

# Comprehensive Plan Committee

## Critical Issues, Core Values, and Focus Areas

### Review and Discussion

# Meeting Summary

<b>Date:</b>	Monday, April 11, 2024
<b>Time:</b>	5:30 PM – 7:00 PM
<b>Platform:</b>	In-Person & Virtual
<b>Invitees:</b>	Comprehensive Plan Committee & Project Team
	Board of Commissioners
	Michael Baker International

## Welcome and Introduction

### MICHAEL BAKER INTERNATIONAL

- Kathy Wyrosdick
- Porter Stevens

### MANHEIM TOWNSHIP

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

### CPC MEMBERS

- Christopher L. Savitz
- Nathan Van Name
- David E. Wood
- Allon H. Lefever
- Roy E. Baldwin
- Michael S. Callahan
- Paula G. Landis
- Mark L. James
- Hollis S. Butterworth

### BOARD OF COMMISSIONERS

- Mary Jo Huyard
- John C. Bear
- Carol J. Gifford
- Stacey Morgan-Brubaker

## Welcome

- Anthony Vallone started the meeting and introduced the major topics that will be discussed.
- Anthony turned the meeting over to Kathy Wyrosdick, MBI.
- Kathy reviewed the agenda for the meeting.
- Kathy gave an overview of the status of the project, now in Phase 2 (developing goals, areas of focus, and policies from the public input and data collected)

- Kathy asked CPC/BOC members to assist with promoting Parks and Rec survey, which was recently launched.
- Reviewed the remaining two phases of the project.

## **Manheim Township Today Report-Transportation**

- Porter Stevens, MBI reviewed transportation updates to the “Manheim Township Today” existing conditions report.
- Questions from CPC/BOC members
  - Carol J. Gifford: Has there been a comparison made other traffic heavy municipalities in Lancaster County? We are likely the municipality in the County with the highest traffic levels? We don’t currently have that information included but we can certainly look at that and add that.
    - Andy Bowman: Confirmed that we get more traffic than Harrisburg, Route 30 segment between Route 222 and Route 283 interchanges is the highest traffic segment in PennDOT District 8.
  - Allon H. Lefever: Did you take into consideration the impact of traffic improvement projects currently under construction? No, this is a summary how traffic is right now. To formulate plan recommendations, we will look at future impacts, including how projects under construction (like Route 222 interchange) will impact traffic congestion in the future.
  - Hollis S. Butterworth: What is the source of this data? PennDOT.

## **Critical Issues, Core Values, and Policies That Will Guide Plan Development**

- Kathy reviewed the draft critical issues, and asked for feedback/approval from CPC/BOC
  - Carol J. Gifford: Issue #1 should also say something about seniors. Seniors are also being priced out of their homes due to rising costs and property taxes.
  - Hollis S. Butterworth: At our first meeting, we talked about how more sidewalks are needed. Would like to see that included in #3.
  - Nathan Van Name: Map of missing sidewalks that was included in the existing conditions report (from County ATP) was really interesting to see.
  - Mark L. James: What does a multi-modal transportation network look like?
    - Make sure that everyone can walk, ride bikes etc safely around the township safely, that we have invested in infrastructure to make those modes of transportation are available to residents.
    - Mark L. James: I find that terminology to be confusing to the average resident, they won’t know what that means; need to word smith to be friendlier for folks who don’t live and breathe this stuff.
  - David E. Wood: For crashes, is there any consideration for traffic speed limits in the Township? We have roads that go from 35mph to 25mph and back to 35mph on the periphery of suburban neighborhoods.
    - It is important to prioritize the redesigning of streets for slower speeds, dangerous traffic speeds are something that you can’t fix with just changing speed limits.

