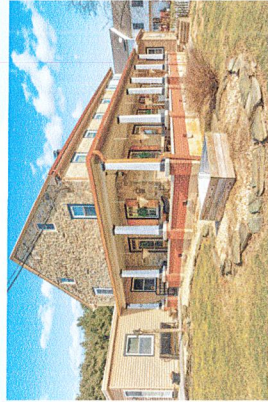


Donna Bucher 680 Cloverleaf Road

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



1

Who Are We?

Our lives aren't measured in years, they are measured in the lives we touch around us.

We educate, supply and nurture.
We give back to our community.

We are a community of teachers, farmers, churches, small businesses, healthcare givers and professional.

2



Wayne Fetro

3



4

DBZ
VG 4.18.23

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". Is it just a fad?

5

Lets understand the scale of things.

Size and Traffic...

7

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

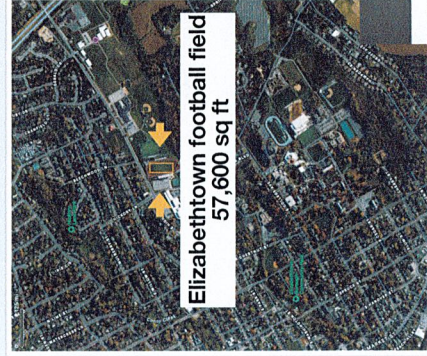
What does this "warehouse" being to our community?

Is it what is best for our community? For the health, safety and welfare for our next generation?

I say "no", and here is why...



6



8

Proposed Warehouse

Football field

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

or

1,006,880 sq ft = 23.11 acres

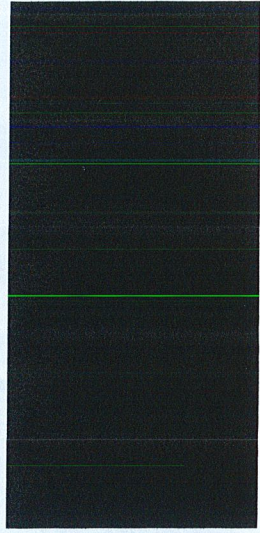
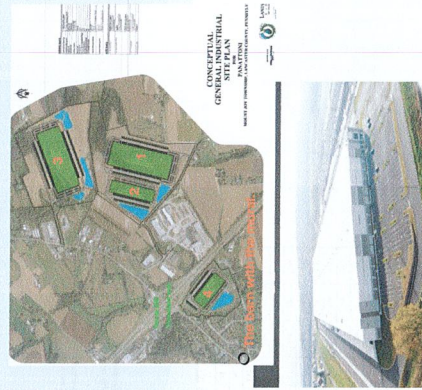
9

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

Panattoni is asking for

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

11



Proposed Warehouse #1
 1,006,880 sq ft

2000 sq ft house

50,000 sq ft warehouse (light industrial)

Football field
 57,600 sq ft.

10

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 of any of our roads. I would like to see a real traffic study done before any project is even started.

TABLE 1
 ITE TRUCK TRIP GENERATION TOTAL SITE TRIPS

Land Use	ITE #	Time Period	Average Rate	Directional Split
Warehousing	150	Average Weekly	T = 1.58 * 10 ⁴ = 15,820	50% East, 50% West
		AM Peak Hour	T = 0.17 * 10 ⁴ = 1,700	77% East, 23% West
		PM Peak Hour	T = 0.17 * 10 ⁴ = 1,700	23% East, 77% West

Truck Trips

The truck trip generation for the proposed warehouse development was calculated utilizing Table 150 from the Trip Generation Manual, 11th Edition. The truck traffic volumes were deduced from the total warehouse trip generation to yield the passenger car traffic volumes. The proposed truck trip generation rates for this analysis are summarized in Table 2.

