

Manheim Township CPC/BOC Meeting March 18, 2024



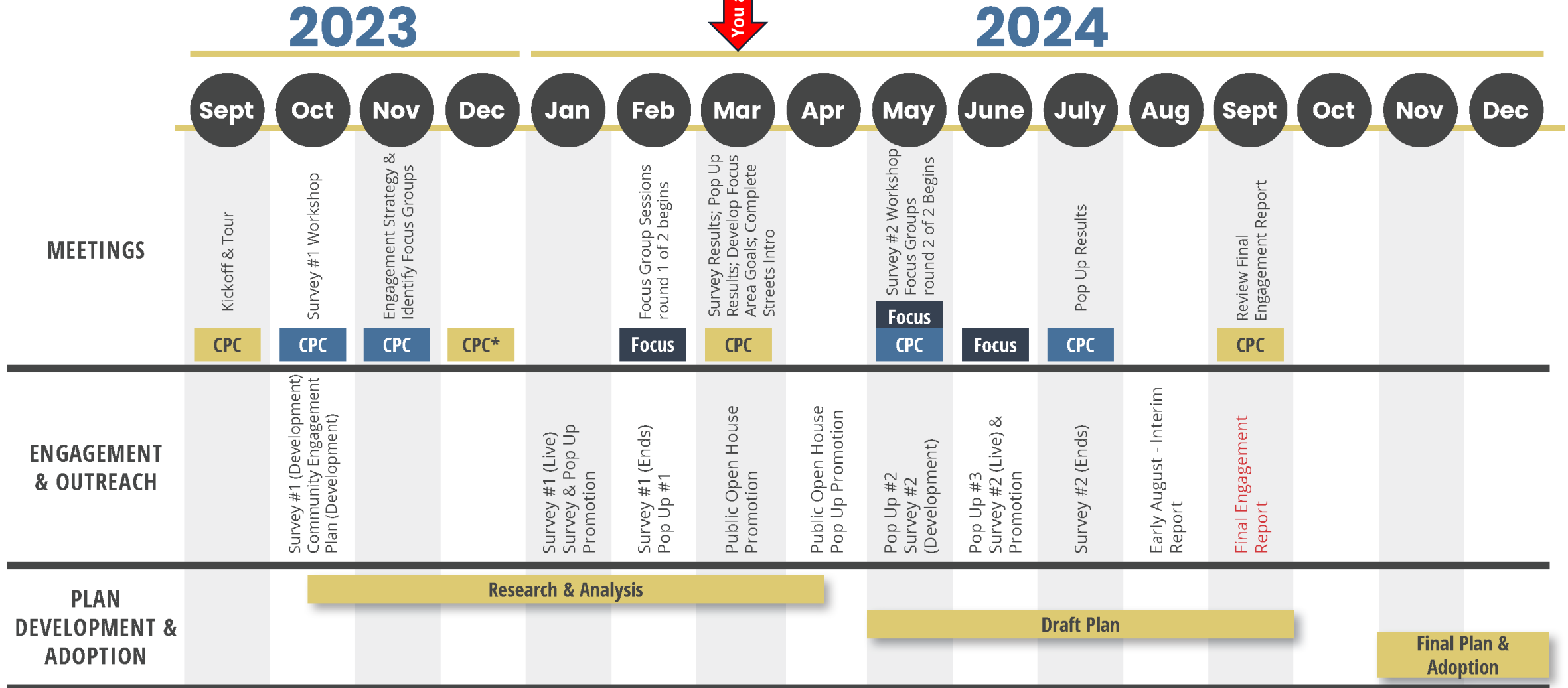
*Getting to a
Complete community*



Agenda

Topic:	Time:
1) Attitudinal Survey Results	5:30 PM
2) Focus Group Results	5:45 PM
3) Pop Up Event Discussion	6:00 PM
4) Places2040	6:25 PM
5) Planning Priorities	6:40 PM

Community Engagement Schedule



Manheim Township Engagement Events



Attitudinal Survey –
1772 Total
Responses



Focus Group – 6
Groups – 63 SME



Pop Up Event #1 –
40+ participants,
3 stations

Manheim Township Attitudinal Survey



Q1: What are two to three words that come to mind when thinking about Manheim Township?

- Overall Word Cloud (Combining Answers 1, 2, & 3)



**Note: Good and Great Schools were combined to "Good Schools" for this Word Cloud.*

Q1: What are two to three words that come to mind when thinking about Manheim Township?

- Answer 1 Top 10:

- » Community
- » Safe
- » Expensive
- » Home
- » Suburban
- » Parks
- » Clean
- » Good Schools
- » Wealthy
- » Crowded

- Answer 2 Top 10:

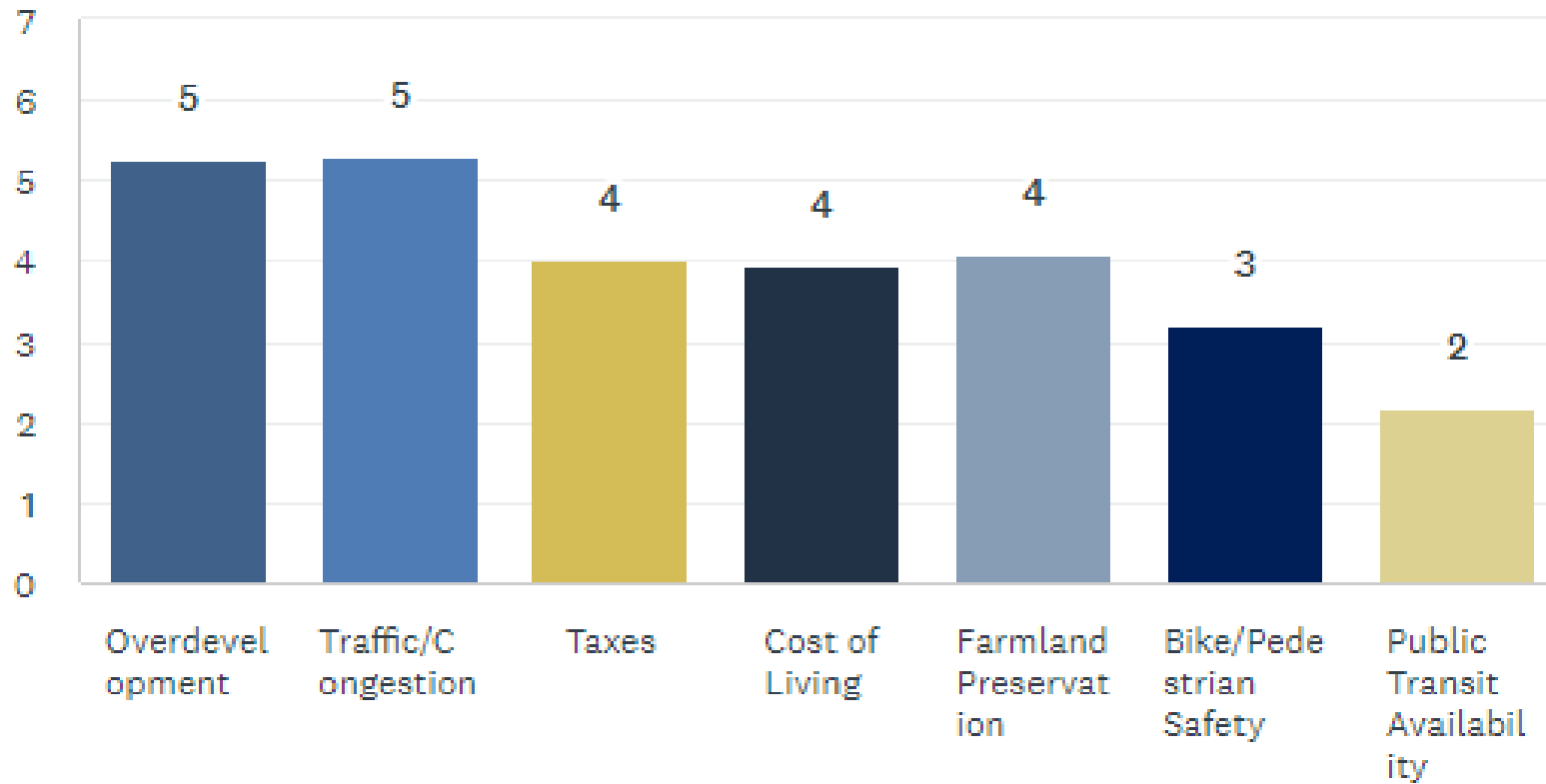
- » Traffic
- » Safe
- » Parks
- » Community
- » Expensive
- » Good Schools
- » Beautiful
- » Convenient
- » Clean
- » Great Schools

- Answer 3 Top 10:

- » Traffic
- » Safe
- » Community
- » Expensive
- » Parks
- » Good Schools
- » Growing
- » Clean
- » Crowded
- » Wealthy

Q2: What are you concerned about in the Township? Please drag and rank your answer from most concerned (#1) to least concerned.

Answered: 1,758 Skipped: 14



Q3: In a few words, please share topics you are concerned about in the Township that were not included in Question 2.

