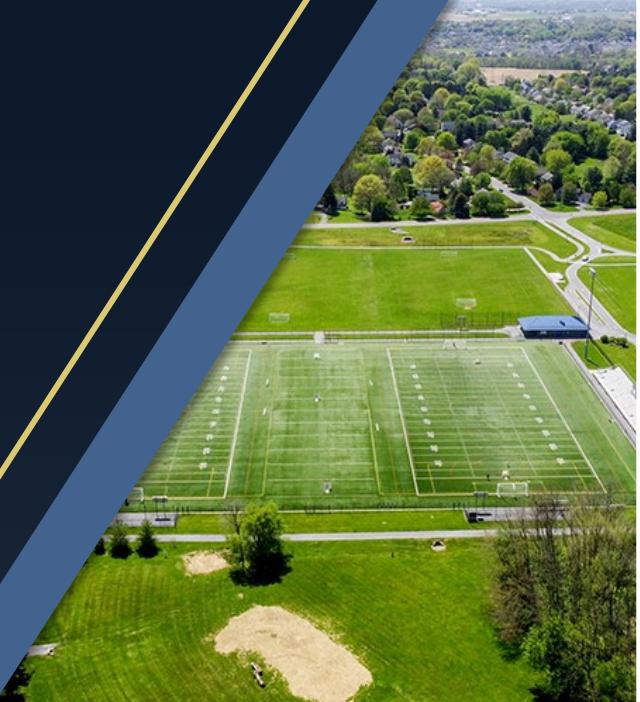


# Manheim Township CPC/BOC Meeting March 18, 2024



*Getting to a  
Complete community*

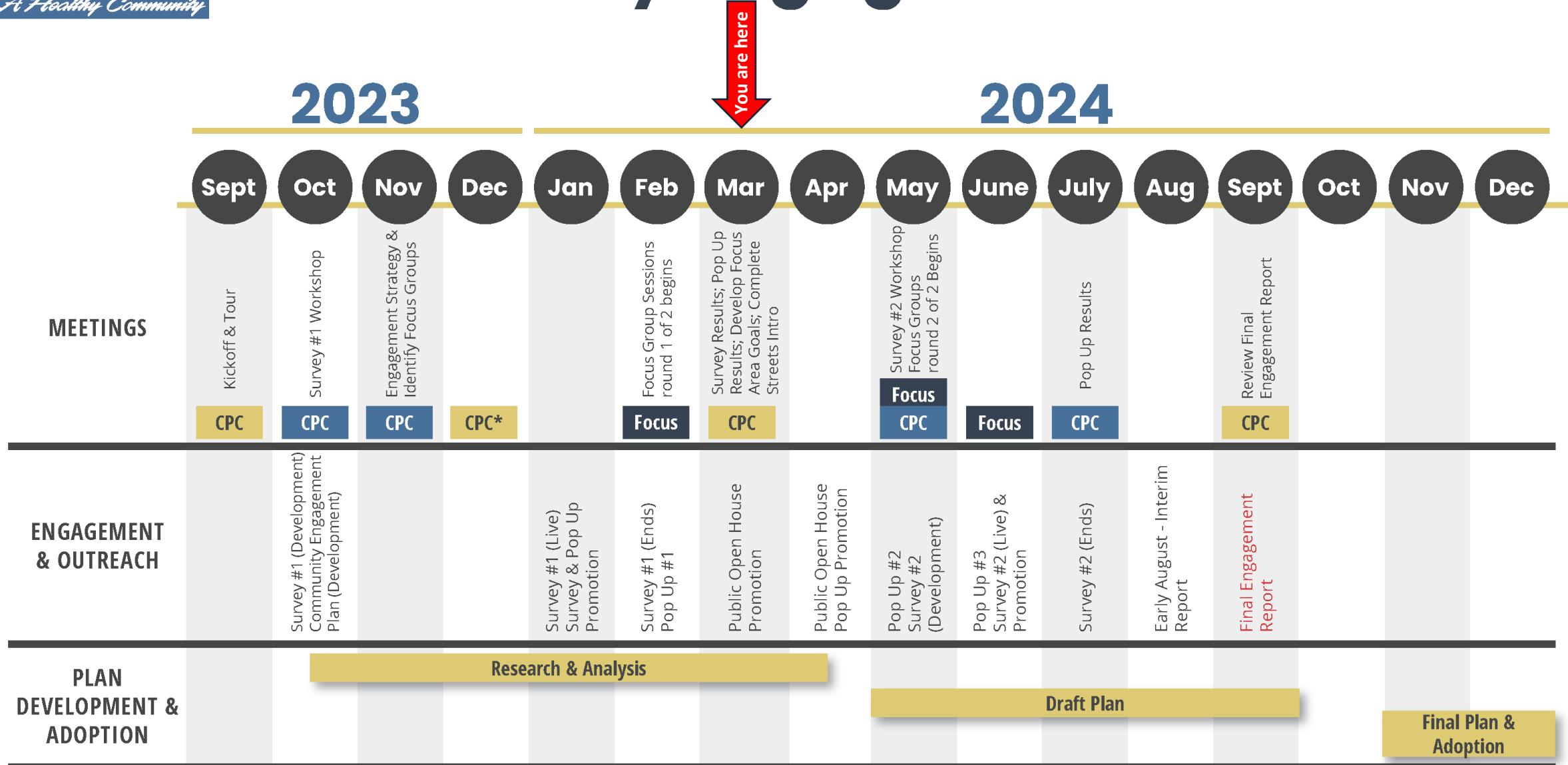


# Agenda

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



**CPC Meetings** - CPC with Commissioners in yellow.

# 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:

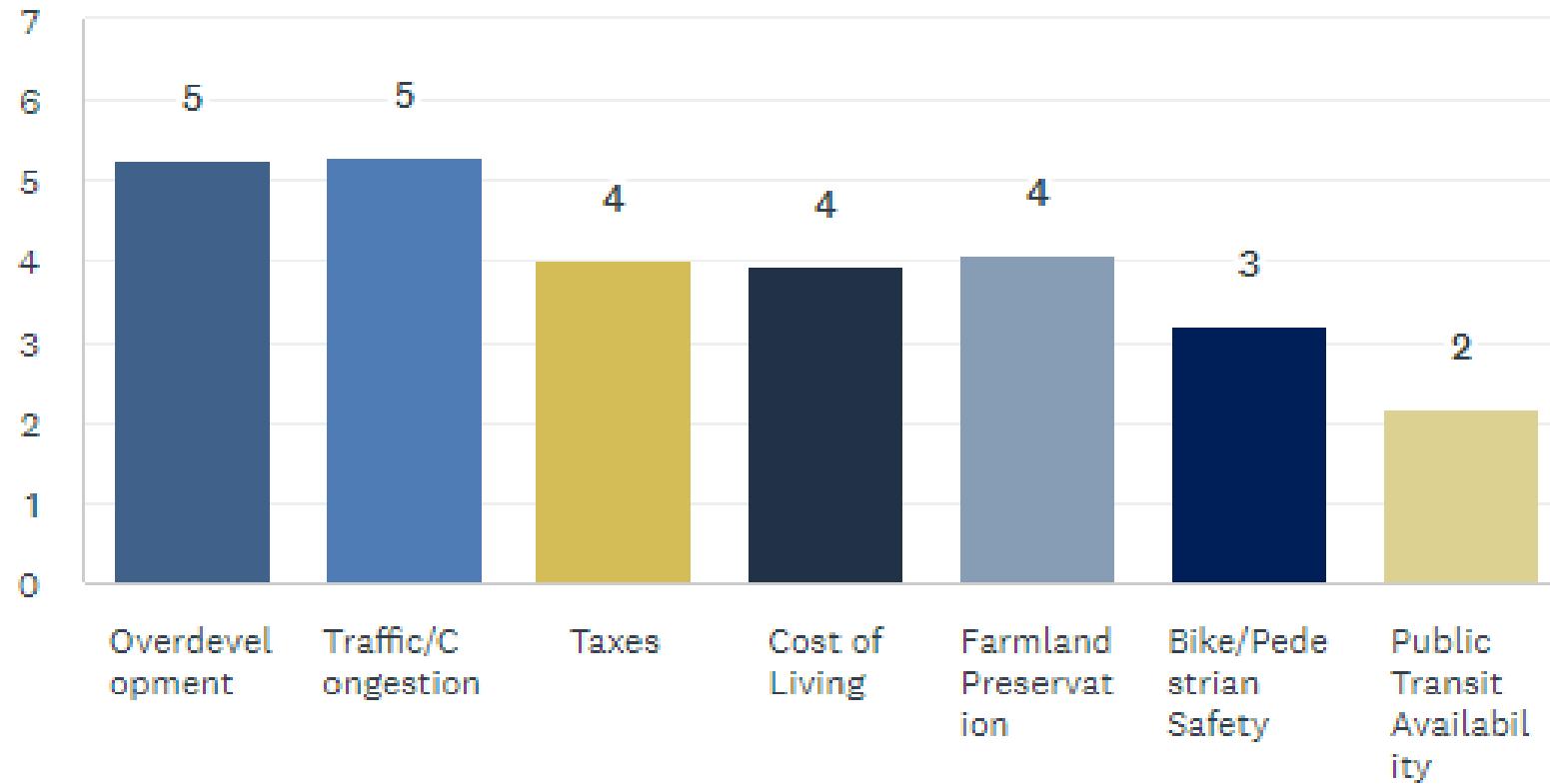
- » Traffic
- » Safe
- » Parks
- » Community
- » Expensive
- » Good Schools
- » Beautiful
- » Convenient
- » Clean
- » Great Schools