TABLE 2
 ITE TRUCK TRIP GENERATION VALUES WAREHOUSING

Land Use	ITE #	Time Period	Average Rate	Directional Split
Warehousing	150	Average Weekly	T = 0.007 * 10 ⁴ = 700	50% East, 50% West
		AM Peak Hour	T = 0.007 * 10 ⁴ = 70	52% East, 48% West
		PM Peak Hour	T = 0.007 * 10 ⁴ = 70	48% East, 52% West

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

TABLE 3
 TRIP GENERATION SUMMARY

Land Use	Time Period	Total	East	West	Total	East	West
Warehousing	Average Weekly	15,820	7,910	7,910	15,820	7,910	7,910
	AM Peak Hour	1,700	850	850	1,700	850	850
	PM Peak Hour	1,700	850	850	1,700	850	850

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

12

TABLE 3
TRIP ORIGINATION SUMMARY

Land Use	Trip Period	Time of Day			Trip Trucks			Trip Passenger Cars		
		Hour	Days	Trips	Hour	Days	Trips	Hour	Days	Trips
142 Commercial (17000/800 LF)	Average Weekday	142	111	31	20	50	10	124	101	23
	A.M. Peak Hour	142	111	31	20	50	10	124	101	23
	P.M. Peak Hour	147	41	106	30	16	14	117	25	92
148 Light Industrial (17000/800 LF)	Average Weekday	148	815	605	802	802	1024	513	513	513
	A.M. Peak Hour	144	111	20	20	10	10	124	101	23
	P.M. Peak Hour	147	117	105	105	105	105	105	105	105
149 Light Industrial (17000/800 LF)	Average Weekday	149	105	105	105	105	105	105	105	105
	A.M. Peak Hour	152	52	15	7	4	3	60	48	32
	P.M. Peak Hour	150	20	10	11	6	5	39	14	45
1115 Shopping (133000/133 LF)	Average Weekday	148	274	274	194	97	97	354	177	177
	A.M. Peak Hour	42	48	14	6	3	3	56	45	11
	P.M. Peak Hour	45	55	16	8	4	4	62	31	31
1120 Community (133000/133 LF)	Average Weekday	145	211	209	152	85	85	322	161	161
	A.M. Peak Hour	47	52	15	7	4	3	54	24	24
	P.M. Peak Hour	49	53	16	8	4	4	54	24	24
Total (17000/800 LF)		429	120	305	31	41	41	344	295	489

As shown in Table 3, the proposed development is anticipated to result in 417 new trips during the weekday A.M. peak hour and 429 new trips during the weekday P.M. peak hour.

TRIP DISTRIBUTION

New Trips (Passenger Cars)

The distribution of passenger car trips generated by the proposed warehouse development was calculated based on a given mode of worker-workers who are employed in the Township trade.

The distribution of truck trips was calculated based on the existing heavy vehicle traffic patterns at the Route 283 interchange. It is anticipated that truck traffic will exclusively use Cloverleaf Road to Route 283 based on the proposed site location.

What was the research behind this application? Before starting all this, did you, Panattoni, realize that you would be sharing our local roads with ...?

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

Standard Road Width
10ft-11ft

Oversized Load
8.5ft+

Tiny Timbers Preschool children play outside, right off of Cloverleaf Road, at the Greentree Church. **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 playing outside and breathing in what you being to the table, more traffic and everything that comes with it, at such a young age?**

Is it a cross docking center? YES

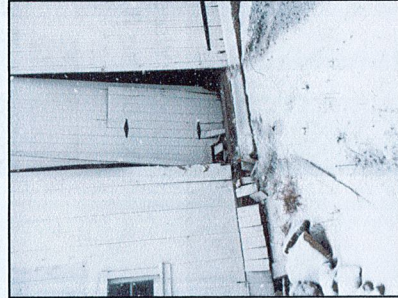
Panatonis' traffic study expert used the "Trip generated summary 150", which quotes 1,629 Vehicles daily.

