

Manheim Township CPC Meeting April 11, 2024



*Getting to a
Complete community*



Agenda

Topic:	Time:
1) CPC Where we are in the project schedule and expectations moving forward.	5:30 PM
2) Manheim Township Today Report – Michael Baker	5:45 PM
3) Places 2040 Overview – Lancaster County	6:05 PM
4) Places2040 Prioritization – Mentimeter Exercise	6:20 PM
5) Planning Priorities	6:50 PM

The Role of The CPC Moving Forward



Purpose

- Serve in an advisory capacity for the Comprehensive Plan.
- Offer ideas on community needs the Plan should prioritize.
- Engage in activities related to stakeholder and community engagement.
- Assist with moving Plan recommendations to implementation.
- Facilitate information sharing and coordination with stakeholders.

Plan Process

CPC Role is to help guide the process by attending meetings and event and providing feedback.

CPC Role - advocate and support decisions and policies.
CPC members may also need to take responsibility for actions.

1

2

3

4

PHASE 1: LEARN

Bulk of public engagement and data collection is completed. Common themes are emerging.

PHASE 2: ESTABLISH

Common Themes become Focus Areas for implementation tactics.

PHASE 3: LAUNCH

Share draft of the plan with the public for final round of feedback.

PHASE 4: IMPLEMENTATION

Township staff, elected officials, and stakeholders take plan into action.

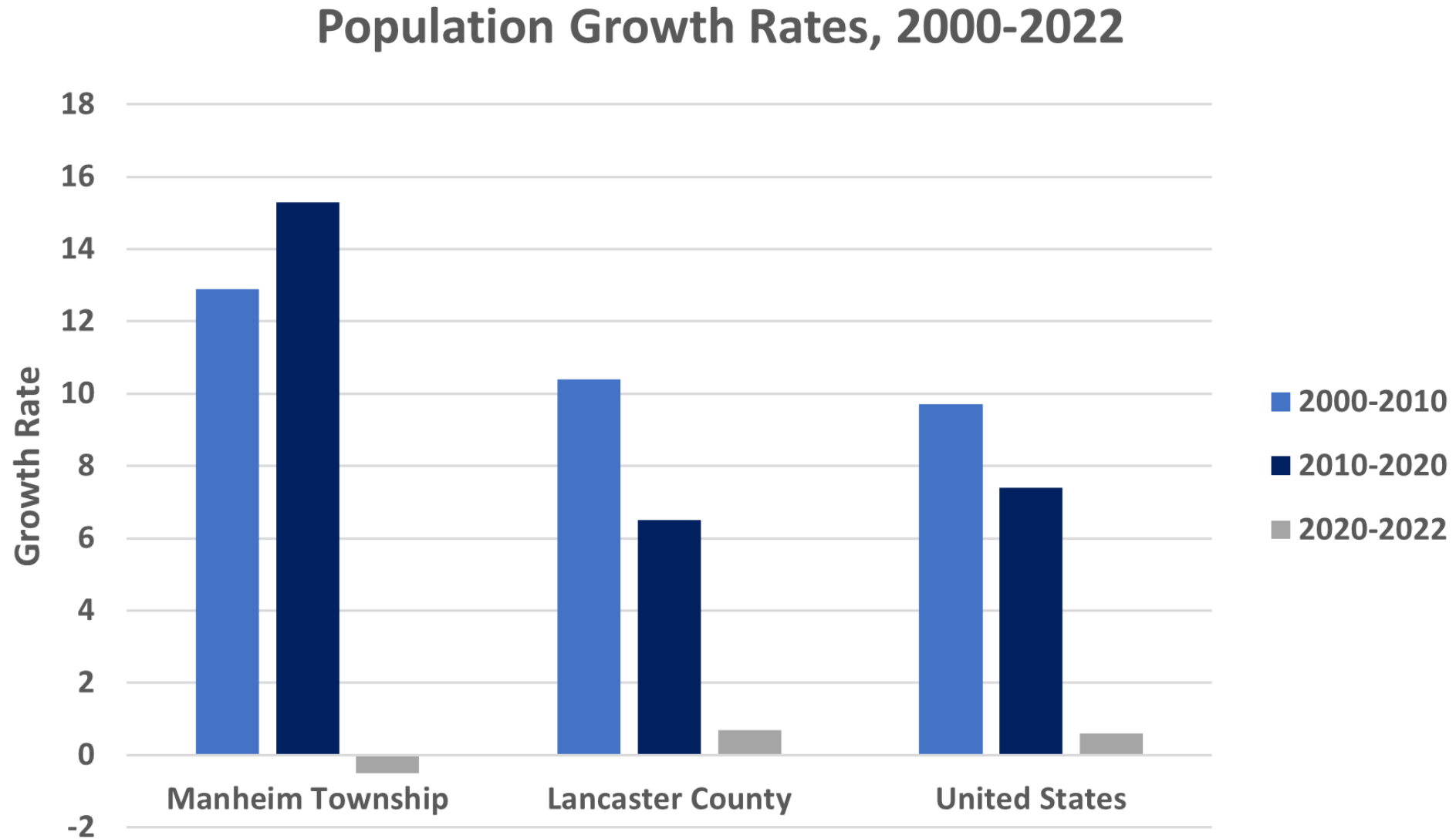
Manheim Township Today: Existing Conditions



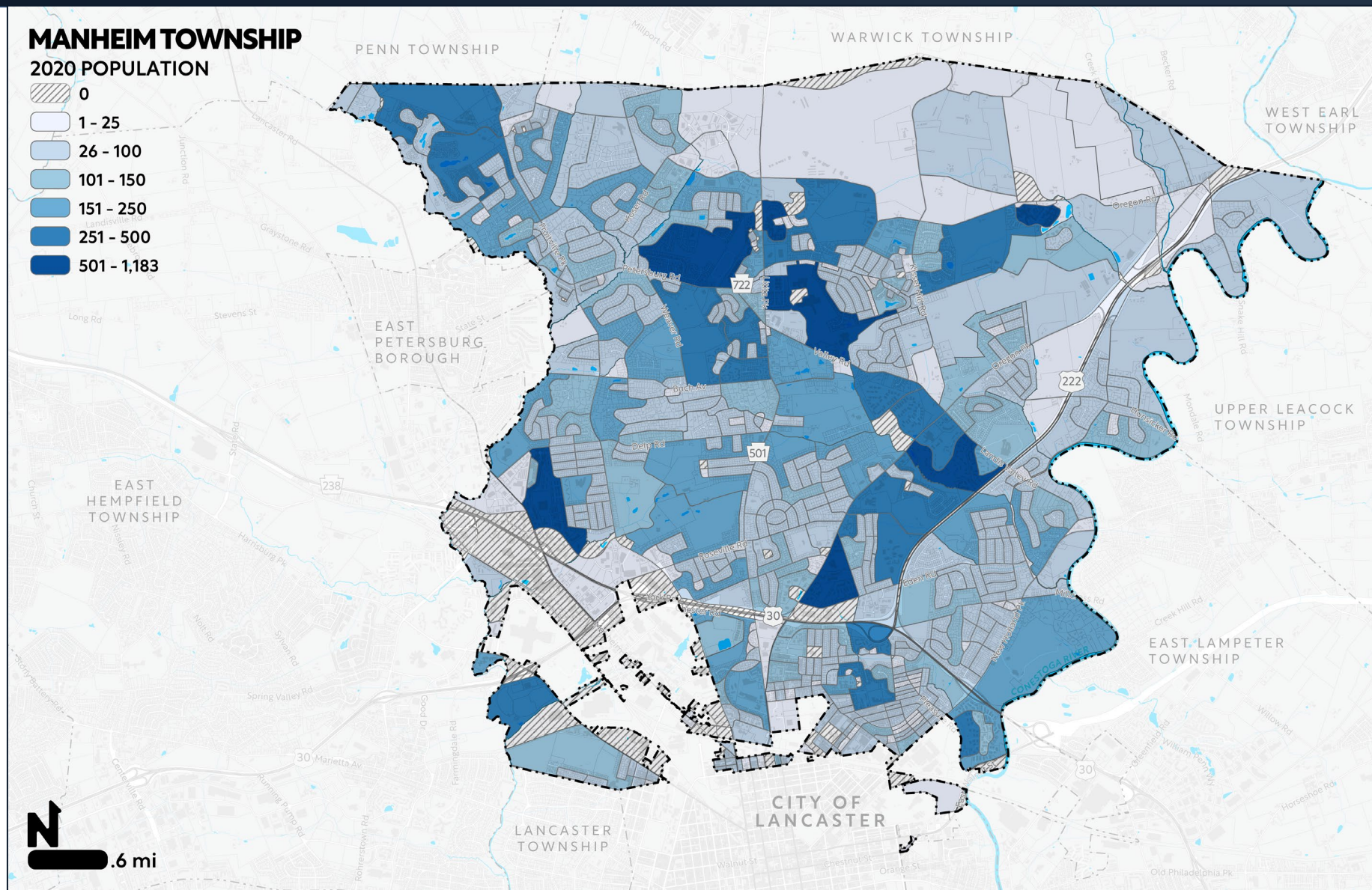
Population Trends

- **Township Population, 2020:** 43,977 residents
- **Growth Rate, 2000–2022:** 29.6%
 - » In same period, Lancaster County grew by 18.3%, U.S. by 18.4%
 - » Highest period of growth was between 2010 and 2020, 15.3%
- **Noteworthy:** Population growth may be slowing. ACS data showed –0.5% decline between 2020 and 2022.