- 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



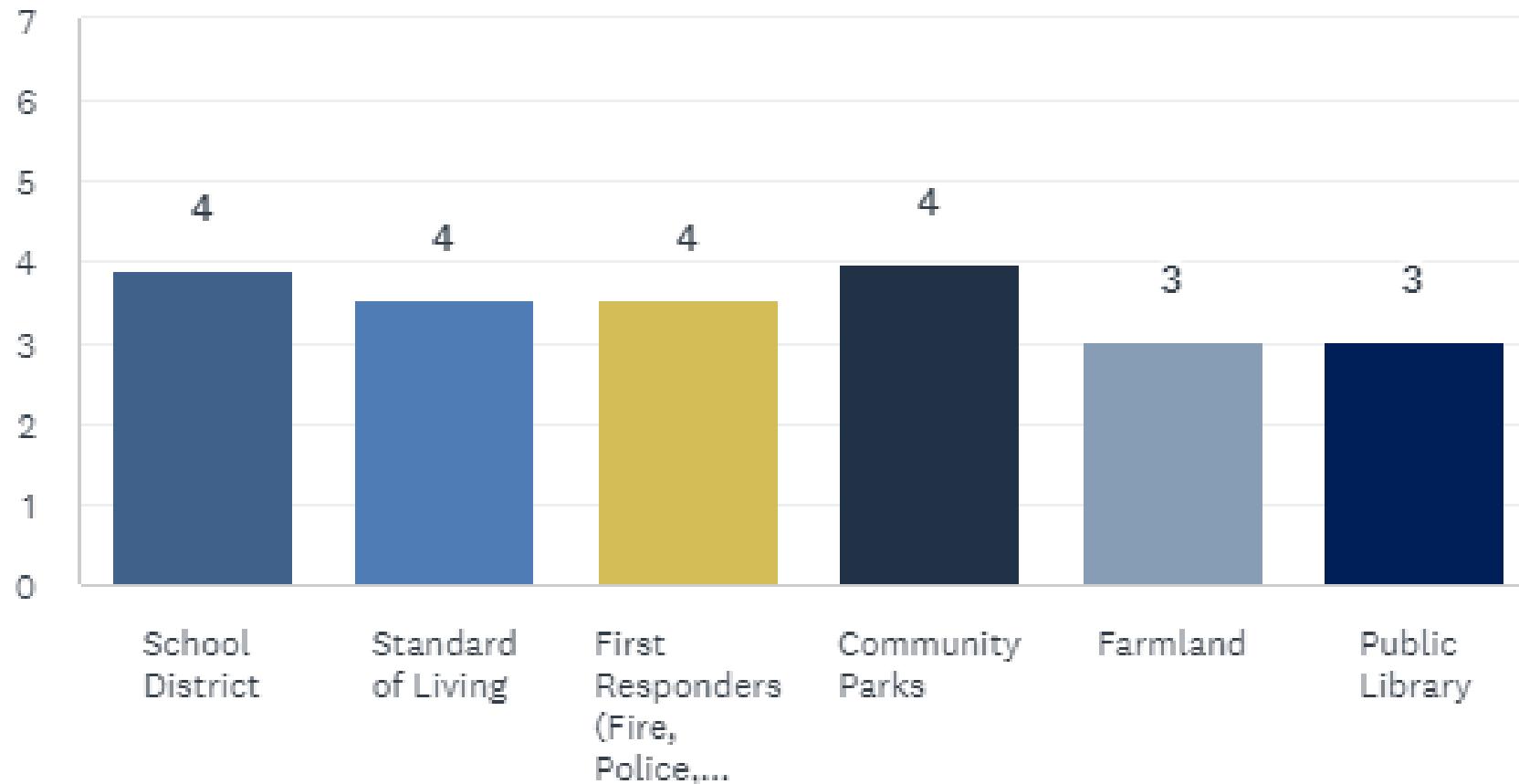
# Q3: In a few words, please share topics you are concerned about in the Township that were not included in Question 2.

## Top 3 Themes

Neighborhood Maintenance	21.0%	Education	14.2%	Community Environment	12.2%
Property crime concerns	3.4%	Overcrowding in schools	2.4%	Recreational amenities expansion	3.9%
Enhanced emergency response coverage	2.6%	Public education concerns	1.8%	Access to affordable activities	1.8%
Crime prevention efforts	2.0%	Ideological influence	1.4%	Presence of specific businesses	1.7%
Patrols in specific area	1.8%	Curriculum concerns	1.2%	Recreational spaces for youth	1.3%
School safety	1.4%	Quality of education	1.0%	Accessible recreational amenities	0.9%
Resident interests protection	1.2%	Academic quality	0.7%	Community center development	0.9%
Law enforcement quality maintenance	1.1%	Educational standards	0.7%	Lack of family-friendly environment	0.9%
Accident prone areas	1.0%	Funding concerns	0.7%	Affordable recreational facility	0.7%
Edge of city issues	1.0%	Political influence on education	0.7%	Dog waste in parks	0.7%
Road safety for cars	1.0%	School capacity reaching limit	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



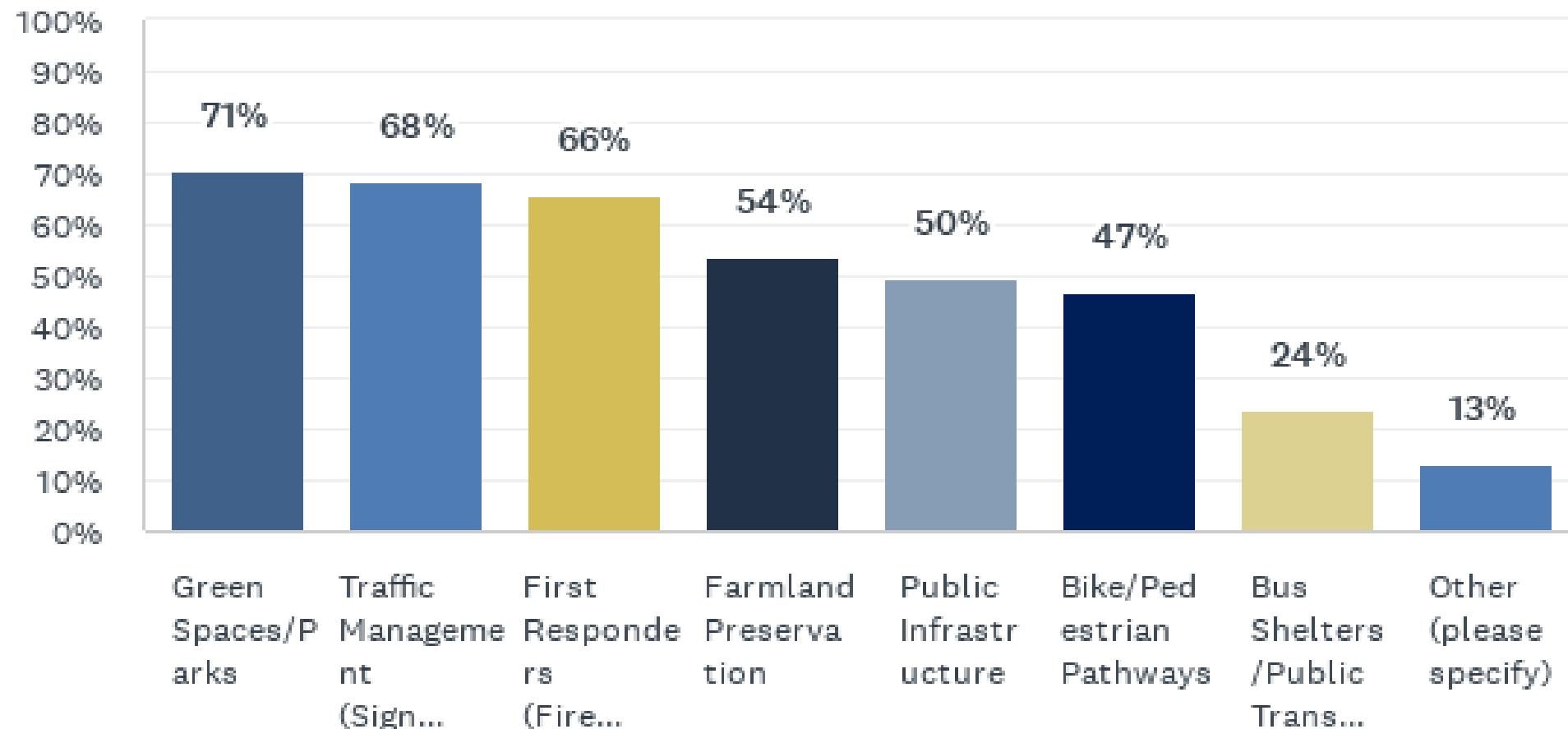
# Q5: In a few words, please share topics you appreciate about the Township that were not included in Question 4.