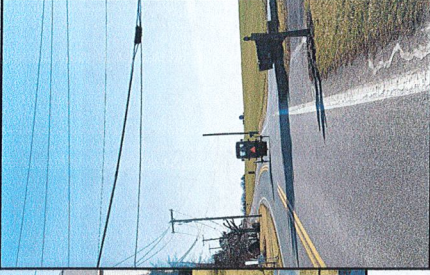
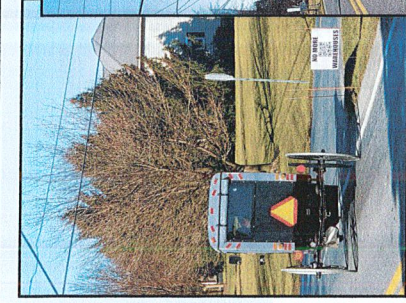
Attorney William Clucks' traffic expert used the "Trip generated summary 156", because of the type of warehouse proposed, it quotes 4,662 Vehicles daily.

Is this health, safety and welfare for our community? That is a BIG difference for 1 warehouse.

On top of the traffic we already have.... And you want 4 warehouses.

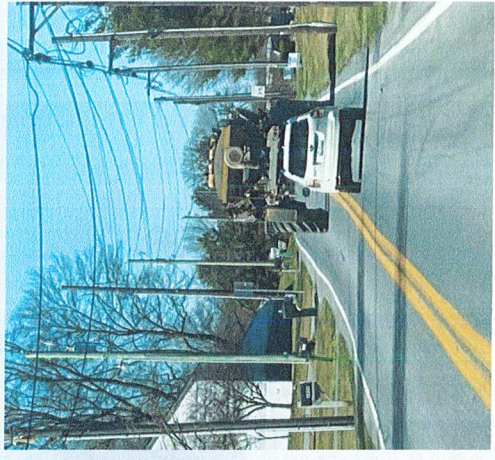
LOCAL TRAFFIC at 680 Cloverleaf Road





