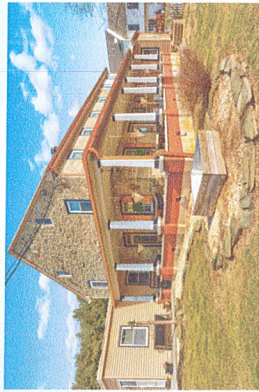
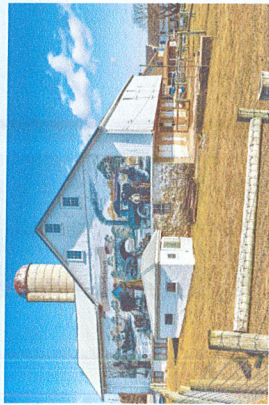


Donna Bucher 680 Cloverleaf Road

I am the property owner of the barn with the mural on it. A farm dating back to 1853. If these walls could talk, right? Originally, a 300 acre farm that has been chipped away for progress to a 3.4 acre homestead.



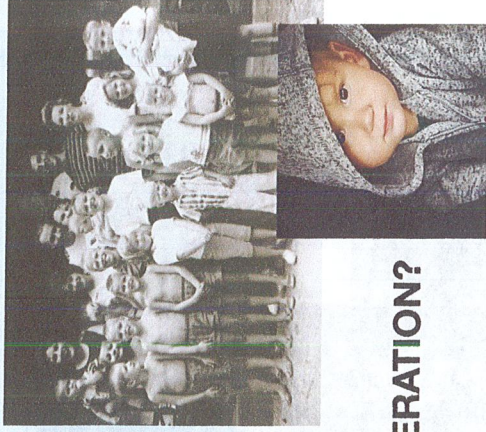
1

Do you feel that this "warehouse" is a want or a need? And for who?

This is one of those fundamental questions we don't ask ourselves enough, want or need.

IS THIS "WAREHOUSE" WHAT IS BEST FOR OUR COMMUNITY?

FOR OUR NEXT GENERATION?



2

IS THIS THE 'CRITICAL TIPPING POINT'?

Our Town planners and zoning codes could not have foreseen how large "warehouses" would become in this relatively short period of time. We need a new definition of the word "warehouse." Covering 23 acres of land with a single building, is beyond the scale that "warehouse" implies.

Many small towns are being taken advantage of with this "wave of warehouses" through a "tax abatement".

3

Is this a tax abatement or holiday tax project? And if so, how many years are in your abatement?

A **tax abatement** is a property tax incentive by the government which entities reduced or elimination of taxes on real estate in a specific area. Abatements can last anywhere from just a few months to multiple years. **Low- to middle-income residents are usually the target demographic for these programs.**

A **holiday tax** is a temporary tax break. In the U.S., tax holidays often suspend state and local sales taxes paid by consumers. Government also use tax holidays as investment incentives that may exempt a new plant from property taxes for a number of years.

INVESTOPEDIA

How will the revenue from these "warehouses" bring down our taxes? Do taxes ever go down?

How are these "wave of warehouses" helping the health, safety and welfare of our community?

