

# Manheim Township CPC/BOC Meeting March 13, 2025



*Getting to a  
Complete community*



# Agenda

Topic:	Time:
1) Introductions of MBI Staff	5:30 PM
2) Fiscal Sustainability Summary	5:40 PM
3) Action Strategies and Implementation	6:15 PM
4) Completion Schedule and Next Steps	6:50 PM

# Fiscal Sustainability Summary



# Action Strategies & Implementation



# 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.

# Critical Issues

“What solutions are we working towards?”

- 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 UNWELCOMING:** The Township is negatively impacted by a transportation system that is not designed for all users. Lack of sidewalk connections and bike facilities as well as high traffic roadways create an unsafe environment for our residents and is harming our business community.
- 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

## Goals

The Township is Not Fiscally Sustainable → Securing Our Fiscal Sustainability

Housing is Out of Reach → Housing We Can Afford

The Transportation Network is Unwelcoming → Mobility That Connects Us

Land Use Regulations Must Change → Land Use Regulations That Support Our Goals

We Must Advocate Based on Our Plan

Developing Partnerships Is Critical

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

## Goals

- **Securing Our Fiscal Sustainability:** Manheim Township will work to establish long-term fiscal sustainability through promoting better land use, developing partnerships, and pursuing funding from state and federal sources.
- **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.
- **Mobility That Connects Us:** Manheim Township will develop a vibrant multi-modal transportation network by investing in making other modes of transportation, like walking, bicycling, and taking transit, safe and convenient travel options for residents.
- **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.

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# 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 area’s development potential**
- **Improve connectivity, safety, and accessibility on Township roads for all users**
- **Address mobility barriers along the Route 30/283 corridor**
- **Identify and protect historic structures in the Township**

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# 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”

Action Strategy	Priority	Lead Partner
Establish plan implementation committee	Short-term	Staff
Develop annual implementation work plan	Short-term; Ongoing	Staff; IC
Conduct review of township advisory boards	Short-term	Staff; BOC
Develop partnerships	Ongoing	Staff; IC
Advocate for the plan	Ongoing	IC; BOS; PP
<b>Develop a 5-year financial management plan</b>		
Apply to the DCED STMP Program	Short-term	Staff
Hire qualified consultant with STMP funds	Short-term	Staff
Draft 5-year financial management plan	Short-term	C
Adopt 5-year plan and implement its recommendations	Short-term; ongoing	Staff; BOC
<b>Revise Township land use ordinances</b>		
Hire consultant to lead the revision process	Short-term	Staff
Create internal working group to lead the process	Short-term	Staff; C
Finalize revisions to the Township Zoning/SLDO	Medium-term	Staff; TB

# Wrap Up & Completion Schedule



# Completion Schedule

- April 2025 – Preliminary Draft
  - » Thursday, April 10<sup>th</sup>, 2025 – CPC Implementation and Preliminary Document Review (Invite Planning Commission and Focus Groups)
- May 2025 – Final Draft Completion
  - » Tuesday, May 6<sup>th</sup>, 2025 – PMT meeting to review and revise final draft.
- June to August 2025 – Final Plan Draft to Planning Commission and 45-day Review



THANK YOU!

PREPARED BY

**Michael Baker**

INTERNATIONAL