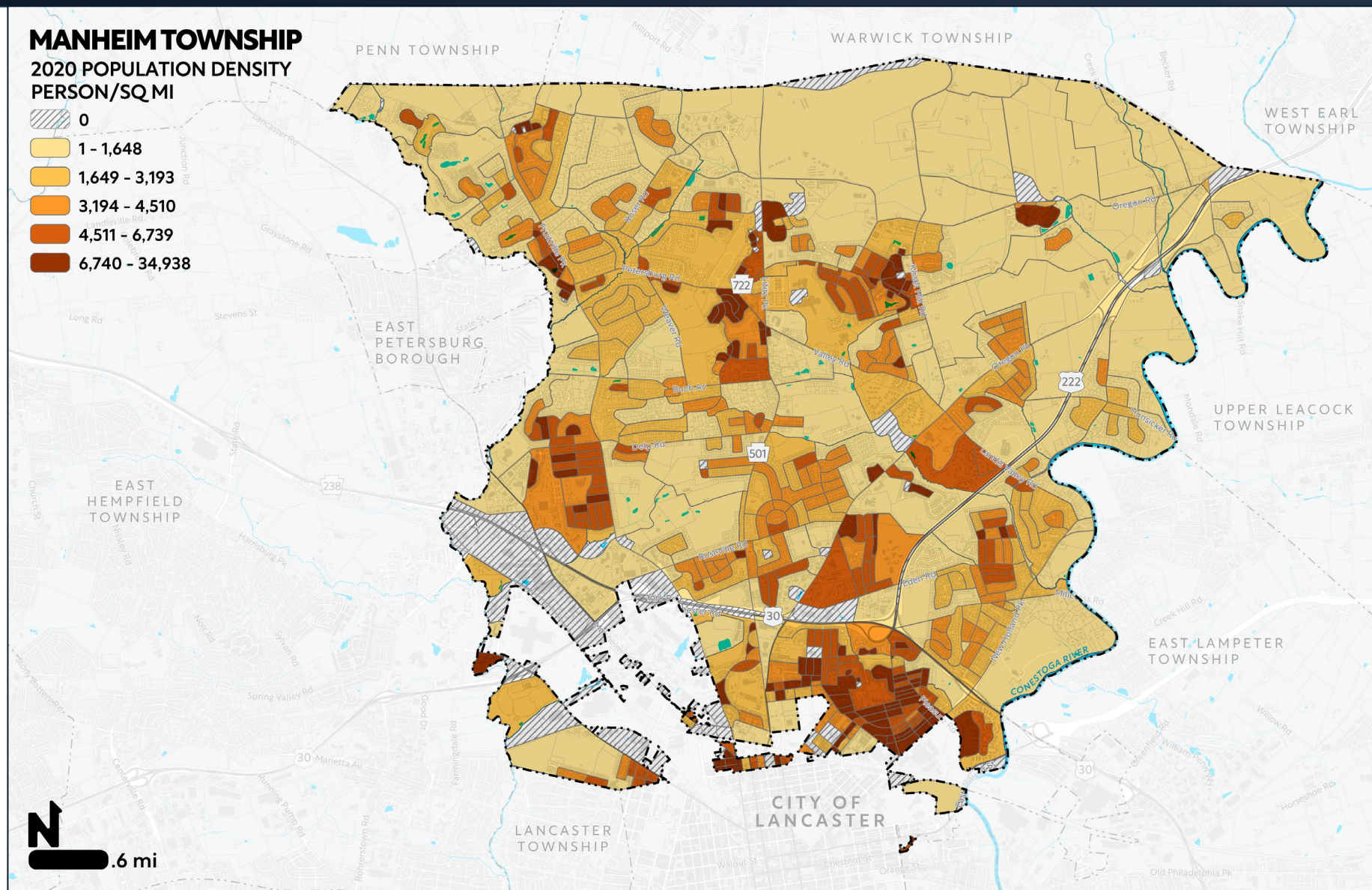
Population Trends



Population Trends



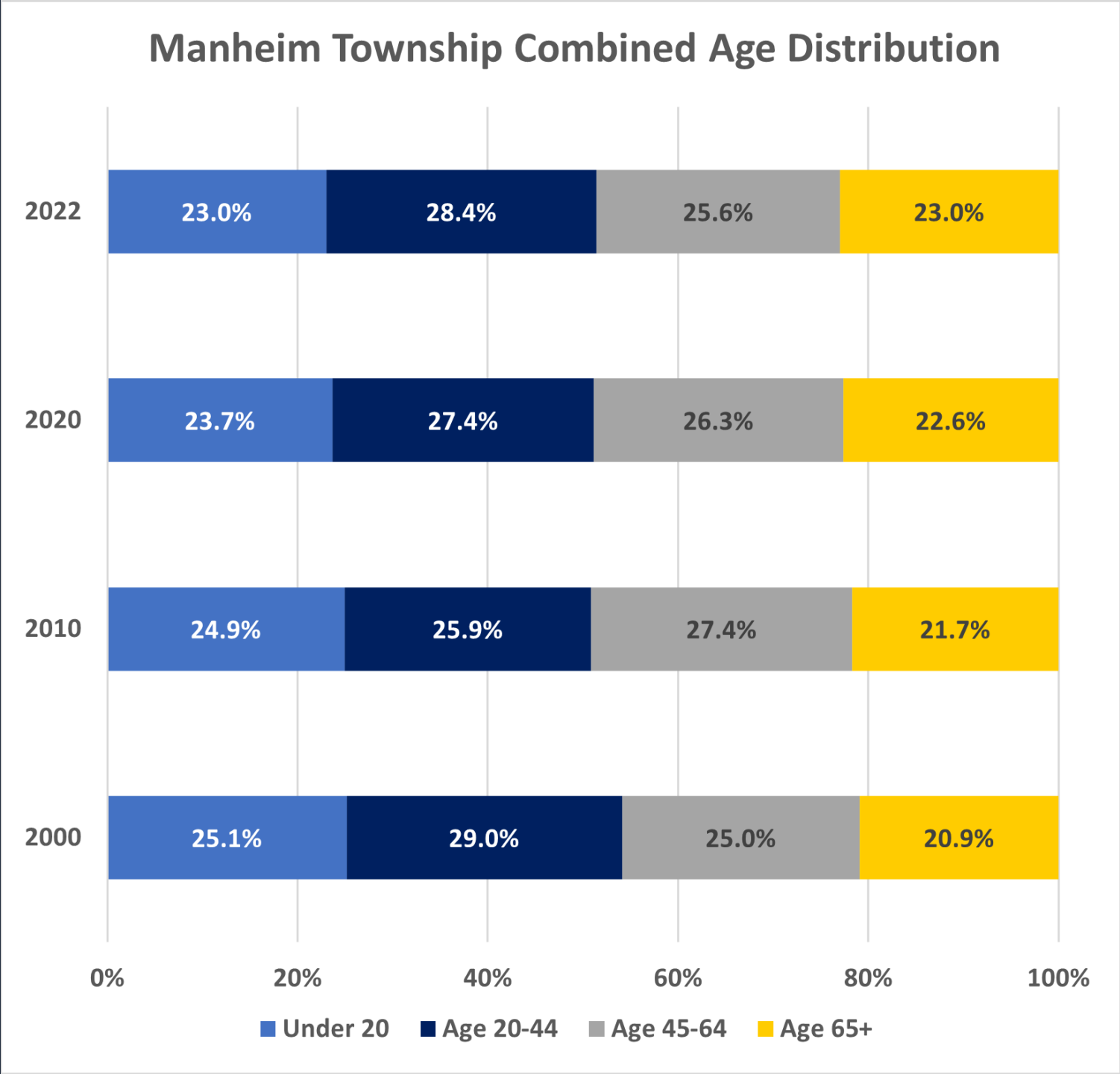
Population Trends



Aging Trends

- **Median Age, 2022:** 44.1 years
 - » Lancaster County: 39.4 years
 - » United States: 39.0 years
- **Median Age Growth Rate, 2000–2022:** 4.0%
 - » Lancaster County: 9.1%
 - » United States: 10.2%
- **Population Segment with Highest Growth Rate, 2000 –2022 :**
Age 60–64, grew by 144.2%

Age Trends



Race/Ethnicity Trends

- **Racial Composition, 2010–2022:**

- » White Population: 88.1% → 82.9%

- » Black/African American Population: 3.7% → 2.6%

- » Asian Population: 5.4% → 6.1%

- » Two or More Races: 0.8% → 5.5%

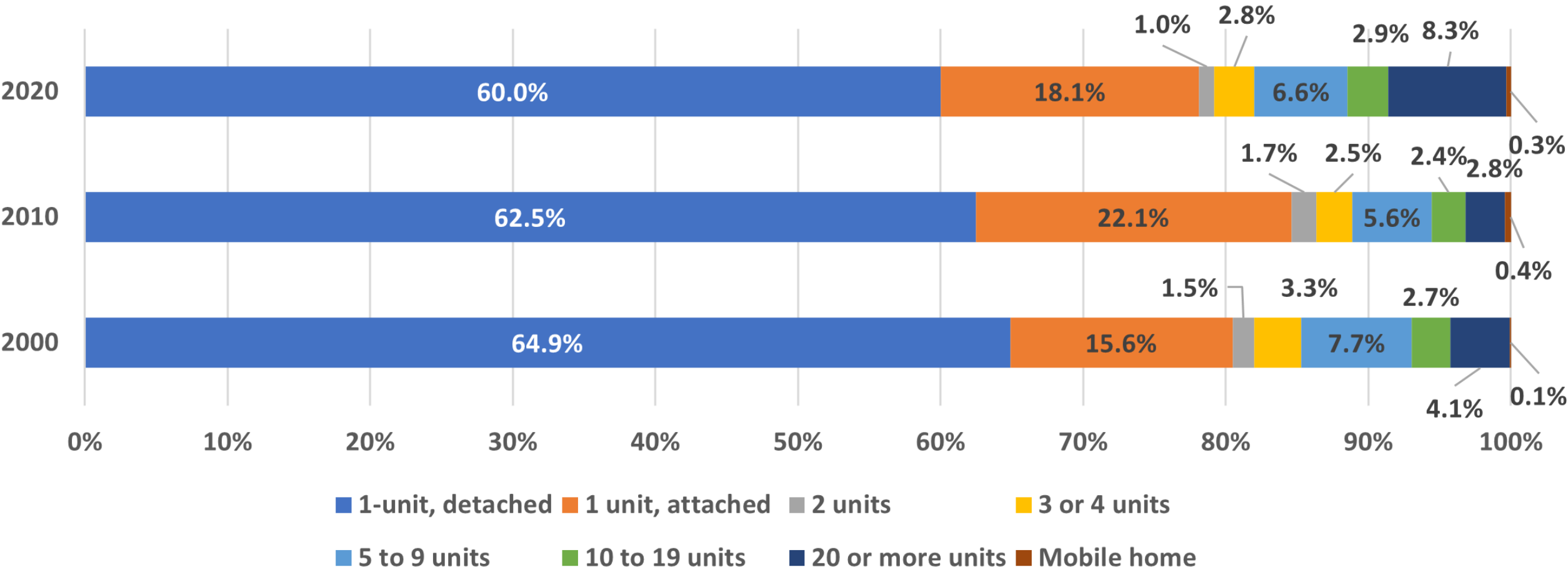
- **Hispanic or Latino Population, 2010–2022:** Grew by 138.6%.

