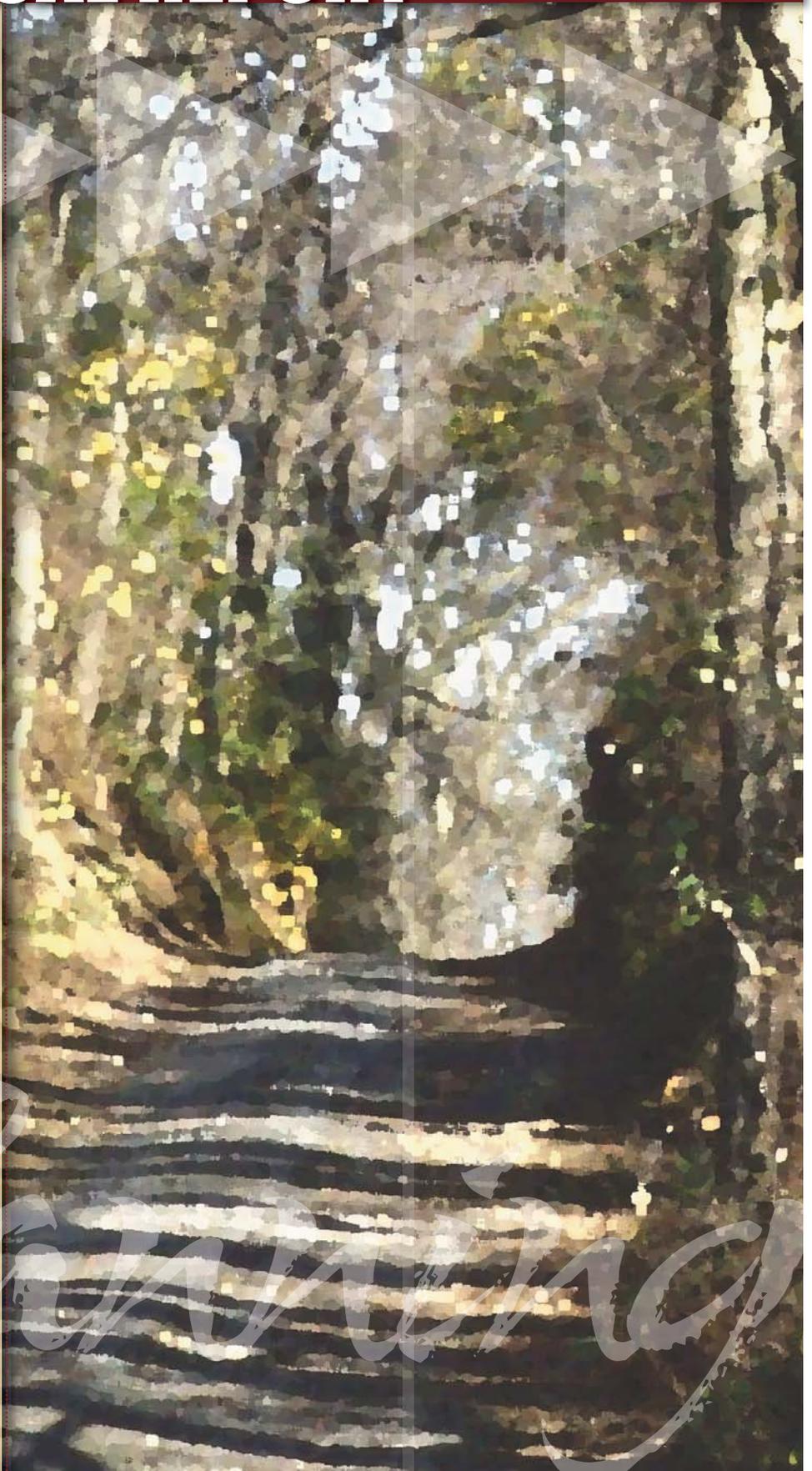


# 2009 ANNUAL REPORT

## Cumberland County Planning Commission



▶▶  
18 North Hanover Street  
Third Floor  
Carlisle, PA 17013  
P: 717-240-5362  
F: 717-240-6517  
[www.ccpa.net/planning](http://www.ccpa.net/planning)



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▶▶ Gettle Road located in Penn Township



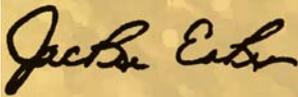
# ADMINISTRATION

## ► Letter to the Commissioners

Dear Board of Commissioners,  
The Cumberland County Planning Commission (CCPC) is pleased to present you with our 2009 Annual Report to inform the Board of Commissioners and the public of our activities and accomplishments. More detailed information on the Commission's activities can be found on the CCPC website at [www.ccpa.net/planning](http://www.ccpa.net/planning).

The CCPC greatly appreciates the support and assistance received from the Board of Commissioners throughout the year, and we look forward to working with you in the future.

Sincerely,



Jackie Eakin, Chairman  
Cumberland County Planning Commission

## ► Introduction

The Cumberland County Planning Commission is comprised of nine members who serve terms of four years. Appointments to the Planning Commission are made by the Cumberland County Board of Commissioners.

Staff support for the Planning Commission is provided through the Cumberland County Planning Department and Tri-County Regional Planning Commission.

The Planning Commission meets the third Thursday of each month at 7:30 a.m. The meetings are held at Business Central, Suite 105, 18 North Hanover Street, Carlisle, PA.

## ► Board of Commissioners

Gary Eichelberger, *Chairman*  
Rick Rovegno, *Vice-Chairman*  
Barbara Cross, *Secretary*

## ► Planning Commission Members

Jackie Eakin, *Chairman*  
William Forrey, *Vice-Chairman*  
Allan Williams, *Secretary*  
Deb Ealer  
Ron Glesner  
Rajesh Jain, *AICP*  
Chris Knarr, *AICP*  
Bruce Rosendale  
Barbara Wilson  
Bud Brown, *Ex Officio*

## ► Cumberland County Planning Commission Staff

Kirk Stoner, AICP, *Executive Director*  
Jeffrey Kelly, AICP, *Deputy Director*  
Stephanie Williams,  
*Greenway & Open Space Coordinator*  
Rebecca Wisner,  
*Agricultural Land Preservation Coordinator*  
James Bennett, *Planning Coordinator*  
Tracey Yoder, *Department Clerk III*

## ► Locations

### **Cumberland County Planning Department**

18 North Hanover Street, 3rd Floor,  
Carlisle, PA 17013  
Telephone: 717-240-5362

The Cumberland County Planning Commission's website can be accessed at [www.ccpa.net/planning](http://www.ccpa.net/planning).

