

## Changes needed to the proposed zoning

### **Article 4 Forested Conservation:**

**4.7 Environmental Protection standards**, this refers to Appendix A, I do not see Appendix A. Either the environmental Standards have been removed from this ordinance or were not attached.

**Table 4-1** The allowance of 15,000 Sq. Ft. lots without restriction is not in line with any of the surrounding townships. All of the surrounding townships and our current zoning has a ratio of 1:20 for lot creation. Also it appears there are no requirements for open space. This will allow for a very city like feeling. Having homes on small lots with the lack of any open space does not create nice places to live. Having high density homes near the high quality streams that flow through the township is also not a desirable situation.

There does not appear to be a minimum lot size to be able to sub-divide, without a minimum this could vastly change the feel of existing areas of the township.

Having the ability to develop at this density is contrary to Section 4.1 of this ordinance. The Purpose of Forested Conservation is to retain the forested resources, to give high priority to protecting continuous areas of forested lands, to recognize the forested areas as a part of a larger ecological system in the Buffalo Run/Spring Creek region.

### **Article 5 Agriculture:**

**Environmental Protection Standards**, There is no reference to environmental protection standards.

**Table 5-1** The allowance of 15,000 Sq. Ft. lots without restriction is not in line with any of the surrounding townships. All of the surrounding townships and our current zoning has a ratio of 1:20 for lot creation. Also it appears there are no requirements for open space. This will allow for a very city like feeling. Having homes on small lots with the lack of any open space does not create nice places to live. Having high density homes near the high quality streams that flow through the township is also not a desirable situation.

There does not appear to be a minimum lot size to be able to sub-divide, without a minimum this could vastly change the feel of existing areas of the township.

Having the ability to develop at this density is contrary to Section 5.1 of this ordinance. The Purpose of Agriculture is to preserve the prime agricultural resources, to retain the townships rural character.

### **Article 6 Rural Residential:**

**6.1.C Purpose: The** Focus for Rural Residential is the protection of environmental features and conservation of open space by integrating greenways or wide expanses of undeveloped lands with concentrated areas of development. – The open space has been removed from the zoning document,

Also the environmental protections have been removed. It also appears that there are no requirements for development, i.e. traffic study. This can create more expenses for the residents of the township at a later date when roads need updated or possibly a traffic signal would be needed.

**Article 8 R-3:**

The R-3 zone was created and added to the proposed zoning to allow for "Stick Built" homes in the Nittany Glen development, Since the Planning Commission added it, the R-3 zone has been changed to allow for everything, This again does not retain the purpose of Nittany Glen and also adversely effects the residents that have already purchased homes in the development. It is unfair to the residents in that development that bought with the knowledge that similar homes would be built, now the rules will be changed to allow for Duplex dwellings, townhouses, and multi-family dwellings. This will change the feel and expectations of this planned development.

**Article 10 and 11:**

The maximum permitted lot coverage of 80% is extremely high, as before the townships around Benner do not have an impervious coverage of 80%, rather than give 80% coverage it is better to allow for a higher coverage with the use of DEP's Best Management Practices, that would incentivize the developer to obtain the coverage needed.

**General:**

In summary the FC and AG zones have essentially been converted to Rural Residential zones they have the same lot sizes with no requirements on open space or ratio's to keep some of the open space for either AG or Forestry uses. This will adversely affect the current residents of the township, There is a reason that houses sell quickly in the township and a reason that most of us decided to buy homes and live in the township. The zoning approach taken here I believe will adversely affect the current residents with future costs and changes to the lifestyle that we have come to expect. Our roads are not built to accommodate the amount of development that could and I believe will come with this zoning. This cost will then fall again on the residents of the township. As more people move into the township and more roads are built it will require more services and more road crew, which again means costs will go up.

Benner Elementary currently has 2 trailers attached to it, the building is too small for the amount of students that it currently houses, with the amount of development allowed for in this zoning it could easily drive our taxes up again as the Bellefonte School district would have to replace the current building.