Housing Trends

- **Housing Units, 2020:** 17,262
 - » **Occupied:** 16,394, 95%
 - **Owner-Occupied:** 11,689, 71.3%
 - **Renter-Occupied:** 4,705, 28.7%
 - » **Vacant:** 868, 5%
- **Noteworthy:** Share of renter-occupied housing has increased from 23.9% and 28.7% between 2000 and 2020.

Housing Trends

Manheim Township Housing Unit Types

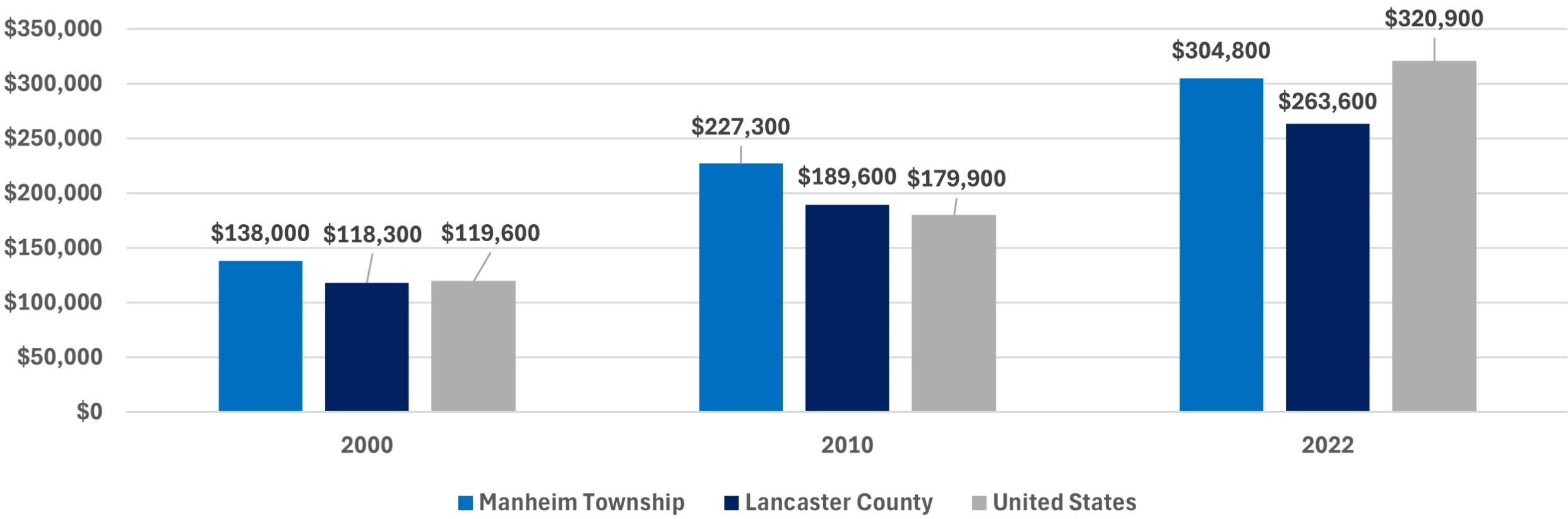


Housing Affordability Trends

- **Median Home Value, 2022:** \$304, 800
 - » Lancaster County: \$263,600
 - » United States: \$320,900
- **Increase in Median Home Value, 2000–2022:** 120.87%
 - » Lancaster County: 122.82%
 - » United States: 168.31%
- **Housing Cost Burden, 2022:**
 - » Homeowners: 14.9%
 - » Renters: 54.2%

