

# WEST MANHEIM TOWNSHIP COMPREHENSIVE PLAN

APRIL 26, 2005

**PREPARED BY:**

**WEST MANHEIM TOWNSHIP  
COMPREHENSIVE PLAN ADVISORY COMMITTEE**



**RETTEW**<sup>SM</sup>  
We answer to you.

## ACKNOWLEDGEMENTS

This Comprehensive Plan has the potential to improve the local economy, to conserve the natural environment, strengthen the community and, enhance the quality of life for both the residents and businesses of West Manheim Township. Developing this Plan was made possible due to the dedication and involvement of many that cannot be noted but we would be remiss if we did not credit the following:

- West Manheim Township Board of Supervisors and Planning Commission for their leadership, vision and support;
- The Comprehensive Plan Advisory Committee which consisted of representatives from many sectors of the community who collectively presented the West Manheim Township residents issues and concerns along with their own for discussion and incorporation. Over the course of the project's 18 month schedule, the CPAC was responsible for attending monthly meetings and reviewing the draft Comprehensive Plan. Members of the CPAC included: Nils Parr, Franklin Williams, Andy Hoffman, Kenneth Zinn, Donald Kauffman, Dean Hempfing, and Andy Richardson;
- The many agencies that participated in the presentations at the monthly work sessions that shared their organizations impact to West Manheim Township which included: South Western School District, York County Economic Development Corporation, Susquehanna River Basin Commission, Pennsylvania Environmental Council, a

## **ACKNOWLEDGEMENTS**

York County Planning Commission Transportation Planner, and a supervisor from a York County municipality that enforces an effective agricultural zoning district;

- York County Planning Commission, for their technical support and expertise throughout the development of the Comprehensive Plan;
- And finally, but certainly not least, the many citizens of West Manheim Township who care so much about where they live.

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# **CHAPTER 1: INTRODUCTION**

The Comprehensive Plan for the Township of West Manheim sets forth the basic guiding principles that have been embraced by the Township to shape its future. It evolved through the interchange of information, analysis and response among the citizens, community leaders, local organizations, and staff of West Manheim Township through a planning process undertaken between late 2003 to early 2005. As required by the Pennsylvania Municipalities Planning Code (MPC), input was also gathered from the surrounding municipalities and York County.

The Plan replaces the Township's current comprehensive plan completed in 1981. This Plan was necessary due to the considerable growth and change the community has experienced over the course of the last twenty years. The Township's growth has, in many places, achieved the future land use plan as set forth in the 1981 Plan. It is necessary to assess the state of the Township today, the changes that have occurred since previous planning efforts were established, and prepare for tomorrow. West Manheim Township desires a plan that will guide development in a logical and efficient manner.

## **PLAN ORGANIZATION**

While the Table of Contents presents a clear listing of what is contained within this document, the reader will benefit from a brief overview of the organization of the Plan. The Introduction Chapter presents a summary of the planning process and the setting in which the Plan was developed.

# CHAPTER 1: INTRODUCTION

The Community Vision, Goals, and Strategies chapter sets forth the overall vision for the community, goals and strategies to aid in achieving the vision. The vision is a set of broad statements of where the community wants to be in the next ten to twenty years. The vision is used as a guide for the development of more specific goals and strategies, which express in more detail the Township's aspirations for the future.

The subsequent chapters contain a background inventory, analysis of the existing conditions, and make recommendations on the respective topics future. Some chapters include maps and graphics that support the related text.

Finally, the implementation chapter describes how the Township intends to execute this Plan. It includes a description of the tools available to West Manheim Township and when the implementation tactics should be engaged and by whom.

## PROJECT PARTICIPANTS

This project required the participation of many stakeholders. A group of citizens, staff, and elected officials were appointed by West Manheim Township to make up the Comprehensive Plan Advisory Committee (CPAC). Members represented a broad cross section of interest and perspectives through the Township. The group reviewed and commented on all work products and focused on recommending a complete set of goals, strategies, and long range plan recommendations for inclusion in the Comprehensive Plan.

# CHAPTER 1: INTRODUCTION

## PLANNING PROGRESS

Comprehensive planning is a systematic, ongoing, forward-looking process of analyzing opportunities and constraints to accomplish a community's goals and objectives.

Planning typically begins with the development of a vision for the community. Thus, a public meeting was held on March 25, 2004, to formulate a vision for West Manheim's future and to elicit the community's views on various topics. Some of the community's ideas are included in each chapter of this Plan with a complete summary of results from this meeting included in Appendix C.

The CPAC met monthly throughout the 18 month schedule to review work products and provide input on the draft plan. In addition to the public meeting, a citizen survey was mailed to every household within West Manheim Township to seek community input. The survey represented the greatest amount of input from the residence through the planning process and the results have been incorporated in many of the subsequent chapters to support plan recommendations. Finally, the process culminated with a public meeting held with the Township's Planning Commission to review the draft Plan and a public hearing held with the Township's Board of Supervisors for plan adoption.

## PLAN SETTING

West Manheim Township located in southwestern York County was founded in 1858. It is approximately 19.6 square



## CHAPTER 1: INTRODUCTION

miles with a year 2000 population 4,865 people based US Census information. Geographically, West Manheim Township is the southwestern corner of York County. Penn, Heidelberg, and Manheim Townships border West Manheim in the north, northeast, and east subsequently. Conewago Township, Adams County lies west of West Manheim and Carroll County, Maryland to the south. West Manheim's landscapes are diverse, ranging from suburban residential and commercial to agricultural and open space areas. Balancing the needs of each of these landscapes is, and will continue to be, an important challenge for any planning efforts.

*The tremendous growth that the area is experiencing magnifies this challenge. Until recently, it is believed that the majority of development pressures West Manheim experienced stemmed from individuals working in Hanover Borough and wanting to live near the borough in a rural landscape. Within the last few years it is believed, the Township has experience residential development pressures stemming from the State of Maryland. Approximately a year prior to this comprehensive planning effort Carroll County, Maryland adopted a Residential Development Deferment Program, that placed all development within the County on hold for one year until infrastructure planning was completed. This program coupled with the opportunity for people to construct a home in Pennsylvania an estimated \$30,000.00 cheaper compared to*

# CHAPTER 1: INTRODUCTION

*that of Maryland prices the timing of developing this Plan could not be anymore appropriate.*

It is paramount that this Plan accommodates new growth while maintaining its natural, cultural, and economic resources and the excellent quality of life to which its residents have become accustomed. With proper planning, West Manheim Township can remain an excellent place to live, work, and recreate for future generations to enjoy.

## **INTERRELATIONSHIP AMONG VARIOUS PLAN COMPONENTS**

With the exception of this chapter along with chapters 2, 4, and 11, all other chapters contain a background inventory, analysis, public input, and implementation recommendations. All of the chapters within this comprehensive plan act as a system to implement the Township's Vision. For example, data and polices concerning transportation planning support the future land use plan. The interlinking of all these components into a system has created a comprehensive plan that will support the Township's vision over the next ten to twenty years.

## ***Chapter 2: Community Vision, Goals, and Strategies***

The Comprehensive Plan cannot be severed from the desires of the public that the Plan is intended to serve. A critical component of any comprehensive plan is an effective public participation process. The public participation process, developed as part of this Comprehensive Plan, encompassed the following techniques:

- **Comprehensive Plan Advisory Committee (CPAC):** The CPAC consisted of representatives from many sectors of the community who collectively presented the West Manheim Township residents issues and concerns along with their own for discussion and incorporation. Over the course of the project's 18 month schedule, the CPAC was responsible for attending monthly meetings and reviewing the draft Comprehensive Plan.
- **Key Person Interviews and Presentations:** Interviews with various agencies that provided services within West Manheim Township. During the development of the Plan components, the CPAC invited individuals that they felt were important for the implementation of the Plan to present on their organization and the impact to West Manheim. The agencies that participated in the presentations included: South Western School District, York County Economic Development Corporation, Susquehanna

## Chapter 2: Community Vision, Goals, and Strategies

River Basin Commission, Pennsylvania Environmental Council, a York County Planning Commission Transportation Planner, and a supervisor from a York County municipality that enforces an effective agricultural zoning district.

- Resident Survey: The CPAC developed a nine page survey that was sent to every household within the Township. The survey contained questions that covered a wide range of topics spanning from where the respondent work to whether the Township should adopt a burning ordinance. *Forty-eight percent of the surveys that were mailed to homeowners were completed and returned.* A copy of the multiple choice questions survey results are provided in Appendix A and a summary report of the written comments are provided in Appendix B.
- Public Meetings: At the conclusion of the background analysis, a visioning session was held to educate the participants on the Comprehensive Plan process and to seek their input on: land use and quality of life; municipal services and utilities; park, recreation, and open space; and transportation. *48 residents participated in this vision session.* A copy of the visioning session's comment report is provided in Appendix C.

## **Chapter 2: Community Vision, Goals, and Strategies**

- **Project Web Site:** A project Web site was also developed that allowed the public 24/7/365 access to the Comprehensive Plan's draft chapters, maps, meeting minutes, and upcoming events.
- **Pennsylvania Municipalities Planning Code (PAMPC) Meetings:** In accordance with the provisions stipulated in the PAMPC, a public meeting and hearing was held to provide another opportunity for the residents to provide their comments on the Plan.

The vision, goals, and strategies of this Plan are derived from these five sources of public participation. Vision, goals, and strategies serve as guidelines for directing future growth and development within West Manheim Township. Together, the vision, goals, and strategies form the Township's planning policies upon which planning decisions are made.

Vision, goals, and strategies, as used in the Plan, are defined as follows:

**Vision:** A vision reflects an end-product and should not reflect present conditions within the Township. The vision statement, created by public input, draws a positive image of what West Manheim Township can and should look like in the year 2020 and beyond.

## ***Chapter 2: Community Vision, Goals, and Strategies***

Goals: Goals establish general, long-term desired conditions that will preserve the positive aspects of the community and improve those aspects that are less than desirable.

