PETITION IN OPPOSITION TO ZONING CHANGE OF SHOVER AND BOCK FARMS

To: MR.GERALD A. BARRICK, MR. RICHARD E. ADLER and MR. DANIEL L. MARTIN viz., the BOARD of SUPERVISORS of WEST PENNSBORO TOWNSHIP:

GENTLEMEN:

WHEREAS, Allen Distribution, seeks a change in zoning from Residential 2 (R-2) to Industrial use to allow for the development of the 133.2 acres of properties known as the Bock Farm and the Shover farm, bordered generally by Newville Road, Meadowbrook Road, and the Pennsylvania Turnpike, which change would result in the construction of nearly one million five hundred thousand square feet of warehousing; and

WHEREAS, the change proposed would eradicate existing farmland and open space in the Township forever and would further reduce agricultural lands within the Township and would reduce open land available for residential development near the border with North Middleton Township; and

WHEREAS, the surrounding municipalities have accommodated excessive industrial development attracting significant tractor trailer traffic, in the process devouring rich and productive Pennsylvania farmland which has resulted in an overabundance of one single use that has significant negative impacts on surrounding uses; and

WHEREAS, development of the Shover Farm and the Bock Farm will place an unnecessary and unwanted burden upon the citizens of this Township and their quality of life, specifically jeopardizing the environment, road and traffic safety, and the level of fire and police protection; without offering substantial tax benefit; and

WHEREAS, the Township's current Zoning Ordinance complies with the law of the Commonwealth of Pennsylvania and already adequately providing for industrial uses elsewhere in the Township and placing these tracts within the Residential 2 Zoning District; and

WHEREAS, the purpose of the zoning law in Pennsylvania is to "promote, protect, and facilitate the public health, safety, morals, and the general welfare" (53 P.S. § 10604(1)) rather than to maximize the economic return or land value of individual parcels; and

WHEREAS, the Township Planning Commission recently voted to make no comprehensive changes in the Zoning Ordinance or Zoning Map and have not recommended approval or denial of this plan to this Board; and

WHEREAS, the West Pennsboro Township Board of Supervisors in its Comprehensive Plan of 2007 determined that the Shover Farm and Bock Farm are appropriately planned for Residential Use; and

WHEREAS, the "Exit 44 Land Use and Traffic Impact Study", published by Gannett Fleming in 2000, provided for improvements to the Allen Road/Exit 44 corridor which would accommodate 10.7 million square feet of warehousing and distribution centers and this corridor already serves well in excess of 15 million square feet of this use and any further similar development will have negative consequences to an already overburdened infrastructure; and,

WHEREAS, the citizens of the Township wish to preserve the Township's ability to attract future growth in residential uses in an area that serves as the primary gateway into West Pennsboro Township, prevent the detrimental impact to the environment and quality of life in the Township, in particular the adjacent and nearby existing residential and agricultural uses in the Township and in adjacent Townships and avoid an explosive increase in tractor-trailer traffic and any associated increase in traffic safety hazards.

NOW, THEREFORE, the undersigned citizens of West Pennsboro Township and surrounding municipalities respectfully petition you to deny any request made by the present owners or possible future owners of the Township portion of the Shover Farm or the Bock Farm from Residential 2 to Industrial.

PETITION IN OPPOSITION TO ZONING CHANGE OF SHOVER FARM AND BOCK FARM IN WEST PENNSBORO TOWNSHIP

Signature	Printed Name	Street Address	Municipality of Residence

PETITION IN OPPOSITION TO ZONING CHANGE OF SHAFFER FARM AND ROCKY MEADOWS TRACT IN DICKINSON TOWNSHIP

Signature	Printed Name	Street Address	Municipality of Residence