

Fannett  
Township



Lurgan  
Township

# Northern Franklin County Joint Comprehensive Plan 2026 Update



Letterkenny  
Township

**AS ADOPTED  
APRIL & MAY 2026**

**RESOLUTION NO. 2026 - 2**

**A RESOLUTION ADOPTING THE NORTHERN FRANKLIN COUNTY  
JOINT COMPREHENSIVE PLAN UPDATE**

Be it resolved that the Board of Supervisors of Lurgan Township, Franklin County, Pennsylvania, and it is resolved by authority of the same

**SECTION I**

That the Lurgan Township Board of Supervisors has received and reviewed the Northern Franklin County Joint Comprehensive Plan Update. This plan studies land use and development throughout the three participating municipalities, identifies and prioritizes issues of common concern and interest, addresses public concerns via survey responses and participation and comment at public meetings, and establishes an implementation plan for resolving outstanding planning issues. This Plan has been prepared in accordance with the Pennsylvania Municipalities Planning Code and is an update to the original 2007 Joint Comprehensive Plan serving to supplement that document's findings for an approximate period of ten years. The Plan Update will serve to provide for future decisions, policies, funding, ordinances and enforcement regarding municipal and regional planning; and

**SECTION II**

That the Lurgan Township Board of Supervisors has duly advertised and held a public hearing on April 27, 2026 allowing residents of Lurgan Township and other interested parties with standing to review the Comprehensive Plan Update and to voice their opinions as to its adoption. The Plan Update has also been provided to the County Planning Department, all adjoining municipalities, and local school districts for review and comment. The Lurgan Township Board of Supervisors has considered all comments and suggestions at the public hearing and through written comments received. The Lurgan Township Board of Supervisors has heard comments from Martin and Martin, Incorporated, the project's consultant, and has reviewed the minutes of all proceedings.

**SECTION III**

There is adopted as a part of this Resolution the Northern Franklin County Joint Comprehensive Plan Update including all mapping, explanations and recommendations thereof.

**SECTION IV**

The Lurgan Township Board of Supervisors does hereby accept and adopt the Northern Franklin County Joint Comprehensive Plan Update in its entirety.

Resolved and enacted into a Resolution this 27<sup>th</sup> day of April, 2026

Robert L Boyd

Chairman

Sam C. Kelly

Vice-Chairman

[Signature]

Supervisor

Lurgan Township  
Board of Supervisors

ATTEST:

Jo Anna Miller

Township Secretary

**RESOLUTION NO. 2026 - 4**

**A RESOLUTION ADOPTING THE NORTHERN FRANKLIN COUNTY  
JOINT COMPREHENSIVE PLAN UPDATE**

Be it resolved that the Board of Supervisors of Letterkenny Township, Franklin County, Pennsylvania, and it is resolved by authority of the same

**SECTION I**

That the Letterkenny Township Board of Supervisors has received and reviewed the Northern Franklin County Joint Comprehensive Plan Update. This plan studies land use and development throughout the three participating municipalities, identifies and prioritizes issues of common concern and interest, addresses public concerns via survey responses and participation and comment at public meetings, and establishes an implementation plan for resolving outstanding planning issues. This Plan has been prepared in accordance with the Pennsylvania Municipalities Planning Code and is an update to the original 2007 Joint Comprehensive Plan serving to supplement that document's findings for an approximate period of ten years. The Plan Update will serve to provide for future decisions, policies, funding, ordinances and enforcement regarding municipal and regional planning; and

**SECTION II**

That the Letterkenny Township Board of Supervisors has duly advertised and held a public hearing on April 28, 2026 allowing residents of Letterkenny Township and other interested parties with standing to review the Comprehensive Plan Update and to voice their opinions as to its adoption. The Plan Update has also been provided to the County Planning Department, all adjoining municipalities, and local school districts for review and comment. The Letterkenny Township Board of Supervisors has considered all comments and suggestions at the public hearing and through written comments received. The Letterkenny Township Board of Supervisors has heard comments from Martin and Martin, Incorporated, the project's consultant, and has reviewed the minutes of all proceedings.

**SECTION III**

There is adopted as a part of this Resolution the Northern Franklin County Joint Comprehensive Plan Update including all mapping, explanations and recommendations thereof.

**SECTION IV**

The Letterkenny Township Board of Supervisors does hereby accept and adopt the Northern Franklin County Joint Comprehensive Plan Update in its entirety.

Resolved and enacted into a Resolution this 28<sup>th</sup> day of April,  
2026

Lance Norton

Lance Norton, Chairman

Charles H. Myers

Charles Myers, Vice-Chairman

Ross Peterson

Ross Peterson, Supervisor

Letterkenny Township  
Board of Supervisors

ATTEST:

KateLynne Fleming

KateLynne Fleming, Township Secretary

## RESOLUTION NO. 3-2026

### A RESOLUTION ADOPTING THE NORTHERN FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN UPDATE

Be it resolved that the Board of Supervisors of Fannett Township, Franklin County, Pennsylvania, and it is resolved by authority of the same

#### SECTION I

That the Fannett Township Board of Supervisors has received and reviewed the Northern Franklin County Joint Comprehensive Plan Update. This plan studies land use and development throughout the three participating municipalities, identifies and prioritizes issues of common concern and interest, addresses public concerns via survey responses and participation and comment at public meetings, and establishes an implementation plan for resolving outstanding planning issues. This Plan has been prepared in accordance with the Pennsylvania Municipalities Planning Code and is an update to the original 2007 Joint Comprehensive Plan serving to supplement that document's findings for an approximate period of ten years. The Plan Update will serve to provide for future decisions, policies, funding, ordinances and enforcement regarding municipal and regional planning; and

#### SECTION II

That the Fannett Township Board of Supervisors has duly advertised and held a public hearing on May 5, 2026 allowing residents of Fannett Township and other interested parties with standing to review the Comprehensive Plan Update and to voice their opinions as to its adoption. The Plan Update has also been provided to the County Planning Department, all adjoining municipalities, and local school districts for review and comment. The Fannett Township Board of Supervisors has considered all comments and suggestions at the public hearing and through written comments received. The Fannett Township Board of Supervisors has heard comments from Martin and Martin, Incorporated, the project's consultant, and has reviewed the minutes of all proceedings.

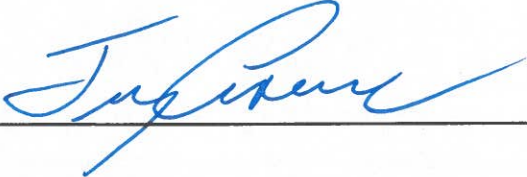
#### SECTION III

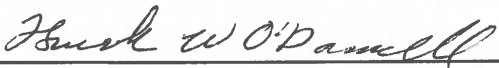
There is adopted as a part of this Resolution the Northern Franklin County Joint Comprehensive Plan Update including all mapping, explanations and recommendations thereof.


**SECTION IV**

The Fannett Township Board of Supervisors does hereby accept and adopt the Northern Franklin County Joint Comprehensive Plan Update in its entirety.

Resolved and enacted into a Resolution this 5<sup>th</sup> day of May 2026,  
2026


  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Vice-Chairman

  
\_\_\_\_\_  
Supervisor

Fannett Township Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
Township Secretary

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## **INTRODUCTION**

In 2007, the first edition of the Northern Franklin County Joint Comprehensive Plan was adopted by the three participating municipalities. A multi-municipal planning effort was undertaken by Fannett Township, Letterkenny Township and Lurgan Township under the direction of Franklin County's Planning Department. Beginning in the Fall of 2024 through the Spring of 2026, the three municipalities have developed this second edition as a supplemental update for adoption in 2026.

Comprehensive planning is an integral part of land use responsibility for all of Pennsylvania's 67 counties and their total 2,560 individual municipalities. Through it municipalities can responsibly organize for the future while thinking about yesterday, today and tomorrow. Plans are prepared following months of research, data analysis, mapping, municipal discussion, public input, prioritization of issues, development of goals and objectives, evaluation of alternatives, and implementation strategy decision-making. The Plan ultimately serves as a long-range policy document to guide the orderly development of the study area with emphasis on resource conservation and utilization, land use, transportation, community services and facilities, public health and safety, and opportunities for community benefit and growth. Plans are prepared under the auspices of the Pennsylvania Municipalities Planning Code's (MPC) framework. They are intended to be flexible rather than static, and a framework for change. They are designed to evolve with an eye toward inevitable changes in a dynamic and ever-changing municipal landscape. Plans are also required to demonstrate a degree of regional relationship and consistency with their home county, adjacent municipalities and local school districts.

This updated planning effort is also being undertaken to reflect the PA Department of Community and Economic Development's implementable plan approach. This approach is intended to make plans more understandable and more accessible to the general populace. It will strongly emphasize strategic elements, outline priorities, determine

attainable and workable action plans, identify available means of financing, and – most importantly - ensure a capacity to implement. Community engagement is critical for a successful and meaningful approach. As was expressed in 2007, “it is the input of the citizenry that supplies the comprehensive plan with its expression of community-wide values.” Comprehensive planning should be viewed as a value-adding activity promoting proper stewardship of the land and not an exercise in futility with little or no relationship to relevant community issues.

Much of the data and ideas from the 2007 Plan are intended to be incorporated by reference herein and that plan should continue to serve as a valuable source of information. While certain background planning elements from the original plan require updating to current standards; many of the same elements (history, regional setting, physical features) remain unchanged and, to keep costs within a reasonable budget, these items will not be repeated in detail herein, although they may be supplemented as needed with new findings in both text and graphic formats. Instead, this updated plan will deal more directly with and include a greater focus on the region’s immediate needs and future vision for today, tomorrow, and beyond. Updated base maps (Plates 1, 1A, 1B and 1C) have been included as a starting point for all other new mapping for this Plan Update.

## **WHERE WE'VE BEEN AND WHERE WE ARE TODAY**

As mentioned previously, it is not the intent of this updated plan to spend considerable time and effort reiterating data that hasn't changed since the adoption of the original 2007 Plan. However, where necessary, valuable new data will be introduced to refine the Plan's previous image of existing study area conditions. This chapter will examine updated data concerning the 2010 and 2020 U.S. Censuses, as well as other local planning efforts and reliable source data developed in the past 18 years including Township building and development records, State demographic data and projections, the National Register of Historic Places, various environmental databases, and County plans for housing, hazard mitigation, transportation, land use and agricultural preservation indices.

### **GENERAL POPULATION**

Since the time of the 2007 Comprehensive Plan, the Federal government has completed two separate cycles of the United States Census (2010 and 2020). As of 2020, Census data reveals the following population figures:

Pennsylvania – 13,002,700

Franklin County – 155,932

Northern Franklin County Study Area – 7,152

Fannett Township – 2,483

Letterkenny Township – 2,462

Lurgan Township – 2,207

Between 2000 and 2010, the study area showed a population increase of 8.7%. Between 2010 and 2020 that increase fell to 1.9%. Franklin County on the other hand experienced an increase of 4.2% from 2010 to 2020, ranking it thirteenth of the State's 66 counties. Of the three townships, Letterkenny showed the greatest 2000-2010 and 2010-2020 population

percentage increases at 11.8% and 6.2% respectively. Lurgan Township was noted as having 6.8% and 2.6% increases respectively, while Fannett Township exhibited an increase of 7.5% and then a decrease of 2.6% respectively. Fannett Township disputes the accuracy of this decreased figure based on its own knowledge of movements in and out of its borders. While the accuracy of the individual numbers may be disputed, the overall picture is a clear representation of typical experiences throughout rural Pennsylvania during these two decades with a modest population boom until the housing market decline of the late 2000's. Population incursions subsequently began to settle into a more sustainable pattern that we are still seeing to a similar degree today.

Population density is also a factor to consider when planning for a specific community or collaboration of multiple municipalities. Greater density usually dictates considering a different set of issues than areas exhibiting a lower density of population. At the County level, in 2020 Franklin County included 155,932 people living within its 773 square miles for an overall population density of 206 persons per square mile. Our three-municipality study area on the other hand included 7,152 people living within approximately 143.2 square miles for an overall population density of 49.94 persons per square mile. (Please note that 143.2 square miles takes into consideration the exclusion of approximately 28 square miles of Letterkenny Army Depot.) Individual 2020 municipal densities for the three planning participants were 38.09 persons per square mile for Fannett Township, 58.07 persons per square mile for Letterkenny Township, and 66.60 persons per square mile for Lurgan Township. Readers are reminded that Fannett Township has more than double the area of Lurgan Township, which contributes in part to any perceived disparity. Regardless, these municipal density numbers are well below the overall County figure and serve to reinforce the primarily rural character of the study area.

An aging population can also signal to local government that changes may be required to accommodate the evolving needs of this growing segment of the study area. Data below represents a snapshot from the 2000 and 2020 decennial censuses and a 2023 estimate

from the Census’ American Community Survey regarding the percentages of the population 65 years or older and the median age of the population. This data clearly shows a marked rise in age throughout Franklin County as well as the three subject townships. Both data sets are rising at similar rates making for an undeniable older population that must be recognized as such, and services provided for accordingly. The need for senior-targeted amenities such as greater health care options, suitable housing accommodations, and public transportation throughout these three townships, Franklin County, and the greater Commonwealth cannot be ignored.

<b><u>Median Age</u></b>				
	<u>Franklin County</u>	<u>Fannett</u>	<u>Letterkenny</u>	<u>Lurgan</u>
2000	38.2	34.5	36.6	34.4
2023	41.6	47.2	39.9	39.4

<b><u>Percent of Population 65 Years and Older</u></b>					
	<u>Franklin County</u>	<u>Fannett</u>	<u>Letterkenny</u>	<u>Lurgan</u>	<u>Study Area</u>
2000	16.0%	12.7%	11.9%	10.6%	11.8%
2020	20.6%	18.8%	21.1%	17.2%	19.1%

Future population estimates and projections were found in several resources with equally interesting conclusions. The Pennsylvania State Data Center (PSDC) is affiliated with Pennsylvania State University and collects and analyzes demographic data from various sources to develop its own specific data sets regarding municipal population estimates. From 2020 to 2024, PSDC estimates the Northern Franklin County study area to have increased from a total population of 7,154 to 7,220 for a modest four-year increase of 66 persons or 0.92%. Individually, the municipal estimates for the three townships indicate

Letterkenny with its own increase of 68 persons or 2.8%, while Fannett had a nominal increase of 11 persons or 0.4% and Lurgan decreased by 13 persons or -0.6%. Once again, there is doubt as to the accuracy of any perceived municipal population decrease among the three participating municipalities.

Yet another data research and analysis agency, the Center for Rural Pennsylvania, has issued municipal population figures for the abbreviated two-year period of 2020-2022. In this scenario, the agency has decided to declare all three municipalities with a projected population loss. Letterkenny Township emerges with a projected loss of just 9 persons, while Fannett Township and Lurgan Township are portrayed with pending losses of 443 (-17.8%) and 236 (-10.7%) persons respectively. The three municipalities in total would have lost 688 persons total or 9.6% of their population in just 24 short months. This represents what would be a staggering decrease and a highly doubtful and disputed claim.

Imagine Franklin 2035, the latest iteration of the Franklin County Comprehensive Plan completed and adopted in 2023, also forecasts its own estimated population projections for its individual municipalities for the period from 2020-2030. During that 10-year period, the projections indicate increases of 169 persons (6.9%) for Letterkenny and 66 persons (3.0%) for Lurgan, while Fannett once again is reported to experience a decline of 76 persons (-3.0%).

A separate Franklin County planning effort conducted via its 2022 Housing Assessment offers vastly different County-identified projections for the three townships in the more distant future years of 2030 and 2040. Fannett Township is noted as expecting increases of 115 persons (4.6%) from 2020-2030 and 186 persons (7.5%) from 2020-2040. Letterkenny Township is noted as expecting increases of 36 persons (1.5%) from 2020-2030 and 133 persons (5.4%) from 2020-2040. Finally, Lurgan Township is to expect increases of 80 persons (3.6%) from 2020-2030 and 162 persons (7.3%) from 2020-2040. Although projected much further into the future, these figures, exhibiting no decreases in numbers,

seem to portray the most realistic projection of expected population changes for the study area based on conversations with the affected municipal officials. Based on this data set for the overall study area, the three townships would expect to see a total population increase of 231 persons (3.2%) from 2020-2030 and 481 persons (6.7%) from 2020-2040.

The general impression from the preceding paragraphs is that the business of projecting and estimating population for small rural jurisdictions such as the three townships studied here is easily skewed and an often volatile and less than reliable exercise. The resulting claims can often be dangerous if not properly grounded and filtered for potential errors through locally sourced data. This characterization is true whether the estimating or projecting agency is Federal, State or County-based. Suffice it to say for purposes of this Comprehensive Plan Update, the three municipalities agree that current and expected demographic patterns point to a modest continued increase in population in recent years and for the next several decades.

## BUILDING AND DEVELOPMENT

In addition to relying strictly on population figures, a detailed analysis of the study area's growth trends must also assess municipal building and development records. Each participating township was asked to review its files from the past ten years for approved subdivision plans, land development plans, and land use permits. Between 2015 and 2024, Fannett Township approved construction for 33 dwellings and 10 commercial entities including one funeral home and two solar farms. Lurgan Township had plans approved for two solar farms and 5 new homes. Permits were also issued for 16 new homes. Letterkenny Township reported 51 new dwellings permitted along with one Dollar General, one commercial garage, and one self-storage facility with a yard for recreational vehicle storage. Plans were reviewed for one additional Dollar General, one solar farm, a military warehouse, more self-storage units, and expanded facilities at Roxbury Holiness Camp. Letterkenny also approved 14 plans for 15 new dwellings and one significant phased residential subdivision plan, Capital Estates, for 220 future single-family dwellings.

The Franklin County Planning Commission's 2023 Annual Report included a listing of 23 total subdivision and/or land development plans filed for review in the three-township study area. These 23 plans totaled 1,953 acres and 214 individual lots. The development numbers quoted in these two paragraphs also fail to support the earlier referenced demographic projections that concluded a future municipal population decline.

## LAND USE OBSERVATIONS

An emerging use in Franklin County over the past decade has been large utility-scale solar energy facilities or solar farms. Within the three-township study area alone, five of these facilities have been submitted for review and/or received final municipal approvals. Three of these are in Fannett Township, two in Lurgan Township and one in Letterkenny Township. These five solar farms range in size from 12 acres to 1,066 acres and altogether encompass 1,960 acres of otherwise productive agricultural ground. See Plate 3, “Solar Farms” for detailed locations. The continued trend in new uses such as solar farms, which require significant amounts of open land on which to operate, creates tension among local residents and governing bodies who struggle to weigh the local benefits versus the potential loss of valuable open space and/or prime farmland.

Regarding agriculture and farming, the County as a whole and the three participating townships continue to be characterized by a longstanding, strong agricultural heritage and an established effort to protect and preserve farmland and prime soils as valuable and irreplaceable local and economic resources. The study area includes a total of 12 preserved farms of 1,163 acres and 189 participating Agricultural Security Area (ASA) properties totaling 14,463 acres. See Plate 2 “State Lands and Agricultural Resources” for locations. Fannett Township accounts for roughly 17% of the total ASA acreage while Letterkenny and Lurgan Townships account for approximately 41% each. These numbers strike a healthy balance between the dominant rural character of the study area and the modestly continuing development demonstrated in the steadiness of previously documented permitting and construction. This is a balance the three municipalities seek to maintain.

While source data is not readily available at a municipal scale, certain entities have developed County-wide figures relative to changes in land use and land cover categories. Franklin County through its comprehensive planning efforts in 2010 and again in 2023

documented its assessment of overall land use coverages. Unfortunately, the two versions did not use a uniform system of classification. However, the one variable that remained the same throughout was an ultimate designation of developed versus undeveloped land. Undeveloped land was defined to include a variety of more specific land use subcategories including forest, agriculture, vacant land, open space, public land, and parks. From 2010 to 2023 the percentage of undeveloped land in Franklin County decreased from 87% to 78%. The theory is that the affected 9% difference would include only a small percentage of the Fannett-Letterkenny-Lurgan Township study area as greater development activity would be expected in other areas of the County with greater access to transportation arteries, business hubs, established densities, and centralized utility services.

Another source of historical land cover information is the United States Geological Survey (USGS) which maintains the National Land Cover Database. Said database monitored land cover changes nationally between the years 2001 and 2019 and determined that development in Franklin County increased by 6,342 acres while impervious surfaces increased by 2,643 acres. Once again, while we cannot with any accuracy attribute any precise amount of these changes specifically to the Fannett-Letterkenny-Lurgan study area, it should be noted that the USGS identified specific land cover categories subject to the greatest gains and greatest losses. Gains were significant in the categories of cultivated crops, deciduous forest and developed open space. Losses were most prevalent in the categories of pasture/hay fields, cultivated crops, scrub/shrub lands, and deciduous forest. This is of interest to this particular planning effort in that much of the subject study area is covered by these same land use categories and, while we cheer the gains, we must also be conscious of the potential for losses in these valued community land resources and maintain an eye toward their long-term protection.

As part of the previous comprehensive plan, a review of existing land use patterns and trends throughout the three participating municipalities was undertaken. Much of the work at that time was based on an exhaustive windshield survey of the townships supplemented

by basic County tax assessment data and Township officials' knowledge. This Plan Update has recreated the study area's 2006 vintage Existing Land Use Map using primarily 2025 tax assessment data on property classification supplemented by interviews with Township officials and a review of aerial photography where necessary for further clarification. See Plates 4, 4A, 4B, and 4C for detailed land use of all study area parcels.

Franklin County's tax assessment database provides information on every tax parcel including owner names and addresses, site addresses, uniform parcel identifiers, and land use codes. The land use codes categorize each tax parcel as varying degrees and types of residential, agricultural, vacant, auxiliary, seasonal, commercial, religious, school, mountain, utilities, and industrial. For purposes of this analysis, we have used the available data, along with municipal confirmation where needed, to illustrate and map the study area's parcels into 9 distinct land use categories: State Land (includes Game Lands and Forests), Agricultural (includes farmland, open fields and woodlands), Residential (standard single-family detached housing), Multifamily (includes townhomes and apartments), Mobile Home, Public/Quasi Public (includes institutional uses such as churches, cemeteries, government, utility, parks, schools and post offices), Seasonal (parcels occupied less than half the year), Commercial, and Industrial. Please note that the data presented on the Existing Land Use Map does not portray forested land cover characteristics as the previous Plan's map did. Therefore, the previous iteration of the map found in the original 2007 Comprehensive Plan should be considered still-valuable, supplemental land use information along with the new Solar Farms map and State Lands, Agricultural Easements and Security Areas map found herein.

Fannett Township exhibits large swaths of State land along its northern border, its southeast corner, and its north central section. The Township remains predominantly undeveloped agricultural land and woodland. Scattered seasonal properties exist primarily along the ridgelines. Small clusters of residential development are evident particularly in the areas of Spring Run, Dry Run, Doylesburg, Concord, Burns Valley, Amberson, and

Amberson Valley Estates as well as an area east of the Pennsylvania Turnpike along Timmons Road. There is very little multi-family residential development. Mobile homes are found scattered throughout the Township's two valleys. One large scale solar farm stretches between the villages of Spring Run and Dry Run, while the New Enterprise Stone and Lime (NESL) quarry stands out as a significant industry in the center of Path Valley. Other small businesses are scattered throughout the Township primarily in the form of garages, sawmills, packing houses, self-storage units, cabinet shops, and assorted Amish enterprises; although instances of a retail store, restaurant, and funeral home also exist in addition to others.

Similarly, Lurgan Township also is home to large swaths of State land along its western edges. Seasonal properties are also found in these same areas. The predominant land use throughout the township is undeveloped agricultural land and woodland. Residential clustering is present in villages such as Roxbury, Lurgan, Mowersville, and Otterbein with other linear areas along Roxbury Road, and State Routes 641 and 997. Mobile homes are scattered throughout the township, while there are again very few instances of multifamily housing. One existing solar farm is found in the north central section while the Pennsylvania Turnpike interchange is home to a small amount of typical highway commercial uses such as a motel, truck repair, and restaurant. Other assorted small businesses within Lurgan Township include a junkyard, welding shop, landscaping, greenhouse, self-storage units, roofing, shed manufacture and sales, auto repair, and various builders. Lurgan Township is also home to the study area's only public school with Lurgan Elementary just west of the village of Lurgan.

At first glance, the map of Letterkenny Township appears oddly shaped with a large section removed due to the United States government's acquisition of the Letterkenny Army Depot lands in the 1940's. Its remaining land follows similar patterns to the other two municipal participants. However, the Township's noncontiguous southeast section in the vicinity of Rocky Spring and Kensington Heights is home to the study area's only mobile home park

and a sizeable residential subdivision with a somewhat suburban character. One other large residential community, Hill View Estates, is located to the north close to the Conodoguinet Creek and near the Lurgan Township boundary. The western half of the township includes significant holdings of State land as well as seasonal properties in relation to the two bordering mountain ranges (Kittatinny Mountain and Blue and Broad Mountains) with Horse Valley and Bear Valley nestled within. Other scattered instances of mobile homes and single-family residential homes are found throughout the Township with clusters surrounding the villages of Pleasant Hall and Upper Strasburg and within the Horse Valley corridor. One large residential community of roughly 220 single-family homes, Capital Estates, is currently in various stages of development and permitting just south of Pleasant Hall. Like its two municipal planning partners, there is very little evidence of multifamily housing in Letterkenny Township. Commercial and industrial activity is limited again but includes many small businesses such as self-storage facilities, auto repair, contractors, and a nursery. One Dollar General retail store exists to the north near Roxbury and a second is under construction south of Pleasant Hall. Larger industrial operations are present in the Cumberland Valley Business Park, of which Letterkenny Township is a small portion; and a recycling operation, trucking facility, and a truck lift and tow system provider are found between Pleasant Hall and Roxbury. Two Christian camp facilities also stand out as larger quasi-public properties upon examination of the map: Roxbury Holiness Camp and Horse Valley Acres.