Housing Affordability Trends

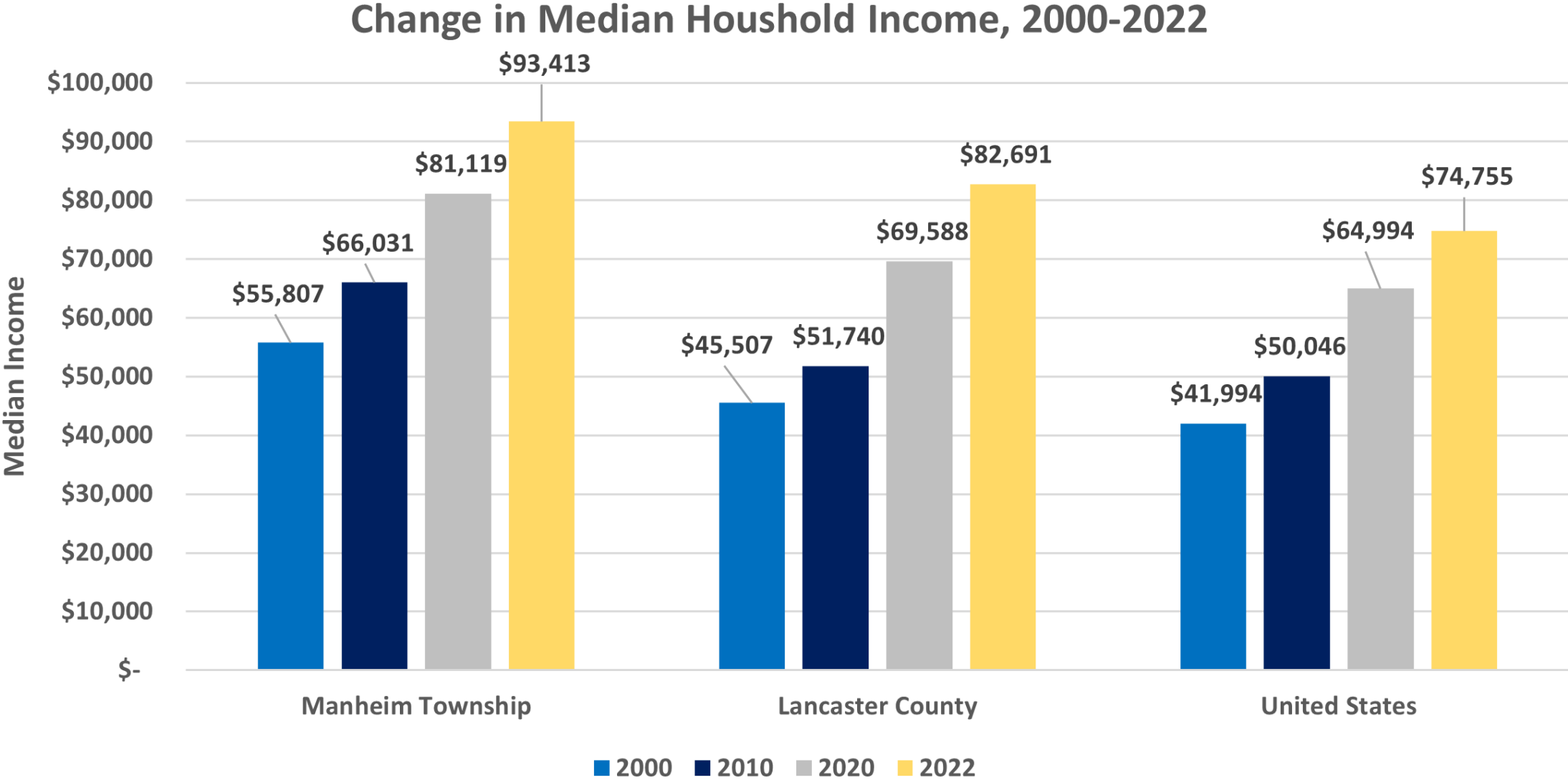
Median Home Prices, 2000-2022



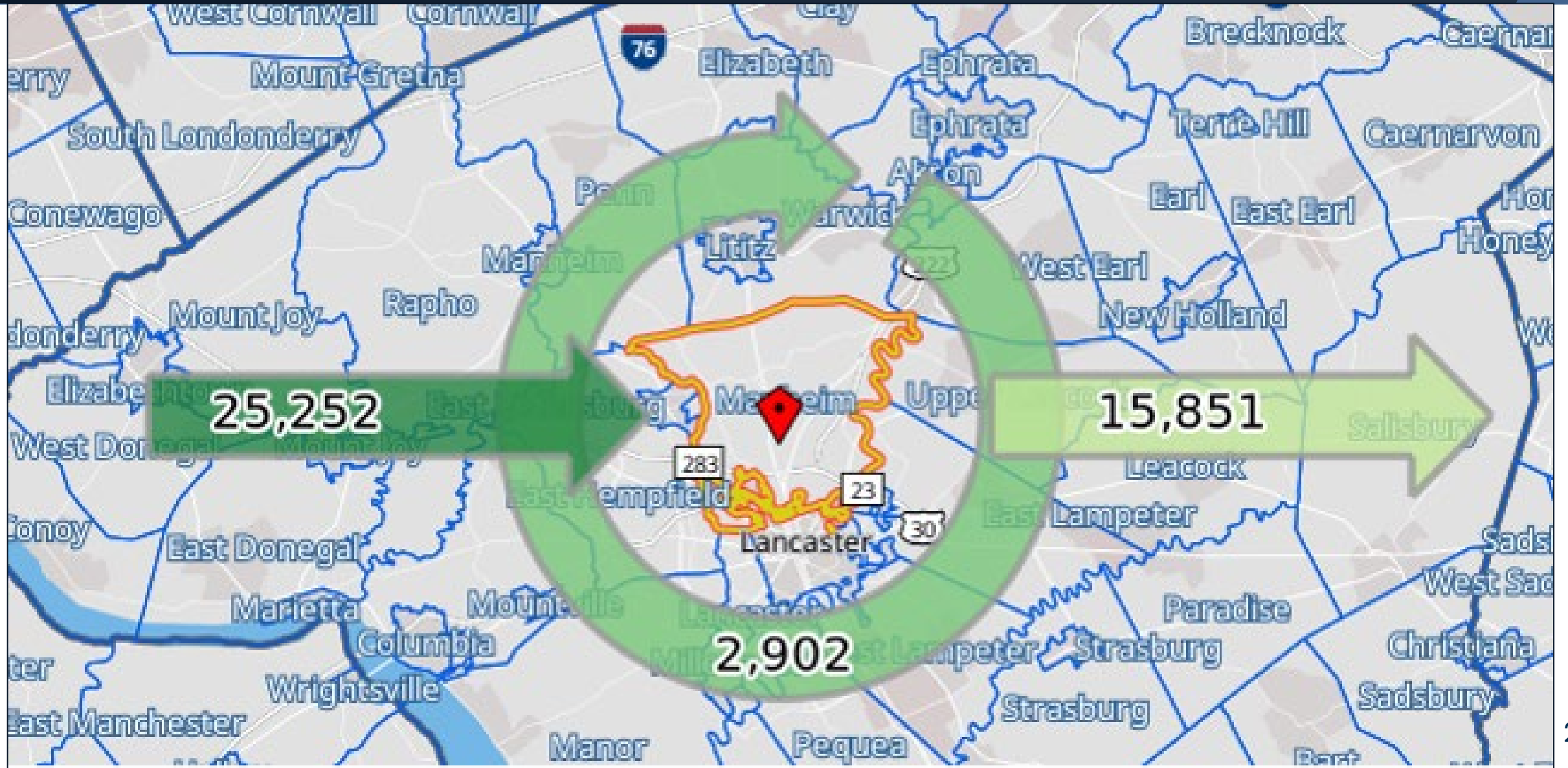
Income Trends

- **Median Income Value, 2022:** \$93,413
 - » Lancaster County: \$82,691
 - » United States: \$74,555
- **Household Income Categories with Highest Growth, 2000–2022:**
 - » \$200,000 a year or more: 494.1%
- **Households below Poverty Line, 2022:** 5.1%
 - » Lancaster County: 9.1%
 - » United States: 12.8%

Income Trends



Employment Trends



Employment Trends

Top Jobs for Manheim Township Residents, 2021

Occupation	Jobs	Percent of Workforce
Health Care and Social Assistance	3,813	48.8%
Manufacturing	2,098	11.2%
Retail Trade	1,847	9.8%
Educational Services	1,664	8.9%
Professional/Scientific/Technical Services	1,378	7.3%

Top Jobs Located in Manheim Township, 2021

Occupation	Jobs	Percent of Workforce
Health Care and Social Assistance	6,504	23.10%
Retail Trade	3,713	13.20%
Waste Management and Remediation	2,857	10.10%
Accommodation and Food Services	2,296	8.20%
Professional/Scientific/Technical Services	1,848	6.60%

Public Input Findings

- **Road Safety:** There is a significant need to improve road infrastructure that creates more connectivity and safer conditions, especially for pedestrians and cyclists.
- **Traffic Congestion:** Traffic is a major concern, especially as the Township's population grows.
- **Zoning:** Land use regulations are too restrictive and need to become more flexible.
- **Housing:** Housing affordability is a major concern. There is a need to allow for diverse types of housing, like ADUs, townhomes, and apartments.
- **Multi-Modal Transportation:** To accommodate denser development, multi-modal transportation networks and mobility hubs need to be created.
- **Redevelopment Opportunities:** Redevelopment of underused sites near job centers should be explored to help meet population growth demands.
- **Parks and Recreation/School District:** The Township's parks are seen as well-used and well-loved recreational assets, and the school system is seen as a major strength.

Places2040 Overview



County Planning Department Staff



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kvanblarcom@lanastercountypa.gov



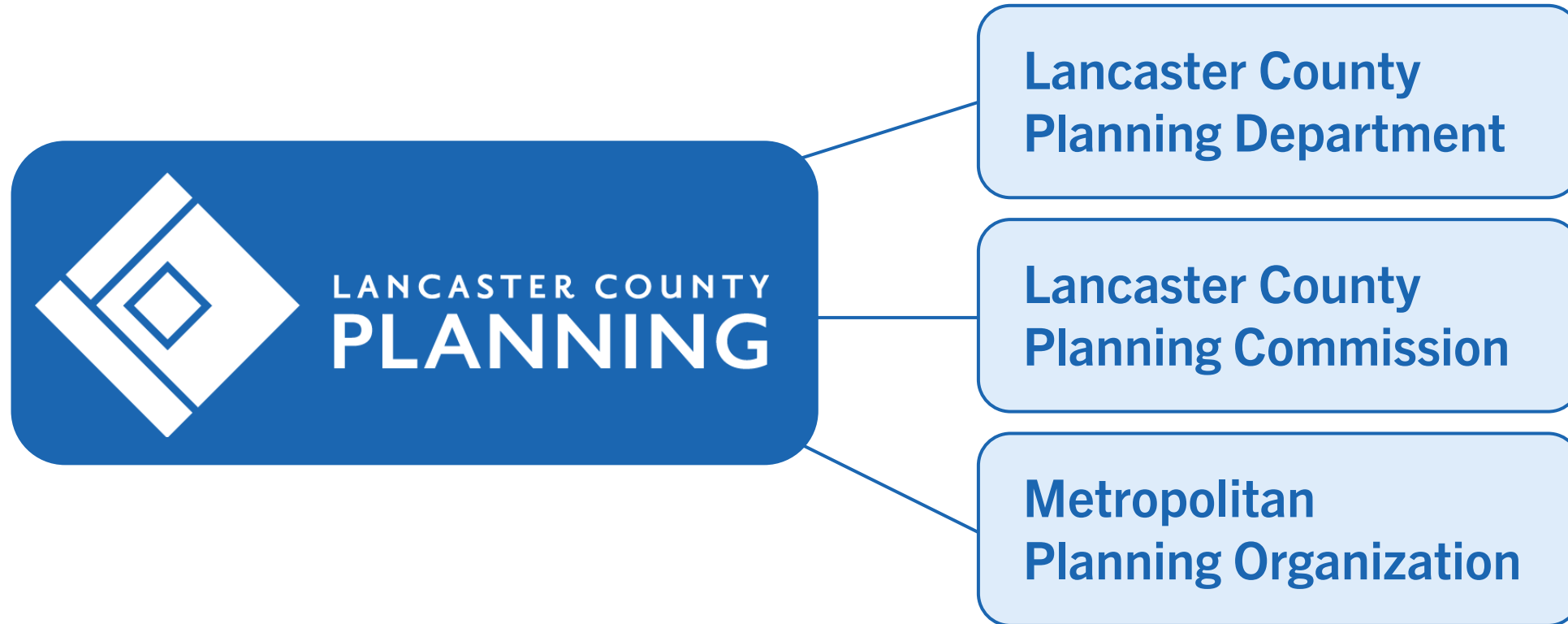
Sharon Cino, Senior Planner
Comprehensive Plan Coordinator
shcino@lanastercountypa.gov



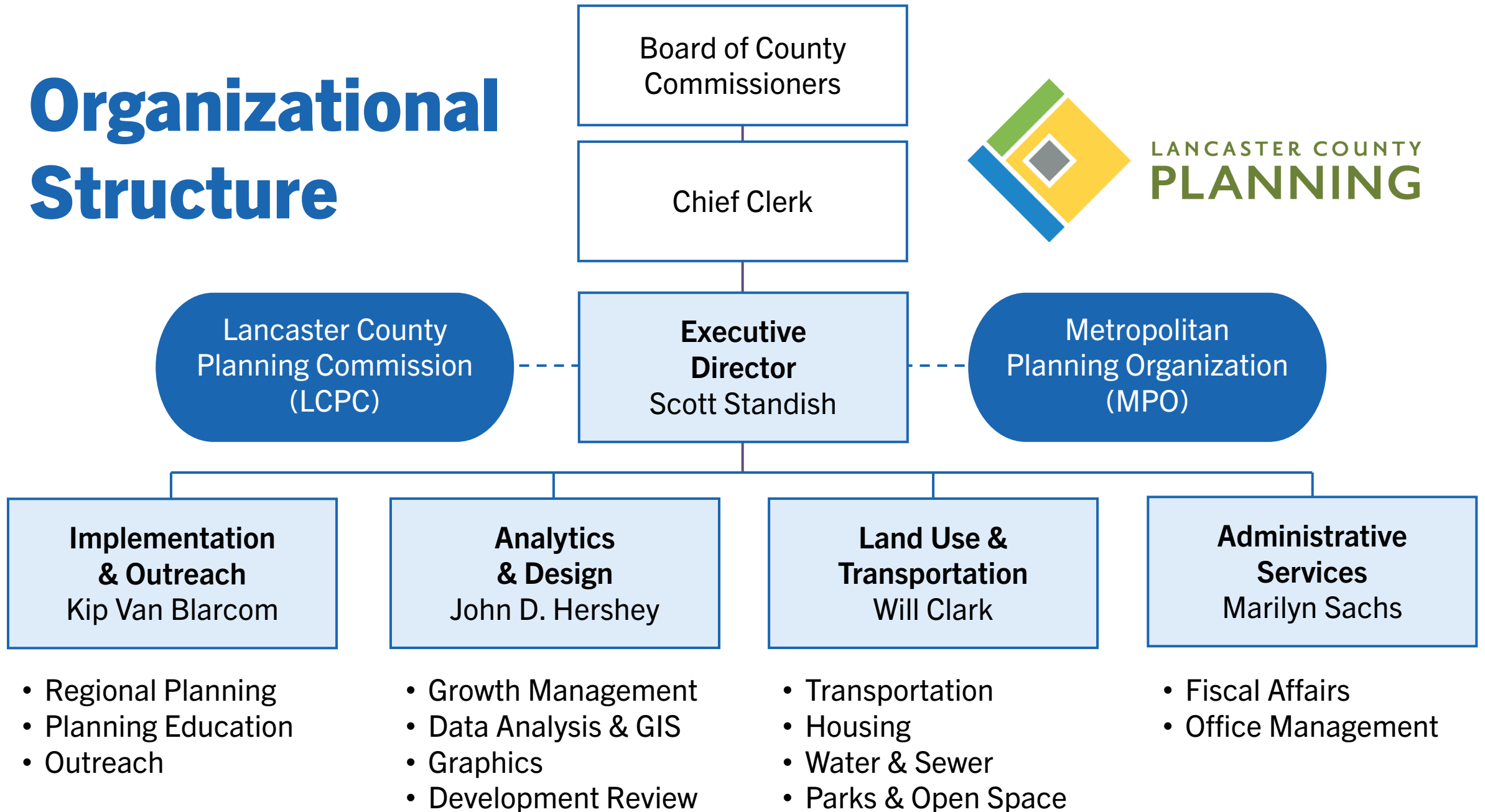
Christine Le, Senior Planner
Regional Liaison (Metro)
cjle@lanastercountypa.gov

All of us can also be reached at 717-299-8333

Who We Are



Organizational Structure





Vision

Lancaster County continues to be a special place shaped by its farmland, urban places, and natural areas.