### **Tri-County Regional Planning Commission**

Dauphin County Veterans Memorial Building  
112 Market Street, 2nd Floor,  
Harrisburg, PA 17101-2015  
Telephone: 717-234-2639

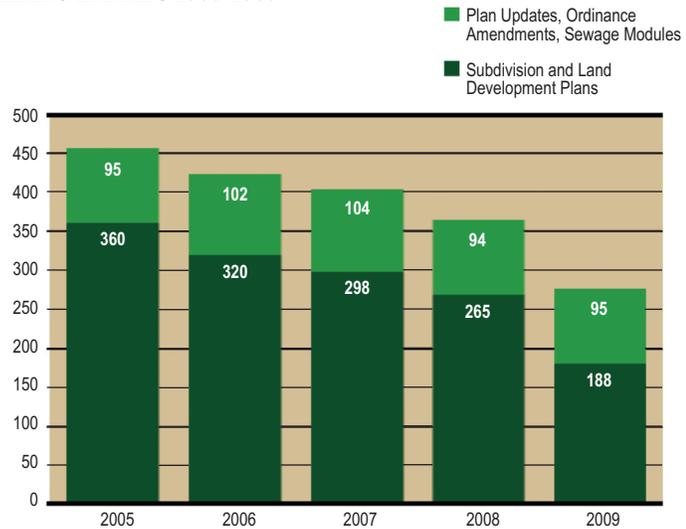
The Tri-County Regional Planning Commission's website can be accessed at [www.tcrpc-pa.org](http://www.tcrpc-pa.org).

# PLANNING PROGRAM

## Planning Review

Cumberland County has experienced a steady decrease in the amount of subdivision and land development plans from 2005 thru 2009. Since 2005 Cumberland County has averaged 43 fewer subdivision and land development plans a year. The largest decrease was in 2009 with 77 fewer plans submitted than in 2008.

**PLANNING REVIEWS 2005-2009**



## Municipal Technical Assistance

The Planning Department staff provides direct technical assistance to our municipal partners through the local planning assistance program. Municipalities that enter the program have access to a variety of County resources at no cost to assist with local planning initiatives. The program allows municipalities to partner with the County to work on important projects that municipalities may otherwise not have the resources or staff time to address.

This table summarizes the major municipal planning projects in 2009 and the Planning Department's role in each project.

**2009 Major Municipal Planning Projects**

MUNICIPALITY	Comp Plan Update	Zoning Ordinance Update	Subdivision/ Land Development Update	Special Projects
Camp Hill Borough	T	T\$	T	
Dickinson Township		T		T(1)
Hopewell Township		T		
Lower Allen Township		T		
Lemoyne Borough	T	T\$	T	
Mechanicsburg Borough		T	T	
Middlesex Township		T		T(1)
Monroe Township		T		T(1)
North Middleton Township	T	T		
North Newton Township		T		
Shiremanstown Borough		T		T(2)
Silver Spring Township		T		T(1)
Southampton Township				T(1)
South Middleton Township				T(1)
South Newton Township		T		
Upper Mifflin Township	T			
Wormleysburg Borough	T	T\$	T	

**Key:**

- T = Technical Assistance
- \$ = Financial Assistance
- T(1) = Appalachian Trail Zoning Implementation
- T(2) = Shiremanstown Core Community Plan

# PLANNING PROGRAM

## Future Land Use Plan Update

The Future Land Use chapter update of the Cumberland County Comprehensive Plan began in 2009. The Plan was originally adopted by the County in 2003. A committee was formed, comprised of members of the County Planning Commission, to guide the update process.

During this update, a new approach is being used to designate land use categories. The categories are being grouped into “character areas” for the purpose of maintaining and/or promoting a certain community character. A character area is defined as a geographic area that has unique or special characteristics due to its natural features, land uses, economic relationships, and/or existing design characteristics. Examples of character areas proposed in Cumberland County include Downtowns, Traditional Neighborhood, and Highway Interchange.

A draft Future Land Use map was developed in 2009 using municipal zoning ordinances, County and municipal comprehensive plans, and existing

►► Downtown Lemoyne



land use data. This update proposes an increase in the number of land use categories compared to the 2003 Future Land Use map. As a result, the County has been mapped in three regions – east, central, and west; to more clearly identify the character areas. In 2010, the draft map will be presented at County outreach meetings for municipal input.

## Countywide Stormwater Management Plan

During 2009, most of the draft Plan was completed and a management ordinance was developed. The goal of this study is to develop standard stormwater regulations to mitigate flooding and pollution of surface and ground water on a watershed basis.

The east and west Advisory Committees each met twice during the year to review the progress of the Plan. The following actions were completed in 2009.

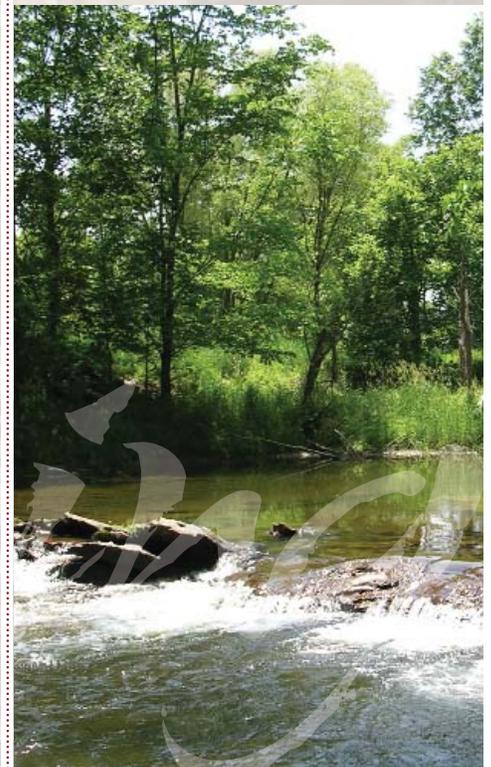
- Completed detailed modeling effort of all watersheds in the eastern portion of the County. This included

updates to Cedar Run and Hogestown/Trindle Spring Run watersheds, which were previously studied.

- Established runoff release rates for all watersheds.
- Reviewed the DEP model stormwater management ordinance to tailor it to address Cumberland County issues.
- Developed draft Cumberland County Model Stormwater Management Ordinance.
- Completed drafts of 3 chapters of the Plan – Existing Municipal Ordinances, Outreach Efforts, and Implementation and Update Procedures.

The draft Plan will be reviewed by the Advisory Committee and municipalities in early 2010 and then considered for adoption by the County. Municipalities are then required to implement the standards of the Plan.

►► Mountain Creek is part of the watershed stormwater study.



►► Traditional Neighborhood



# PLANNING PROGRAM

## Regional Action Plan

Cumberland County participated in the Southcentral Regional Action Plan (RAP) in 2009 in conjunction with Franklin, Perry, Adams, York, Dauphin, Lebanon, and Lancaster Counties. The plan engaged all eight counties with the objectives of identifying opportunities for regional collaboration, developing a process to prioritize potential regional projects, and establishing an operational framework to institutionalize ongoing regional cooperation.

