

Comments	Farmland / Rural / Small Town	Traffic/Roads/Parking	Warehouses	Nature/Water/Greenspace	Downtowns/Small Business/Mixed-Use	Municipality/Taxes	Retail/Business/Employment	Survey/Plan/Zoning	Trails/Walking/Biking/Transit	Growing Responsibly/Redevelopment	Social Issues	Antigrowth	Housing	Other
1 I am concerned of the decrease in green space and increase in industrial "complexes" in areas including my home in Rheems, PA area; an expanding mining quarry, a 77 dock door warehouse (next to farmland and a children's athletics association field) does not seem prudent. As well as ongoing discussions about new commercial spaces. I understand green space doesn't bring in "revenue" (read that, taxes) but it sure doesn't help maintain the rural nature of this area that many of us moved to surround ourselves. Roads in the area are made worse due to large truck traffic Travel (Rheems to 283) is not efficient, and with addition of warehouses and other commercial entities, it will definitely worsen resident experience when commuting.	X	X	X	X	X									
2 Stop taking farmlands and building homes. We have enough homes in this area.	X											X		
3 I believe etown is the only locality with a considerable tax base that has not prioritized safe access to a river or rail trail access point without the necessity to drive - as other areas are working fast to prioritize this and grow the trail (and the economy of the trail), we seem to be suffering and stagnant - I do not know if this is a leadership issue or an interest issue, but we seem to be an outlier when you compare us to marietta, bainbridge, ephrata, Akron, litiz, Lebanon, etc ...				X				X						
4 I have concerns about the 4-way stop in Rheems on Harrisburg Avenue and Colebrook Road. Also the turning ability on Harrisburg Avenue/Musser Road at the stop sign that leads to 230.		X												
5 We need more affordable housing to address our homeless population and better coordination of services to assist those in need										X			X	
6 Bring more modern day shops and restaurants				X		X								
7 The thing that gets me most excited is if you can find ways to make Elizabethtown more walkable! I live fairly close to the WD township building but there's a busy street with no sidewalk between me and it/downtown etown. If there were a safe way to walk there my kid and I would do it all the time!	X	X						X						
8 Keep our town the farming and small town community it has always been	X													
9 The most important thing in our area is protecting farmland and nature. Once they are gone we can never get them back. Any additional growth should be concentrated in existing urban areas.	X			X					X					
10 Educate residents on the Urban Growth Areas and Regional Planning, so they are informed before purchasing property and knowledgeable when projects arise and can support progress.							X		X					
11 We need more businesses and shopping opportunities to support the tax base without impacting home owners.				X	X	X								
12 No more warehouses!			X											
13 Stop cutting trees down and leave the Conoy creek alone.				X										
14 Good luck with Conoy Township.							X							
15 Preserving farmland and our down-towns are my priorities. I.E. no more warehouses			X											

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16 Industrial development needs to grow. They are great additions to communities and provide a solid tax base that doesn't exist when residential uses are in the area. Farming is a dying art, give up on protecting farmland near interchanges and turn it into a industrial or mix use Development with big tax dollars.	X		X		X	X								
17 Preserve the farmland!	X													
18 No more warehouses. No more Amazon trucks.		X	X											
19 I think this is a good start, listening to feedback is important.							X							
20 Focus on downtown Elizabethtown as it is the heart and soul of the region. If the downtown is thriving, the larger region can and will also be healthy over the long term.														
21 Keep development to the already developed areas. Preserve farmland and woods.	X			X					X					
22 Stop the warehouse explosion			X											
23 Get rid of the Wendy's. The service is terrible.														X
24 PLEASE do not approve the warehouses off cloverleaf road - I am unable to make the meetings, so I'm just trying to have my voice heard. The truck traffic & noise will be horrrific! I also love the idea of using existing buildings for things - or even rebuilding them if in a bad state of repair, rather than using open land to build more things. There are plenty of things sitting vacant - why build more?		X	X						X					
25 The amount of warehouses going up in our area greatly saddens me. They are ugly, and create a large block in our land that can be used for nothing else except to store material goods. We are reducing our possibilities for reestablishing healthy ecosystems, which benefit not only the natural world but humans as well, as we need a healthy ecosystem for our food, water, and air. At the very least, requiring large warehouses, shopping centers, and new neighborhoods to install solar panels on roofs and plant only (and many!) native plants will go far towards creating a healthier environment, both physically and mentally, for all of us. A more beautiful environment draws money into the economy as well; warehouses are not why one visits Italy!			X	X										
26 Agritourism laws were put in place to support farmers. Operating a sanctuary is NOT farming.	X													
27 Need wal-mart or big box store so we don't have to travel so far for every day necessities!!					X		X							
28 Property missed used or destroyed today will never be regained tomorrow									X					
29 More children park recreation area and trails connected to other established trails.				X				X						
30 I believe that traffic is the main concern. As a business owner in town I have non stop concerns regarding the limits in parking during events- growth should be townwide.		X												

