

Comprehensive Plan Committee

Existing Conditions Summary Review and *Places2040* Discussion

Meeting Summary

Date:	Thursday, April 11, 2024
Time:	5:30 PM – 7:00 PM
Platform:	In-Person & Virtual
Invitees:	Comprehensive Plan Committee & Project Team
	Michael Baker International
	Lancaster County Planning Department

Welcome and Introduction

MICHAEL BAKER INTERNATIONAL

- Kathy Wyrosdick
- Porter Stevens

- Kip Van Blarcom

CPC MEMBERS (All Names Not Accounted For)

- Christopher L. Savitz
- David E. Wood
- Roy E. Baldwin
- Mark L. James
- Holis S. Buttersworth
- Moniqua S. Acosta
- Tressa F. Monkman

MANHEIM TOWNSHIP

- Andy Bowman
- Anthony Vallone
- Declan Murphy
- Sharyn Young

LANCASTER COUNTY PLANNING DEPARTMENT

Welcome

- Anthony started the meeting, and introduced Kathy Wyrosdick
- Kathy Wyrosdick discussed the role of the CPC for the remainder of the Comprehensive Planning Process
 - David Wood: With all the engagement that has been done, is there a document that summarizes what the public input has told us, what the community's priorities are?
 - Yes, the Draft Areas of Focus summary document.
 - So we were successful? We have a good understanding of what the public wants?
 - Planning is more of an art than a science. What public said vs what CPC said is almost identical. You are good representation of the issues that are impacting Township residents.

- Yes, we can say this phase is a success.
- We will have a second survey, the community will have a second opportunity to share their opinion on the issues/priorities that we have cited.
- Holis S. Buttersworth: On the draft Areas of Focus, the assets seem like a thin list. Manheim Township will not have direct say the school district, so it does not seem like a very relevant topic to this discussion. Are there any other assets out there?
 - People feel a strong sense of community, that is another asset we've heard a lot about, but what do you do with that? Hard to parse out what someone means by that and develop actionable items from it.
 - Parks and rec, there are a lot of things you can do with that. That the school district is a strong asset indicates that this is a desirable place to live, helps inform issues like housing costs, quality of life, etc
- Roy W Baldwin: Are the draft focus areas prioritized?
 - No, this is just a brain dump.

Manheim Township Today Report-Michael Baker

- Porter Stevens reviewed the demographic and data report titled "Manheim Township Today."
- BOC member asked why the population is aging and thought it was due to many retirement communities present in the Township.
 - Could also be that people are choosing to stay in the Township as they age.
- David E. Wood: Do housing costs for homeowners include the cost of maintenance, property taxes etc? No, it only refers to the monthly payment towards a mortgage.
- Tressa F. Monkman: Hospitality and retail are high level of jobs in the Township
- Hollis S. Buttersworth: Will a summary/analysis of existing land uses be included? It will be but in the future land use portion of the final Comprehensive Plan
- Tressa F. Monkman: Why did the report compare the Township to the U.S. and not the State? Population in many parts of PA is falling, would serve as a nice contrast.
 - Porter Stevens: We thought the comparison would be more interesting with the U.S. but can add a comparison to PA in the final version of the report.
- Mark L. James: Do we know, or can we find out, if traffic is coming from local places vs traffic that is just moving through the Township? The project team will look through the County Long Range Transportation Plan for additional information on this topic.

Places2040 Overview-Lancaster County Planning Department

- Kip Van Blarcom shared an overview of *Places2040*, the Lancaster County Comprehensive Plan, and how it could be used to inform long range planning efforts in the Township.
- Does the County Plan have recommendations/speak to the need for action on the Conestoga River corridor?
 - *Places2040* speaks broadly to improving water quality. The Lancaster City Comprehensive Plan also speaks to importance of the Conestoga River Corridor. Clean Water Partners is a private non-profit organization working to improve water

quality across the County. I encourage you to include the Conestoga River/water quality issues in the plan.

- Does *places2040* speak to the airport?
 - Yes, we encourage you to try to work with other municipalities to address land use issues that have impacts across municipal lines.

