended adoption of the Comprehensive Plan. A presentation was then made to the County Commissioners at their June 7, 2017 workshop meeting, where the Commissioners gave their approval for the scheduling of a formal public hearing in accordance with the MPC. The hearing was then held on July 12, 2017, and afterwards the Dauphin County Comprehensive Plan was formally adopted by resolution.

The flyer, public hearing notification, adoption resolution and comments and responses received throughout the public review period are included online and in the print version of this document.

Flyer:



DAUPHIN COUNTY
Comprehensive Plan
“Growing Together”



**Enhancing
Our
Communities**

**Improving
Our
Environment**



**Encouraging
Economic
Development**

www.dauphincountycompplan.org

What is a Comprehensive Plan?

The Dauphin County Comprehensive Plan, “Growing Together,” establishes an overall vision for the future of Dauphin County. The Comprehensive Plan, prepared by the **Dauphin County Planning Commission**, sets the direction and identifies the goals for the County’s community, environmental and economic initiatives. But, beyond stating the goals, this Comprehensive Plan seeks to be an “Implementable Plan” by outlining and establishing the methods, actions and accounting for progress toward meeting the goals.



How is it different from a municipal comprehensive plan?

The County Comprehensive Plan is meant to provide overall guidance for the key issues that impact all of the residents of Dauphin County. Municipal plans, which are to be generally consistent with the County’s plan, provide more detailed analysis on localized issues and concerns. Both plans provide policy guidance for elected and appointed officials and neither are regulatory in nature.

What is the status of the plan?

The plan is currently in the draft phase, undergoing review from residents, municipalities, school districts, adjacent counties and other stakeholders. The goal is to secure input from all of these groups by Memorial Day 2017, enabling the County Commissioners to adopt the plan by the Summer or Fall of this year.



How can I be part of the planning process?

The draft plan is available at:

www.dauphincountycomplan.org

The website has a “Contact Us” form to submit any questions or comments. If you prefer to talk to someone about the planning process or content, feel free to use the contact information provided below.

For questions or more info, please contact:

Jerry Duke

gduke@tcrpc-pa.org
717-234-2639, ext. 21

Steve Deck

sdeck@tcrpc-pa.org
717-234-2639, ext. 17

Dauphin County Commissioners: Jeff Haste, Mike Pries, George P. Hartwick, III

Public Hearing Notification:



The Patriot News
LEGAL AFFIDAVIT

AD#: 0008225715

Commonwealth of Pennsylvania,) ss
County of Cumberland)

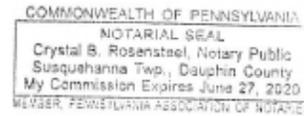
Dwayne Connor being duly sworn, deposes that he/she is principal clerk of PA Media Group; that The Patriot News is a public newspaper published in the city of Mechanicsburg, with general circulation in Cumberland and Dauphin and surrounding counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

The Patriot News 06/20, 06/27/2017


Principal Clerk of the Publisher

Sworn to and subscribed before me this 28th day of June 2017


Notary Public



Dauphin County Comprehensive Plan
Public Hearing

The Dauphin County Board of Commissioners has scheduled a public hearing on the draft of a new Dauphin County Comprehensive Plan. The public hearing is scheduled for July 12, 2017 at 10:00 a.m. in the Board of Commissioners Hearing Room in the Dauphin County Administration Building, Harrisburg, PA. The building is located at the corner of Market Street and 2nd Street.

The Dauphin County Comprehensive Plan - Growing Together, establishes an overall vision for the future of Dauphin County and is the long-term guide for maintaining the quality of life for residents of Dauphin County.

The Comprehensive Plan sets the direction and identifies the goals for the County's community, environmental and economic initiatives. This Comprehensive Plan seeks to be an "Implementable Plan" by outlining and establishing the methods, actions and accounting for progress toward meeting the goals.

The draft Dauphin County Comprehensive Plan is available for public review with the primary documentation available online at its dedicated web site: www.dauphincountycomplan.org. Hard copy versions of the Plan can be downloaded through the website or obtained through the Tri-County Regional Planning Commission, 112 Market Street, 2nd Floor, Harrisburg, PA 17101.

Comments With Responses:

PUBLIC COMMENTS & RESPONSES

Provided at the April 12, 2017 Strawberry Square outreach event:

Message: Interested in learning more about the plan. He believes regional bike/pedestrian is an important transportation and quality of life component for the region as a whole. He suggested reaching out to Lancaster County in their biking / pedestrian to learn more and improve the regional connections.