Top 3 Themes

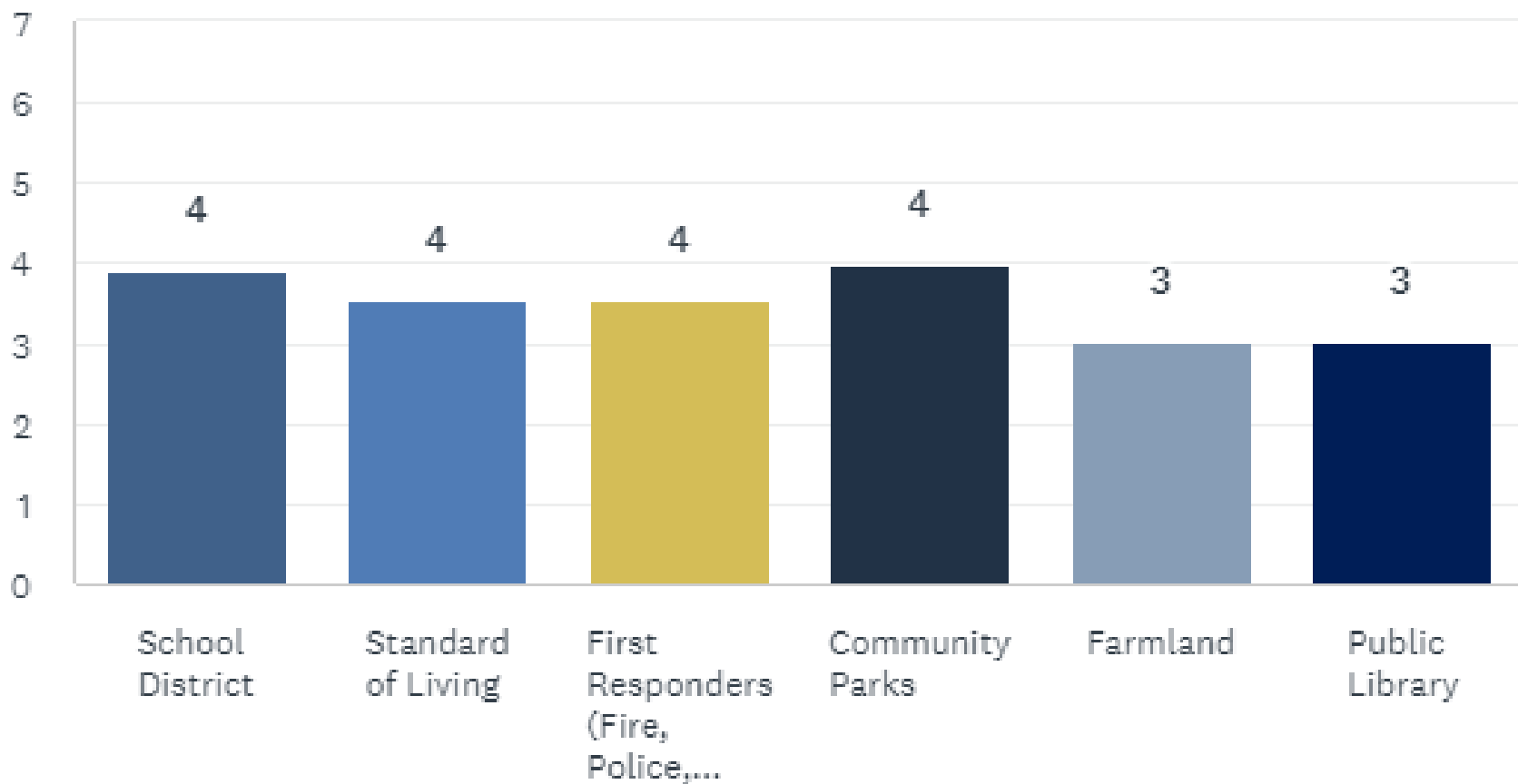
Neighborhood Maintenance	21.0%
Property crime concerns	3.4%
Enhanced emergency response coverage	2.6%
Crime prevention efforts	2.0%
Patrols in specific area	1.8%
School safety	1.4%
Resident interests protection	1.2%
Law enforcement quality maintenance	1.1%
Accident prone areas	1.0%
Edge of city issues	1.0%
Road safety for cars	1.0%

Education	14.2%
Overcrowding in schools	2.4%
Public education concerns	1.8%
Ideological influence	1.4%
Curriculum concerns	1.2%
Quality of education	1.0%
Academic quality	0.7%
Educational standards	0.7%
Funding concerns	0.7%
Political influence on education	0.7%
School capacity reaching limit	0.7%

Community Environment	12.2%
Recreational amenities expansion	3.9%
Access to affordable activities	1.8%
Presence of specific businesses	1.7%
Recreational spaces for youth	1.3%
Accessible recreational amenities	0.9%
Community center development	0.9%
Lack of family-friendly environment	0.9%
Affordable recreational facility	0.7%
Dog waste in parks	0.7%
Athletic field availability	0.6%

Q4: What do you appreciate most about the Township? Please drag and rank your answer from most appreciated (#1) to least appreciated.

- Answered: 1,721 Skipped: 51



Q5: In a few words, please share topics you appreciate about the Township that were not included in Question 4.

Top 3 Themes

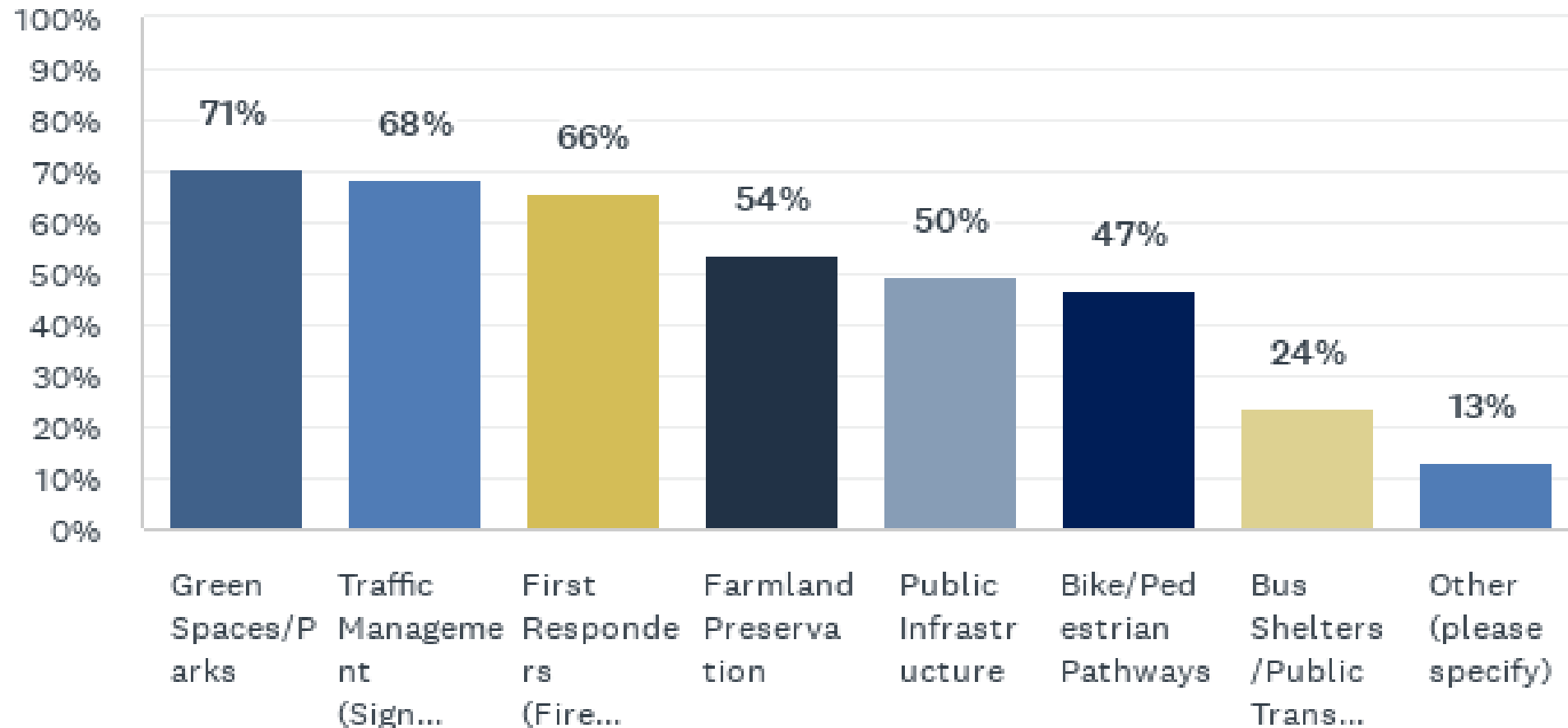
Community	25.4%
Sense of camaraderie	3.6%
Caring for community	2.5%
Neighborhood environment	2.1%
Unity and togetherness	1.9%
Community events	1.8%
Enjoyable living experience	1.8%
Involvement in community events	1.6%
Township pride	1.5%
Welcoming environment	1.3%
Events and gatherings	1.2%

Amenities	21.9%
Recreational activities	3.6%
Dining and entertainment options	3.3%
Shopping opportunities	2.4%
Waste management facilities	2.4%
Access to urban facilities	2.1%
Seasonal leaf collection services	1.9%
Amenities	1.8%
Park facilities	1.2%
Pool facilities	1.2%
Business presence	1.0%

Location	13.3%
Urban-rural proximity	4.9%
Proximity to amenities	2.4%
Urban accessibility	1.8%
Access to transportation	1.2%
Highway access	1.0%
Proximity to major highways	1.0%
Commercial proximity	0.9%
Access to conveniences	0.7%
Food store accessibility	0.7%
Suburban proximity	0.7%