- Mark L. James: What issue would that fit under, #2 or #6? Roadways in my neighborhood are way too wide, people regularly travel at 50mph in a 25mph zone.
  - That issue could potentially fit under #2, #5, and #6. Many roads, especially ones that have a lot of the traffic/congestion issues, are not under the Township's control; they are PennDOT's roads. The Township and its elected officials need to advocate to PennDOT, Feds, and have a seat on the County MPO. You are impacted by issues that you don't have any control of, so you should work with the people who can control them.
  - Christopher L. Savitz: Can we get a copy of the County ATP? Yes, it is available online and we are also getting Manheim Township GIS data from those maps. County MPO also has an Active Transportation Advisory Committee.
    - Anthony Vallone: It is hard to get a representative on that one, but it is also important to have seat on the Transportation Technical Advisory Committee.
  - Christopher L. Savitz: Recommendations and funding from the County ATP never seem to make it down to the municipalities and get implemented; how do our comp plan recommendations nest in the ATP? All county planning (ATP, SS4A, etc) recommendations/priorities flow into the Long-Range Transportation Plan, which dictates the 2-year TIP, that's why it's important for the Township to have a seat at the table and ensure that they have a voice in that decision making process.
- Christopher L. Savitz: Is there a priority implied with the order of the issues? There is not.
- Christopher L. Savitz: Is land use/zoning really an issue? Is the current zoning map out of step with our values or is it generally working the way we want it?
  - Good question, there are specific issues we can look at. Single family homes, large lot minimum lot sizes, parking requirements.
  - These should be a list of critical issues, ones that we know are having a big impact on the Township. Do issues #3 and #4 meet that threshold?
    - Carol J. Gifford: Are they just continuously impacting the Township so it's harder to perceive their impact? People want to control the land use issue on either side; developers want to reduce barriers in zoning, others want bigger control over development.
    - John C. Bear: Land use is becoming a bigger and bigger issue, now there are even some potential statewide initiatives to take local control away from land use decisions, set statewide standards. Big debates over land use are a major motivation for the Township starting this plan process.
    - Hollis S. Butterworth: #3 needs to be wordsmithed.

- Nathan Van Name: Will the list of priority issues be published? Yes, they will be part of the Comp Plan. Comp Plan will be the background/justification for changes to zoning, other policy considerations.
  - Stacey Morgan-Brubaker: MPC also requires that your zoning is consistent with your Comp Plan and County Comp Plan.
  - Allon H Lefever: Zoning creates a lot of barriers to development of more attainable housing, a greater variety of housing in more places. Need to find a way to navigate through those.
- Kathy reviewed the major public input findings.
  - Christopher L. Savitz: Document states that we've identified three redevelopment sites, can you share what they are? Will review them later in the meeting.
  - Mark L. James: Didn't see anything mentioned about preserving farmland, wasn't that in the public input findings? Did discuss preserving the farmer, focused on entrepreneurial flexibility/ support of farmers, but can certainly pull that out in a different way if that needs to be highlighted better.
- Kathy reviewed the draft core values.
  - Hollis S. Butterworth: #1 is really great.
  - Carol J. Gifford: Can we add actual green sustainability to fiscal sustainability? Heard that a lot from residents, they want us to preserve our land, parks, communities.
    - Hollis S. Butterworth: Is that incorporated in #2?
    - We'll work that edit in.
  - Allon H. Lefever: Wouldn't it be good to have something that highlights our farmland, Plains Sect community? That is something that is unique to Lancaster County.
  - Mark L James: There is a need to be more specific, much of what we've discussed tonight has been very broad; don't want to lose some of the specifics we've talked about.
    - We can wordsmith #6, maybe add a #7, will send them back out to the CPC for review.
    - Nathan Van Name: We must keep in mind that these are broader values, not action plans, we're saying what we like about MT, so we don't have to detail every issue.
      - Not entirely, these will form part of the framework of the plan, will use them to go back to justify action items and policies.
      - Nathan Van Name: Aren't we starting broad with these and getting down to more and more levels of detail? Yes, that is correct.
- Kathy reviewed the draft principles and policies, and described how they are linked to Places2040.
  - Christopher L. Savitz: Redevelopment and infill is a policy we selected that's not listed here, is that incorporated somewhere else? We had it included in #5, we can look at adding it as a separate item.
  - Nathan Van Name: We've talked about some of these issues ad nauseum, will we be prioritizing recommendations and thinking about what will be realistic for us to

accomplish? Yes, we will do that. We will create specific recommendations, with 1 yr, 3 yr timelines, and what should be prioritized over the life of the 10-year plan.

