

LOCAL TOPICS

Damascus Township Zoning Amendment

In June 2021, our office completed a review of draft amendments to the Damascus Township Zoning Ordinance. The proposed amendments were for the purpose of providing for and, thus regulating, Elder Care Housing Opportunity (ECHO) units. ECHO units are typically allowed in a municipality as temporary dwellings for the express purpose of providing a residence for an elder, handicapped or disabled family member. The usage of these types of units has grown substantially over the past decade. Municipalities are sensible to both provide for their inclusion and to regulate them to ensure the units will be compliant with local code enforcement standards. Typical issues that warrant some regulation pertain to potential issues such as parking, access, sewage disposal and lot coverage or building setback encroachment, among others. This proposed amendment was not adopted by Damascus Township by the end of 2021, but adoption is anticipated in early 2022, according to the Township.

Dreher Township Short Term Rentals & Zoning

In August 2021, our office completed a review of Dreher Township's proposed, stand-alone, Short-Term Rental Ordinance and draft amendments to the Dreher Township Zoning Ordinance as related to short-term rentals. Reviewed items included standard elements related to this popular use, such as parking, permitting, and sewage disposal. Neither the zoning amendments nor the stand-alone ordinance were adopted by the end 2021.

Honesdale Borough Zoning Ordinance Amendment

In January 2021, we reviewed proposed amendments to the Honesdale Borough Zoning Ordinance. The amendments were comprehensive and the review addressed a range of topics including mixed use zoning, new development, communication towers, and pedestrian walkways. These amendments were adopted in October of 2021.

Lebanon Township Zoning Ordinance Amendment

In May of 2021, we reviewed proposed amendments regarding solar energy systems in the Lebanon Township Zoning Ordinance. The review addressed solar system size standards and the Township's administration of their Ordinance with respect to solar system development. These amendments were adopted by the Township in September of 2021.

Lehigh Township 911 Ordinance

In August of 2021, we reviewed a proposed 911 Ordinance for Lehigh Township. The review focused on ensuring coordination with the Planning/GIS Department, as the addressing entity for Wayne County that handles road naming and 911 address numbering. This ordinance was not adopted by the Lehigh Township Supervisors by the end of 2021.

Lehigh Township Zoning Ordinance Amendment

In August of 2021, we reviewed proposed changes to draft amendments of a stand-alone Ordinance that would also be incorporated into the existing Lehigh Township Zoning Ordinance, by reference. This was the second review of this proposed Ordinance. The first review of this Ordinance draft occurred in November of 2020. The management of Short-Term Rental properties has become a common issue across the State over the past few years. This Ordinance was not adopted by Lehigh Township by the end of 2021, but adoption was expected early in 2022.

Mount Pleasant Township SALDO & Road Dedication Ordinance

In April and May of 2021, we reviewed proposed amendments to the Mount Pleasant Township SALDO. The amendments were to correct some perceived Ordinance deficiencies and to provide clarity to building setback requirements. The remaining changes were mainly administrative in nature. In addition to the SALDO changes, the Township also amended and updated their Road Dedication Ordinance. Some of the main proposed changes dealt with cul-de-sac streets, in terms of overall length, width of paving and right-of-way to achieve consistency in not only this ordinance, but also with respect to these types of regulations in the Mount Pleasant Township SALDO. Shepstone Management Company, Inc. was the consultant that guided the amendment process for both Ordinances. These Ordinance amendments were adopted in August of 2021.

Paupack Township Short Term Rentals Ordinance

In October and November of 2021, we reviewed a newly proposed stand-alone Ordinance for the purpose of regulating Short-Term Rentals. Again, as noted previously in this report, these types of Ordinances have become very common in the State recently due to the way short term rentals are now viewed as commercial endeavors. Some of the potential regulatory challenges at the forefront of this issue are parking, 911 emergency access, noise, sewage disposal and occupancy, among others. There has been an expressed need for this type of regulation in lake communities such as those located in Paupack Township that see a large number of rentals, especially in the summertime. As of the end of 2021 and this writing, there has been no adoption of the referenced Ordinance. It is anticipated that the proposed Ordinance will be adopted in the first half of 2022.

Sterling Township Zoning Ordinance Amendment

In December 2021, our office reviewed proposed amendments to the Sterling Township Zoning Ordinance related to solar electric power generation. These amendments were limited to definition changes and the addition of solar power generation to the schedule of uses for the Planned Business Park (PBP) zoning district. The amendments were not adopted by Sterling Township by the end of 2021.