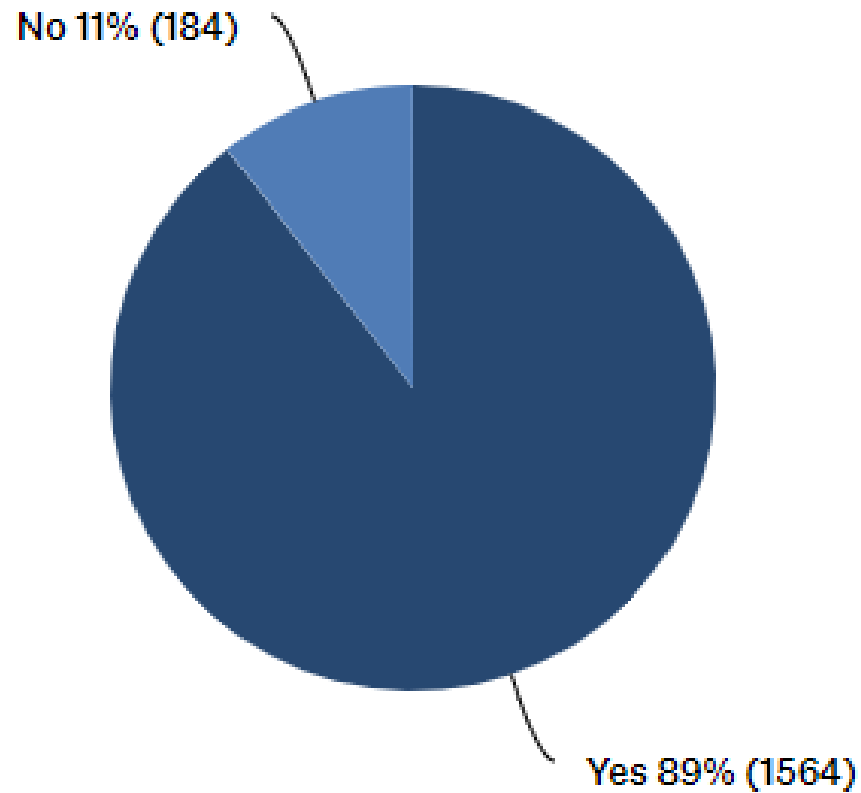
Q6: What are you willing to invest your tax dollars in (not including school districts)? Check all that apply.

- Answered: 1,736 Skipped: 36



Q7: In the next 5 to 10 years, do you anticipate living in Manheim Township?

- Answered: 1,748 Skipped: 24



Q8: Why do you anticipate not living in Manheim Township in the future?

Top 3 Themes

Cost	20.8%
Affordability constraints	10.7%
Housing affordability	5.0%
High housing expenses	3.8%
High real estate prices	3.1%
Financial burden	2.5%

Development	15.7%
Overdevelopment	9.4%
Land use	6.9%
Traffic congestion	3.8%

Housing Preference	13.2%
Urban living preference	7.5%
Preference for another area	5.7%
Downsizing	3.1%

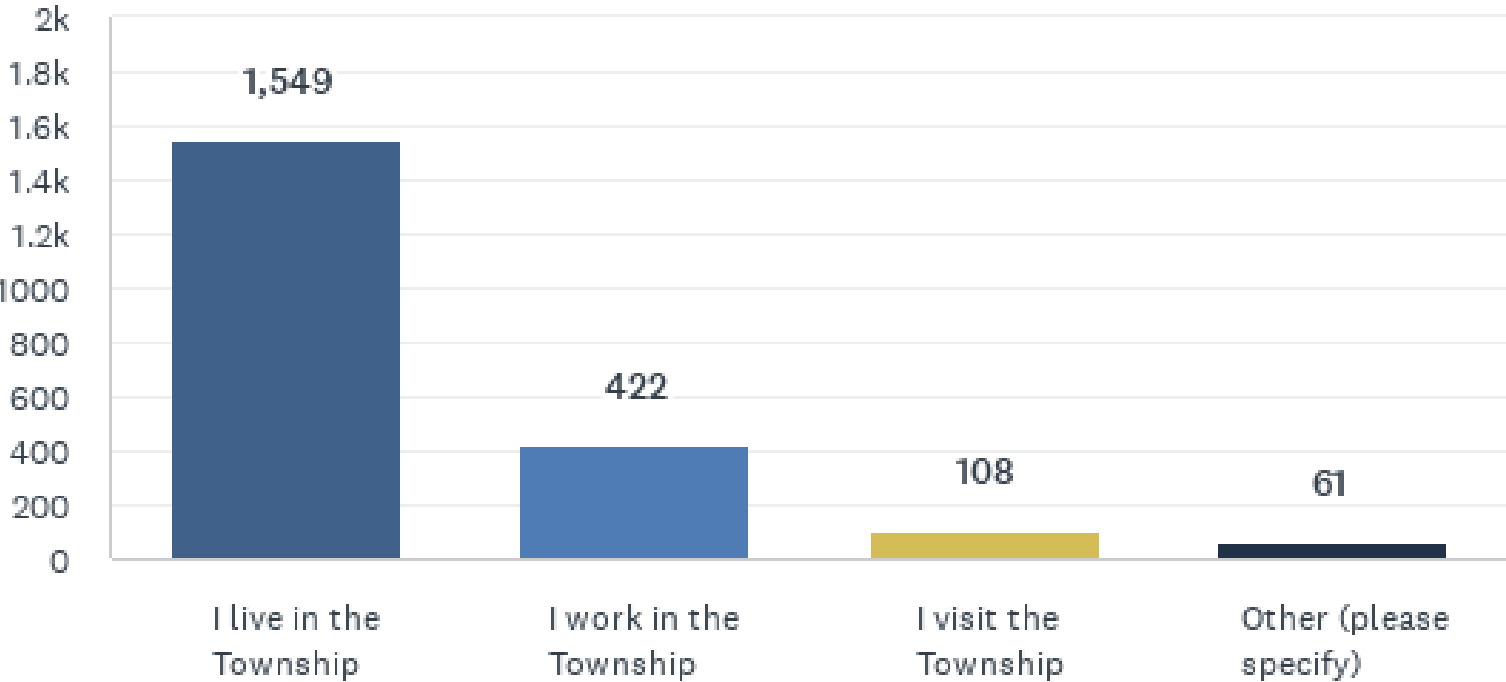
Q9: If you could change one thing about Manheim Township, what would it be?

- Answered: 1,478 Skipped: 294

> Development	26.9%
> Infrastructure	22.1%
> Traffic	20.8%
> Traffic Enforcement	12.8%
> Community Relationships	7.1%
> Finances	7.0%
> Governance	4.1%
> Urbanization	4.0%
> Housing	3.7%
> Community Responsibility	2.5%

Q10: What is your relationship to Manheim Township? Check all that apply.

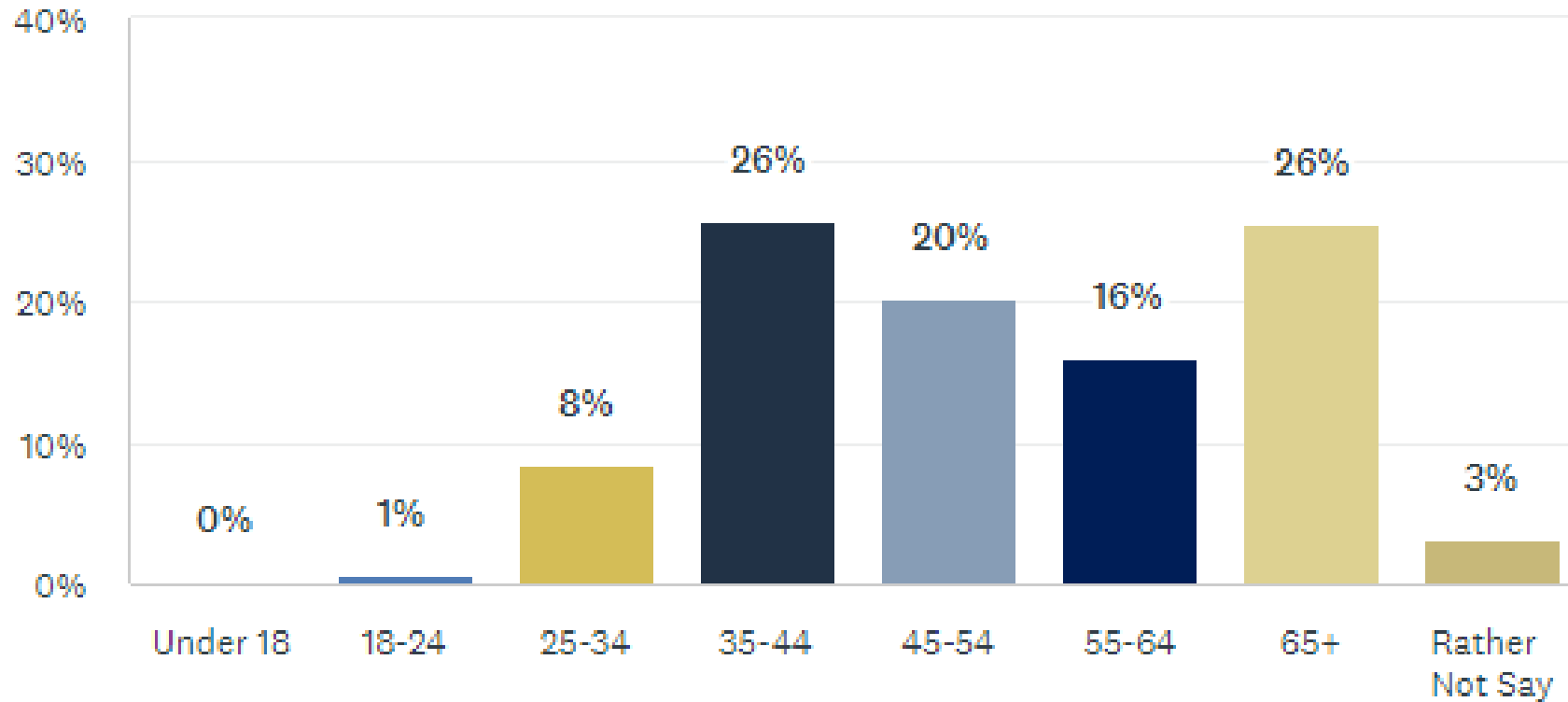
• Answered: 1,686 Skipped: 86



ANSWER CHOICES	RESPONSES
I live in the Township	91.87%
I work in the Township	25.03%
I visit the Township	6.41%
Other (please specify)	3.62%
Total Respondents: 1,686	