Overall, this Plan Update's analysis of existing land use patterns continues to show the dominance of agriculture, open space and forest within the study area. There is a surprising frequency of seasonal land use, a new classification since the last assessment in 2006. Somewhat evenly scattered nodes of single-family residential activity and historical village settings are found throughout the three townships, while multifamily residential use is mostly absent. Mobile homes continue to be a significant contributor to the housing supply. Commercial and industrial development consists primarily of small businesses typical of a rural community. Several large property holdings stand out such as State Forest

and State Game Lands, the NESL quarry in Dry Run, the Aspen Solar project in Fannett Township, Christian camp facilities in Roxbury and Horse Valley. A comparison of the 2006 and 2025 existing land use maps results in a continued rural, green and wooded, and relatively undeveloped image of the three townships. While some additional business activity and new uses have been identified, residential growth remains limited with no obvious triggers spurring increased development pressures.

Franklin County’s “Imagine Franklin 2035” Comprehensive Plan examined both existing land use and potential future land use characteristics. Future land use was designated via a Character Area Map (CAM) which viewed the entire County through a lens of four growth area categories (Urban Center, Suburban Center, Suburban and Rural Center) and two rural resource area categories (Agricultural and Rural). The resulting mapping for the three municipal planning partners is presented on the accompanying Franklin County Character Area Map. Not surprisingly, the vast majority of the three townships is designated as the two rural resource area classes. The only areas designated in any of the growth area classes are the village of Spring Run (Rural Center) and the Kensington Heights community (Suburban). The definitions of the four applicable categories are as follows:

*Suburban – Predominantly residential communities with locally oriented commercial uses and community facilities.*

*Rural Center – Rural, unincorporated villages with limited access to major infrastructure such as public water or sewer and interstates.*

*Rural – Open and wooded lands with scattered villages, farms, and residential uses.*

*Agricultural – Large concentrations of high-quality soils and active and diverse farm operations along with related support services.*

It should be noted that the County's planning effort involved a dramatically different scope than this study of only three of its 22 total municipal entities. Therefore, what this exercise deems as appropriate character area or future land use designations may differ to some degree from the County's conclusions. See Plate 5 for illustration of the County's character area boundaries for the three townships.

In addition to a review of the Franklin County Comprehensive Plan, plans and ordinances were also reviewed for all local municipalities adjacent to the study area. Planning consistency is always a goal of any comprehensive planning exercise; therefore, the review of recent materials is important to this Plan Update's credibility and compatibility with its neighbors. Adjacent municipalities in Franklin County include Metal Township, St. Thomas Township, and Hamilton Township, all without any zoning ordinance or recent vintage comprehensive plan of their own. The three un-zoned adjacent townships are categorized within the County Comprehensive Plan's Character Area Map primarily as Agricultural and Rural with one small exception of Suburban where Hamilton Township abuts the shared Kensington Heights community with Letterkenny Township. Southampton Township and Greene Township are both Franklin County municipalities with a zoning program. Southampton Township currently maintains two zoning districts adjacent to Lurgan Township: Agricultural/Woodland Conservation and Low Density Residential. Greene Township maintains a zone of Low Density Residential throughout much of its common border with Letterkenny Township. However, a modest area of Highway Commercial and Heavy Industrial zoning is found in relation to the Cumberland Valley Business Park and Letterkenny Army Depot.

The study area is also bordered to the north and west by four other counties which include a total of five adjacent townships. Cumberland County and Hopewell Township adjoin the northern boundary of Lurgan Township. Hopewell Township is a zoned municipality with primarily abutting zones of Agricultural and Woodland Conservation. However, a small area

in proximity to the Blue Mountain Turnpike Interchange is zoned Neighborhood Commercial. The three remaining adjacent counties and associated municipalities are Huntingdon (Dublin and Tell Townships), Juniata (Lack Township), and Perry (Toboyne Township). None of these townships are zoned or have individual comprehensive plans. However, the three counties were all subject to comprehensive plans in 2018, 2009 and 2023 respectively. The subject abutting areas are all extremely rural with low population densities and the corresponding land use designations include appropriate labels of rural, greenway, rural resource, conservation/forested, and agriculture/rural resource. The conclusion of these adjacent municipality planning reviews leads us to an image of great consistency between neighboring municipalities and counties and the shared character of their land use.

## HOUSING AND ECONOMICS

Housing and economics bear a direct correlation to the population and development characteristics of a geographic area and can also be genuine indicators of its ongoing prosperity or decline. In addition to the figures presented earlier from the individual townships' permitting records, housing has also been analyzed by Franklin County in a recent 2022 Housing Assessment. Much of the housing data therein is mutually related to the townships' economic profile. For that reason, we will cover both topics in one section of this chapter. Fortunately for the purposes of this study, the County's data includes municipally based figures including both future projections and data pulled directly from the 2020 U.S. Census. Also, Franklin County has performed a recent broadband study and prepared a 2022 Hazard Mitigation Plan, which also introduce previously unpublished economic data. The findings are listed in tabular format of the following pages.

### **2020 Existing Housing Units**

Fannett Township (1,251), Letterkenny Township (995), Lurgan Township (804)  
Total Study Area = 3,050

### **2020 Housing Types \***

\*SFD = Single-Family Detached, SFA = Single-Family Attached, APT = Apartment, MH = Mobile Home

Fannett Township - 79.3% SFD, 2.3% SFA, 1.4% APT, 17% MH  
Letterkenny Township – 83.9% SFD, 4.3% SFA, 0.9% APT, 10.9% MH  
Lurgan Township – 89.1% SFD, 3.3% SFA, 0% APT, 7.6% MH

### **2020 Occupancy Characteristics**

Fannett – 1,072 occupied units, 802 owner-occupied, 270 renter-occupied, 14.3% vacancy  
Letterkenny – 940 occupied units, 803 owner-occupied, 137 renter-occupied, 5.5% vacancy  
Lurgan – 722 occupied units, 625 owner-occupied, 97 renter-occupied, 10.2% vacancy  
Total – 2,734 occupied units, 2,230 owner-occupied, 504 renter-occupied, 10.4% vacancy

In 2020 Franklin County was reported with an overall percentage of renter-occupied units of 29.1%. Pennsylvania was reported at 31.1%. This contrasts significantly with the study area's 18.4%. Fannett Township exhibited the highest renter-occupied percentage of the three townships with 25.2%, while Letterkenny and Lurgan totaled 14.6% and 13.4% respectively. Home ownership is clearly a more frequent occurrence in the three townships than in other more developed and urbanized sections of the County. From an overall occupancy perspective, Franklin County was at an 8% vacancy rate compared to the study area's 10.4% figure.

### **2020 Household Median Income**

Fannett Township\*\* - \$53,019, Letterkenny Township - \$72,188, Lurgan Township - \$61,719  
Franklin County - \$63,420, Pennsylvania - \$67,521, United States - \$64,994

\*\* Lowest median income value of all Franklin County townships

### **2020 Owner-Occupied Median Value**

Fannett - \$192,500, Letterkenny - \$190,400, Lurgan - \$206,300  
Franklin County - \$186,300

### **2020 Median Gross Rent**

Fannett - \$664, Letterkenny - \$945, Lurgan - \$1,109  
Franklin County - \$905

### **2020 Rent > 35% of Household Income**

Fannett – 21.3%, Letterkenny – 40.7%, Lurgan – 36.4%  
Franklin County – 30.1%

### **2020 % Below Poverty Level**

Fannett\*\* – 16.2%, Letterkenny – 8.2%, Lurgan – 9.8%, Franklin County – 8.9%

\*\* Highest percentage of all Franklin County municipalities

### **2019 % Population with Low-Moderate Income \***

\*per County Broadband Study

Fannett – 40-60% range, Letterkenny & Lurgan – 25-40% range

### **2022 Residential and Commercial Parcels and their Value \***

\*per County Hazard Mitigation Plan

Fannett – 1,080 residential, 35 commercial, estimated total value \$200,017,771  
Letterkenny – 1,189 residential, 37 commercial, estimated total value \$65,786,807  
Lurgan – 814 residential, 25 commercial, estimated total value \$86,525,235  
Total – 3,083 residential, 97 commercial, estimate total value \$352,329,813

### **Housing Needs Projections \***

\*per County Housing Assessment / baseline 2020 US census

Fannett Township – 2030 (1,310 units/+59), 2040 (1,372 units/+62)  
Letterkenny Township – 2030 (1,042 units/+47), 2040 (1,091 units/+49)  
Lurgan Township – 2030 (842 units/+38), 2040 (882 units/+40)  
Total Study Area – 2030 (3,194 units/+144), 2040 (3,345 units/+151)

Please note that the above quoted housing vacancy rates are surprisingly high for Fannett and Lurgan Townships, and for the study area in total. Franklin County was identified with a vacancy rate of only 6.4%. Rates greater than 10% are a sign of unhealthy housing stock and may demonstrate an increased potential for blighted areas developing within certain sections of the municipalities. Some of these numbers may be attributed to historic village decline in aging rural and underserved areas, and perhaps isolated neighborhoods predominantly populated with mobile homes, manufactured housing, or cabin-style housing units.

Housing affordability or attainability is also a factor to consider when studying a geographic area and trying to understand its needs and capacity for improvement. According to the Federal Deposit Insurance Corporation (FDIC), many people estimate they can afford a mortgage equaling 2 to 3 times their annual household income with variations based on household expenses, interest rates and mortgage terms. The table below compares the amount needed to purchase the median priced home in Franklin County in both 2020 and 2025 with the three 2020 median Township household incomes. Median incomes were obtained via data from the U.S. Census 2020 ACS 5-Year Survey. Median sales prices were gathered from the Federal Reserve Bank All-Transactions House Price Index and Realtor.com.

<b><u>Housing Affordability</u></b>			
	<u>Fannett</u>	<u>Letterkenny</u>	<u>Lurgan</u>
2020 Median Household Income	\$53,019	\$72,188	\$61,719
X 2	\$106,038	\$144,736	\$123,438
X 3	\$159,057	\$216,564	\$185,157
2020 Median County Sales Price	\$164,160		
2025 Median County Sales Price	\$288,000		
Household Income Needed to Purchase a Home	\$54,720 - \$82,080 (2020) \$96,000 - \$144,000 (2025)		

Presumably household incomes would also rise to some degree from 2020 to 2025. However, any resulting increase is unlikely to match the rise in sales prices making housing affordability even more challenging in these three townships. In fact, national data demonstrates that in 2024 housing costs rose faster than inflation. Additionally, housing costs are on the rise while the median household income has stagnated. This creates a domino effect along with high mortgage rates, increasing insurance costs, and increasing HOA fees which strains everyday budgets and places homeownership out of reach for

many Americans. Problems are further exacerbated as local families are forced to seek higher paying wages elsewhere, leading to an exodus of the younger population. The challenge is therefore posed to Federal, State and local jurisdictions to ensure that a greater inventory of housing is available, a greater variety of housing types are accessible and attainable, and rehab/reuse/infill strategies for existing housing stock are bolstered to allow current residents to remain in their native areas and avoid mass outside emigration.

To summarize, the preceding housing data illustrates a picture of the study area which should not be altogether unexpected. Rural areas of Pennsylvania routinely exhibit characteristics such as deteriorating housing stock, low to moderate household income levels, lower rental occupancy rates, a higher percentage of single family detached homes and mobile homes, and modest population growth. Of greatest concern is the clear separation between flat income levels and rising housing costs coupled with a high housing vacancy rate and the future demand for additional quality housing units. To maintain a healthy balance, municipalities must be armed with the tools to provide the services necessary to assist the population with meeting these housing and economic challenges.

## HISTORY

The 2007 Joint Comprehensive Plan included a discussion of historic structures in the study area. Since the time that plan was drafted, one additional structure has been added to the National Register of Historic Places bringing the study area's total to five. Skinner Tavern is located in Letterkenny Township's Horse Valley at 13361 Upper Strasburg Road. This road was previously referred to as Three Mountain Road and was completed around 1790 connecting the village of Upper Strasburg to Burnt Cabins. The road became an important part of the Philadelphia to Pittsburgh overland route. Skinner Taver was one of many inns and taverns catering to travelers. The road was also important for drovers moving large herds of cattle and sheep. The original stone structure (circa 1788-1794) with brick additions later served as a general store and post office until 1909 when it transitioned to a private dwelling. The stone section is considered one of the oldest surviving structures in Franklin County. Skinner Tavern is considered significant historically due to its Georgian architecture and its role in early commerce activity for the nation. The tavern's location has been added to this Plan Update's mapping of natural and cultural resources. See Plate 6 "Supplemental Open Space and Natural Features" for additional detail.



**Horse Valley's historic Skinner Tavern then and now**

Fannett Township boasts two separate historical societies that work to preserve the community's heritage and historic and cultural resources. The Amberson Valley Historical Society and the Path Valley Historical Society are 501(C)(3) organizations that meet periodically to discuss potential projects and catalog data regarding the area's many resources such as churches, schoolhouses, iron furnaces, railroad and turnpike sites of interest, and historic farm buildings.

## PHYSICAL FEATURES AND THE ENVIRONMENT

The 2007 Joint Comprehensive Plan provided a chapter identifying in detail the many physical features and environmental components of the three study-area municipalities. The nature of these plan elements is for the most part unchanging and will, therefore, not be repeated herein. Elements such as soils, geology, drainage, topography, and climate have not been altered dramatically in the last twenty years. Mapping was also provided in 2007 on an Open Space and Natural Features Map that depicted areas of steep slope, floodplain, wetlands, prime farmland, exceptional value streams, historic structures, natural areas, limestone, State Forest and State Game Lands. The reader is encouraged to review the 2007 volume as important background material for this latest update. However, there are several items of interest in this regard which are newly identified that will be discussed and serve as a supplement to the 2007 data. The text that follows will discuss this new information and, where necessary, a supplemental Open Space and Natural Features Map (See Plate 6) has been prepared to illustrate specific locations.

Floodplain data was updated in 2012 by the Federal Emergency Management Agency. This data is an important consideration in land use planning due to the associated hazards to lives and property. For purposes of this planning exercise, a generalized depiction of this new mapping has been illustrated on the aforementioned Plate 6. In addition to floodplain, other categories of water resources beyond exceptional value streams have been identified and illustrated accordingly. These categories include trout-stocked streams and natural trout reproduction (NTR) streams for fishing enthusiasts and fish-habitat integrity. Trout Run is the County's only exceptional value stream and is also classified as NTR. The Conodoguinet Creek, from its source to the Letterkenny Reservoir, is classified as a high quality, cold water fishery (HQ-CWF). Broad Run is also classified as HQ-CWF and NTR. Bear Valley Run, a tributary to the Conodoguinet, is considered NTR only. Finally, the Rocky Spring Branch is a trout stocked stream.

In 2007, Franklin County completed a Greenway and Open Space Plan which identified a number of previously undefined areas of interest for the study area including one additional natural area (Neelyton Ridgetop), an important bird area (“The Pulpit”/Tuscarora Ridge), and one proposed recreation greenway and multiple conservation greenways. See Plates 6 and 7 for details. Natural areas are best defined as examples of the County’s best natural communities and the locations of animal and plant species of concern. Neelyton Ridgetop includes a portion of southwestern Fannett Township. It is designated due to the presence of the Allegheny Woodrat, a Pennsylvania threatened animal species. Rankings and qualifiers indicate this to be a sensitive species living in a clearly disturbed habitat, potentially due to ridgetop logging activity, with a small and possibly declining population. As is the case with all natural areas, protective conservation measures are recommended, in this case the introduction of forested buffers around rocky outcrop habitats. The County’s ridgetops also serve as valuable scenic overlooks and viewsheds with which to witness the beauty of the surrounding landscapes.



**A Franklin County prize trout from one of its many home streams  
and Neelyton Ridgetop’s Allegheny Woodrat**

The Pennsylvania Biological Survey has designated a portion of Fannett Township’s western boundary as lying within the Tuscarora Ridge Important Bird Area (IBA) or The Pulpit. This IBA is part of the larger 185-mile long Kittatinny Ridge, also known as Blue Mountain. IBAs must exhibit certain vulnerabilities in support of certain bird species and serve as important flyways for migrating birds.



**Kittatinny Ridge Important Bird Area**

The supplemental mapping of new environmental resources, Plates 6 and 7, also includes the designated greenways established within the County’s 2007 Greenway and Open Space Plan, a follow-up effort to the 2002 County Recreation, Park and Open Space Plan. These greenways fall under two categories: recreation and conservation. The three-municipality study area is heavy on conservation greenways while only one recreation greenway is identified therein. A recreation greenway is a corridor in which trail development is recommended. In the study area’s case, Fannett Township is listed with one medium-priority proposed four-mile trail connection between Tuscarora Trail, an important regional footpath along the Tuscarora Mountain and Amberson Ridge, and Iron Horse Trail, a ten-mile hiking loop in neighboring Big Spring State Park in Perry County. The

resulting connection would afford hikers greater opportunity for access across multiple origins and destinations. As this proposed trail connection would be in tandem with areas of important conservation considerations, any future construction would require planning for minimization of associated impacts. The proposed trail connection and the existing Tuscarora Trail are both illustrated on the accompanying supplemental Open Space and Natural Features Map (Plate 6).

Planned conservation greenways within the three townships resulting from the County's 2007 Plan are plentiful. Five planned individual, but undeniably connected, conservation greenways are identified in the County Plan and are illustrated on a separate accompanying Conservation Greenways Map. In contrast to the recreation greenways, conservation greenways are linear tracts of undeveloped open space with low-impact activities and a recommendation prohibiting intense development and motorized vehicle use. The primary function of these greenways is the preservation of sensitive environmental features like wetlands, floodplains, steep slopes, high quality streams, high value natural areas and important drinking water resources. The conservation greenways are illustrated on Plate 7,

Tuscarora Conservation Greenway, also one of Pennsylvania's major greenways, is a ridge-side, forested and steeply sloped area following the Tuscarora Ridge along the western boundary of Franklin County. As mentioned previously, this area is part of an essential migratory flyway for birds including raptors such as hawks, eagles and falcons. It also includes the County-designated Neelyton Ridgetop and Concord Narrows natural areas which are home to animal and plant species of concern.

West Branch Conococheague Creek Conservation Greenway consists of forested tracts, wetlands and floodplain associated with its namesake stream. Fannett Township's portion of this greenway is nearly three miles wide in some sections. It also is home to various species of concern and includes portions of the Second Narrows Slopes and the Gunter Valley & Ridges natural areas.

Conodoguinet Conservation Greenway is the only greenway that encompasses portions of all three study area municipalities. It stretches from north to south along their shared Kittatinny Mountain boundary and along the Conodoguinet Creek. Six different natural areas are located within this greenway along with the County's sole exceptional value watershed, Trout Run. Mature native hemlocks, wet meadows and floodplain are found in the Letterkenny Reservoir area. Elsewhere an ephemeral/fluctuating pool natural community is present which serves as a vital breeding habitat for certain amphibians.

A portion of the Broad Mountain Conservation Greenway is found in Letterkenny Township and includes the mountain's associated steep slopes and ridgetop. Much of this greenway is found within State Game Lands and State Forest. Clarks Knob and Bear Valley natural areas are found within this greenway and include the headwaters to Broad Run, more ephemeral/fluctuating pools, black bear and white-tailed deer populations, as well as the Allegheny Woodrat threatened species. Logging operations, invasive plant species, and the use of all-terrain vehicles are primary threats.

Keasey Run Conservation Greenway is a 20-mile-long proposed stream preservation corridor in Franklin County that extends into Letterkenny and Lurgan Townships and eventually into Cumberland County. In addition to a portion of the Clarks Knob natural area mentioned in the preceding paragraph, the Keasey Run natural area is also here and is home to the Brown Sedge, a Pennsylvania plant species of concern. The addition of forested streamside buffers are highly recommended to maintain this corridor's integrity.

In December of 2024, an update was issued by Franklin County to its Multi-Jurisdictional, Multi-Hazard Mitigation Plan. This plan provides an introduction as follows: “*The Hazard Mitigation Plan (HMP) is a foundational document that helps define the threat environment for all emergency preparedness and planning efforts in the county. The primary goal of this plan is to protect the lives and property of the citizens of Franklin County by proposing actions to be undertaken ahead of disasters to reduce their impacts. It also enables the municipalities in our county to compete for federal disaster mitigation funding to offset these initiatives. The Federal Emergency Management Agency (FEMA) requires that counties formally update their HMP every 5 years.*” For purposes of this Comprehensive Plan Update, the HMP was reviewed to determine concerns and planning solutions specific to the study area.

A total of 27 different hazards were identified as applicable to Franklin County and were then ranked in priority from 1-27 and further classified into categories of Catastrophic (0), Major (1), Moderate (11), Minor (14) or Insignificant (1). The twelve Major and Moderate hazards were identified according to the following hierarchy:

1. **Winter Storm**
2. **Pandemic & Infectious Disease**
3. **Utility Interruption**
4. **Hurricane, Tropical Storm, Nor’easter**
5. **Extreme Temperatures**
6. **Tornado / Windstorm**
7. **Transportation Accident**
8. **Drought**
9. **Environmental Hazards / Hazmat Release**
10. **Nuclear Incident**
11. **Flood, Flash Flood, Ice Jam**
12. **Hailstorm**

An overall County assessment of its 22 municipalities' threat risk from all 27 hazards with scores from a low of 1.0 to a high of 4.0 found Letterkenny ranked 9th highest with an average score of 2.05, Fannett ranked 14th with an average score of 1.71 and Lurgan ranked 21st with an average score of 1.33. While the County's individual municipalities generally ranked high in many capabilities essential to handling a threat, the one capability that consistently scored the lowest across the County was the fiscal element. Per the HMP, "*We are still a small developing area in the state. We are continually growing, but the sizes of our municipalities are still small enough that the revenue generating efforts are not sufficient to support major mitigation action project implementation independent of federal funding.*"

Franklin County's 1,696 miles of streams includes 609 miles of impaired streams. Impairment of these streams is primarily due to excessive siltation and nutrients. Streams within the study area that are considered impaired include portions of all of its four major watersheds (Tuscarora Creek, West Branch of the Conococheague Creek, Conodoguinet Creek, and Conococheague Creek). Fortunately, the exceptional value Trout Run subbasin remains non-impaired at this time.

One significant gas transmission pipeline (Dominion) crosses through Fannett and Letterkenny Townships via Path Valley, Horse Valley and Bear Valley. The only active rail line is in association with the Letterkenny Army Depot and the Franklin County General Authority. Another indicator of municipal emergency preparedness levels is related to the number of critical facilities and infrastructure. These critical components point to the potential need for mass evacuation efforts as well as resources to assist in those efforts. They include such facilities as government buildings, schools, nursing homes, childcare facilities, county jail, hospitals, medical/urgent care facilities, utility points/sub-stations, storage tanks, dams, water/wastewater treatment facilities, radio towers, communications towers, airports and airstrips, fire/EMS/law enforcement facilities, and Superfund Amendments and Reauthorization Act (SARA) facilities. For the three municipalities a total

of 84 such critical facilities exist: 31 in Fannett Township, 29 in Letterkenny Township, and 24 in Lurgan Township.

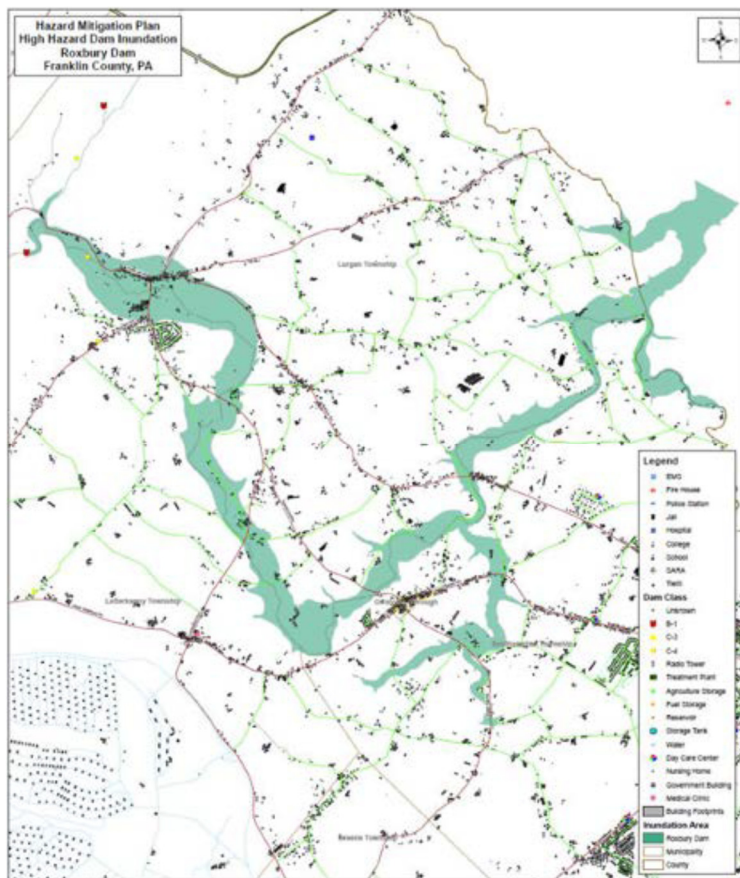
Dam failure is one hazard that poses a specific risk to both Letterkenny and Lurgan Townships. One of Franklin County's high hazard dams, Roxbury Dam, is located in Letterkenny Township near State Route 641 and the village of Roxbury in association with the Letterkenny Reservoir. A failure of this dam would result in inundation impacts to both Letterkenny and Lurgan Townships as well as neighboring Southampton Township and ultimately lands in nearby Cumberland County. Potential impacts would affect 215 Franklin County parcels and 631 structures with an estimated 2022 value in excess of \$33,000,000. The inundation would potentially impact 5 critical facilities in the study area. As a result of this, Lurgan Township is listed as the only municipality in the County with a catastrophic level of dam failure risk. Keep in mind that risk doesn't equate with likelihood as said dam has not been characterized at this time as in danger of imminent failure.



