



Getting to a Complete Community

Golden Triangle Concept Plan

Manheim Township
Comprehensive Plan 2035

Train Station
Small Area Plan

DRAFT

SCAN HERE TO VIEW THE MT COMP PLAN DRAFT



 SCAN ME

Manheim Township Comprehensive Plan Draft Review

April 10, 2025



*Getting to a
Complete community*



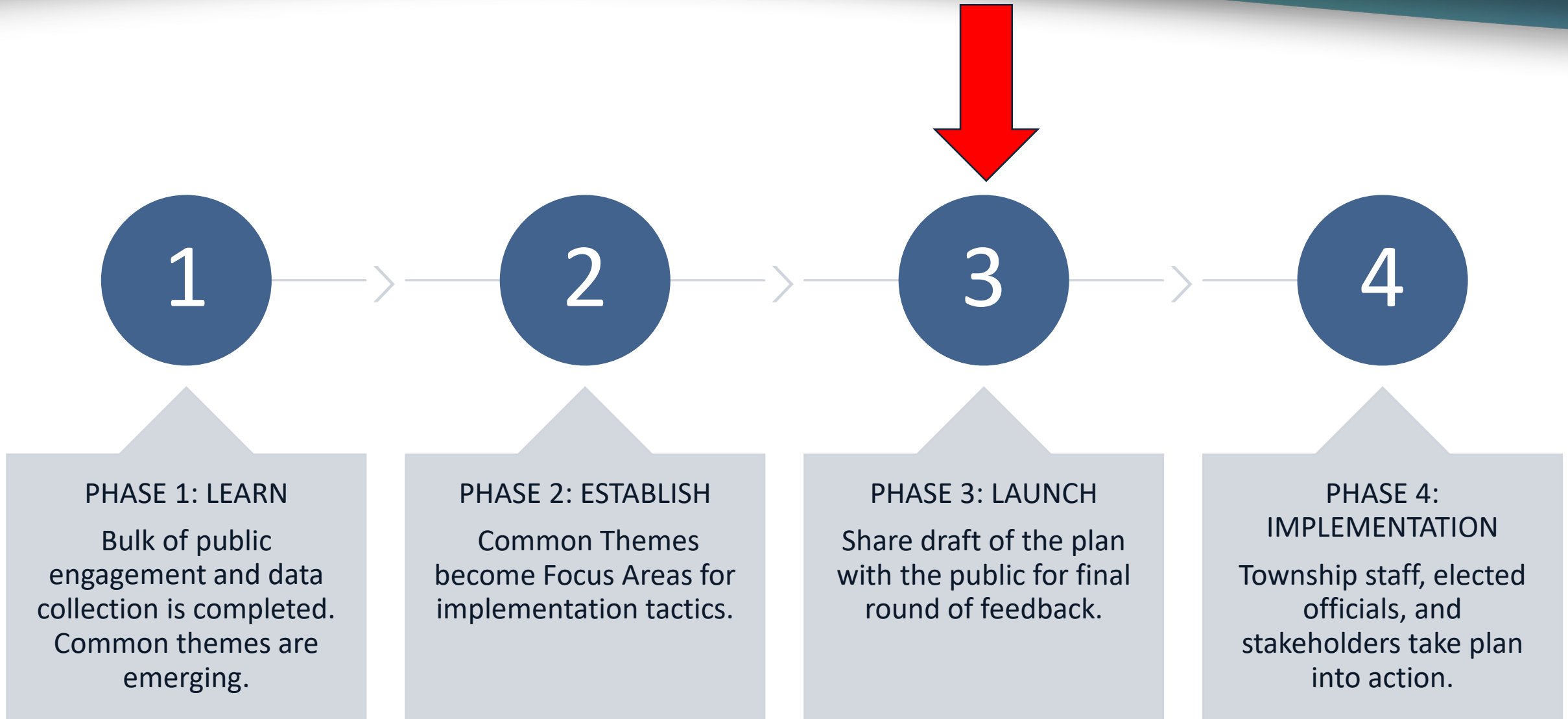
Agenda

Topic:	Time:
1) Introductions and Review of Agenda	5:30 PM
2) Presentation of Plan Development Process	5:40 PM
3) Preliminary Plan Document Overview	6:00 PM
4) Comments/Feedback Discussion	7:00 PM
5) Review of Final Steps	7:30 PM

Plan Development Process



Plan Process – Where are We Now?