ZB Bucher
VG 2-15-23

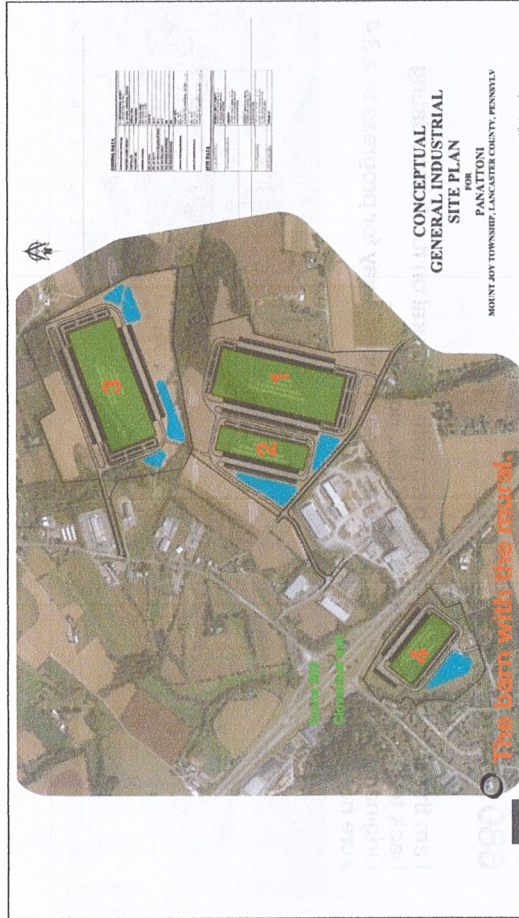
4

- What is the purpose to build?
- What is the building?
- Is it a warehouse?
- Is it a distribution facility?
- Is it a fulfillment center?
- Is it a high-cube fulfillment center?
- Is it a modern cross docking center?
- Is it a traditional long-term facility?

Without knowing the "Warehouses" purpose or type of building, we don't have a clear picture or understanding for our health, safety and welfare. We don't have a "real time" traffic study. The proposed roadway designs are not adequate and should be rejected.

Lets understand the scale of things.

Size and Traffic...

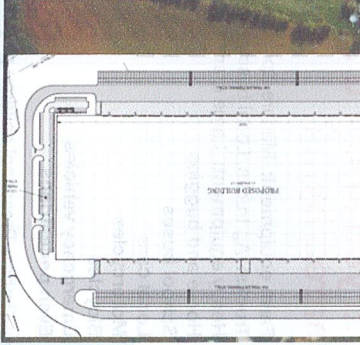


And on the same set scale...0.125

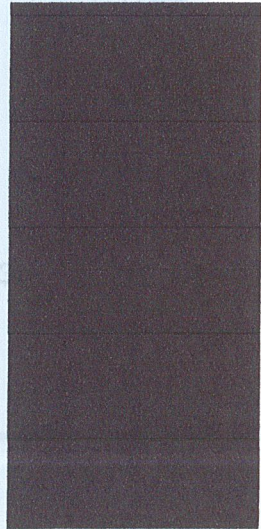
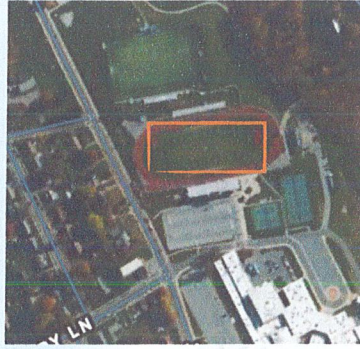


1,006,880sq ft / 57,600sq ft = 17.48
Just over 17 football fields in a row.

Proposed warehouses



Football field



Proposed Warehouse #1
1,006,880 sq ft

■ 2000 sq ft house

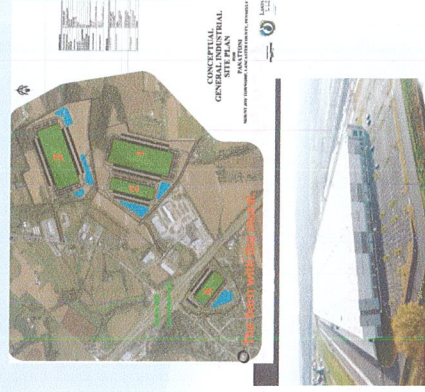
■ 50,000 sq ft warehouse

■ Football field 57,600 sq ft.

Now that we understand size.
Let try to understand traffic.

Panattoni asking for

- 1,006,880 sq ft "warehouse"
- 24/7 hour service
- Docking bays both front and back
- 605 freight trucks (daily)
- 1024 cars (daily)



Traffic

- Directional Splits?
- Which % is east or west?
- What is your "peak" time?
- 24/7?
- Weekend trips?

