

APPENDIX 2: COMMUNITY FORUM COMMENTS LIST

COMMENTS ON STORY 1

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
Establish building maintenance codes & see that they are enforced	codes	enforcement	
Code inspection (building, zoning) in Borough not even handed enforcement	codes	enforcement	
Codes should be in place before problem develops	codes	priorities	
Valued small town community - sense of safety	comm.ch	safety	
Strength of downtown business	downtown	advantage	
Balance tourist oriented businesses with local service oriented business	downtown	balance	
Balance - recognize land use influence from outside downtown	downtown	balance	
Downtown is economically threatened	downtown	competition	
Big box stores threaten downtown stores	downtown	competition	
Have to drive to buy to retailers - no corner grocery stores	downtown	linkages	
Would we support corner stores? Depends on lifestyle change	downtown	linkages	
It's nice to live close to where you work	downtown	linkages	
Like to walk to stores	downtown	linkages	
A local shuttle service (loop) for Lititz area - incr.shopping \$ that stay in comm.	downtown	linkages	
Need to attract merchants downtown and protect character	downtown	linkages	
Keep Lititz community school - promotes sense of community from the school	downtown	linkages	
Local truck deliveries to support local businesses	downtown	linkages	
Maintain asethetic quality of downtown	downtown	maintenance	
Maintain façade of buildings	downtown	maintenance	
Handicap parking with safe pedestrian movement needed dwntwn	downtown	parking	
Parking - issue downtown	downtown	parking	
Do not tear down more buildings to accommodate parking	downtown	parking	
Consider two level structure	downtown	parking	
Parking may be there but is under private ownership	downtown	parking	
Reuse of historic buildings can be difficult due to lack of parking	downtown	parking	
Develop more off street parking	downtown	parking	
Parking limited needs to be more user friendly	downtown	parking	
Historic character should be maintained to keep sense of place	downtown	priorities	
Would hate to lose buildings / open areas to make parking lots	downtown	priorities	
Specific uses downtown important - less pizza shops, more jewelry stores	downtown	priorities	
Downtown historic character unique - downtown is the community	downtown	priorities	
Historic character impacted by traffic - it can be preserved (trucks, busses keep out)	downtown	priorities	
Keep downtown accessible	downtown	priorities	
Maintain older properties so that they do not become eye sores	downtown	priorities	

COMMENTS ON STORY 1

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
Find viable uses for older buildings so they do not become run-down	downtown	priorities	
Promotions	downtown	promotions	
Evaluate land use ordinances - effect on downtown	downtown	regulation	
Downtown is not threatened.	downtown	status quo	
Pedestrian traffic - make more user friendly - new markers helped	downtown	wayfinding	
Provide signage for direction	downtown	wayfinding	
Community support is needed - more and better signage	downtown	wayfinding	
Use schools for spreading information	hist.dist.	education	
Size -ok for now - should it be extended in future	hist.dist.	expansion	
Expand historic district	hist.dist.	expansion	
Need to define historic boundary	hist.dist.	expansion	
Expand historic district to be larger in size (err on the side of too large)	hist.dist.	expansion	
Funding support from community for rehabilitation	hist.dist.	funding	
Need guidelines for preservation	hist.dist.	guidelines	
Structural improvements made w/o detracting from historic significance	hist.dist.	guidelines	
Guidelines should be improved - guidelines are biased - address in process	hist.dist.	guidelines	
Need to define standards	hist.dist.	guidelines	
Design guidelines should encourage use and enhance district	hist.dist.	guidelines	
Preservation design guidelines weak / not enforced fully	hist.dist.	guidelines	
Vacant buildings will distract from the importance of the historic district	hist.dist.	priorities	
Economics of whether historic buildings rebuilt or rehabbed	hist.dist.	priorities	
Buffer corridor between historic district	hist.dist.	priorities	
Prioritize what's important to develop boundaries for historic district	hist.dist.	priorities	
Need historic property survey	hist.dist.	priorities	
Advocate in the community for historic preser. to interface with the agencies	hist.dist.	priorities	
Promotions	hist.dist.	promotions	
Status of existing regulations	hist.dist.	regulation	
Building codes imp.-historic preservation done if codes met & profitable	hist.dist.	regulation	
How do structures get replaced from fire, catas.in hist.areas - code flex.	hist.dist.	regulation	
Flexibility in zoning in historic district	hist.dist.	regulation	
Allow for reasonable change	hist.dist.	regulation	
Historic district preservation - ordinances with teeth need to be in place	hist.dist.	regulation	
Historic ordinances are in place	hist.dist.	regulation	
Community is suspicious of HARB because of it dictating too strongly to landown.	hist.dist.	regulation	