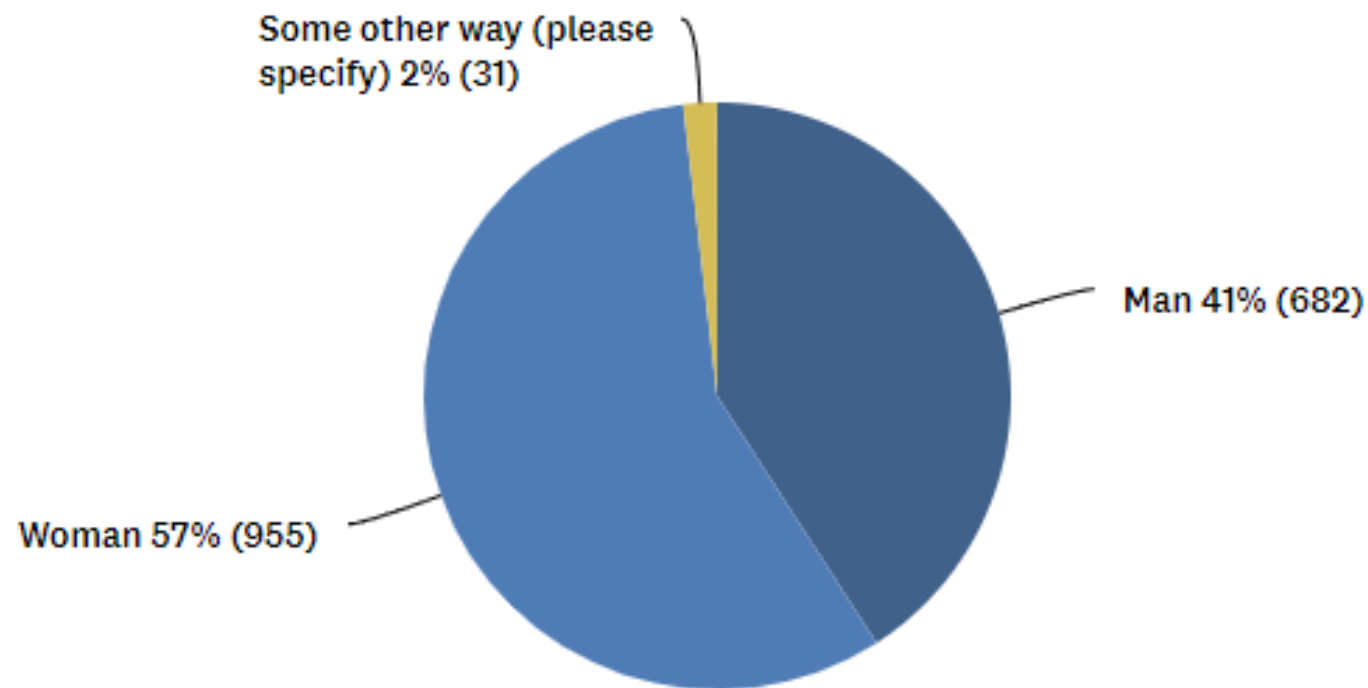
Q11: How old are you?

- Answered: 1,686 Skipped: 86



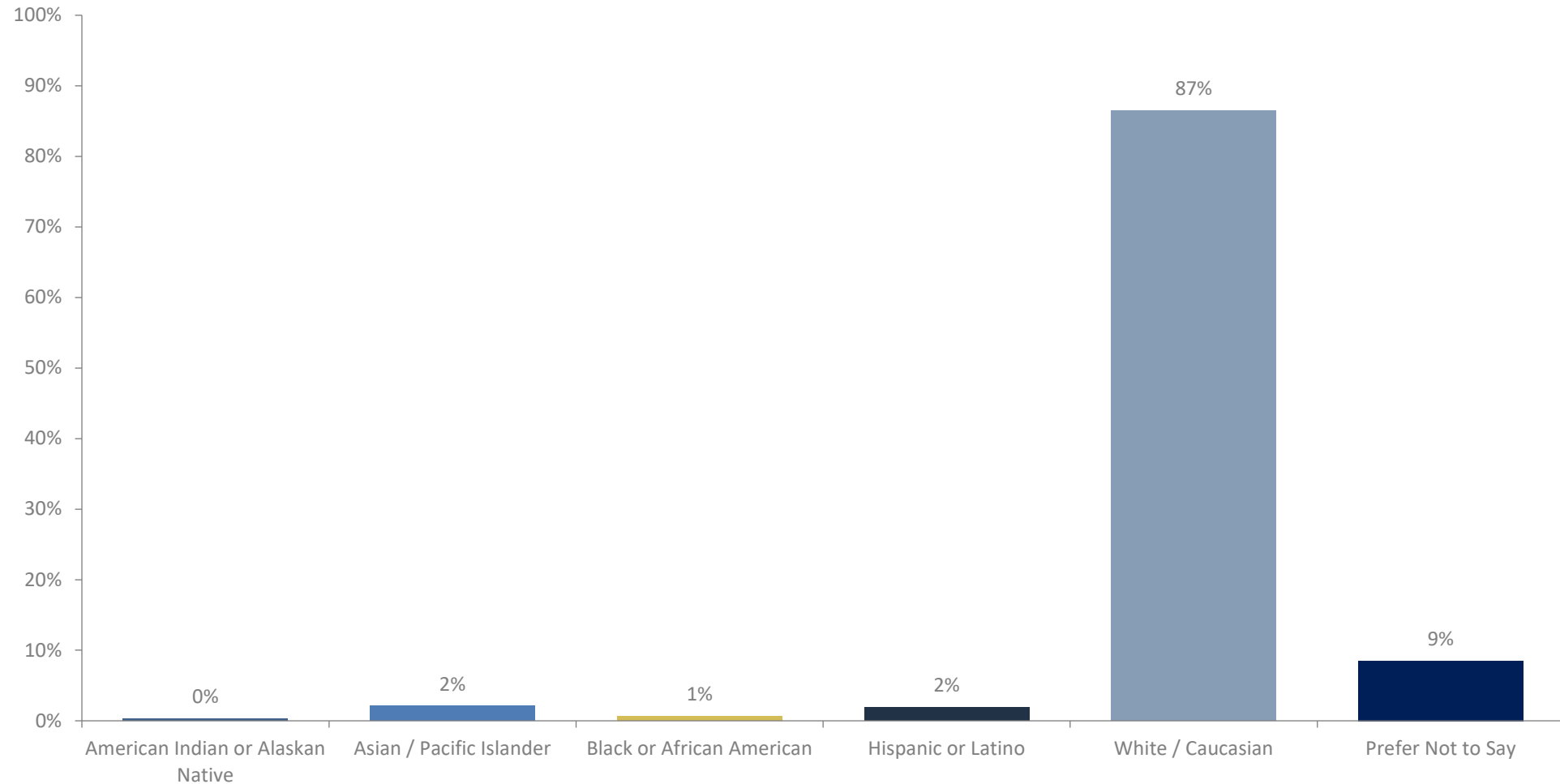
Q12: How do you describe yourself?

- Answered: 1,668 Skipped: 104



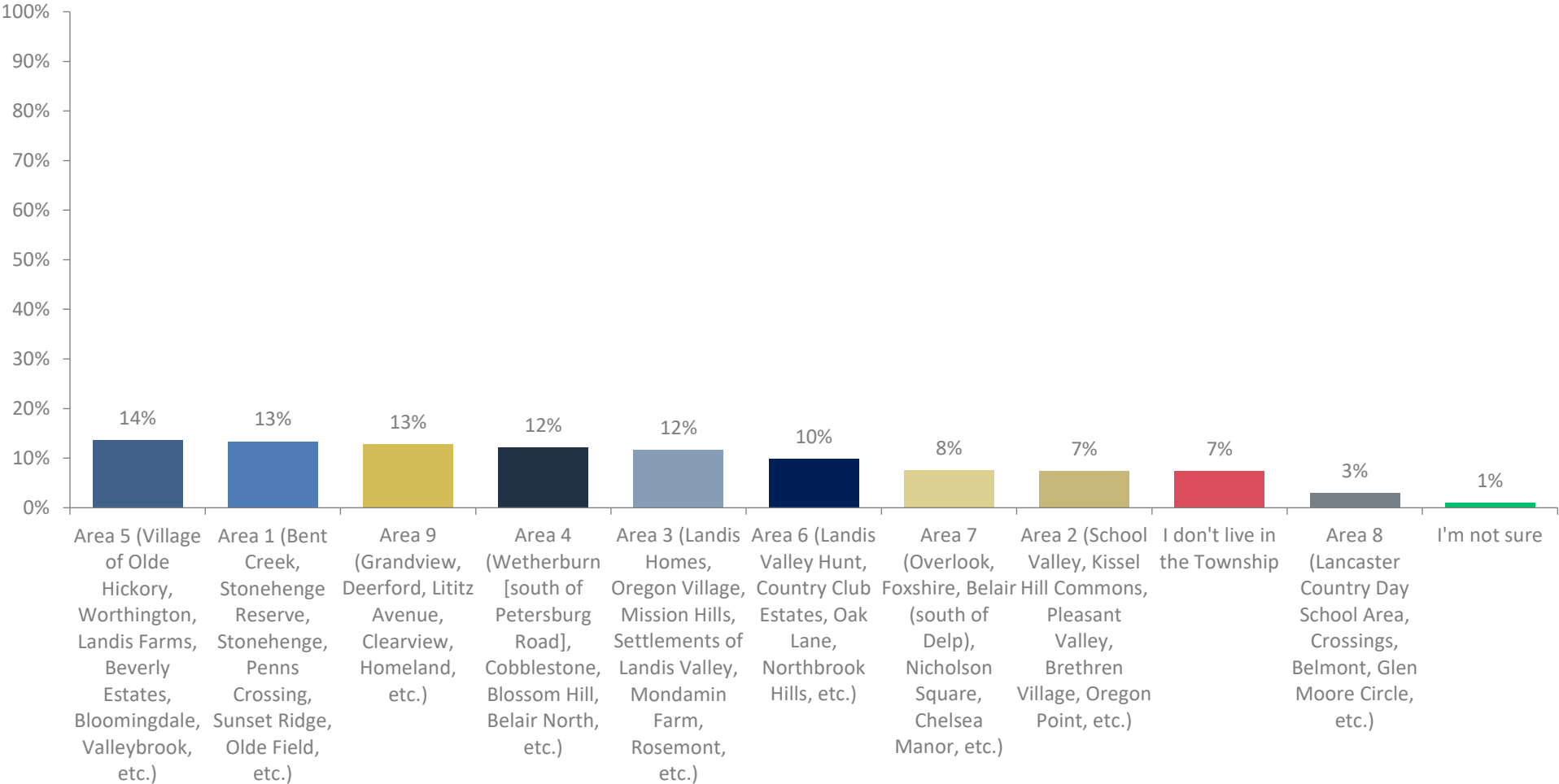
Q13: Which race/ethnicity best describes you? (Please choose only one.)