Strategies: Strategies define the short-term targets that will aid in achieving the long-term goals. They are more specific and measurable than overall planning goals. The objectives are designed to be politically, legally, and financially feasible.

## ***Chapter 2: Community Vision, Goals, and Strategies***

### ***The Vision for West Manheim Township in 2025***

West Manheim Township will maintain its rural landscape and sense of community that has characterized its history, while balancing economic opportunities to assist to diversify the tax base. The natural beauty and peace, quiet and serenity of life in West Manheim Township has been and continues to be preserved for future generations to enjoy.

The Township will continue to implement its growth management system that proactively coordinates land use patterns with planned infrastructure improvements. All new growth provides varying architectural patterns consistent with the existing housing styles and sufficient landscaping is required to minimize impacts to neighboring land. Incentives and flexibility are provided for the farming community to ensure vitality. Hanover Impounding Reservoir and Long Arm Creek Reservoir along with other surface and groundwater resources are protected.

A quality education will continue to be provided to the Township's youth. All emergency facilities and companies are adequately equipped and staffed. Township government and staff are responsive to resident needs and operate in an open and friendly atmosphere. Residents are informed as to Township news via multiple media outlets. West Manheim Township will continue to work with other local municipalities to provide efficiency and cost-effective services and facilities to residents.

## Chapter 2: Community Vision, Goals, and Strategies

**COMMUNITY FACILITIES:** *To ensure that existing and future populations are afforded a high level of public services.*

### Strategies

- Assure that public water and sewer availability is afforded to all residents within the growth area defined by this Plan.
- Coordinate with South Western School District to ensure that every child within the Township is provided the highest quality education possible.
- Maintain and continue to improve West Manheim Township's current level of police protection.
- Address negative impacts of existing planning, zoning, and land development decisions on the Township's emergency service providers and other community facilities.
- Update the road maintenance plan on an annual basis and periodically evaluate whether or not road improvements are made in a timely manner.
- Restructure Township Government and Staff to ensure that Township residents concerns are processed in an effective and efficient manner.
- Encourage the maintenance and conservation of existing utility systems to service present and future users.



## Chapter 2: Community Vision, Goals, and Strategies

- Develop non-motorized transportation routes to connect existing park facilities, Township focal points, and population nodes throughout the Township.

**ECONOMIC DEVELOPMENT GOAL:** *Stimulate more investment of private funds in the rehabilitation and reuse of existing properties and in the responsible development of vacant land within the growth area.*

### Strategies

- Diversify employment opportunities within the Township's growth areas to provide for all types of workers.
- Develop broadband Internet services and other technologies that will assist in recruiting outside companies.
- Continue to work with York County Economic Development Corporation in identifying appropriate opportunities within the region and Township.
- Identify various skills training and workforce development opportunities within the region and inform the local residents to their location and times.
- Coordinate with South Western School District to develop "career path" programs.

## Chapter 2: Community Vision, Goals, and Strategies

**HOUSING GOAL:** *Slow the amount of housing development occurring within the Township while maintaining safe and affordable housing opportunities for all age and income groups.*

### Strategies

- Provide for all levels of housing needs and support “fair share” housing requirements commensurate with the community’s housing demands.
- Encourage the maintenance and safety of the existing housing stock through enforcement of the Statewide Building Code.

**LAND USE GOAL:** *Protect the special rural character of the Township while providing appropriate areas for non-residential growth to occur.*

### Strategies

- Provide for shopping and restaurant opportunities that service the surrounding residential communities.
- Maintain and encourage land use planning consistent with York County and the Township’s adjacent municipalities.

## **Chapter 2: Community Vision, Goals, and Strategies**

- Encourage a mixing of land uses in a traditional village pattern for the Village of Pleasant Hill.
- Encourage the reuse or removal of vacant structures or underutilized buildings.
- Create a non-residential identity that is unique to West Manheim Township.
- Maintain and improve the existing character of neighborhoods through code enforcement, zoning, and other planning methods.
- Ensure that any proposed industries are not adding detrimental effects to the community and are non-polluting and friendly to the surrounding community.
- Develop greenways that will buffer between the growth and rural resource areas.

**PLANNING GOAL:** Coordinate planning efforts within the Township to be consistent with the comprehensive plan and work together with adjacent municipalities and York County to address regional goals and needs.

### Strategies

- Keep informed on regional conditions and external factors that may affect conditions in the Township, such as

## Chapter 2: Community Vision, Goals, and Strategies

circulation, economic development, and provisions of services and facilities.

- Participate in regional decisions and efforts so that the Township interests are represented.
- Work to ensure adequate infrastructure is provided for future development.
- Continue to develop strict ordinance provisions to limit the effect of development on adjacent property owners to maintain the rural character of the community.

**RESOURCE PROTECTION GOAL:** *Ensure the important resources and features of the Township are preserved and enhanced.*

### Strategies

- The Township will work with landowners to enroll them in conservation programs to maintain the woodlands and farmlands that characterize the Township.
- Implement agricultural, woodland, and open space provisions as outlined within the Comprehensive Plan.
- Encourage all new residential development to utilize cluster development styles to permanently preserve natural features within the land development.

## **Chapter 2: Community Vision, Goals, and Strategies**

- Protect the recharge areas that surround Hanover Impounding Reservoir and Long Arm Creek Reservoir along with other surface water resources.
- Develop provisions to protect groundwater resources within the Township's rural resource areas.

**SENSE OF COMMUNITY GOAL:** Preserve, maintain, and enhance the existing rural character of West Manheim Township.

### Strategies

- Promote and preserve the rural character of the Township.
- Enhance and develop activities that encourage community involvement such as community days.
- Work to incorporate areas for community involvement and recreation at the new Township Building.
- Develop and maintain a semi-annual newsletter to be distributed to all landowners within the Township informing them on community events and Township decisions.
- Develop a community bulletin board as part of the new Township Building site to exchange information and keep residents informed.

## Chapter 2: Community Vision, Goals, and Strategies

- Maintain and encourage further use of the Township's Web site.

**TRANSPORTATION GOAL:** *Promote and support a transportation infrastructure that will facilitate the movement of traffic, bicycles, and pedestrians through and within West Manheim Township.*

### Strategies

- Work to alleviate traffic congestion and access problems on Route 94.
- Work to maintain and expand the Township roadway infrastructure to service projected traffic volumes.
- Implement the capital improvements plan as set forth in this Comprehensive Plan.
- Develop strict traffic calming and access management provisions within the Township's subdivision and land development ordinance.
- Implement an official map identifying future transportation routes.
- Develop a study of local roads to determine where truck traffic should be prohibited.

## ***Chapter 2: Community Vision, Goals, and Strategies***

- Add sidewalks and pedestrian facilities within the village of Pleasant Hill and all new residential and commercial development.
- Incorporate additional right-of-ways along Township roads to provide safe non-motorized circulation.

## Chapter 3: Demographic and Housing Plan

**HOUSING GOAL:** *Slow the amount of housing development occurring within the Township while maintaining safe and affordable housing opportunities for all age and income groups.*

### Strategies

- Provide for all levels of housing needs and support “fair share” housing requirements commensurate with the community’s housing demands.
- Encourage the maintenance and safety of the existing housing stock through enforcement of the Statewide Building Code.

### **INTRODUCTION**

Planning for the future of West Manheim Township begins with a study of past and current growth trends. Once these trends have been examined, future population growth can be projected and policies put into place that will allow the Township to absorb that growth while still maintaining its quality of life. The twenty year growth projection for West Manheim Township, developed as a part of this plan, allows the Township to determine the adequacy of existing land zoned for residential, commercial and other uses. The twenty



## ***Chapter 3: Demographic and Housing Plan***

year growth projection is also compared to existing infrastructure and services within this Plan to determine adequacy and make recommendations to address future needs.

The projections contained in this chapter relied upon Census 2000 data and historical annual building permit information provided by York County. Additional information was incorporated, as it became available, from South Western School District, Township staff and officials.

### **POPULATION DATA**

According to 2000 US Census data, the population of West Manheim Township was 4,865 people. This figure represented an increase of 6.0 percent over the 1990 population of 4,590 people, or an average growth rate of 0.6 percent per year. Table 1 contains additional historical growth rates for the Township based on US Census data. The current upward trend in growth can be expected to continue into the future.

## Chapter 3: Demographic and Housing Plan

YEAR	POPULATION	PERCENT GROWTH
1960	1,776	N/A
1970	2,246	26.5
1980	3,688	64.2
1990	4,590	24.5
2000	4,865	6.0

The age composition of a population has an effect on the types of services that are required within the Township. Table 2 provides a breakdown of Township population, by age, from the 2000 US Census. In the year 2000, 28.7 percent of the residents were 19 years old or younger, while 10.6 percent were 65 years old or older.

## Chapter 3: Demographic and Housing Plan

AGE	PERSONS	PERCENTILE
Under 5 years	241	5.0
5 to 14 years	724	14.9
15 to 19 years	429	8.8
20 to 24 years	182	3.7
25 to 44 years	1,371	28.2
45 to 64 years	1,401	28.7
65 to 84 years	482	9.9
85 years and over	35	0.7

The median resident's age in the year 2000 was 39.7 years which compares to a 1990 median age of 33.8 years.

### EDUCATIONAL ATTAINMENT

The population of the Township, over the age of twenty-five, was examined for educational attainment levels.

## ***Chapter 3: Demographic and Housing Plan***

Of that overall population of 3,286 people over the age of 25 in the Township, nearly 84.8 percent, had a high school diploma or higher. Approximately 19.8 percent had a bachelor's degree or higher, and of those, approximately 9.1 percent had a graduate or professional degree.