**Letterkenny Reservoir, home to the Roxbury Dam**



North wing wall of the Roxbury Dam



Potential inundation extents of a Roxbury Dam failure

## TRANSPORTATION

In 2007, the Comprehensive Plan examined transportation from various data sets. Functional roadway classification, jurisdiction, bridges, traffic volumes, and traffic accidents were discussed and presented in map and tabular form. This Plan Update has reviewed current data to assess any associated changes since the last planning effort from which trends can be determined, or otherwise valid observations and conclusions can now be made. Suffice it to say that roadway jurisdiction and functional classifications have not changed since the comprehensive plan's previous edition and no new public roads of regional significance have been constructed.

Traffic volumes as reported by PennDOT were compared from the previous plan's 2005 data to more recent 2024 data. A new map entitled Plate 8 Transportation Map illustrates historical traffic volume data as well as a 10-year window (2014-2023) of traffic accident information. Changes in average daily traffic volumes on available roads were not significant in many cases. If the change over the 19-year period resulted in either an increase or decrease of 500 vehicles per day or greater, it was considered significant for purposes of this planning exercise and is elaborated on below.

### **State Route 0641 - Forge Hill Road**

3,100 vpd to 4,500 vpd + 45%

### **State Route 0997 - Cumberland Highway between Pleasant Hall and Roxbury**

6,600 vpd / 7,400 vpd to 4,200 vpd -36% / -43%

### **State Route 4006 - Amberson Road**

1,100 vpd to 600 vpd -45%

### **State Route 0076 - Pennsylvania Turnpike**

22,000 vpd / 23,000 vpd to 21,000 vpd -5% / -9%

\*vpd = vehicles per day

Traffic accidents were also reviewed based on data obtained from PennDOT's Pennsylvania Crash Information Tool (PCIT) database. Information was requested for a 10-year period from January, 2014 through December, 2023. The information provided identified three crash hotspots within the study area along with 17 traffic fatalities and several busy road intersections with multiple accidents. The accidents identified herein must meet the definition of a reportable accident per PennDOT definition. A reportable accident is an accident that involves death or injury to any person, or if any vehicle is so damaged that it cannot be driven safely under its own power and requires towing. This accident data is also illustrated on the accompanying Plate 8.

Ten-year crash hotspots included the village of Spring Run with 38 total accidents, Forge Hill Road with 25 total accidents, and the village of Pleasant Hall with 23 total accidents. Road intersections with multiple reportable accidents included highest-frequency locations of 31 accidents at State Routes 75 and 641 in Spring Run (Fannett Township), 7 accidents at State Routes 997 and 641 in Roxbury, 5 accidents at State Routes 997 and 433, and 5 accidents at State Routes 641 and 4016. It should be noted that these last three locations are all located in Lurgan Township. The 17 total traffic fatalities reported included 4 on the Pennsylvania Turnpike, 2 on State Route 0997 near the Iron Bridge Road intersection in Letterkenny Township, 2 on Forge Hill Road, and 2 near the State Routes 0075 and 0274 intersection between the villages of Doylesburg and Concord.

It is observed that both the Spring Run intersection of State Routes 75 and 0641 and the stretch of State Route 641 known as Forge Hill Road in Lurgan Township exhibit high numbers of accidents and, in the case of Forge Hill Road, two fatalities and the highest reported traffic volume increase in the study area. These same two "hotspots" are repeatedly mentioned among municipal officials and the public when discussing primary transportation safety concerns for the region. The correlation of public comments to PennDOT data in this regard is undeniably positive.

This Plan Update also included a review of Franklin County's 2023 Long Range Transportation Plan (LRTP) and, specifically, its list of Transportation Improvement Plan (TIP) projects stretching from 2023 through 2034. A total of 12 projects are listed for the three study area townships. Six of these twelve projects are located in Fannett Township, Five are located in Lurgan Township. Only one is located in Letterkenny Township. All but one of the twelve projects involve bridge preservation (5) or replacement (6). The other project involves a resurfacing of State Route 0075 in Fannett Township from SR 0274 to the Huntingdon County line. The total cost for these twelve LRTP-listed projects is \$6,650,000.

Finally, the plan's transportation component should consider the often-overlooked element of non-motorized transportation. This component of a municipal transportation network includes facilities to accommodate walking and biking, as well as horse and buggy traffic. The study area, particularly Fannett and Lurgan Townships, have a significant Amish population that places unique burdens and needs on a municipality's standard road network. Steel wheels and horseshoes can be an ongoing detriment to road surfaces and communication needs to be improved to eliminate the municipal maintenance costs, frustration, and oftentimes resentment, that result. Slow buggy traffic, the unpredictable behavior of horses, and lower visibility can also be a special safety hazard when combined on the same roads as faster automobile and truck traffic. All forms of travel need to be safely accommodated; however, the shared use of often narrow, older, and poorly lit roads combined with limited funds for maintenance and construction makes the municipality's job a greater challenge. New road projects in Amish populated areas should consider accommodation for this different traffic type. Consideration must also be given as Amish populations increase to provide improved pavement markings, lighting, warning signage, shoulder widening, and reduced speed limits. Mutual respect, awareness, proper signage and buggy markings, increased patience and caution are important to creating the safest travel environment. Unfortunately, many of these same qualities seem to be in decline when it comes to trending motorist behavior.

## COMMUNITY FACILITIES AND SERVICES

The 2007 Comprehensive Plan reviewed existing data regarding public service and facilities such as recreation, open space, schools, libraries, police protection, fire protection and emergency services, sewage facilities, water supplies, stormwater drainage, utilities, health care services, and solid waste management. The landscape regarding these community resources has not changed much in the past 18 years. This static level of services can be viewed in two ways. The needs of the community are being met, and the citizenry is satisfied, or there are needs within the community that are simply not being met, and the people are unsatisfied with a perceived lack of progress. Both viewpoints can be true at the same time as is the case with most communities and particularly considering the wide assortment of facilities and services expected by residents and businesses in the 21st century.

New and emerging services are becoming more commonplace every day and, while these services initially may have been confined to more developed areas, they are now expected and demanded in more remote rural areas. The need for broadband services to power our computers and various handheld devices continues to grow exponentially as we require higher speeds and larger sets of data. Increased wireless communications infrastructure is desperately needed in rural areas to provide more complete cell phone coverage.

Alternative forms of energy such as wind and solar are a growing segment of the nation's power grid and are particularly attractive to rural areas with plenty of available open land, sunlight, and wind. The simple fact of a growing population, even at modest rates, also places greater burdens on sewer and water services, schools, hospitals, trash haulers, municipal road crews, and first responders and emergency services.

From an organized recreation perspective, municipal facilities are absent and the existing facilities are privately operated by schools, churches, civic organizations, community centers, and commercial enterprises. The study area is, however, abundantly blessed with

State Forest and State Game Lands and prime farmland in tandem with the many environmental and natural resources of its rural, undeveloped countryside as previously elaborated on in the section on Physical Features and the Environment. These passive features constitute the backbone of what attracts so many to the quiet, isolated, green, pastoral and forested beauty of these three townships.

A significant change in public sewer service has taken place in recent years with the acquisition of the former Letterkenny Township Municipal Authority wastewater collection and treatment system by the York Water Company. This small system in proximity to the Letterkenny – Lurgan municipal boundary has also been the subject of ongoing discussions with Lurgan Township to provide public sewer service to the village of Roxbury as part of the Township’s ongoing efforts to complete an Official Sewage Facilities Plan Update for the Pennsylvania Department of Environmental Protection’s approval. This is viewed as a high priority situation as aging on-lot disposal systems are failing with no suitable options for replacement in many instances other than holding tanks. York Water has also purchased the sewer and water systems associated with the Cumberland Valley Business Park formerly operated by the Franklin County General Authority (FCGA). The systems include customers located in Greene and Letterkenny Townships. Part of York Water’s FCGA acquisition includes raw water supply from the Letterkenny Reservoir, which Letterkenny Township is hopeful someday soon could be potentially transformed into a new source of public potable water to serve properties in the Upper Strasburg and Pleasant Hall communities. Another source of public water in Fannett Township is the Dry Run Water Association which has been in operation since 1942 serving the village of Dry Run. Originally a spring-fed gravity system constructed by the U.S. Army Corps of Engineers, the system is now served by one primary well and one back-up well. There have been no significant system upgrades since the original 2007 Comprehensive Plan and none are currently planned as the system is currently serving 67 customers with no obvious deficiencies. Unfortunately, the economic realities of operating a small water system are increasingly challenging with each passing year and the costs passed on to customers in

the form of rate increases have reached an unmanageable level for many property owners. Small villages like those we see dotting the study area's landscape were once home to higher income individuals and a greater level of affluence; but over the decades these historical communities have experienced a shift and become home to a decidedly different segment of the community which can no longer afford the rising expense for related services such as centralized water and sewer systems.

Police protection, fire and ambulance service are integral to ensure every community is positioned properly for the unexpected. Small, rural Pennsylvania municipalities are often underfunded to support their own emergency services and rely on State Police coverage and local volunteer fire departments and volunteer or contracted ambulance services. Paid positions, especially full-time positions, are not typically a viable full-scale option for these areas. Fannett Metal Volunteer Fire and Ambulance and Pleasant Hall Volunteer Fire Company are the primary providers covering large geographic areas with mutual aid from Newburg Hopewell Fire Company, Letterkenny Army Depot's Fire Department, and other surrounding companies. Funding for not only paid firefighters and ambulance personnel, but for equipment, training, and physical facilities is beyond challenging for these small companies. They rely heavily on fundraisers and municipal contributions and, to a lesser degree, government grants. Reliable sources of water for firefighting purposes are also an ongoing concern. Perhaps the greatest challenge of all involves the volunteer model and the recruitment of new personnel.

Municipal services by the three study area townships require staff, equipment, and structures to accommodate day-to-day operations, meeting facilities, maintenance and storage. Small rural municipal staff work significant hours annually to ensure roads are maintained, drainage is addressed, development is properly reviewed, taxes are collected and bills are paid, funding opportunities are pursued, and communities are prepared for unexpected challenges. As rules and regulations change from both federal and State levels, municipalities must be properly equipped to keep informed and remain compliant.

Budgets are often stretched thin to address as many issues as possible while postponing others for the future. Working together with neighboring municipalities, the County, local fire departments, PennDOT, the County Conservation District, utility providers, interested citizens, potential developers, and local volunteers is an important necessity for townships such as Fannett, Letterkenny and Lurgan. Maintaining ordinances and policies, such as this comprehensive plan, and, where applicable, enforcement are also critical tools in keeping the townships ahead of potential issues. Additionally, regular and clear communications via all possible channels must be maintained with the public to remain transparent, to alert them to news and events, and to solicit their input.

As mentioned earlier, Franklin County commissioned a County-wide broadband study that took place from 2022 to 2023. Areas of assessment included current tower and fiber assets, unserved and underserved areas, current available offerings (speeds, prices, bandwidths), public survey comments and preferences, and potential solutions and funding. Both residents and businesses indicated they are anxious for improved Internet access and service. Quoting from the report, *“Affordable high speed Internet is essential to the future growth and prosperity of Franklin County. Over the past twenty years, Internet access has evolved from a luxury to a necessity. Just as communities had to take on the task of building and maintaining roads in the early twentieth century, communities must now provide digital road systems as a matter of community and business survival.”*

Broadband services are vital to individual, family and community prosperity. They are necessary for our educational systems, online shopping, telemedicine and telehealth options, and increasing work from home opportunities. Continued improvements in broadband infrastructure will lessen burdens on other systems such as transportation and environmental impacts. It will allow residents to attain greater levels of education and the choice to live in their home communities where they see a personal connection and higher quality of life, all while working remotely with the opportunity for providing a reasonable income for them and their families.

The report identifies different U.S. Census blocks throughout the County as either fully served, underserved or unserved by the Internet with service being defined by the available speed of data transfer. Although some areas are considered fully served, due to the remote and mountainous nature of the three townships, there is a large percentage of both unserved and underserved areas, particularly in the upper Path Valley, Amberson Valley, Horse Valley and northern Lurgan Township sectors. Potential future broadband fiber projects were identified in the report to help serve some of the County's underserved and unserved areas including a Northwest Franklin County project that would capture the upper Path Valley area of Fannett Township, and an Otterbein – Lurgan Township project that would reach areas of northern Lurgan Township that currently struggle with service. Currently, these projects are only conceptual and are not projects in any agency's pending construction pipeline.

## **IDENTIFICATION AND PRIORITIZATION OF ISSUES**

Now that new data has been collected, analyzed, presented and discussed, the Steering Committee membership which was composed of members from the three townships has undertaken the tasks of 1) identifying issues to be dealt with as part of this Plan Update and 2) the prioritization of said issues. The Steering Committee met in full on two occasions and consisted of 14 members including the Board of Supervisors from the three municipalities, a Planning Commission member from Letterkenny Township, the Township Secretaries, and several interested citizens. The Committee was supported by input from Martin and Martin (the Plan Update's contracted planning consultant) and the Franklin County Planning Department.

While a variety of issues were discussed at the Steering Committee's work sessions, 12 issues were ultimately deemed worthy of further assessment as potential points of reflection and improvement within the Plan Update. Once identified, these issues were subsequently summarized and voted on by a ranking system (1 – 12) anonymously by the Committee members for the purpose of prioritization and determination of importance. A ranking of one indicated a vote of the highest priority while a ranking of twelve represented the lowest priority vote. The results of the voting were reviewed and ranked accordingly both in groups of individual townships as well as the combined three-township study area. Regarding the combined study area results, four issues received a designation of high priority (an overall mean score between 1 and less than 5), six issues received a designation of medium priority (an overall mean score between 5 and 10), and two issues received a designation of low priority (an overall mean score of 10 or greater).

The twelve identified issues for prioritization were as follows and the complete rankings are shown in Table 1 below.

- A. Public Water & Sewer Utilities
- B. Planning for New Uses
- C. Traffic Safety
- D. Broadband Service
- E. Impacts of the Growing Amish Community
- F. Emergency Services
- G. Historical Preservation
- H. Community Aesthetics
- I. Ordinance Assessment & Enforcement
- J. Municipal Communications & Transparency
- K. Succession Planning
- L. Designation of Growth & Conservation Areas

<b>ISSUE</b>	<b>FANNETT*</b>	<b>LETTERKENNY*</b>	<b>LURGAN*</b>	<b>COMBINED*</b>
A	7.25 / 7	5.83 / 4	4.00 / 3	5.71 / 5
B	3.25 / 2	4.50 / 3	7.00 / 7	4.86 / 3
C	3.25 / 2	2.17 / 1	5.75 / 6	3.50 / 2
D	5.25 / 4	6.00 / 6	2.75 / 2	4.86 / 3
E	6.25 / 5	10.00 / 11	4.50 / 4	7.38 / 8
F	1.00 / 1	2.50 / 2	1.00 / 1	1.64 / 1
G	8.75 / 10	10.5 / 12	11.25 / 12	10.21 / 12
H	8.25 / 9	7.00 / 8	8.50 / 9	7.79 / 10
I	7.00 / 6	6.83 / 7	7.75 / 8	7.29 / 7
J	9.75 / 11	7.33 / 9	5.00 / 5	7.21 / 6
K	10.75 / 12	9.50 / 10	10.25 / 10	10.07 / 11
L	7.25 / 7	5.83 / 4	10.25 / 10	7.50 / 9

Although the figures vary to a certain degree between the three townships and the combined group, it is fair to say that the four high priority issues identified above generally represent the top issues voted on by all the voting groups. However, it should also be noted that Lurgan Township's highest priorities differed from the other two townships. Issues B & C (Traffic Safety and Planning for New Uses) were viewed locally in Lurgan Township as medium priority but high priority in the others, while Issue A (Public Water and Sewer Utilities) was viewed as high priority with a medium priority status in Letterkenny and Fannett Townships.

Issue F, emergency services, was without question the highest priority among the participating municipalities. The only issue of the twelve presented that demonstrated any significant fluctuation in rankings was Issue E, the impact of the Amish community, which ranked as a high priority for Lurgan Township, a medium priority for Fannett Township, and a low priority for Letterkenny Township. This can likely be attributed to the disparity in Amish population concentrations across the region. Issue L (Designation of Growth and Conservation Areas) was deemed low priority in Lurgan Township while the other two townships ranked it as a medium priority.

## **HIGH PRIORITY ISSUES**

### **EMERGENCY SERVICES (Issue F) – Needs and capacity, funding, volunteer retention and recruitment**

Emergency services are often overlooked as a community resource. They are unseen to residents and employees and passersby until situations arise that demand their action and assistance. They are the difference between life and death, safety and danger, comfort and loss. These services such as police protection, fire protection, and emergency medical services are invaluable in securing a population's quality of life. Yet they are many times plagued by aging equipment, inadequate storage and housing space, expanded training requirements, volunteer recruitment and retention failures, and massive budget constraints.

With police protection limited to State Police coverage, response times are often lengthy for rural, isolated sections of Pennsylvania. Small municipalities cannot fund individual or even joint municipal police forces and are, therefore, left without viable alternatives. Additionally, discussion at the State level is increasingly frequent regarding the potential for mandated municipal payments for continued State Police coverage.

Fire protection services and emergency medical services (EMS) share similar problems when it comes to funding. Municipalities are looked at by local fire departments for support and funding annually. Government grant opportunities are limited and community fundraisers, while often successful and popular, contribute smaller and smaller percentages to the overall needs of these important services. Many municipalities have

turned to a local fire tax to supplement funding; however, in smaller rural jurisdictions, the tax base is again limited, and the resulting tax revenue is not sufficient to meet the needs.

Ambulance services are finding it more difficult to stay solvent financially with each passing year. The result is many have either folded or had to adjust their coverage areas which translates to increased response times and a general fear for the future of EMS in many communities. Over time, EMS services have become more specialized and advanced requiring more training, updated equipment, and higher wages. Insurance payments are no longer enough to fully cover the costs and municipalities are increasingly being solicited to help fund the difference. Taxes or direct municipal payments are currently the only feasible options in these efforts. State legislators have approved the authority to increase both fire tax and EMS tax millage limits in recent years, but many municipalities have yet to approve instituting such measures.

Growth at even the smallest level is still growth and applies additional pressure and demands to our emergency services providers. Constant communication between these providers and the communities they serve is critical. Municipalities must be educated and aware of the latest developments facing emergency services. While funding appears to be an overriding concern for now and the future, the two segments must also work together in other ways to improve efficiency and avoid duplication in each other's duties. Timely road and bridge repairs, proper addressing and identification of properties, joint review of proposed development plans, improved and reliable emergency communication tools, and consideration of improved emergency routes and transportation connections are also valuable routine partnerships to ensure the best possible service for the greater community. Enhancements in all the aforementioned fields are paramount to the region's ongoing prosperity.

Hazard mitigation has become an essential piece of local planning when proactively addressing potential disaster effects and recovery efforts. Emergency service providers and municipal governments jointly share these responsibilities along with County, State and Federal agencies during these events. It is incumbent upon local government to remember that emergency services are a lifeline for families and businesses not only during routine fire, medical and police calls but also during prolonged emergency events when our communities' vulnerabilities are exposed and necessary resources are unavailable or absent.

For all the reasons above, it is of the utmost importance that the three participating townships continue to work closely with their emergency service providers to ensure they are equipped, funded, staffed, trained, available, responsive and prepared to assist when called upon during any crisis. Municipal support in all forms must continue to evolve each year so that the citizens are assured of the best possible emergency rescue and response and life-saving medical and protective services each day.

## **TRAFFIC SAFETY (Issue C) – Spring Run 75 & 641 intersection, Pleasant Hall 997 & 533 intersection, new development impacts, Forge Hill Road over the mountain 641**

Traffic concerns are an everyday facet of rural township life. The associated safety of motorists, passengers, pedestrians, and others is consequently at the forefront of every municipality's thoughts. This is especially true when accidents increase in frequency, new infrastructure improvements are proposed, deferred maintenance results in costly damage and repairs and detours and delays, or significant traffic generators or new traffic streams are introduced into a community. These issues can be equally important when considering road improvements ranging from updated signage, reflectors, and pavement markings to drainage enhancements, resurfacing and establishing speed and weight restrictions.

The three participating municipalities have identified several existing hot spots for traffic safety concern. However, there is equal concern for the potential traffic safety and efficiency impacts from proposed new development. Municipalities should take steps to ensure new development proposals are adequately reviewed and designed during the land development approval process regarding potential traffic impacts. Historical traffic accident data analysis and local anecdotal reports confirm one specific major site of concern in each of the three townships. Fannett Township's major street intersection is in the village of Spring Run where State Routes 0075 (Path Valley Road) and 0641 (Spring Run Road) meet. This four-way intersection is currently controlled by two stop signs for SR 0641 traffic and is supplemented by a flashing yellow light for all four directions. Traffic on SR 0075 has no stop controls. As mentioned previously in this Plan Update, this intersection experienced the highest number of traffic accidents in the three-township study area over a ten-year period (2014-2023) with 31 accidents.

Letterkenny Township views its primary traffic safety concern as the intersection of State Routes 0533 (Orrstown Road) and 0997 (Cumberland Highway). This four-way intersection is in the village of Pleasant Hall and is currently controlled by two stop signs for the SR 0533 traffic. Traffic on SR 0997 has no stop controls. Recently approved development plans for the Capital Estates subdivision call for the construction of 220 single family dwelling units on farmland in the village's southeast quadrant. As part of this project's PennDOT Highway Occupancy Permit, solar flashing LED lights are to be installed on the Orrstown Road stop and stop ahead signs. Pleasant Hall was home to a total of 23 traffic accidents during the most recent ten-year PennDOT reporting period, although only two of these accidents were specifically attributed to the subject intersection.

Lurgan Township has multiple hotspot traffic safety locations of concern. First and foremost is the stretch of State Route 641 (Forge Hill Road) near the Letterkenny reservoir as the road begins its ascent over and finishes its descent down Timmons Mountain. This road segment was the site of 25 total accidents in PennDOT's ten-year reporting period. Three State highway intersections were also pinpointed with a greater than average

accident frequency during this same period: State Routes 997 and 641 (7), State Routes 997 and 433 (5), and State Routes 641 and 4016 (5).

The common factor in each of the accident locations listed above is the involvement of State highways as opposed to Township routes. This results in the required involvement of PennDOT for any future safety improvements or other solutions. Although the Townships may not be responsible directly for maintenance or funding, it is nonetheless critical that the affected municipalities continue to make their concerns heard and document specific incidents so that projects can be developed and prioritized in a timely manner. These are the unfortunate requisite initial steps before funding and construction can be realized. Competition for such projects is Statewide and begins with safety concerns and quickly evolves into budgetary constraints that require persistence on the part of local government to see appropriate action emerge from an often years-long process. In addition to PennDOT, the townships should proactively involve the County's Metropolitan Planning Organization (MPO) for assistance both technically and politically.

Per the County's 2045 Long Range Transportation Plan adopted in 2023, "A metropolitan planning organization (MPO) is a transportation policy-making body comprised of representatives of local government and transportation agencies that own, operate, and fund transportation infrastructure. Federal law requires the formation of an MPO in any urbanized area with a population greater than 50,000; Franklin County became an MPO due to population growth reflected in the 2010 U.S. Census. MPOs ensure that decisions and spending on transportation projects and programs are based on a continuing, comprehensive, and cooperative planning process that reflects the needs and priorities of the county. MPOs administer federal and state funding for transportation projects and programs, consistent with the approved LRTP." As such, the Franklin County MPO is the primary mechanism for transportation planning assistance for all its municipalities. The three participating townships should use the MPO to their advantage in seeking solutions to these important traffic safety locations. A new LRTP is to be undertaken by the County beginning in 2026. The townships should ensure their concerns are expressed and heard, and their calls for action advance through the system accordingly.

**PLANNING FOR NEW USES (Issue B) – Utility scale solar, wind farms, data centers, BESS, intensive livestock operations, event venues, biosolids & food processing residuals (FPR) land application and others**

Pennsylvania's municipal land use planning enabling legislation, known as the Municipalities Planning Code (MPC), provides the option for municipalities to enact zoning ordinances whereby their land is divided into a variety of districts. These districts or zones can be crafted to provide for different uses in different districts creating a logical and well-conceived pattern of future growth and development throughout the municipality. All uses must be provided for somewhere and the various districts serve to promote and retain the use characteristics (residential, commercial, industrial, agricultural, etc.) deemed most

appropriate for the specific neighborhoods. Without zoning, municipalities are left open to the development of any use anywhere throughout the jurisdiction, but still subject to other applicable municipal ordinances in effect at the time of application.

Currently, the three participating townships do not have zoning ordinances in effect, nor has there been an inclination to explore zoning further. Therefore, from a perspective of potential land use, these townships must rely on specific use-targeted ordinances to control the associated development aspects of those uses. Many un-zoned townships, including these three, have adopted such ordinances in relation to new and emerging uses such as solar energy systems, wind farms, wireless communications facilities or cell towers, data centers, battery energy storage systems, special event venues, short-term rentals, and the agricultural land application of biosolids or food processing residual. More new uses are expected in the future and are a natural evolution of our ever-changing technological society

New uses such as these require thought and attention previously not considered for standard residential or commercial development projects. Each comes with a unique and specific set of concerns requiring detailed regulations to ensure proper protections are in place for neighboring properties and the greater community. Environmental and public health concerns, aesthetics, separation of incompatible uses, traffic impacts, utility demands, resulting municipal maintenance responsibilities, and the future decommissioning assurances of defunct facilities are some of the issues many rural townships such as Fannett, Letterkenny and Lurgan previously had no need to consider. However, the incursion of these new and emerging uses from more urban and suburban settings to the rural countryside has changed all of that.