Response: *Tri-County Regional Planning Commission staff regularly coordinate with Lancaster County Planning Commission Staff on a wide range of transportation issues, including biking/pedestrian facilities and activities. This coordination will continue throughout the planning period.*

Sent via E-mail transmittal: Wed 4/12/2017 1:26 PM:

Message: I appreciate the progress you made. I worked on the Harrisburg Comprehensive Plan so I understand the amount of time spent on this. Here are my two cents: consider using the Cumberland valley bridge for pedestrian uses, particularly bikers who could travel from S.3rd St in Lemoyne to S.3rd St in Harrisburg. Also, perhaps reconsider the pathing of the bike trail that forms the greenbelt. I tried to get from the riverwalk to Wildwood by following the bike trail signs. Once the trail left the city boundaries, not only were there depressions and sinkholes in the road, but there was no way to cross the two-way front street (Front and Vaughn). There were no ramps to leave the river path, and the two way traffic was impassable, even if there was a crosswalk.

Response: *We have shared the suggestions with Tri-County Regional Planning Commission's bicycle/pedestrian coordinator for consideration in future planning efforts.*

Sent via E-Mail transmittal: Mon 4/24/2017 9:22 AM:

Message: A past President and current Board Member of Hershey Area Art Association, I was interested in inquiring about opportunities that our Nonprofit Art Association might be able to become involved in opportunities that the county might offer our group. Please check out our website, www.hersheyareaartassociation.com, for the organizations history in the community. Giving back through scholarship, art shows, community projects, such as HAAA Hats for Hope, 10th anniversary project at the Hershey Historical Society, 20th year project, "Shine a Light on Art" at the Hershey Library and other community involvement. Please let me know if any meetings might be planned that I may attend to find out more about the county's comprehensive plans.

Response: *We have added the Hershey Area Art Association to our database used for notifications of upcoming events and plan-related activities.*

Sent via E-Mail transmittal: Mon 4/24/2017 9:48 AM:

Message: I am very glad to see the draft of the comprehensive plan in Dauphin County. As a former Refugee from Bhutan, and a new citizen of this country, I would like to represent my community to give back to this county. I was the founding President of "Bhutanese Community in Harrisburg" and have been involved in the advocacy, and resource broker for our community since 2010. Please give me an opportunity to be a part of this comprehensive planning for implementing them in effective ways. Thank you

Response: *We have added the Bhutanese Community in Harrisburg to our database used for notifications of upcoming events and plan-related activities.*

Sent via letter/email transmittal: Mon 4/24/2017 3:30 PM:

Message: Dear Mr. Duke,
Thank you for picking me as a Nonprofit Partner to review your draft of the new Dauphin County Comprehensive Plan.

Let me give you some background. Now a senior citizen, I was born, raised and educated in Susquehanna Township. I raised a family that has started three of their own families here in the township. I am still living in the township and serving as a volunteer in the fire service (46 years) and Emergency Management (40 years). I was a member that helped draft the 2000 Comprehensive Plan, and just retired after serving 12 years on the Planning Commission.

I remember spending a year on a committee of nine township citizens, meeting two and three times a month with engineering staff drafting our township's comprehensive plan. After all that I think it sat on the shelf more than it was opened. As a planning commissioner, I can't say that a developer referenced the plan two or three times as a tool to convince the planners to move his or her plan forward. As a young child visiting my grandparents in the northern part of the county, we drove through farm land that is now housing developments. The county is growing and we need a good look into the next ten-plus years as how to meet the needs of this growth. The sale and development of 130 acres of the state hospital grounds is one of the bigger land-development challenges that will affect us. Whatever it comes to be, whether housing, offices or mixed use, service areas and recreation will be needed. Take any center point and look: there's no gas station or convenience store for miles for the current office workers to use.

As a founding member of 20 years and current first vice president of the Pennsylvania National Fire Museum, I have been pleased to be part of the Harrisburg Hershey Visitors Bureau and the Discover Lancaster tourism activities. As a tour guide at the museum I have seen our visitation increase in the past year. With our efforts and grants from Dauphin County we have increased visitation by 50 percent. These visitors come from outside the county, outside of the state and outside of the country just to see the fire museum. The museum may be the number-one factor they come to Dauphin County. And while they pass through the county they visit other venues, eat, and maybe spend the night. It is our job as planners to give them the best experience possible here in Dauphin County. Thank you.

