

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

RESOLUTION NO. 343

**OF THE BOARD OF SUPERVISORS OF THIS
TOWNSHIP AMENDING THE 1999 WASHINGTON
TOWNSHIP COMPREHENSIVE PLAN.**

WHEREAS, on February 17, 1999, the Washington Township Supervisors adopted an updated Comprehensive Plan; and

WHEREAS, recent amendments to the Pennsylvania Municipal Planning code requires the Township's Comprehensive Plan to be generally consistent with the Township's Zoning Ordinance; and

WHEREAS, the Township has received ten rezoning applications to change the zoning of approximately 1,000 acres of land in Washington Township; and

WHEREAS, future residential and commercial growth areas should be located in areas served by public water and sewer and where transportation routes can be upgraded to meet the added transportation demand caused by the development; and

WHEREAS, the Township desires to keep the Comprehensive Plan consistent with the Zoning Ordinance by amending the Comprehensive Plan to mirror the requested zoning changes; and

WHEREAS, the Township Supervisors desire to incorporate recent changes to the Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, Section 301, into the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of this Township, as follows:

Section 1. Amends the Future Agricultural Land Use Plan, 12; the Future Residential Land Use Plan, M14; and the Comprehensive Land Use Plan to reflect the following residential zoning changes.

- 1.1 Property of Anthony and Jeffrey A. Bittner located at 11689 Buchanan Trail East – Change approximately 70 acres from Agricultural (A) to Medium Density Residential (R-2) District.
- 1.2 Property of Knouse Fruitlands located at 11762, 12474, 12506, and 12545 Old Forge Road – Change approximately 180 acres on the east and west sides of Old Forge Road from Agricultural (A) to Low Density Residential (R-1) District.

- 1.3 Property of C. David and Barbara J. Layman located at 12707 and 12709 Old Forge Road – Change approximately 136 acres on the west side of Old Forge Road from Agricultural (A) to Low Density Residential (R-1) District.
- 1.4 Property of C. David and Barbara J. Layman located at 12616 Old Forge Road – Change approximately 30 acres on the east side of Old Forge Road from Agricultural (A) to Medium Density Residential (R-2) District.

Section 2. Amends the Future Agricultural Land Use Plan, M12; the Future Industrial and Commercial Land Use Plan, M13; the Future Residential Land Use Plan, M14; and the Comprehensive Land Use Plan to reflect the following commercial zoning changes:

- 2.1 Property of Michael L. and Julianne Knepper located at 10699 Tomstown Road – Change approximately 32 acres north of Anthony Highway and on the east and west sides of Tomstown Road from Agricultural (A) to Commercial (C) District.
- 2.2 Property of Anthony and Jeffrey A. Bittner located at 11689 Buchanan Trail East – Change approximately 10.7 acres located north of Buchanan Trail East and east of Red Run LLC property from Agricultural (A) to Commercial (C) District.
- 2.3 Property of Red Run LLC located at 12760 Old Forge Road – Change approximately 24.41 acres east of Old Forge Road and west of property owned by Anthony and Jeffrey A. Bittner from Medium Density Residential (R-2) to Commercial (C) District.
- 2.4 Property of C. David and Barbara J. Layman located at 12616 Old Forge Road – Change approximately 4.65 acres east of Old Forge Road, north of Red Run LLC property, and west of property owned by Anthony and Jeffrey A. Bittner from Agricultural (A) to Commercial (C) District.
- 2.5 Property of Raymond, Mary and Dean Bercaw located along the south side of Buchanan Trail East with street addresses of 10558, 10562, and 10566 Buchanan Trail East – Change approximately 2.02 acres from Low Density Residential (R-1) to Commercial (C) District.
- 2.6 Property of Donald E. Zody, Alfred and Sandra DePaolo, Paul Spangler, Daniel Long, Richard Izer, Douglas E. Zody, Kristin A. Zody, and Harry T. Statler located on the west side of Wharf Road and the north side of Buchanan Trail East, with street addresses of 11737, 11801, 11861 Wharf Road and 4395, 4475, and 4493 Buchanan Trail East – Change approximately 7.97 acres from Low Density Residential (R-1) and Medium Density Residential (R-2) to Commercial (C) District.

- 2.7 Property of Bruce and Warren LP located on the east side of Wayne Highway with addresses of 11084, 11170, and 11984 Wayne Highway – Change approximately 27.64 acres from Industrial (I) to Commercial (C) District.
- 2.8 Property of Franklin and Susan Shockey, Ronald L. Martz, Ira F. and Patricia Kump, Daniel F. Shockey, Lester L. and Elsie J. Shockey, Elmer A. Shockey, and Donald T. and Daisy L. Forrest, Jr., located on the northwest side of Blue Ridge Avenue, with street addresses of 13419, 13447, 13454, 13461, 13479, 13493, 13539, and 13561 Blue Ridge Avenue – Change approximately 3.395 acres from Low Density Residential (R-1) to Commercial (C) District.
- 2.9 Property of Brian K. and Kelly Shade-Clever and Kirk D. and Cathy J. Berger located on the west side of Strickler Avenue, with street addresses of 12, 14 and 22 Strickler Avenue – Change approximately .56 acres from Low Density Residential (R-1) to Commercial (C) District.

Section 3. Community Facilities Plan; Public Water and Sewer Facilities: Water:
Add at end of paragraph:

The Washington Township Municipal Authority is the primary agency responsible for planning for the reliable supply of water for the Township. In addition to the current Well Head Protection program being developed, the Township must also consider the impact activities such as extraction of minerals and commercial agricultural production may have on water supply sources. The Washington Township Municipal Authority is tasked with providing review and comment to the Township Supervisors on any such activity that may impact water supply sources.

Section 4. Comprehensive Land Use Plan; The Comprehensive Land Use Plan;
Historic Section: Insert new paragraph after H-4 section:

The Township should develop a plan for the protection of natural and historic resources. Assistance to the extent permitted by law should be provided to organizations such as the Antietam Watershed Association and Happel's Meadow Wetlands Committee with their efforts to protect natural resources. Assistance to the extent permitted by law should also be provided to the Franklin County and Waynesboro Historic Society with the effects to preserve historic sites and resources located in the Township.

Section 5. Comprehensive Land Use Plan; The Comprehensive Land Use Plan:
Add new paragraph prior to Final Recommendations:

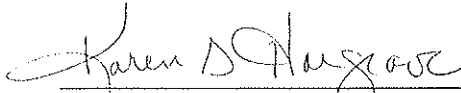
The existing and proposed development of Washington Township is consistent with the existing or proposed development plans of contiguous portions of neighboring municipalities. Existing and proposed development in

Washington Township is generally consistent with the objectives and plans of the Franklin County Comprehensive Plan.

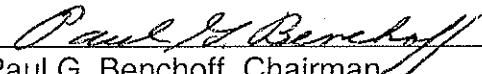
DULY RESOLVED, this 22nd day of December, 2003, by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

Attest:



Karen S. Hargrave, Secretary



Paul G. Benchoff, Chairman