Manheim Township Engagement Events



2 Surveys – 2,819
Total Responses



Focus Group – 6
Groups – 63 SME

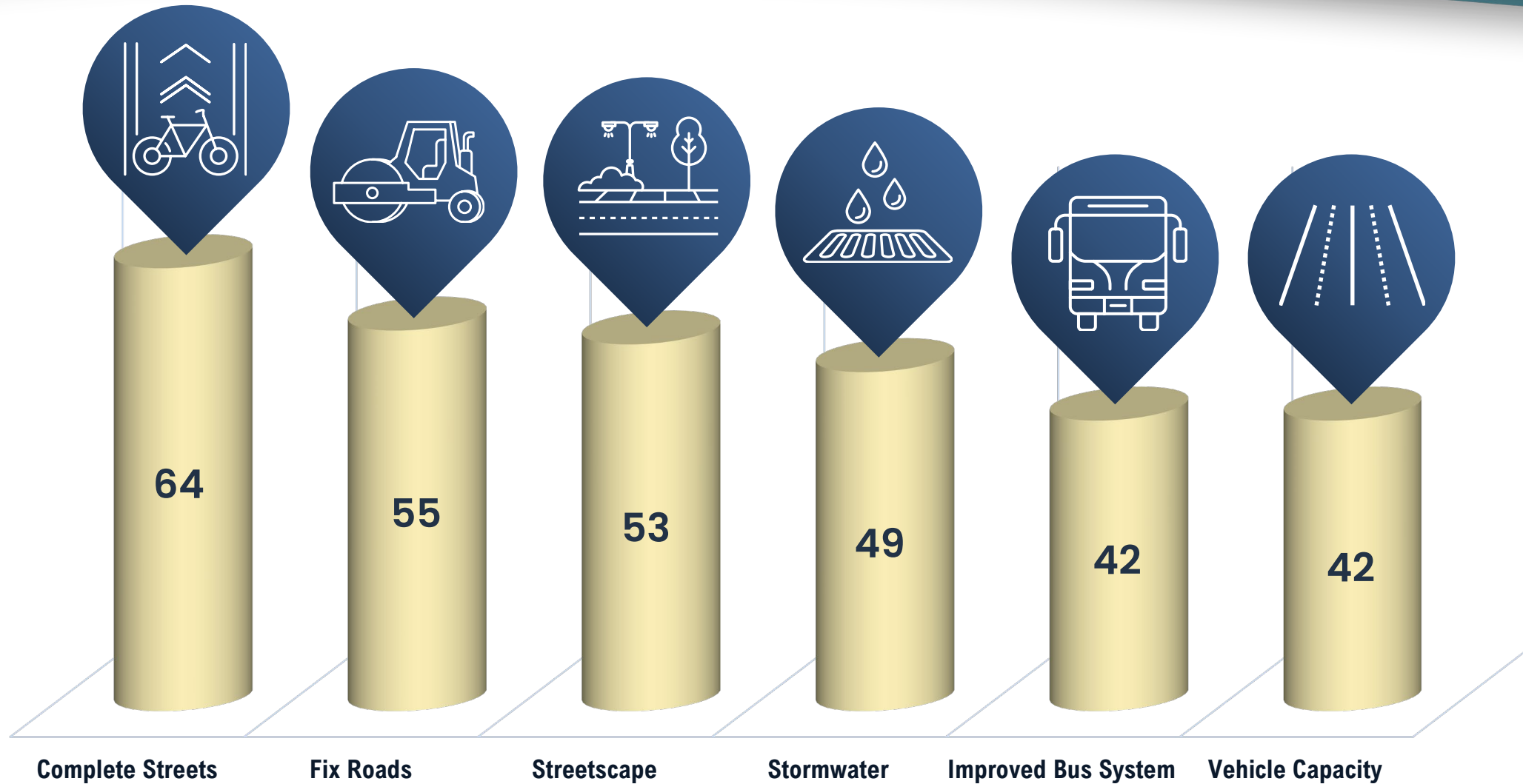


Pop Up Event #1 –
40+ participants,
3 stations

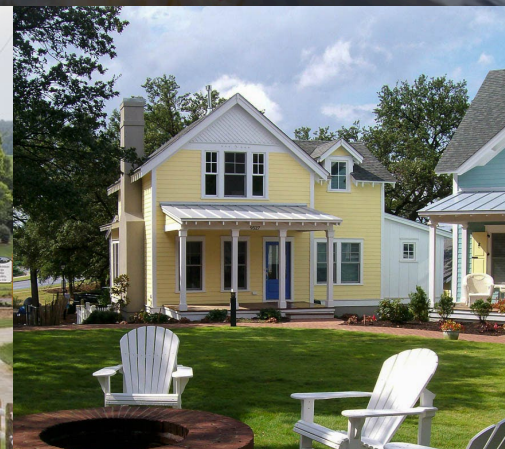
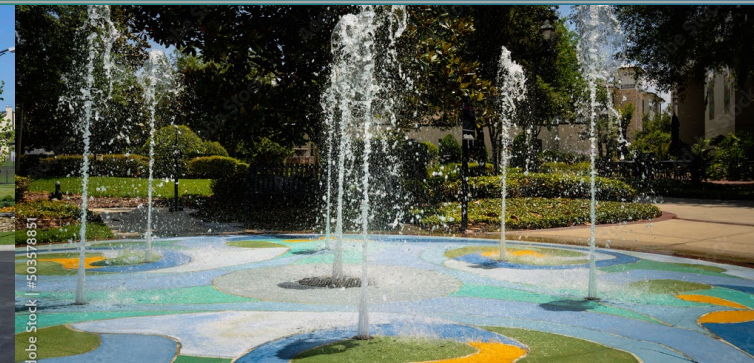


Pop Up Event #2 –
15+ participants,
3 stations including
one for parks

Pop-Up Events– Transportation Activity Results



Manheim Township Overall Vision Board



Parks and Amenities Overall Vision Board



Plan Draft Overview



Feedback Already Received

- Add additional information on how comprehensive plan implementation committee will function
 - » Added additional paragraph describing duties and responsibilities of implementation committee
- Add action strategy to address economic needs of farmers
 - » Created action strategy to improve communication/collaboration between farmers and the Township to address regulatory barriers
- Revise historic resource action strategy to better reflect status of resource survey and needed updates
- Add additional action strategies to include working with local businesses
 - » Added additional action steps to existing strategies to prioritize engaging with businesses to identify and address regulatory barriers

Transportation Element – Comments

- The draft does not effectively address the key issue of road congestion and traffic safety
- While discussing Complete Streets, walking, and biking is laudable, it should not come at the expense of addressing the immediate need of worsening congestion, which was highlighted by residents
- The 2010 Comprehensive Plan calls for improving intersections, coordinating traffic signals, and widening roadways; these recommendations are not reflected in the 2025 update.

Transportation Element– Changes

- Revise Mobility Critical Issue

- » **The Transportation Network Is Broken:** The Township is negatively impacted by a road network that no longer meets the needs of residents. Road congestion and safety is worsening, affecting resident quality of life and the economic vitality of local businesses. Pedestrian, bicycle, and transit infrastructure is lacking in many neighborhoods.

- Revise Mobility Goal

- » **A Transportation Network That Works:** Manheim Township will work to address worsening congestion, improve traffic safety, and create new opportunities for residents to walk, bicycle, and take transit to their destinations.