COMMENTS ON STORY 1

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
Compare region to other areas that have historic districts (Princeton, NJ)	hist.dist.	research	
Learn from other areas (New England)	hist.dist.	research	
Historic district - yes	hist.dist.	support	
Support of homeownership	housing	ownership	
Add diversity to business opportunities in historic district	land use	linkages	
Links between older factories and commercial operations	land use	linkages	
A need for commercial diversiyt - Lititz needs shopping variety	land use	linkages	
New buildings/ development in harmony with surrounding	land use	linkages	
No new Giant, Stauffers is fine	land use	priorities	
Growth and tourism (reduction)	land use	reduce	
Borough lost character in new developments (street system/setbacks, etc)	land use	residential	
Educational information out to residents regarding issues (historic preserv.)	preserva.	education	
Use schools to disseminate information	preserva.	education	
Funding needed for preservation	preserva.	funding	
Pay for preservation of property from community funds	preserva.	funding	
Historic preservation should be locally based	preserva.	guidelines	
Proactive plans and guidelines	preserva.	guidelines	
Historic Preservation	preserva.	historic	
Historic Preservation	preserva.	historic	
Historic buildings important to community identity	preserva.	linkages	
Historic buildings important to economy	preserva.	linkages	
Borough decisions lead by example	preserva.	priorities	
Can't always save everything	preserva.	priorities	
Need standards for what to save	preserva.	priorities	
Loss of farmland is greater concern than historic preservation	preserva.	priorities	
There is a threat to preservation	preserva.	priorities	
Wants to do preservation, but difficult if not in historic district	preserva.	priorities	
Lack of advocate for Historic Preservation	preserva.	priorities	
Don't prevent demolition of buildings that need to be torn down	preserva.	priorities	
Voluntary historic preservation, not required (similar to farmland pres.) prof./int.	preserva.	regulation	
State regs hinder preservation	preserva.	regulation	
Legislation to protect historic buildings in both Borough and Township	preserva.	regulation	
Chocolate and pretzel factories preservation	preserva.	structures	
Any structures in Twp.that warrant protection	preserva.	Twp structures	

COMMENTS ON STORY 1

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
Cooperate w/property owners on structure maintenance & historic preservation	prop.owner	cooperation	
Cooperation between schools/ munic.on common issues and concerns	reg.coop.	commonality	
Newsletter covering common issues	reg.coop.	commonality	
Tourism is healthy business today - won't come to see Walmart	tourism	advantage	
Keep tourism	tourism	advantage	
Coordination of tourism	tourism	coordination	
Tourism is direct link to historic features	tourism	coordination	
Tourism as an inconvenience	tourism	disadvan.	
Lack of benefits to citizens from tourism	tourism	disadvan.	
Accommodating tourist is potential problem	tourism	disadvan.	
Minimal tax benefits from tourism	tourism	disadvan.	
Impact of tourist traffic	tourism	impact	
History - link to visitors & tourism; tourism is important	tourism	linkages	
Historic properties promote tourism	tourism	linkages	
How do we benefit from tourism? How do we manage it?	tourism	management	
Growth and tourism (reduction)	tourism	reduce	