Response: *Comment noted and appreciated*

Sent via E-mail transmittal: Tue 4/25/2017 9:11 AM:

Message: Thank you for the email note alerting me to the latest draft of the Dauphin County Comprehensive Plan "Growing Together." I was extraordinarily pleased with the stated goals of improving multi-modal transportation connections, preserving our natural resources, and developing better resources for affordable housing and economic advancement in areas of Dauphin County which are disadvantaged at present.

Please continue the good work you are doing with your partners (especially Capital Region Water, DCNR, DEP, and Harrisburg Young Professionals) and continue to keep me updated of future press releases/neighborhood outreach events.

Response: *Comment noted and appreciated*

Sent via E-Mail transmittal: Sat 5/20/2017 1:42 PM:

Message: Dauphin County is a great place to live. In your comprehensive plan for our future, please make green spaces such as parks, fields, and undeveloped woodlands a priority for maintaining the livability of our community. When these places are torn down for "progress" and new "development" it can make living here more stressful and less enjoyable. We need these open spaces for our sanity in an ever-hurried and stressful world. Encouraging new businesses to purchase existing empty buildings and containing them in a commercial area helps to contain the sprawl. When county government stands up for quality-of-life, it pays back in myriad ways.

I'd love to see our county become a forward-thinking leader by making the environment a priority because it is the right thing to do, not just because it is mandated. Water conservation, renewable energy, pervious surfaces, wildlife preservation (plant milkweed for monarchs, for example), bikes lanes, etc. would benefit all of our residents.

And lastly, implementing a litter clean-up system, by providing incentives to citizens or arranging community service days (mandated for people who have violations or well-advertised Earth Day Cleanups) would help to make our community cleaner and healthier.

I'd like to feel like I live in a place where these things are a priority. Thank you!

Response: *Environmental protection is a major focus of the plan, as many of our residents share your concern. In terms of a litter clean-up system, such initiatives will be brought to the attention of the environmental implementation committee for consideration.*

ADJACENT COUNTY COMMENTS & RESPONSES

York County Planning Commission:

Comment: Dauphin County Comprehensive Plan, “Growing Together” sets the direction and identifies the goals for the County’s community, environmental, and economic initiatives. These goals and the action items outlined to meet them are consistent with the York County Comprehensive Plan.

The Susquehanna River forms York County’s boundary with Dauphin County. Looking beyond the River, specifically at the Planned Growth Areas and Community Service Area Map, most of the land adjacent to the River on the Dauphin County side is designated as Urban Core, with a small portion as Rural Reserve. This future land use pattern is generally consistent with the York County Growth Management Plan.

Response: *Comment noted and appreciated*

Cumberland County Planning Commission:

Comment: It appears that some of the Goals and Key Action Items would have to be implemented by the identified “Implementation Partners” (page 3) or other agencies. It may be helpful to identify the partner agencies responsible for implementing the Key Action Items and the County Planning Commission’s role.

Response: *The County Planning Commission will provide oversight for the three implementation committees. Specific participants for each action item are to be identified by the committees as they are recommended to move forward.*

Comment: General land use types or categories such as residential, commercial, industrial, etc. are not specified in the Plan regarding their proposed locations or intensities. If there is mapping related to countywide existing land use and future land use, a link should be provided to access the data. This would be helpful in assessing land use consistency at the local level and along county borders.

Response: *A decision was made to focus the section on Sustainable Development on consistency with the Regional Growth Management Plan (RGMP) which emphasizes the adoption of Community Service Area boundaries to ensure that future growth, regardless of land use type, takes place where existing facilities and services are most available. One of the plan’s key action items is for at least 75% of new development to occur within the CSA boundaries. Municipalities, who bear the primary responsibility for specific land use decisions, where this goal is not met are to be given priority for Regional Connections planning funds or other available funding for the development of a new comprehensive plan that seeks to improve the consistency with the Dauphin County Comprehensive Plan. Similar priority is given to municipalities without CSA lands, but with comprehensive plans greater than 10 years old or where significant development is anticipated. The CSA boundaries have not changed since the 2008 Dauphin County Comprehensive Plan was developed, thereby helping to ensure that cross-county consistency is maintained.*

Perry County Planning Commission:

Comment: Suggest evaluating the Future Land Use Plan against the plans of surrounding counties (PA MPC 301(a)(5))