## Top 3 Themes

Community	25.4%	Amenities	21.9%	Location	13.3%
Sense of camaraderie	3.6%	Recreational activities	3.6%	Urban-rural proximity	4.9%
Caring for community	2.5%	Dining and entertainment options	3.3%	Proximity to amenities	2.4%
Neighborhood environment	2.1%	Shopping opportunities	2.4%	Urban accessibility	1.8%
Unity and togetherness	1.9%	Waste management facilities	2.4%	Access to transportation	1.2%
Community events	1.8%	Access to urban facilities	2.1%	Highway access	1.0%
Enjoyable living experience	1.8%	Seasonal leaf collection services	1.9%	Proximity to major highways	1.0%
Involvement in community events	1.6%	Amenities	1.8%	Commercial proximity	0.9%
Township pride	1.5%	Park facilities	1.2%	Access to conveniences	0.7%
Welcoming environment	1.3%	Pool facilities	1.2%	Food store accessibility	0.7%
Events and gatherings	1.2%	Business presence	1.0%	Suburban proximity	0.7%

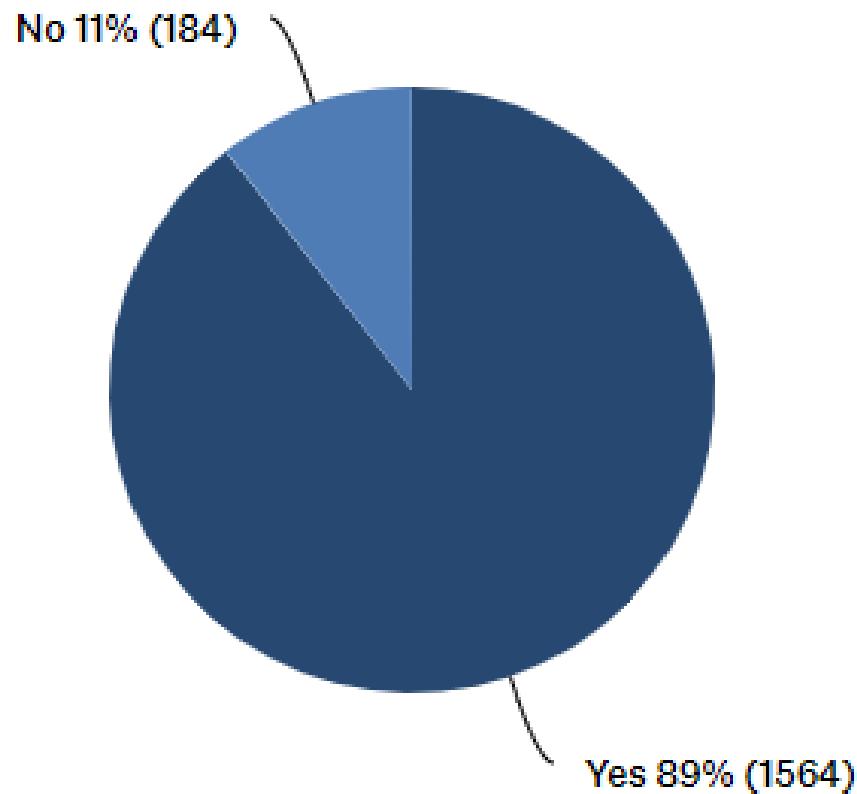
# Q6: What are you willing to invest your tax dollars in (not including school districts)? Check all that apply.

- 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%	Development	15.7%	Housing Preference	13.2%
Affordability constraints	10.7%	Overdevelopment	9.4%	Urban living preference	7.5%
Housing affordability	5.0%	Land use	6.9%	Preference for another area	5.7%
High housing expenses	3.8%	Traffic congestion	3.8%	Downsizing	3.1%
High real estate prices	3.1%				
Financial burden	2.5%				

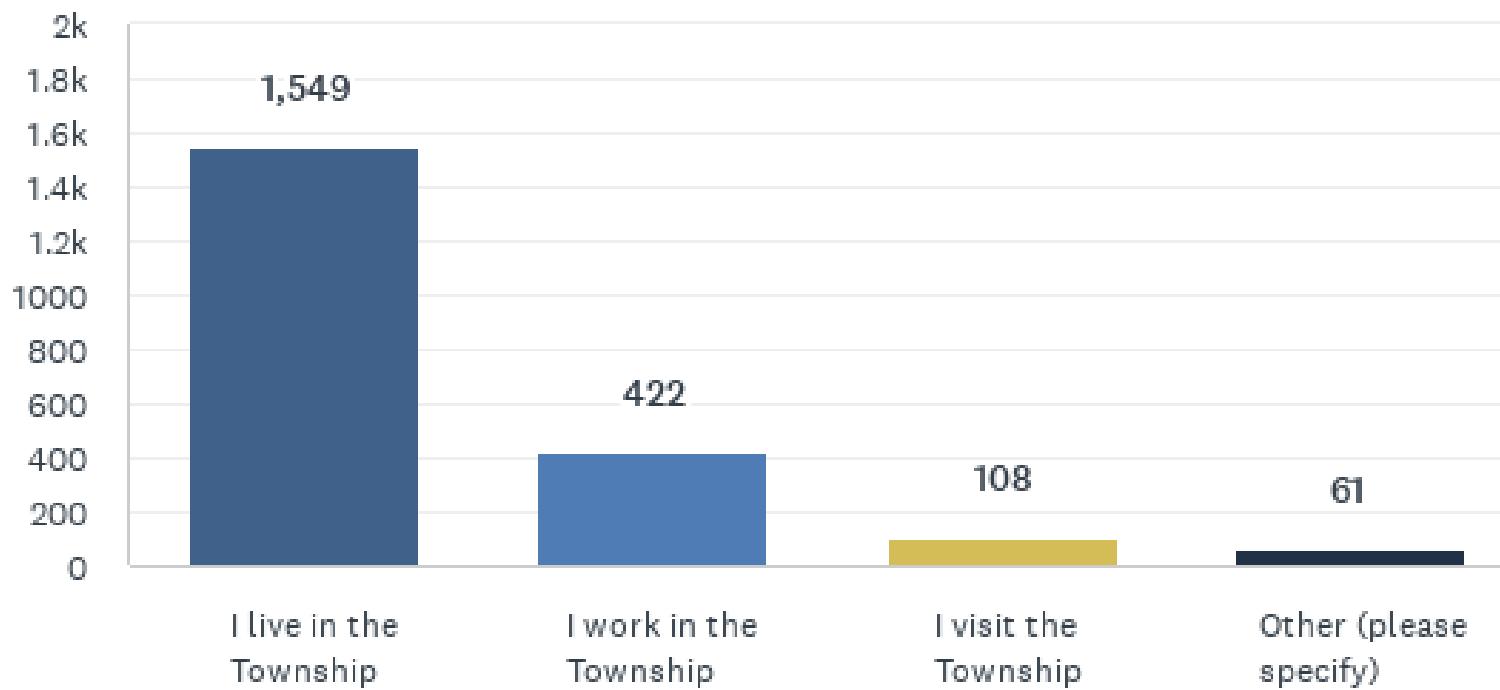
# Q9: If you could change one thing about Manheim Township, what would it be?

- 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.