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31 I'd like to see small towns stay in existence. Growth doesn't have to terminate the make-up of a community. The area is growing because people like its current state. I'm very fearful of this county becoming like any other Philly suburb overrun with commercial and industrial buildings. I also think this area is in desperate need of more outdoor recreational areas. It's great Mount Joy Township has parks on the east, West, and north central area - adding a space in the south central section of the township where there are many residential areas along Cloverleaf and nearby Rheems would be very popular.	X			X					X					
32 I would like to see a dog park in Conoy Township				X										X
33 Try to preserve as much of our valuable, efficient, productive farm land as possible. That land is a gift that ranks nationally for agricultural output, not just some open land to be built on. We have a responsibility, and opportunity, to protect it now. Once it is gone, we cannot get it back!	X													
34 Less parking LOTS, more parking GARAGES		X												
35 Non individual automobile transportation is a HUGE concern, especially as so many work across county lines. We also need to be able to walk and bike safely to more businesses from residences.														
36 More small businesses !														
37 our parks and the downtown area in Etown are important - need to invest in them to make sure they are great for future generations				X										
38 No more mega warehouses anywhere.			X											
39 Please fix the roads		X												
40 I very much enjoy living in Mount Joy Township. We live on Mount Pleasant Road and want to raise our family here. We have a 2 year old daughter. If we develop across from Greiner, we will be listing our house and moving out of the area. The traffic on the road would not be conducive to raising young children. Keep the farm lands that make the area unique and desirable! not everyone wants to live next to a million square foot warehouse. We are begging you to please consider the families that have made a nice life here. We want to stay but if it continues to develop at this pace, we will have to look elsewhere. We don't want to be a suburb of Philly!	X	X	X											
41 We moved to Conoy Township for the agricultural surroundings. We don't want to see our area commercialized. We moved here for the quiet serenity of the area. That is what makes Conoy Township unique and ENJOYABLE. Not everyone wants the hustle and bustle of shops and businesses all around them.	X			X	X		X							
42 PLEASE Slow down the development of new residential areas, in any way that you can... This whole area is already over-developed and at capacity. Traffic up and down Market Street is already a packed nightmare daily....		X										X		
43 We need to make sure that the municipal elected officials STOP standing in the way of progress. They want to protect their communities, but they often end up hurting their own neighbors in trying to stick to the past simply for the purpose of sticking to the past...						X								

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44 Bring in some chain restaurants and stores so that people who live here can shop and spend their money here instead of having to drive to Harrisburg or Lancaster to shop and eat. Update roads to alleviate traffic in the area. Combine some government functions such as fire, police, etc. to help save costs.				X	X	X								
45 Regionalization of municipal mandates such as police, fireprotection, infrastructure maintenance, etc					X									
46 This region is in the center of the 4 major metropolitan areas in our region (Lancaster/Harrisburg/York/Lebanon). We should be able to have more destinations here that will draw people from those regions to support businesses, restaurants, etc. so that we don't have to drive everywhere else. Instead we seem to be in a perpetual bedroom community cycle where nobody that lives here supports efforts made to have new businesses, restaurants, etc. There is NOTHING here, and nothing seems to survive here - must drive to one of the 4 other metro areas where it already exists.				X		X								
47 You need to allow others options (other than your choices) in this survey. Not sure it truly represents opinions when you only have certain options.							X							
48 I believe the local police departments should merge into one department so provide higher quality and more specialized services to the citizens in the area.					X									
49 We are so close to having an area that is safe for bicycle commuting between areas - and we have great recreational trails - again so close to connecting these resources to each other and to our communities with safe corridors.								X						
50 Please place value on continued trail development and connection. The trail systems are a major asset to the community. It would be wonderful if they connected into the Borough.								X						
51 Focus on building up the epicenter of towns and holding landlords and building owners accountable for maintaining their buildings. Improve parking and traffic flow to increase traffic and commerce in town.		X												X
52 I think this survey is poorly designed in that most questions require you to pick 3 options that you agree with. There were numerous questions I did not necessarily agree with more than 1 or 2 of the policies but was forced to pick 3. Many of the first questions focused on policies to protect farmland. We have a lot of vacant farmland that is not being farmed and I have no problem re-developing this land. But I was forced to check boxes for protecting or avoiding this type of development because of the way the survey was set up.	X						X							
53 We need to have much deeper integration and eventual merger of our four small separate municipal governments to better tackle our challenges, build on our strenghts, and contain costs from duplication of services and efforts.					X									
54 It needs to happen and have everyone work together as we are already doing so on a daily basis and it would open up more opportunities for all classes of people. For the future generations this greatly makes life simpler and easier to all be on the same page.										X				