- Answered: 1,668 Skipped: 104



Q14: Using the map above, which area of the Township do you live in?

• Answered: 1,681 Skipped: 91

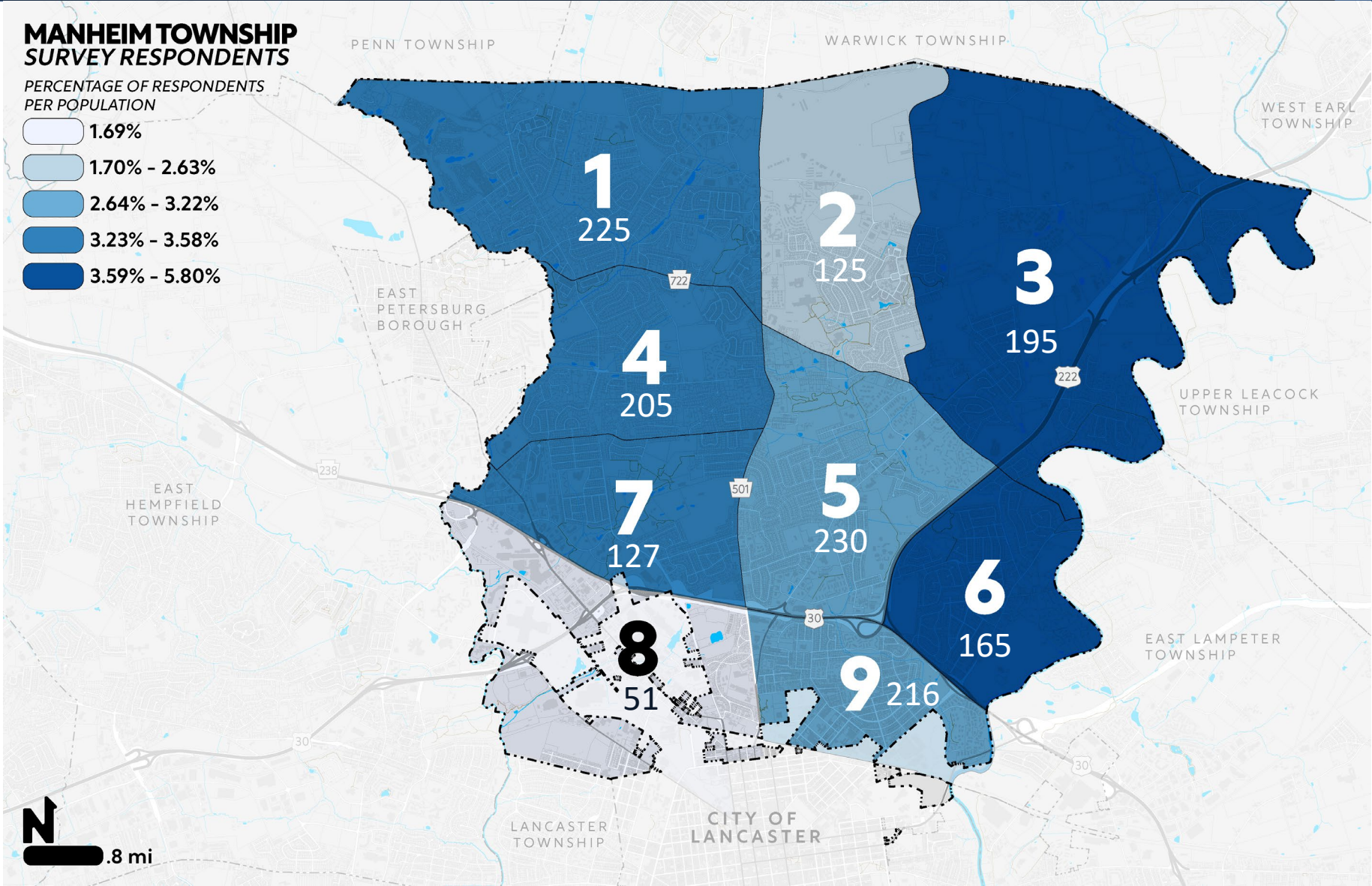


Q14: Using the map above, which area of the Township do you live in?

- Answered: 1,681
- Skipped: 91

1 Area in Township

230 Total number of responses



Manheim Township Focus Groups



Lauri Ahlskog



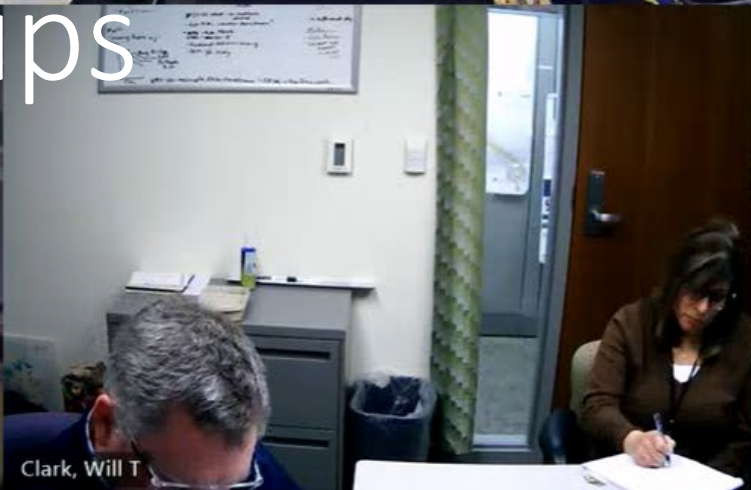
Piacentino, Michael



Chris Schwab



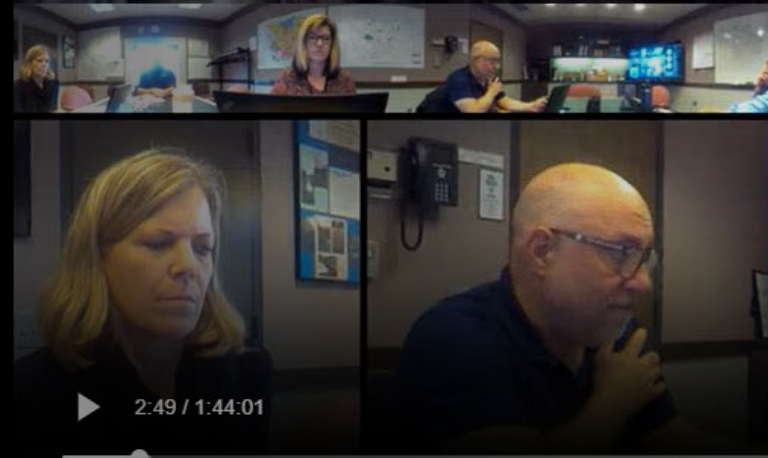
Brenda Kauffman



Clark, Will T



Matt Gillis



McDonough, Brian M



Mike Montgomery



Austin J. Beiler



Stevens, Porter



Cormier, Cindy

Focus Group Meeting Overview



Focus Groups were identified by the Comprehensive Plan Committee and represent the priorities of the Township.



February 1

Transportation



February 8

Health & Wellness

Housing

Land Use



February 15

Public Safety

Business

Focus Groups – Common Themes



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

You're Invited!

LIBRARY POP-UP EVENT

February 24, 10:30am-1pm

Share your thoughts on housing, transportation,
and more in Manheim Township!

