

Local

LOWER ALLEN TOWNSHIP

Liberty Forge zoning overlay rejected

By [Barbara Phillips Long, Shippensburg Bureau Chief](#), November 25, 2008

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After a marathon hearing in mid-September that filled up an auditorium in Christ Community Church, the vote on the Liberty Forge Golf Course Inc. zoning overlay proposal went quietly and quickly Monday.

Lower Allen Township commissioners asked their solicitor to prepare an adjudication “in the negative” and voted unanimously to turn down the proposal.

There were about 15 people in the audience, and no one spoke for or against the proposed overlay.

Liberty Forge wants to create a “conservation park overlay district” that would allow denser housing, such as multi-unit condo or apartment buildings, alongside open-space recreation facilities. The housing would have been restricted to senior citizens. The overlay would have been applicable anywhere in the R-2 zone, a residential zone where current housing density is one house per acre.

Luke Grumbine, who owns the Liberty Forge Golf Course, had promised to bring in a water line and sent direct mail flyers out publicizing the Sept. 15 hearing to many residents of Cumberland County. He left Monday’s meeting without comment following the vote.

Burning wood

In other business, commissioners agreed to consider a draft ordinance to regulate wood-burning appliances, probably before the end of 2008.

The ordinance may restrict the location of wood-burning appliances or specify chimney heights.

Commissioners asked solicitor Steven P. Miner if the township should simply ban the appliances, which include wood-burning boilers that produce heat for homes and hot water.

Miner said he was more comfortable drafting a regulatory ordinance “with some teeth in it” rather than banning wood-burning appliances entirely, since a ban might be more likely to lead to a lawsuit.

Currently, the only regulatory power the township has over wood-burning appliances is to make sure that their installation complies with building codes.

“Strict regulation” is the path Miner is recommending the township take.