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55 We would like to see the region involve people of color, and invite them to share what would make them feel more comfortable and truly welcome here in our midst. More affordable housing would help; but hearing directly from them would be good. Maybe have a Diversity Equity and Inclusion committee as an ongoing part of local governance.					X					X			X	
56 If we are going to allow new developments in the area, we need to consider expanding the roads to ease congestion and expand the exits on Rt 283 so no one gets killed. Also, we need more stores in the community like a Target or Walmart & other grocery stores as well as eating establishments. We should not have to drive 20-25 minutes for clothing and other goods. We have a great community and we need to build upon it. The downtown area is wonderful with eating establishments and great shops. Let's keep working on it to make the whole community even better. I have lived in E-town my entire life and have worked here for over 20 years.		X			X		X							
57 lack of inexpensive, reliable and frequent public transportation is a huge detriment to our community.								X						
58 We need a bigger commercial tax base and more shopping choices.				X	X	X								
59 I believe that we need to focus on the service economy locally. Not giving our money to multinational corporations to come into our area (then leaving a building shell), but help local and regional businesses grow so our money mostly stays in the local economy, not going to New York, Little Rock, London, etc. No more warehouses. Transition our economy in the next 10 -20 years from fossil fuel based to renewable based, changing zoning to allow, incentivize and otherwise encourage renewable in present and new construction.			X	X	X		X	X		X				
60 As new business is attracted the infrastructure to support becomes vital. As an example, current expansion of warehousing on route 230 brings need for direct routes to and from route 283 for the additional heavy traffic.		X												
61 none I can think of right now - excellent thoughtful survey							X							
62 It was disappointing to see that the project at Cloverleaf Rd and Rt 230 get voted down. It makes sense to develop areas that are within the commercial corridor, and Etown needs more retail and other business options.					X	X	X							
63 NO ONE wants a one million sf warehouse here. Except the company putting it there and Frank Greiner who just wants money			X											
64 No large warehouses on farmland. Stop the strip malls.			X	X		X								
65 Stop turning farmland into warehousing. Center of Elizabethtown is too congested and streets are too narrow with very limited parking.	X	X	X											
66 Our elected officials need to see the area as a wheel (or hub) where education, zoning, transportation, infra structure, emergency services (police. medical & fire) need to all be looked at from a regional approach. Housing needs to be concentrated in other areas than farming, and forest areas. Connecting bicycle and walking trails within the downtown & residential areas.. Encourage instead of discouraging low income housing.	X			X		X		X					X	