Mission

To achieve our vision through the implementation of *places2040*, the county comprehensive plan.



Values

We achieve our vision and mission by creating healthy, safe, productive places.

Planning Areas

Planning Area	LCPC Member
 Metro	Heather Zink
 Northwest	John O. Yoder III
 Northeast	Randy Good
 East	Terry Martin
 South	Ray Marvin
 West	Ed Fisher
At Large	Ben Bamford Jeb Musser Gretchen Raad

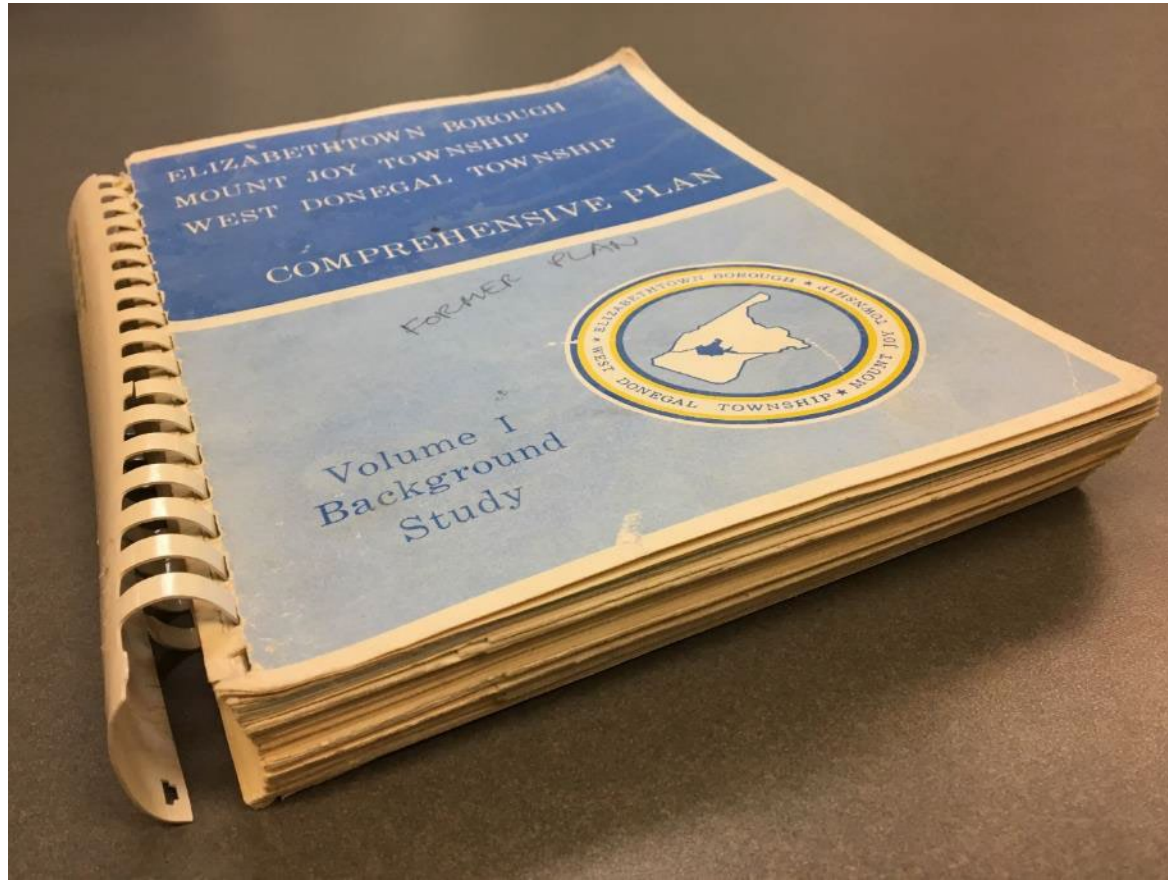
Regional Liaison
Christine Le
Renee Addleman
Joella Neff
Mark Huber
Gwen Newell
Christine Le





thinking beyond boundaries

What Comprehensive Plans Used to Look Like





Creating Great Places

Great places are places where we're proud to live, work, learn, play, and visit. They're safe and attractive environments that improve our quality of life – and ensure the success and sustainability of our economy. When we create great places, we make it easier to achieve many of our other goals.

What We Need to Do Differently

- Make our downtowns more vibrant, safe, and attractive
- Design communities that put people first
- Create a mix of uses in our communities and corridors
- Provide a greater supply and diversity of housing types to own and rent
- Find new and innovative ways to reduce congestion



Connecting People, Place, & Opportunity

We need to work harder to connect people with each other and the places around them – students with schools, workers with jobs, and jobs with housing. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more opportunities for interaction.

What We Need to Do Differently

- Make our downtowns into regional hubs
- Create more places to hike, bike, play, and enjoy nature
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Intentionally cultivate, retain, and expand industry
- Maintain, attract, and retain a skilled workforce that earns a competitive wage
- Facilitate business partnerships



Taking Care of What We Have

Our world-class farmland, urban places, and natural areas provide a strong foundation for our quality of life, and distinguish this place from any other. Stewardship of our heritage should be a priority, not just because we like the view, but because it makes the county more attractive to investment – particularly from visitors and prospective employers.

What We Need to Do Differently

- Preserve large, contiguous areas of agricultural and natural land
- Preserve the farmer as well as the farm
- Improve water quality and work together on stormwater management
- Use existing buildings and maintain public infrastructure
- Promote entrepreneurship and help local businesses grow

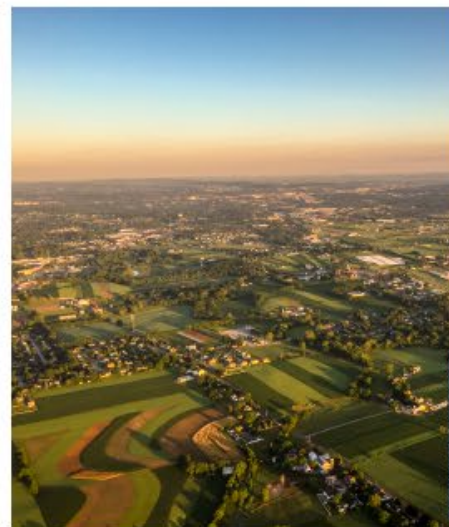


Growing Responsibly

We need to consider where development happens, when it happens, and what form it takes. By 2040, the data tells us we can expect about 100,000 new people to live here. To accommodate them, we need to improve the pattern of growth and ensure that we develop in a more compact, efficient, and fiscally responsible way.

What We Need to Do Differently

- Grow where we're already growing
- Prioritize redevelopment and infill in Urban Growth Areas
- Manage the use of large tracts of vacant land in Urban Growth Areas
- Limit large-lot suburban development in rural areas
- Build more compactly and efficiently



Thinking Beyond Boundaries

We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren't limited to municipal and school district boundaries. We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships to the next level.

What We Need to Do Differently

- Integrate place-based thinking into all future planning initiatives
- Break down the traditional silos that limit our effectiveness
- Make planning and regulation more efficient, consistent, and regional
- Keep ourselves accountable for the goals we've set

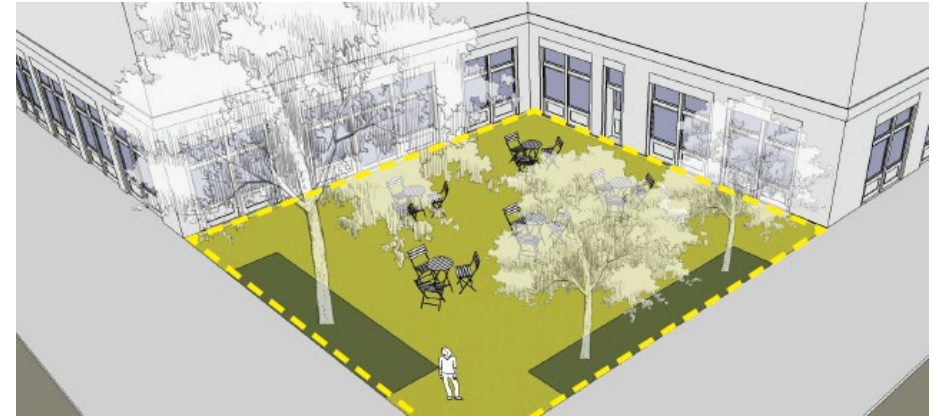
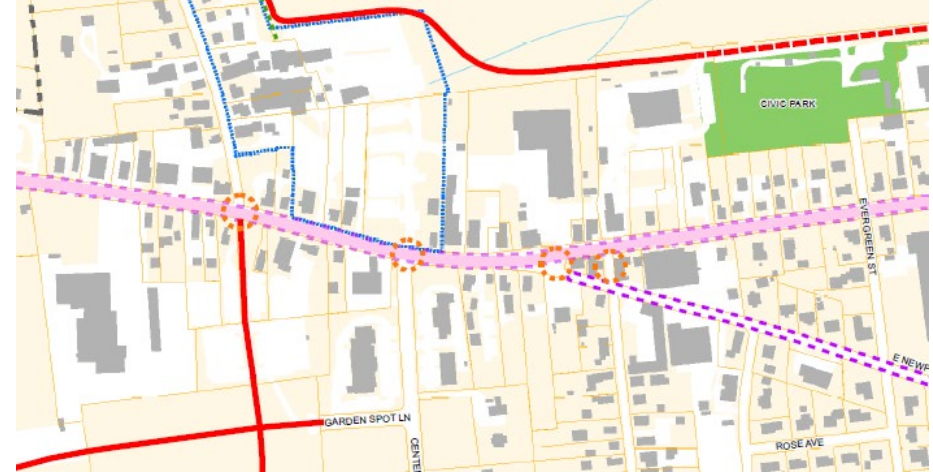


Catalytic Tools

The plan highlights planning tools that have the greatest potential to transform our community.