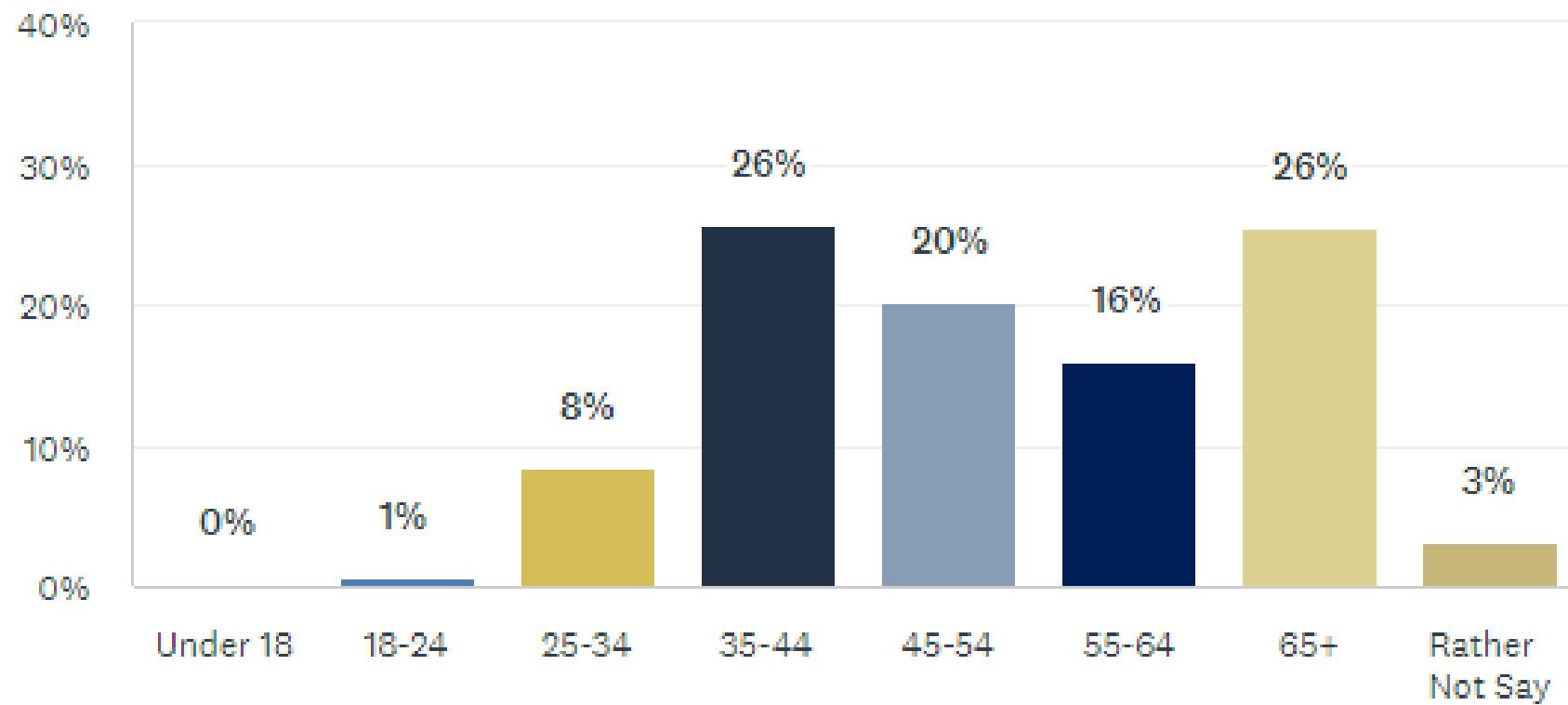
- Answered: 1,686 Skipped: 86



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%
<b>Total Respondents: 1,686</b>	

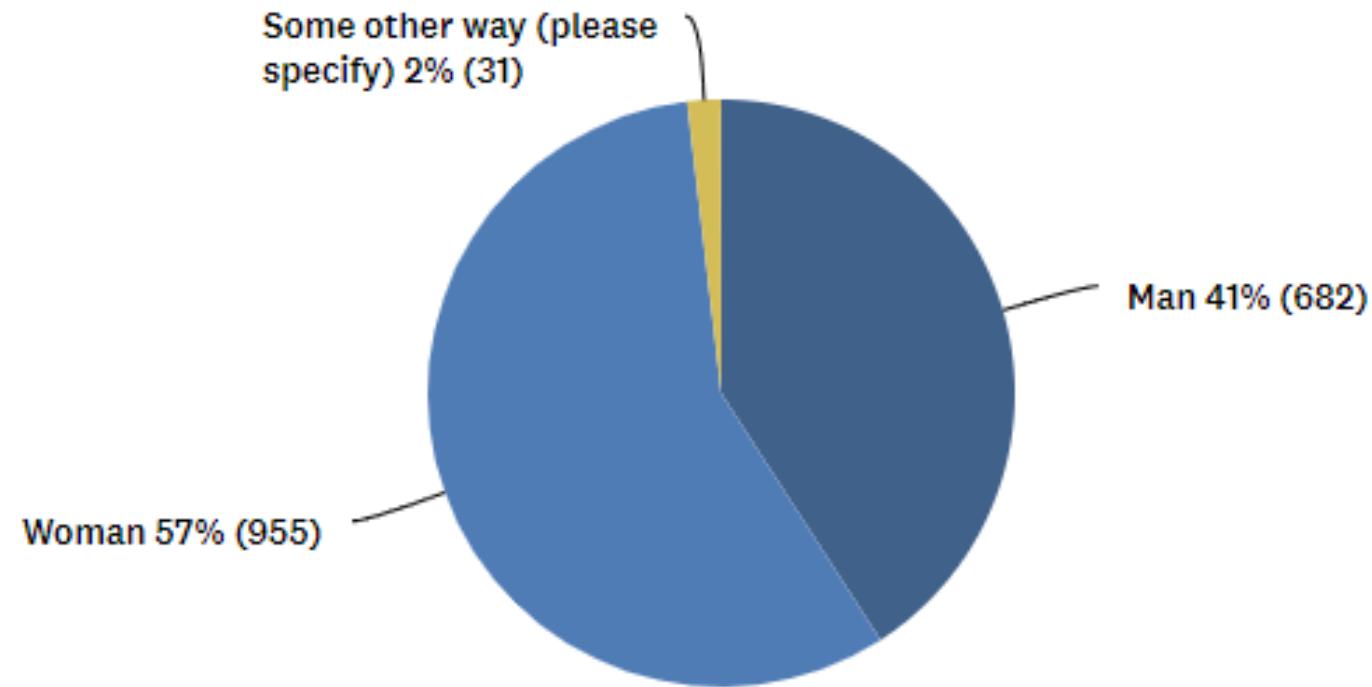
# Q11: How old are you?

- Answered: 1,686 Skipped: 86



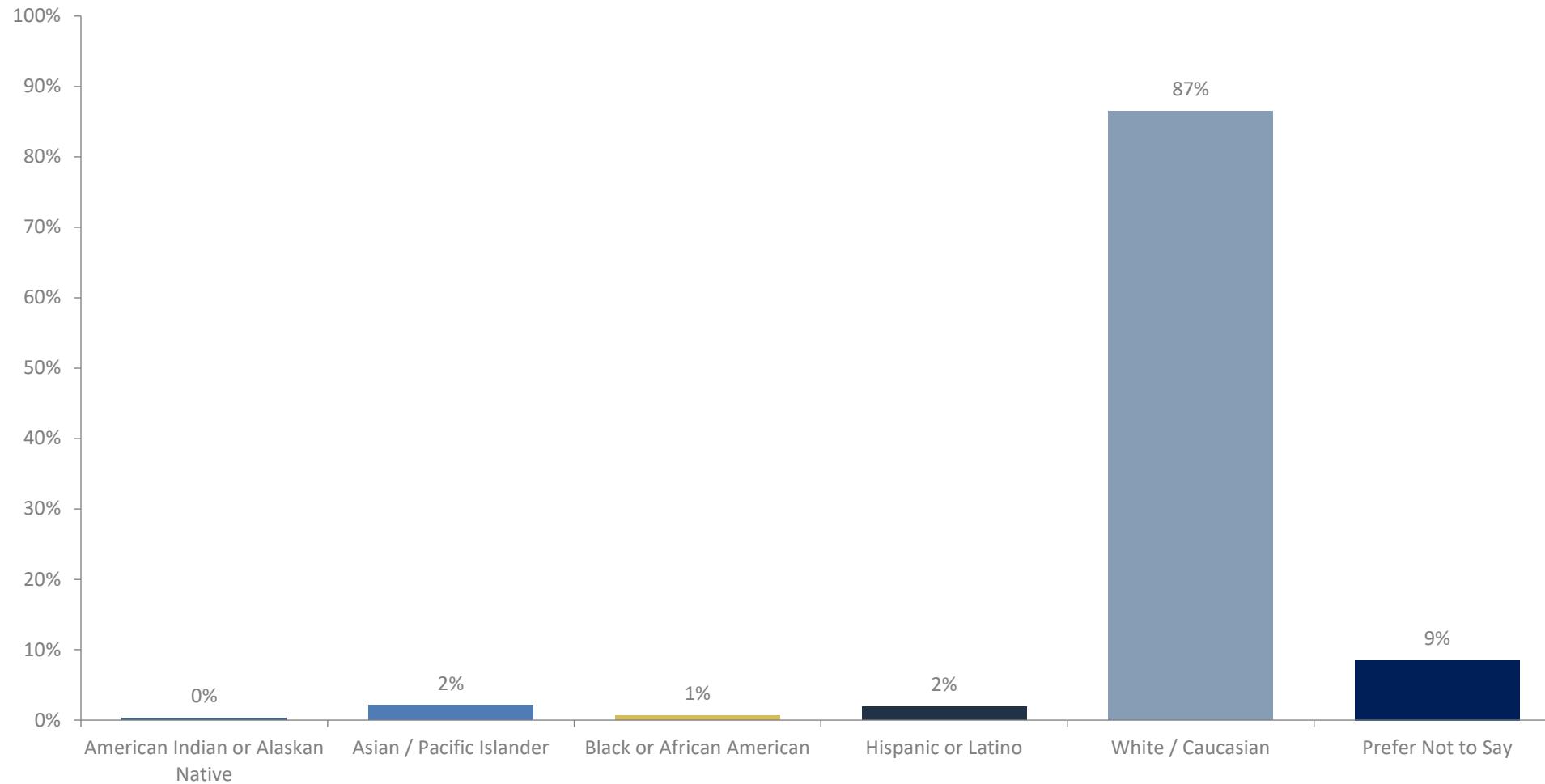
# Q12: How do you describe yourself?