Manheim Township Pop Up Event #1

Manheim Township
founded 1729 • County
of Lancaster
Healthy Community

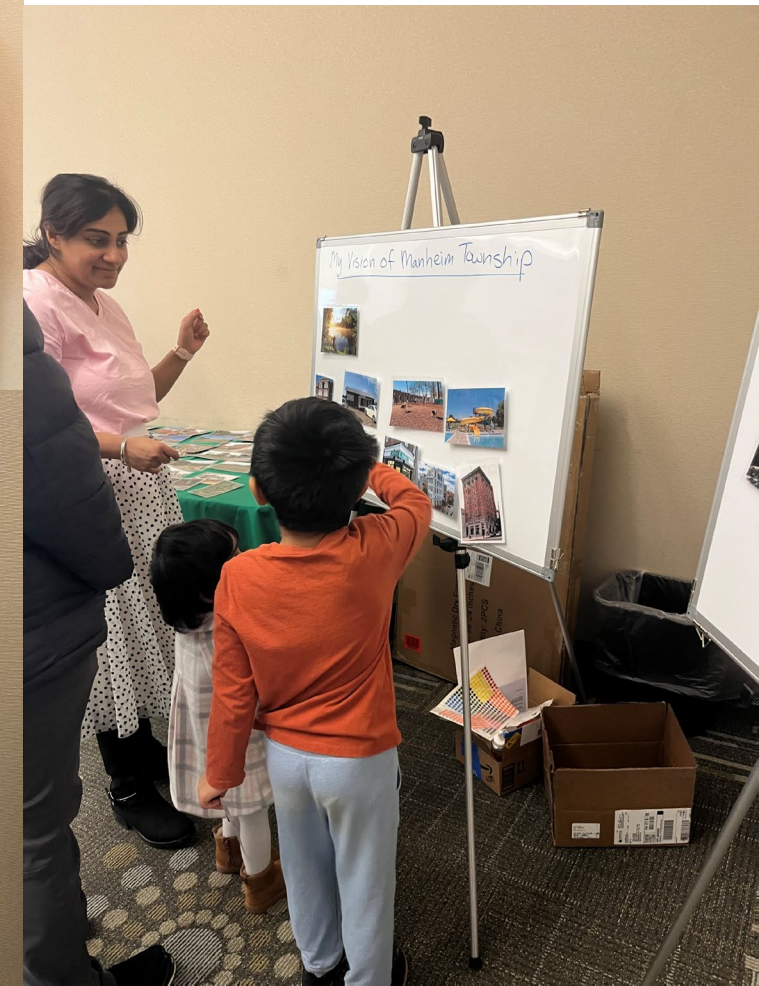
Getting to a
Complete Community



My Vision of Manheim Township



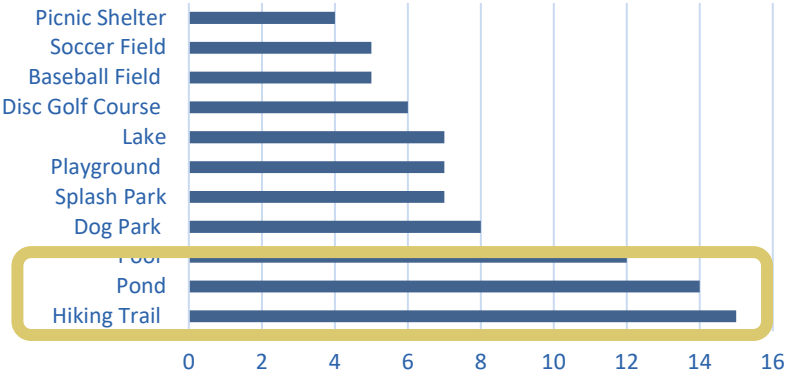
28 people created their unique vision for the Township



Vision Board Results

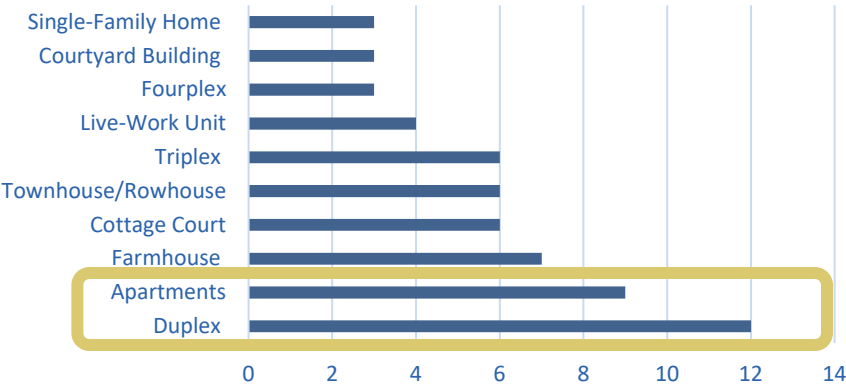
Parks & Amenities

(Total pictures selected - 90)



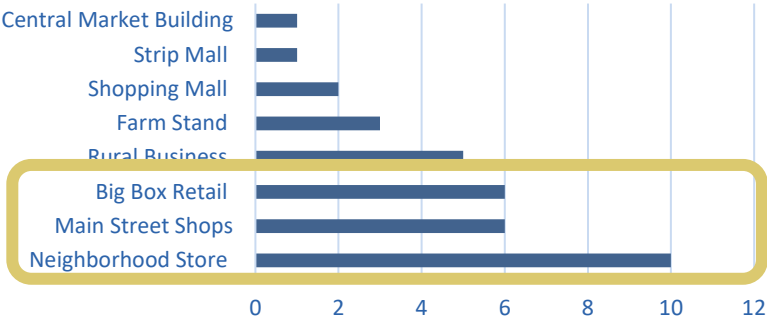
Housing Type

(Total pictures selected - 59)



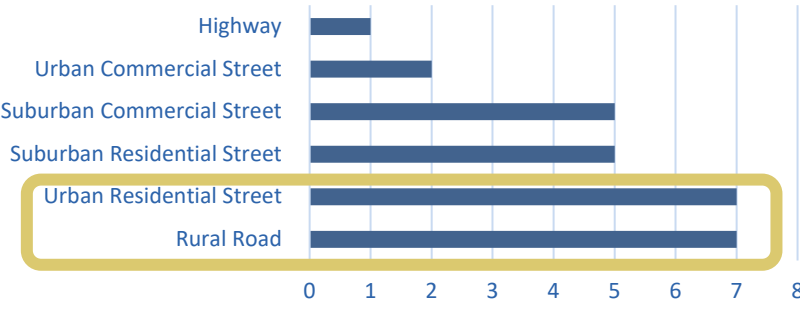
Shopping/Retail

(Total pictures selected - 34)



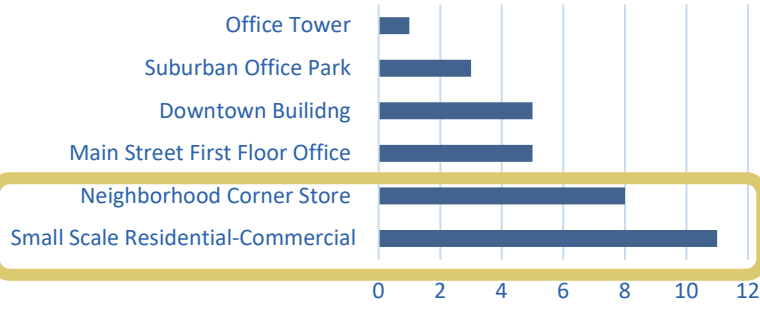
Street Types

(Total pictures selected - 27)

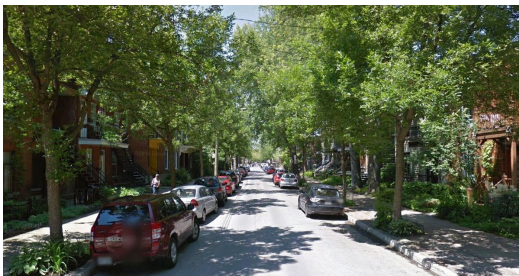
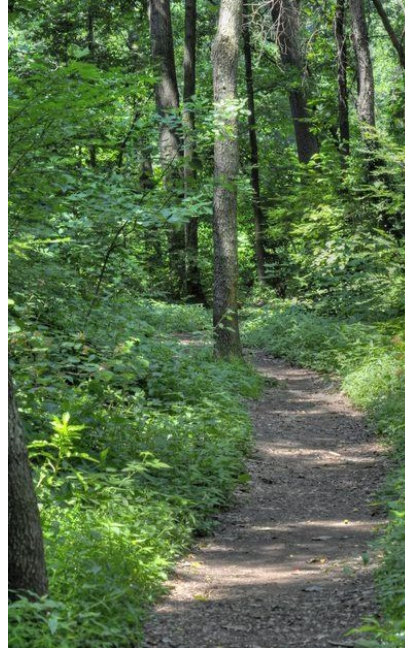