Examples include:

- Simplify zoning
- Official maps
- Complete streets



An aerial photograph showing a commercial and residential landscape. In the foreground, a large white warehouse building with a flat roof is situated next to a large asphalt parking lot. To the left of the warehouse, there's a smaller building with a red roof and another parking area. A multi-lane road runs vertically through the center of the image, intersecting with a horizontal road. To the left of the road, there are residential houses and a row of townhouses. To the right, there are more commercial buildings, including a McDonald's, and large open fields. The background shows a mix of trees, fields, and distant buildings under a hazy sky.

The Challenge



Mount Joy Township

An aerial photograph showing a road corridor highlighted in purple with a dashed yellow border. The corridor runs diagonally from the bottom left towards the top right. To the left of the corridor is a residential area with houses and a school building. To the right is a large commercial building with a parking lot. The background shows more residential areas and fields. The text 'Mount Joy Township' is in the top left, 'Elizabethtown Borough' is on the left, and 'West Donegal Township' is on the right. A title box 'The Challenge' is in the top right.

The Challenge

Elizabethtown
Borough

West Donegal
Township



The Solution: Place-Based Planning

Instead of focusing on traditional boundaries, we're looking at the county through the lens of:

- Small areas – communities, corridors, and landscapes
- Character zones

Communities

Anything from a neighborhood to the metro area



Corridors

Linear places: trails, roads, railroads, streams



Landscapes

Broad areas with natural, historic, cultural character



Character Zones

COMMUNITIES

CORRIDORS

LANDSCAPES



Natural



Agriculture



Rural Community



Suburban



Urban



Urban Core



Special District

Character Zones

Natural

- Preservation
- Conservation

Agriculture

- Preservation
- Conservation

Rural Community

- Core
- Other Developed

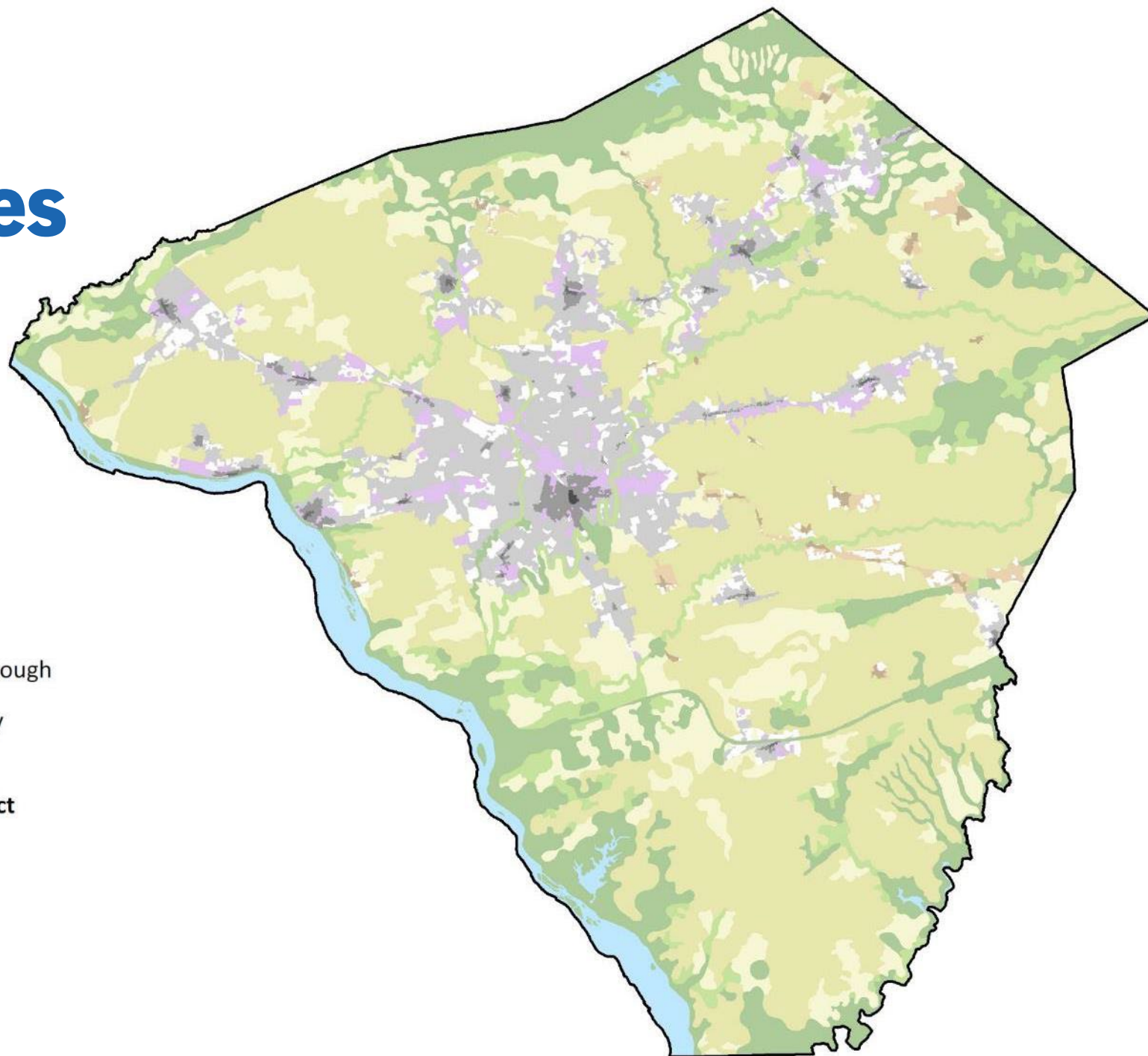
Suburban

Urban

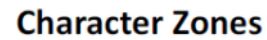
Urban Core

- Borough
- City

Special District



Future Land Use and Transportation Map



Natural

- Preservation


Conservation

Agriculture

- Preservation

Conservation

Rural Community

 Core

Other Developed

Suburban

Urban

Urban Core

Borough

City

Special District

☐ Buildable Land

Priority Places

Communities

 Growth Area

City or Borough

Corridors

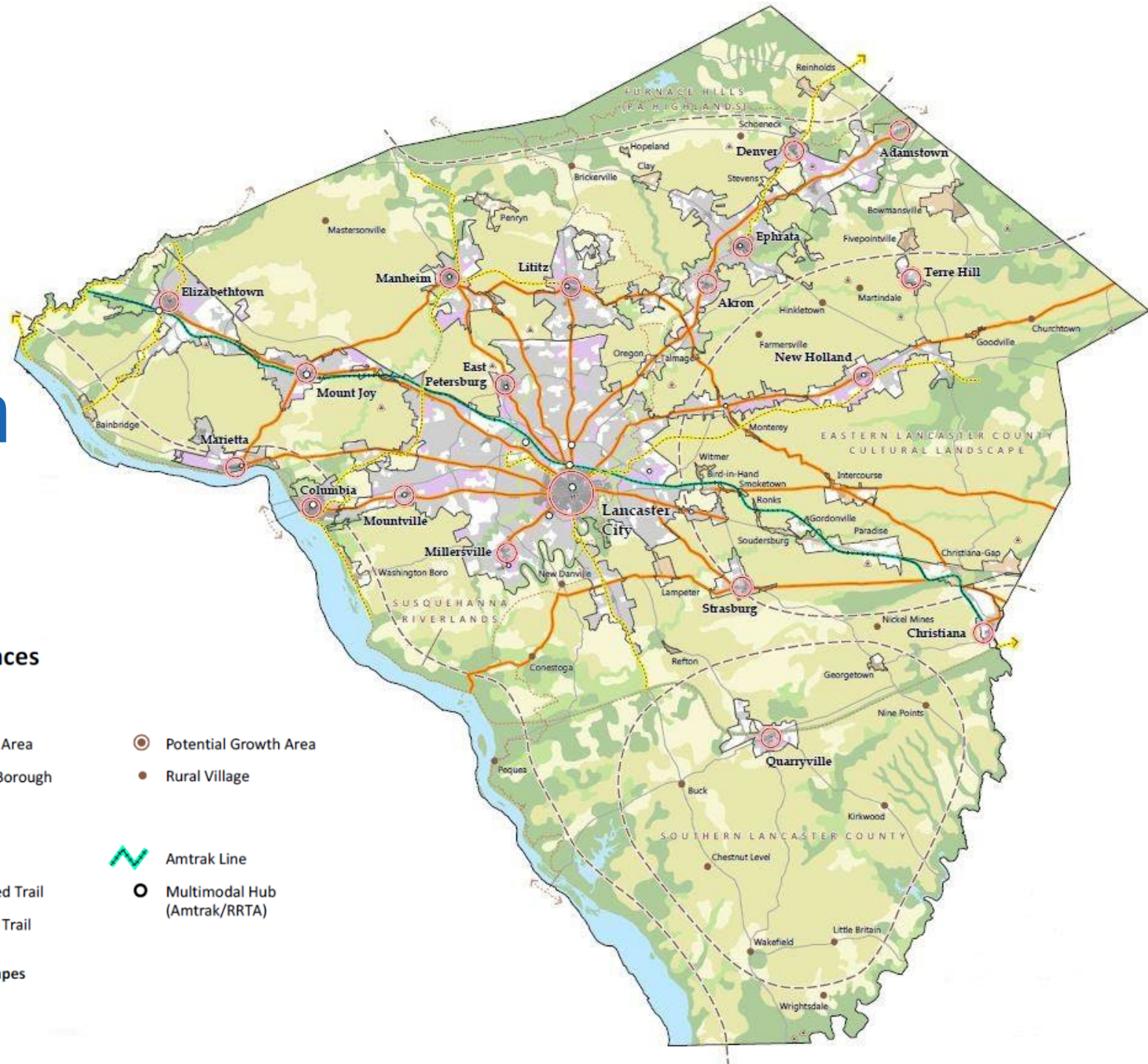
 Road Proposed Trail Existing Trail Landscapes