### **EMPLOYMENT STATUS**

According to the 2000 US Census, of the 2,790 persons in the labor force, approximately 96.3 percent were employed. The remaining 3.7 percent were unemployed. Of the 2,699 persons who reported commuting to work, 88.9 percent drove alone, 9.0 percent carpoled, and 0.3 percent used public transportation. The mean travel time to work was 31.2 minutes. The greatest proportion of the working population, 28.8 percent, were reported as working in management or professional occupations, with 28.3 percent reported to be in sales and office occupations, and 17.7 percent in production/transportation/materials moving occupations. The number of persons who reported working in agricultural or similar pursuits was 10 or 0.4 percent of the working population.

### **RELATIVE POPULATION DENSITY**

One indicative measure of the "extent" to which a municipality has been developed is the density of the

## **Chapter 3: Demographic and Housing Plan**

population. Density is calculated as the number of persons residing within the municipality divided by the total land area of the municipality in square miles. The land area of West Manheim Township is approximately 19.6 square miles which gives a year 2000 density of 248.2 people per square mile. The year 2000 density compares to a 1990 density of 234.2 persons per square mile, an indicator that the Township has absorbed a significant amount of growth in the last ten years. Table 3 on page 8 is provided to show a comparison between the density of West Manheim Township and that of regional Townships and to Adams and York County as a whole. The Township density is the third highest of the surrounding municipalities, although densities are less than those for Penn Township or for York County as a whole. In short, the Township has been absorbing a fair share of growth when compared to similar, surrounding townships.

### **ADDITIONAL POPULATION CHARACTERISTICS**

According to 2000 US Census figures, the average household size in West Manheim Township in the year 2000 was 2.84 persons. In 1990, that number was 3.01 persons. Nationally, the average person per household number for the year 2000 is projected to be approximately 2.65 persons. Generally, a person per household number that is higher than

## ***Chapter 3: Demographic and Housing Plan***

the national average indicates a higher proportion of younger households with children.

The Township was reported in the 2000 US Census as having 1,710 households, with 1,325 of those households representing a married couple family. The number of female householders with no husband present was 74, and the number of those households with children under 18 years old was 39. The number of families in poverty was listed at twelve (12), all of those with children under 18 and none with children under five (5). The year 2000 population identified itself as 98.1 percent for white, 0.8 percent for black or African-American, 0.1 percent for American Indian or Alaska native, 0.4 percent for Asian, 0.1 for some other race, and 0.5 percent for two or more races.

# Chapter 3: Demographic and Housing Plan

Table 3			
Relative Density of Township and Surrounding Municipalities			
MUNICIPALITY	2000 POPUL.	AREA, SQ. MI.	DENSITY (persons/sq.mi.)
<b>ADAMS COUNTY</b>			
Berwick Township	1,818	7.7	236.1
Conewago Twp.	5,709	10.5	543.7
Oxford Township	4,876	9.7	502.6
<i>Adams County</i>	<i>91,292</i>	<i>520.1</i>	<i>175.5</i>
<b>YORK COUNTY</b>			
Hanover Borough	14,535	3.7	3,928.3
Heidelberg Twp.	2,970	14.5	204.8
Jackson Township	6,095	23.5	259.4
Manheim Township	3,119	21.5	145.1
North Codorus Township	7,915	32.3	245.0
Paradise Township	3,600	20.3	177.3
Penn Township	14,592	13.2	1,105.5
<b><i>West Manheim Township</i></b>	<b><i>4,865</i></b>	<b><i>19.6</i></b>	<b><i>248.2</i></b>
<i>York County</i>	<i>381,751</i>	<i>910</i>	<i>422</i>

# Chapter 3: Demographic and Housing Plan

## LOCAL BUILDING PERMIT DATA

As a supplement to census data, local building permit data for the last several years was provided by the York County. That data showed that for the period covering 1990 through 2003 the number of new residential building permits issued by the Township was as follows:

Year	Number of Residential Structures
1990	21
1991	13
1992	32
1993	29
1994	23
1995	18
1996	26
1997	20
1998	27
1999	25
2000	32
2001	143
2002	267
2003	73



## ***Chapter 3: Demographic and Housing Plan***

These numbers indicate an average of 54 new residential structures per year over this fourteen year period.

### **ACTIVE AND PLANNED SUBDIVISIONS**

The Township contains a number of subdivisions that continue to be active and a number of potential subdivisions. Map 1: Existing Land Use in Chapter 4 shows the location of most of the major active and planned developments in the Township. When taken in total, these developments provide approximately 1,512 currently planned housing units that would be available to absorb the projected growth in the Township.

## Chapter 3: Demographic and Housing Plan

Table 5 Active and Potential Residential Subdivisions			
Name of Subdivision	Number of Lots	Location in Township	Number of Vacant Lots Remaining
Lutheran Social Services Development	90 apartments and 76 cottages	North-western	166
Melena	124 single family detached	North-central	22
Colonial Hills	308 townhomes, 22 single family attached (duplexes), and 6 single family detached	North-central	42
South Point	322 single family detached	North-western	199
Joshua Hill	124 single family detached	South-eastern	124
Rogen Farms	250 single family detached*	North-western	250*
Woodridge	67 single family detached	South-central	67
Northfields	500 dwelling units* (SFD and townhomes)	North-central	500*
Reservoir Heights	142 single family detached	Central	142
Total	1,964*	- -	1,512

\*Based on sketch plan estimates provided in November 2003

# Chapter 3: Demographic and Housing Plan

## POPULATION PROJECTIONS

West Manheim Township has shown some growth over the last twenty years. The 1980's saw the Township's population grow by 24.5 percent and the 1990's added another 6.0 percent. Since the 2000 US Census, 515 new dwelling units have been constructed. If the Township assumes a three year build-out of these dwelling units utilizing the current persons per household rate of 2.84 the Township has approximately 1,463 new residents. *This influx equates to a shocking 30.1 percent growth rate, or a growth rate of 10 percent per year. Based on these extrapolations the Township could double in total population by the year 2010.* Although the market will, to a large extent, continue to determine the rate of Township growth, the total extent and location of that growth can be determined by the measures undertaken as a result of this Comprehensive Plan. For the purposes of this Comprehensive Plan, population projections were developed, with a target year of 2020. A number of methods are presented in subsequent text and Table 5 for review and comparison.

York County's Method: In 2003, York County provided population projections for West Manheim Township out to the year 2020. The County examines the historical number of

## **Chapter 3: Demographic and Housing Plan**

people that enter in and leave the Township along with the total number of births and deaths to calculate population projections for the County as a whole and every municipality within the County. These County projections indicate that in the year 2010, West Manheim Township can expect to have a population of 5,353 persons, or a 10.0 percent increase over the year 2000 population. By the year 2020, the population will increase to 5,820 persons, for an increase of 8.7 percent over the year 2010 population.

Arithmetic Method: This is the simplest method of forecasting population growth. By calculating the average increase/decrease of persons per decade in the Township since 1960 as 772, then taking that average and extrapolating the 2010 and 2020 projected populations, it was determined that the Township would have a future population of 5,637 by the year 2010 and 6,409 by the year 2020. These numbers correspond to a 15.6 percent and 13.7 percent growth rate for the respective decades of 2000-2010 and 2010-2020.

Linear Regression Method: This method relies on providing a best fit line between points on a historical population graph in order to determine future population growth. This method has the benefit of minimizing the effect of outliers in the data set on the future projections. Using this

## **Chapter 3: Demographic and Housing Plan**

method, the year 2010 and 2020 population projections are 5,100 and 5,500 people respectively. These numbers equate to a growth rate of 0.5 percent per year for the years 2000-2010 and 0.8 percent per year for the years 2010-2020.

Historical Building Permit Method: By calculating the average increase/decrease of dwellings per year in the Township since 1990 as 54, then taking that average and factoring the average persons per household of 2.84 to determine the yearly population of 154 additional residents per year. Based on the historical housing permit data from 2000-2004, the Township has an estimated current population of 6,350 persons. Taking the 2004 estimated population of 6,350 persons and extrapolating the 2010 and 2020 projected populations utilizing the 154 average persons per year, it was determined that the Township would have a future population of 7,274 by the year 2010 and 8,814 by the year 2020. These numbers correspond to a 50 percent and 21 percent growth rate for the respective decades of 2000-2010 and 2010-2020.

## Chapter 3: Demographic and Housing Plan

Method	2010	2020
Arithmetic	5,637	6,409
Historical Building Permit*	7,274	8,814
Linear Regression	5,100	5,500
York County	5,353	5,820

\*Indicates selected method of projection

Upon taking the 2000 US Census total population and adding in the new residential permits acquired since 2000 for the Township provided by York County, the current population is approaching 6,350 persons, which exceeds the 2010 and 2020 projections provided for all methods with the exception of the historical building permit method. Factoring in the 1,512 available dwelling units in active or planned subdivisions, West Manheim could add another 4,294 persons over the course of the next twenty five years based on the historical building permit average of 54 dwellings per year. *West Manheim could exceed 10,000 residents by the year 2028, should current market trends continue.*

*Given the fact that West Manheim Township has witnessed one of the most dramatic population increase in Township history over the course of just three years far exceeds many anticipated projections and the fact that*

## Chapter 3: Demographic and Housing Plan

*another 1,512 dwelling units are anticipated this plan will utilize the historical building permit method for projecting the future population of West Manheim Township.* However, most municipalities within Pennsylvania have historically not maintained growth rates in the twenty percent range, due primarily to the limitations of transportation and utility networks. As part of the public participation process, the residents overwhelmingly indicated they did not wish the Township to continue the latest residential boom over the course of the 20 year projected plan period. *To achieve the resident's wishes, through the development of this Plan the Township has adopted primary growth and rural areas that will allow for minimal population growth.*

### HOUSING

In addition to population, the type and distribution of housing, and the way that the housing market has changed, can provide useful barometers of past and present development practice. This information, in turn, can be used in conjunction with the population projections, to determine what types of housing will be needed to serve the future population of the Township. The available types and affordability of housing can play a large part in determining

## Chapter 3: Demographic and Housing Plan

the age groups and volume of growth that will be attracted to the Township in future years.