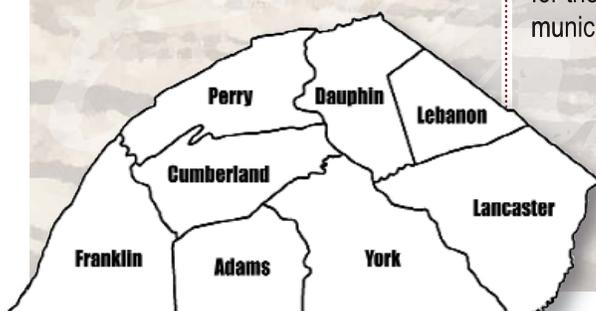
The RAP process involved over 100 stakeholders who identified the key issues to be considered if our region is to achieve the identified goals of:

- ▶ Improving productivity and competitiveness;
- ▶ Retaining and attracting a diverse workforce; and
- ▶ Enhancing the quality of life services and amenities of the region.

The draft plan was completed in late 2009 and will be acted upon by the Boards of Commissioners in the eight counties. The draft plan recommended the following regional projects for potential consideration:

- ▶ Coordinating transit service throughout the region;
- ▶ Developing and deploying alternative energy;
- ▶ Analyzing the economic base of the region; and
- ▶ Coordinating GIS data development.

▶▶ The map below indicates the eight Counties engaged in the Regional Action Plan



## Appalachian Trail Zoning

The Pennsylvania General Assembly passed Act 24 in 2008 which requires municipalities, through which the Appalachian Trail passes, “to preserve the natural, scenic, historic and esthetic values of the trail and to conserve and maintain it as a public natural resource.” The legislation requires that municipalities take action “as the governing body deems necessary to preserve those values.” At a minimum, municipalities are expected to evaluate their respective zoning ordinances and implement appropriate measures to protect the trail.

▶▶ Appalachian Trail entrance at Trindle Road



Cumberland County municipalities affected by the legislation include Southampton Township, South Newton Township, Cooke Township, Dickinson Township, South Middleton Township, Monroe Township, Middlesex Township, and Silver Spring Township. Throughout 2009, the County Planning Department held meetings with those municipalities to assist in mapping needs and zoning language. In August, the State developed a model zoning district for the Trail corridor as a guide for municipal use.

During 2009, several municipalities considered zoning amendments to address Act 24. The date for implementation by municipalities has been set for August 2010.

## Hazard Mitigation Plan

In 2009, the Cumberland County Planning Department and the Cumberland County Public Safety Department worked together to complete the required five year update of the Hazard Mitigation Plan. The main priority during the update was to gather input from every municipality on potential hazard mitigation projects. To achieve this goal surveys were sent to every municipality, and four public meetings were conducted with municipal staff/elected officials and local emergency managers.

In December 2009, a draft of the plan was completed and submitted to Federal Emergency Management Agency (FEMA) for review, and will be adopted by Cumberland County in 2010. All thirty-three municipalities will be required to adopt the plan to receive federal funding for proposed hazard mitigation projects. Once officially adopted the Hazard Mitigation Plan will help provide:

- ▶ A plan to reduce property damage and save lives from natural and human-made disasters in Cumberland County;
- ▶ Qualify the County for pre-disaster and post-disaster grant funding;
- ▶ Comply with state and federal legislative requirements related to local hazard mitigation planning;
- ▶ Demonstrate a firm local commitment to hazard mitigation principles; and
- ▶ Improve community resiliency following a disaster event.

# TRANSPORTATION

## Major Transportation Projects

The future of Cumberland County depends upon a transportation system that effectively moves people and goods. Planning and implementing that future transportation system has been a key policy priority for the Cumberland County Commissioners for several years.

Through its participation in the Harrisburg Area Transportation Study (HATS), Cumberland County works with Dauphin County, Perry County, and PennDOT to identify and fund priority transportation projects throughout the tri-county region. Several important transportation projects were either initiated or completed in Cumberland County in 2009.

### MAJOR TRANSPORTATION PROJECTS 2009



►► Numbers correspond to project locations shown on the Major Transportation Projects map

### Major Transportation Projects, 2009

	Project	Description	Progress in 2009	Future Progress
1	US 11/15 Bridge Replacement	Replace bridge over Norfolk-Southern Railroad in East Pennsboro Twp.	Started preliminary engineering	Construction in 2011
2	US 15 / PA Route 581	Improve interchanges, rehabilitate bridges, & widen roadways in Camp Hill Boro, East Pennsboro Twp, Hampden Twp, Lemoyne Boro, & Lower Allen Twp.	Completed new interchange in Lower Allen; Continued interchange construction in Camp Hill & road widening	Scheduled for completion in 2011
3	New Kingstown Bypass	Relocate northbound lanes of US Route 11 around Village of New Kingstown in Silver Spring Twp.	Completed construction	N/A
4	Spring Road Bridge	Replace PA 34 bridge crossing Conodoguinet Creek in North Middleton Twp.	Completed construction	N/A
5	I-81, Exit 44 Improvements	Redesign interchange & improvements to PA Route 465 in South Middleton Twp, North Middleton Twp, & Carlisle Boro.	Relocated utilities & started construction	Scheduled for completion in 2011
6	PA Route 641 Bridge	Replace bridge over Conodoguinet Creek in Hopewell Twp.	Started final design phase	Construction in 2012

# TRANSPORTATION

## Public Transit

Capital Area Transit (CAT) provides public transit services in Cumberland and Dauphin Counties. CAT carried 2.6 million passengers in 2009 a 5.3% increase from 2008 and a continuation of consecutive years of growth since 2005. Popular Cumberland County routes included express bus routes from Carlisle and Shippensburg to Harrisburg that cumulatively carried nearly 170,000 passengers. Similarly, routes in Mechanicsburg and Highland Park carried a combined 170,000 passengers.

Cumberland County continued its participation in the CAT Service Planning Study that was completed in 2009. The study involved CAT, Dauphin County, Perry County, and the City of Harrisburg to identify ways to maximize the efficiency of the CAT system through modifications to existing bus routes, adding new routes, or discontinuing under performing routes. The study recommended a variety of operational enhancements as well as potential new routes, including a Carlisle Circulator service. The Cumberland County Commissioners will consider implementation of the study in 2010.

►► CAT bus picks up commuters in front of Cumberland County Courthouse



## Bridge Program

Herbert, Rowland and Grubic (HRG) was selected to serve as the County bridge engineer in 2009. At the direction of the County, HRG prepared a capital improvements program that outlined a strategy to maintain and replace the County's bridge stock. The plan identified nearly \$30 million worth of improvements that will be required in the future to keep the County bridges safe and open to the traveling public.