- Answered: 1,668 Skipped: 104



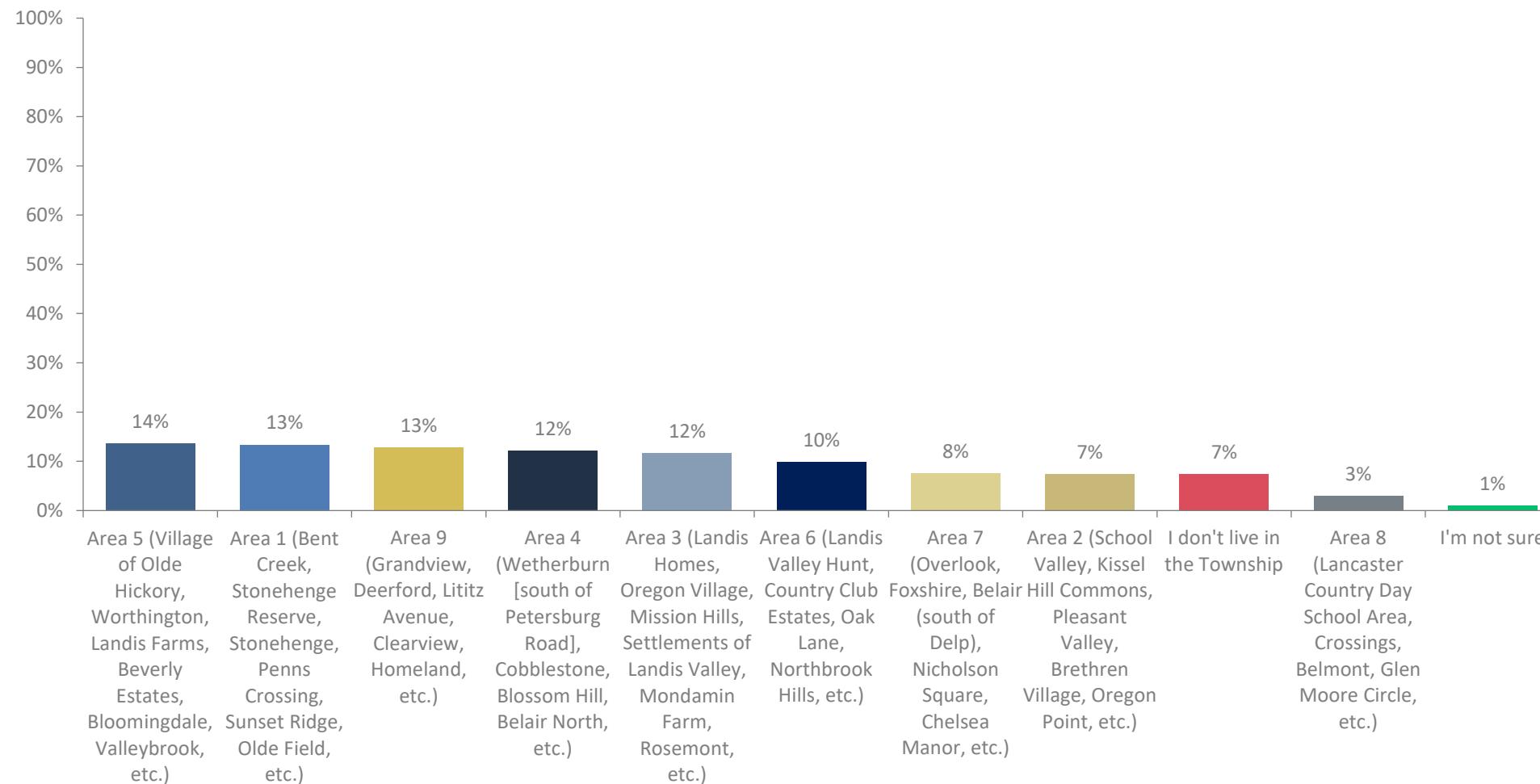
# Q13: Which race/ethnicity best describes you? (Please choose only one.)