Office/Mixed Use

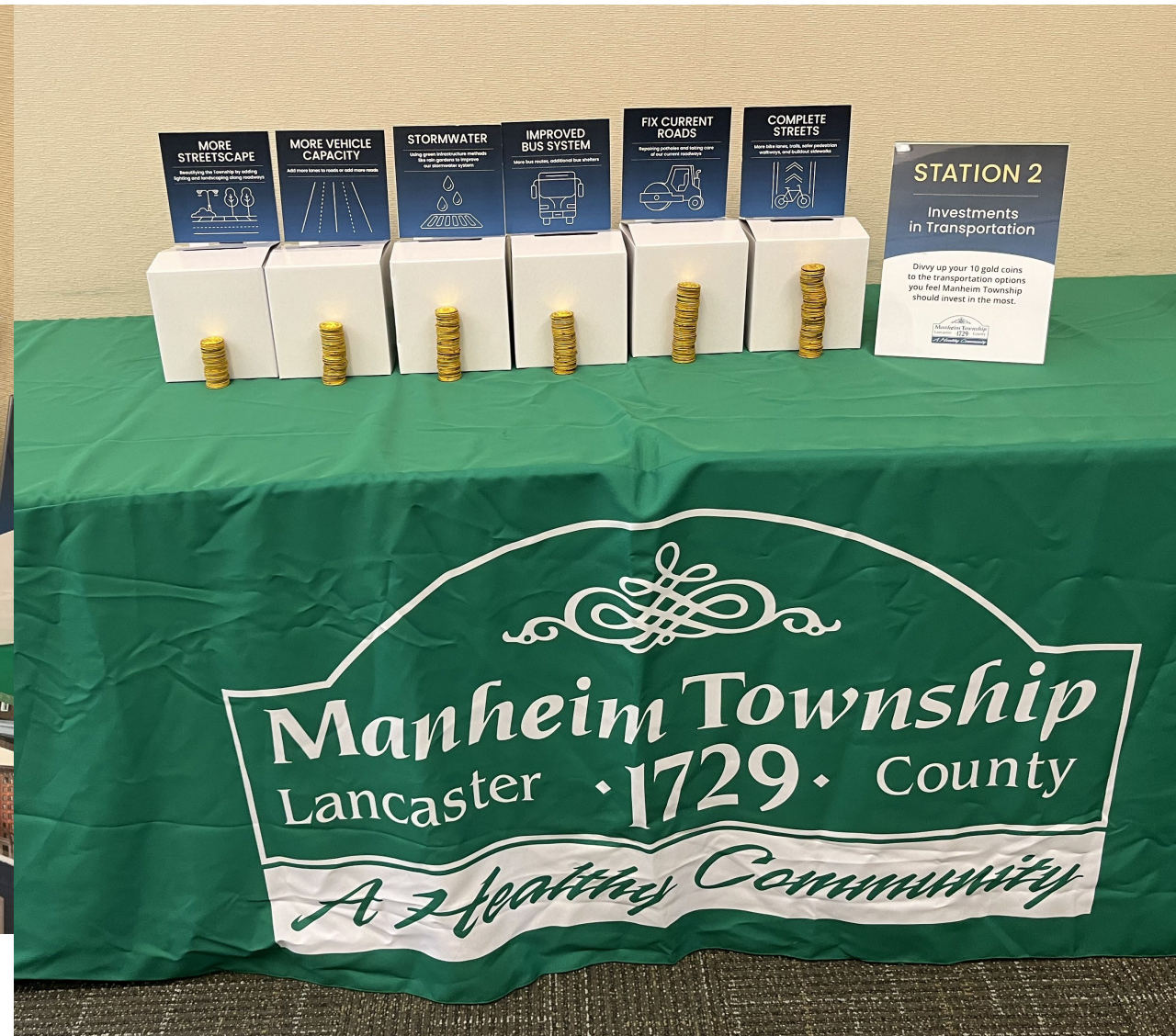
(Total pictures selected - 33)



A Collective Vision

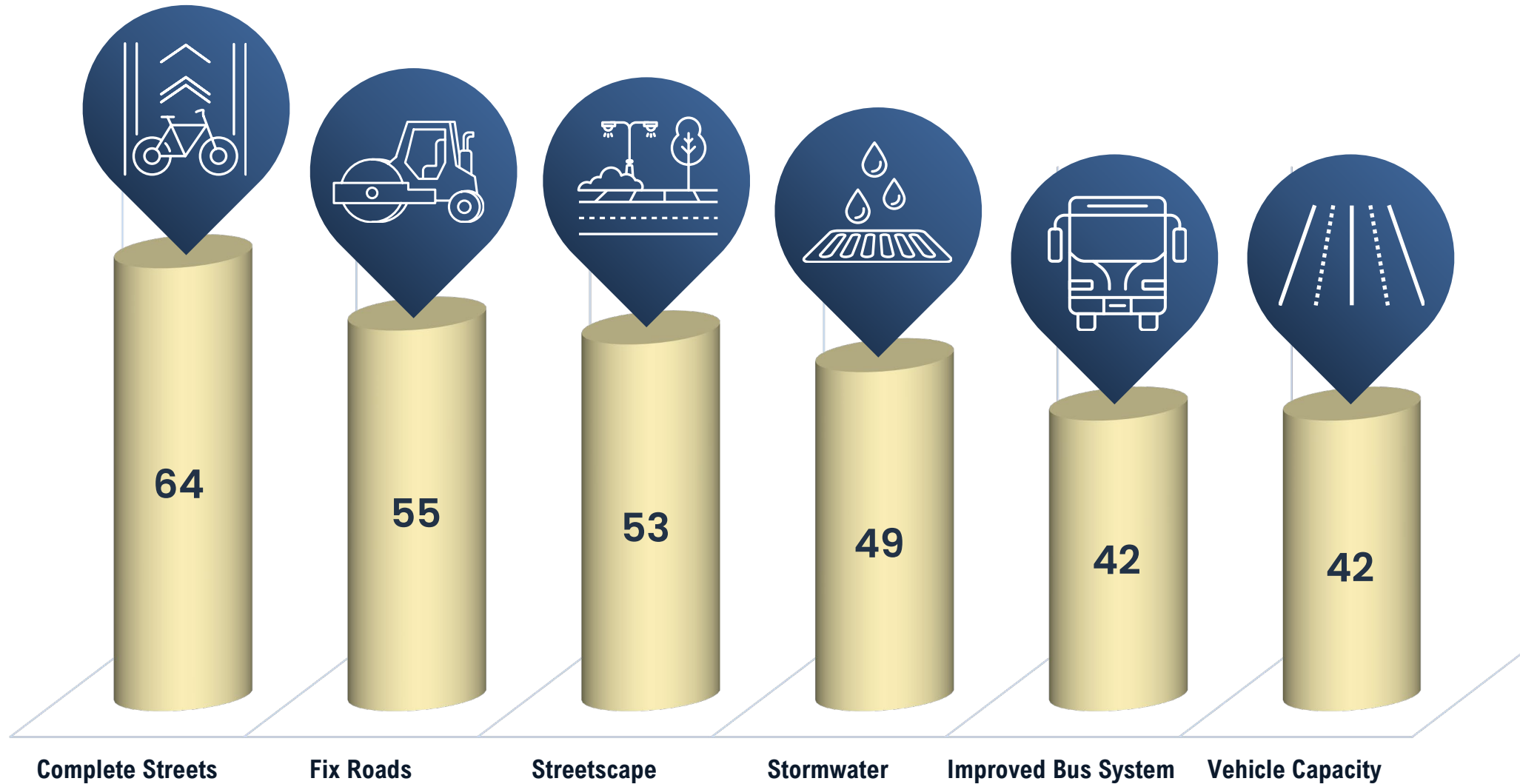


Transportation Investments



32 people voted for their preferred transportation improvement

Transportation Investments



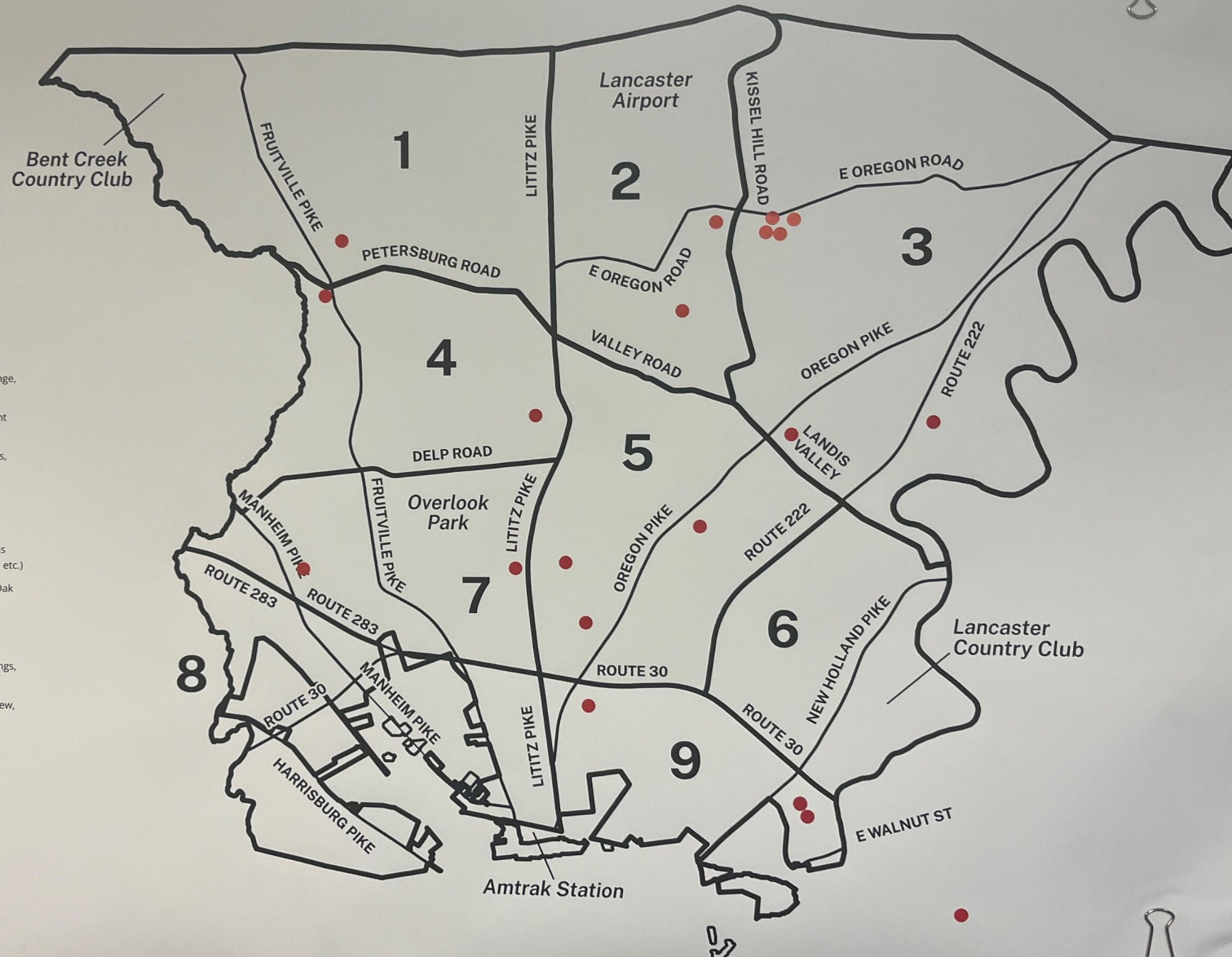
Where do participants live?