HEALTH,
SAFETY, AND
WELFARE FOR
OUR
COMMUNITY

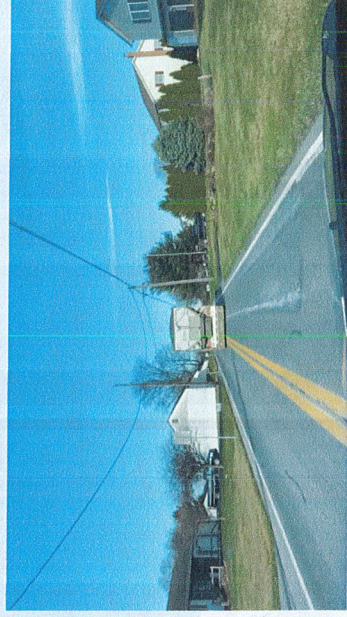
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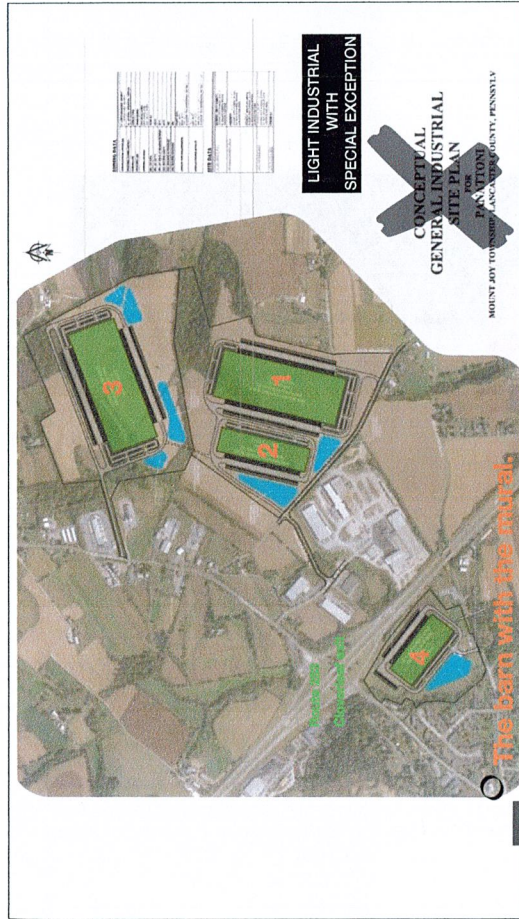
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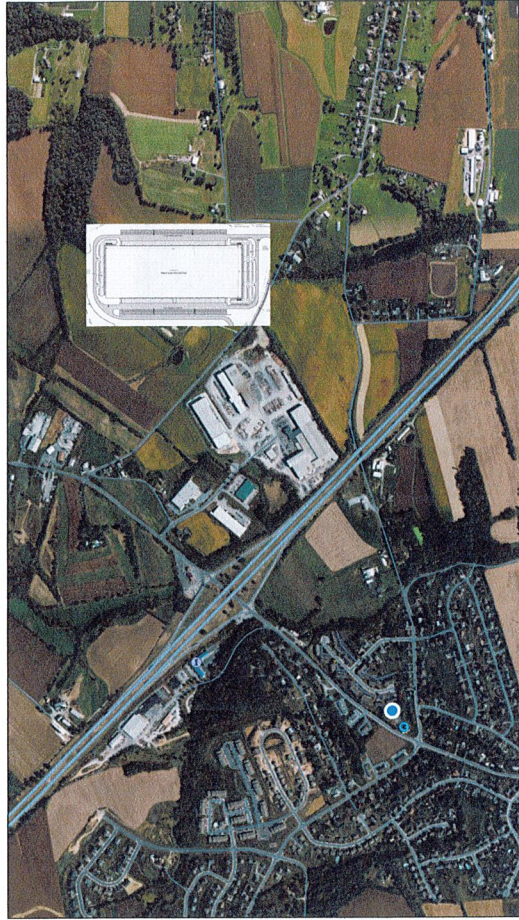
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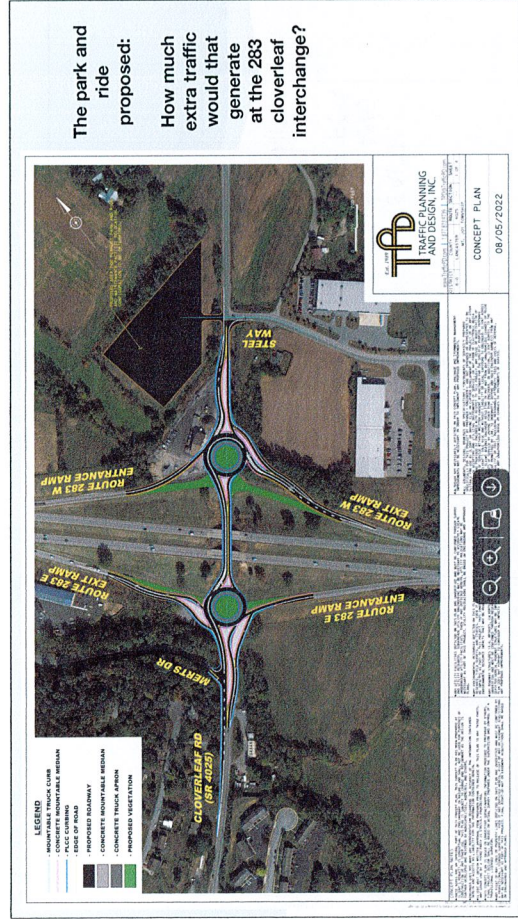
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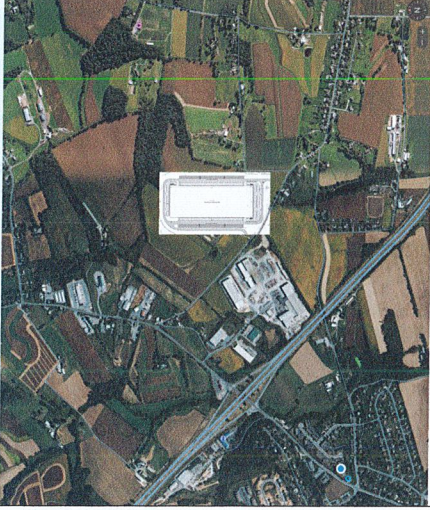
24