### TOTAL HOUSING UNITS AND MIXTURE

The Census 2000 data indicates that there were 1,745 total housing units in the Township. The total number of occupied dwelling units was 1,710. Of the total occupied units, 1,402 or 80.3 percent represented “owner-occupied” units. This number is significantly higher than the County average of 64.1 percent. Table 6 provides a breakdown of housing, by type for the Township.

Housing Type	2000 Number	Percent
Single Family Detached	1,548	88.7
Single Family Attached	72	4.1
Multi-family	71	4.1
Permanent Mobile Homes	54	3.1

*If all the plans that have been submitted to West Manheim Township are approved the Township will have provide an additional 1,512 housing units. This exceeds housing demand necessary to achieve the 2020 projected population of 8,814 by 122 units. As part of the Future Land Use Plan the Township should only provide enough*



## **Chapter 3: Demographic and Housing Plan**

*residential opportunities for minimal growth above the pending 1,512 units. 166 out of the 1,512 projected units are associated with the Lutheran Social Service development which means the residents of this development will not achieve the 2.84 persons per household. Outside of one or two developments the majority of the proposed 1,512 proposed units fall within the Township Primary Growth Area (PGA). Within the Future Land Use Plan the Township should look to concentrate the majority of the remaining housing opportunities within the PGA.*

### **HOUSING VALUES**

An analysis of the housing values in West Manheim and surrounding Townships shows that the Township, at \$124,300, has a median value for single family homes that is in the middle of the pack when compared to adjacent municipalities. The value, however, is not significantly higher than the County median, and is insignificant when amortized over the average 30 year term of a home mortgage. The Township's anticipated housing units indicate housing opportunities will be available for all income levels.

## Chapter 3: Demographic and Housing Plan

Municipality	Detached	Renter Rent per Month
Hanover Borough	97,300	496
Heidelberg Twp.	124,100	518
Paradise Twp.	117,000	522
Jackson Twp.	103,200	538
N. Codorus Twp.	120,600	539
Manheim Twp.	144,600	579
West Manheim Twp.	124,300	557
Penn Twp.	105,400	551
York County	110,500	531

The average rental value in West Manheim Township is, at \$557.00, approximately 105 percent of the average value for the County as a whole. A general analysis indicates that the rental units within the Township are distributed fairly evenly across the rental ranges as presented in the Census 2000 data.

### TYPES OF HOUSING

The vast majority of homes existing, and being built within the Township are single family detached homes. This

## **Chapter 3: Demographic and Housing Plan**

type of home accounts for nearly 90 percent of the homes provided in the Township, and comprises a large part of the housing stock currently being built. Apartments and mobile homes make up just over seven percent of the current housing stock available in the Township. The Township indicates that approximately a third of the 1,512 anticipated dwelling units will provide multi-family housing opportunities to assist in diversifying the housing stock. It is estimated that the Township will have a more diversified housing stock based on the introduction of townhomes, apartments, and cottages associated with Lutheran Social Services Community and the Northfields development. *The Township should continue to monitor the proposed housing stock on an annual basis to ensure West Manheim maintains diversified housing opportunities for its residents. The Future Land Use Plan within this Comprehensive Plan provides a continued balance of housing stock for future residents within the Township.*

### **PROTECTION OF EXISTING HOUSING STOCKS**

There are no identified areas of the Township in need of significant rehabilitation or protection in terms of preventing or reversing blight conditions. It is important to realize, however, that throughout the Township it is important to

## ***Chapter 3: Demographic and Housing Plan***

monitor the status of property maintenance conditions. Good property maintenance helps to ensure that property values remain stable, and that businesses and future residences are attracted to “in-fill” existing areas of the Township as opposed to seeking new “green” sites. The most important and cost effective tool that a Township has in its arsenal for this type of effort is establishment and enforcement of tough building and property maintenance codes. It is always easier, in a Township like West Manheim, to prevent the problem of decay, than it is to correct it once it occurs. In addition to adoption and enforcement of ordinances, the Township should provide education to residents through the use of a Township newsletter, articles in the local newspaper, and Web site as to the requirements and benefits of property maintenance, and should encourage and support any neighborhood associations or organizations that may be developed. Maintenance and enhancement of existing homes may also be important to ensure that properties that have historical and cultural significance are properly maintained, that by maintaining these properties, the cultural heritage of the Township is preserved, and that the properties become more attractive to those who may be looking to restore and protect their historical integrity.

# Chapter 3: Demographic and Housing Plan

## HOUSING GEOGRAPHY

The distribution of housing units throughout West Manheim Township occurs in three distinct patterns. The first is a strip-like pattern, such as those homes found along the Baltimore Pike and Glenville Road. This pattern of development has manifested itself along many of the rural roads within the Township.

The second pattern is characterized as a nodal where concentrations of housing units occur in villages such as Pleasant Hills and also residential developments such as Melena.

The final distribution of housing within West Manheim Township is a pattern known as spot development which is found throughout the Township.

*This Plan recommends that future development fall within a nodal pattern so as to concentrate the residential community to form a sense of place along with provide cost effective infrastructure.*

## ***Chapter 4: Existing Land Use Study and Zoning Analysis***

Before any future plans for a municipality can be formulated, there must be a good baseline from which to begin the formulation. A study of the existing land use and land regulations provides that baseline. The existing land use analysis identifies and inventories both through the chapter and its supporting maps insight to what the primary uses are on each parcel within West Manheim Township. A review of the existing zoning ordinance complements the existing land use analysis by projecting what future uses are allowed on each parcel. This background work allows the Township to review what is currently occurring within the Township and what can occur through the zoning ordinance provisions and compare the results to determine whether or not the current requirements meet future expectations.

### **EXISTING LAND USE ANALYSIS**

Land uses are constantly evolving; however, this chapter reflects how West Manheim Township's landscape appeared in November 2003. York County Tax Assessment data provided the base existing land use map that was utilized to later field verify all the parcels within West Manheim Township. Based on the tax assessment data, West Manheim Township is broken into seven different land use designations. They include:

## ***Chapter 4: Existing Land Use Study and Zoning Analysis***

Exempt: The exempt land use designation encompasses 2,483 acres or nearly twenty-two percent of the total land area in public and semi-public uses within the Township. Included within this land use designation are the religious institutions and cemeteries. Some of these facilities include the Hanover First Church of God, Saint Bartholomew United Church ELCA, Wentz Meeting House, St. David's Evangelical Lutheran Church, Calvery Assembly of God Church, and Saint David United Church of Christ. Also in the exempt land use designation is the Pleasant Hill Fire Company facilities and park land which service the Township. Accounting for the largest portion of the exempt land use designation are found within the Codorus State Park in the northeastern portion of the Township, Long Arm Creek Reservoir in the northwestern portion of the Township, and the Hanover Impounding Reservoir in the south central portion of the Township. Another exempt parcel located on the eastern side of Baltimore Pike (Route 94) is the West Manheim Elementary School which is part of the Southwestern School District. It should be noted that the West Manheim Elementary School is the future site for the Township's Municipal Building. The current West Manheim Township Municipal Building is located along Fairview Drive. The same structure also houses the West Manheim Township Police that services the entire municipality. The Township owns an

## ***Chapter 4: Existing Land Use Study and Zoning Analysis***

additional piece of land just south of Fairview Road along the Baltimore Pike (Route 94) which they use for road equipment storage.

Farmland/Woodland/Open Space: Typical of a rural community, this land use designation accounts for fifty-seven percent of the total land use area. The agricultural areas are characterized by active farms engaged in producing a variety of vegetative and livestock products. Farm fields are plowed to the edge of roads and stream banks; furthermore, livestock appear to be largely unrestricted from entering watercourses. Farm sizes generally range between 20 and 150 acres. The majority of farms contain 60 to 100 acres of active fields. The Township contains some woodland and open space areas associated with parcels that contain natural feature restraints such as water or steep slopes.

Residential: The residential land uses include single family, two-family and manufactured homes on single lots. For the most part, the residential areas of the Township are made up of single family residences located on lots of 1.5 acres or smaller. The majority of the residential development has been located in the north central portion of the Township in subdivisions known as Oak Hill, Millers Village, and Fuhrman Meadows. Some newer subdivisions that are being constructed at the time of the plan include South Pointe, Colonial Hills, Woodridge and Melena



## ***Chapter 4: Existing Land Use Study and Zoning Analysis***

Village. Colonial Hills is predominantly a townhouse community with some single family attached (duplexes) and single family detached dwellings included while the other newer subdivisions are composed entirely of single family detached dwellings. The residential land use designation accounts for 2,708 acres or twenty-two percent of the total land area within the Township.

Apartment: The Township does not contain any stand alone apartment structures, rather the apartment land use designation accounts for structures that have been converted from single family units into multiple units. Only 1 acre of land is identified within the apartment land use designation.

Commercial: The commercial land use designation within West Manheim Township contains primarily stand alone commercial uses. Stand alone commercial enterprises typically are located along major arterial or collector roadways relying primarily on customers that utilize an automobile to access the use. Some examples of stand alone commercial uses within West Manheim Township include the Fairview Greenhouses and Little People Day Care located off of Fairview Drive along with various commercial enterprises along Baltimore Pike which include recreational vehicle and automobile sales, a car wash, greenhouse, and a small commercial center that includes several shops to name a few. The commercial land used designation

## ***Chapter 4: Existing Land Use Study and Zoning Analysis***

contains 80 acres or .7 percent of the total land area of the Township.

Industrial: Similar to the stand alone commercial land use designation, the industrial uses within West Manheim Township are located along a main arterial or collector roadway. West Manheim Township contains two industrial land uses within its boundaries. Both industrial uses that are found within West Manheim Township are light industrial in nature or having no major impact to adjacent property owners and are located along the Baltimore Pike (Route 94). The two industrial land use parcels accounts for 12 acres or .1 percent of the total land area.

