

## Revised Zoning Ordinance Preps Township For Future

CAMPBELLTOWN (Lebanon Co.) — Revised A-Agricultural Zone. Revised RR-Rural Residential Zone. Expanded Home Occupation Options. These three areas reflect a few of the revisions to the regulations of land use in South Londonderry Township when the Board of Supervisors passed the revised Zoning Ordinance at the February meeting. The ordinance, the culmination of months of research, revisions,

and review, was prepared by the Township's Planning Commission chaired by Bill Pauza. The Board of Supervisors conducted its final public review meeting at 6:30 p.m. prior to adopting the ordinance.

According to Township Board of Supervisors Chairman Phil Rothermel, the Zoning Ordinance is the first of several ordinances that will be revised, reviewed and adopted over the next few months and is a natural

progression in the planning process starting with the Comprehensive Plan implemented in June 2001.

"The Comprehensive Plan provides the goals and objectives for guiding the growth and preservation of our township," said Chairman Rothermel. "This forms the basis for creating the Zoning Ordinance, which regulates the uses of land, is to assure the health, safety, and general welfare of property owners

based on these goals and objectives."

Both Rothermel and Rugh Henderson, a member of both the planning commission and the board, agree 'clustering' and 'preservation' are key words in the revised Zoning Ordinance. The concept of clustering in Agricultural and Rural Residential Zoning will assist to limit sprawl by permitting a few more lots on a given property in exchange for keeping them together, on less desirable soils and away from the roads. The document also creates a General Commercial Zone to connect new development areas and the new connector road in Campbelltown, as well as a new Industrial/Commercial Zone to encourage economic development.

"The revised Zoning Ordinance protects our natural features such as streams, woodlands, and wetlands with the creation of a new Conservation Zone," added Henderson. "Because more of our residents are working out of their homes, in most cases through computers and the Internet, we expanded the Home Occupation options."

Kays reminds business owners and residents to talk to the zoning office first once a parcel of land is found. The office will refer to the Zoning map to see what the allowed uses are and will review the Zoning Ordinance. Should the intended use not be permitted there are a few options: revise the plans, ask for a hearing before the zoning hearing board, or look for another parcel of land.

South Londonderry Township that abuts Dauphin County to the west and Lancaster County to the South is faced with intense development pressure.

"As we grow, it costs more in services than residential housing generates in tax revenues. It is important to attract business to stabilize our tax base," added Chairman Rothermel. "To achieve all the goals of the Comprehensive the Zoning Ordinance, it is the desire of the Board of Supervisors to be flexible. We invite developers and engineers to bring innovative and imaginative ideas in their designs—to help us meet the objectives of our overall plan for South Londonderry Township."

## Options For Disposing Of Ag Plastics

GREEN BAY, Wis. — The use of plastics for storing forages is a fairly new phenomenon. While the plastics used to cover forages are necessary to lower dry matter losses in horizontal storage methods, the disposal of the plastic presents a challenge. At present there are few viable methods available for safe disposal.

Among these options are open burning on-site. According to Penn State publications, many states and municipalities are beginning to outlaw this practice. Regardless of whether the practice is legal in any area. It is simply dangerous.

According to Craig Saxe, University Wisconsin Extension, often the burning of plastics results in incomplete combustion. This results in parts of the plastic liquefying only to re-solidify elsewhere, such as the lungs. When the results of plastic inhalation are unknown, it is best to avoid this procedure altogether.

Another option is to bury or dump the plastics on-site. This is not a viable option. Especially as banks and realties begin looking at the farm dump as a liability. The cost of clean up can be overwhelming.

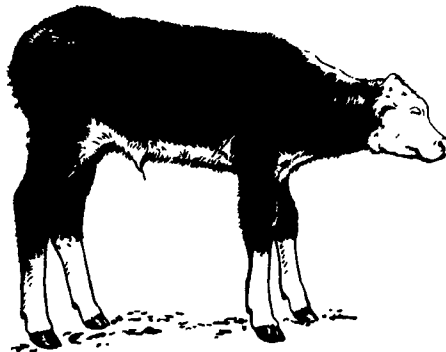
Option 3 is to recycle the plastics. There are several restrictions here. Recyclers require that different types of plastic be kept separately. Many require large truckloads to be shipped at a time. A common range required is 30,000 to 40,000 pounds. Most recyclers also require the plastics be baled and to be clean of general dirt and water.

