

Last 'free' township in Lancaster County

# Farmers consider zoning ordinance

By SUSAN KAUFFMAN  
Staff Correspondent  
MECHANIC GROVE — The sole remaining township zoning plan started action in Lancaster County which for drawing up such a plan at as yet has no comprehensive a public supervisors'

meeting held here recently. The East Drumore township supervisors listened to the comments of some 40 residents of the township on the possible need for some form of restrictive development of this primarily agricultural community.

A recent flurry of farms being sold to developers this Winter has brought this zoning action to public attention. A formal presentation of several farm owners; views on restrictive zoning was presented by Carl Troop, veterinarian and dairy farmer, Quarryville, R2. Upon hearing his brief summation of the existing situation in recent months in township land purchases and his questioning the group of local residents what their wishes are for the future of the township, the supervisors opened the floor to comments by those assembled.

According to John Byers,

head supervisor, the three dozen people attending the meeting were not a complete cross-section of the residents. However, much discussion ensued with a variety of opinions being voiced.

Robert Musser, an associate with the East Drumore Township solicitor, Sam Ferguson Musser, 44 North Lime Street, Lancaster, was on hand to answer any legal queries. Fielding the procedural questions for developing zoning options was Daniel K. Lake, engineering consultant for East Drumore township.

Supervisors John Byers, Albert Stoner and Eugene McComsey and township secretary Donald McComsey were also present to hear the opinions of those residents in attendance.

The comments during this regular meeting were reflective of a variety of opinions. Troop asked if the

residents want to see urbanization in the township. "If you want to live in the country setting you now have, you will have to do something about it. If you just sit back like you have in the past, urbanization will happen."

"This land restriction can't all be good. When you eliminate the developer's bid, land prices will be lower. This is not necessarily bad - maybe for those who own farms now. It would be good for those young people who want to get into farming," said Troop.

"The biggest obstacle is the attitude that development restrictions will someday work against me," he stated.

Two options are open to the township according to Troop. First is the increase of lot sizes from the existing 20,000 square feet (just under one-half an acre) to a much larger size such as five acres. A second alternative, according to Troop, is to form a zoning plan which would spell out specific areas for residential, commercial, industrial and agricultural uses.

"We need strong changes; not just slightly increasing the sizes of lot requirements," he added.

A number of local people echoed the opinion first stated by Curt Akers, Quarryville, R2. This dairy farmer said there is no way to maintain zero development. Some farms could be developed without much harm, but there is a need to have some kind of control of the building, such as sewers, he added.

"Right now a trailer park, a factory or a housing development could go up beside your house," explained Troop. "We have no control. We need to start the ball rolling. We will probably be forced to do something anyway," he added.

Considerable discussion  
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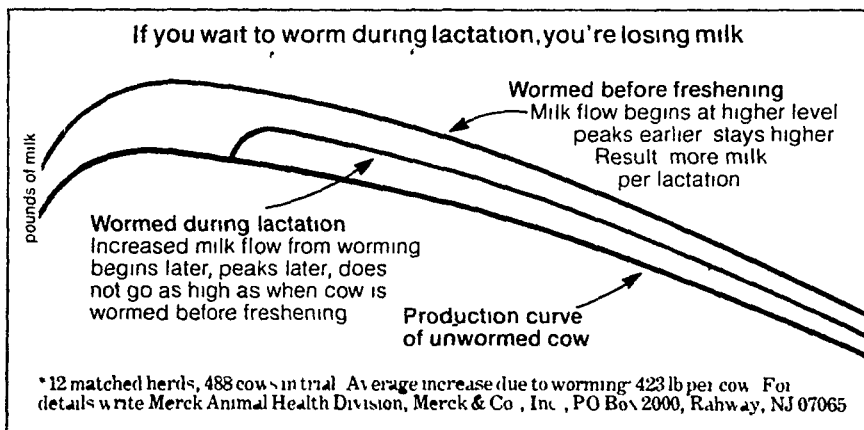
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