

**Joe Urban**

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**Sent:** Monday, January 15, 2007 6:12 PM  
**Subject:** Lancaster Planning Commission Public Hearings

Dear Editor,

Tonight the Lancaster County Planning Commission will hold a Public Hearing on the first six chapters of the County's update to its Comprehensive Plan. If you do not think that this plan has any effect on your life, please feel free to skip this letter. If you agree that it has important consequences to your future quality of life, read on.

The working sessions leading to this point have been well conducted by the members of the commission and the planning / land use director. Citizen attendees have been able to participate in the discussions. Materials have been shared relatively freely, to the best of my knowledge.

While much of these chapters is fairly straight forward, there are still areas that are disturbing because they are too general and set the stage for future actions regarding ordinance changes that could be detrimental. These include cluster developments and transfer of development rights. Both can lead to intense development and need to be very carefully spelled out in the plan. A better chapter to fully consider these items, if at all, is in the Land Use Chapter.

Another area of concern is that of wastewater treatment. The possibility of "authorities" is back. The concerns regarding the establishing of "authorities" has not changed. They act as separate legal entities. If you think that the citizens of Kilmarnock and their concerns about rates are a problem, think what it would be like dealing with an "authority" that can't even be removed by the electorate. There are problems with the disposal of wastewater and its treatment in parts of the county. There are ways such as limited agreements and improved technology that can be used to solve most of the problems. There may be some problems that are only solveable by not developing in a given area or only on a very limited scale.

The ongoing update to the comprehensive plan will affect all of our citizens lives. It deserves your attention and presence at tonight's meeting. The Planning Commission members deserve your input to their important task. See you there. Lancaster District Court Room, 7pm.

Charlie Costello  
President, FOLCVA, LLC