Response: *A decision was made to focus the section on Sustainable Development on consistency with the Regional Growth Management Plan (RGMP) which emphasizes the adoption of Community Service Area boundaries to ensure that future growth, regardless of land use type, takes place where existing facilities and services are most available. One of the plan's key action items is for at least 75% of new development to occur within the CSA boundaries. Municipalities, who bear the primary responsibility for specific land use decisions, where this goal is not met are to be given priority for Regional Connections planning funds or other available funding for the development of a new comprehensive plan that seeks to improve the consistency with the Dauphin County Comprehensive Plan. Similar priority is given to municipalities without CSA lands, but with comprehensive plans greater than 10 years old or where significant development is anticipated. The CSA boundaries have not changed since the 2008 Dauphin County Comprehensive Plan was developed, thereby helping to ensure that cross-county consistency is maintained.*

Comment: May want to mention the County's position as it relates to the plan being "generally consistent." (See PA MPC 301(c)). Also, any known inconsistencies between this plan and the municipal and multi-municipal plans it intends to guide?

Response: *One of the key action items in the plan involves the identification of localized development that may not be consistent with the County plan and giving priority for Regional Connections or other available funding for the development of a new comprehensive plan that seeks to improve the consistency with the Dauphin County Comprehensive Plan. Similar priority is also to be given to municipalities without CSA lands, but with comprehensive plans greater than 10 years old or where significant development is anticipated.*

Comment: The plan is required to provide a statement regarding mineral extraction/mining and the extent the activity is allowed to commence with the understanding that water supplies impacted by such activities specify replacement and restoration of water supplies (PA MPC 301(b)(1)).

Response: *The Water Quality and Stormwater Management section of the plan calls for the development of a countywide strategy for addressing surface and ground water quality and quantity issues. This work is to be done in partnership with DCCD, municipalities, environmental organizations, Dauphin County Parks and Recreation, the Susquehanna River Basin Commission (SRBC), PA Department of Conservation and Natural Resources (DCNR), and the PA Department of Environmental Protection (DEP). This plan will take into account all known sources of water quality degradation, including those relating to mining activity.*

Comment: While not required, the plan could mention something about the County's Solid Waste Management Plan.

Response: *A reference and hyperlink to the Dauphin County Solid Waste Management Plan will be added to the "Other Key Planning Efforts" portion of the Plan's Introduction.*

Comment: The plan can simply mention the short and long-term implementation will be carried out in three individual documents by the subcommittees on page 25.

Response: *Both short and long-term implementation measures will be documented in the “Tracking Our Progress” section of the Comprehensive Plan website as they are undertaken. Interested parties can also contact Mr. Jerry Duke at (717) 234-2639 or gduke@tcrpc-pa.org to obtain information on ongoing or planned implementation activities.*

Comment: The plan mentions residents frequently when speaking of the community survey. How were responses of others outside the county factored into this process?

Response: *The input of all respondents to the survey were included in the analysis of the survey, regardless of location. Also, this document provides documentation of all comments received on the draft plan, including those received from Cumberland, Perry, and York Counties.*

Comment: From our perspective, the proposed plan text appears to cover all the Pennsylvania Municipalities Planning Code requirements specified in Section 301 (a). We commend you on your efforts and thank you for this opportunity to comment on the draft plan.

Response: *Comment noted and appreciated*

STEERING COMMITTEE COMMENTS AND RESPONSES

Comment: Public Facilities – Most of the points in this section deal with services or with parks and educational facilities. But when I think of community facilities, I think of spaces for community meetings, events, and activities. They might be municipal buildings, schools, and properties managed by nonprofit partners, including theaters and churches. The PHMC has funded plenty of good projects that rehabilitated historic buildings for these sorts of functions. (There’s a short list of examples below.) I recommend adding a goal that relates specifically to the role of the county and its municipalities in promoting and facilitating the development and sustainable operation of these kinds of facilities, particularly when there is a clearly defined need in the community.

Response: *The Plan does include a number of Key Action Items relating to the use of a variety of techniques to encourage in-fill and redevelopment opportunities. While the scale of the County Comprehensive Plan makes it infeasible to identify specific buildings, the resources available through the Tri-County Regional Planning Commission will be made available to facilitate the long-term use of the types of individual buildings referenced in the comment where there is a clearly defined need in the community.*

Comment: Sustainable Development Patterns – I think that one or more of the goals should specifically mention improved storm water management (or at least reducing the rate of increases in storm water runoff) as one of the key benefits of sustainable development. It not only saves on the costs of building and maintaining the infrastructure needed to handle the storm water, but it also has the potential to reduce the effects of downstream flooding. I realize that storm water management is discussed in a separate section, but the rationale of including it here is to think beyond designing bigger pipes and deeper swales and instead put a priority on reducing the “input” or “supply” side of the equation through creative planning and design:

- Reducing the area of roofs, parking lots, and hard-scaping in new developments
- Encouraging (or requiring) green infrastructure, green roofs (especially on large commercial or industrial developments), and permeable pavement in parking areas
- Incorporating on-site systems into large-scale development projects for capturing, filtering, and reusing rainwater runoff.