It is incumbent of every municipality to prepare itself for the possibility of unexpected and perhaps unheard-of uses seeking to develop within their boundaries. All uses have some legal right to exist within every municipality. However, every municipality also has the right to fairly and responsibly regulate the specifics of those uses in the best interests of its residents and property owners and others who live and work and play here and who call these three townships home. The time and resources spent in proper preparation for the potential impacts of intensive and potentially incompatible uses may appear cost prohibitive now but the advantages for the future are invaluable. Municipalities must stay informed about these latest developments, solicit input from the County and the local population, and seek assistance from their legal and engineering consultants without hesitation to guarantee a positive outcome for their communities.

## **BROADBAND SERVICE (Issue D) – Unserved and underserved, spotty cell phone coverage**

As stated previously in this plan update, broadband service harkens back to the need for improved road and highway infrastructure in previous decades. The introduction of motor vehicles and the rapid expansion of their personal and commercial use created an undeniable demand for such an initiative. Today it is not automobiles and roads on our minds, but instead personal devices such as computers, tablets, and cell phones and the information highway that are causing the again undeniable demand for improved services. In remote, rural, mountainous, low-density areas such as those exhibited in much of the three participating townships, the challenge to reach all the people and properties and potential consumers with reliable and adequate service can be daunting.

It is of such importance that the County's 2022-2023 Broadband Study was conducted at some expense to identify where improvements are needed. Unsurprisingly, the three subject townships were among those in greatest need of improvement. While the benefits of such improvements are many and significant, the efforts to make them a reality are currently less than encouraging. And while as of the adoption of this update there is progress in the installation of additional fiber optic lines within the study area, more work is needed to fully realize the area's potential for improved broadband service and coverage. Discussions continue even now to identify potential projects and partnerships to promote advancement in these underserved and unserved areas, but any such ideas are purely conceptual at this point. Sporadic coverage and unreliable service in certain areas may be a continuing reality for some time, but there is hope.

Just as the Interstate Highway System required a federal initiative in the 1950's to force action, today's broadband dilemma is also the subject of a multi-billion-dollar federal initiative that in turn trickles down to the states and their counties. The goal is to invest in high-speed Internet connectivity that will close the digital divide and transform rural communities. Although this initiative was begun in 2021, progress has been limited and details are still not entirely clear as to the expected timeline and benefits for rural and low-income residents. A February, 2026 news release indicates "The Department of Commerce's National Telecommunications and Information Administration (NTIA) today approved Pennsylvania's plan to deliver approximately \$711 million in federal funding that will bring reliable high-speed Internet access to approximately 129,000 unserved and underserved Pennsylvania locations currently without it." Pennsylvania's own Broadband Development Authority has made recent decisions in the past year to fund projects for eligible locations whether by fiber optic cables, low earth orbit (LEO) satellite, or fixed wireless internet service. Funding for various projects state-wide has been made available through the Capital Projects Fund Broadband Infrastructure Program (CPF-BIP) and the Broadband Equity, Access, and Deployment Program (BEAD). However, while there are numerous identified applications in the pipeline on behalf of various providers for the three participating townships, competition is intense and there are currently no identified funding announcements for specific Franklin County projects.

This shift in how the world operates using broadband and internet services for so many valuable purposes is one which requires all geographic locations to remain current with availability and quality to keep its residents and businesses competitive and prosperous. The three townships have identified this issue as one of their higher priorities in this Plan Update. Therefore, it is important that the governing bodies continue to voice their concern and pledge their support in all available forums with politicians, government agencies, funding organizations, municipal interest groups, and service providers to ensure every measure is examined and pursued to achieve the goal of developing the best possible system of coverage. Oftentimes the issues of greatest municipal concern go far beyond what a single municipality or small group can manage. This only serves to emphasize the need for regular outreach and advocacy among other assemblies with the skills and capacity to effect needed change.

## **MEDIUM PRIORITY ISSUES**

### **PUBLIC WATER & SEWER UTILITIES (Issue A) – Roxbury sewer, Letterkenny water, Fannett sewer & Dry Run Water**

Although technically falling under the heading of “medium priority” as part of the overall Steering Committee’s votes, the issue of public water and sewer service is always of utmost concern as an ongoing public health concern. As the vast majority of these three townships have limited or no access to centralized water distribution and wastewater collection, conveyance and treatment, the need for identification of additional needed service areas and action to see those areas served is vital to the entire municipality and the greater region. Individual wells and on-lot sewage disposal systems are reliant on continued supply, proper maintenance, and specific environmental conditions. When those needs are no longer adequately met, it falls on the municipality’s shoulders to provide reliable and affordable alternatives. In the best interest of its citizens, these important issues cannot be ignored and must be regularly revisited and discussed by the three townships to develop fiscally responsible and feasible options for future implementation.

Each of the three townships has one or more areas of concern that require partnership with providers, diligent investigation of funding and design, and thoughtful consideration of investment and timing. Lurgan Township has been pursuing the extension of sewer service from neighboring Letterkenny Township to serve the village of Roxbury for several years. York Water, the local sanitary sewer provider, and the Township are working on funding solutions, expanded treatment plant options, and an update to the Township’s Act 537 Sewage Facilities Plan. Roxbury has seen numerous aging on-lot system failures in recent years and potential surface water discharges with no current viable replacement alternative other than holding tanks.

Fannett Township is currently facing costly user fee increases for residents in the village of Dry Run for public water service from the Dry Run Water Association. The operating costs for small local water suppliers have become increasingly burdensome as federal regulations expand, the need for new equipment rises, trained staff and treatment needs evolve, and the inflationary cost of materials continues to multiply. The Township also completed an Act 537 Sewage Facilities Plan Update in 2010 which called for further investigation into public sewer system alternatives for the village of Spring Run. To date, the Township has commenced no further action regarding public sewer. Unlike neighboring Lurgan and Letterkenny Townships, there are no nearby systems or providers from which to easily extend service. Therefore, it becomes the sole responsibility of the Township to form and fund an Authority of its own to construct, manage and operate a costly and entirely new and independent system.

In recent years, Letterkenny Township and the Franklin County General Authority (FCGA), which provided water and sewer service to the Cumberland Valley Business Park (CVBP) and Letterkenny Army Depot (LEAD), have both sold their respective utility services to York Water. Therefore, the Township has been removed from those daily service responsibilities. However, its continued interest in ensuring clean drinking water and effective wastewater disposal services and addressing the community needs of its residents remains. Of particular interest is the need to eventually provide additional potable water supply to the Township via York Water's Letterkenny Reservoir, which currently stores and conveys only raw water to LEAD and CVBP for eventual treatment and distribution. Having a portion of this significant raw water supply treated for potable purposes and offered for service to the greater Township community would help to ensure that local groundwater aquifers remain healthy and sufficient for extended periods.

### **MUNICIPAL COMMUNICATIONS & TRANSPARENCY (Issue J) – Websites, social media accounts, newsletters**

For many years, small rural municipalities have struggled with the means to properly keep the public informed of current events and happenings. Local news coverage can be scarce. Without some pressing immediate and obvious community concern, public interest in monthly meetings is often tepid. The cost and effort to produce and circulate regular municipal newsletters, or to regularly manage and maintain a website and/or social media page can be prohibitive due to limited budgets and manpower. Although these obstacles to communication and transparency are very real, the objectives are no less important and critical. Without proper public notification and education on the issues, the local government system becomes less effective and less representative. Involvement and interest from the local population is an important element to municipal success and satisfaction.

All three of the participating townships currently have functioning websites with varying degrees of sophistication and content. It should be a goal of each township to prioritize

improvements to these sites to ensure each provides access to basic information including, but not limited to, a proper listing and contact information for municipal officials, a calendar of meetings and events, meeting agendas and minutes, ordinances and application forms, maps, and where applicable links to Township social media pages. Social media has become an increasingly powerful tool for municipalities and their constituents to engage with one another. The establishment of official Township social media run by Township-authorized designees should also be a natural progression of the municipal vision for improved and enhanced communications and information. Rural municipalities can also find value in the use of regularly updated community message boards in key locations.

Similarly, transparency involves proper adherence to all Sunshine Law requirements and right-to-know requests. Municipal decision making must take place in a properly advertised and publicly open forum to meet legal requirements, to avoid the appearance of any impropriety, and to engage with the public whenever possible. Township Solicitors should be consulted for proper procedures. Public comment periods of a reasonable length should also be offered at each meeting. At the same time, the public must be respectful of the Township's need to solicit pertinent public input while also conducting and completing business within the time allotted.

### **ORDINANCE ASSESSMENT & ENFORCEMENT (Issue I) – Inventory, assess, codify**

Municipalities are faced every day with unexpected and changing conditions that require specific attention to protect and enhance the quality of life. Oftentimes, the answer to these changes is the adoption of an ordinance. However, municipalities should be cautioned that ordinances are only as effective as the enforcement that supports them and the costs of implementing them. Many small rural townships do not have the staff, yet alone a police force, to properly and effectively enforce a myriad of laws. Therefore, any movement in consideration of ordinance adoption must include a detailed assessment of not only the issues but also the structure of how violations will be addressed.

Many municipalities have ordinances from past years that have been lost or forgotten. It is wise on their part to spend the time to inventory these documents, review their continued relevance and, if possible, codify all of them into one collected volume or code. Having all ordinances in effect in one collected location is invaluable when assessing a specific situation or when considering additional regulation. Such a code is easily managed, referenced, researched, and offered for public availability to help streamline questions and confusion surrounding a particular proposal.

The three participating townships should utilize these methods and the specific aptitudes of their professional consultants (engineer, solicitor, planner, accountant, code enforcement) to better prepare themselves for the future. While personal conversation and negotiation may prove sufficient in some cases to resolve a problem, the more prudent

course of action is to be prepared with a solid legal position that is thoroughly conceived and clear, enforceable, supported by the public, and will withstand scrutiny before a judicial review. Although not always achievable, proactive planning for problems is always better than a rushed response to a sudden threat.

### **THE AMISH COMMUNITY (Issue E) – Impacts, road safety & maintenance, growing population**

Northern Franklin County has seen a significant increase in population from the Amish community in recent years. This Plan Update's transportation component previously discussed non-motorized (horse and buggy) traffic concerns for the study area. Steel wheels, horseshoes, slow buggy traffic, poor visibility, horse manure deposits, and unpredictable animal behavior are some of the unique issues associated with a strong Amish demographic. Horse and buggy traffic is a form of non-motorized transportation just like bicycles and pedestrians. As such it is deserving of specific dedicated consideration when transportation improvement projects are proposed. Many Amish-populated areas will include additional safety and capacity elements such as wider shoulders where possible to accommodate this distinct class of traffic. However, the associated issues can extend far beyond simply transportation-related concerns. Communities need to be careful how they approach select segments of the population and ensure that fairness and equal treatment are not compromised based on perceived differences in race, religion, ethnicity, gender or creed.

Communication is key to ensuring parties on both sides of any issue are educated about and aware of each other's concerns and needs. Many municipalities across Pennsylvania and elsewhere have been faced with similar issues concerning a significant community Amish demographic and these municipalities have achieved varying degrees of success toward the resolution of these issues. Issues range from building code and land use requirements to transportation safety, from road maintenance to manure droppings, from environmental pollution to public health concerns. As with any two culturally different groups of people, it is important to understand each other's differences first before approaching any official discussion. The Amish embrace a simple lifestyle and that simplicity should be honored. Religion is paramount in their lives and Amish community leadership resides with their respective local district/congregational bishop. It is important to understand that The Fannett Township Path Valley Amish district is separate from the Lurgan Township Shippensburg Amish district with noticeable variations in standards. Once leadership and more visible members of the community are identified, municipalities should work to establish mutual trust, respect, and support. Technology today is constantly changing for most people, but for the Amish community the same cannot be said as they resist such change. Communication beyond face-to-face conversation is, therefore, limited to traditional mail with either very limited or no use of electricity, telephone, television or the internet. Despite their simplicity, others should not perceive that quality as a sign of ignorance or backwardness.

The growing Amish population in the study area can be attributed in part to the migration from more traditional Amish areas such as Lancaster County in response to a decreasing availability of farmland, the pressures of increased development, ever-changing building and environmental regulation, transportation conflicts, and in some cases the resulting legal challenges. The three participating townships need to be cognizant of these changing conditions and past histories and be prepared to initiate the necessary discussions with the proper representatives to address any Amish community concerns that are continuing or emerging. Clear explanations and examples must be provided by the township to document the specific concerns and their importance and to explain the associated costs of a failure to act. Rules are created to be followed and to result in benefits for the entire municipality. And, when necessary, these same rules must be enforced with fairness and impartiality. However, the same rules must be created and enforced in a manner that does not unfairly direct penalties at one specific segment of the community or interfere with religious freedoms. Conversations with the Amish community must continue in perpetuity to ensure a beneficial municipal coexistence. Similarly, the essential respect, transparency and trust must be honored by both sides to maintain the highest degree of satisfaction for everyone.

### **DESIGNATE GROWTH AREAS & CONSERVATION AREAS (Issue L) – Future land use considerations, impacts to public services & schools & roads & recreation**

Although issues of land use separation or designation are most often associated with municipal zoning, none of the three participating townships currently have a zoning program nor do they have any current interest in exploring zoning for their respective municipalities. For the purposes of comprehensive planning, this disinterest in zoning does not translate to a total disregard for variations on land use. An example of this can be seen in the increase of specific use ordinance adoption for emerging development trends such as solar and wind farms, wireless communications facilities, and data centers. From a strictly zoning perspective, rural municipalities such as the townships of Fannett, Letterkenny and Lurgan lack the defined clarity of other municipalities with a greater existing variety of uses, more significant and regular development activity, and available services and infrastructure to attract and support the potential for resulting homes, businesses, and other projects. This shortage of clarity raises the difficulty associated with accurately delineating sections of the township, or even a regional conglomerate of three townships, for multiple zoning districts and their associated lists of permitted uses. Yet the designation of certain areas for growth purposes or otherwise remains vital for any municipality when considering the demands and needs of the community for transportation, recreation, resource conservation, utility service, environmental protection, and public education.

Traditionally, land use planning for rural un-zoned townships has forged ahead regardless with mapping to look to the future in the same manner as zoned municipalities. Recent

rural planning trends have moved away from this model of land use map and instead have utilized a version of future land use built on broader-based land use character areas. Applying the same four growth area categories (Urban Center, Suburban Center, Suburban and Rural Center) and two rural resource area categories (Agricultural and Rural) found in the Franklin County “Imagine Franklin 2035” Comprehensive Plan, this Plan Update has reconfigured on a regional basis for this study area what the County previously developed through an overall County lens. In this case, character areas have been revised to include a greater and expanded number of suburban and rural center growth areas while still maintaining the overwhelming prevalence of agricultural and rural sectors of the townships. (See Plate 9, “Future Land Use / Character Areas”) While the vast majority of the geography is designated for rural resource conservation, two suburban areas with substantial residential development and public utility service are now identified (the Kensington Heights and Hill View Estates of Letterkenny Township) and six rural center areas are identified in association with five substantial traditional village settings found in all three townships (Pleasant Hall, Upper Strasburg, Roxbury, Spring Run, and Dry Run) and the study area’s one turnpike interchange in Lurgan Township.

Although not official in terms of land use regulation, these designations serve the purpose of declaring the townships’ vision of historic and future land use trends and the desired growth potential. Should zoning attitudes shift in the future, this map may serve as the groundwork for those efforts. But for now, this vision, documented through this Comprehensive Plan Update, further validates the study area’s commitment to a specific quality of life and confirms for potential future projects specific geographic areas deserving of prioritization for assistance and funding when needed.

### **COMMUNITY AESTHETICS (Issue H) – Junkyards, abandoned vehicles, property maintenance, environmental concerns, nuisances**

One of the quandaries municipalities face is concern regarding the look of their community. The natural beauty of a rural township can be severely damaged by one unkept property. Consequently, the presence of one poorly maintained and unaddressed location can lead to a domino effect whereby multiple properties follow suit and a previously iconic vista becomes an unwanted and embarrassing eyesore. It is true that aesthetics can be objective. However, the reality of a visual blemish or blight can also hide public health and environmental concerns just below the surface. Community temperament and property values may also be impacted negatively as a result. Residents look to their elected municipal officials to ensure that such problems are dealt with swiftly before becoming an insurmountable problem.

Rural locations are particularly susceptible to such concerns as isolated, protected areas offer what might be eventually perceived by some as well-hidden opportunities for property neglect and the dumping of unwanted refuse. Unfortunately, these same rural qualities are quite often what attracts residents to an area as they decide to invest, plant roots and call a

place home. It is the responsibility of municipalities to respond to complaints and police their jurisdictions against nuisances and pollution, assisted by County, State and Federal agencies where applicable. Rural areas with their specific non-urban qualities must be considered as such when crafting nuisance standards. Rural nuisance ordinances must account to a degree for a rural lifestyle, but also serve the public interest of health, safety and general welfare. As has been stated previously, ordinances are only as effective as the desire and ability to enforce them. However, the serious nature of these nuisance violations is critical to the sustained well-being of the greater community. Fines, court proceedings, disposal and cleanup costs are the unfortunate penalties imposed for nuisance infractions. The effort in support of these inspection and enforcement proceedings is not always well-received, but the results of a reasonable set of regulations and a diligent response can set the tone for promoting community pride and municipal prosperity.

## **LOW PRIORITY ISSUES**

### **SUCCESSION PLANNING (Issue K) – Servant culture, community engagement, historical documentation**

The future of the three participating townships relies on upcoming generations to heed the call to serve their communities. Too often rural municipalities find themselves without the necessary pool of candidates to serve as volunteers or even as paid municipal officials and staff. Ongoing community interest and engagement must be a basic goal to survive and ensure that any municipal progress achieved is not lost once a sitting official or group of officials exits from the public eye. Regular public meeting attendance should be encouraged and a dedication to public service instilled in those who respond to the call. Servant culture should be introduced to our children at a young age by partnering with local school districts to impress this as a vital curriculum element. The townships should ensure that proper documentation and records of all municipal activity (meeting minutes, resolutions, ordinances, complaints and code enforcement, plans, maps, accounting, insurance, maintenance, funding, appointments, agreements, permits and approvals, etc.) are organized, properly filed, and safeguarded. An accurate historical record of all official township activity is critical for upcoming generations and for the present and future success of municipal administration and governance. Together with a desire for qualified, objective, cooperative and dedicated candidates to be future public servants, these efforts will prove to be an immense benefit to set up the townships for the guaranteed transfer of optimal working conditions in the best interest of all citizens.

## **HISTORICAL PRESERVATION (Issue G) – development review and protections**

Although this issue ranked twelfth of twelve issues in priority ranking by the Steering Committee, the fact remains that even the lowest of priority issues was deemed worthy of inclusion in the list. Therefore, this Plan Update treats it with the respect deserving of all its sibling issues. The study area is rich in agricultural and environmental resources. In fact, these very qualities serve to make much of the landscape appear like taking a step back in time while driving or hiking through certain sections. An area's history can consist of much more than aging structures and archaeological artifacts. The people of current and past generations represent the history of these three townships. The legacies left behind and being made currently are not always found in history textbooks or museums but can be easily perceived by allowing the scenic beauty of the area's spectacular geography and landscape to speak to us.

Preserving and chronicling our past is important to maintaining a community's story for the next generation and beyond. The three townships are fortunate to have several well-documented and recognized historic structures remaining. Bridges, houses, taverns, barns, churches, and iron furnaces are among the many area-wide cultural and architectural treasures. While townships are not typically the driving force behind the efforts to document and preserve these community resources, they do serve as supporters and potential partners in the work of volunteer organizations such as those which exist in Fannett Township and, in a larger context, Franklin County. The three participating townships should enthusiastically continue supporting and, where possible, funding these valuable community endeavors. The townships may also choose to include historical and cultural resource review as part of their land development approval process to ensure greater protection for the long-term integrity of these resources. Rural townships have played a vital role in the rich history of our Pennsylvania counties. These areas were often the frontier that required taming and cultivation, timbering and quarrying, and providing leisure and adventure for the surrounding more-populated communities to thrive and survive. The objective here is to honor and remember the value of these contributions and to counteract their diminishment or loss.

## **WHERE WE'RE HEADED / PLAN IMPLEMENTATION**

As this Plan Update commences its final chapter, it becomes the three participating townships' obligation to move from a level of discussion to a state of action. Implementation of the Plan's various goals is critical in allowing the policies developed earlier to now breathe and come to life. Without this step, the townships fail in their role as directors of positive change for their residents, businesses, and institutions and the ongoing promise for a prosperous future and quality of life.

Per the opening chapter's charge, the townships believe they have developed a comprehensive and realistic series of achievable and implementable recommendations based on current and foreseen issues. These issues are envisioned to be realized frequently in tandem or partnership with other entities for maximum impact. Once again, the 2007 Joint Comprehensive Plan promoted a variety of strategies and actions to serve the three municipalities. These recommendations remain, are hereby referenced, and are further supplemented by the specific priority issues focused on in this Plan Update. The following pages enumerate the plan insights and recommendations formulated by the issue identification and prioritization process. Additional details are then included to provide a municipal action plan for ease of implementation.

### **EMERGENCY SERVICES (Issue F) – Needs and capacity, funding, volunteer retention and recruitment**

- Continued coverage of the study area by the Pennsylvania State Police is critical. It is vital that open communications remain with the local barracks liaison. The townships should remain informed about State-wide discussions concerning potential future municipal payments for said coverage and consider all available options regarding possible funding mechanisms. Should coverage become unavailable at some point, the townships would be wise to participate in conversations toward a cost-effective future regional police force.
- The townships must work in partnership with local fire departments and EMS providers to support and, where possible, assist in funding for necessary staffing, equipment, and other capital expenditures. Programs to retain and recruit adequate volunteers, to ensure ample regional coverage, and to avoid unnecessary duplication of equipment should include municipal participation.
- Public education, communication and awareness of the value of these life-saving community services should also be a goal for every municipality.
- Emergency services are also invaluable to communities when facing larger threats such as natural disasters. Hazard mitigation planning at the County level should be

supported locally by the townships with regular participation and identification of local projects applicable to rescue, relief and prevention efforts.

- Emergency service professionals should be called upon by the townships to assist in the review of significant municipal improvement projects and development plans. This partnership will result in increased community safety and assuredness.

### **TRAFFIC SAFETY (Issue C) – Spring Run 75 & 641 intersection, Pleasant Hall 997 & 533 intersection, new development impacts, Forge Hill Road over the mountain 641**

- The townships should incorporate traffic impact reviews into their development approval processes. Appointment of a municipal traffic engineer for these situations is an important first step along with a review of local ordinances to properly regulate transportation planning elements. Access management standards may also be considered as an addition to local ordinances.
- Traffic accident hotspots such as those mentioned in this Plan Update typically involve State highways. Therefore, to effect change, the townships must actively communicate with agencies such as PennDOT and the County MPO to ensure their voices are heard and action is taken to include traffic safety improvements in their communities for future funding and assistance. Roadway safety audits can be an important first step in bringing attention to the problem.
- The townships should be regular participants in the County’s Long Range Transportation Plan meetings to properly document, identify, and promote needed improvements in their municipalities.
- Municipal attention to multi-year road maintenance plans and budgets is critical to assuring travelers of an expected level of comfort and safety. Traffic concerns such as signage, striping, speed and weight restrictions, bridge and culvert maintenance, and road-related drainage improvements should be a focus of each township’s daily activities.
- Upon invitation from PennDOT the townships should participate in all scoping meetings involving permit applications for State road projects and clearly voice any concerns and questions. Similarly, the townships should enroll in PennDOT’s ePermitting system for updates on all applications within their respective municipalities.

**PLANNING FOR NEW USES (Issue B) – Utility scale solar, wind farms, data centers, BESS, intensive livestock operations, event venues, biosolids & food processing residuals (FPR) land application and others**

- The townships must be educated, aware, and proactive as new uses are introduced. Ordinances should be thoughtfully considered for enactment to protect the public health, safety and welfare while also meeting the letter of the law.
- Professional consultants including attorneys, engineers, planners, codes officers, and other specialty vocations should be sought after to work with the townships to provide recommendations and solutions. County planning staff may also be helpful in these ventures.
- Comprehensive planning efforts should continue with greater regularity on an individual or regional basis to consider the many aspects of new types of development and their impacts on the community. Identifying potential land use deficiencies before living through their consequences is an ideal municipal strategy.
- Seeking examples and models from other jurisdictions with experience and discussing those experiences with municipal counterparts are prudent courses of action.

**BROADBAND SERVICE (Issue D) – Unserved and underserved, spotty cell phone coverage**

- The townships should be familiar with current developments related to infrastructure plans and funding opportunities to develop improved rural broadband networks.
- To promote much-needed broadband infrastructure, personal connections must be made between municipalities and County, State and Federal representatives. Broadband interest groups and providers are also critical to the conversation. Municipal officials must be willing to participate and demonstrate support and urgency in a variety of settings. Coordination between all the affected parties is required to achieve success.
- The townships should be willing to serve as a clearinghouse for public information on broadband happenings, resources, and available service options along with contact information to local politicians and involved agencies.

## **PUBLIC WATER & SEWER UTILITIES (Issue A) – Roxbury sewer, Letterkenny water, Fannett sewer & Dry Run Water**

- The townships should continue to work closely with sewage enforcement officers, engineers, PADEP staff, and wastewater collection and treatment providers to identify sewer needs areas and develop solutions.
- Act 537 Sewage Facilities Plans should be updated as needed.
- In the interest of financial impacts upon the community, townships should utilize all available means including County staff and professional grant specialists to investigate and secure funding for projects.
- Relationships and regular communications must be developed with water and sewer service providers to better understand and appreciate their challenges and availability for service to the study area, while sharing the townships' concerns.
- Plan service area extensions and expansions responsibly in terms of maintaining growth within identified boundaries and areas of obvious need while simultaneously protecting rural resource areas. Wherever possible, work with developers to pay for any improvements and upgrades needed.