- Revise Action Strategy

- » **Work with PennDOT and Lancaster County MPO to address congestion and traffic safety issues on major road corridors in the Township**

- Conduct safety studies of Route 30/283 and Pike corridors
 - Update CIP and Act 209 Traffic Impact Fee Study and associated Ordinance
 - Work to address through traffic issues in local neighborhoods

Introduction

- Opening Statement: A Place For Everyone To Call Home
- Executive Summary
 - » What is a comprehensive Plan?
 - » Brief process overview
 - » Goals summary
- More in-depth summary of the plan process
- “The Community At A Glance” – Major trends in the Manheim Township Today Report

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.

Core Values

“Why are we making these decisions?”

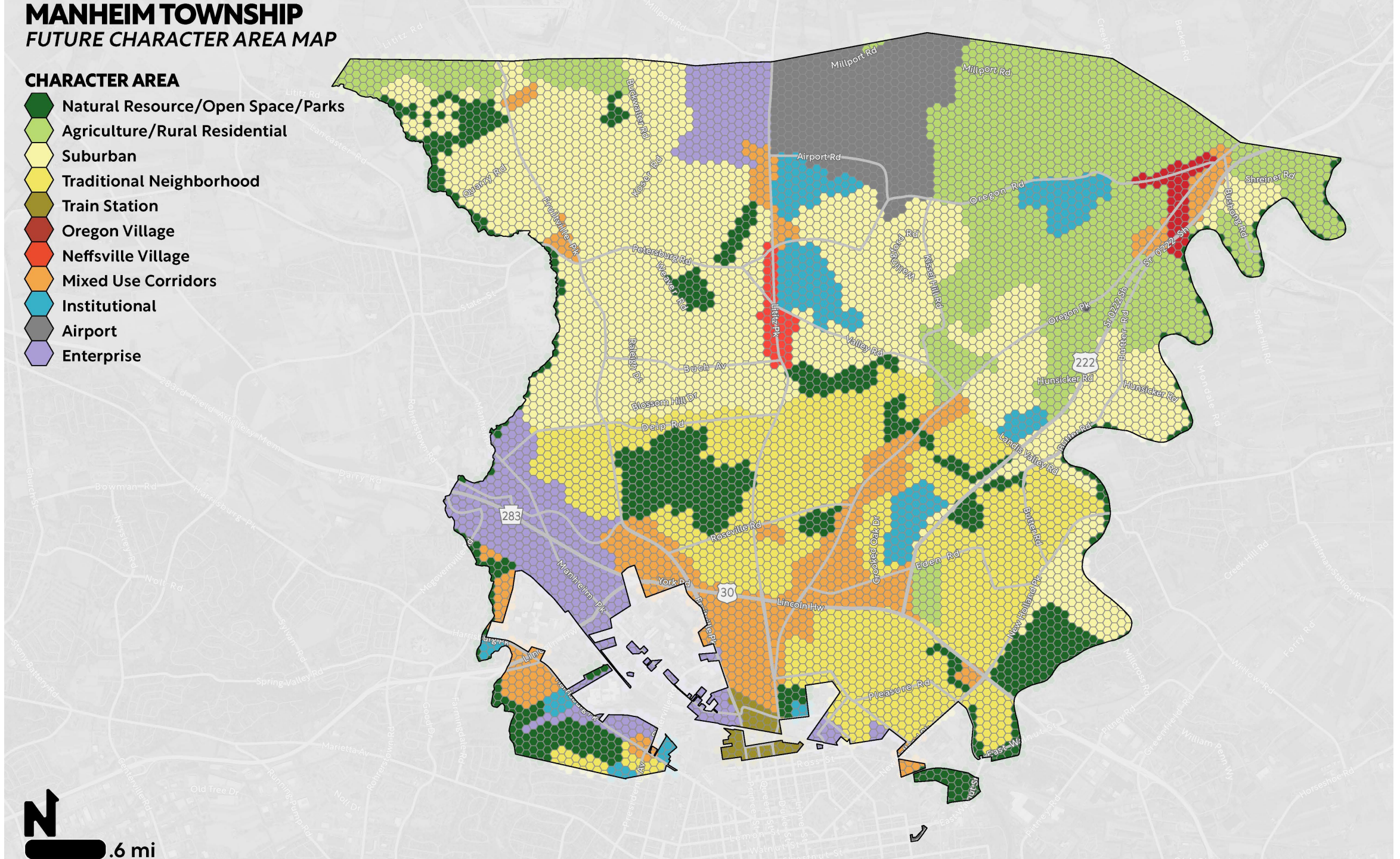
1. We value our people over cars and want to make sure that residents are connected to parks, schools, and business without having to drive.
2. We value a community that meets the everyday and long-term needs of our residents and businesses but not at the detriment of our other core values.
3. We value our community’s importance as part of the metro-region of Lancaster County and seek to advocate our core values and principles at all levels of influence.
4. We value collaboration and partnerships to help us grow responsibly.
5. We value the fiscal sustainability of our community now and in the future.
6. We value a community that cherishes its agricultural past and its natural environment while growing responsibly.