- Answered: 1,668 Skipped: 104



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

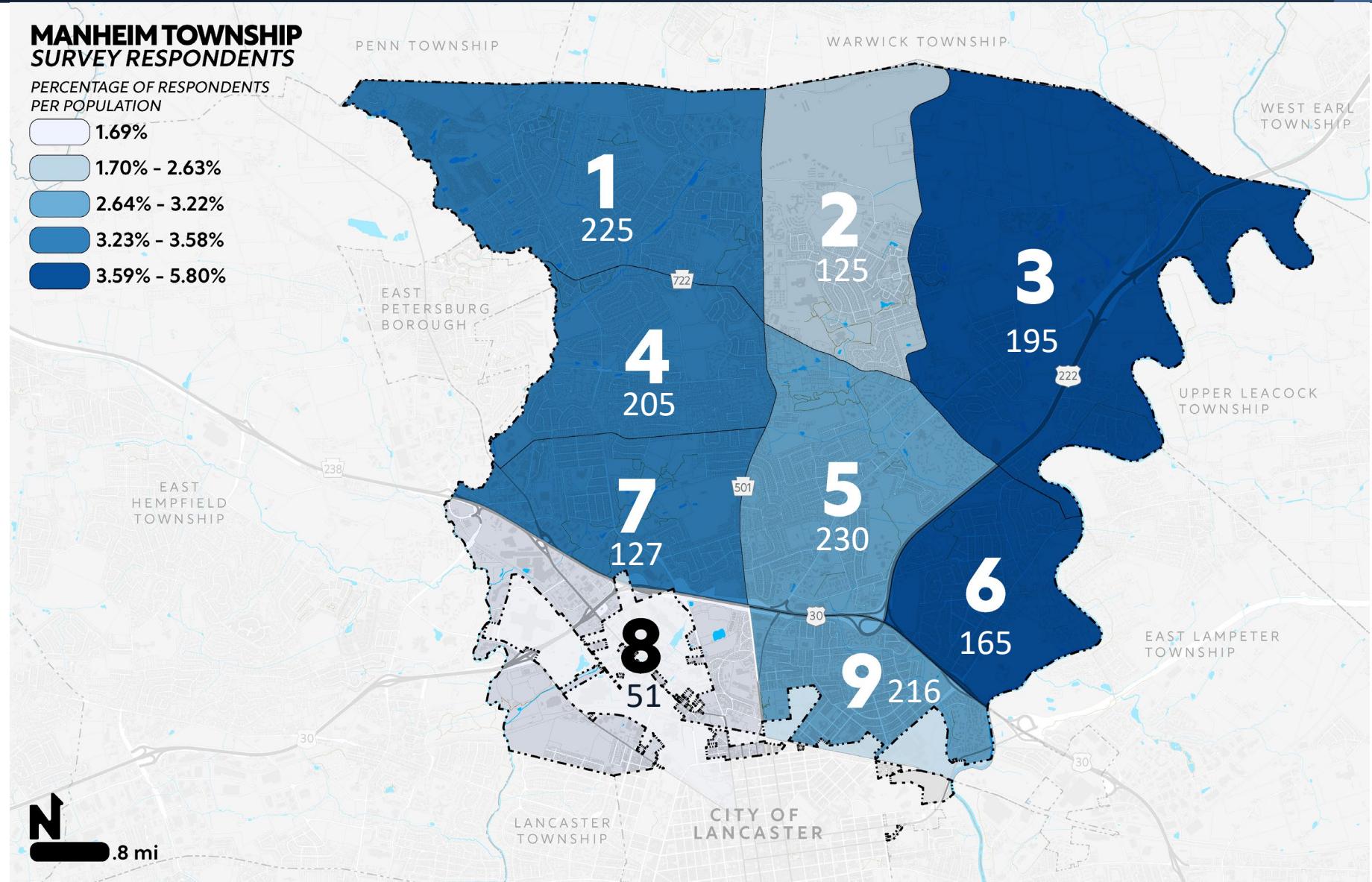
- Answered: 1,681 Skipped: 91



# 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



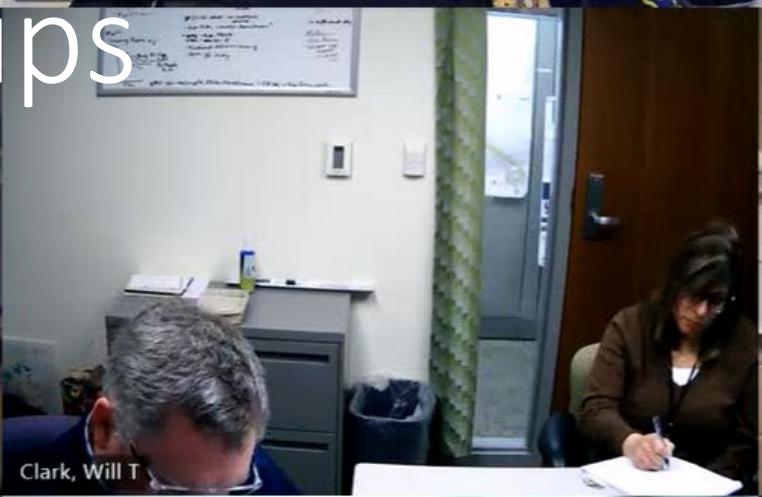
Piacentino, Michael



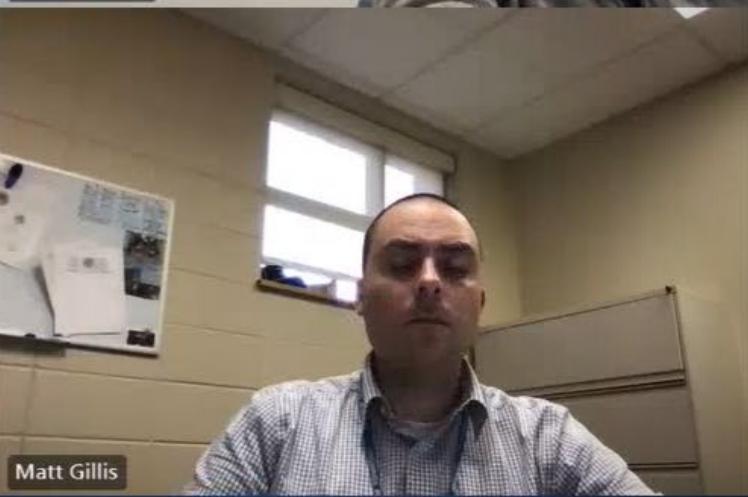
Chris Schwab



Brenda Kauffman



Clark, Will T.



Matt Gillis



# 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  
Lancaster • 1729 • County

Healthy Community

Getting to a  
complete Community



# My Vision of Manheim Township

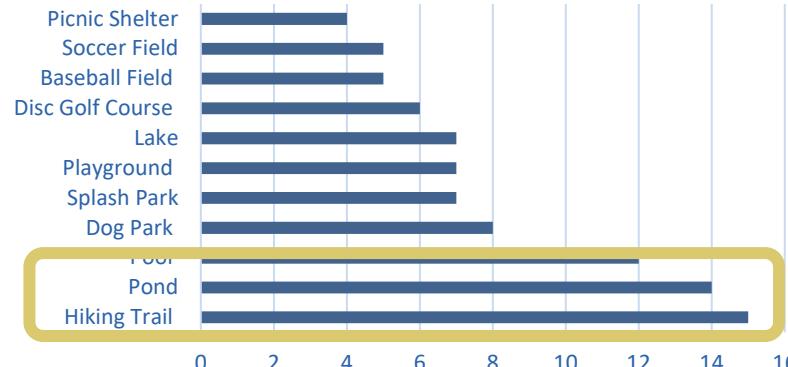


28 people created their unique vision for the Township

# Vision Board Results

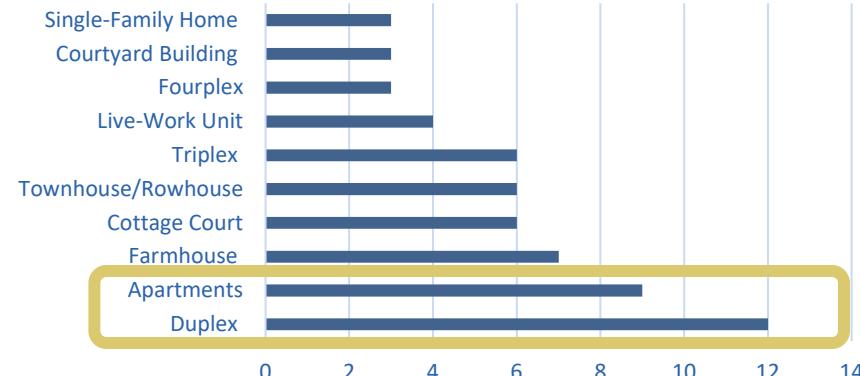
## Parks & Amenities

(Total pictures selected - 90)



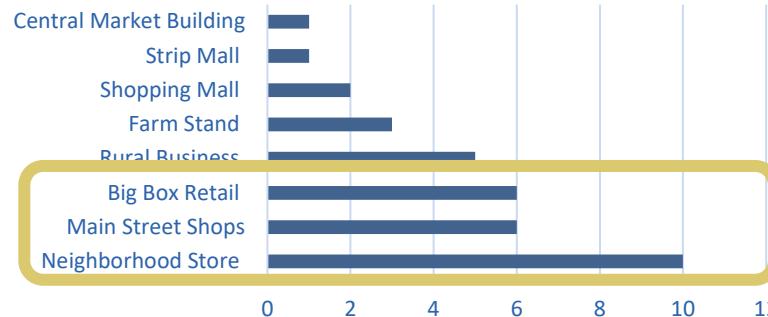
## Housing Type

(Total pictures selected - 59)



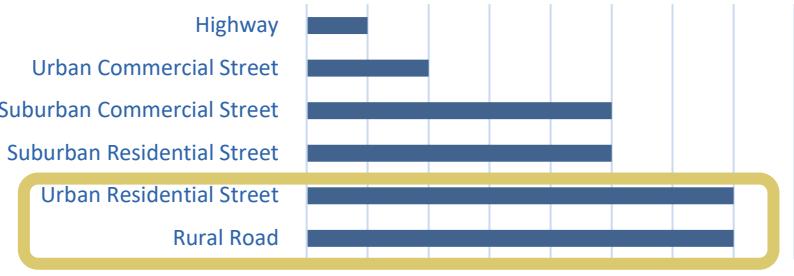
## Shopping/Retail

(Total pictures selected - 34)



## Street Types

(Total pictures selected - 27)

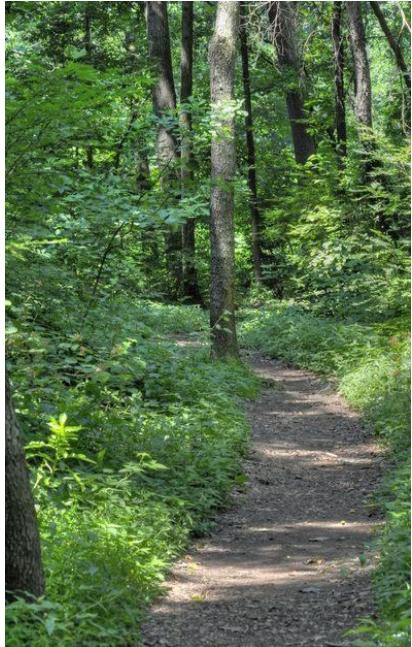


## Office/Mixed Use

(Total pictures selected - 33)