Utility: The utility land use designation within West Manheim Township accounts for 5 acres of lands associated with cell tower facilities or utility substations.

Just over twenty percent of the land within West Manheim Township is comprised of land that has been disturbed through development. This shows a continual increase of developed land from that of 1966 and 1981 when the existing land use within the Township was previously analyzed. Although the developed land within West Manheim Township has increased, the overall percentage is still indicative of a rural community. The residential development pattern generally remains within the north central portion of the Township where public water and

## ***Chapter 4: Existing Land Use Study and Zoning Analysis***

sewer service is available. Similar to the trend witnessed between 1966 and 1981, period between the Township's preceding comprehensive plans, the period between 1981 and 2004 shows a significant increase in residential land uses. This residential increase over the course of last few years is likely attributed to people moving from Maryland to Pennsylvania due to lower housing costs found within Pennsylvania. Further residential growth pressures from Maryland will continue to be experienced in West Manheim Township due to the Residential Development Deferral adopted by Carroll County, Maryland which borders the Township to the south. This Deferral has froze all residential development from being constructed until Carroll County's infrastructure and land use planning can catch up with the development pressures. Limited commercial and industrial uses comprise the developed areas within the Township. Over fifty-seven percent of the Township total land area is associated with the undisturbed landscape which encompasses the farmland, woodland and open space uses. Over the past 23 years since the previous Plan, the Township has lost nearly 16 percent of its undisturbed land. Codorus State Park and Lake Marburg, lying in the northeastern portion of the Township, Long Arm Creek Reservoir in the northwestern portion of the Township, and the Hanover Impounding Dam in the south central portion of the

## **Chapter 4: Existing Land Use Study and Zoning Analysis**

Township represents the Township largest pieces of land and future land use planning must consider those lands that lie adjacent to these resources. The following table provides a historical perspective of existing land use patterns within West Manheim Township since 1966:

<b>Table 1 Historical Existing Land Use Patterns</b>					
Existing Land Use	1966	1981		2004	
	Percentage	Percentage	Percentage Change	Percentage	Percentage Change
Commercial	.2	.4	100.0	.7	81.8
Industrial	.1	.1	37.5	.1	.09
Open Space and Farmland	98	73	-5.5	57.6	-26.1
Public and Semi- Public*		20		19.9	- - -
Residential**	1.76	7.0	298.2	21.7	210.0

\* Includes the exempt and utility land use designations in the 2004 calculations  
 \*\*Includes residential and apartment land use designations in 2004 calculations

### **ADJACENT EXISTING LAND USE PATTERNS**

West Manheim Township’s existing land use patterns are compatible with that of the neighboring municipalities and Counties. To the north of West Manheim Township in Penn Township the majority of the land lying adjacent to West Manheim is a combination of residential and commercial uses

## Chapter 4: Existing Land Use Study and Zoning Analysis

which is consistent with West Manheim. All other boundaries are either classified as agricultural or open space which is consistent with West Manheim.

### WEST MANHEIM TOWNSHIP CURRENT ZONING ORDINANCE ANALYSIS

West Manheim Township's Zoning Ordinance was last amended in 2003. The ordinance divides the Township into six zoning districts and three overlays. The following section provides the purpose of each zoning district along with some of the uses that are allowed within each district by right and lot requirements:

#### Residential District (R)

*Purpose:* The Residential District (R) provides space for day to day living activities. The purpose of the Residential District (R) is to provide for the orderly expansion of residential development; to provide for the public health and to prevent the overcrowding of land through the application of moderate housing densities and the preservation of open space; and to exclude activities not compatible with residential development.

*Uses by Right:* The Residential District allows single-family along with crops, farm building and pastures uses by right.

*Lot Area and Width:* Each principal use shall have a minimum lot area ranging from 15,000 to 30,000 square feet and a

## **Chapter 4: Existing Land Use Study and Zoning Analysis**

minimum lot width of 80 to 125 feet depending on the availability of public sewer and water.

### Suburban Residential (SR)

*Purpose:* The purpose of this zone is to provide for an orderly expansion of suburban type residential development in areas which are or can be feasibly supplied with public facilities and services; to provide for a variety of housing types; to provide for the public health and prevent the overcrowding of land through the application of maximum housing densities; to exclude any activities not compatible with suburban-type residential development.

*Uses by Right:* The only use by right allowed within the Suburban Residential District is a single-family dwelling.

*Lot Area and Width:* Each principal use shall have a minimum lot area ranging from 10,000 to 30,000 square feet and a minimum lot width of 80 to 125 feet depending on the availability of public sewer and water.

### Commercial-Local District (C-L)

*Purpose:* The purpose of the Commercial District (C-L) is to provide for the development of retail and general business establishments which serve the needs of residents of the Township and surrounding area.

## **Chapter 4: Existing Land Use Study and Zoning Analysis**

*Uses by Right:* Some of the uses by right under the Commercial-Local District (C-L) include retail or personal service shop, professional or business office, eating establishment, wholesale establishment, motel, hotel, or tavern.

*Lot Area and Width:* Each principal use shall have a minimum lot area ranging from 15,000 to 40,000 square feet and a minimum lot width of 80 to 150 feet.

### Industrial District (I)

*Purpose:* The purpose of this zone is to permit and encourage industrial development that will be so located and designed as to constitute a harmonious and appropriate development, contribute to the soundness of the economic base of the Township and otherwise further the purposes of this Ordinance.

*Uses by Right:* Some of the uses by right under the Industrial District (I) include public building and facilities, public utility building, research laboratory, light manufacturing, and enclosed processing establishments.

*Lot Area and Width:* Each principal use shall have a minimum lot area ranging from 15,000 to 40,000 square feet depending on the availability of public sewer and water and a minimum lot width of 100 to 200 feet.

## ***Chapter 4: Existing Land Use Study and Zoning Analysis***

### Farming District (F)

*Purpose:* The purpose of this zone is to maintain and promote the rural-agricultural character of the land within this zone. This zone is composed of those areas in the Township whose predominant land use is rural residential and agricultural. The regulations of this zone are designed to protect and stabilize the essential characteristics of these areas, to minimize conflicting land uses detrimental to agricultural enterprises and to limit development which requires highways and other public facilities in excess of those required by rural-oriented uses.

*Uses by Right:* The following principal uses are permitted by right in the Farming District (F): single family dwellings, crops and pasture, dairy, livestock, poultry, small animals, greenhouse and nursery, farm buildings, forestation, and wildlife preserves.

*Lot Area and Width:* The minimum lot area shall be forty thousand square feet, and the minimum lot width shall be two hundred fifty feet.

### Conservation District (C)

*Purpose:* The purpose of this District is to designate those areas where, because of natural geographic factors and existing land uses it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife and other natural resources. The District may include extensive steeply



## Chapter 4: Existing Land Use Study and Zoning Analysis

sloped areas, stream valleys, floodplains, water supply sources and wooded areas adjacent thereto.

*Uses by Right:* Some of the principal uses allowed within the Conservation District (C) include: single family dwelling, livestock, poultry, small animals, farm buildings, crops, pasture, forestation, and wildlife preserves.

*Lot Area and Width:* The lot shall be not less than three acres and the lot width shall be not less than three hundred feet.

### Floodplain Overlays

*Purpose:* The purpose of the Floodplain Overlays is to prevent the loss of property and life, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base. The three overlays include:

- The Floodway Overlay is delineated for purpose of this Ordinance using the criteria that a certain area within the flood plain must be capable of carrying the waters of the one hundred year flood without increasing the water surface elevation of the flood more than one foot at any point.
- The Flood Fringe Overlay shall be that area of the one hundred year flood plain not included in the Floodway

## **Chapter 4: Existing Land Use Study and Zoning Analysis**

Overlay. The basis for the outermost boundary of this zone shall be the one hundred year flood elevation contained in the flood profiles of the Flood Insurance Map.

- The General Flood Plain Overlay shall be that flood plain area for which no detailed flood profiles or elevations have been proved.

### **EXISTING ZONING BUILD-OUT ANALYSIS**

After inventorying what the existing land uses are within the Township and determining what can be developed based on the Township existing zoning ordinance provisions, the baseline can be further defined by determining what the potential Township build-out can be for West Manheim. Through the Township build-out analysis, West Manheim can then determine whether or not the current zoning provisions are adequate or need to be strengthened or loosened depending on public input.

Utilizing the farmland/woodland/open space existing land use category, West Manheim Township has a total of 6,948 acres of gross undeveloped land remaining within Township. For purposes of this build-out analysis, parcels smaller than two acres were eliminated from the calculations due to minimum lot provisions currently enforced. Once the parcels that were two acres or smaller were eliminated from the farmland/woodland/open space land use category, the Township

## Chapter 4: Existing Land Use Study and Zoning Analysis

contains 6,911 acres of undeveloped lands. These 6,911 acres is than separated into the existing zoning districts to determine the amount of potential development the Township could foresee within each classification. The following table provides the amount of undeveloped land within each zoning district:

Zoning District	Number of Undeveloped Lots	Gross Undeveloped Acreage
Farming	219	5,112
Commercial-Local	7	58
Conservation	54	875
Industrial	5	170
Residential	39	605
Suburban Residential	7	91
<b>Total</b>	<b>331</b>	<b>6,911</b>

However, as a piece of land is developed, portions, (approximately 25%), of the land are set aside for infrastructure or associated with natural constraints. The actual developable land remaining within the zoning districts is therefore:

# Chapter 4: Existing Land Use Study and Zoning Analysis

Table 3 Zoning District Net Undeveloped Land		
Zoning District	Gross Undeveloped Acreage	Net Undeveloped Acreage
Farming	5,112	3,834
Commercial-Local	58	43.5
Conservation	875	656.5
Industrial	170	127.5
Residential	605	453.75
Suburban Residential	91	68.25
<b>Total</b>	<b>6,911</b>	<b>5,183.5</b>

Utilizing the current zoning ordinance provisions, the number of residential and non-residential lots can be determined.