This is a "trip generation" not a actual traffic study. I would like to see the traffic study for Cloverleaf Road and Mount Pleasant Road.

TABLE 1
TOTAL TRIP GENERATION DATA - TOTAL SITE TRIPS

Land Use	ITE #	Time Period	Average Rate	Directional Splits
			T = 1,038 (0) + 282 (2)	Enter % Exit %
Warehousing	150	A.M. Peak Hour	T = 1,038 (0) + 282 (2)	50% 50%
		P.M. Peak Hour	T = 1,038 (0) + 282 (2)	75% 25%
		Off Peak Hour	T = 1,038 (0) + 282 (2)	75% 25%

Truck Trips

The truck trip generation for the proposed warehouse development was calculated utilizing Land Use Code 150 from the Trip Generation Manual, 11th Edition. The truck traffic volumes were deducted from the total trip generation to yield the truck trip generation. The proposed truck trip generation data for the site are summarized in Table 2.

TABLE 2
TRUCK TRIP GENERATION RATES - WAREHOUSING

Land Use	ITE #	Time Period	Average Rate	Directional Splits
			T = 0.002 (0)	Enter % Exit %
Warehousing	150	A.M. Peak Hour	T = 0.002 (0)	50% 50%
		P.M. Peak Hour	T = 0.002 (0)	50% 50%
		Off Peak Hour	T = 0.002 (0)	48% 48%

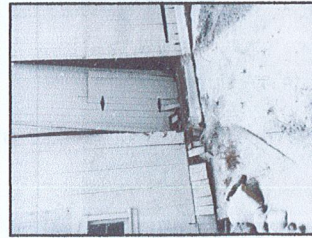
The calculated trip generation for the proposed development is shown in Table 3.

TABLE 3
TRIP GENERATION SUMMARY

Land Use	Time Period	Type Trips			Type: Passenger Cars		
		Total	Enter	Exit	Total	Enter	Exit
Warehousing	A.M. Peak Hour	1029	815	814	802	803	804
	P.M. Peak Hour	1029	815	814	802	803	804
	Off Peak Hour	1029	815	814	802	803	804
		147	41	106	72	74	111

As shown in Table 3, the proposed development is anticipated to result in 144 new trips during the weekday A.M. peak hour and 147 new trips during the weekday P.M. peak hour.

LOCAL TRAFFIC at 680 Cloverleaf Road



Do you feel Cloverleaf Road is unacceptable in its health, safety and welfare for the community?

Is it feasible for your "warehouse" to add an additional 1,629, or more, vehicles a day to our township roads?

How will adding 1,624 additional vehicles per day affect the capacity of our local roads?

What is the ideal vehicles per day as a recommended capacity of a 2-lane road? (1000 Vehicles)

Did you know that all these local roads will be shared by...?

- Farm equipment: Manure Spreaders (9ft-12ft), Tractors (8ft-10ft), Combines (9ft-11ft)
- Trucks: Ag trucks, Local business trucks, Delivery
- Heavy equipment: Large cranes, Excavation equipment, Wide loads and bridge beams
- Horse and buggies
- School buses
- Local cars
- Motorcycles
- Bicycles
- Emergency vehicles
- Even pedestrians

Standard Road Width
10ft-11ft

Oversized Load
8.5ft+

Tiny Timbers Preschool children play outside, right off of Cloverleaf Road. What ages do you think are at this Preschool? Is this healthy for them, safe for them and is it in their best welfare to be listening and breathing in what you being to the table, even more traffic, at such a young age?



Dictionary

well-fare *wel-fare* | 'wel,fɛr |

noun

the health, happiness, and fortunes of a person or group; they don't give a damn about the welfare of their families.

- statutory procedure or social effort designed to promote the basic physical and material well-being of people in need: the protection of rights to education, housing, and welfare.
- mainly North American financial support given to people in need.

PHRASES

on welfare

receiving government financial assistance for basic material needs.