Comments on Story 2

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
Car pools	automobiles	demand	
Change of personal habits	automobiles	demand	
Work together collectively w/o Lititz losing identity	cooperation	identity	Lititz
More cooperation	cooperation		
Driver education needs to be re-established in the schools	education	drivers	school
Motorists do not follow basic driving principles	education	drivers	
Inter-cooperation by police forces, ambulance, other emergency services	emergency ser.	cooperation	
Emergency services should be combined into regional forces	emergency ser.	merger	
Regionalization of emergency services - lower cost, better service	emergency ser.	merger	
Availability of transportation/need for emergency services to respond quickly	emergency ser.	tran. System	response
Interchnage needed in Brickerville	interchange	Brickerville	
The need for left turning lane at 2nd Street	intersection	improvement	2nd Street
Broad and Orange Street	intersection	improvement	Broad/Orange
Deemphasize use of private cars	modes	automobiles	
Industrial noise pollution / traffic noise - impact of industrial changes on lifestyle	noise	pollution	
Off street parking	parking	off-street	
Local commercial services (nothing is within walking distance of downtown)	pedestrian	connections	
Bike path system throughout region	pedestrian	connections	
An alternate to 501 is needed/ coordinate with Manheim Township	road segment	alternate	501
Solution to traffic - go up- elevated by-pass	road segment	bypass	elevated
Truck routes around the town - turns, widen roads, size of trucks	road segment	bypass	trucks
By-pass is needed around Borough	road segment	bypass	
Land for by-pass	road segment	bypass	
Put burden on developer to pay for road improvements, new roads	road segment	improvement	costs
New highways will be at the expense of farmland	road segment	new segment	impact
Better planning of road systems	road segment	new segment	planning
Continuation of Spruce Street to behind Giant Store	road segment	new segment	Spruce Street
Build streets before development	road segment	new segment	timing
Proposed road connection to alleviate traffic congestion	road segment	new segment	
Size of new roads	road segment	size	new roads
Roads historically not built to carry the traffic	road segment	standards	
Demolition of buildings to widen roads	road segment	widen	impact
Widen Lincoln Street to accommodate truck traffic	road segment	widen	Lincoln
Signaling is problem - causes gridlock	signaling	improvement	
Alternate corridors - bypass - relieve congestion in borough	traffic	bypass	borough

Comments on Story 2

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
How would by-pass affect downtown? Tourism	traffic	bypass	impact
By-pass as land is developed land for bypass becomes available	traffic	bypass	land
Bypass -Plan now - purchase land now	traffic	bypass	land
Limited access highways to provide bypass for through truck traffic	traffic	bypass	trucks
Trucks around Lititz - alternate routes	traffic	bypass	trucks
Future planning should address commercial vehicle traffic	traffic	commercial	
Traffic volume has an impact on community connectivity	traffic	community	impact
Traffic congestion through Borough	traffic	congestion	borough
Maintain character by removing traffic	traffic	congestion	character
One way streets /north-south traffic	traffic	control	north-south
Can traffic demand be changed	traffic	demand	
Radical shift in work shifts and/or lifestyles to spread traffic over 24 hours	traffic	demand	
Expressway - get traffic out of town	traffic	expressway	borough
Gridlock almost exists today	traffic	gridlock	
Danger with volume	traffic	impact	
More development = more traffic, high density develop = more too	traffic	land use	impact
Existing high traffic attracts development	traffic	land use	impact
North and south traffic	traffic	orientation	
Parking on 3rd Avenue disturbs normal traffic flow	traffic	parking conflict	3rd Avenue
Traffic is problem	traffic	problem	
Traffic impacts regional access to Lancaster City	traffic	regional	impacts
Truck traffic - 772	traffic	truck	772
Trucks on 501 to specific buisness	traffic	truck	local
Too many large trucks on Main St.	traffic	truck	Main Street
Truck traffic on Newport Road should be reduced	traffic	truck	Newport Roa
Truck traffic noise a problem	traffic	truck	noise
New larger trucks cause traffic problems. Length restrictions	traffic	truck	size
Size of trucks need to regulate or restrict	traffic	truck	size
Control/eliminate large truckon Township/Borough Roads	traffic	truck	size
Larger trucks - local roads	traffic	truck	
More trucks	traffic	truck	
Turnpike tolls forcing traffic elsewhere	traffic	turnpike tolls	
Transportation planning should have regional or county-wide focus(Neffsvi)	trans. planning	regional	
Need public transit - short wait time gets more users	transit	level-of-service	
Light rail /trolley /interurban transportation	transit	multimodal	

