

Defending Local Control

Lurleen and Jim understand that housing affordability is a real concern in Pennsylvania. But the answer isn't stripping away local authority—it's working with communities, not against them.

Harrisburg is currently advancing legislation (Senate Bill 1126, House Bills 1976 and 2045) that would radically alter municipal zoning laws, forcing one-size-fits-all development into places like Plumstead Township. These bills raise serious concerns.

Zoning Exists to Protect Everyone Zoning isn't red tape—it's the blueprint for balanced, sustainable growth. It's how we make sure that schools aren't overwhelmed, roads aren't gridlocked, and communities remain livable. In Pennsylvania, township supervisors are entrusted by law to make these decisions because they are closest to the people they serve.

Top-Down Mandates Threaten Our Community Under these proposals:

- Multi-unit apartment buildings and mixed-use complexes would be allowed *by right* in commercial zones.
- Duplexes, triplexes, and manufactured homes would be allowed in every zoning district that currently permits single-family housing.
- Local elected leaders would lose the power to shape development based on their community's specific needs and vision.

The Cost of Losing Local Control If passed, these bills will:

- Increase population density beyond what our roads, sewer systems, and schools can reasonably support
- Disrupt the character of our neighborhoods
- Create parking chaos and overburden public utilities
- Undermine thoughtful, strategic planning done by those who live here and know the land

Plumstead Has Spoken The Plumstead Board of Supervisors passed Resolution 2024-22, firmly opposing these bills—and rightly so.

Lurleen and Jim will continue to champion local decision-making. Because when it comes to shaping the future of Plumstead Township, the answers should come from within—not be handed down from Harrisburg.

For your reference:

These are the bills currently being considered by the PA Legislature.

House Bill 1976

<https://www.palegis.us/legislation/bills/text/HTM/2023/0/HB1976/PN3257>

House Bill 2045:

<https://www.palegis.us/legislation/bills/text/PDF/2023/0/HB2045/PN3259>

Senate Bill 1126:

<https://www.palegis.us/legislation/bills/text/PDF/2023/0/SB1126/PN1508>