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Planning Commission. Under Section 3.1 (“Community Development Objectives”) the Plan notes two key development objectives including: (1) *“To encourage growth and development in the Township and to manage this growth through the guidance established in this Plan.”* and the corollary objective; (2) *“To encourage the development of the Keystone Regional Industrial Park (KRIP) advocating the aggressive management and marketing of the land in this park for compatible industrial activities.”* The Plan does not proscribe the typology of this development but does note in Section 3.6 (“KRIP/KOZ”) that *“Further, in excess of \$17.5 million has been invested in acquisition in cost and site preparation that includes road construction and improvements, investment in upgrading utilities including electric and sewage, installation of a water tower for fire protection, along with studies and surveys for wetland delineation and a water system construction project. Approximately half of the park – 650 to 700 acres, has been determined to be wetlands and this acreage is unable to be developed. A water system serving the rest of the KOZ is anticipated to begin construction in the summer of 2008.”* A central tenant of the Plan both recognizes the need for some type of development in the KRIP and notes as well the significant public investment that has informed this particular site since it went into private not-for-profit hands in the 1990’s.

The Commission would note that the above captioned Community Development Objectives would seem to support a large scale development as proposed by Crawford County Renewable Energy, LLC, but would point out that this development, on its face, could trigger ancillary (types of) development that could utilize the waste steam (for example) generated by the plant and that this in turn could translate into other less ambitious site specific uses that would engage much of the KRIP – or as much of the KRIP that can support intensive land development uses. The Commission points to the ‘economies of agglomeration’ standard in urban economics that notes that the basic concept of agglomeration economies is that production is facilitated when there is a clustering of (same type) economic activity is in close proximity to one another. Notwithstanding any future development proposal or proposals, a review of the Greenwood Township Comprehensive Plan suggests that this magnitude of development proposal is supported by the Plan given that ability of the former KOW and current KRIP lands have both the natural amenities and former and current investments to bring a large scale development proposal to fruition.

5. The Commission notes that the Greenwood Township SALDO recognizes Land Developments (200.4) and these are defined in Section 801.23 with the requirements for same found in Article VI of the Ordinance. Under 601 (“Procedures”) it is noted by the Commission that this submission is the first that the Commission has been exposed to this proposal, and will base its