## **MUNICIPAL COMMUNICATIONS & TRANSPARENCY (Issue J) – Websites, social media accounts, newsletters**

- The townships should remain committed to expanding and refining public information channels such as newsletters, public message boards, websites, and social media pages.
- Encourage and invite greater public participation and involvement. Work with school administrators and faculty to increase local government awareness to their curriculums.
- Actively notify residents by various means of upcoming meetings, hearings, significant land development applications, and proposed land use or ordinance changes.
- Consider implementing Township mass communication and alert systems (such as Savvy Citizen) to engage, inform and increase public awareness of pressing municipal issues.

## **ORDINANCE ASSESSMENT & ENFORCEMENT (Issue I) – Inventory, assess, codify**

- As issues arise, the townships should not hesitate to consider and enact ordinances to address areas of concern. In these instances, keen awareness of subsequent municipal enforcement capabilities and capacity is important to ensure the effectiveness of ordinances.
- Municipalities should inventory and review their active ordinances to better understand their overall current responsibilities. Any repetition, duplication, outdatedness, and errors should be resolved. Said efforts may also be used in effectuating a streamlined codification of all municipal requirements.
- Response to properly documented municipal complaints should be immediate and thorough with follow-up results to the complainant.
- The townships should regularly consult their municipal solicitors on all matters with a legal element to ensure the township and the individuals involved remain legally compliant and protected from potential costly litigation.

## **THE AMISH COMMUNITY (Issue E) – Impacts, road safety & maintenance, growing population**

- Issues of concern and perceived as related to Amish activity should be thoroughly documented before presentation to the Amish community leaders.
- Specific traffic issues related to non-motorized forms of transportation, i.e. horse and buggy, should be shared with other agencies such as fellow townships, the County MPO, the Franklin County Council of Governments, the County Association of Township Officials, and PennDOT to foster an appreciation for the challenges and to formulate a validation of the need for solutions.
- The townships and the public must be educated regarding the intricacies of what makes the Amish sect unique. It is important to understand what being Amish is and what being Amish isn't. Mutual respect must be an overarching goal.
- To find common ground on the issues, municipalities must take the first steps in identifying Amish community leadership, finding best methods for communication, taking the time to establish trust and respect, and then prioritizing a continued effort at strengthening the relationships.

## **DESIGNATE GROWTH AREAS & CONSERVATION AREAS (Issue L) – Future land use considerations, impacts to public services & schools & roads & recreation**

- So long as the townships remain opposed to zoning, comprehensive plans remain one of the municipalities' only available land use tools. The Plan should be updated regularly (every 7-10 years) to account for changing conditions and should continue to demonstrate proper thoughts towards successful and well-managed growth and resource protection in an un-zoned environment.
- The townships should use the conclusions of these regular planning efforts as sound evidence for assistance and funding of projects through County, State and Federal agencies.
- Local school districts and other public service entities should be contacted to partner with their local member municipalities to address common concerns associated with tax rates, system capacities, transportation, recreation, and the impacts of increased or stagnant development trends.
- Future development must be encouraged in growth areas and limited in rural resource areas. Economic growth when proposed should be recognized and embraced as vital to the rural region, while simultaneously remaining subject to the consistency parameters of the region's rural character.

## **COMMUNITY AESTHETICS (Issue H) – Junkyards, abandoned vehicles, property maintenance, environmental concerns, nuisances**

- Regularly address in public forums the importance of the community's character and how the proper maintenance and upkeep of our properties and structures is critical to the township's physical, mental, emotional and spiritual health.
- Craft nuisance ordinances to be effective in eliminating potential environmental and aesthetic problems while remaining aware that such ordinances must be oriented in a way that respects owners' rights to maintaining a reasonable, rural lifestyle.
- Certain experiences may cause the townships to examine the need for further regulation to ensure the future safety and quality of life for the residents. The International Property Maintenance Code (IPMC) includes a variety of sections municipalities may find helpful to address proper ventilation, lighting, heating, fire safety and sanitation much like the International Building Code (IBC) has been adopted to address structural safety concerns.

- In instances of severe blight, the townships can work together with the County to address derelict properties after exhausting all other enforcement options. The elimination of blight and accompanying nuisances through regional and cooperative reinvestment strategies has proven to be an effective tool elsewhere in these extreme circumstances.

### **SUCCESSION PLANNING (Issue K) – Servant culture, community engagement, historical documentation**

- Townships should always be cognizant of the need for future public servants. To best transition new leadership and staffing, plans should always be in motion to seek out and encourage the next generation of leaders who demonstrate integrity, ability, and commitment.
- Local school district leadership should once again be contacted to inquire about the introduction of programs to facilitate interest in local government matters and community volunteerism so that the concept of public service responsibility is instilled from a young age.
- Another asset to assist in an effective transfer of power is the routine improvement of municipal recordkeeping. Ensuring the proper filing, organization, accessibility clarity, and safeguarding of municipal documentation is paramount to a township’s continued viability through personnel changes.

### **HISTORICAL PRESERVATION (Issue G) – development review and protections**

- The townships should support the work of and offer recommendations to local historical societies and the County in any efforts to identify, list and preserve sites and structures of documented cultural or historical significance. The inventories / listings / maps of such features should be provided to the townships for their files and consideration in future project planning.
- Review municipal ordinances to determine whether incorporation of historical preservation elements is appropriate in the review and approval of development plans.
- As information becomes available, share the listing of any recognized cultural and historic resources with residents and property owners to educate and spread awareness of their presence, their story, and the value of protecting these features.

## **PUBLIC SURVEY**

### **November/December 2025**

In the Fall of 2025, a public survey was conducted to gauge the public's opinion on questions related to the 12 priority issues developed by the Steering Committee. A series of 20 questions constituted the survey including the 14 yes/no or multiple-choice issue-related questions; 3 open-ended questions concerning individual views on positive attributes, problems and desired changes in the respondent's home municipality; and 3 qualifying/identification questions. The survey was announced at Township meetings, posted on municipal websites, and advertised in local newspapers and on social media. Respondents could choose between completing the online version of the survey or filling out a hard copy by hand. Survey responses were anonymous and the survey was open for approximately two months from its original web posting on October 28, 2025 until its closing on December 31, 2025.

A total of 196 responses were recorded. Of those 196 responses, 140 were affiliated with Fannett Township, 33 with Letterkenny Township, 13 with Lurgan Township, 3 were unidentified as to municipality, and 7 were left blank. Therefore, an official total of 186 recognizable survey responses were processed. Of these 186 responses, 75% were identified as Fannett Township, 18% were identified as Letterkenny Township, and 7% were identified as Lurgan Township. Most of the respondents identified themselves as 41-64 years of age with a secondary but significant representation from the age groups 31-40 years and 65 years plus. However, Fannett Township did experience several responses from the 21-30 years of age group. Most responses were collected from property owners residing in their respective townships. Notably fewer responses were provided by renters, property owners residing elsewhere, and by employees in the township but residing elsewhere.

Prior to completing the finished draft of this Comprehensive Plan Update and before holding associated requisite public hearings, the public survey responses were compiled and shared with the three participating township boards of supervisors. Adjustments were then made to the final text as deemed necessary and appropriate

As mentioned previously 14 issue-related questions were included in the survey. Those questions, their possible responses, and the survey results for each were as follows:

1. Lack of public water and or public sewer is a concern for my property. A. YES B. **NO**

185 total responses were recorded for the study area with 170 (92%) for No and 15 (8%) for Yes. Lurgan Township was the one township with a noticeably higher Yes vote at 23%.

2. The development of new and emerging uses such as utility-scale solar, wind turbines, and data centers should be regulated by my Township. A. **YES** B. NO

185 total responses were recorded for the study area with 149 (81%) for Yes and 36 (19%) for No. All three townships' individual responses were statistically similar.

3. I am in favor of my Township exploring a municipal zoning program. A. YES B. **NO**

176 total responses were recorded for the study area with 120 (68%) for No and 56 (32%) for Yes. Responses among the three member municipalities were mixed with Fannett voting 74% No, Letterkenny voting 53% No, and Lurgan voting 58% Yes.

4. I view traffic safety in my Township as a serious problem that needs to be addressed. A. **YES** B. NO

183 total responses were recorded for the study area with 113 (62%) for Yes and 70 (38%) for No. Of the three participating townships, only Fannett's Yes responses were in a majority at 67%. Letterkenny and Lurgan recorded No responses of 53% and 62% respectively.

5. The increased presence of the Amish Community is negatively impacting my township. A. YES B. **NO**

184 total responses were recorded for the study area with 134 (73%) for No and 50 (27%) for Yes. Of the three participating townships, Fannett's Yes responses were the highest at 34%. Letterkenny and Lurgan recorded Yes responses of 6% and 8% respectively.

6. Funding and staffing for emergency services such as fire and ambulance should receive greater Township support. A. **YES** B. NO

183 total responses were recorded for the study area with 133 (73%) for Yes and 50 (27%) for No. All three townships' individual responses were statistically similar.

7. Historical buildings and properties should be protected and preserved at the local level. A. **YES** B. **NO**

183 total responses were recorded for the study area with 146 (80%) for Yes and 37 (20%) for No. All three townships' individual responses were statistically similar.

8. Nuisances such as junkyards, abandoned vehicles, and poor property maintenance are effectively enforced in my township. A. **YES** B. **NO**

180 total responses were recorded for the study area with 124 (69%) for No and 56 (31%) for Yes. Fannett Township recorded a noticeably higher percentage of No votes (74%) than Letterkenny (55%) and Lurgan (54%)

9. My township provides its residents with satisfactory and transparent communication regarding current events and developments. A. **YES** B. **NO**

182 total responses were recorded for the study area with 131 (72%) for No and 51 (28%) for Yes. Letterkenny Township displayed a higher percentage of Yes votes (55%) while Fannett and Lurgan recorded higher percentages of No votes at 78% and 69% respectively.

10. Dividing my Township into designated growth and conservation areas would help to guide development to appropriate areas, reduce conflicts with neighbors, and reduce impacts to schools, roads and the environment. A. **YES** B. **NO**

175 total responses were recorded for the study area with 99 (57%) for No and 76 (43%) for Yes. Of the three participating townships, Fannett recorded a higher percentage of No responses (64%) while Letterkenny and Lurgan recorded more Yes responses at 61% and 75% respectively.

11. I have an interest in future public service on behalf of my township. A. **YES** B. **NO**

180 total responses were recorded for the study area with 116 (64%) for No and 64 (36%) for Yes. Of the three participating townships, only Lurgan recorded a higher percentage of Yes votes (54%) while Fannett and Letterkenny recorded more No responses at 67% and 63% respectively.

12. Is internet and broadband service lacking, improving or satisfactory in your area?  
A. **LACKING** B. IMPROVING C. SATISFACTORY

183 total responses were recorded for the study area with 104 (56%) for Lacking, 45 (25%) for Improving, and 34 (19%) for Satisfactory. Of the three participating municipalities, Lurgan Township displayed the greatest degree of satisfaction with only 38% voting Lacking. Fannett and Letterkenny voted 57% and 62% respectively for Lacking.

13. I have visited my township's website. A. **YES** B. NO

184 total responses were recorded for the study area with 106 (58%) for Yes and 78 (42%) for No. Fannett Township's responses indicated a higher percentage of No votes at 52% while Letterkenny and Lurgan voted 87% and 85% respectively for Yes.

14. I would like to see continued regional cooperation among the three townships on future projects of mutual interest. A. **YES** B. NO

183 total responses were recorded for the study area with 141 (77%) for Yes and 42 (23%) for No. The three participating townships showed differing levels of Yes responses with Letterkenny at 97%, Lurgan at 85%, and Fannett at 72%.

The survey concluded with three open-ended questions that asked for individuals' opinions regarding the following topics. The various responses are included below each question. Responses have been separated by municipal location. The full text of the responses has been shared with the three townships and the steering committee. However, to best reflect the original intentions of the survey to elicit comments that would add value to the planning process, the responses as published on the following pages have been edited for public consumption to redact inflammatory comments of a specific personal nature against the governing bodies, township staff members, or other private individuals; which accuse the townships of illegal activity, and that use inappropriate language.

**1. What makes your township a great place to live and/or work?**

Fannett Township

Looking at solar panels throughout the area
Rural area, beautiful scenery. This is my home where I was born and raised and will probably die in this area
Disengaged from urban influence.
Decisions about personal private property is the homeowner's responsibility, right and our own business.
Other townships keeping their noses out of our business.
The ability to not live in the mainstream city or high populated areas so that you can comfortably enjoy nature in your own backyard.
Unless you're Amish or a farm you don't work in the township
I enjoy the small town feel and the laid back pace of life
Less populated, less industry, few violent crimes
Small and rural. However the solar panel eyesore has depleted the beauty of the area.
?
Away from large towns
People, they pull together when required. Otherwise they keep to themselves. All are friendly.
Rural setting
Lots of open farmland, mountains and outback woodland
Away from urban areas
Was nice before solar panels arrived.
It's peaceful, low crime, community is close even though we are sprawling. Homes are spaced.
There isn't anything.
Quiet
The lack of commercialism and influence
N/a
Rural community
Minimal government involvement, low property/local taxes, freedom to live a country life without a township or government breathing down our necks.
It is quiet
The population is less in our township
For the most part it is peaceful. If we could get speed issues I see control it would be better.
The community supports each other and cares for each other. They rally around those in need and in times of crises and year round. They support the local school and fire departments and churches. It's a close community.
Rural/country area
When someone is in need, everyone comes together
Great place to live for the rural aspect
Rural living
The people, the peaceful, slow lifestyle and lack of development
Great small community
Lack of traffic and the open space is fantastic

It's small, beautiful scenery and my family is here
The township is a very beautiful and quiet place to live and the people are so great at helping their neighbors.
It's always been a peaceful quiet environment to raise a family.
I appreciate the free space and continued stewardship with the land.
Very peaceful and quiet!
State roads needs improvement like route 75 and 641
Small community
It's quiet
It used to be a quiet area where everyone knew their neighbors. That has greatly changed in the 23 years we have lived here. I can't say that I love living here but it's better than some areas.
Rural
Rural. Quiet.
It's a rural setting without the headaches of living in an urban/city location.
Quiet
It's caring and compassion for others
Nothing
Farm land
Privacy
not being regulated to death and forced to use city water and sewage
Quiet
Population is low, for the most part it is quiet.
My township is a great place to live due to low population and low noise.
Low population density, mostly quiet and safe
Lesser population of people
The rural community that comes together to help each other. Amish are a vital part of this community.
Away from heavily populated areas. Not as many regulations
Sense of community.
Not crowded.
Beautiful rural area. Not many rules and regulations. Quiet and peaceful. Freedom to do mostly what we want to do.
We are a tight community that always pulls together
Most of the people are life long residents
History. Prior to solar fields, it had terrific natural beauty
peaceful area.
Rural aspect
Quietness
Rural communities that have conservative traditions and values
Seclusion
Lack of people is my favorite. I love living by where I'm left alone.
Not a lot of development
Seclusion
It is peaceful and quiet. I can work from my home and no one bothers me.

Nothing since it's Solar Valley
Rural area
My township and home used to be a special place to live until the greed of one family installed a industrial solar farm which not one person knew about until the time it was installed. This is do to no transparency form our township.
Rural community that comes together in time of need.
The township allows personal responsibility of our owned property, allowing residents to police their own properties without restrictions and immediate oversight of municipal oversight.
Live, it's mostly quiet. I do not work in the township
Distance between neighbors homes
I like living here for the small community.
Quiet, rural, agriculture environment.
Very friendly place to live with self space but has slowly been growing steady recently invading that space.
The quiet country life, beautiful valley, hometown feeling.
Living in Fannett Township is a lovely small rural area to live in.
People are so friendly, community support is high, kind of a laid-back easy-going place..
We enjoyed country living and beautiful views until 800 acres of solar arrived.
Not over regulated. Have access to township officials.
Fannett Township and Path Valley overall has been a great place to live due to its scenic views and rural beauty. This has been severely degraded by the Solar projects.
NA
For the most part...community comes together in the time of need
Small community
Community connections
Nature beauty of the area
People care about each other.
Beautiful surroundings
I enjoy the quiet country life that is offered up here. I do not want to see developments, business, or honesty anything come to the valley. Shippensburg is 25 mins away I will go to town if I need something.
What makes this a great place is that it is out in the country. We used to get a lot more compliments about our little community but solar projects, slurry tanks/hog farms/liquid shit are ruining our little community.

## Letterkenny Township

Laid back small town atmosphere
Community - small and allows for animals like chickens but concerned about growth and development of farmland into housing developments.
The lack of development and quietness
There is little traffic and promotes country living.
live and let live
Great neighbors
Love the views and the fact it is rural.
Rural
I love the mountainous views from pretty much anywhere in the township and that's why I like living here. I like the rural-ness of it. I like the fact there's not developments every where.
Friendliness, trash and recycling availability, easily able to reach someone Newsletter, fire co Country views and wild life
Country setting
- lower population than those around us - hope it can stay that way- stay Rural - township doesn't try to govern its residents with lots of dumb Ordinances or rules
Rural quietness
It's close to emergency services, shopping, and restaurants but far enough away to avoid the lights and traffic.
Its still fairly rural. Not crowded. No solar farms!!! Its a beautiful area. Most of my family lives here.
We don't have all the hoops to jump through as some do.
Snow removal during the winter has been handled promptly despite living on a low traffic road. Other than that, I have had no dealings with the township.
Low taxes, convenient location to Chambersburg and major road networks, and its rural aspects and viewsheds.
Low crime rate and a very pretty area.
The space and community
Small tight knit community/ Rural areas

## Lurgan Township

Country life. Wide open spaces.
Limited municipal involvement. Freedom.
Freedom to do what you want with your property within reason and low taxes.
Convenient location to work elsewhere. Its actually not a "great" place!
Kurgan two is free, open and care free
Quiet, slow paced.
Better roads
I like the country setting with homes spread out.
Lurgan township is a quite area away from the busyness of town. Less traffic and less people.
Rural nature. Freedom. Characteristics opposite of urban and suburban areas in regards to control, regulations and government interference.
Rural environment

**2. What changes would you like to see in your township?**

Fannett Township

Better roads
Slightly more enforcement with junky yards. More control on property used for air bnb
None,
Red light at the spring run intersection instead of blinking light
The state to get speed limit signs up. Have not had speed limit signs between Willow Hill and Doyleburg for years. Trim back the bushes so signs can be visualized. The township board to be decisive and aggressive making decisions with out bias to complaining groups.
Less people
No solar panels
Limit the construction of solar panels on tillable acreage
More transparency
More township communication with its residents.
Diversify the office holders.
More openess to have the community involved and younger faces to be welcomed into the meetings
No more solar panels than the current
More structured activities for youth, not school athletic related programs.
Increase communication to township residences
We need Educated management running our township. Degree in business management, township, local and state laws. Office assistant that has ability to use technology and keep up the township website, post township news, meetings schedules, meeting minutes. Submit information to Franklin county Pa Free Press. Hire able working individuals for proper road maintenance.
Change/term limits who service on the board.
Elimination of property tax
Finish the ongoing awful roads
Term limits for the people on the township board.
Get rid of solar panels. It has ruined our community.

More transparency, more information online, more detailed/better minutes. Our local economy/community is based on agriculture. Our leaders need to educate themselves to see the changes that will be coming in the near future. Farmers no longer have much freedom. Farmers have become dependent on the government and multinational cooperation for their sales and inputs. Farmers have very little influence over their business. The majority of the income generated from farms does not go back to the farm or communities. 92% of the money generated from agricultural products goes to multinational corporations such as the chemical/GMO seed companies, equipment manufacturers, commodity traders, and other middle men. With each passing year (thanks to our politicians whose power and influence is easily purchased), the multinational corporations continue to consolidate their vice grip over the agricultural inputs, processing of food, and access to markets. Farmers used to be some of the most independent and free people. Now, farmers are operating within a socialist/welfare system that they have little say over and unfortunately is now easy fall into the subsidy/federally backed insurance trap that now dominates America's farms. This system leads to the death of small, diverse farms and leads to the consolidation of agricultural lands to fewer and fewer property owners. The townships would be wise to encourage diversified agriculture and more self sufficient farming practices. For example, farmers could be creating their own fertility on their farms through more intelligent practices such as cover cropping, rotational grazing, making compost/fertilizer/amendments from local products. This would reduce dependence on foreign nations such as China or Russia, and reduce dependence on multinational corporations. While this is a topic that the local township has only a certain degree of influence over, the local community and economy will collapse in the near future if this underlining, broken system is not addressed on a larger scale. The current agricultural system is an avalanche that has been building up, just waiting to come down. With such dependence on government and corporations, it would not take much for small farms to fail. If you combine the fragility of the agricultural sector and the inflation in the real estate market, it's a disaster waiting to happen. Townships need to start having this conversation as well as every farmer across the nation. Farmers are going to out of business, and the elite are going to buy up all of their land. And right now, the farmers are assisting them in accomplishing that.

None
Newer roads
No solar fields, no trucking, and no loud vehicle disturbances. Vehicles coming down the highway into towns jakebraking, too much large truck traffic on small roads.
I would like to see more funding for or township to improve roads and keep them up in bad weather. I would also like to see increased funding for our volunteer fire company.
More funding for the school and fire departments. Improved signage at the intersection of 75 and 641 in Spring Run, so there are less accidents.
Road and traffic improvements
Being included with the Cumberland Valley Animal Shelter
Better traffic warning at the 641 and 75 intersection
None
No more solar panels. Better water for dry run
Use of tax dollars towards better roads!
I believe all person using our roads should somehow contribute to road maintenance.
Better road maintenance
A township website Equal interest in infrastructure throughout the entire county and not just the southern portion where all the politicians live.

Better roads and a 4 way red light at the intersection in Spring Run.
Get rid of the solar panels
I would like to see fair and equal contributions from the Amish in regards to road maintenance.
None
Regulate amish transportation
Better road conditions
Something built for kids to do (swimming pool, park, indoor arena for sports or parties)
Put a 4 way stop at intersection in Spring Run
More police presence on Rt 75. The fire whistle discontinued. More transparency within our township for the residents. I don't actually think our township has a website to know what is going on. That is how these retched solar panels came to be. No transparency...all secretive.
Better road
Enforcement of property cleanliness.
Regulations against mass solar panel projects or similar projects.
New elected officials
Ordinances in place
More safety along 75 in Fannettsburg for school children. Traffic is to fast from stop sign to gipes garage
No property taxes after a certain age
Less permitting when you want to do something on your property
I would like to see someone enforce the protections put in place by the township such as: speed limits and road weight limits. We have 10 weight limits and then let the solar people run there off road construction truck up and down public township roads.
I would like to see the 10 ton weight limit for the roads enforced. This would keep the solar company from running their articulated dump truck up and down the road making a mess. I would also like to see more speed limit signs installed and some type of enforcement of speed limits.
Reduction in overweight and oversize vehicles and construction equipment being ran on the road or enforcement of current transport laws and regulations.
Pave some roads
Better transparency by township...better qualified leaders in township...
No more growth with housing
Enforcement of the junk car problem.
More funding for community projects instead of the illegal aliens getting all the money.
Better communication
Improved water and sewer and more pride in protecting natural resources and beauty
Need property ordinances in place to keep our area looking nice. No more solar.
Continued road maintenance, help the fire company
Less federal/state regulation allow townships and local communities choose how to use funding to benefit local areas and services
Road maintenance improvements
Fixing that blocking light. It's dangerous. Also, less regulation would be great.
Better community interest and knowledge of issues facing the township
Better unmarked road maintenance

A municipal building with a nice meeting room. Volunteers. Kids willing to participate in firehouse fundraisers.
Amish put horse manure catchers on their buggy's. I hate driving through horse manure on the roads!
Better follow up from resident/tax payer complaints
More police do to the speed on rt 75 there has been 3 people kill with in .25 miles from my property in the last year do to speed. . And a chance for the voices of the community to be heard
I feel the horse and buggies create not only a safety hazards by not maintaining the minimum traffic flow rates if speed while also causing significant damage to the asphalt roadway; meanwhile not conveying any road tax to supplement the ongoing maintenance/repair of township roads.
Better road maintenance
It would be nice to have a township park and a place to take walks without worrying about getting mowed down by speeding vehicles.
Retain the farmland and allow no more solar fields or other development.
Better coincidence with township to the public. Safer repaved roads. Fairness as in authorizing one rule but not another also authorizing depending on the person to who or what relation they have.
Protecting our farmland.. no more solar farms.. restrictions on the lack of keeping properties maintained.. many houses/properties are not kept up with normal maintenance.. such as mowing grass, garbage in the yards, abandoned vehicles, etc.
Intersection of Route 75 and Route 641 needs a stop light, not just blinking caution lights, due to accidents & vehicles speeding. Less logging trucks on Back Road from Concord to Spring Run, PA. Trucks speeding with large loads going to Amish wood mills. No more solar panel farms!!!
More input from what is going on.
State and federal funding for fire and EMS services.
I realize this is not a township responsibility, but route 75 and route 274 be made the same quality roads as in Juniata and Perry counties!
Zoning that includes and promotes Clean and Green, Agricultural Preservation and Conservation Districts. No further solar development unless it's for residential use attached to an existing building structure. No data center development. No wind development.
Fire tax, more support for the Fire department from the township and COMMUNITY, more volunteers
Better roads
Public road attention and public transportation for folks that do not drive.
No more solar panels
A community park with pickleball courts, playground, walking trail
None.
Most of us here in Path Valley don't want to be like Chambersburg. Ordinances like having to pump your septic every three years is stupid. The McCartney solar project should have been better announced. No one wants over regulation. There could be a red light at the 75/641 intersection. I have lived in this valley for 50 years and I still love it. It disgusts me the changes that are happening. I have honestly spoken my mind.