ORIGIN

Middle English: from the adverb *well* + the verb *fare*.

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Local roads impacted (north-east)



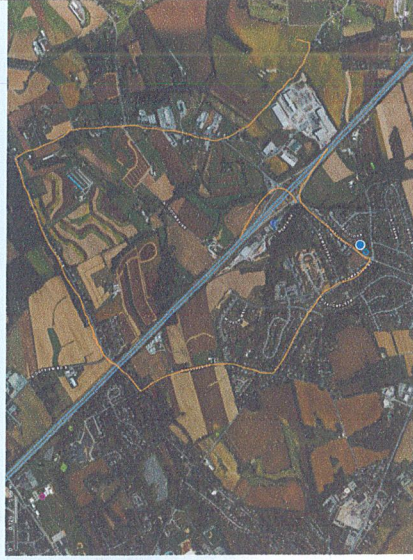
- Mount Pleasant Road
- Stauffer Road
- Schwanger Road
- Grandveiw Road
- Rissermill Road
- Snyder Road
- Fairview Road
- And more

18

Local roads impacted (North, south-west)

Will only a "right-hand" turn be allowed onto Cloverleaf Road from Steel Way and Mount Pleasant Roads?

What is the route for getting on 283 east or west from your "warehouse"?

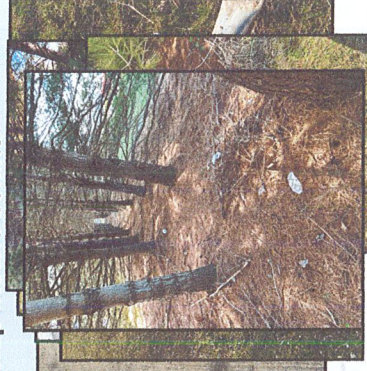


(((Remember... This is only the 1st of 4)))

19

More Traffic = Trash

- Rogue stones firing off in every direction
- Numbers of curbs being hit leaving scrap metals behind
- Soda bottle filled with urine
- Empty little sample bottles of alcohol
- Soda cans
- Plastics
- Glass
- Cardboards
- Metals



680 Cloverleaf Road

Who is left to clean this up?

20

Traffic & Noise Pollution



How loud is too loud?

Being exposed to high levels of noise regularly impacts your hearing and can impact your overall health. According to specialized research, the safe exposure limit is 85 decibels for no more than 8 hours per day.

Here are some common decibel levels:



What should the neighbors do, when walking 15ft from their front door to their mailbox with this increase of traffic?

Traffic & Noise Pollution = Lack of Sleep

Having less than 5 hours of sleep per night is no joke. **Did you know?** Sleep Deprivation can lead to...

- Highblood Pressure
- Diabetes
- Weight Gain
- Weakened Immune System
- Memory Loss

National Heart, Lung, and Blood Institute

IS THIS HEALTH, SAFETY AND WELFARE FOR OUR COMMUNITY?

Light Pollution

LIGHT POLLUTION

Clinically speaking, three main types of light pollution include glare, light trespass and skyglow (in addition to over-illumination and clutter).

Glare from unshielded lighting is a public-health hazard—especially the older you become. Glare light scattering in the eye causes loss of contrast, sometimes blinds you temporarily and leads to unsafe driving conditions, for instance.

Light trespass occurs when unwanted light enters one's property, for example, by shining unwanted light into a bedroom window of a person trying to sleep.

Skyglow refers to the glow effect that can be seen over populated areas. Skyglow is the combination of all the reflected light and upward-directed (unshielded) light escaping up into the sky (and for the most part, unused). ...Shielding lights significantly reduces all three of these types of light pollution.

WHO ENFORCES THIS?



1:40 am... Noise, light and air pollution on Cloverleaf Road.



Our neighbors are living with this now.



25

Stormwater run-off is a problem now.

680 Cloverleaf Road

This happened within a 4 1/2 hour rain storm.