Comments on Story 2

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
Public transportation to and from Lancaster	transit	regional	
Taxi service	transit	taxi	
State road needs vs. local Borough streets balance w/ economics			

Comments on Story 3

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
Community goals v. individual landowners	design	balance	
Development to benefit local population	design	benefits	
Cluster does not solve traffic problems	design	cluster	impact
Location of cluster near services & retail important to reduce traffic	design	cluster	impact
Cluster development style -Increased traffic	design	cluster	impact
Land development plans need to address environmental impacts, open spaces	design	environmental	impact
Quail Ridge (example) bad planning - crowd.,+ vehicles, noise,fire eq.access	design	examples	negative
High density v. transient residents	design	housing	demand
Like character of mix of housing (front street)	design	housing	mix
Developers buying high density encouraging transient residents	design	residential	demand
Provide housing types for various households. Include 1-story types for sr. citiz.	design	residential	variety
Need both types of subdivision development (convention v. tnd)	design	subdivisions	balance
Strive to balance development types	design	subdivisions	balance
Consider a mix of housing styles in the same area	design	subdivisions	balance
Need both areas for smaller lots and larger lots	design	subdivisions	balance
Design need to balance emergency service mobility/ need with human/ped scale	design	subdivisions	balance
Suburban style development should not be built in the Borough	design	subdivisions	Borough
New style of development - Lititz Borough high density should stay same	design	subdivisions	Borough
Cluster development opposed to leap frogging	design	subdivisions	cluster
Cluster development style - prefer to have privacy that comes with larger lot	design	subdivisions	cluster
Older citizens may prefer "cluster" development - don't want work of a lrg. lot	design	subdivisions	cluster
Group liked the idea of cluster development but indicated not nec.want to live there	design	subdivisions	cluster
Felt cluster concept should be explored -shifting would require chg. attitude/lifestyle	design	subdivisions	cluster
Don't like cluster if children in family (need space)	design	subdivisions	cluster
Reluctance to live in "cluster" communities, prefer larger "private"properties	design	subdivisions	cluster
Sense of community needed in new developments	design	subdivisions	community
Neighborhood, family-oriented	design	subdivisions	community
Incentives should be used to encourage traditional neighborhood devel.	design	subdivisions	community
Parents share burden of supervision	design	subdivisions	community
Time to develop sense of community	design	subdivisions	community
Design - alleys, get cars off streets, fabric of development	design	subdivisions	community
Some low density development should be provided	design	subdivisions	density
High density development not for everyone	design	subdivisions	density
New style of development - Borough already represents this style (density)	design	subdivisions	density

Comments on Story 3

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
Small lots are not healthy for families because children don't have room to play	design	subdivisions	density
Vehicles should be behind homes - alleys - appropriate in high density	design	subdivisions	density
Existing high density is ugly - look like big parking lot	design	subdivisions	density
Unattractive high density housing	design	subdivisions	density
High density doesn't have to be row homes - single homes on smaller lots	design	subdivisions	density
Difficult to get public to accept greater density and smaller lots	design	subdivisions	education
Need to see new models to better understand development style	design	subdivisions	education
People need more information (education)about cluster type living / development	design	subdivisions	education
New style of development - impact on schools/loss of family with cluster (no yard)	design	subdivisions	impact
What surrounds development is important - high density maybe depend.upon amen.	design	subdivisions	impact
Developers/homeowners association to maintain subdivisions (street, etc.)	design	subdivisions	maintainence
Development w/open space	design	subdivisions	open space
Place open space in urban subdivision near property line abutting farm	design	subdivisions	open space
Children playing in common open space are far from parental supervision	design	subdivisions	open space
Proximity of family-oriented open space	design	subdivisions	open space
Need sustainable development	design	subdivisions	sustainable
Need to have a transition from urban to agriculture (rural)	design	subdivisions	transition
Small lots not attractive	design	subdivisions	
Reduce real estate taxes for farms-base tax rates on use demand of services	economic	agriculture	taxes
How to make farming profitable	economic	agriculture	
Economics of high density - costs of services (schools, police, roads, fire, ambul)	economic	density	impact
Marketability of higher density housing	economic	residential	density
Displeasure w/tax structure, increased taxes when properties improved	economic	taxes	
Impact of growth can cause devaluation of agriculture property	growth	impact	agriculture
Amount of land for development growth boundary	growth	management	boundary
Growth boundary too large - accommodate slower (limited) growth	growth	management	boundary
Should the UGB be reduced to the size actually needed?	growth	management	boundary
Public concerns vs. landowner concerns (e.g. reduction of UGB size)	growth	management	boundary
Too much acreage allotted for development	growth	management	boundary
People are in favor of taking another look at the UGB	growth	management	boundary
Urban growth boundary - take another look at impact - land values - environment	growth	management	boundary
Urban growth boundary - take another look open space, pollution, reduction	growth	management	boundary
Slow down development	growth	management	boundary
Reduce the UGB	growth	management	boundary