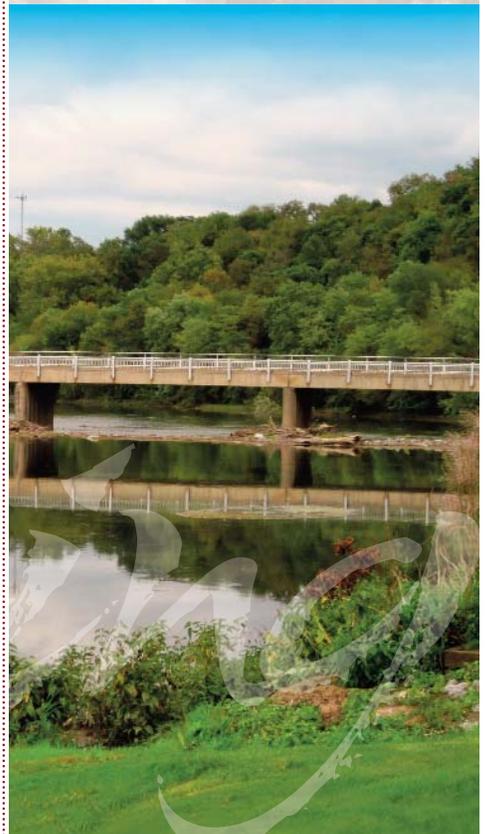
The capital improvements program identified Craighead Bridge in South Middleton Township as the top replacement priority in the County's stock of 28 bridges. The County communicated its replacement priorities and funding needs to State and Federal legislators and secured funding to replace the bridge. Preconstruction activities will begin in 2010 with construction following in late 2011. HRG also performed an alternatives analysis for the replacement of Orrs Bridge in Hampden Township, the County's second replacement priority. The analysis provided sketch level cost estimates that the County will provide in funding requests to Federal and State officials.

In addition to replacement activities, a major rehabilitation project was completed on the Bridge Road Bridge in East Pennsboro Township. This nearly \$400,000 project required the closure of the bridge for three months during the summer and was completed on schedule requiring only temporary detouring of the school buses that use the bridge on a daily basis.

►► Replacement of the Craighead Bridge in South Middleton Township will begin in late 2011.



►► An alternatives analysis was performed for the replacement of the Orrs Bridge located in Hampden Township.



# OPEN SPACE

## TreeVitalize Grant Program

The Planning Department received a \$100,000 grant from the Pennsylvania Department of Conservation and Natural Resources to administer the TreeVitalize Program in Cumberland County. TreeVitalize is a program aimed at restoring tree cover along urban streets, in parks and other public spaces. To implement the program, the Planning Department provided matching grants to local communities to conduct tree planting projects. The program also includes a strong educational component, with a goal of building capacity among local governments to understand, protect and restore their urban trees. Cumberland County provided grants to eight municipalities in 2009. With the funding, nearly 800 trees will be planted in communities across the County.

►► The TreeVitalize Program restores tree cover on Hanover Street in Carlisle.



## Invasive Plant Removal at Mount Holly Marsh Preserve

In 2009, the Planning Department, in partnership with The Nature Conservancy, launched an effort to address invasive plants at the Mount Holly Marsh Preserve. Invasive plant is a name for a species that has become a weed pest, a plant which grows aggressively, spreads, and displaces other plants. Invasive plants are generally undesirable because they are difficult to control and can dominate whole areas. The project at the Mount Holly Marsh Preserve targeted Japanese Barberry. Japanese Barberry is one of the most widespread invasive, non-native plants in Pennsylvania, occurring in forests throughout the state. The first step in the project involved mapping and photography of the project area to document the extent of the infestation. Both mechanical and chemical methods were employed to control the Barberry. Small plants were removed by hand while larger plants were cut and chemically treated. The first invasive removal workday was conducted in fall 2009. Due to the large extent of the infestation, the project is expected to be a long term initiative.

►► Invasive plants were removed from the Mount Holly Marsh Preserve as part of a long term initiative



## South Mountain Partnership

The Planning Department continues to be an active, engaged collaborator with the South Mountain Partnership. The South Mountain Partnership is a unified group of private citizens, business, not for profit organizations and governmental officials working to protect, preserve and enhance the South Mountain Landscape in Central Pennsylvania. To learn more about the South Mountain Partnership go to <http://southmountaincli.blogspot.com>.

TreeVitalize Grant Dispersement			
	Grantee	Number of Trees	Grant Award
1	Camp Hill Borough	50	\$4,317
2	Carlisle Borough	247	\$25,000
3	Lemoyne Borough	90	\$15,350
4	Lower Allen Twp	101	\$16,362
5	Mechanicsburg Borough	100	\$13,065
6	Shippensburg Twp	75	\$6,183
7	Silver Spring Twp	25	\$3,702
8	South Middleton Twp	110	\$11,564

# EDUCATION

## Duties of a Planning Commission/Duties of a Zoning Hearing Board

The Planning Department, the Pennsylvania Department of Community and Economic Development and the Pennsylvania State Association of Township Officials teamed up to conduct a workshop on the duties of a planning commission and zoning hearing board in spring 2009. These workshops were developed to assist new and veteran members of planning commissions and zoning hearing boards in understanding their roles and responsibilities.

►► *Appalachian Trail Community Forum*



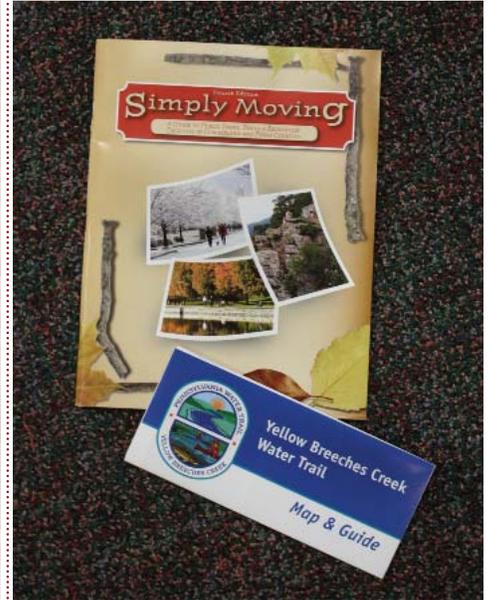
## Appalachian Trail Community Forum

In fall 2009, the Planning Department and the Appalachian Trail Conservancy partnered to conduct the Appalachian Trail Community Forum. This free, community event, which attracted approximately 250 people, included educational displays, live music, refreshments, and an engaging multi-media presentation on the history and future of the Appalachian National Scenic Trail. The purpose of the presentation is to raise awareness about the Appalachian Trail and link the value of the trail to land use planning and quality of life of the region.

## Park & Trail Guide Updated

In spring 2009, the Planning Department released an updated version of *Simply Moving: A Guide to Public Parks, Trails and Recreational Facilities in Cumberland and Perry Counties*. The project is a cooperative effort with the Carlisle Area Health & Wellness Foundation to promote the use of close to home parks and trails as great places for physical activity. The guide provides descriptions and amenities of over 200 Federal, State, County and local facilities in Cumberland and Perry Counties. Copies of the guide are available by contacting the Planning Office and are also available online.