● Potential Growth Area

- Rural Village

 Amtrak Line

- Multimodal Hub (Amtrak/RTA)



Places2040-Based Comp Plans

Led by LCPD

Completed

Cocalico Region (2023)

Adamstown, Denver, East Cocalico, West Cocalico

Northwestern Lancaster County (2024)

Conoy, Elizabethtown, Mount Joy Township, West Donegal

Southern Lancaster County (2022)

Bart, Christiana, Colerain, Drumore, East Drumore, Eden, Fulton, Little Britain, Martic, Providence, Sadsbury, Quarryville

Proposed / Underway

Eastern Lancaster County

Brecknock, Caernarvon, Earl, East Earl, Terre Hill

Manheim Central Region

Manheim Borough, Penn, Rapho

Pequea Valley Region

Leacock, Paradise, Salisbury

Led by Consultant with LCPD Input

Completed

Columbia2040 (2023)

Columbia

Our Future Lancaster (2023)

Lancaster City

WLTVision2040 (2022)

West Lampeter

Proposed / Underway

Manheim Township

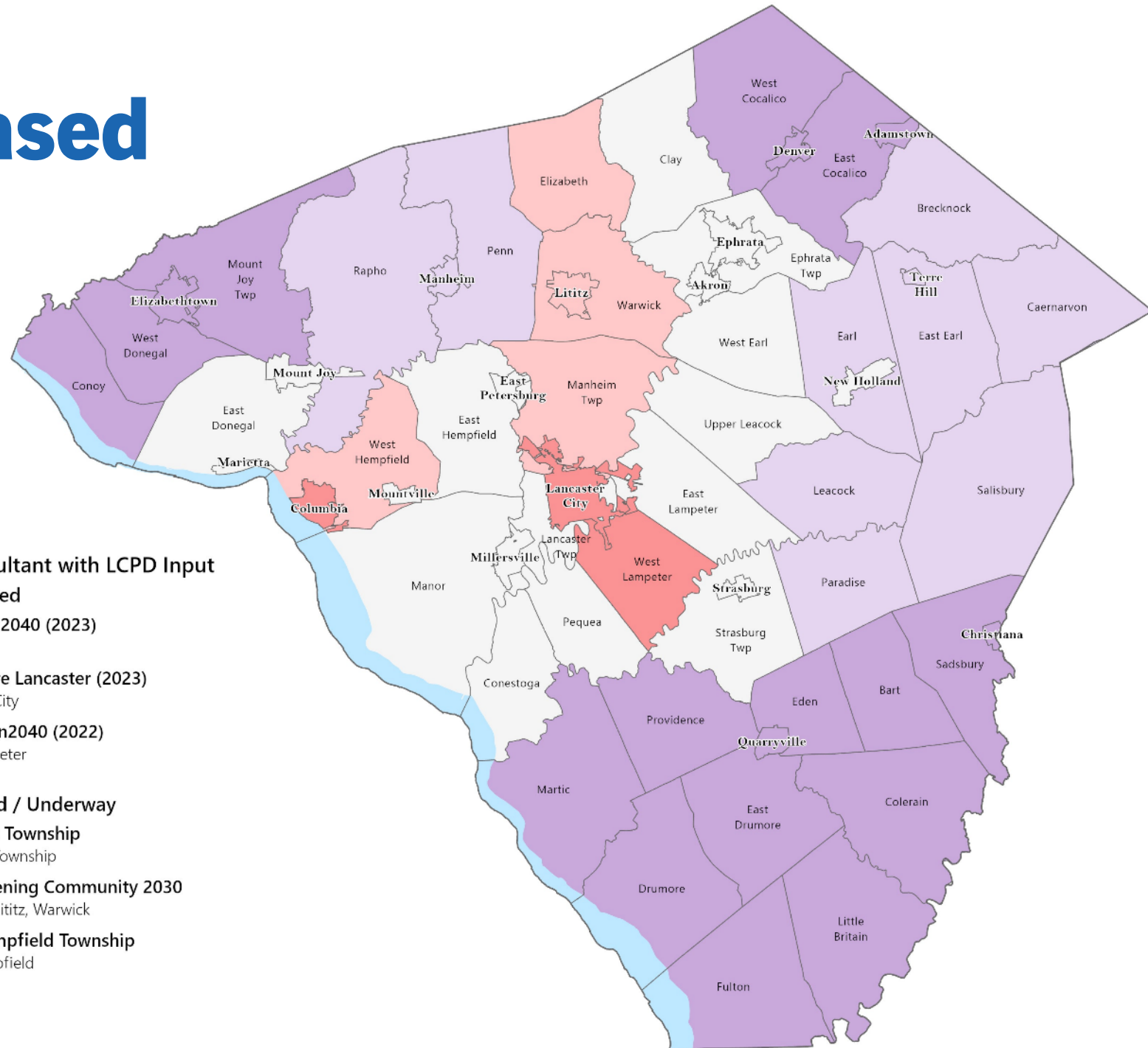
Manheim Township

Strengthening Community 2030

Elizabeth, Lititz, Warwick

West Hempfield Township

West Hempfield



Growth Area Recalibration

C-20 TUESDAY, DECEMBER 15, 1992

GENERAL NEWS

First local 'growth boundary' plan expected to get OK soon

Most officials approve, but some oppose growth guide

by Andrea S. Brown
New Era Staff Writer

In January, the Lancaster County Planning Commission introduced a new term to county residents' vocabulary: urban growth boundaries.

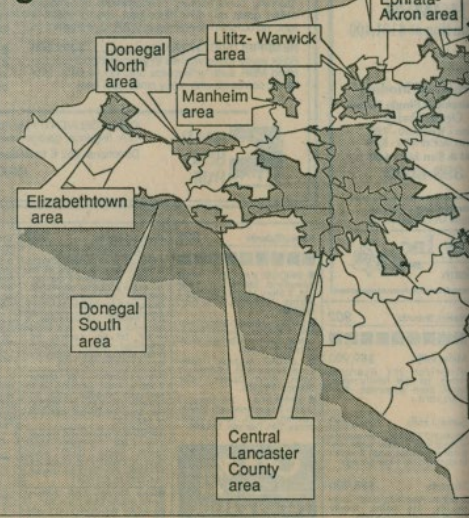
These borders separating suburban- and urban-style development from farmland, forests and the rural countryside are the key to the county's scheme for managing growth into the 21st century.

Now, says chief county planner Scott W. Standish, the term is rapidly becoming a household word here, and the concept is winning wide acceptance as a way of stopping the suburban sprawl that led to traffic congestion and the loss of tens of thousands of farm acres during the boom years of the 1980s.

Throughout the year, the county planning staff has held conversations with officials from the 45 municipalities in which the county envisions the UGBs, Standish said.

"Those meetings have been

Proposed urban growth boundaries



20-year plan for county would limit city growth

Entire plan goes public next week

Nathan Lee Gadsden
Intelligencer Journal Staff

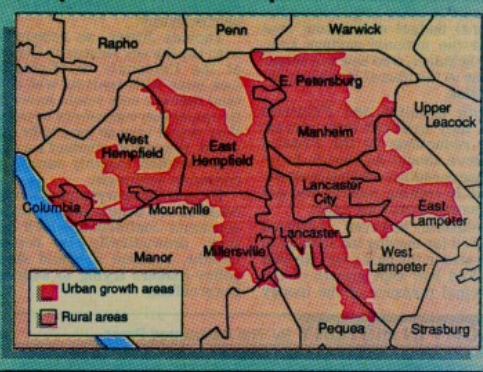
Lancaster County planners unveiled a proposal Tuesday that would control urban growth in areas surrounding Lancaster City for the next 20 years.

The city is in one of 13 proposed urban growth areas where planners hope to focus development, said planners Scott Standish and Kathy Daniels during a public meeting of the Lancaster City Planning Commission.

The establishment of urban growth areas is step two in the county's efforts to develop a comprehensive plan. A draft plan including all 13 urban growth areas will be unveiled Jan. 24.

"The vision for Lancaster City is that once again it will become

Central Lancaster County area: Proposed 1992 Comprehensive Plan



county planner. "But you always want to have land to grow into."

County planners said they would return to ask the city plan.



INTELLIGENCER JOURNAL 1/16/92

Comp Plan Consistency

Ideally, we're looking for some consistency between your plan and places2040! You can do that by:

- Using similar terminology – Big ideas and policies
- Promoting catalytic tools – Official maps, complete streets, simplified zoning
- Applying place-based thinking
 - Communities, corridors, and landscapes
 - Character zones
- Referencing key countywide, regional, and place-based plans

Example: Cocalico Plan

Policy Priorities

The following table identifies all the places2040 policies highlighted in this plan and puts them in order of importance as defined by local participants in the planning process. As county staff begins to work with the Cocalico Region to implement the plan, these policies will be the focus.