Letterkenny Township

ban solar panels
Very few
More zoning to keep homes/buildings and other things cleaned up and less junky, and to stop burning in trash barrels, animals running loose, sidewalks, rain gutters used properly instead of up in the air and running out into the streets, etc.
Ordinance enforcement and no data centers or energy facilities
Option to not be on Sewer
road improvement, correct "junk" yards around homes.
EZ Recycling on Sandy Mount Road needs to be made to make improvements to their entrance and exit of their business so Sandy Mount Road is not a muddy ridiculous mess after every rainy and snowy day. Township supervisors and workers need to drive the rural roads to see the condition of the roads. Right now there is an entire wire down in the field between the old school house and Tim Road. And also in that span there is a wire severely drooping to the point where it is only about 5 ft off the ground.
I would like to see the township make whatever utility company's responsibility it is - to put the VERY LOW line back where it's supposed to be - near the turn before you get to Tim Road. It's getting lower and lower and it's to the point where one could pretty much reach it and it's been like this for years! I'd also like to see the supervisors and township workers take a drive over the township roads... see where the new pipes that were put in across roads have now settled and it's very rough going across them. I'd like to see the township stop tarring and chipping (or whatever the term is) roads where it is totally not necessary. This happens all the time on various roads... the surface is fine and they come along and tar and chip them in patches. AND especially this... there are too many chips put out on turns and creates a dangerous surface to drive on. I've witnessed people in front of me sliding on the turns in the loose gravel that's there b/c too many were put down.
The road surface being fixed between upper Strasburg and fannettsburg
More funding to the fire and EMS services
Better kept roadways
A push for better Cell serve towers in the very rural area of Lower and Upper Horse Valleys and Bear Valley and the Forger Hill and Timmons mountain area. Also better broadband and internet services. Better regulations to minimize / discourage Developers from building large housing developments. Institute FEES for Developers and Businesses to build in the township, Make pay for the infrastructure damage they will do to the roads with all their traffic during development along with planning with the Local Fire companies to insure water sources are available or provide for fire protection.
Better communications
Nobody's property in Letterkenny Township should be falling into disrepair. And we desperately need revitalized public spaces.
I live in Upper Strasburg on Upper Strasburg road. PEOPLE FLY THROUGH HERE. NO WAY THEY ARE DOING 35!!! IT IS VERY DANGEROUS. Id like to see enforcement of the speed limit.
More hydrants installed were possible. Especially in new developments.
None
Better care of roads in general but definitely during winter storms.
Continued focus on road maintenance
No more developments or apartment complex's built.

## Lurgan Township

Find a way to restore the Lurgan Lions club property to its former glory and fund it properly for the little league teams to play without the hassle of bickering over the electricity bill and scheduling around Amish holidays. Work together instead of butting heads year after year.
Even less regulations!
A more honest and transparent form of local government with integrity, and that which provides multiple venues of dispersing township information, interests, concerns, and businesses.
Organized effort for sewage treatment
Better enforcement to reduce junk, immobile vehicles, etc. Neighbors starting junkyards on their properties and nothing we can do. Concerns of environmental hazards. Restricting the use of Jake brakes by turnpike interchange.
Better roads
I would like Jake brakes prohibited. I would like limitations of sizes of trucks and farming equipment on single line roads. I would like commercial farming limited.
We need to support our local fire and EMS more. Since we are fairly isolated we need their support in emergencies. It would take far too long for any other station to respond, so we need to keep them funded and their equipment up to date. Also, we need to lessen the development of our agricultural lands. There is already too much development, so future development needs to be managed better and be more thoughtful. Many of us moved/or stayed in this area due to less people and less development.
More frugal use of funds. Less talk of regulations. Better information on the website.
Alcohol sales permitted

**3. What is the number one problem you see affecting your township's future?**

Fannett Township

Lack of maintenance
People from else where buying property to make it air Bnb's. This is one reason why locals can't afford housing. There should be a tax put on outsiders when they buy property here!
Lack of skilled trades support, too much emphasis on sports programs that end in disappointment for 95% of the students.
Lack of transparency and information. Like the destruction of thousands of acres of productive farm land, historical Native American burial grounds that clearly was ignored for solar.
Outside people moving in and wanting to change our valley. You move here accept the valley and it's residents as we are.
Outsiders with no morals coming in and not giving any respect to the land, the history, or the people around them in the little areas that are still pure in this township. It really weighs heavy burden on the original families that have deep roots in this area since the beginning.
Leadership
Money
Lack of regulations to preserve farm land from solar panels, storage units and the like.
Funding
To many people saying it's always been this way, and not open to seeing other opportunities
Politicians
No new blood in the organization for several years, most of the organization is related and lives on the same road, which is considered a conflict of interest in other work places.
Unfounded mandates
Allowing our township to make serious decisions of land development that affects property values without input from the taxpayer community. Solar farms have destroyed productive farming land. That from a legal standpoint should not have been approved for any grants. We do not need or want sewage, water that residents that are made pay for to hook up to. We do not want our beautiful valley destroyed by wealthy, greedy developers.
The people
Dollar signs
The lack of transparency from the people on the township board. It always seems like everything is done very hush-hush.
Solar farms and greed.
Greed and fear based decision making by leaders and property owners. These are historically the downfalls of most institutions. Corporate capture of politicians, industry, and agriculture.
Solar panels
Outsiders moving into the area
Solar.

I think the speed in which people travel is a huge problem. With the amount of farm equipment and Amish in the area I am surprised there is not more accidents.
The possibility of the closure of the Fannett-Metal School district. Then all the families with children would leave, negatively impacting the whole valley.
Lack of employees and growth
The roads
Modern and updated correspondence and communication platforms *online access)
Solar panels deteriorating
Public water in dry run. Farms being destroyed by solar and other developments
I cant honestly answer that at the moment, but I would hope we keep the open space and have no building
Lack of decent road conditions No restrictions/enforcement on Amish buggies and farm equipment that are damaging the pubic roads. No vehicle registration/funding from the Amish to compensate for all of the damage caused to the public roads. The state of Indiana requires this and even the local governing bodies have restrictions
I do not want to lose more farm ground to other industrial projects such as solar or turbine projects
Decrease in farm land
I think the township would be more attractive to outsiders with additional food and libation options.
Don't know of any
Half ass road repairs
None
Solar panels
The traffic.
Lack of funding
Lack of people providing services.
Amish and there respect for public roads and more paid for by tax dollars
Lack of funding
Industrial development
Township does not communicate well. According to Facebook, the Constable had to RTKL the township so we could freely see ordinances on the constables website because the township does not publish them. You have to make an appointment to just look at the paper copies in the books. It is very inconvenient.
Not enough first responders to man our local fire and Ambulance Co. The rumors about fire and ems tax will soon become a reality, if we continue with a volunteer organization otherwise we not have a volunteer Co. It's unsustainable.
No ordinances
Solar
Not sure
More government involvement and regulations. For example, if someone decides to put city water and sewer in this area.
Encroachment for outside targeting our resources

<p>No one will want to hold township supervisor because of the solar mess we had. Our current township supervisor took alot of flack for decision's made before he was there. I don't really know why anyone would want to do it.</p> <p>The communication to the public is bad and decisions are made by few for their own interests, not for the community as a whole.</p>
<p>I think township supervision for Fannett township may become a future problem. The supervisors that are currently in place may want to leave eventually and I'm afraid that no one will want to inherit the mess that is the solar farms and the aging infrastructure that the Amish and overloaded trucks destroy as soon as it's replaced. The current supervisors took a lot of negative feedback about the solar farms. I don't know why anyone would want to be township supervisor after all that.</p>
<p>Unregulated usage of personal property that negative impacts neighbors and the community. Example: solar panels</p>
<p>Development of land</p>
<p>Lack of growth due to eye sore of solar panels now covering township and decreasing property values.</p>
<p>Outsides coming in and wanting things to be like where they came from</p>
<p>Preserving a well maintained rural landscape.</p>
<p>Lack of public interest</p>
<p>We do not have any major businesses or industry to pay any taxes so the property owners end up paying for everything including the school and township expenses.</p>
<p>Lack of interest from the younger generation</p>
<p>Monies</p>
<p>Poor road conditions, water supply, sewer options and solar</p>
<p>SOLAR!!!</p>
<p>More solar panels, too many amish</p>
<p>To much in people's private lives . To many codes, permits, etc. let people just live without costing an arm and leg</p>
<p>Lack of public schooling opportunities ( schools closing)</p>
<p>Greed</p>
<p>The progress adverse population.</p>
<p>Compliance with regulations and affordability of emergency services and infrastructure, such as Water, sewer, policing</p>
<p>Outsiders</p>
<p>Volunteers to help out in the community. People don't want to give up time to help for free so stuff is costing more so things will end up shutting down.</p>
<p>Fire and ambulance service.</p>
<p>Solar farms &amp; potential housing developments planned for farm land</p>
<p>solar</p>
<p>Lack of modernization with social media and technology</p>
<p>Lack of reliable, fast internet is restricting me considering relocation to the township as a full time resident. As a remote employee, my desire is to relocate full time and reside in the township but the lack of reliable fast spend internet (Brightspeed is not reliable) prevent and only permits intermittent residency.</p>
<p>Lack of tax base to improve infrastructure and school buildings.</p>
<p>The solar panels really ruined the area and the beautiful scenery. Hopefully no more are to come. We really miss having recycling available too.</p>

The aging infrastructure will not last much longer. The township leadership has put us in a solar mess. What person will want to be a township supervisor knowing the mess they will inherit?
Fallout between public and people of the township. Amish population growing rapid to causing more pollution. Solar panels declining value to neighboring residents properties with no reimbursements from it.
Lack of housing.. Lack of students attending our schools..
Not sure....
Unfunded mandates from county, state and federal government.
Electronics recycling
Wealthy property owners continuing to sell out the scenic beauty of Path Valley while their neighbors property values fall 20% in less than a year. We need term limits on elected township positions and the benefits that they receive, and conflict of interest reviews should development projects beyond residential and agricultural.
Solar
If people don't start volunteering at the emergency services level, it's going to require more paid personnel to adequately staff the rigs...which is going to cost more money
Money to support
Lack of funding sources
Public water and sewer
Funding
Effective communication is great. I really like how we have a website now that is being updated with current information. I do not want to see any more solar panels or wind turbines, or data centers or housing developments, or anything honestly brought to the valley. I'm fine with what businesses and establishments we have.
Lack of municipal code, local leadership and zoning ordinances, planning commission

Letterkenny Township

The cost of the sewer & how bad it is.
property taxes to high.
Solar farms and large developments
Housing developments of farmland and lack of zoning to protect habitats, cleanliness, trash and junk, speeding through small areas like Orrstown, Pleasant Hall, etc. as well as HAVING 3 post office within a few miles and only one open while others close by 11:30 - noon and sometimes not open at all. LACK OF COMMUNICATION & disgusted that had to have sewer when a brand new sandmount and everything had just been installed and had to pay unbelievable price for sewer connection.
Loss of the firehall and ambulance services and encroaching development
Overpopulation
Speeding
funding
Farmers selling off to developers.
Since the solar farm that was supposed to go in is now not happening (at least that's what we've heard)... the only other problem I see affecting the township's future... is the large development going in in Pleasant Hall. :( I don't want Letterkenny Township to become a melting pot of so many people. :(
Road maintenance
No younger people are stepping up to do things in the community and run for office at the township
Sadly as in ALL communities, Society as a whole and the lack of respect people have for one another to just get along. thanks for this opportunity
Population and farmland taken for housing as other twsps run out of land
We have very few people with college education, which translates into a larger swath of low-income earners. This limits us in a number of ways.
I dont care for the new development coming to Pleasant Hall. I also do not care for the new DG they are building.
Are the townships doing what they can to support emergency services, future development plans and other updates needed to keep our townships a wonderful place to live as growth continues?
None at this time
The potential for residential overdevelopment, and even more so, the potential for large commercial developments, e.g., solar farms, data centers, electric mega grids, wind turbines, etc.; particularly those that will not be of benefit to the townships or county at large.
I'm concerned about the public school leadership and board members being far too conservative and out of touch with best practices in education.
Communication
Development

Lurgan Township

No public water.
Bias against Amish and other related people, who are less likely to be represented by online surveys.
There doesn't appear to be an interest in or for the "entire" township, just the SELECT few!
Lack of government caring
Concerned about Farmland being taken over by solar, databanks, etc.
Roads
Too many large trucks and equipment on roads that cannot accommodate them safely. Would like assurances that proper testing and management enforcement of manure and chemicals from commercial farms are being monitored enforced to protect our waterway and wells from contamination.
The support of our local fire and EMS. We need to do better funding and supporting them.
Not enough information to guess what the largest problem is.
Needs alcohol sales and brewery permits

## WORD CLOUDS

A word cloud is a textual data visualization which allows anyone to see at a single glance the words which have the highest frequency within a given body of text. Word clouds provide a visual representation of the most frequently used words, according to their relative size. The larger words in a word cloud are more frequently repeated. Word clouds enable anyone to quickly visualize any kind of text and to understand the findings, even if they aren't experts in that area.

Word cloud visualizations are powerful tools for uncovering the story in raw data sets. They enable anyone to quickly identify and visualize patterns in sentiment data so that insights can be realized, communicated easily and shared. Sentiment data is defined as information which captures subjective opinions, emotions, and attitudes (positive, negative, or neutral) expressed in text, gathered from sources like surveys, and analyzed to understand public feelings towards a topic. Recognized patterns in this data can then be leveraged to gain intelligent insights.

Below are the word clouds generated for the three open-ended survey questions based on the 186 recorded survey responses.

### **Question: What makes your township a great place to live and/or work?**





## **MAPS AND APPENDICES**

### **Plate 1 – Study Area Base Map**

Plate 1A – Fannett Township Base Map

Plate 1B – Letterkenny Township Base Map

Plate 1C – Lurgan Township Base Map

### **Plate 2 – State Lands, Agricultural Easements, and Security Areas**

### **Plate 3 – Solar Farms**

### **Plate 4 – Existing Land Use**

Plate 4A – Fannett Township Existing Land Use

Plate 4B – Letterkenny Township Existing Land Use

Plate 4C – Lurgan Township Existing Land Use

### **Plate 5 – Imagine Franklin 2035 Character Area Map**

### **Plate 6 – Open Space and Natural Features Map (Supplement to 2007 Map)**

### **Plate 7 – Conservation Greenways**

### **Plate 8 – Transportation Map**

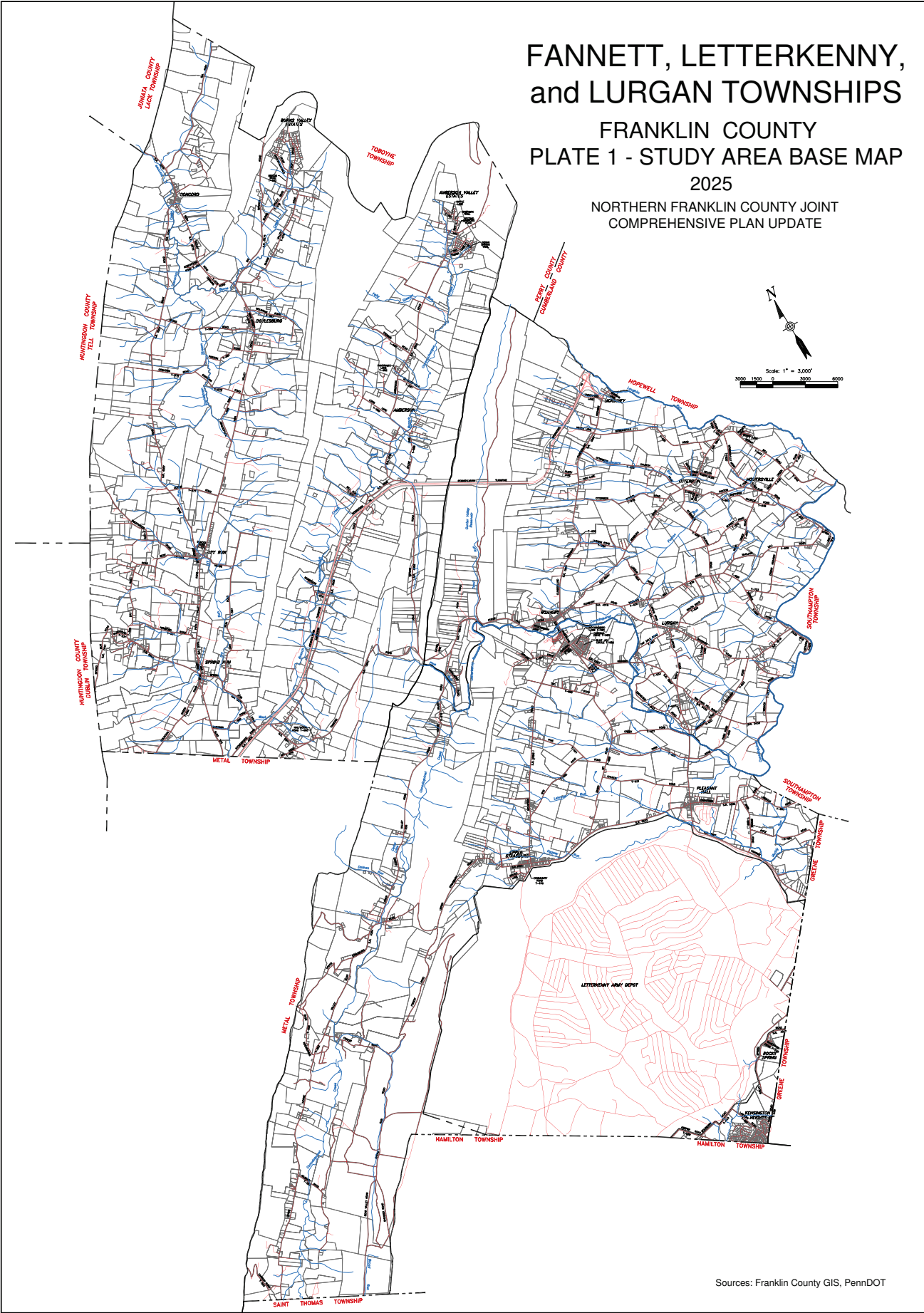
### **Plate 9 – Future Land Use / Character Areas**