►► *Publications released by the Planning Commission provide guidance when locating local parks, trails, and recreational facilities.*

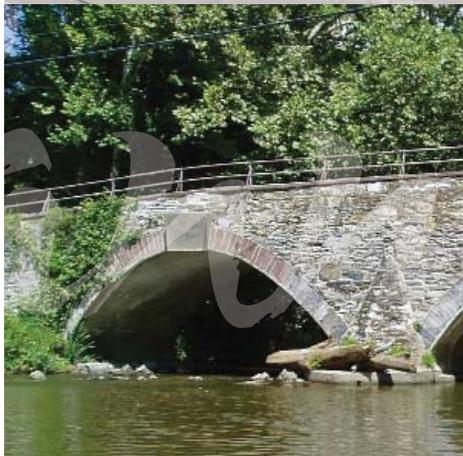


## Yellow Breeches Creek Water Trail Guide Completed

The Yellow Breeches Creek Water Trail Guide was released to the public in 2009. The project is a partnership with the Yellow Breeches Creek Watershed Association and the Pennsylvania Fish & Boat Commission. The Yellow Breeches Creek Water Trail Guide provides boating and recreation information

for approximately 13 miles of the Yellow Breeches Creek. The guide is divided into three trips due to the existence of several hazardous dams and the lack of approved access and/or portage. The guide also includes boating and fishing regulations, safety tips for paddling, and emergency and tourism information. Copies of the guide are available by contacting the Planning Office and are also available online.

CONODOGUINET CREEK  
►► *Boiling Springs Arch Bridge which spans the Yellow Breeches Creek was constructed in 1854.*



# GROWTH TRENDS: Plan Submissions

The Cumberland County Planning Commission monitors growth trends through the submission of final subdivision and land development plans to our office. Information includes number of plans submitted, developments of regional impact, number of proposed dwelling units, proposed acreage developed, open space preserved, and proposed development in growth areas.

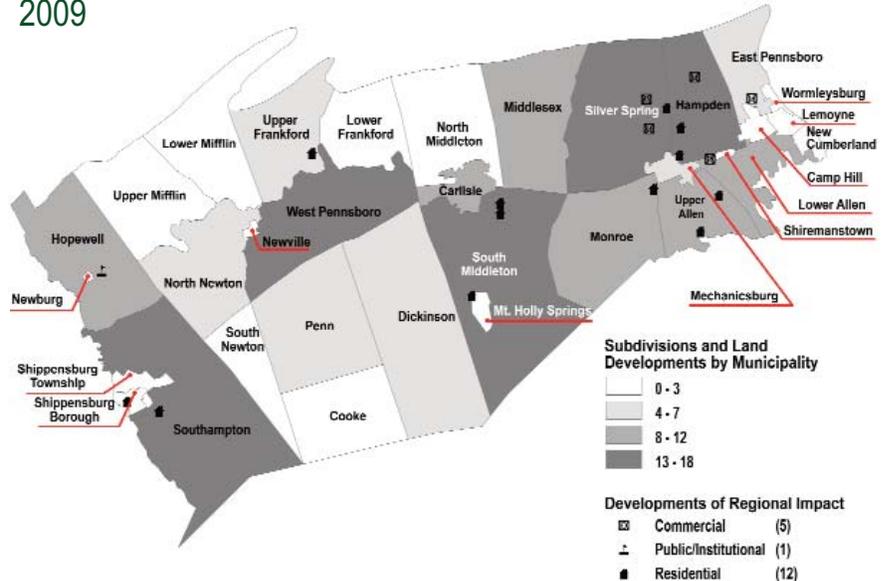
## Plans Submitted & Developments of Regional Impact

In 2009, 188 subdivision and land development plans were submitted. The municipalities receiving the most plans are highlighted. This included 18 plans identified as developments of regional impact. Developments of regional impact are plans proposing 25 or more dwelling units or 20,000 square feet or more of floor area for commercial or industrial uses.

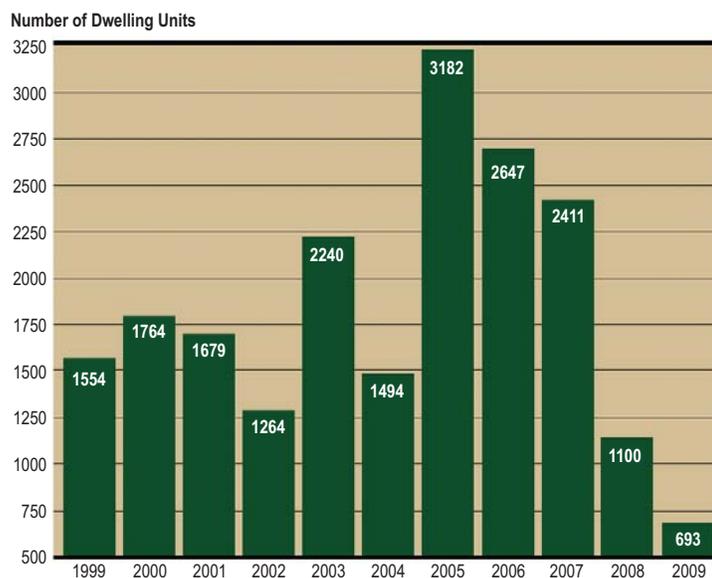
## Proposed Dwelling Units

In 2009, the number of proposed dwelling units dropped by 47% from 2008. The number of dwelling units proposed for development in 2009 (693) is the lowest on record. It continues the decreasing trend since a high in 2005.

## SUBDIVISION & LAND DEVELOPMENT PLANS AND DEVELOPMENTS OF REGIONAL IMPACT 2009



## PROPOSED DWELLING UNITS (Final Plan Submissions) 1999-2009



# GROWTH TRENDS: Plan Submissions

## Acres Developed and Preserved

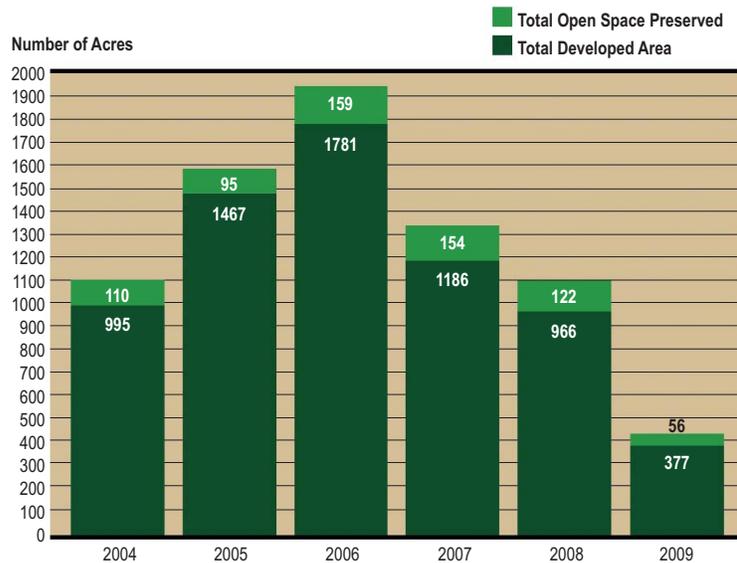
Approximately 377 acres were proposed for development in 2009, based on final plan submissions. This is a decrease of 589 acres from 2008 (61% decrease) and continues the trend of decreasing development acreage.