# A Collective Vision



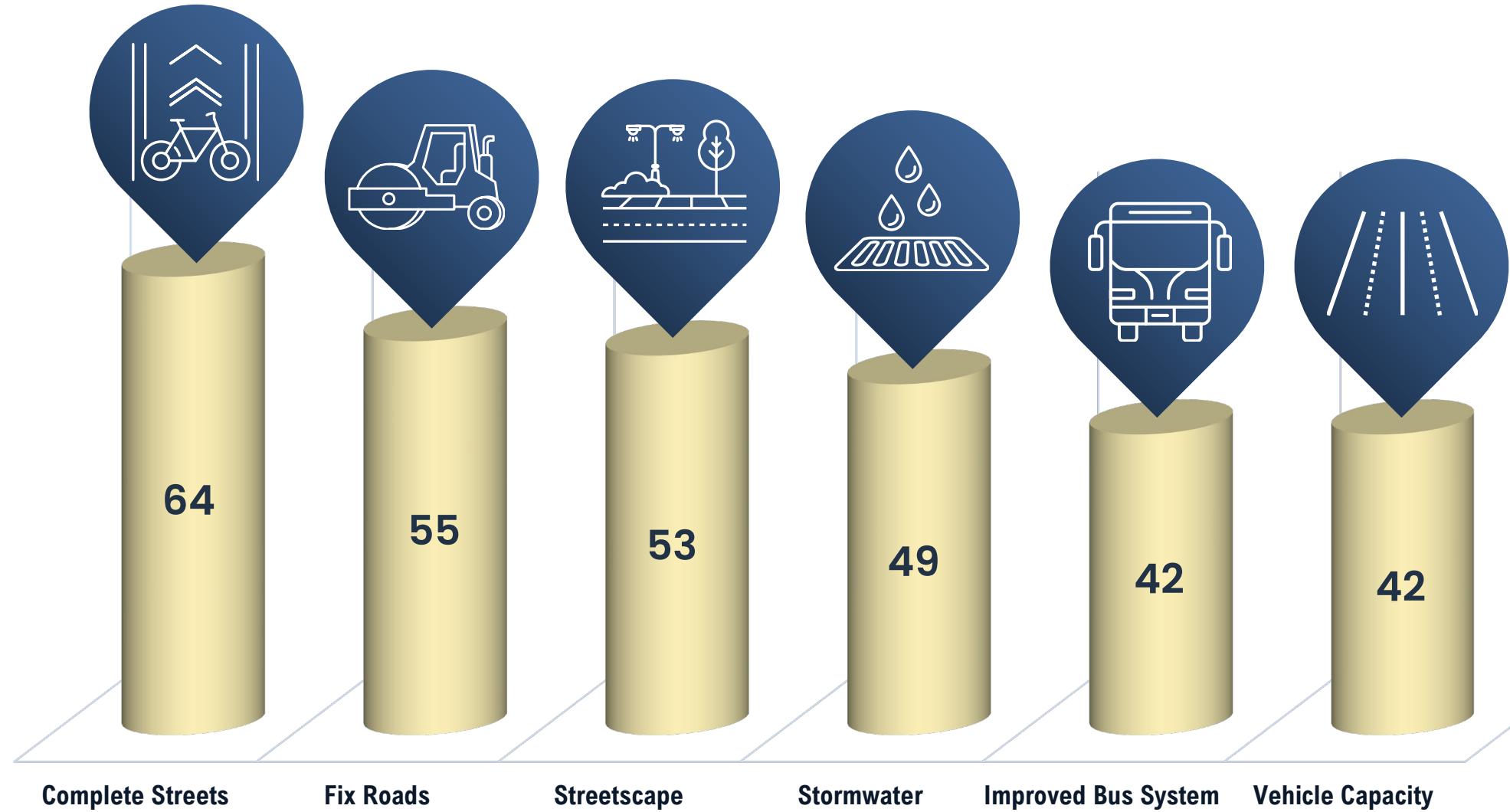
# Transportation Investments



32 people voted for their preferred transportation improvement



# Transportation Investments



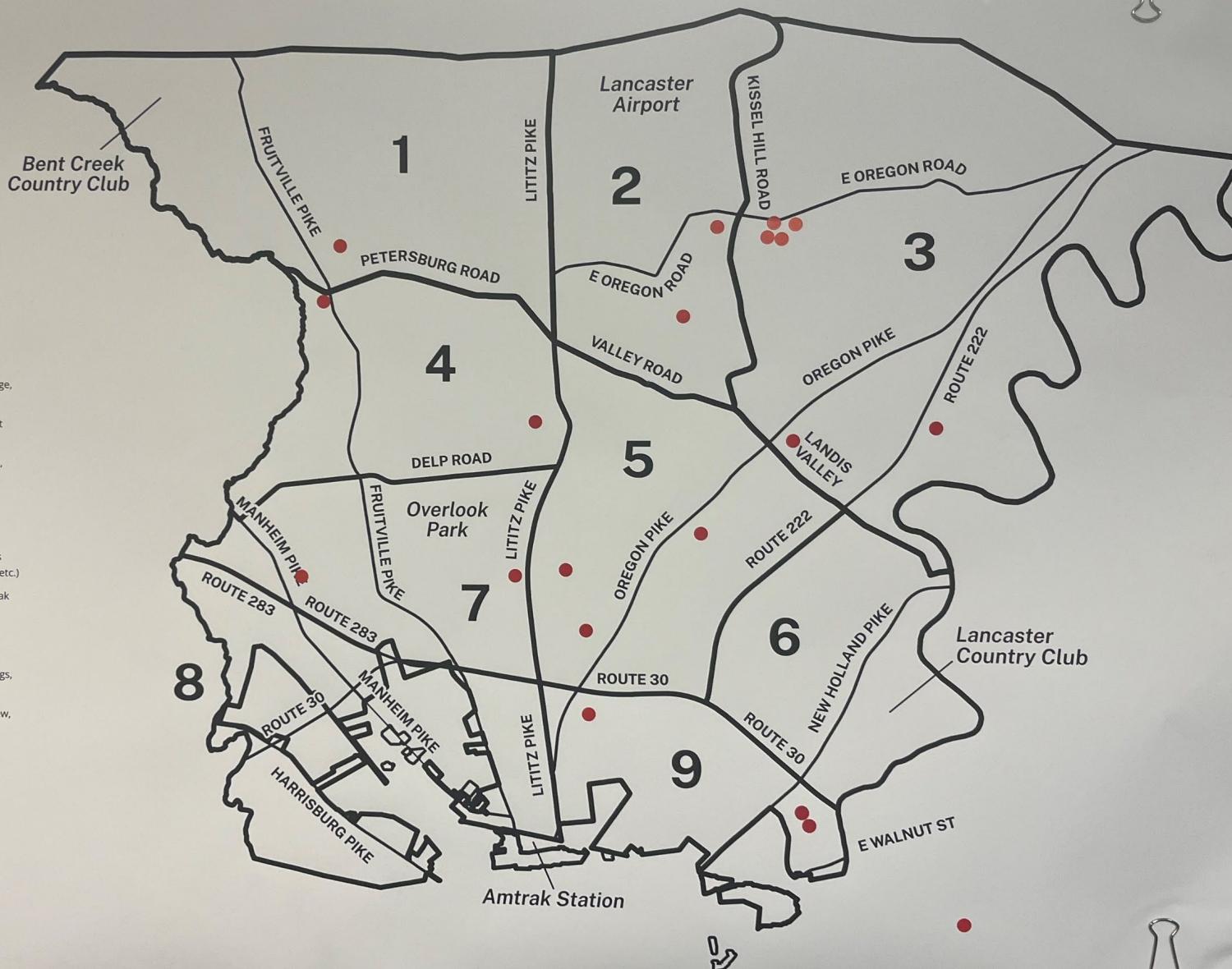
# Where do participants live?