# FANNETT, LETTERKENNY, and LURGAN TOWNSHIPS

## FRANKLIN COUNTY PLATE 1 - STUDY AREA BASE MAP

2025

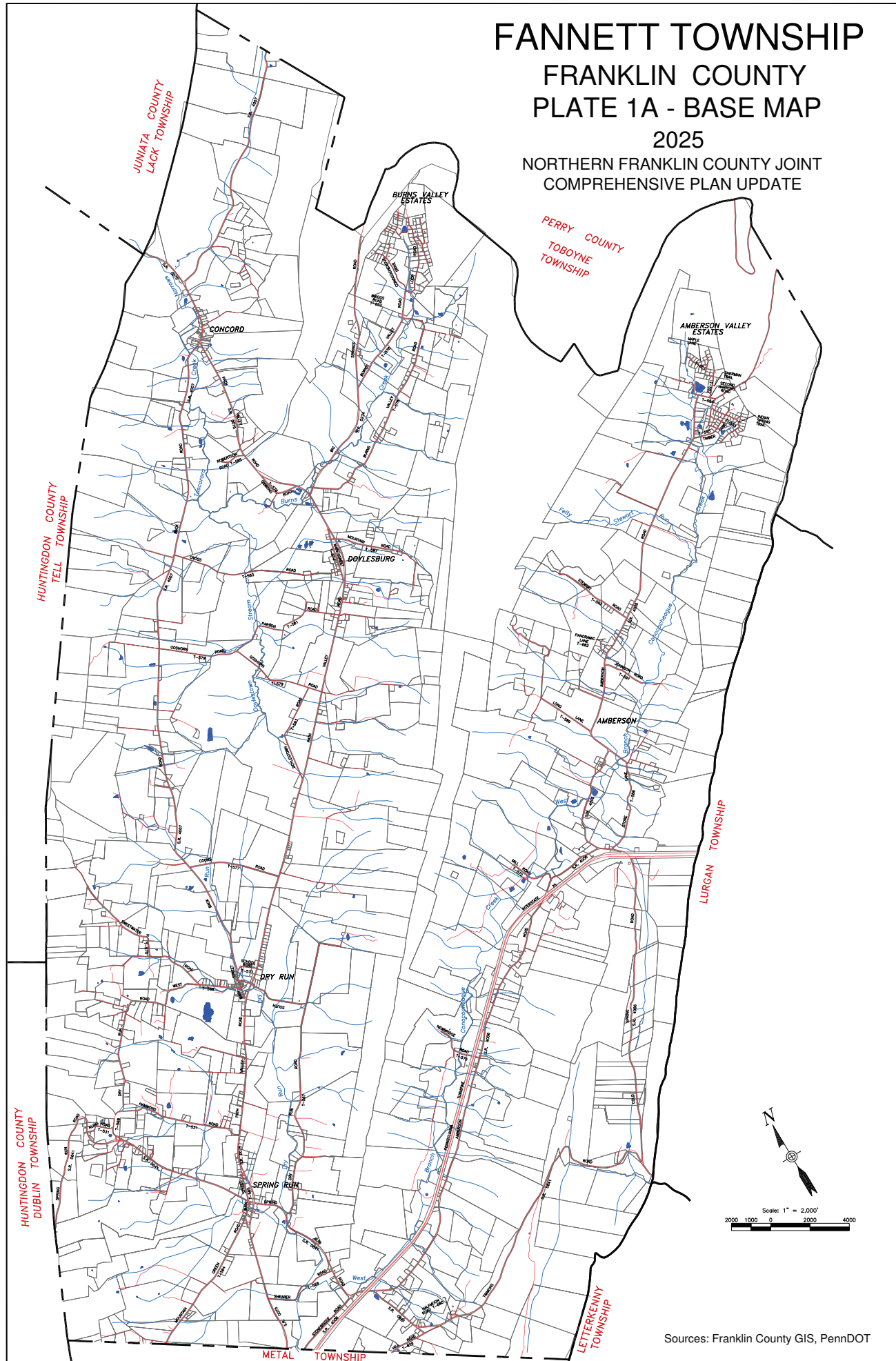
NORTHERN FRANKLIN COUNTY JOINT  
COMPREHENSIVE PLAN UPDATE



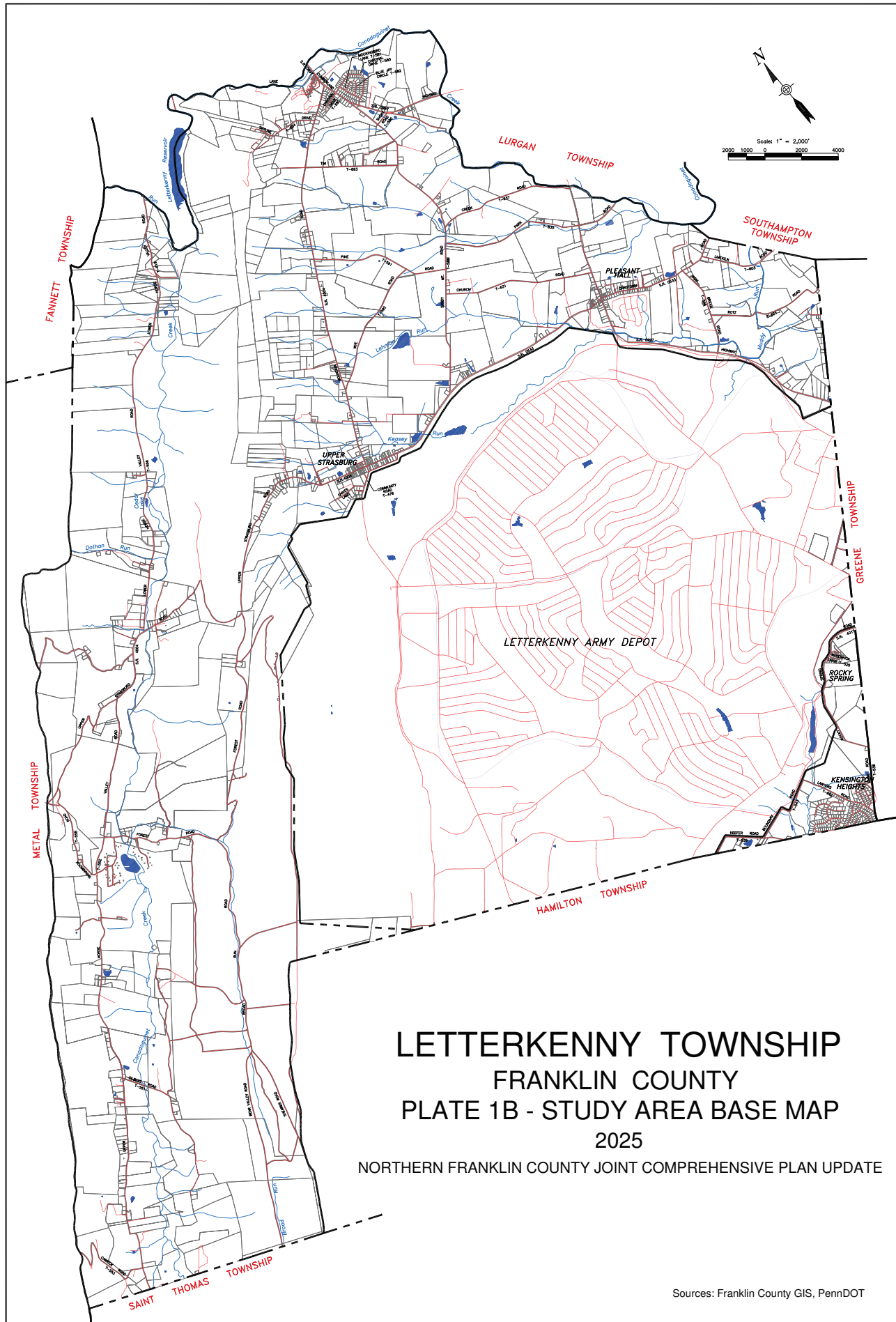
Sources: Franklin County GIS, PennDOT

# FANNETT TOWNSHIP FRANKLIN COUNTY PLATE 1A - BASE MAP 2025

NORTHERN FRANKLIN COUNTY JOINT  
COMPREHENSIVE PLAN UPDATE



Sources: Franklin County GIS, PennDOT



**LETTERKENNY TOWNSHIP**  
**FRANKLIN COUNTY**  
**PLATE 1B - STUDY AREA BASE MAP**  
**2025**

NORTHERN FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN UPDATE

Sources: Franklin County GIS, PennDOT

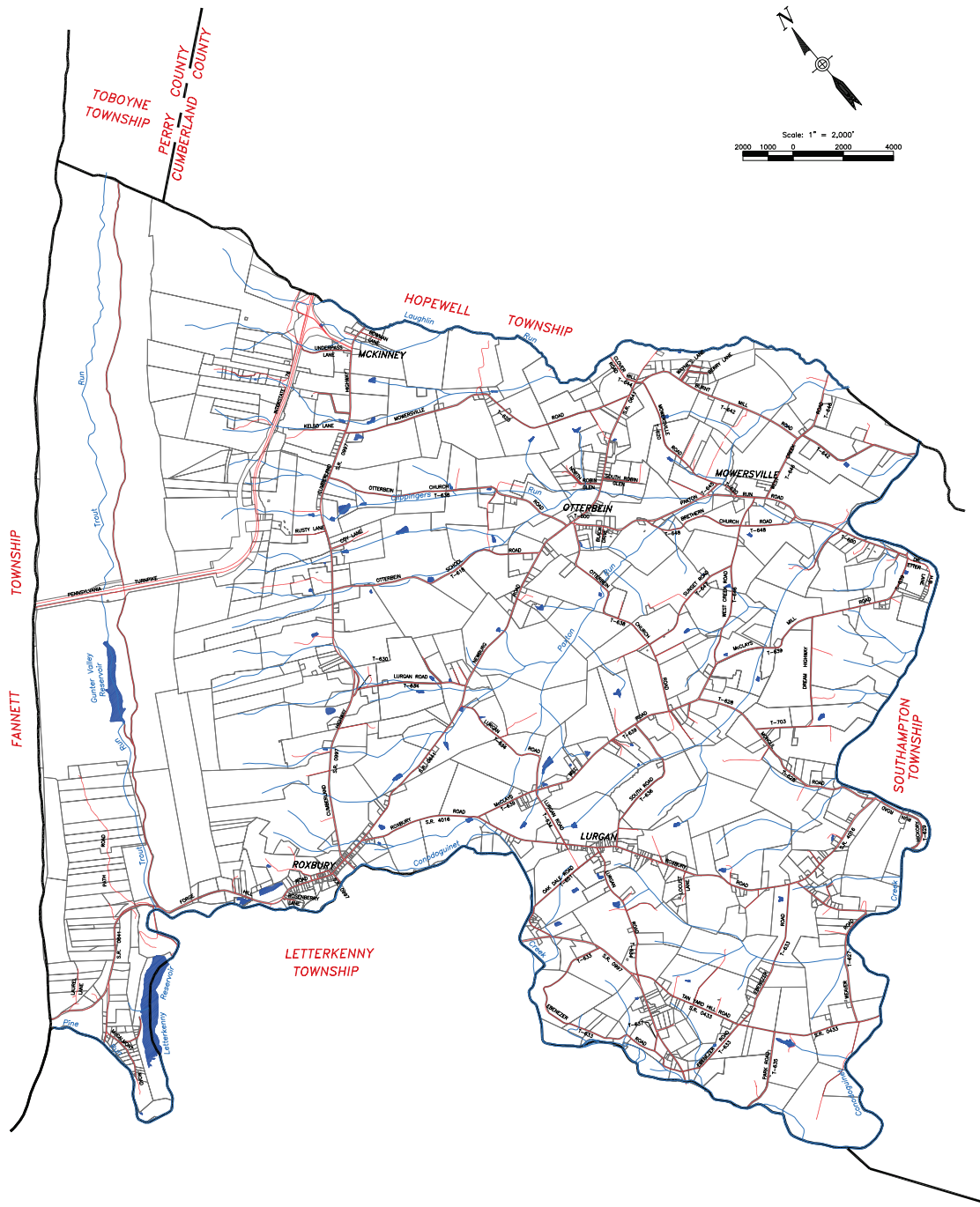
# LURGAN TOWNSHIP

## FRANKLIN COUNTY

### PLATE 1C - STUDY AREA BASE MAP

2025

NORTHERN FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN UPDATE

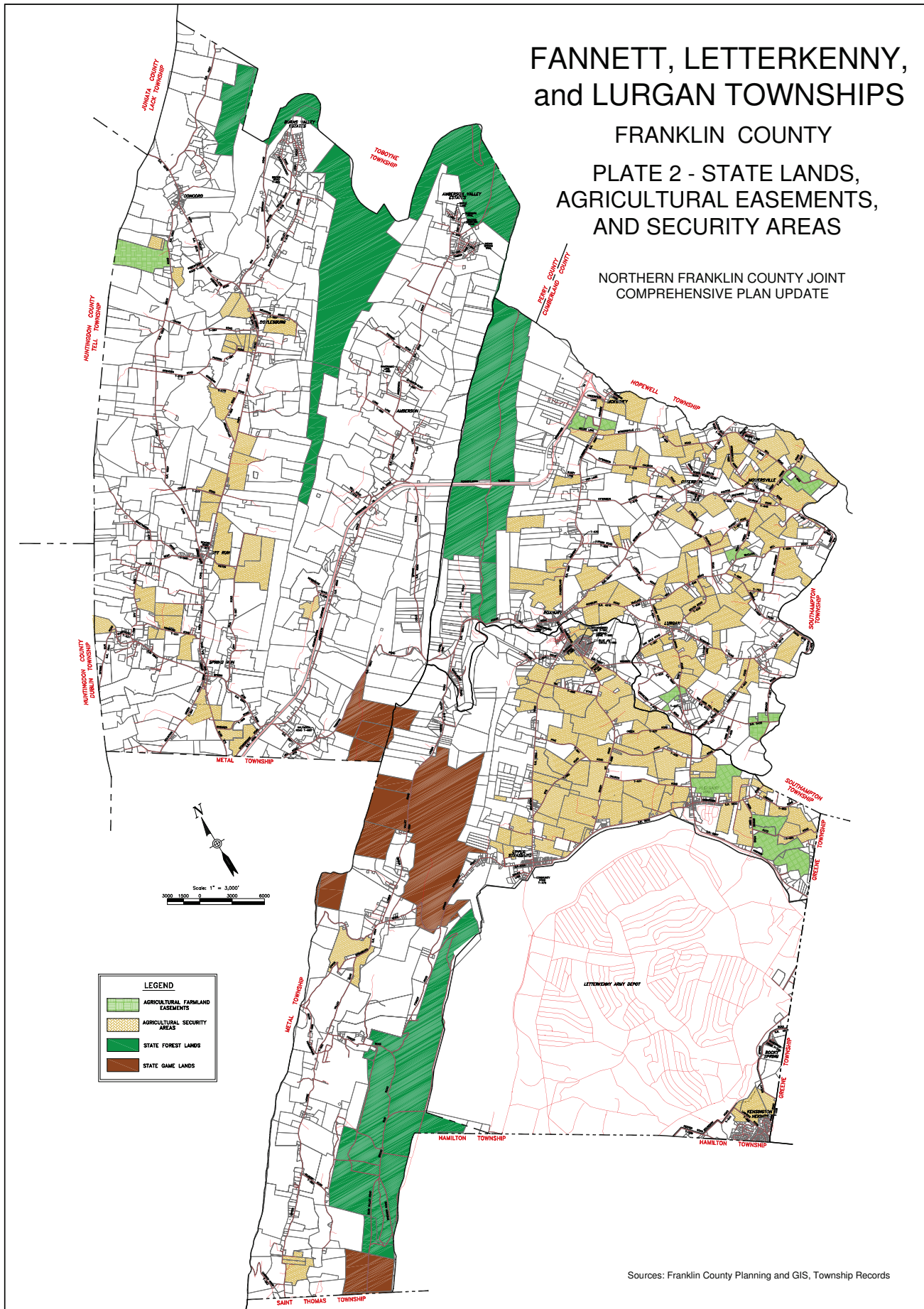


# FANNETT, LETTERKENNY, and LURGAN TOWNSHIPS

FRANKLIN COUNTY

PLATE 2 - STATE LANDS,  
AGRICULTURAL EASEMENTS,  
AND SECURITY AREAS

NORTHERN FRANKLIN COUNTY JOINT  
COMPREHENSIVE PLAN UPDATE

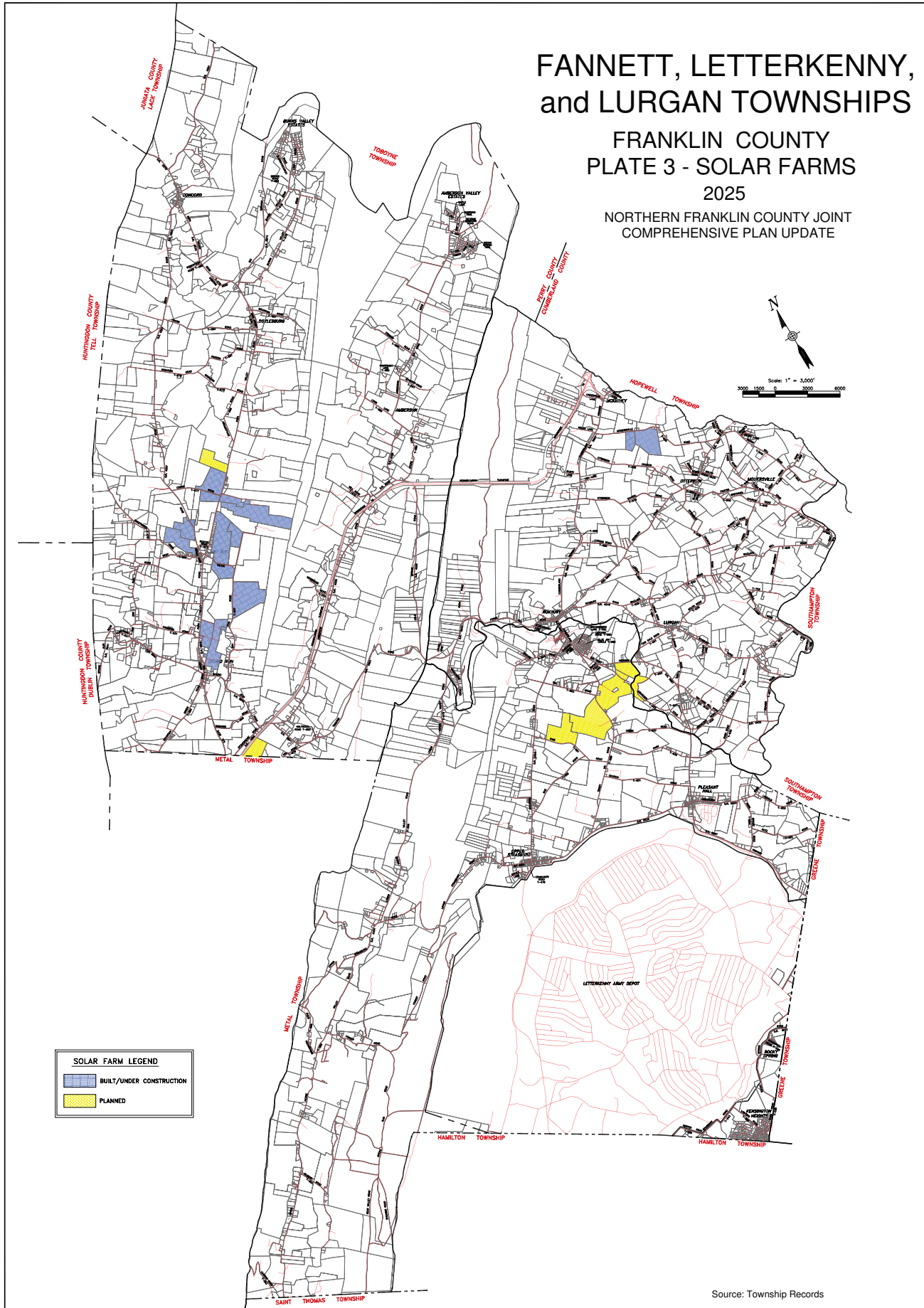


# FANNETT, LETTERKENNY, and LURGAN TOWNSHIPS

## FRANKLIN COUNTY PLATE 3 - SOLAR FARMS

2025

NORTHERN FRANKLIN COUNTY JOINT  
COMPREHENSIVE PLAN UPDATE



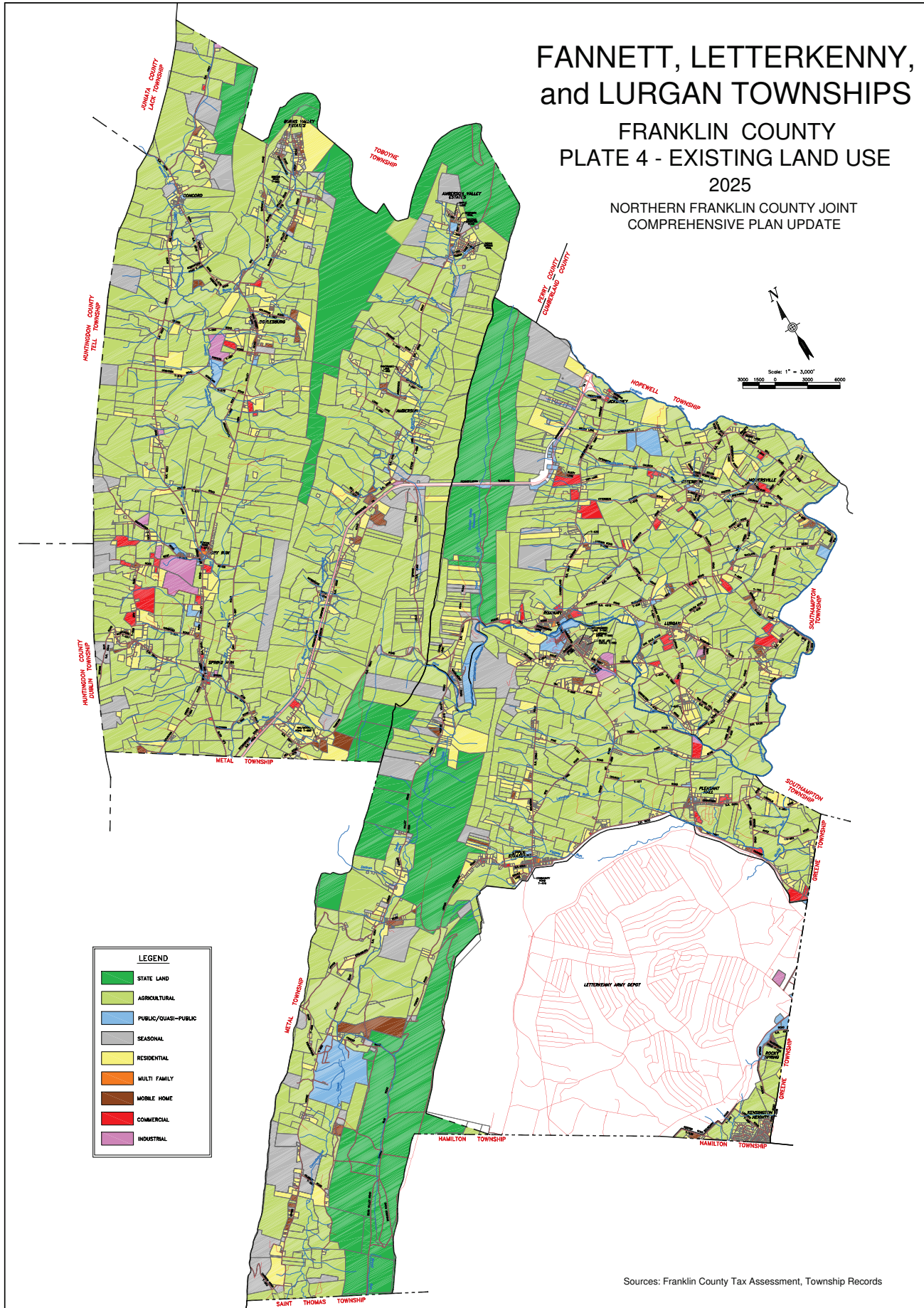
SOLAR FARM LEGEND	
	BUILT/UNDER CONSTRUCTION
	PLANNED

# FANNETT, LETTERKENNY, and LURGAN TOWNSHIPS

## FRANKLIN COUNTY PLATE 4 - EXISTING LAND USE

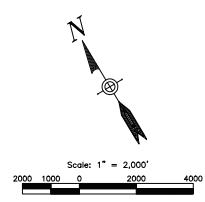
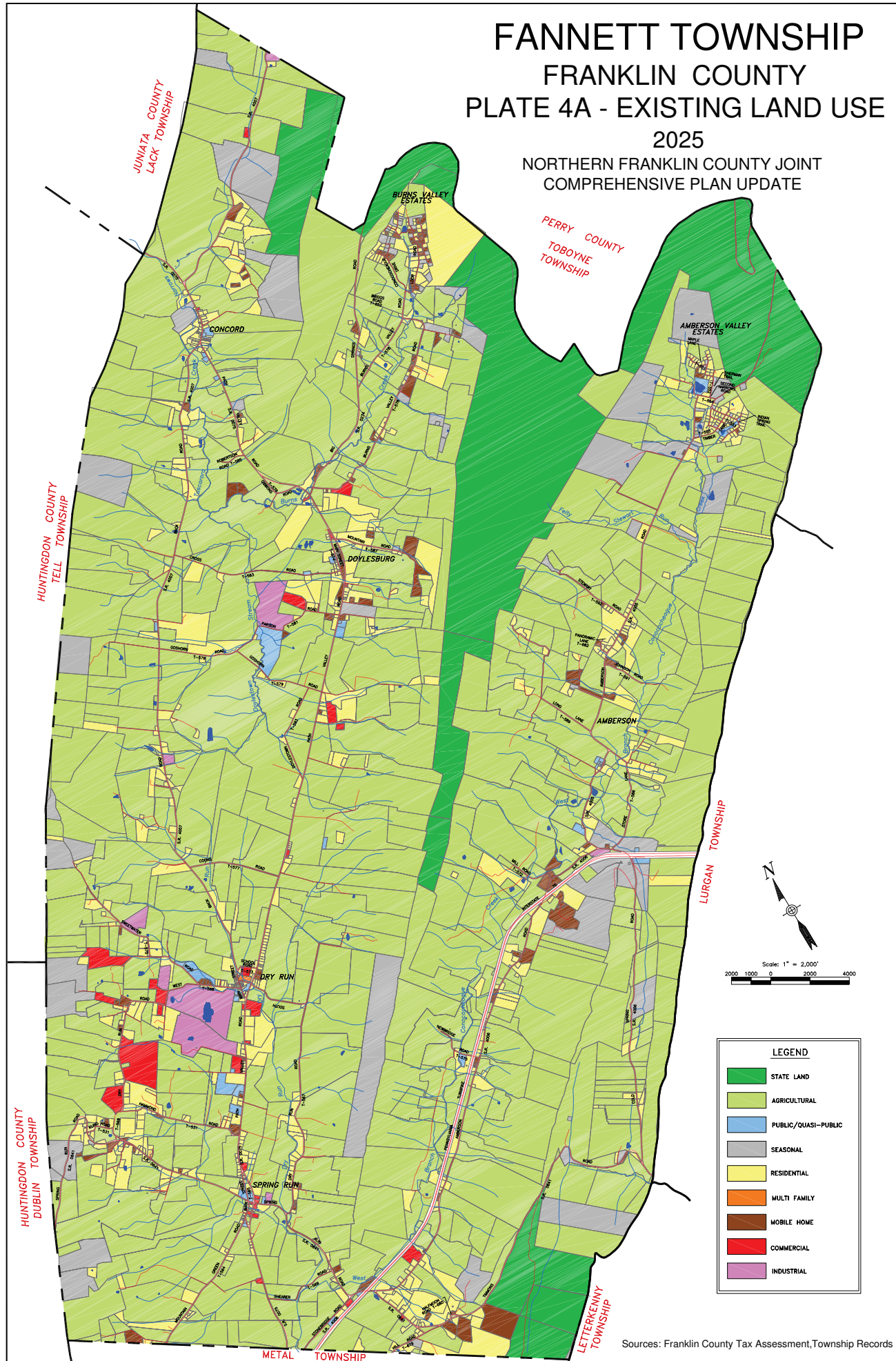
2025

NORTHERN FRANKLIN COUNTY JOINT  
COMPREHENSIVE PLAN UPDATE



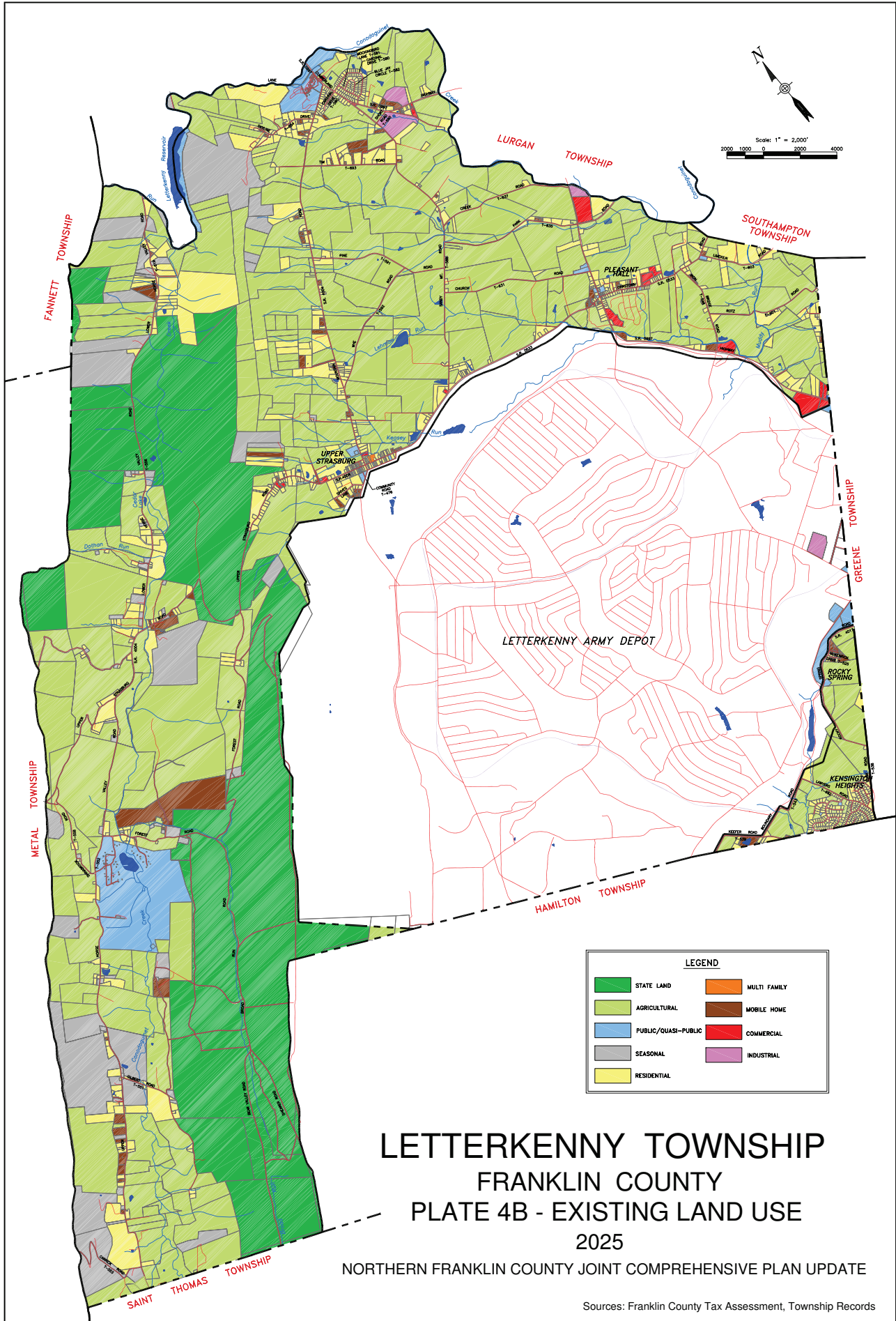
# FANNETT TOWNSHIP FRANKLIN COUNTY PLATE 4A - EXISTING LAND USE 2025

NORTHERN FRANKLIN COUNTY JOINT  
COMPREHENSIVE PLAN UPDATE



LEGEND	
	STATE LAND
	AGRICULTURAL
	PUBLIC/QUASI-PUBLIC
	SEASONAL
	RESIDENTIAL
	MULTI FAMILY
	MOBILE HOME
	COMMERCIAL
	INDUSTRIAL