Table 4 Zoning District Net Undeveloped Land		
Zoning District	Minimum Lot Size	Net Potential Lots
Farming	40,000 square feet (on-lot sewer and water)	4,448
Commercial-Local	15,000 square feet (public sewer and water)	126
Conservation	3 acres (on-lot sewer and water)	219
Industrial	15,000 square feet (public sewer and water)	370
Residential	15,000 square feet (public sewer and water)	1,317
Suburban Residential	10,000 square feet (public sewer and water)	297

## ***Chapter 4: Existing Land Use Study and Zoning Analysis***

To determine the potential amount of new dwelling units available within West Manheim Township based on the current zoning ordinance provisions the farming, conservation, residential and suburban residential zoning districts were calculated utilizing minimum lot sizes for single family detached dwellings utilizing on-lot sewer and water facilities for the farming and conservation categories and public sewer and water for both the residential zoning districts. When combining the farming, conservation, residential and suburban residential zoning districts a total of 5,012.5 net acres are available for development which equates to 6,281 new dwelling units.

The non-residential zoning district category consists of land that is currently zoned for non-residential uses such as commercial or industrial. The non-residential available land accounts for approximately one hundred and seventy one (171) acres. The Township should not concede to development pressures to re-zone the 171 acres of non-residential land to residential developers.

### **PENNSYLVANIA AGRICULTURAL SECURITY AREA**

Pennsylvania Agricultural Security Areas (ASAs) are authorized pursuant to the Agricultural Area Security Law, PA Act 1981-43 (Act 43). A landowner or group of landowners whose

## **Chapter 4: Existing Land Use Study and Zoning Analysis**

parcels together comprise at least 250 acres may apply to their local government for the designation of an ASA. The parcels may be comprised of non-contiguous tracts at least 10 acres in size.

The ASA designation encourages the preservation of agricultural land. ASAs give a landowner protection from local ordinances that restrict farm practices unless those ordinances have a direct relationship to public health or safety. ASAs also protect an area from nuisance ordinances. Additionally, the designation limits land condemnation procedures - eminent domain by the Commonwealth and local agencies - unless approval is gained from the Agricultural Lands Condemnation Approval Board. The ASA designation also qualifies the land (if it is in an area of 500 acres or more) for purchase of conservation easements under the Pennsylvania statewide program. An attractive feature of the ASA designation is that it is not a permanent designation and this may be suitable for some communities and landowners. ASAs are reviewed every seven years. The process to designate an ASA must be initiated by a landowner or group of landowners.<sup>1</sup>

West Manheim Township contains nearly 874 acres over fourteen parcels designated within a Pennsylvania Agricultural

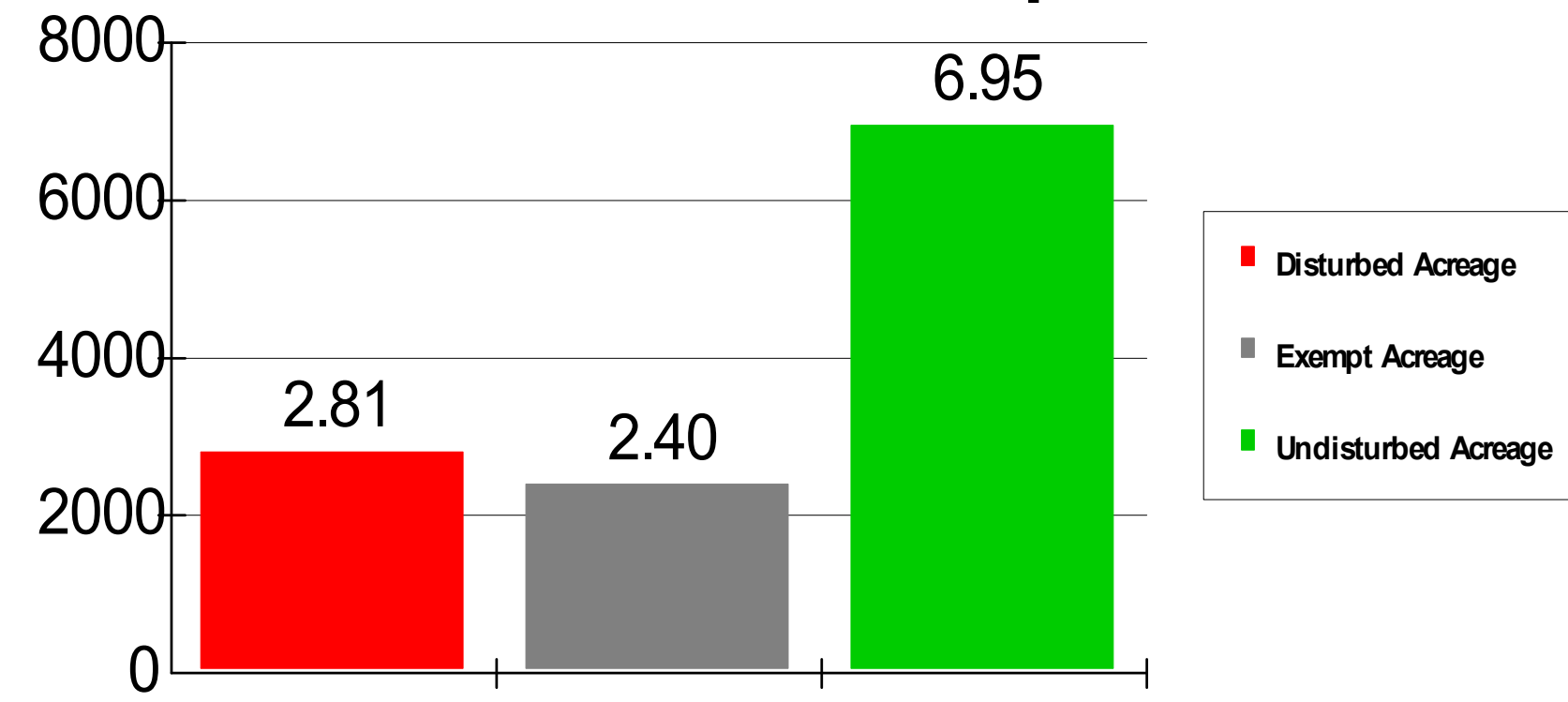
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<sup>1</sup> LAND USE IN PENNSYLVANIA: PRACTICES AND TOOLS AN INVENTORY, Governor's Center for Local Government Services with assistance from: Governor's Sound Land Use Advisory Committee, January 2000, Page 169

## ***Chapter 4: Existing Land Use Study and Zoning Analysis***

Security Area. These areas are depicted on Map 2 and are generally located within the farming zoning districts. The parcels committed to the ASA program are connected to farms located within Manheim Township to the west thus totaling over the required 250 minimum acreage for an ASA. The farm owners and local officials should be commended for establishing ASAs within the Township which will aid in preserving the agricultural heritage of the Township. Policies of this Plan and subsequent ordinances must support this effort.