Wayne County and Municipal Comprehensive Plan **Consistency Reviews**

Damascus Township Park Improvements - Phase II

Damascus Township is applying for funding through the Department of Community and Economic Development - Local Share Account (DCED-LSA) and also through the DCED Greenways, Trails and Recreation Program for grant money that will be utilized for Phase II improvements to the Damascus Township Park. These upgrades will be to the existing baseball field which is in disrepair, ADA-accessible walkways that will connect the parking areas to the field and completion of the community supported amphitheater. This project is consistent with both the East Central Wayne County Comprehensive Plan and the County's Comprehensive Plan. An identified objective of the plan is to *"maintain/enhance recreational areas and facilities."* Letters were forwarded to the Damascus Township Supervisors in support of both grant applications.

Dyberry Township - Truck Purchase

Dyberry Township is pursuing the purchase of a new truck to be used for summer road maintenance and winter snowplowing and cindering. The Township is applying for grant funding through the Department of Community and Economic Development - Local Share Account (DCED-LSA) to assist with this purchase. The Township currently maintains 14 miles of road. This purchase will aid the Township in providing adequate road services to the residents, visitors and summer camps located within their municipality. A letter supporting this grant application was provided to the Dyberry Township Supervisors.

Greater Honesdale Partnership - Downtown Revitalization Plan

The Greater Honesdale Partnership (GHP) is looking to acquire grant funding through the Department of Community and Economic Development - Local Share Account (DCED - LSA) to aid in the development of a downtown revitalization plan. The GHP has been working with the consultants of Derck & Edson and the planned updates would include facade upgrades, street pole replacements, side and crosswalk restoration, as well as benches, plaza design and a Visitors Center parking garage. The upgrades to the downtown area are consistent with the Implementation Actions of the Central Wayne Regional Comprehensive Plan and will provide for a more pleasing and inviting appearance to the downtown area. A letter supporting this grant application was forwarded to the GHP.

Greater Honesdale Partnership - 12th Street Riverfront Park

The Greater Honesdale Partnership (GHP) is applying for funding through the T-Mobile Hometown Grant application and also the Department of Community and Economic Development (DCED). This funding would assist the GHP in the development of alternative transportation improvements along 12th Street within the Borough of Honesdale. Funding from

these grants would be utilized to calm traffic on 12th Street, install a new sidewalk and pavilion, create a new trail and add streetscape elements. These projects would aid in linking Main/Church Streets with multi-modal transportation access for walkers and bikers. The project is consistent with the Central Wayne Regional Comprehensive Plan, the recent 2020 Wayne County Trail Feasibility Study and the 2021 Downtown Honesdale Revitalization Plan. A letter supporting this grant application was forwarded to the GHP.

Honesdale Borough Council - Texas #4 Fire Company

Texas Township is applying through Honesdale Borough to the Monroe County Local Share Account (LSA) to obtain funding that will be used to aid in the renovations to the Texas #4 Fire Hall. The building was constructed over 40 years ago and needs repairs. The metal roof needs resealing, new insulation to improve heating costs, replacement of inefficient fluorescent light bulbs with LED bulbs and repair work to the driveway and parking lot. Providing for necessary community facilities is consistent with the Wayne County Comprehensive Plan, therefore a support letter was forwarded to Honesdale Borough to assist in acquiring this grant funding.

Honesdale Borough Council - Lackawaxen River Flood Mitigation

Honesdale Borough requested a letter supporting their grant application to the Department of Community and Economic Development (DCED) for funding that will be used to remove tree growth within the Lackawaxen River floodway. Removing this growth will aid in the adequate water flow during high stormwater events. The Community Facilities section of the Central Wayne Regional Comprehensive Plan references maintenance such as river bank stabilization improvements and implementation of planned storm water drainage facilities. The Wayne County Department of Planning supports this grant application by Honesdale Borough.

Honesdale Borough Council - Active Transportation Plan - 'WalkWorks'

The PA Department of Health 'WalkWorks' Initiative offers grant funding to study and support the enhancement of walking and biking. Honesdale Borough is applying for this funding and is requesting support for the grant application. The Wayne County Comprehensive Plan supports the designation of bike lanes through the County and promotes these as a means of alternative transportation and a method to promote tourism. A letter of support was forwarded to Honesdale Borough to assist in applying for this grant.

Honesdale Borough - Lackawaxen Industrial Point River Access

A letter was sent to the PA Department of Conservation and Natural Resources (PA DCNR) supporting a grant application that will be used to develop access points to the Lackawaxen River at Industrial Point in the Borough of Honesdale and in the village of White Mills in Texas Township. These identified access points will be used for recreational use by local residents and visitors to Wayne County. Public support for the construction of access points along the river and future trail development between Honesdale and Hawley is strong. This project is also supported by the Central Wayne Regional Comprehensive Plan, the Wayne County Comprehensive Plan and the Pennsylvania Statewide Comprehensive Outdoor Recreation Plan.