Comments on Story 3

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
How much development is really necessary?	growth	management	boundary
Reduce area within UGB	growth	management	boundary
A clear need to organize and plan for commercial development	growth	management	commercial
The new "Giant" offered as a poor example of planning and/or control	growth	management	commercial
Limited growth / small town	growth	management	community
Need housing for 70% of youth anticipating to live here	growth	management	demand
Density provisions to control growth	growth	management	density
Appears to be more high density - need to limit development	growth	management	density
High density - stress on services	growth	management	density
Enforce full use of UGB - change rules to get 5.5 units/ac	growth	management	density
Education of population - meaning of process of growth control	growth	management	education
Concerns about water resources being impacted by development	growth	management	impact
Support for regional study of "infrastructure" to determine ability withstand growth	growth	management	impact
Displeasure everyone has to foot the bill for large parcel development	growth	management	impact
Efficiency of development - provision of services - density	growth	management	impact
Limit # of permits/year	growth	management	permits
Limit building permits	growth	management	permits
Uncontrolled development impact on public facilities (schools)	growth	management	public fac.
Scattered development difficult to serve - Services cost more - not cost effic.	growth	management	services
Sustainable growth - not too much	growth	management	sustainable
Population accommodations	growth	management	
This is an attractive area can't stop growth	growth	management	
Slow or no growth, controlled growth - sustainable	growth	management	
There should be a limit to growth	growth	management	
Managed growth	growth	management	
Must have growth - manage it	growth	management	
Slow rate fo growth	growth	management	
Owner-occupancy	housing	occupancy	
Mixed/balanced land uses	landuse	balance	
Change in community size shows need for development of regional plans	plan	regionally	
Agricultural preservation	preservation	agriculture	
Don't feel we have power over landowners to keep land in agricult. use	preservation	agriculture	
If too much farmland is sold we deplete available food resources	preservation	agriculture	
How do we preserve farmland	preservation	agriculture	

Comments on Story 3

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
Need more farmland preservation	preservation	agriculture	
Do we have sufficient zoning to discourage development of farmland	preservation	farmland	
Privacy	privacy		
Protect property rights	protection	property rights	
Consolidated police and more police	services	consolidation	
More police & consolidation police as population increases	services	consolidation	
Coordination of services or lack of seems odd	services	coordination	
Increased need for police/emergency services	services	demand	
Merge police departments	services	mergers	
No simple solution	solutions		
Fair to public (taxpayers) and landowners. How to balance	tax	balance	
Regional water and wastewater authorities	utilities	regional	authorities
Water/sewer seems to work	utilities	status quo	
More regulation on stormwater management	utilities	stormwater	regulation
Quantity and quality of water	water	resource	