# Land Use Composition

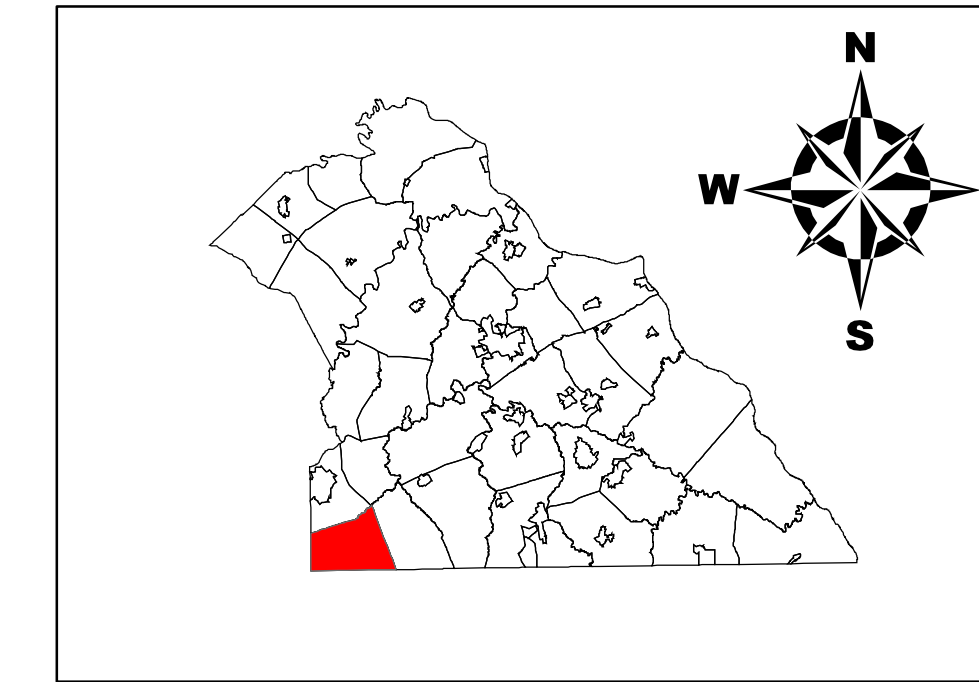
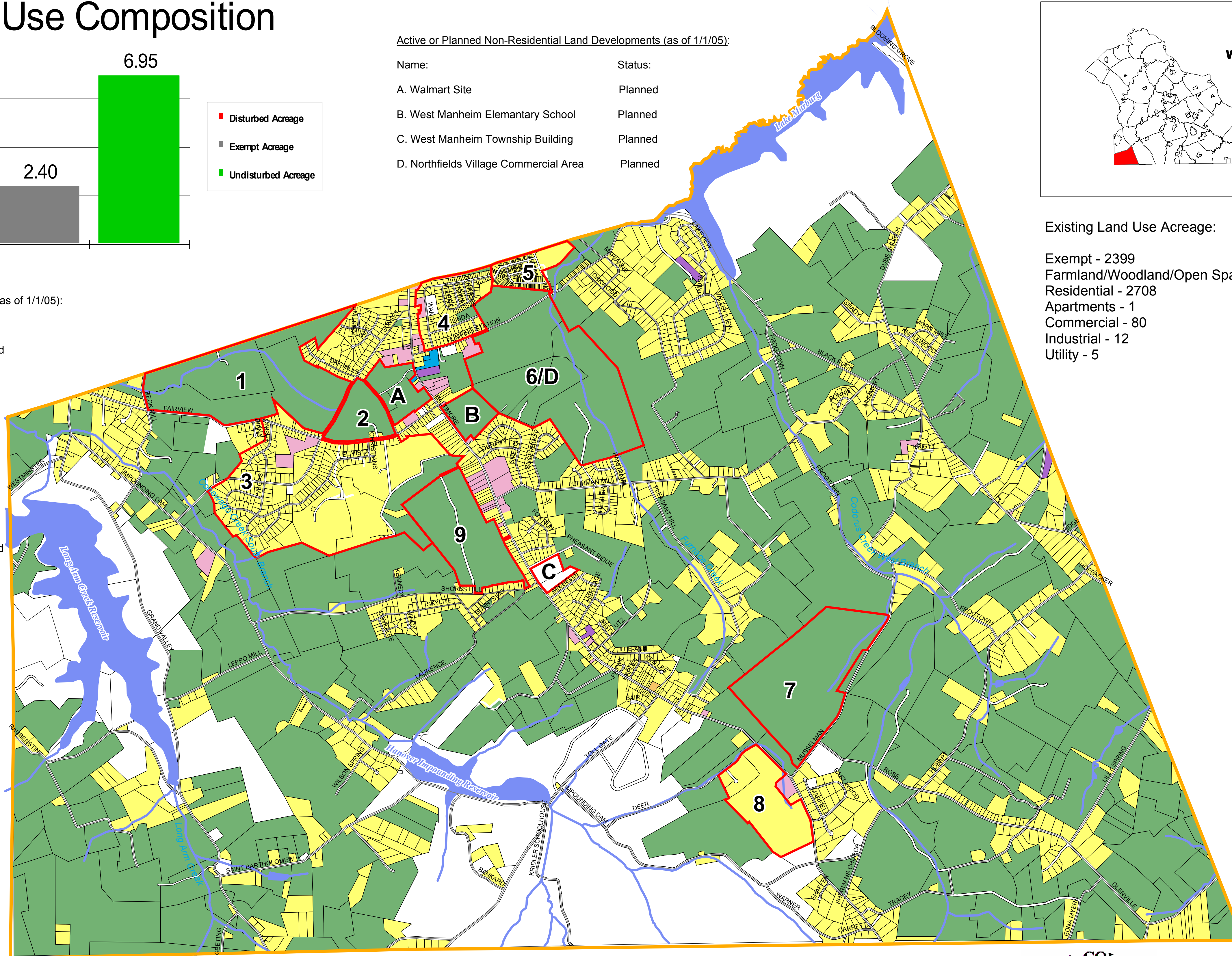


### Active or Planned Non-Residential Land Developments (as of 1/1/05):

Name:	Status:
A. Walmart Site	Planned
B. West Manheim Elementary School	Planned
C. West Manheim Township Building	Planned
D. Northfields Village Commercial Area	Planned

### Active or Planned Residential Subdivisions (as of 1/1/05):

Name:	Status:
1. Rogen Farms	Planned
2. Lutheran Social Services	Active
3. South Point	Active
4. Melena	Active
5. Colonial Hills	Active
6. Northfields Village	Active
7. Joshua Hill	Active
8. Woodridge	Active
9. Reservoir Heights	Planned



## Map 1 Existing Land Use / Active or Planned Subdivisions West Manheim Township, York County

### Existing Land Use Acreage:

Exempt	- 2399
Farmland/Woodland/Open Space	- 6948
Residential	- 2708
Apartments	- 1
Commercial	- 80
Industrial	- 12
Utility	- 5

### Legend

- Streams
- Lakes/Ponds
- Roads
- Tax Parcels
- Active or Planned Subdivisions
- Land Use**
- Exempt
- Farmland/Woodland/Open Space
- Residential
- Apartments
- Commercial
- Industrial
- Utility

\*Field Verified 11/24-25/03

Adopted: April 26th, 2005

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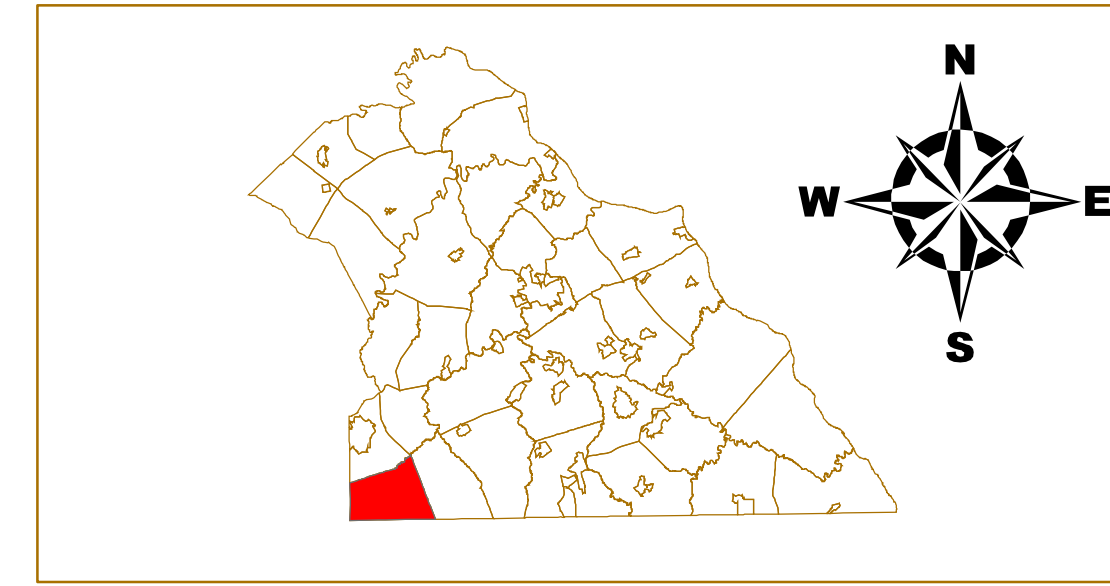
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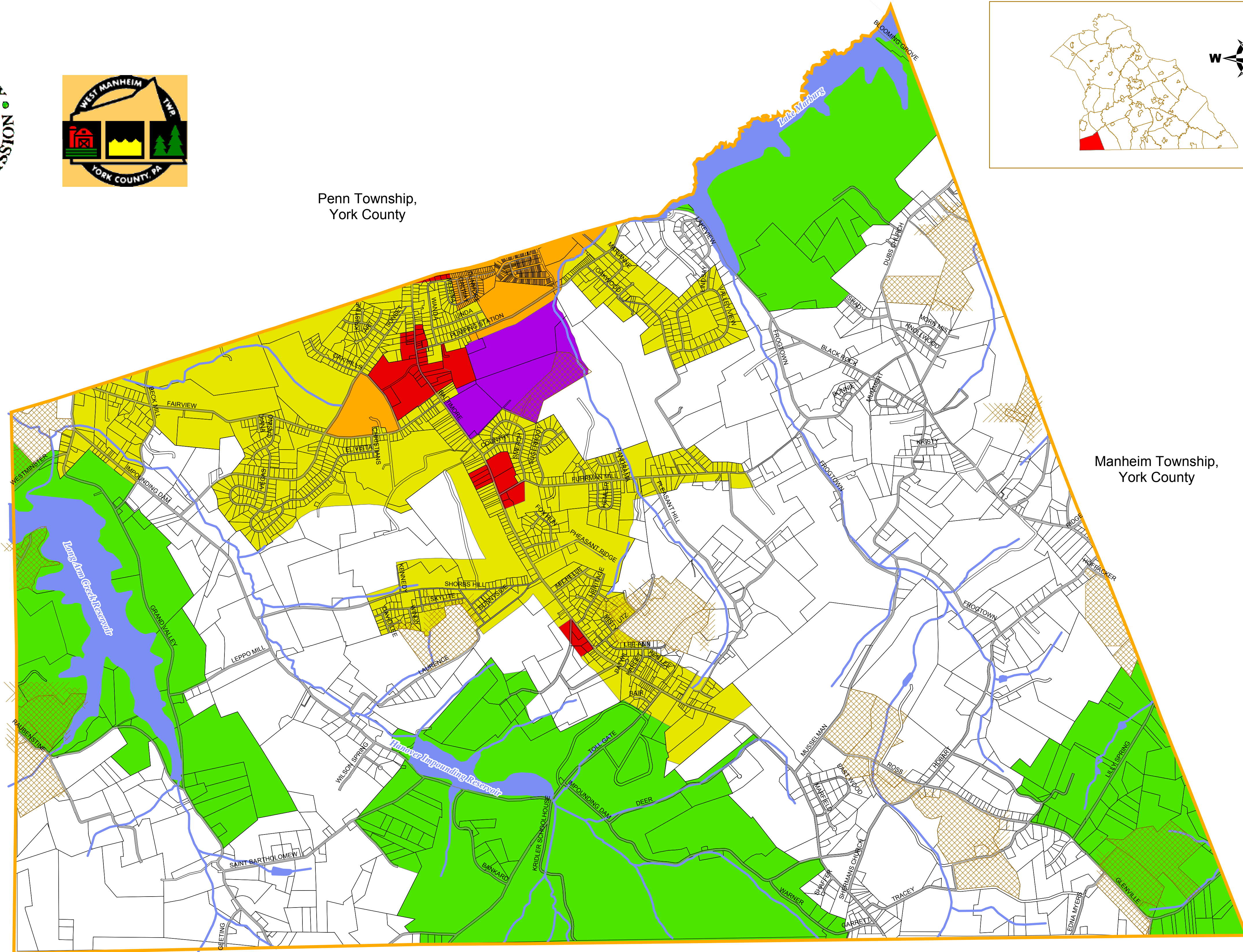
Map 2  
Existing Zoning /  
Agricultural Security Areas  
West Manheim Township  
York County