Response: *The Plan recognizes the many benefits of improved stormwater management as mentioned in the comment. Many of the issues and key action items listed throughout the plan will have likely impact beyond the specific section where they are mentioned. In an effort to keep the plan concise and easier follow for a wide range of users, these “crossover” initiatives are only listed once, but will be managed and coordinated throughout the Plan’s implementation by the Dauphin County Planning Commission and the Implementation Partners.*

Comment: Floodplain Risk Management – In the same way, this section could refer back to Sustainable Development Patterns as the sort of strategies that communities can take to reduce the risk of flooding in the county. Perhaps this can simply be incorporated into the fifth action (“Through education and model ordinance . . .”). The current text of that bullet seems to imply that these tools would only apply to “environmentally sensitive lands.” I would argue that traditional greenfield development almost always increases storm water runoff, regardless of the property’s environmental sensitivity.

Response: As a point of clarification, the strategies identified in the fifth action item are to be applied throughout Dauphin County as a means of reducing impacts in areas prone to flooding and other “environmentally sensitive lands.” Therefore, the strategies would affect all new development in Dauphin County, including any that occurs in greenfield areas.

Comment: Agriculture & Resource Protection – Should this section also mention significant historic resources? Most of the planning and zoning tools that are used to protect open space and natural lands can also be applied to preserving the setting and character of historic farmsteads and rural communities. Approaching all of these resources collectively would be consistent with the [National Disaster Recovery Support Function # 6](#), which combines natural and cultural resources, as well as addressing issues related to agriculture.

Response: As indicated in the primary goal of this section, historic and cultural resources are intended to be included as important environmental resources. Minor edits have been made to several of the Key Action Items to clarify this fact.

Comment: Transportation Network – I don’t know if it is appropriate to express here or not, but reliance on the automobile results in zoning ordinances that often have excessive requirements for on-site parking areas that contribute to rain water runoff, that make adaptive reuse and high-density development difficult, and that present design challenges in creating attractive commercial corridors and residential subdivisions.

Response: There is a Key Action Item included that states: “Evaluate off-street parking requirements in an effort to reduce the areas needed for parking lots, thereby reducing stormwater impacts and potentially making retail, office, and industrial lands more transit and bicycle/pedestrian friendly.” This recommendation directly addresses the comment.

Comment: Growing Our Economy: Programs & Policies – Under Issues & Direction, the second bullet reads “The downtowns of smaller boroughs and townships should be maintained or promoted as local economic centers and/or reinvented to meet current business opportunities.” As a minor edit, I would suggest that it say that the downtowns “should be maintained **and** promoted as local economic centers.” We should be encouraging both, not one **or** the other.

Response: The suggested change has been made.

Recent Municipal Comprehensive Plans:

The plans below contain numerous pages of data and are not included in this printable version of the comprehensive plan. However, they are accessible at the plan's website: www.dauphincountycompplan.org.

- Conewago Township (2009)
- Dauphin Borough (2016) *
- Derry Township (2016)
- Halifax Borough (2011) **
- Halifax Township (2011) **
- Highspire Borough (2007)
- Jefferson Township (2011) **
- Middle Paxton Township (2016)
- Millersburg Borough (2007) ***
- Paxtang Borough (2009)
- Rush Township (2011) **
- Steelton Borough (2002)
- Upper Paxton Township (2007) ***
- Washington Township (2008)
- Wayne Township (2011) **
- West Hanover Township (2015)
- Wiconisco Township (2007)

* Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan

** The Valleys Regional Comprehensive Plan

*** Millersburg/Upper Paxton Township Joint Comprehensive Plan

Resource Guide:

The files below contain numerous pages of data and are not included in this printable version of the comprehensive plan. However, they are accessible at the plan's website: www.dauphincountycompplan.org.

- Demographic Data (xls)
- Housing Data (xls)
- Home Sales By Municipality 2003-16 (xls)
- Socioeconomic Data (xls)
- GIS Mapping Resources (pdf)