- Hollis S. Butterworth: We got a lot of good input from the business focus group, could any of the other input be incorporated into #3? Yes, absolutely, can highlight/call out other business policies other than farmers.

## **Areas of Focus for the Comprehensive Plan**

- Kathy reviewed the draft areas of focus, highlighted Neffsville to share why it was kept on the list; want to use it as a model of how to improve a difficult area with smaller scale changes.
  - Nathan Van Name: I was surprised by the inclusion of Neffsville, it's a place that you drive through not to.
    - Andy Bowman: Staff member says that Neffsville makes them sad. But residents still live there and have their businesses there; how can we make the area better? Good model.
    - Nathan Van Name: I'm all for it, but it is hard to see what's possible there given what it's like now.
    - Andy Bowman: School district discourages kids walking to the adjacent school complex because it's dangerous to cross the area, imagine how great it would be if would be safe to cross Route 501.
    - Allon H. Lefever: What could we do when the houses are so close to the road?
      - Andy Bowman: We would be narrowing the road to improve safety and slow traffic down.
    - Roy E. Baldwin: I wouldn't spend a dime on improvements there, I would prefer to put money in Overlook Park, that's what the real center of the Township is. You're not going to impact the traffic issue in Neffsville.
    - Allon H. Lefever: Never have really thought about it as the "historic center" like Lititz.
    - John C. Bear: Historically the Township was all farmland and little villages, do we want to try and reinvigorate those small communities?
    - Stacey Morgan-Brubaker: I don't think we can have "little changes" at Neffsville, it would cost way too much to even get control of the property we need to make road improvements.
    - Kathy Wyrosdick: We'll stick in a pin in including Neffsville in the areas of focus, talk to our traffic engineer about it.
    - Nathan Van Name: Overlook is the real hub of the Township, with all the different activities/institutions that attract people there. I must drive 5 minutes on Fruitville Pike to go there, but don't think you'll make any bike/ped connections on Fruitville Pike.
    - David E. Wood: Do we need to have a "hub," is that a consistent thing in comp plans? We have activity centers spread all over the township.
      - No, that's not something we need, we can back off using that terminology. We wanted to find models for how you redevelop with certain types of sites.

- Nathan Van Name: Is the “hub” needed for the comp plan, as we will be built out over the life of the plan and to identify somewhere to concentrate growth?
  - Not necessarily, the Township is never “finished,” there is always something new coming.
- Kathy Wyrosdick: We can certainly look at Overlook as an area of focus.
- Holis S. Butterworth: We should also add Silk Mill, adjacent to the City and could be an example of how we connect with adjacent municipalities, also connects with the train station area.
- Nathan Van Name: Want to reinforce Overlook as an area of focus, we don’t just ride bikes there, we also go get something to eat at some of the development that’s connected with the park, then ride our bikes back.
  - Allon H Lefever: It should be about adding amenities to the park.
- Kathy Wyrosdick: We will look at adding Overlook Park and Silk Mill and leave Neffsville off.
- Hollis S Butterworth: State and Feds are now looking more and more at how municipalities are coordinating, that is becoming more of requirement for obtaining grant funding.
- Kathy reviewed an example of “Putting It All Together” to show how the different Critical Issues, Core Values, and Policies, and Areas of Focus come together to create policy recommendations in the plan.

## **NEXT STEPS**

- Kathy shared information on the upcoming pop-up event in Jaycee Park on Friday, July 12.
  - Allon H Lefever: Where in the park is the pop-up event? At the pavilion, can’t miss us.
  - Carol J. Gifford: What time will you be there? 4:30pm-6:30pm