Approximately 56 acres of preserved open space was proposed in 2009 through final plan submissions. This is a decrease of 66 acres (54%) from 2008. In 2009, 1 acre of open space was proposed for preservation for every 7 acres proposed for development.

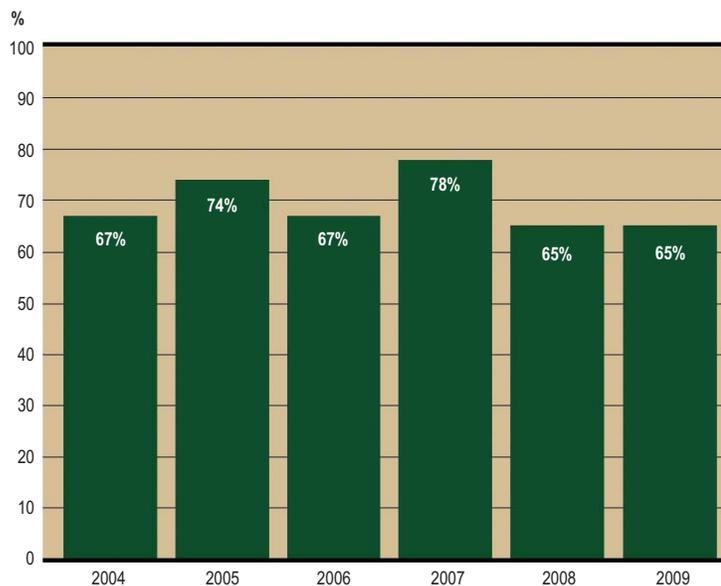
## Acreage In Growth Areas

In 2009, the majority of acres proposed for development (65%) occurred in growth areas as designated by the County Comprehensive Plan. Growth areas are regions provided with public services such as sewer, water, transit, and highway access. The percentage of proposed development in growth areas remained the same as in 2008, even though the number of developed acres decreased.

## PROPOSED ACRES DEVELOPED & OPEN SPACE PRESERVED 2004-2009



## PERCENTAGE OF ACRES DEVELOPED IN GROWTH AREAS 2004 - 2009



# GROWTH TRENDS: Plan Submissions

## Number of Proposed Lots/ Units by Land Use Type

Final plan submissions by land use type are presented below. Data is

provided by municipality and includes types of uses and acreage proposed by subdivisions and land developments.

### NUMBER OF PROPOSED LOTS/UNITS BY TYPE 2009 FINAL PLANS

MUNICIPALITY	Lots	SF	MU-F	TH	CM	IND	AG	P/SP	ADD	Acreage
Camp Hill Borough	5	0	0	6	0	0	0	0	0	0.43
Carlisle Borough	10	3	0	9	3	0	0	2	3	5.91
Cooke Township	0	0	0	0	0	0	0	0	0	0.00
Dickinson Township	10	11	0	0	0	0	0	0	1	285.70
East Pennsboro Township	29	3	4	12	4	0	0	0	0	28.05
Hampden Township	66	45	0	76	10	0	0	1	8	114.95
Hopewell Township	14	11	0	0	1	0	1	1	0	70.59
Lemoine Borough	2	1	0	0	0	0	0	0	1	0.28
Lower Allen Township	10	3	0	0	4	0	0	3	0	6.60
Lower Frankford Township	2	1	0	0	0	0	1	0	0	32.67
Lower Mifflin Township	3	2	0	0	0	0	1	0	0	6.83
Mechanicsburg Borough	4	1	0	0	2	0	0	0	1	6.26
Middlesex Township	51	3	36	0	1	0	0	0	46	41.01
Monroe Township	37	6	0	0	0	0	0	0	31	52.84
Mt. Holly Springs Borough	0	0	0	0	0	0	0	0	0	0.00
New Cumberland Borough	0	0	0	0	0	0	0	0	0	0.00
Newburg Borough	0	0	0	0	0	0	0	0	0	0.00
Newville Borough	0	0	0	0	0	0	0	0	0	0.00
North Middleton Township	1	0	0	0	0	0	0	0	1	0.15
North Newton Township	14	2	0	0	0	0	0	2	10	7.42
Penn Township	8	2	4	0	1	0	1	1	2	24.19
Shippensburg Borough	2	0	72	23	0	0	0	0	0	5.92
Shippensburg Township	1	0	0	0	1	0	0	0	0	2.13
Shiremanstown Borough	1	1	0	0	0	0	0	0	0	.47
Silver Spring Township	90	61	0	16	3	3	0	2	5	87.40
South Middleton Township	14	4	0	0	5	3	0	3	1	75.68
South Newton Township	3	1	0	0	0	0	0	1	1	10.22
Southampton Township	45	32	0	0	0	0	1	1	12	60.49
Upper Allen Township	79	61	0	100	3	0	1	4	4	84.39
Upper Frankford Township	72	65	0	0	1	0	2	1	3	108.38
Upper Mifflin Township	3	2	0	0	0	0	1	0	0	16.29
West Pennsboro Township	26	17	0	0	3	0	2	0	4	66.23
Wormleysburg Borough	0	0	0	0	0	0	0	0	0	0.00
<b>Total</b>	<b>604</b>	<b>335</b>	<b>116</b>	<b>242</b>	<b>42</b>	<b>6</b>	<b>11</b>	<b>20</b>	<b>134</b>	<b>1201.48</b>

►► SF = single family, MU-F = multifamily, TH = townhouse, CM = commercial, IND = industrial, AG = agriculture, P/SP = Public/Semi Public, ADD = lot addition

# GROWTH TRENDS: Building Permits

The Cumberland County Planning Commission conducts a building permit survey each year to monitor growth trends and identify locations where development is actually occurring. The survey includes the number and type of permits issued by municipality, as well as, the estimated construction costs. The following data is from the 2009 building permit survey.

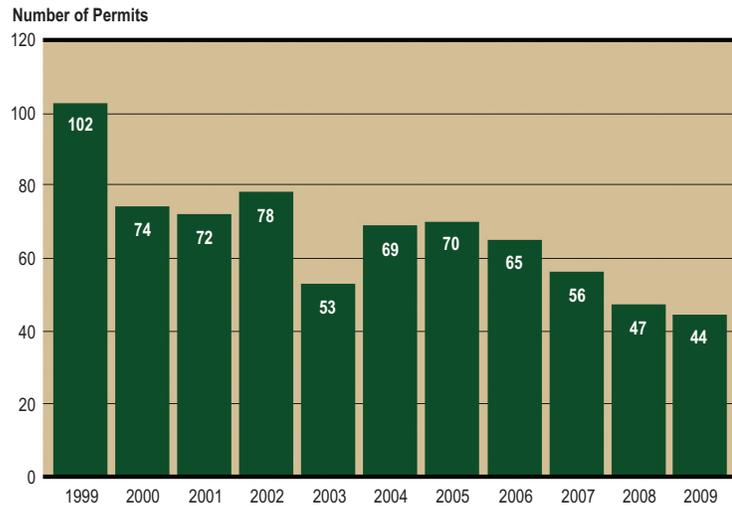
## Commercial and Industrial Development Activity

The number of permits continued to decline in 2009. Building permits for commercial and industrial development is at its lowest in over 10 years.