Where do you live?

Place a dot sticker on the map to represent where you live.

If you don't live in Manheim Township, place a dot outside the map area.

- **Area 1** (Bent Creek, Stonehenge Reserve, Stonehenge, Penns Crossing, Sunset Ridge, Olde Field, etc.)
- **Area 2** (School Valley, Kissel Hill Commons, Pleasant Valley, Brethren Village, Oregon Pointe, etc.)
- **Area 3** (Landis Homes, Oregon Village, Mission Hills, Settlements of Landis Valley, Mondamin Farm, Rosemont, etc.)
- **Area 4** (Wetherburn (south of Petersburg Road), Cobblestone, Blossom Hill, Belair North, etc.)
- **Area 5** (Village of Olde Hickory, Worthington, Landis Farms, Beverly Estates, Bloomingdale, Valleybrook, etc.)
- **Area 6** (Landis Valley Hunt, Country Club Estates, Oak Lane, Northbrook Hills, etc.)
- **Area 7** (Overlook, Foxshire, Belair (south of Delp), Nicholson Square, Chelsea Manor, etc.)
- **Area 8** (Lancaster Country Day School Area, Crossings, Belmont, Glen Moore Circle, etc.)
- **Area 9** (Grandview, Deerford, Littiz Avenue, Clearview, Homeland, etc.)



Places2040 Overview

Places2040



thinking beyond boundaries

Places2040

- Lancaster County Comprehensive Plan.
- Adopted in October 2018.
- “Implementable Plan” – Focuses on being less of an encyclopedia and more of a guidebook.
- “Place-Based Plan” – Emphasis on “whole places,” character zones, and growth management.

Places2040 Policies

- Analyzed major takeaways from all public engagement activities
- Identified Big Ideas and policies that address significant issues or opportunities

5 Big Ideas, 26 Policies

THE BIG IDEAS

THE BIG IDEAS

Integrating the Silos

Traditionally, comprehensive plans address topics one by one, focusing on separate silos of information. Previous Lancaster County comprehensive plans followed that same pattern. This time around, we took a fresh look at the usual topics. We integrated the 8 priorities into 5 big ideas that cut across traditional silos. These ideas help us think more holistically about the challenges and opportunities ahead of us, and about the policies that will guide us in creating the kind of future we all want to see.

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

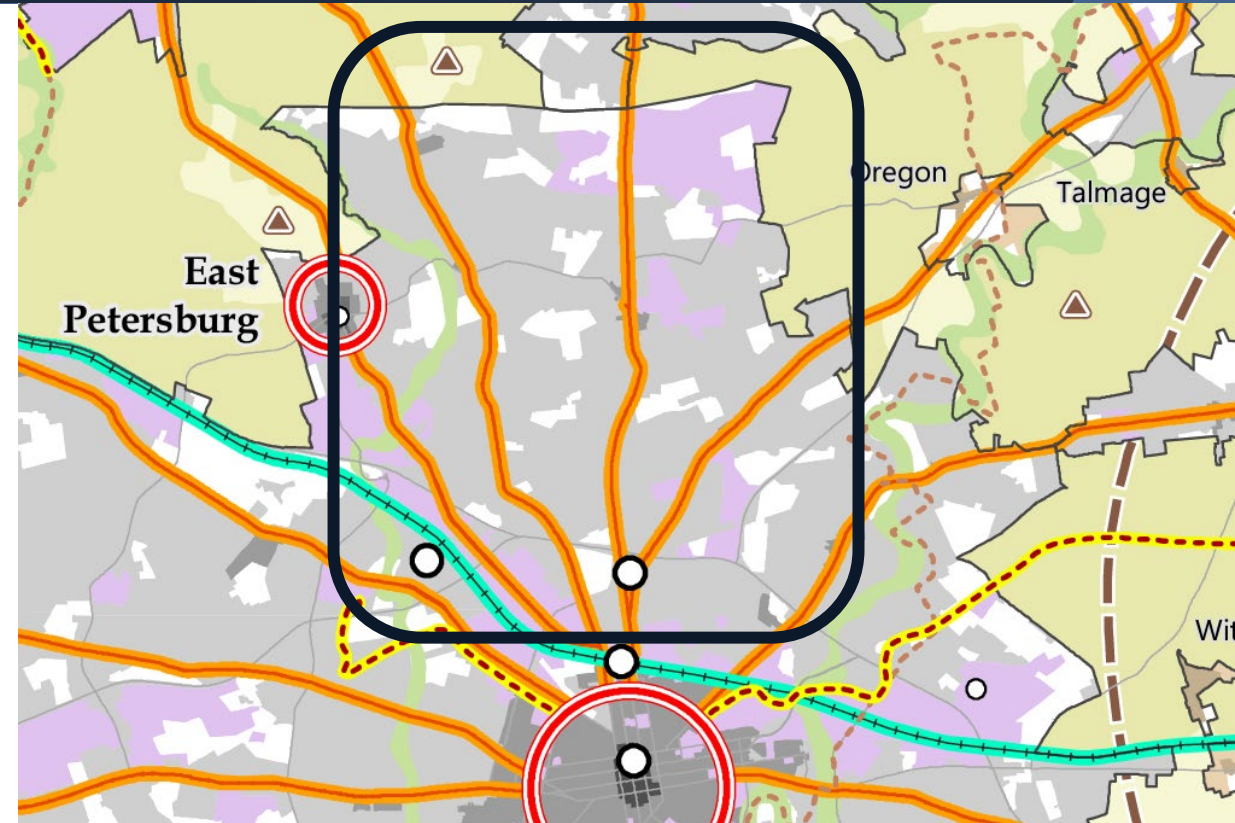
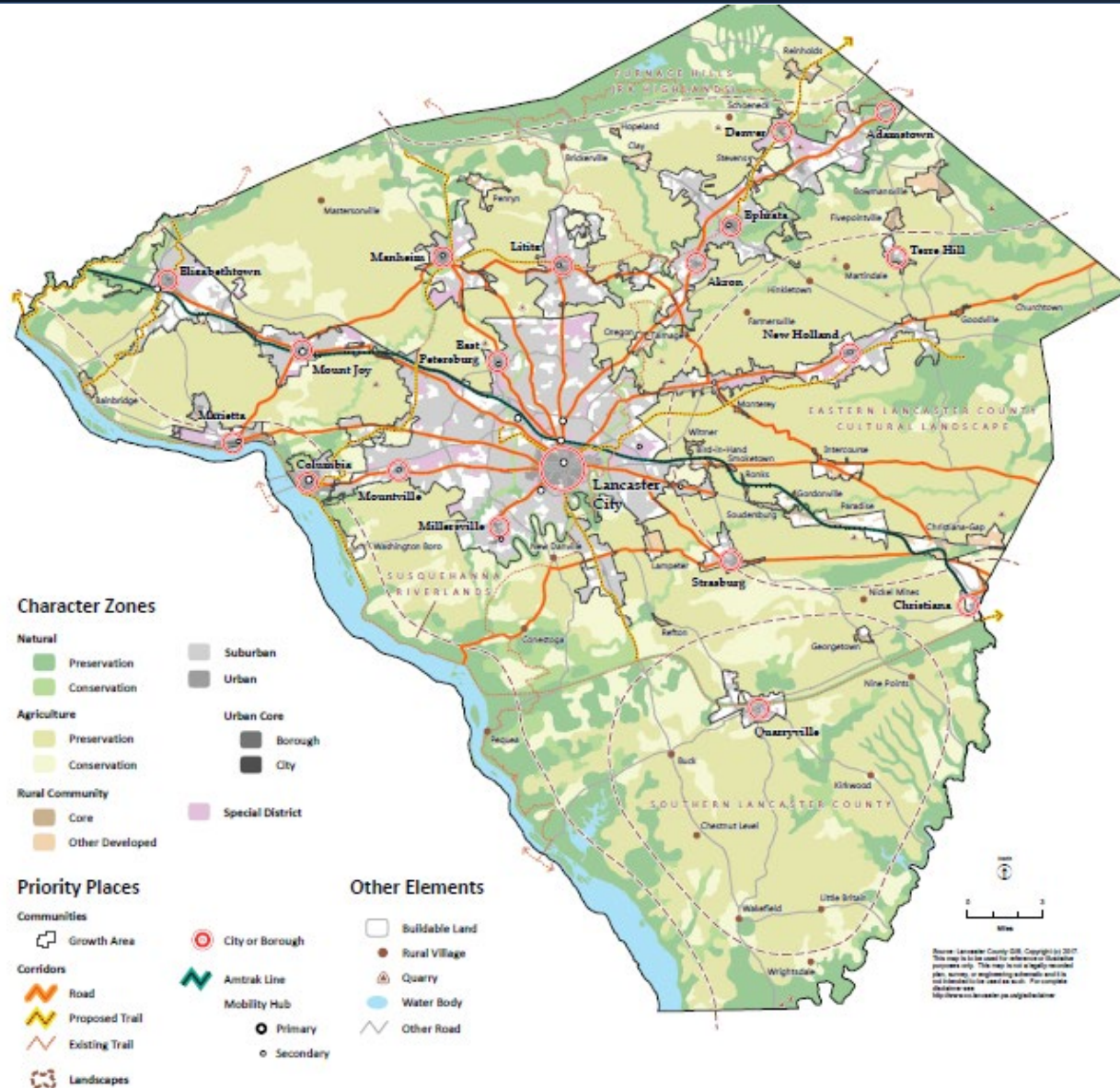
We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren't limited to municipal and school district boundaries. We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships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



Future Land Use and Transportation Map



Common Themes Revisited



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

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



THANK YOU!

PREPARED BY

Michael Baker

INTERNATIONAL