Places2040 Prioritization-Mentimeter Exercise

- Kathy Wyrosdick led meeting participants through an exercise, hosted on the Mentimeter digital public engagement platform, where they selected the policies in *places2040* that are most relevant to/should be emphasized the most in the new Township Comprehensive Plan.
- Exercise Results
 - Big Idea #1: Creating Great Places
 - Find new and innovative ways to reduce congestion: 13 votes
 - Create a mix of uses in our communities and corridors: 9 votes
 - Provide a greater supply and diversity of housing types to own and rent: 8 votes
 - Design communities that put people first: 8 votes
 - Make our downtowns more vibrant, safe, and attractive: 4 votes
 - Big Idea #2: Connecting People, Place, & Opportunity
 - Make it easier for residents and visitors to get around without a car: 12 votes
 - Connect housing, jobs, schools, transportation, and other destinations: 11 votes
 - Create more places to hike, bike, play, and enjoy nature: 5 votes
 - Maintain, attract, and retain a skilled workforce that earns a competitive wage: 4 votes
 - Make our downtowns into regional hubs: 3 votes
 - Intentionally cultivate, retain, and expand industry: 3 votes
 - Facilitate business partnerships: 3 votes
 - Big Idea #3: Taking Care of What We Have
 - Use existing buildings and maintain public infrastructure: 12 votes
 - Promote entrepreneurship and help local businesses grow: 10 votes
 - Preserve large, contiguous areas of agricultural and natural land: 7 votes
 - Preserve the farmer as well as the farm: 7 votes
 - Improve water quality and work together on stormwater management: 7 votes
 - Big Idea #4: Growing Responsibly
 - Prioritize redevelopment and infill in Urban Growth Areas: 12 votes
 - Build more compactly and efficiently: 10 votes
 - Grow where we're already growing: 6 votes

- Manage the use of large tracts of vacant land in Urban Growth Areas: 6 votes
- Limit large-lot suburban development in rural areas: 5 votes
- Big Idea #5: Thinking Beyond Boundaries
 - **Integrate place-based thinking into all future planning initiatives: 11 votes**
 - Break down the traditional silos that limit our effectiveness: 9 votes
 - Make planning and regulation more efficient, consistent, and regional: 9 votes
 - Keep ourselves accountable for the goals we've set: 8 votes

Planning Priorities

- Kathy Wyrosdick led a review and discussion of a draft list of priority topics for the new Manheim Township Comprehensive Plan, based on feedback received through public engagement and speaking with the CPC.
- The draft list presented here is very close to the same list of priorities we started with.
- Are we seeing growth in the school age population? Is the school district still a driving force for the Township, given the decline in population growth and an aging population?
 - Not everyone is sending their kids to public schools, there are also lots of private schools in the township.
 - LCPD did a review of all school districts in the County, and all districts are declining except for Manheim and one other. Many millennials aren't having kids because they can't afford it.
- Not sure why Neffsville as a township center/hub is on the list. Only really known as a traffic congested place that people stay away from.
 - When I think of Neffsville, I don't just think of Route 501, I also see the Township Community Park.
 - I think of Overlook Park as the true community center/hub, not Neffsville.
- Should we include all the retirement communities that are in the Township as a priority issue? We should review the County Comp Plan to see if there are any priorities/items that we should include on that topic.
 - Retirement communities are expanding; Landis Homes is building all kinds of independent living units, to expand residential living options.
- Don't see any items related to public health, that is concerning.
 - What is the Township's role in promoting public health and supporting seniors? What can they do in that space?
 - Nationally, we know that there will not be enough housing for seniors as more Baby Boomers retire. We don't have enough housing for seniors in the Township. Retirement communities like Landis Homes are too expensive, many residents have exhausted their savings and are only living on Medicaid/Social Security.

- Also need to accommodate/provide space (i.e., land/zoning for medical offices) for healthcare providers, as many people must go outside of the Township for basic medical care.
 - The biggest issue is finding practitioners to fill the need for healthcare providers. There is not much of a role for the Township to impact that.
- Reminder that the Comprehensive Plan document is a vision for the Township overall, not just what the Township can do as a government entity. It is appropriate to include action items that involve asking other stakeholders to do things, participate in partnerships to accomplish goals, etc
- Can we combine health and safety as one overall topic?
- Have a lot of CCRCs that don't pay taxes, make donations-in-lieu of instead. How does that impact the Township tax base over time as they grow and place a greater strain on services? We need to have a conversation about how we create a sustainable tax base and promote fiscal sustainability.
 - What happens when the retirement wave dies? How do we plan for the next generation that comes after?
- What is the next step to be an advocate to a hospital/provider to engage with the Township and help accomplish public health related action items? What are we asking? Who is responsible?
 - There is a lot of value to the Township developing a legislative agenda ever year to advocate to their State and Federal delegates. Stakeholders should have an ongoing discussion about what the Township should pursue.
 - Discussions should also include what needs to happen at the State level. What legislative priorities does the Township have?
- Improving public transit was a major topic that kept coming up in different public engagement interactions. Where would that go?
 - It solves some of the issues raised under the Safety and Traffic and Transportation categories.
- I don't see any discussion of how we find the public staff (Police, Fire, EMS, etc) to support more growth. We need to hire more public safety employees.
 - Topics like this should be included in the fiscal sustainability conversation.
 - Key Question: Do we hire the people we need to support growth, or do we recognize that we won't have the people needed to support growth and make moves to curtail it?

NEXT STEPS

- Next meeting May 9th, 2024 at 5:30PM