Use a waste to energy facility. If this is available locally, it is a great method. The modern incinerator is capable of taking material such as agricultural plastics and converting them to electricity. These facilities often attain over 99.9 percent combustion.

The emissions on these facilities are regulated and extremely clean.

The fifth and final option today is use a sanitary landfill. While this can be rather expensive, it is certainly a better option than burning or burying plastics on-site. Landfills are sealed top and bottom to minimize pollution.

As pollution and energy shortages become a greater concern, there will likely be more and better solutions to the problems presented by agricultural plastics. However, until then we must continue to handle them in as safe of a method as possible.



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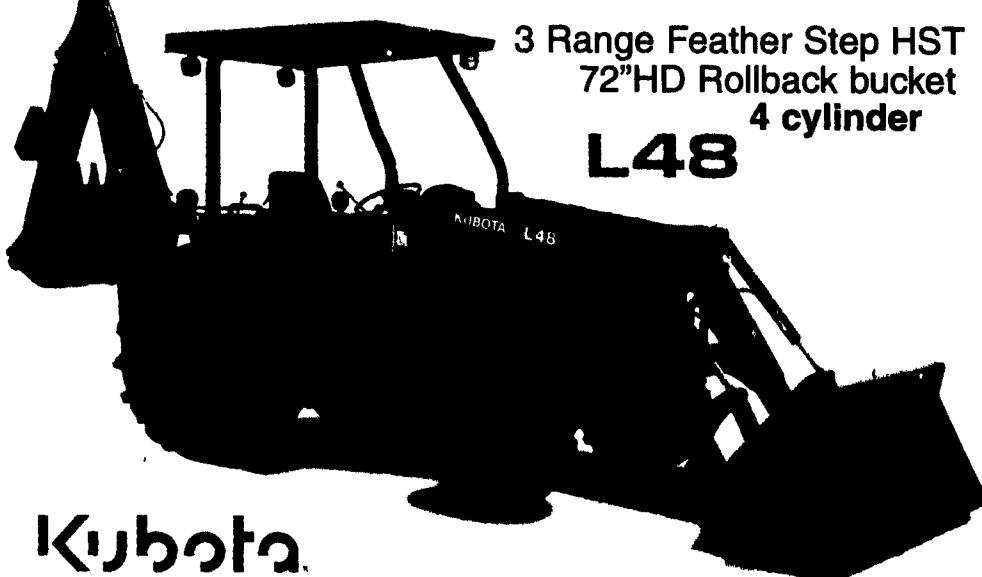
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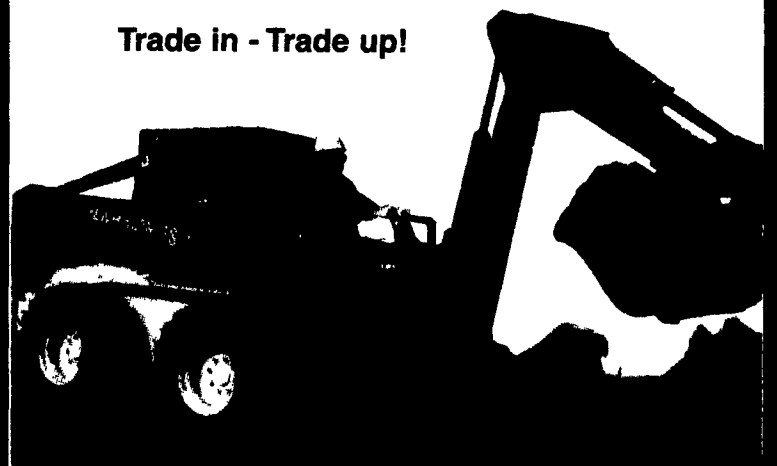
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