

Comments to Cranberry Township Supervisors 26 Jan 2017

The Comprehensive Plan is finally available on the Cranberry Township website and there is a link to provide comments. So far, so good. Do you have a timetable established yet for gathering those comments and, hopefully, holding a final public meeting for discussion and input from those residents who do not have access to a computer?

I am in complete and strong disagreement with the significant amount of current residential property recommended in the comp plan to be reclassified as commercial, particularly the Rt 322 corridor from Rt 257 to Horsecreek Rd and the Cranberry Rockland Rd south from the Rt 322/Rt 257 intersection. There is an abundance of commercial property available in the area and it has been available for many years. Why do we need more?

Another particular area of concern to me is what appears to be the identification of several hundred (thousand??) acres of land south of Rt 322, from Bucktails Road all the way over past Whipoorwill Road down to Hendershot Rd as "Industrial" (page 75, Figure 35, "Potential Changes from Current to Future Land Use Cranberry Township"). I do not remember that ever being discussed during Planning Committee meetings and it only surfaced unexpectedly on the copy of the last iteration of the plan I obtained from Koah. When I questioned it then I was told it was never going to happen so not to worry about it. My contention is if that is the case, delete that designation from the comp plan. There is an ample supply of industrial land available in Cranberry Township as well as other communities in Venango County. Why impose such a designation on the land belonging to those of us who want to live a quiet residential and rural existence in our retirement. This approach is **NOT** what is best for the residents of Cranberry Township directly affected by the industrial designation.

My final question has to do with the term "mixed-use". I see this simply as a euphemism for "do-whatever-you-want-with-the-zoning-officer's-approval".

In closing I want to repeat my previous comments about the comp plan that its creators are to be commended for their efforts and it is interesting in some areas, but untenable to a number of Cranberry Twp residents in others. Failing to convince the Planning Committee of the depth of our concerns leads me to bring those issues to your attention.

There are many of us ready and willing to stand up for our concerns and fight, if necessary, via legal venues to head off this unfortunate and unnecessary designation that will very negatively impact our way of life.