25

Local roads impacted (north-east)

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

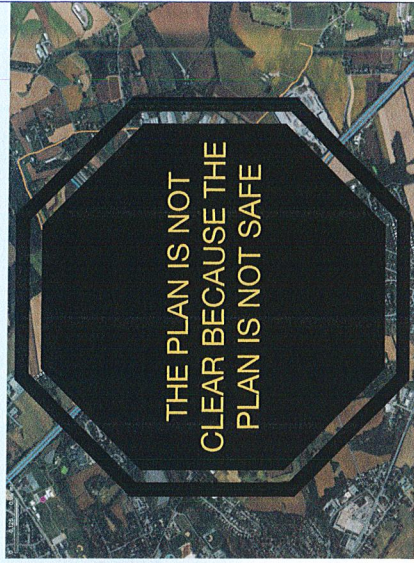


26

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)))

27

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

680 Cloverleaf Road

Who is left to clean this up?



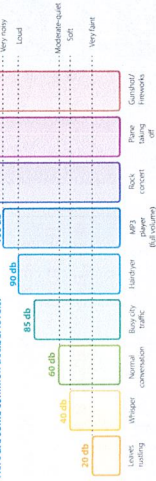
28

Traffic & Noise Pollution

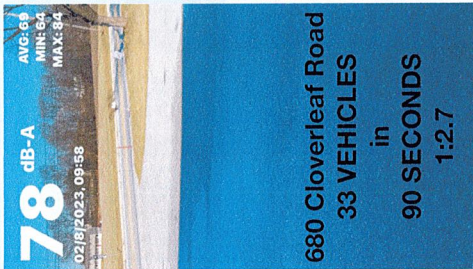
How loud is too loud?

How loud is too loud? Loud noise can impact your overall health. According to occupational research, the safe exposure limit is 90 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?



Air Quality

Increased traffic isn't the only criticism that Panattoni faces. Air pollution in the Pennsylvania portion of Susquehanna County is now on par with or worse than metropolitan areas such as Philadelphia and Pittsburgh, according to the **Environmental Protection Agency**.

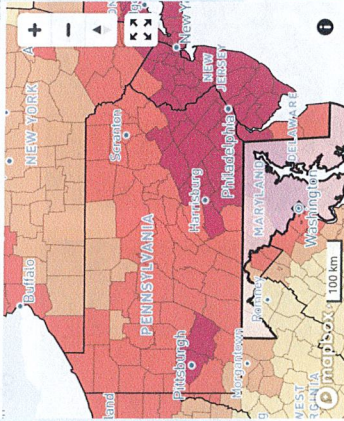
U.S. Environmental Protection Agency

Air Quality

As you can see on the map to the right, we are already in the highest impact area for diesel pollutants which has been linked to respiratory conditions such as asthma and chronic lung disease.

WHAT ARE YOUR CO2 EMISSION STANDARDS?

<https://www.catf.us/about/>



Air pollution impact from diesel (PM_{2.5}) ug/m³

33

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



35

Light Pollution

LIGHT POLLUTION

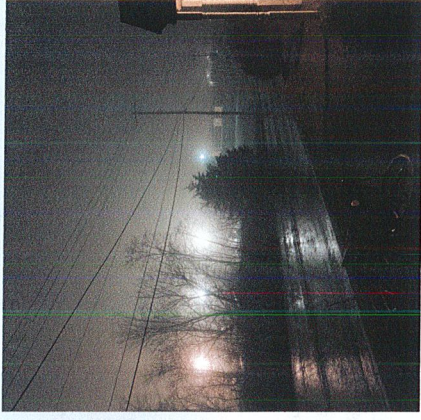
Clinically speaking, three main types of light pollution include glare, light trespass and skyglow (in addition to over-illumination and clutter).