Comments on Story 4

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
Loss of community activities leads to loss of sense of community (farmshow)	activities	community	
New development - keep it neighborhood / family-oriented	development	community	
New development - examine environmental impact	development	environment.	impact
Balance of industrial / residential land uses	development	mix of uses	balance
New development - incorporate open space	development	open space	
Pedestrian friendly communities	development	ped-friendly	
Trend - paid services unavoidable	emerg. serv.	cost	
Examine cost impact now - educate public	emerg. serv.	cost	
Local government should support volunteer fire companies	emerg. serv.	cost	
Evaluate paid and volunteer forces	emerg. serv.	cost	
No choice - need to have paid fire company	emerg. serv.	cost	
Fire protection support - cost to do - tax - money? What other choice?	emerg. serv.	cost	
Municipalities providing the equipment	emerg. serv.	cost	
Taxes for support of services	emerg. serv.	cost	
Make people aware of cost of paid firefighting / emergency personnel	emerg. serv.	cost	
Modification in roles determined by necessary levels of service	emerg. serv.	levels of service	
Em. Services - Can't continue to sustain a volunteer system	emerg. serv.	levels of service	
Merge police department	emerg. serv.	merger	
Paid & volunteer combination - agencies already receive mun. fund	emerg. serv.	option	
Ambulance has paid volunteer	emerg. serv.	option	
Combination of paid & volunteer	emerg. serv.	options	
Pooling of resources	emerg. serv.	options	
Eliminate fund raising by the fire co. Raise funds by other means	emerg. serv.	options	
Charge for emergency response services	emerg. serv.	options	
Set priorities and provide adequate funding for public safety services	emerg. serv.	priorities	
Emergency services should be combined into regional forces	emerg. serv.	regional	
Not enough community outreach	outreach	community	
Lititz deserves recognition on flood control efforts	protection	environment.	Borough
Environmental protection groups are doing a good job. Funding a concern	protection	environment.	funding
Watershed reclamation	protection	environment.	
Additional recreational & facilities needed - self supporting teams	recreation	additions	
Wider roads for bicycles (paths)	recreation	bike trails	improvements
Recreation - cooperation improvement would be helpful	recreation	cooperation	
Coordinated recreation and development	recreation	coordinated	

Comments on Story 4

COMMENT	TOPIC	SUBTOPIC 1	SUBTOPIC 2
Rec. people who do not use do not pay	recreation	cost	
Local recreational facilities	recreation	facilities	local
Linear park development	recreation	linear park	
Support for linear park w/residential units on all sides	recreation	linear park	
Rails-to-trails development	recreation	rails-to-trails	
Regional recreation opportunities (there is support for)	recreation	regional	support
Rec. current system seems to work w/o involving mun. serv.	recreation	status quo	
Provide additional bike paths. Show paths on an official map	recreation	trails	official map
Waterways can be basis for trails	recreation	trails	waterways
Linear trails, bike trails are needed	recreation	trails	
Walking trails	recreation	trails	
Connect different communities with trails & linear parks reduce veh trips	recreation	trails	
Support trails (more connectors)	recreation	trails	
Integrate pedestrian / alternate travel links into community	recreation	trails	
Bike lanes / trails	recreation	trails	
Consolidation of general services - emergency services, parks	service	consolidation	
Physical surrounding /landscape lends itself to regionalism of services	service	regional	
Cost more taxes to support services	taxes	services	
Accessibility to other modes of transportation	transport	modes	access
People will use alternatives to auto if available	transport	modes	alternatives
Loss of sense of community leads to loss of volunteers	volunteers	community	
Less volunteers means pay for the services	volunteers	cost	
Tax breaks/incentive to promote volunteers	volunteers	cost	
Paid fire company reality due to less volunteerism	volunteers	cost	
Lot of addition needs for volunteers (library, meals on wheels, etc.)	volunteers	demand	
Volunteerism decreases with poor leadership	volunteers	leadershi-p	
Fewer volunteers - people volunteer in different ways	volunteers	priorities	
Issue - Time to volunteer - people have less time	volunteers	time const.	
Turnover in housing 7 years - people moving in and out	volunteers	transients	
Volunteers - stay in community for 7 years average	volunteers	transients	
Watershed alliance - examine regulations	watershed all.	regulation	
Watershed alliance - good thing, continue &improve.more critical	watershed all.	support	