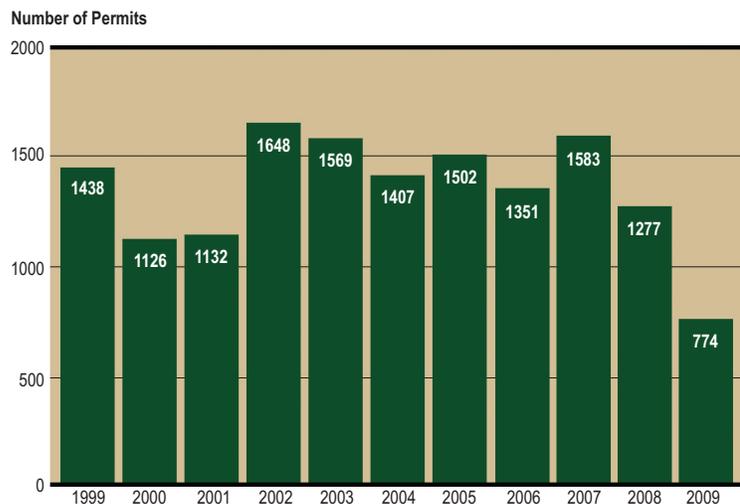
## Residential Development Activity

The number of residential permits issued in 2009 declined by over 500, or 39% from 2008. It is the largest drop in residential building permits for a single year. It is also the lowest number of permits on record.

### BUILDING PERMITS (Commercial & Industrial) 1999-2009



### BUILDING PERMITS (Residential) 1999-2009



# GROWTH TRENDS: Building Permits

## Total Permits for New Dwelling Units: 1999 - 2009

The number of residential building permits issued by each municipality during the last 11 years is shown below.

During that period, the greatest number of permits was issued by Hampden Township (2,403), followed by Silver Spring Township (1,825), and Upper Allen Township (1,657).

### TOTAL NEW DWELLING UNITS 1999-2009

MUNICIPALITY	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Camp Hill Borough	*	7	1	3	3	1	1	3	17	31	1
Carlisle Borough	112	30	35	55	61	128	59	106	27	82	102
Cooke Township	1	8	1	3	5	4	3	0	1	0	0
Dickinson Township	46	35	42	42	46	59	40	41	18	15	9
East Pennsboro Township	146	130	159	197	207	118	65	77	56	40	45
Hampden Township	349	170	164	192	197	229	288	241	253	188	132
Hopewell Township	18	8	*	8	*	9	7	6	10	9	9
Lemoyne Borough	6	22	13	15	*	20	14	4	18	20	0
Lower Allen Township	15	20	29	323	42	32	31	36	78	34	20
Lower Frankford Township	6	5	4	5	4	4	6	6	7	2	2
Lower Mifflin Township	10	*	13	21	21	8	12	13	9	6	3
Mechanicsburg Borough	12	3	6	2	3	12	3	8	2	4	4
Middlesex Township	26	15	21	19	25	35	31	49	57	44	6
Monroe Township	42	31	32	23	28	21	27	21	16	18	18
Mt. Holly Springs Borough	8	3	5	5	2	3	4	6	5	6	1
New Cumberland Borough	1	1	2	3	0	18	0	0	7	3	16
Newburg Borough	1	0	0	0	0	0	0	2	2	0	0
Newville Borough	9	0	0	0	0	2	0	0	2	3	2
North Middleton Township	38	26	39	58	78	96	138	134	75	43	40
North Newton Township	12	18	10	15	11	16	21	12	16	11	14
Penn Township	17	22	20	20	12	12	29	22	10	12	5
Shippensburg Borough	2	40	21	6	10	11	5	11	14	3	12
Shippensburg Township	0	3	29	2	57	5	7	6	194	114	4
Shiremanstown Borough	0	1	1	1	2	2	2	2	1	0	0
Silver Spring Township	187	202	129	177	261	162	125	101	151	203	127
South Middleton Township	113	125	96	118	154	99	119	114	112	66	59
South Newton Township	7	*	4	5	4	5	1	8	2	3	4
Southampton Township	83	64	56	73	94	117	101	102	199	152	49
Upper Allen Township	104	95	153	208	188	119	263	148	184	124	71
Upper Frankford Township	14	11	9	12	15	24	29	36	13	10	12
Upper Mifflin Township	7	9	14	9	6	9	7	3	8	3	4
West Pennsboro Township	46	23	24	25	31	27	62	31	19	17	3
Wormleysburg Borough	0	0	0	3	2	0	2	2	0	11	0
<b>Total</b>	<b>1438</b>	<b>1127</b>	<b>1132</b>	<b>1648</b>	<b>1569</b>	<b>1407</b>	<b>1502</b>	<b>1351</b>	<b>1583</b>	<b>1277</b>	<b>774</b>

▶ \* No data provided    ▶▶ Source: Annual Building Permit Surveys

# GROWTH TRENDS: Building Permits

## Building Permits Issued in 2009

The number and type of building permits issued by municipality is shown below. In 2009, Hampden Township issued the

greatest number of permits for new residential units (132). Silver Spring Township issued the most permits for new commercial/industrial development (17).