<i>Policy</i>	<i>Big Idea</i>
Make our downtowns more vibrant, safe, and attractive.	Creating Great Places
Prioritize redevelopment and infill in Urban Growth Areas.	Growing Responsibly
Preserve the farmer as well as the farm.	Taking Care of What We Have
Grow where we're already growing.	Growing Responsibly
Connect housing, jobs, school, transportation, and other destinations.	Connecting People, Place, & Opportunity
Make it easier for residents to get around without a car.	Connecting People, Place, & Opportunity
Use existing buildings and maintain public infrastructure.	Taking Care of What We Have
Promote entrepreneurship and help local businesses grow.	Taking Care of What We Have
Maintain, attract, and retain a skilled workforce that earns a competitive wage.	Connecting People, Place, & Opportunity
Intentionally cultivate, retain, and expand industry.	Connecting People, Place, & Opportunity
Preserve large, contiguous areas of agricultural and natural land.	Taking Care of What We Have
Make our downtowns into regional hubs.	Connecting People, Place, & Opportunity
Break down the traditional silos that limit our effectiveness.	Thinking Beyond Boundaries
Provide a greater supply and diversity of housing types to own and rent.	Creating Great Places
Create a mix of uses in our communities and corridors.	Creating Great Places
Create more places to hike, bike, play, and enjoy nature.	Connecting People, Place, & Opportunity
Make planning and regulation more efficient, consistent, and regional.	Thinking Beyond Boundaries
Improve water quality and work together on stormwater management.	Taking Care of What We Have
Manage the use of large tracts of vacant land in Urban Growth Areas.	Growing Responsibly

Example: Cocalico Plan

Future Land Use and Transportation Map

Region

Cocalico Region, Lancaster County, Pennsylvania

Character Zones

Natural

- Preservation
- Conservation

Agriculture

- Preservation
- Conservation

Rural Community

- Core
- Other Developed

Priority Places

- Growth Area
- Priority Road
- Priority Trail
- Mobility Hub

Suburban

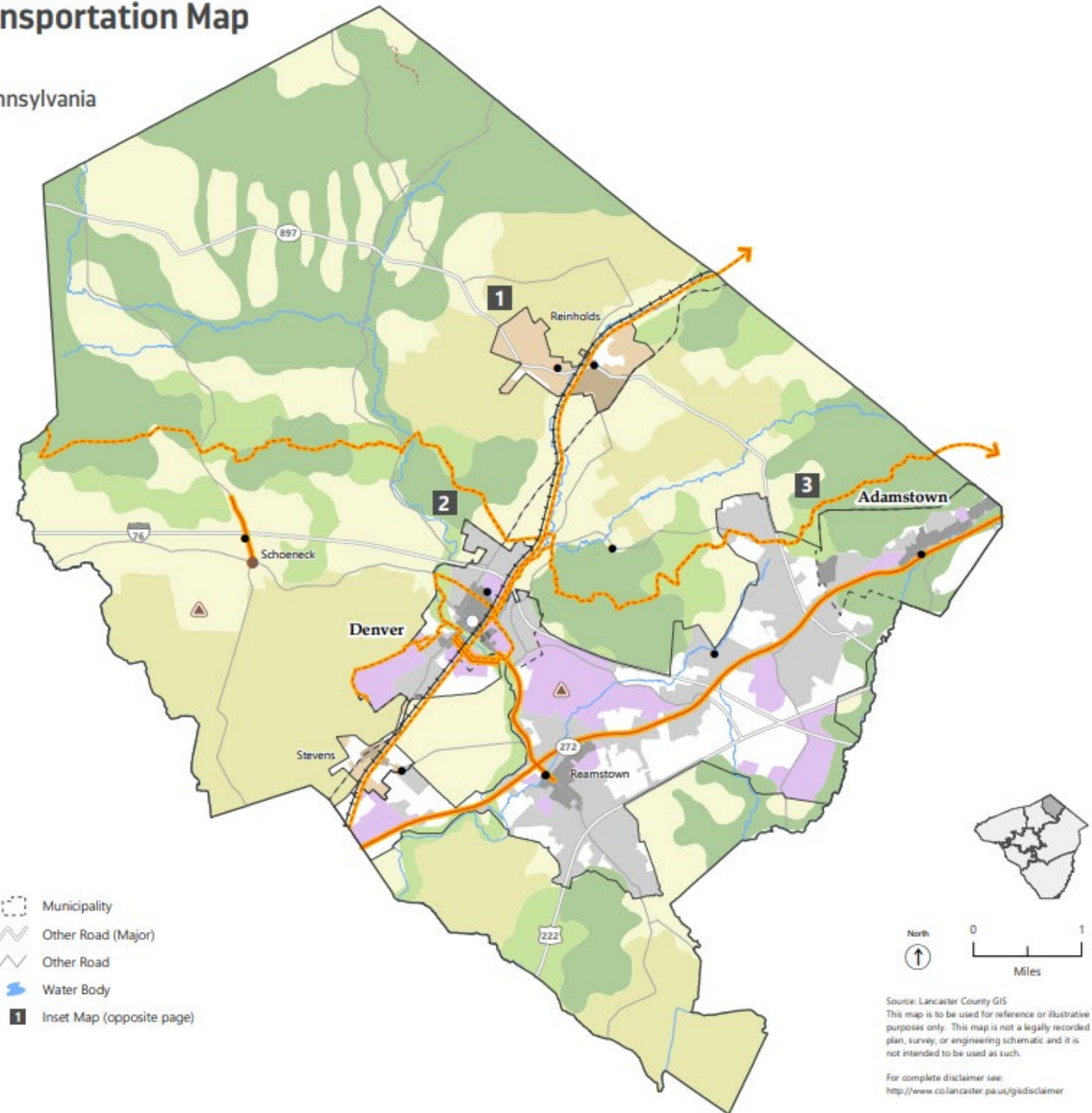
Urban

Urban Core

- Borough
- City
- Special District

Other Elements

- Buildable Land
- Other Railroad
- Other Trail
- Rural Village
- Quarry
- Police, Fire, & EMS
- Municipality
- Other Road (Major)
- Other Road
- Water Body
- Inset Map (opposite page)



Example: Cocalico Plan

Placemaking

Region

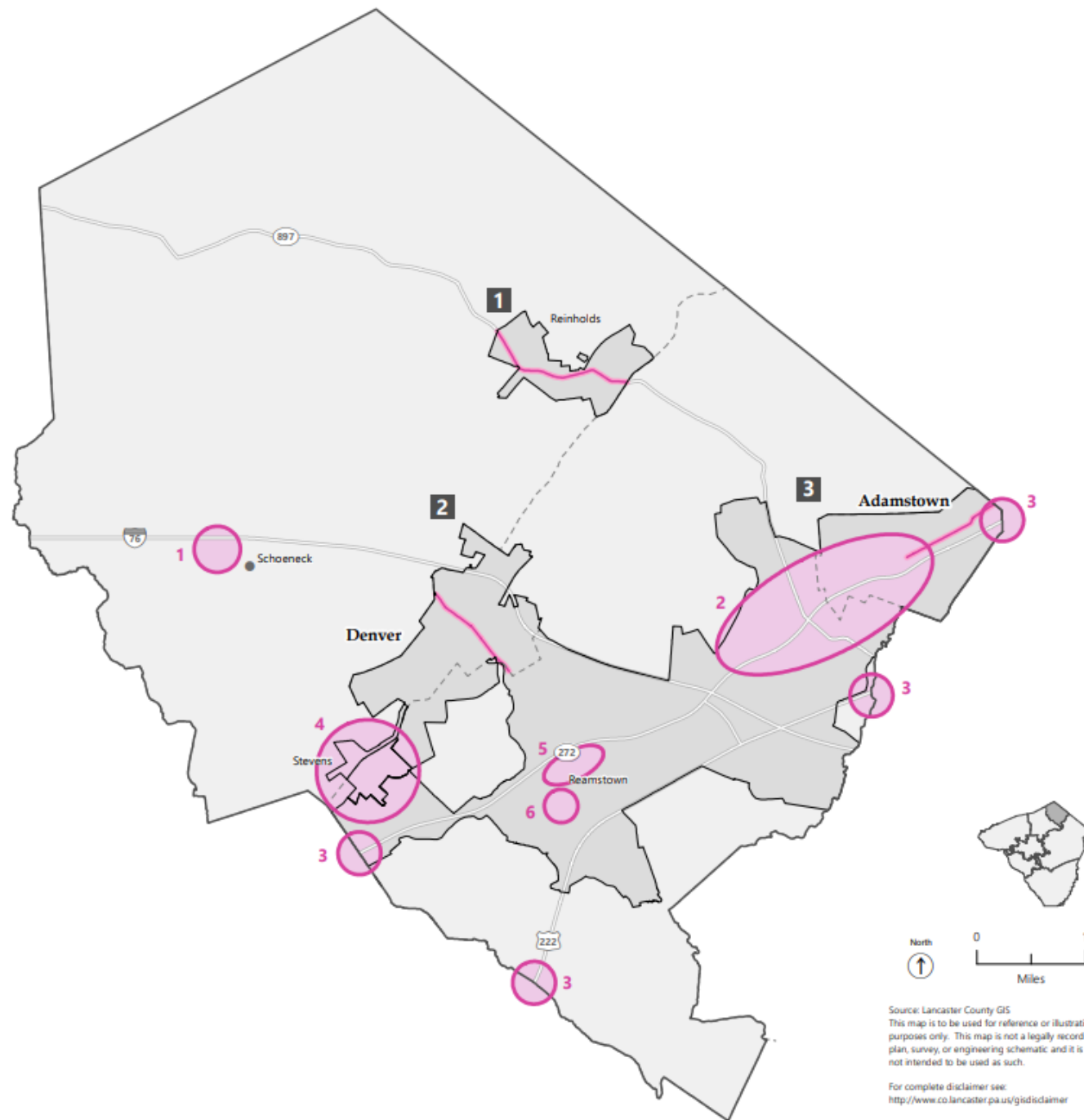
Cocalico Region
Lancaster County, Pennsylvania

Priority Places

- Area
- Priority Road
- Node

Other Elements

- Municipality
- Growth Area
- Other Road (Major)
- Other Road
- Rural Village
- 1 Inset Map (opposite page)



Source: Lancaster County GIS
This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such.

For complete disclaimer see:
<http://www.co.lancaster.pa.us/gisdisclaimer>

Questions

Places2040 Policy Exercise



Places2040 Policy Exercise

<https://www.menti.com/al6v5h5ojeze>



Planning Priorities



Draft Areas of Focus



Safety

Pedestrian and bike safety

Technology and cutting-edge public safety needs to be considered

Improve accommodations for pedestrians and cyclists



Traffic and Transportation

Coordinate transportation agencies

Traffic is a problem

Mobility hubs can help with traffic



Land Use Policies

Zoning needs to be flexible

Make it easier to build the types of development that is supported by the community

Agricultural zoning should allow for agri-businesses to expand

Protect water quality

Township should be proactive with developers

Housing affordability is a concern. Allow mix of housing types

Design housing around mobility hubs.



Development

Increased density and vertical development

Multi-modal hubs and networks are important.

Central hub for the community is needed.

Neffsville is viewed as the historic center of the Township but lacks good access and walkability.



Assets

The School District was seen as a major asset amongst all groups.

Community outdoor and recreation amenities are a strength.

Next Steps

- *Finalize Priority Areas of Focus*
- *Draft Vision Statement*
- *Draft Goals and Objectives*



THANK YOU!

PREPARED BY

Michael Baker

INTERNATIONAL