Sources: Franklin County Tax Assessment, Township Records



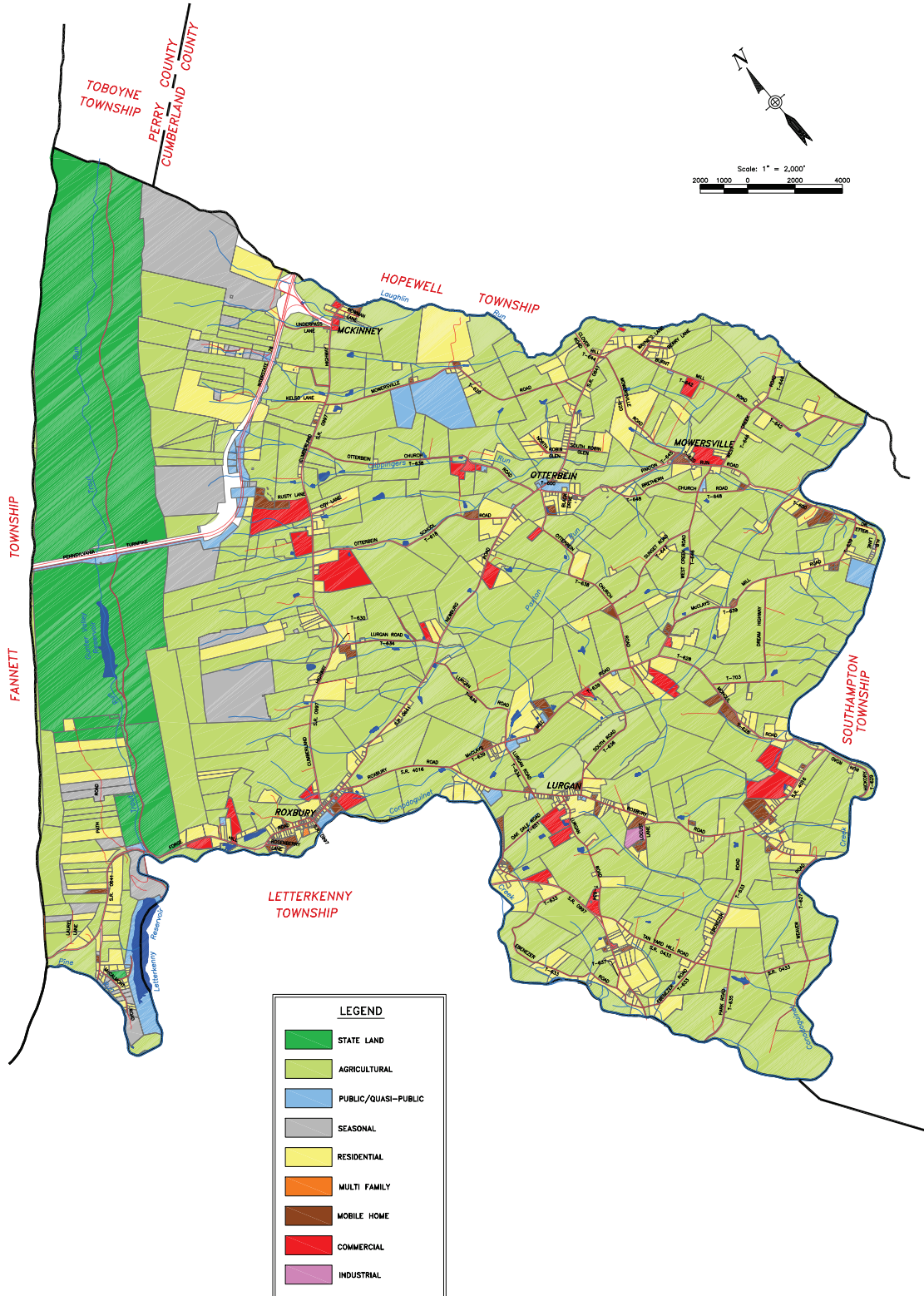
# LURGAN TOWNSHIP

## FRANKLIN COUNTY

### PLATE 4C - EXISTING LAND USE

#### 2025

NORTHERN FRANKLIN COUNTY JOINT COMPREHENSIVE PLAN UPDATE



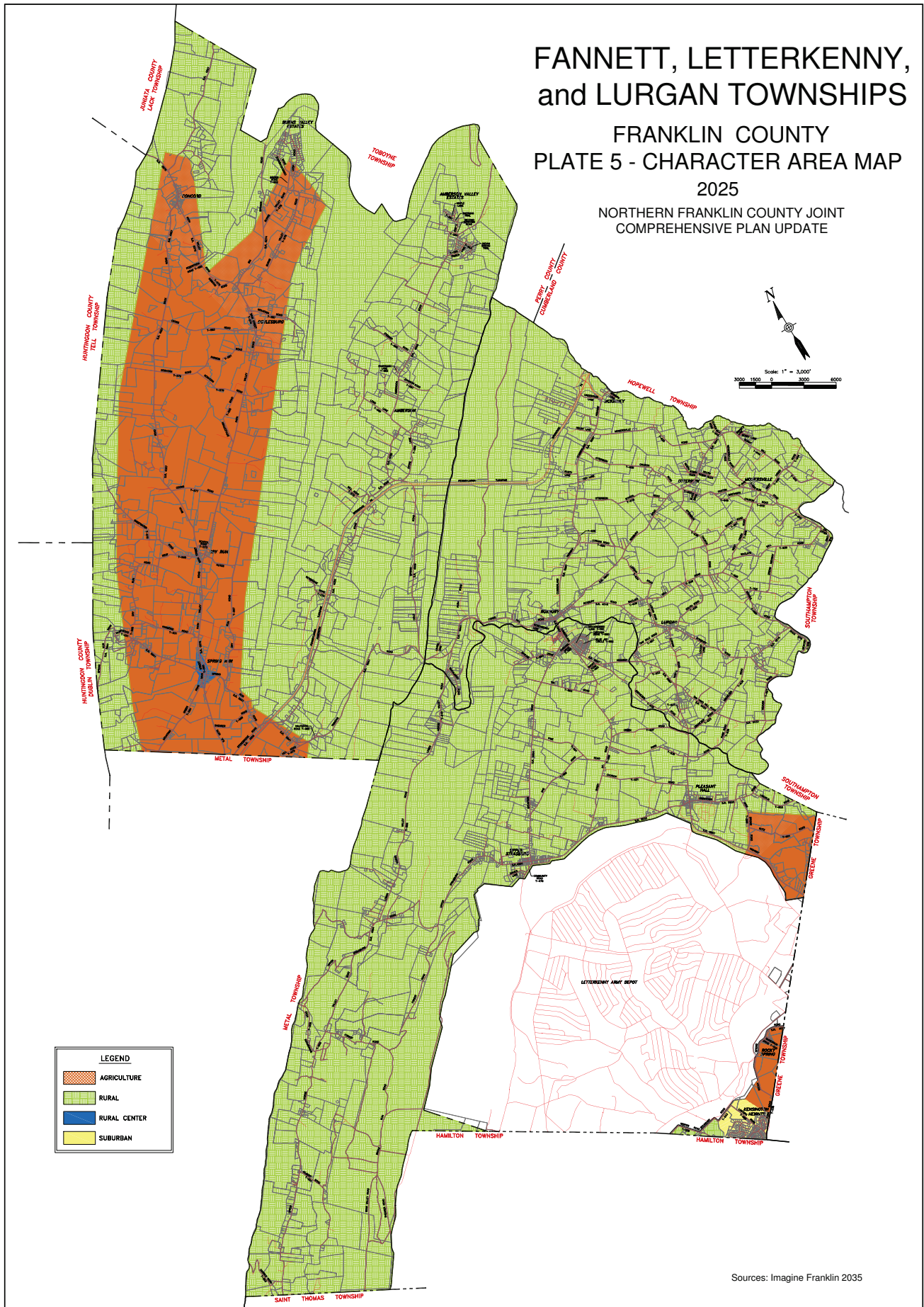
Sources: Franklin County Tax Assessment, Township Records

# FANNETT, LETTERKENNY, and LURGAN TOWNSHIPS

## FRANKLIN COUNTY PLATE 5 - CHARACTER AREA MAP

2025

NORTHERN FRANKLIN COUNTY JOINT  
COMPREHENSIVE PLAN UPDATE

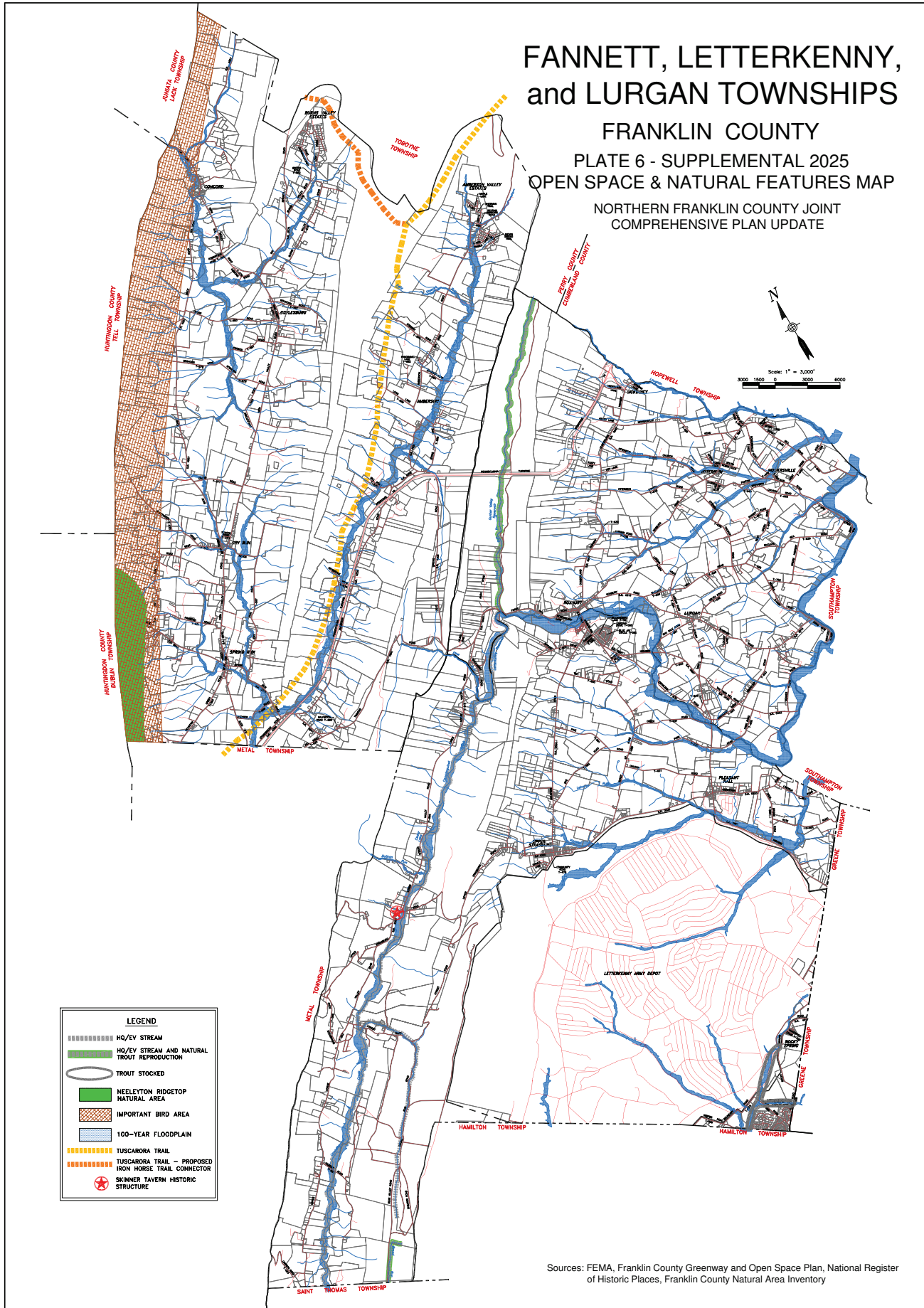


# FANNETT, LETTERKENNY, and LURGAN TOWNSHIPS

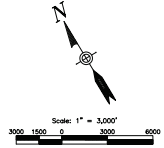
## FRANKLIN COUNTY

### PLATE 6 - SUPPLEMENTAL 2025 OPEN SPACE & NATURAL FEATURES MAP

NORTHERN FRANKLIN COUNTY JOINT  
COMPREHENSIVE PLAN UPDATE



LEGEND	
	HQ/EV STREAM
	HQ/EV STREAM AND NATURAL TROUT REPRODUCTION
	TROUT STOCKED
	NEELEYTON RIDGETOP NATURAL AREA
	IMPORTANT BIRD AREA
	100-YEAR FLOODPLAIN
	TUSCARORA TRAIL
	TUSCARORA TRAIL - PROPOSED IRON HORSE TRAIL CONNECTOR
	SKINNER TAVERN HISTORIC STRUCTURE

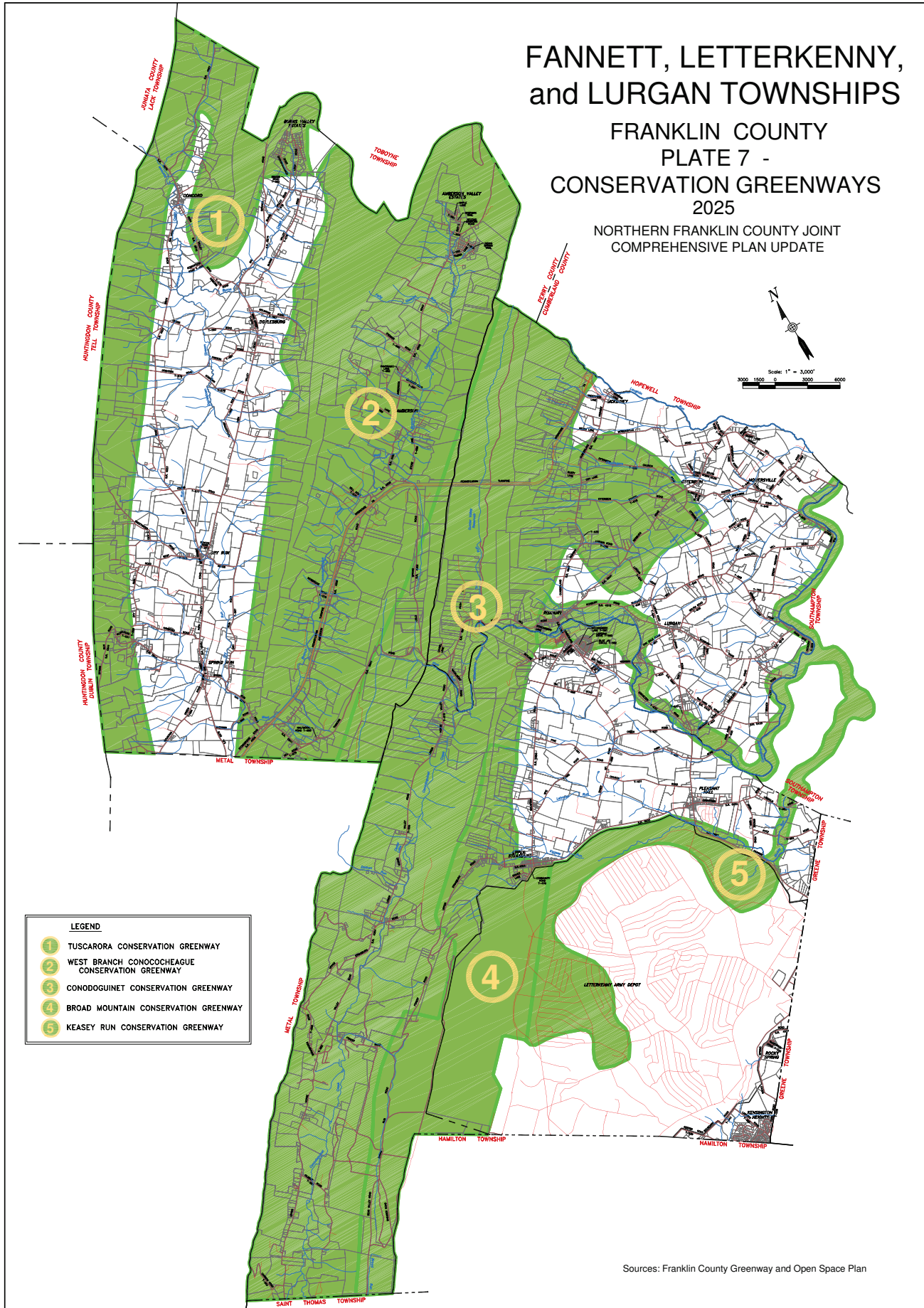


Sources: FEMA, Franklin County Greenway and Open Space Plan, National Register of Historic Places, Franklin County Natural Area Inventory

# FANNETT, LETTERKENNY, and LURGAN TOWNSHIPS

## FRANKLIN COUNTY PLATE 7 - CONSERVATION GREENWAYS 2025

NORTHERN FRANKLIN COUNTY JOINT  
COMPREHENSIVE PLAN UPDATE



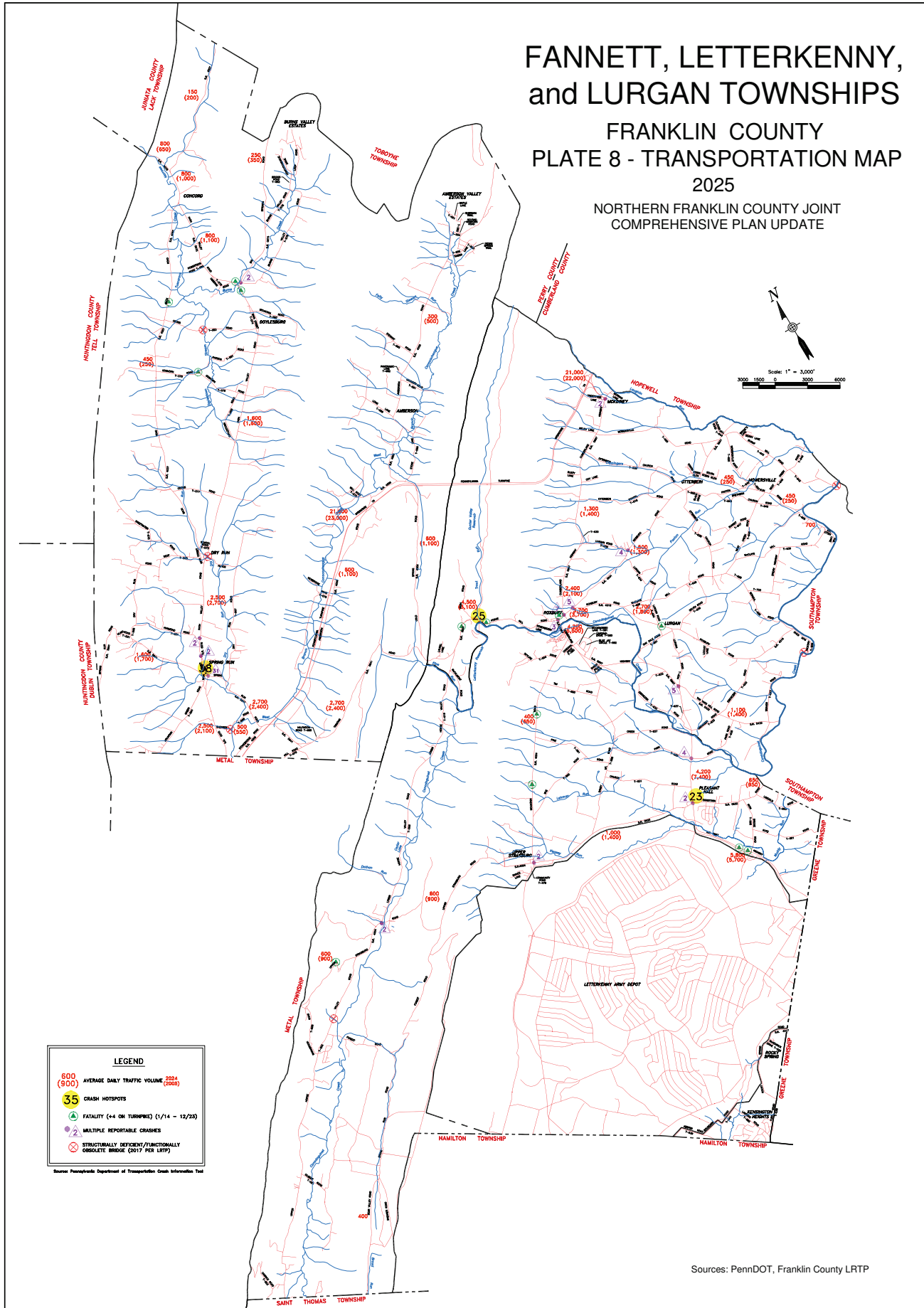
- LEGEND**
- ① TUSCARORA CONSERVATION GREENWAY
  - ② WEST BRANCH CONOCOCHEAQUE CONSERVATION GREENWAY
  - ③ CONODOGUINET CONSERVATION GREENWAY
  - ④ BROAD MOUNTAIN CONSERVATION GREENWAY
  - ⑤ KEASEY RUN CONSERVATION GREENWAY

Sources: Franklin County Greenway and Open Space Plan

# FANNETT, LETTERKENNY, and LURGAN TOWNSHIPS

## FRANKLIN COUNTY PLATE 8 - TRANSPORTATION MAP 2025

NORTHERN FRANKLIN COUNTY JOINT  
COMPREHENSIVE PLAN UPDATE



**LEGEND**

- 600 (900) AVERAGE DAILY TRAFFIC VOLUME 2024 (2000)
- 35 CRASH HOTSPOTS
- ▲ FATALITY (+4 ON TURNPIKE) (1/14 - 12/23)
- ▲ MULTIPLE REPORTABLE CRASHES
- ⊗ STRUCTURALLY DEFICIENT/FUNCTIONALLY OBSOLETE BRIDGE (2017 PER LRTP)

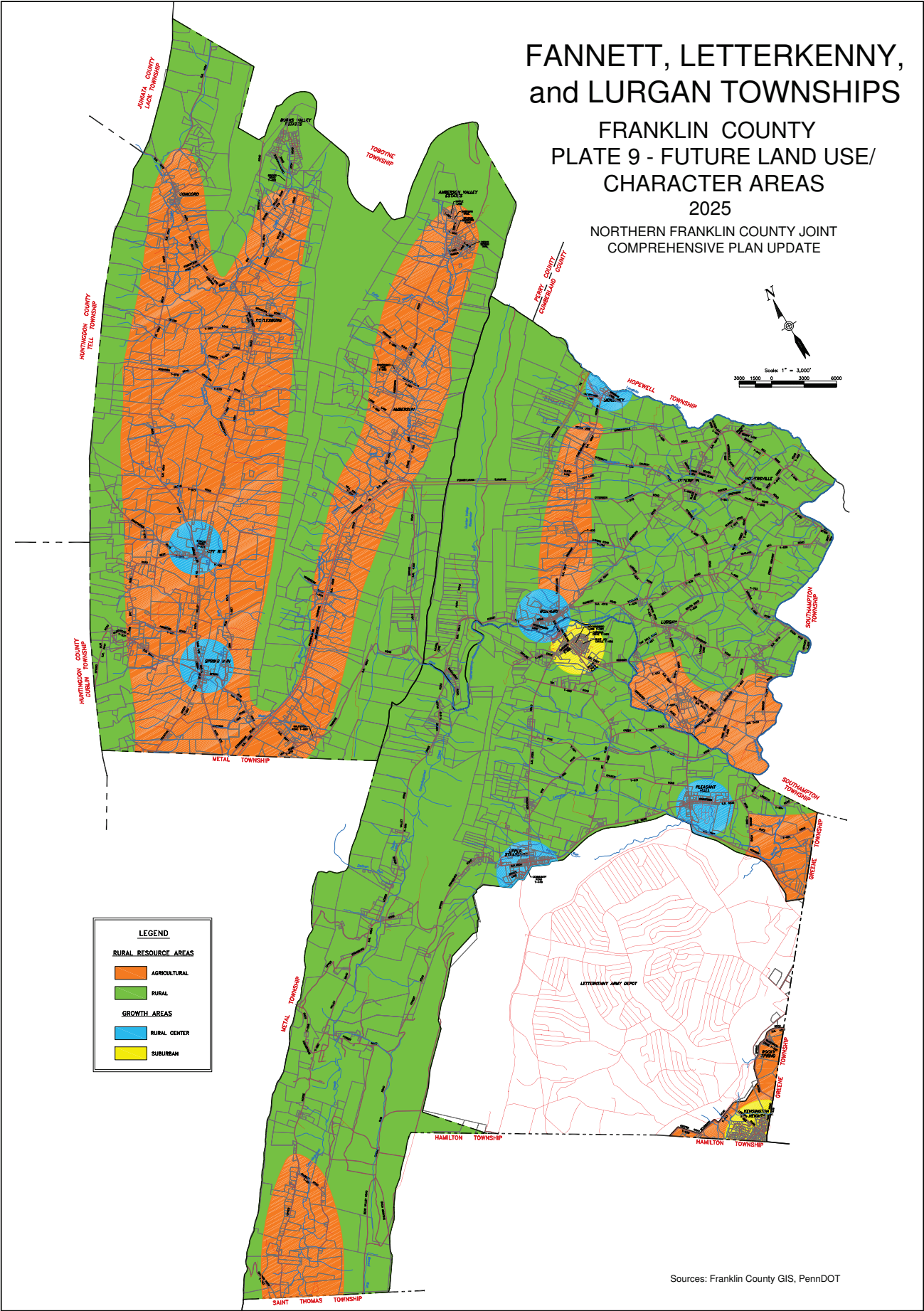
Source: Pennsylvania Department of Transportation Crash Information Tool

Sources: PennDOT, Franklin County LRTP

# FANNETT, LETTERKENNY, and LURGAN TOWNSHIPS

## FRANKLIN COUNTY PLATE 9 - FUTURE LAND USE/ CHARACTER AREAS 2025

NORTHERN FRANKLIN COUNTY JOINT  
COMPREHENSIVE PLAN UPDATE



Sources: Franklin County GIS, PennDOT