MANHEIM TOWNSHIP

FUTURE CHARACTER AREA MAP

CHARACTER AREA

-  Natural Resource/Open Space/Parks
-  Agriculture/Rural Residential
-  Suburban
-  Traditional Neighborhood
-  Train Station
-  Oregon Village
-  Neffsville Village
-  Mixed Use Corridors
-  Institutional
-  Airport
-  Enterprise



Critical Issues

“What is impacting the community?”

- 1. The Township Is Not Fiscally Sustainable:** The costs to provide our public services and maintain community amenities are not keeping pace with the demands of a growing community.
- 2. Housing Is Out of Reach:** Housing costs are rising, and homeownership is out of reach for young adults and seniors in the Township.
- 3. The Transportation Network Is Broken:** The Township is negatively impacted by a road network that no longer meets the needs of residents. Road congestion and safety is worsening, affecting resident quality of life and the economic vitality of local businesses. Pedestrian, bicycle, and transit infrastructure is lacking in many neighborhoods.
- 4. Land Use Regulations Must Change:** Our local land use policies and regulations are not adequately flexible to realize our core values and principles.
- 5. We Must Advocate Based On Our Plan:** Decision making and planning needs to influence local, regional, state, and federal programs.
- 6. Developing Partnerships is Critical:** The metro area is continuing to grow and if not properly planned will negatively impact the quality of life for our residents.

Goals – “How will we address the critical issues?”

Critical Issues

The Township is Not Fiscally Sustainable

Housing is Out of Reach

The Transportation Network is Broken

Land Use Regulations Must Change

We Must Advocate Based on Our Plan

Developing Partnerships Is Critical

Goals

➡ Securing Our Fiscal Sustainability

➡ Housing We Can Afford

➡ A Transportation Network That Works

➡ Land Use Regulations That Support Our Goals

Goals – “How will we address the critical issues?”

Goals

- **Securing Our Fiscal Sustainability:** Without a systematic long-term plan and revenue analysis, the Township risks outspending its sustainable revenue, which comes primarily through property taxes, earned income taxes, and a small amount of program income.
- **Housing We Can Afford:** Manheim Township will improve the affordability and diversity of its housing stock so that residents, regardless of age or income, can continue to live in their community.
- **A Transportation Network That Works:** Manheim Township will work to address worsening congestion, improve traffic safety, and create new opportunities for residents to walk, bicycle, and take transit to their destinations.
- **Land Use Regulations that Support Our Goals:** Manheim Township will modernize its land use and development ordinances to encourage redevelopment, promote density in appropriate locations, and preserve open space.

Implementation– First Steps – “Where do we start?”