## 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.

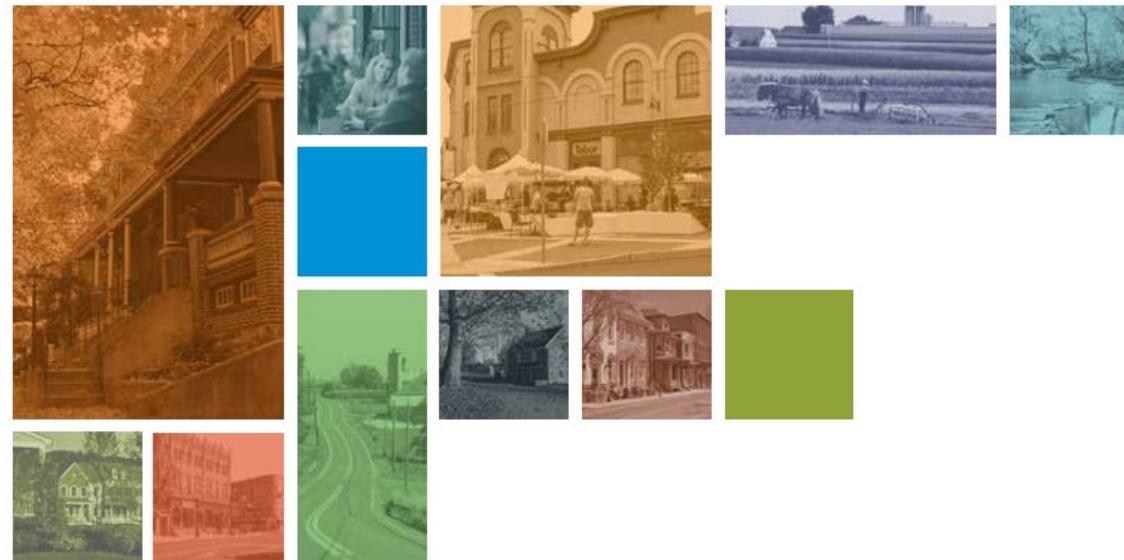
- **Area 1** (Bent Creek, Stonehenge Reserve, Stonehenge, Penns Crossing, Sunset Ridge, Olde Field, etc.)
- **Area 2** (School Valley, Kissel Hill Commons, Pleasant Valley, Brethren Village, Oregon Pointe, etc.)
- **Area 3** (Landis Homes, Oregon Village, Mission Hills, Settlements of Landis Valley, 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, Littitz Avenue, Clearview, Homeland, etc.)



# *Places2040*

## Overview

# Places2040



thinking beyond boundaries

- 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.



## THE BIG IDEAS

## THE BIG IDEAS



### *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



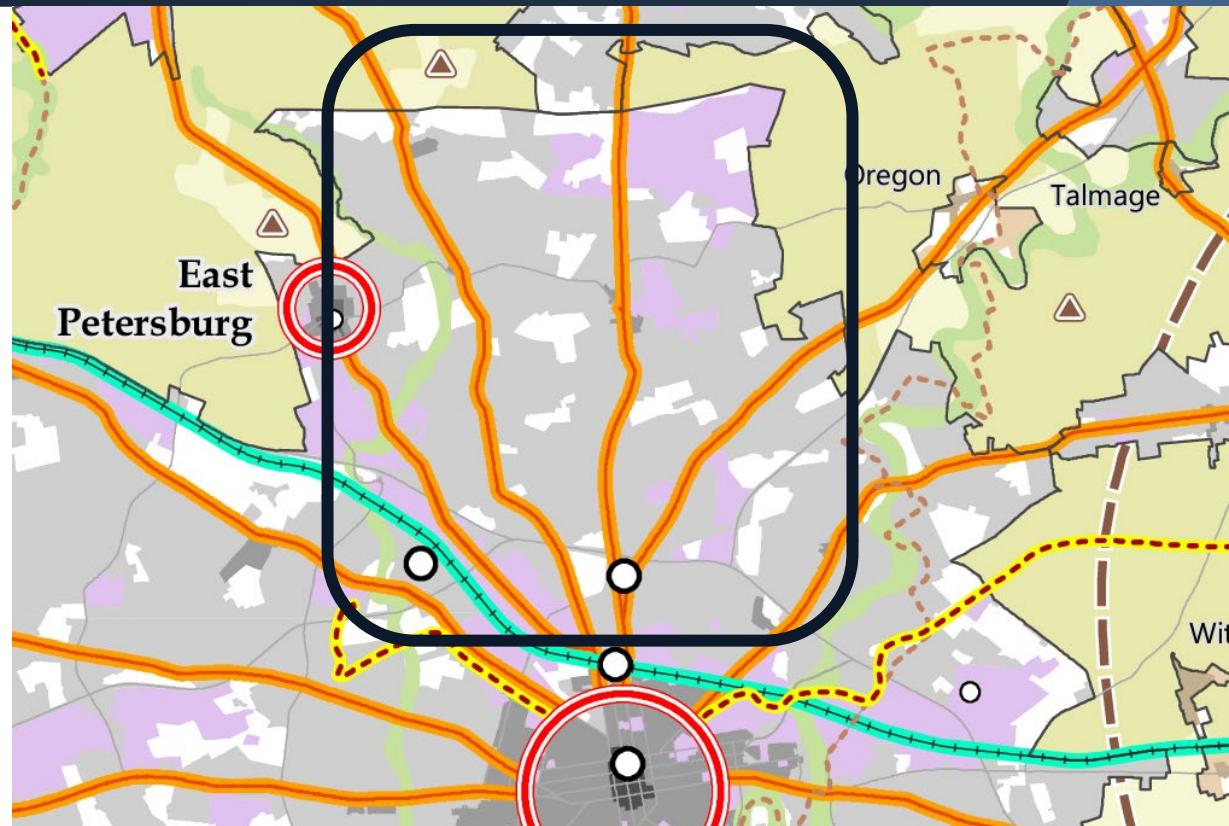
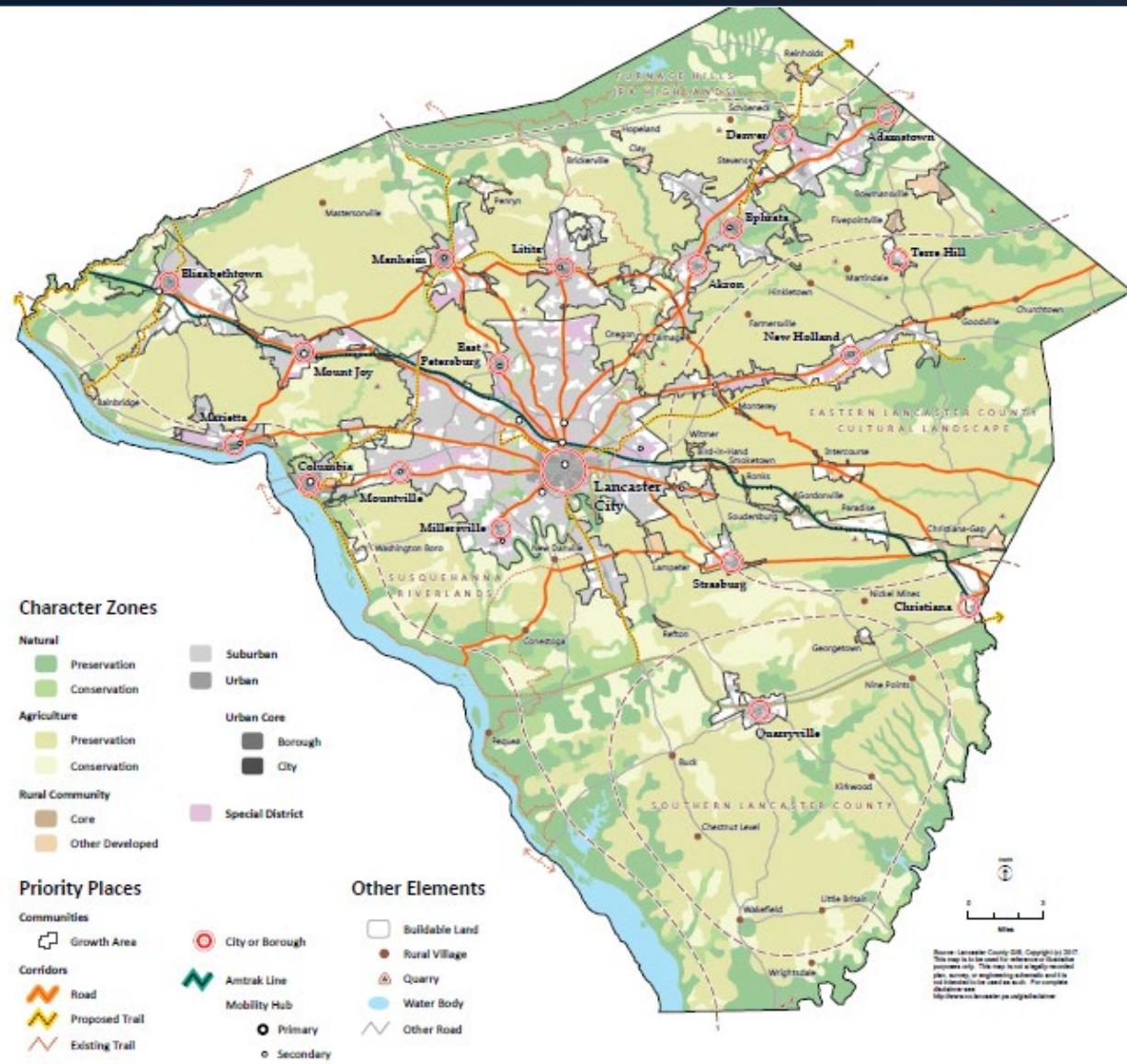
### *Thinking Beyond Boundaries*

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