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67 Keep local Government flexible and open for all to have input with rules and regulations of governing held to a minimum					X		X							
68 We have to make the public safer from crime														X
69 Clear up the congestion for getting in and out Elizabethtown to 283. With all the new developments being built, it will only get worse without additional access to Rt 283. The proposed roundabouts proposed for Clover Leaf Rd at Rt 283 will only make things worse. I have experience that type of set up in other states that only add to the confusion and congestion.		X									X			
70 Build communities that people like to live and work in. Please slow traffic growth and cultivate community instead of a bedroom community.				X		X								
71 The traffic along Cloverleaf Rd and Route 230 is a major concern for future development. Planning for mitigating traffic in this region will help with the long term development along this corridor.														
72 No Warehouses and do not change current Agricultural Zoning for Residential or commercial use.	X		X				X							
73 I'd like to see a Code Enforcement Officer regarding unkept properties, i.e.; couches, garbage cans, debris, etc. on front porches.														X
74 Focus on reinvigorating Etown's downtown, not expanding our borders with businesses that take away from our downtown. Bring in more restaurants and taverns - take a lesson from our neighbors - Mt. Joy, Middletown and Marietta all have a much greater selection of eateries than Etown.					X		X		X					
75 The need for a hotel and a family-style restaurant such as Perkins.				X		X								
76 Elizabethtown needs another means of access to Route 283 to alleviate traffic congestion through town.		X												
77 Contiguous landscapes of agriculture in Conoy need to be protected from fragmentation. Developing in ag areas should continue to be discouraged anywhere that it disrupts the ag aesthetic, which is itself a regional resource in the growing ag tourism industry in NWLC.	X													
78 I think that the presumption that continued growth in inevitable is a false choice. The aspects of the area that make it desirable as a place to live and recreate are things that are being and continue to be lost as more development takes place. While we are headed in that direction, Etown doesn't have to end up being rt 30 near Lancaster with continuous strip malls, residential complexes, and businesses and traffic gridlock. The people who push that are the ones that stand to make money from it and don't live there. We don't need more warehouse jobs, they can't fill the ones we have already. Municipalities think they are benefitting the area by growth and eventually everyone starts moving out to somewhere nicer like it used to be.			X								X			

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79 My husband and I were both born and raised in Elizabethtown. We have raised our family here. We love the town, but if we want to go out for a date night, we always leave town. Now if we want to go see a movie, we leave town. If we want to go out to dinner...we leave town. We have been to every restaurant in the area. I love and appreciate the library and the many free resources they have for families! It's priceless! I will also say most businesses who arrived in the last 10 years have done an INCREDIBLE job of revitalizing the downtown, but most events are not as appealing to us now that our kids are older. We choose not to drink alcohol, so we never have an event that we feel fits our lifestyle and the age of life we are in.										X				
80 As stated traffic & schools in sync with housing developments		X											X	X
81 I care a lot about conserving the natural lands that we have and having greenspaces and natural areas in our communities. I'm also concerned about the number of warehouses that are being built.			X	X										
82 There are so many unsafe areas around that I won't let my children walk on or bike on alone. We could use paved paths in the parks in Conoy Township other than the River trail. A safe sidewalk on Turnpike Road would be very beneficial for exercise and connecting Etown to Conoy Township/rec areas already established.								X						
83 We have really great walking trails and bike riding trails, I believe adding EV Chrgers for cars in some of the parking lots would be great, Have the EV Charger vendor help cover the cost to maintain the trails and connections. We need to start looking at creating smart cities that promote green. We need to look/work with FEMA and put a safety plan together				X				X						X
84 Improve what we have now. Shut off the community from any new developments. Preserve all farm lands, excising forests, water ways and green areas for eternity. Do not knuckle under to greed, out of the area authorities and capitalists.				X							X			
85 Continue to hear the voices of residents in/nearby areas slated for development. Communicate reasons/benefits. for development clearly to all residents. Consider reuse of development once "its day is past" down the road.					X		X		X					
86 Let more businesses in.. not discount stores.. allow more options to be available				X		X								
87 Better roads to handle the traffic congestion. You keep allowing developers to build housing and warehouses but our roads are outdated, congested and gridlock during rush hours		X	X										X	
88 Stop warehouse development in natural areas. We do not have the roads required for more warehouses or residential communities. Invest first in fixing the roads to handle more volume before approving more development projects.		X	X	X										
89 I've been here for almost 40 years and it is impossible to get fresh new blood in local government. Setup term limits.. They are holding back improvements, ie cloverleaf development, turnpike access, etc.					X									
90 Save as much farmland as possible- it can never be replaced	X													

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91	Don't forget where/when/ for what Lancaster County started. This is a Farming community! It should continue to work with existing residents to benefit their lives. Remove the overreach into our farms. Keep the local salary in mind. The majority of our township makes less than 50,000 a year.	X									X				
92	Our zoning laws are way too gray and do not protect land owners when conflicts arise mainly because our township leaders are money motivated. In an effort to protect watershed our storm water management process is poorly communicated and should not impact homeowners building on large lots. Condensed housing and commercial properties are where storm water management is most effective.				X	X	X	X							