Our seasons are changing. Once these impervious surfaces are in place...

Will this happen?

The channels through the woodlands into Al Sollenberger, Michelle Kennedy and Bobbi Thompsons' property, the over flow into Claire Mummau Pond and others.

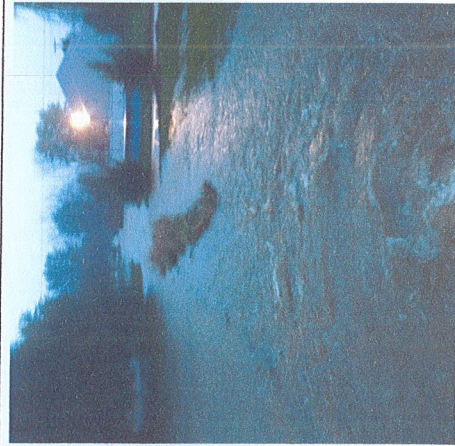
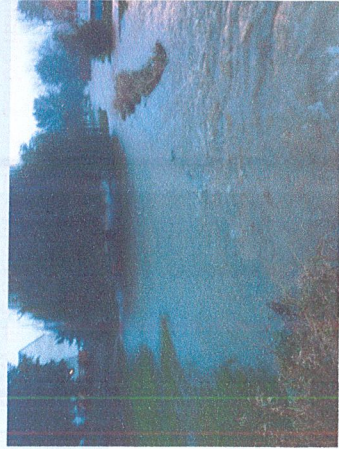
Will they end up like this? What do you think of Ridge Run Road?

The brook next to it.



26

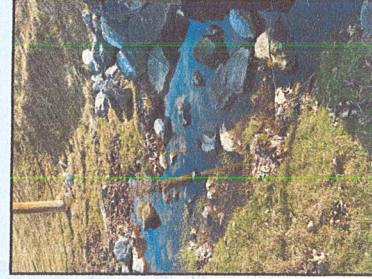
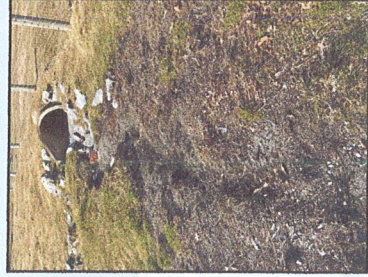
**Storm-water Over-Flow
Back Yards of Schwanger Road.
Health, Safety and Welfare**



27

Water Pollution

**Water-sheds and soil erosion.
Future well contamination and altered septic systems.**



28

Electrical Grid

The Federal Government has **set a goal** to make half of all new vehicles sold in the U.S. in 2030 zero-emissions vehicles, and to build a convenient and equitable network of 500,000 chargers to help make EVs accessible to all Americans for both local and long-distance trips.

Will their be electric vehicle hook-ups?

Emergencies

How will electric car fires be handled?

How will contaminates be contained?

What is the emergency plan, for evacuation?

29

Electric Power Outs = Rolling Black or Brown Outs

What electric grid is Panattoni on? Is it the same as Norlanco Urgent Care?

California, Texas, and Pennsylvania are the states most affected by power outages during the winter.

abc27.com/pennsylvania-power-outs-weather/ucsu5a. Why-did-my-power-go-out

30

In Addition:

With this increase... theft, drugs, human trafficking, etc. will come along with your "progression".

Will you be securing your own property with security or is this on the township?

31

If approved in their current capacity, Mount Joy Township residents will find a new 1,006,880 sq ft warehouse on the banks of our neighbors and streams. And then another and another and another.

This is only the first step to the 1st of four "warehouses".

Once these 4 warehouses are built, this will be an established industrial park that future developers will likely want to expand upon. We will be seen as a prime location for even more warehouses and rest stops, gas stations... along with crime and other aspects. This exit can not handle it.

I am asking the board to vote in the code of health, safety and welfare of the community and deny their special exception.



32