- Establish a comprehensive plan implementation committee
- Develop an annual implementation work plan
- Conduct a review and realignment of Township advisory boards
- Develop partnerships
- Begin advocating for the plan

Action Strategies – “How we’ll accomplish our goals”

- **Work with state partners to develop a 5-year financial management plan for the Township**
- **Encourage new development in the Township to prioritize reinvestment and housing affordability**
- **Establish a supply of affordable workforce and senior housing in the Township**
- **Work with public and private sector partners to unlock reinvestment areas’ development potential**
- **Improve connectivity, safety, and accessibility on Township roads for all users**
- **Work with PennDOT and Lancaster County MPO to address congestion and traffic safety issues on major road corridors in the Township**
- **Work with local farmers to ensure the long-term stability of the agricultural economy**
- **Identify and protect historic structures in the Township**

Action Strategies – “How we’ll accomplish our goals”

- Each strategy summary includes:
 - **What** – Explains what the strategy is proposing in greater detail.
 - **Why** – Describes the issue or need the strategy will address.
 - **How** – Gives a broad overview of how the strategy will be accomplished.
 - **Who** – The entities and organizations who will be carrying out the strategy.
 - **Goals Addressed** – Which goals the strategy helps to accomplish.
 - **Timeframe** – General idea of how long the strategy will take to complete.
 - **Best Practice Model** – Real world example, in PA, of similar strategy.
 - **Action Steps** – Specific steps to take to carry out the strategy.
 - **Potential Funding Sources** – Grants and other potential sources to fund the strategy.

Action Strategies – “How we’ll accomplish our goals”

Implementation Priority

- ST: Short Term, one to two years
- MT: Medium Term, three to five years
- LT: Long Term, seven to ten years
- O: Ongoing

Lead Partner

- BOC: Board of Commissioners
- Staff: Township Staff
- IC: Implementation Committee
- C: Consultant
- LC: Lancaster County
- TB: Township Boards
- PDOT: PennDOT
- PP: Private-sector partner

Action Strategies – “How we’ll accomplish our goals”

Develop a 5-year financial management plan		
Apply to the DCED Strategic Management Planning Program	Short-term	Staff
Utilize funding from STMP to hire a qualified consultant to lead the plan development process	Short-term	Staff
Work with DCED, qualified consultant to draft the 5-year Financial Management Plan	Short-term	C
Adopt the 5-year Financial Management Plan and implement its recommendations	Short-term; ongoing	Staff; BOC
Encourage New Development in the Township to Prioritize Housing Affordability and Redevelopment		
Apply for federal and state grants to fund ordinance update project	Short-term	Staff
Hire a qualified technical consultant to lead the revision process	Short-term	Staff
Create internal working group consisting of the consultant, Township staff, and representatives from the Township planning commission and zoning hearing board explore innovative housing types within the code that are consistent with industry best practices	Short-term	Staff; C

Comments & Feedback Discussion



Final Steps



Final Steps

- April 21 Township Board of Commissioners Workshop Meeting
 - » Final Draft Plan introduced, along with 1-2 page executive summary
 - » Review traffic and congestion issues raised during Preliminary Draft Review
 - » Consider motion to advance plan draft through MPC-mandated process
- May 21 Township Planning Commission Meeting
 - » Final Draft Plan Introduced
 - » 45-Day MPC review period begins; draft sent to Lancaster County Planning Commission, Manheim School District, and adjacent municipalities for review
- Township Board of Commissioners updated on Final Draft Plan at May 27th meeting
- June 18 Township Planning Commission Meeting
 - » Continued review of Final Draft Plan
 - » Township Board of Commissioners updated on Final Draft Plan at June 23rd meeting

Final Steps

- July 16 Township Planning Commission Meeting
 - » Continued review of Final Plan Draft
 - » Township Board of Commissioners updated on Draft Plan at July 28th meeting
- August 20 Township Planning Commission Meeting
 - » Advertised public meeting to review Final Plan Draft
 - » Planning Commission approves motion to “recommend” final plan to Board of Commissioners
 - » Township Board of Commissioners updated on Draft Plan at September 8th meeting
- August 25 Township Board of Commissioners Meeting
 - » Authorizes the advertisement to hold public hearing on Draft Plan at 9/24 BOC
- September 24 Township Board of Commissioners Meeting
 - » Public hearing and final vote on Comprehensive Plan



THANK YOU!

PREPARED BY

Michael Baker

INTERNATIONAL