### BUILDING PERMITS ISSUED 2009

MUNICIPALITY	New Residential Units								Total New Residential	Dwellings Demolished	Net Total Residential Units	New Commercial Establishments	New Industrial Establishments	New Public / Semi-Public Establishments
	Single Family	Semi-Detached	Multi-Family	Townhouses	Apartment Conversions	Mobile Homes	Rehabilitated Dwellings							
Camp Hill Borough	1	0	0	0	0	0	0	1	5	-4	1	1	1	
Carlisle Borough	9	12	66	10	0	0	5	102	2	100	1	0	0	
Cooke Township	0	0	0	0	0	0	0	0	0	0	0	0	0	
Dickinson Township	6	0	0	0	0	3	0	9	3	6	1	0	0	
East Pennsboro Township	14	2	0	29	0	0	0	45	4	41	1	0	0	
Hampden Township	60	4	0	63	0	5	0	132	2	130	2	0	0	
Hopewell Township	5	0	0	0	0	4	0	9	0	9	0	0	0	
Lemoyne Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	
Lower Allen Township	19	0	0	0	0	1	0	20	5	15	1	0	0	
Lower Frankford Township	2	0	0	0	0	0	0	2	0	2	0	0	0	
Lower Mifflin Township	2	0	0	0	0	1	0	3	0	3	0	0	0	
Mechanicsburg Borough	2	0	0	0	2	0	0	4	3	1	0	0	0	
Middlesex Township	5	0	0	0	0	0	1	6	9	-3	1	0	1	
Monroe Township	12	0	0	0	0	6	0	18	0	18	0	0	0	
Mt. Holly Springs Borough	1	0	0	0	0	0	0	1	0	1	0	1	0	
New Cumberland Borough	6	0	10	0	0	0	0	16	2	14	2	0	1	
Newburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	
Newville Borough	2	0	0	0	0	0	0	2	0	2	0	0	0	
North Middleton Township	15	16	0	4	0	5	0	40	2	38	0	0	0	
North Newton Township	11	0	0	0	0	3	1	14	2	12	0	0	0	
Penn Township	5	0	0	0	0	0	0	5	1	4	1	0	0	
Shippensburg Borough	2	0	0	10	0	0	0	12	1	11	0	0	0	
Shippensburg Township	1	0	0	0	0	3	0	4	0	4	0	0	0	
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	
Silver Spring Township	85	6	0	36	0	0	0	127	6	121	17	0	1	
South Middleton Township	36	0	0	19	0	4	0	59	14	45	9	0	0	
South Newton Township	4	0	0	0	0	0	0	4	1	3	0	0	0	
Southampton Township	47	0	0	0	0	2	0	49	1	48	3	0	1	
Upper Allen Township	23	0	0	46	0	2	0	71	1	70	1	0	0	
Upper Frankford Township	3	0	0	0	0	9	0	12	0	12	0	0	0	
Upper Mifflin Township	4	0	0	0	0	0	0	4	0	4	0	0	0	
West Pennsboro Township	3	0	0	0	0	0	0	3	0	3	0	0	0	
Wormleysburg Borough	0	0	0	0	0	0	0	0	0	0	1	0	0	
<b>County Totals</b>	<b>384</b>	<b>40</b>	<b>76</b>	<b>217</b>	<b>2</b>	<b>48</b>	<b>7</b>	<b>774</b>	<b>64</b>	<b>710</b>	<b>42</b>	<b>2</b>	<b>5</b>	

►► Source: Municipality Building Permit Survey 2009

# GROWTH TRENDS: Housing Costs

The median home sale price for all housing types in Cumberland County decreased by 4.1% in 2009. Single family home prices decreased by 7.3%, and attached or semi-attached homes

increased by 3.4%. The County's median home sales prices fared better than the national level where single family homes prices declined by 14.2%.

## COUNTYWIDE MEDIAN HOME SALE PRICE BY TYPE

All Housing Types:	2002	2003	2004	2005	2006	2007	2008	2009
	\$133,000	\$140,000	\$150,000	\$167,900	\$177,000	\$184,900	\$182,500	\$175,000
Single Family: Detached	2002	2003	2004	2005	2006	2007	2008	2009
	\$142,000	\$154,900	\$169,000	\$187,000	\$199,900	\$201,150	\$208,000	\$192,900
Single Family: Attached & Semi-attached	2002	2003	2004	2005	2006	2007	2008	2009
	\$98,250	\$110,250	\$116,250	\$113,950	\$137,500	\$148,500	\$145,000	\$149,900

►► Sources: Central Penn Multi-List, Inc. 2009    ►► National Association of Realtors, 2009

## MEDIAN HOME SALE PRICE BY MUNICIPALITY - ALL HOUSING TYPES

BY MUNICIPALITY	2002	2003	2004	2005	2006	2007	2008	2009
Camp Hill Borough	125,400	138,225	146,000	160,000	167,010	178,500	189,950	176,000
Carlisle Borough	103,500	115,250	121,925	127,000	135,000	145,800	140,000	147,500
Cooke Township	102,450	97,000	74,950 (2)	247,500	134,200 (2)	307,500	100,000	136,250
Dickinson Township	143,900	192,200	240,000	245,000	287,825	244,000 (1)	260,000	298,250
East Pennsboro Township	135,400	130,000	134,297	139,950	156,730	159,900	153,750	157,450
Hampden Township	179,900	187,000	208,900	251,750	250,000	237,000	245,000	215,000
Hopewell Township	105,450	140,900	81,000 (2)	183,500	259,950 (2)	259,250	229,200	164,500
Lemoyme Borough	90,450	109,900	106,900	112,500	129,499	133,000	140,000	141,000
Lower Allen Township	112,200	120,000	129,900	139,900	149,900	156,000	155,000	163,500
Lower Frankford Township	106,950	165,000	145,250	169,900	194,000	110,000	166,750	190,150
Lower Mifflin Township	120,000	115,500	141,000	126,450	159,950	123,450	127,000	124,250
Mechanicsburg Borough	115,000	115,450	116,750	144,900	149,900	155,950	159,500	149,900
Middlesex Township	164,900	167,700	176,000	243,500	225,000	250,500	225,900	241,900
Monroe Township	154,700	169,000	171,950	222,000	210,900	223,000	225,000	200,000
Mt. Holly Springs Borough	89,000	95,800	128,900	128,000	140,000	142,000	130,500	145,000
New Cumberland Borough	100,000	114,500	126,900	128,000	149,200	141,000	145,500	152,900
Newburg Borough	0	80,000 (1)	129,900 (3)	184,370 (3)	182,000 (1)	223,500 (1)	165,000 (1)	173,279 (2)
Newville Borough	79,050	107,500	107,000	104,000	115,000	117,000	142,000	133,500
North Middleton Township	124,900	134,950	156,500	179,400	178,700	181,700	176,700	160,000
North Newton Township	103,400	137,900	139,950	180,450	188,750	176,900	176,000	193,500
Penn Township	117,400	104,900	174,000	140,000	222,450	177,400	208,000	160,000
Shippensburg Borough								
Shippensburg Township	77,950	81,500	109,000	184,750	159,900	158,000	131,500	155,000
Shiremansstown Borough	133,700	137,500	146,900	142,700	141,950	166,000	136,700	160,000
Silver Spring Township	153,150	149,900	170,902	179,535	211,000	219,584	218,450	208,750
South Middleton Township	149,950	170,900	171,900	179,000	189,950	204,763	190,000	190,000
South Newton Township	149,950 (2)	123,500	149,900	142,000	131,500	171,000	161,500	108,450 (4)
Southampton Township	105,450	124,500	120,000	141,630	183,000	198,500	175,120	180,000
Upper Allen Township	137,000	156,900	161,900	180,000	205,000	201,080	189,900	175,222
Upper Frankford Township	113,600	106,450	175,000	170,450	181,000	176,000	114,900	252,500
Upper Mifflin Township	148,000 (2)	119,950 (2)	119,900	182,450	185,000	180,950	280,000	119,900 (3)
West Pennsboro Township	129,000	140,450	155,000	163,950	167,000	197,000	180,000	183,150
Wormleysburg Borough	94,876	119,900	123,000	98,500	142,450	130,000	174,900	142,650

►► (1), (2), (3) - Number of houses sold in that year / only those municipalities that had 5 or less homes sold in that year are indicated