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?



34

Our neighbors are living with this now.



36

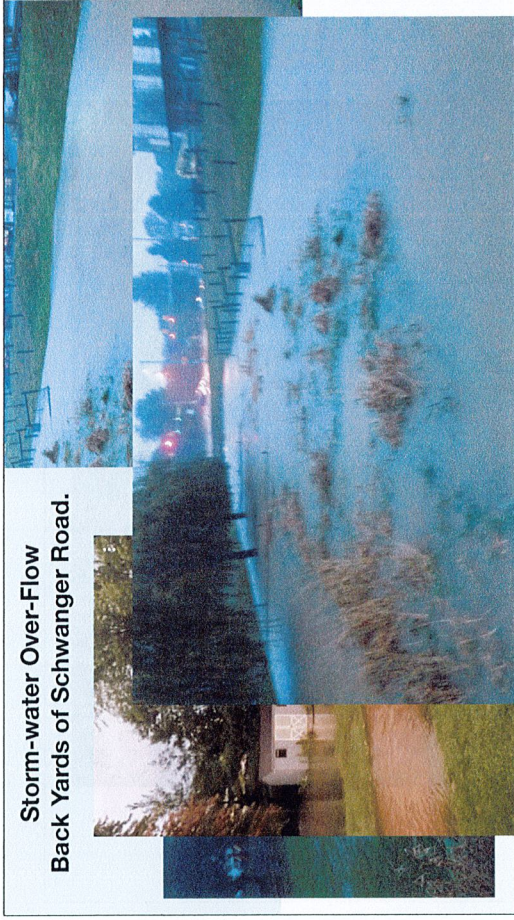


Stormwater run-off is a problem now.
680 Cloverleaf Road

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 along with the stream running along Ridge Run Road?

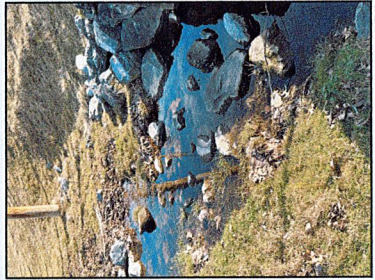
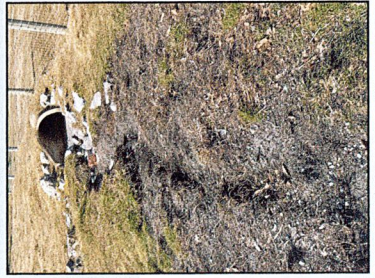


Storm-water Over-Flow
Back Yards of Schwanger Road.

Water Pollution

Water-sheds and soil erosion.

Future well contaminations and altered septic systems.



Electrical Grid

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

Will their be electric vehicle hook-ups at this area?

Emergencies

How will electric car fires be handled?

How will contaminates be contained?

What is the emergency plan for evacuation?

How will the revenue from these “warehouses” bring down our taxes?

- Fire Calls
- Ambulance Calls
- Police Calls
- Emergency Plans
- Road Repairs

We will need a larger fire department, police department, EMS department and road repairs.

What is left?

Do taxes ever go down?

Progress vs. Aftermath

Profit vs. Health, Safety and Welfare

41

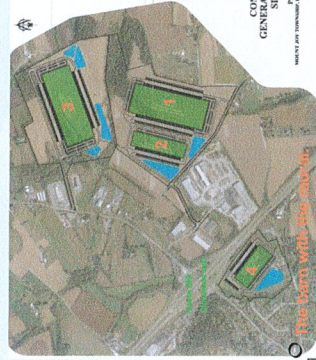
42

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, and gas stations... along with crime and other aspects. This exit, Rheems - Cloverleaf, is a residential exit.

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



43

44

Thank You

45

Health, Safety, and Welfare for Our Community



46