Lehigh Township - Township Park Improvements

Lehigh Township is applying for the Greenways, Trails and Recreation Grant that will assist them in making improvements to their local municipal park. Lehigh Township is looking to improve the parking lot that will involve regrading and resurfacing of new gravel. The addition of a new playground as well as picnic tables, grills and benches to be added to the existing pavilion. Providing such amenities to the visitors and residents of the Township is referenced in the Lehigh Township Comprehensive Plan as well as the Wayne County Comprehensive Plan. A letter supporting this grant application was forwarded to the Supervisors of Lehigh Township.

NEP Sno-Trails/ATV Club

A letter of support was provided to the NEP Sno-Trails/ATV Club to assist them in applying for grant funding through the Department of Conservation and Natural Resources (DCNR) C2P2 Trail Program. This funding would provide the club with much needed trail maintenance equipment for over 265 miles of trail located in northeastern Pennsylvania. The club consists of 1000 plus members and over 250 private landowners within the trail network. The Wayne County Comprehensive Plan recognizes this important recreational asset as an extensive trail system with the O&W rail bed as a major corridor with approximately 28 miles of trail.

Prompton Borough - Road Paving

Prompton Borough is applying through the Department of Community and Economic Development (DCED) – Local Share Account (LSA) for grant funding that will assist them in drainage pipe replacements and road paving on River Street and Prompton Road within the Borough. As these projects are consistent with the Wayne County Comprehensive Plan to provide and maintain an adequate transportation network a letter supporting this application was sent to Prompton Borough Council.

Rail-Trail Council of NEPA

The Rail-Trail Council of Northeast Pennsylvania is applying for grant funding through the Department of Conservation and Natural Resources (DCNR) to be used to further develop a 3.7-mile section of the former D&H Rail Trail. The proposed grant funding will be used for major drainage improvements, resurfacing of the trail, directional signage and safety fencing. A letter of support was sent to the Council as this project is consistent with the Community Facilities and Recreation Plan section of the Wayne County Comprehensive Plan.

South Canaan Township - Truck Purchase

A letter of support was written for South Canaan Township to aid in a grant application to the Department of Community and Economic Development – Local Share Account (DCED-LSA) for the purchase of a new truck that will be used to provide the residents of South Canaan Township with adequate road maintenance throughout the year including winter snow plowing and cindering. The Supervisors maintain approximately 34 miles of public roads within their Township. The decision to seek grant funding helps to reduce the burden on the local taxpayers for these major purchases.

Southern Wayne Sewer and Water

Atlas Engineers is applying for grant funding through the Department of Community and Economic Development-Local Share Account to assist the Southern Wayne Sewer and Water Authority in the replacement of all water meters within the Hideout development. The project also involves the replacement of the associated radio communicators as well as the related software. Upgrading these meters that have exceeded their life span will aid in the accurate tracking and billing of water usage within this large residential community located in the Lake Wallenpaupack watershed. A support letter for this grant application was provided to the engineering firm.

Sterling Township - Township Park Improvements

Sterling Township is applying for a Greenways, Trails and Recreation grant that will assist them in making improvements to their municipal park. The parking lot within the park needs paving with line painting of designated parking spaces. A new park pavilion is also planned. A goal of the Township's municipal Comprehensive Plan is to provide community facilities and services for the recreational needs of residents and visitors to the township. A letter supporting this grant application was sent to the Sterling Township Supervisors.

Wayne County Commissioners - Hankins Park Project

The Wayne County Commissioners are applying for grant funding through the Department of Community and Economic Development to assist in the development of the Hankins Park recreation area located in Mount Pleasant Township. The grant will aid in the restoration of the stone dam that will be converted to a pedestrian bridge and walkway across the length of the hand-laid stone structure. Additional development of this 36-acre property will take place once Phase 1 is completed. The County's Comprehensive Plan recommends opportunities for re-use of existing facilities to reduce costs and ensure existing structures of prominence are retained in productive community use. The project is also consistent with the North Country Region Comprehensive Plan. A letter of support was provided to the Wayne County Commissioners.

Wayne County Redevelopment Authority - Lacawac Sanctuary

The Wayne County Redevelopment Authority is seeking funding through the Department of Community and Economic Development (DCED) Local Share Account (LSA) to assist the Lacawac Sanctuary in construction and renovations to their Environmental Education Center. The Environmental Education Center provides hands-on indoor and outdoor programs to the County's school districts and the interested public. This project is consistent with the Recreational Plan Chapter of the County's Comprehensive Plan, and therefore a letter supporting this grant application was forwarded to the Lacawac Sanctuary.