

# ELEMENT 12 IMPLEMENTATION OF REGIONAL GROWTH MANAGEMENT PLAN

Creating the RGMP has nurtured existing and new partnerships in the Tri-County Region. The Commission will continue to develop partnerships between Regional, County and local units of government, as well as, with regional partners in the common vision and expectations described in this plan. Partnerships will continue to be built and maintained upon mutual respect in areas of overlapping responsibilities, and with mutual support in areas where responsibilities are separate but compatible in the achievement of common goals and benefits. It is anticipated that future Municipal and County Comprehensive Plans will be compatible with the planning framework of the RGMP, but more specific and unique concerning the land use and implementation policies and strategies.

County comprehensive plans will begin with Community Service Areas determined through the Regional Growth Management Plan as the starting point for determining appropriate areas for each individual county to locate planned growth. Current ordinances and tools available within each municipality will need to be taken into account when determining the county planned growth areas. In addition, economic development ventures should be considered at the county level. A continuing effort must be made by the county to build and maintain relationships with the municipal governing bodies in order to have complete implementation of this plan. This continued effort would also assist municipalities in being generally consistent in their comprehensive plans with that of the county. The entire process would be revisited every 10 (ten) years at a minimum, as required by the Pennsylvania Municipalities Planning Code, Act 247.

It is fully the intent of the Regional Growth Management Plan to have final implementation at the Municipal level. At the local level, the process of determining planned growth areas will essentially follow the same steps as at the county level, but with greater detail paid to the specific land uses of the municipality. Each municipality may need to determine which tools and ordinances they wish to make available, which may mean revisions to current ordinances and adoption of the changes. It is TCRPC's full intent to assist municipalities within the Tri-County Region in any part of this process, to the best of the Commission's and TCRPC staff's abilities.

TCRPC is in a strategic position to assist in formulating model ordinances for use by the Region's municipalities. In 1982, TCRPC completed model ordinances for Subdivision and Land Development and Zoning and made these reports available to municipalities in the Region. These reports offered a set of common definitions and standards that were used in many ordinances during this period. As the complexity of land development increases, and the desire for quality development by citizens grows, a "toolbox" of municipal ordinances and regulations must be developed. This "toolbox" would include, but not be limited to land planning, natural resource protection, community character, transfer of development rights, traditional neighborhood development, density bonuses, agricultural easement, agricultural zoning, environmental overlay, mixed density and use, and traffic impact studies. This "toolbox" will prove to be very useful for municipalities to use in implementing the concepts and ideas of the Regional Growth Management Plan.

As changes occur in the community's internal and external economic and social climate, it will be important to periodically review the planning assumptions, reexamine the plan and update it as necessary in order to ensure the Commission's relationship's with its partners remain mutually supportive. The Regional Growth Management Plan should be reviewed at least every 5 years and/or in conjunction with revisions to the respective County Comprehensive Plans, the Harrisburg Area Transportation Study's Regional Transportation Plan and upon receipt of decennial census data from the US Bureau of Census.

It is hoped the Regional Growth Management Plan will not be perceived as a generic plan to "sit on a shelf." Instead, the RGMP is intended to be a plan that will influence the lives of the Region's citizens and the visitors who pass through the community. It is not intended to be as detailed as a local or County Comprehensive Plan, but rather to address the broader regional and multi-jurisdictional issues from a regional perspective.