Penn Township,  
York County

Manheim Township,  
York County

Adams County



**Legend**

- Streams
- Lakes/Ponds
- Roads
- Agricultural Security Areas
- Zoning**
- Commercial-Local
- Conservation
- Farming
- Industrial
- Residential
- Suburban Residential



Adopted: April 26th, 2005

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Maryland

## Chapter 5: Future Land Use Plan

**LAND USE GOAL:** *Protect the special rural character of the Township while providing appropriate areas for non-residential growth to occur.*

### Strategies

- Provide for shopping and restaurant opportunities that service the surrounding residential nodes.
- Maintain and encourage land use planning consistent with York County and the Township's adjacent municipalities.
- Encourage a mixing of land uses in a traditional village pattern for the Village of Pleasant Hill.
- Encourage the reuse or removal of vacant structures or underutilized buildings.
- Create a non-residential identity that is unique to West Manheim Township.
- Maintain and improve the existing character of neighborhoods through code enforcement, zoning, and other planning methods.
- Ensure that any proposed industries are not adding detrimental effects to the community and are non-polluting and friendly to the surrounding community.
- Develop greenways that will buffer between the growth and rural resource areas.

# ***Chapter 5: Future Land Use Plan***

## **INTRODUCTION**

Each type of human activity requires a certain location and environment. Future land use planning deals with the spatial distribution of the interrelationships among various human land use activities, such as living, working, shopping, recreation, socializing, and enjoying nature. The basic goal of a future land use plan is to achieve harmonious spatial relationships among all land use activities. To this end, the pattern and distribution of development should balance natural and agricultural resource protection with the need to accommodate projected population and the need to foster economic growth.

The West Manheim Township Future Land Use Plan serves as a guide for the Township in order to promote a healthful, pleasant, safe, and functional community that meets the needs of the population, serves regional needs, and meets the goals identified by the members of the community. This chapter is organized under three components, that when implemented, will work as a system that will assist West Manheim Township in achieving their vision for the next twenty years. These three components include: primary growth and rural areas, future land use designations, and additional planning tools. These three components are further defined in this chapter along with an adjacent municipal and county consistency review required by the Pennsylvania Municipalities Planning Code (PAMPC).

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### CURRENT CONDITIONS

West Manheim Township has experienced many changes since the adoption of its previous comprehensive plan. The demographic, economic, infrastructure, and environmental data collected as part of the background inventory for this plan provided a more detailed explanation of these changes and indicated certain trends. *Although nearly 58% of the Township is still classified as open space and farmland, the Township has lost 26% of this land category over the course of the last 23 years. Demographic data indicates that since 1980 the Township has experienced a 30.5% increase in population. This increase places West Manheim Township among York County's faster growing municipalities over the course of the last twenty years. Historical building permit activity suggests that since 2000 West Manheim has matched the 30.5% growth witnessed over the course of twenty years (1980 through 2000) in just three years.* This recent residential growth is considered to be mainly attributed to growth pressures from Maryland and the impacts of the residential development deferral program Carroll County initiated in June of 2003. With the majority of this residential growth being identified as families, the Township's sewer, water, recreation, school, and transportation infrastructure has been strained. Increase development within the vicinity of the Long Arm Creek and

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Hanover Impounding Dam Reservoirs has heightened the Township's concerns for general water quality and quantity with these two surface water areas. The culmination of all these trends has relegated the Township into a reactive mode of planning responding to the implications of growth.

Recognizing a proactive approach was required to address some of the negative affects associated with the current trends; the Planning Advisory Committee identified the Future Land Use Plan as the catalyst in identifying planning techniques for promotion within the community. Recognizing the importance of establishing consistent future land use planning with York County, the Township proactively sought York County's Planning Staff's input as part of this section.

### **YORK COUNTY GROWTH MANAGEMENT PLAN**

The basic land use concept presented in the Growth Management portion of the York County Comprehensive Plan includes concentrating development within proposed growth areas in order to preserve important open space, farmland, and natural resource areas, and to encourage efficiency in the provisions and extension of public services and facilities. Growth and land development is encouraged, while expansive or premature land development activity is discouraged.

Based on this concept, York County developed a three tier approach to development. First, a large percentage of the

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projected growth is to be captured within the primary growth areas. These areas provide a full range of land uses which accommodates residential, commercial, and industrial needs. Expansion of public utilities to vacant land within these areas is encouraged, while extensions beyond the growth areas is discouraged except as necessary to alleviate unsafe conditions, such as failing septic systems or contaminated wells. Secondary growth areas directed new development beyond the primary growth areas to areas in and around existing boroughs and villages. Finally, the Plan recognizes the need to allow for a very limited amount of residential development beyond the existing village areas. It is recommended that residential densities in rural areas be based on some type of agricultural preservation zoning, which limits the number of dwelling units based on either a percentage of the total property acreage, or on the basis of a sliding scale of units per acre. York County established interim growth areas utilizing existing municipal comprehensive plans and zoning ordinances and areas which were appropriate for future urban and suburban development. *These growth areas have been finalized into growth boundaries through this planning process with coordination by York County Planners working with West Manheim Township and their planning consultant negotiating an agreed upon area.* The primary growth and rural

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area for West Manheim Township is graphically represented on Map 3 at the end of this chapter.

The remaining lands not included within the interim growth areas are considered interim rural areas. The rural areas can include natural resource lands, villages, and agricultural resource lands. As part of the growth management concept, municipalities that contain interim growth areas will also determine and delineate the rural areas outside the growth areas and municipalities that do not contain interim growth areas will consult with the County to determine the amount of land required for future growth along with determining the proper land resources that should be located within the rural areas.

*The first component utilized as part of this Future Land Use Plan development was the incorporation of a Primary Growth Area (PGA) and Rural Area (RA) within West Manheim Township. The PGA creates a limit as to where development and public utilities will extend, reinforced by the promotion of efforts to preserve land outside the PGA by the promotion of agricultural and conservation easement programs, less intensive zoning districts, and other means available.*

The PGA and RA have been sized based on the 2020 population demands, existing and anticipated commercial and industrial needs associated with the projected population, natural landscape, prime agricultural soils, agricultural conservation

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easements and proposed public sewer and water service area. The recommended PGA and RA are delineated on Map 3: Future Land Use located at the end of this chapter. The composition of the PGA within the Township contains the residential, suburban residential, commercial/industrial, and business center future land use designations which accounts for 2,693 acres of land or 22% of the Township's landscape. The remaining 78% (9,628 acres) is classified within the RA which is composed of the rural resource and agricultural future land use designations.

### FUTURE LAND USE PLAN

*Residents felt the Township needs to strengthen its attitude towards protecting the remaining open space and rural character of West Manheim.*

*- Based on public input from the visioning session*

The future land use plan sets forth an image of how the Township may improve its development pattern over the next twenty years and preserve the rural open space character in the future. It provides for moderated anticipated growth without jeopardizing the positive attributes which presently exist. Most importantly, it addresses major deficiencies of the existing land use pattern including the lack of protection of the surface water resources and prime agricultural lands. The following land use descriptions are intended as a guide for the preparation of a



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revised zoning ordinance for the Township. *A revised zoning ordinance based on this future land use plan is one of the first tools West Manheim can use to answer the resident's concerns of protection of the Township's community character and implement this Plan.*

### Primary Growth Area Future Land Use Designations

The PGA promotes the preservation of the natural resources and prime agricultural lands within West Manheim Township by concentrating development surrounding existing population and commercial nodes. The PGA is identified as areas within which residential, commercial, and industrial development is permitted or planned for at densities of one unit per acre or more; and infrastructure services are provided or planned for. The PGA accounts for 22 percent of the Township's landscape and supports the vision, goals, and strategies as outlined within this plan.

### **Business Center**

*Many of residents expressed the need for low impact business facilities to support the Township to diversify its tax base.*

*- During the public visioning session*

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In the future, professional, corporate, and high-tech industries will be important to the economic well being of West Manheim Township. They will provide jobs to the residents and bring wages into the Township. Taxes generated from this non-residential and the commercial/industrial land use designations are created without contributing to the school burden, usually providing more in revenue than they require in municipal services. However, the business center future land use designation should not be mistaken as a panacea for all future Township ills. A demand may be put on local services by the location of future industries. These services include utilities, highways, police and fire protection, thus drastically lowering its revenue producing an advantage to the community. The business center future land use designation was located where a reasonable extension of utilities and a minimum of highway improvement would be required.

The business center future land use designation provides the Township with a wide-range of employment opportunities in locations relatively close to its residents. *As recommended within Chapter 6: Economic Development, the Township should coordinate with the York County Economic Development Corporation to determine a niche market for the areas identified within the business center future land use designation.*

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The business center future land use designation refers to such uses as large office complexes in campus-like settings and smaller office buildings. The smaller office buildings typically provide space for professional services, such as insurance, accounting, legal and medical. *These uses can offer amenities to their employees and local residents in the form of pedestrian trails, large expanses of open space and improved mass transit opportunities. If traffic concerns are addressed and buffered properly with perimeter landscaping, this type of development will not adversely affect surrounding uses and will be a positive addition to the area. A sample landscaping ordinance is provided in Appendix D. Future motorized and non-motorized transportation improvements to access the business center location are discussed in the Transportation and Parks, Recreation, and Open Space Chapters.*

### **Commercial/Industrial**

*Within the Hanover Region, sufficient industrial opportunities are available to the residents of West Manheim Township. Chapter 6 specifically discusses the employment opportunities available in nearby Hanover Borough and Penn Township Industrial Park. The Township is also handicapped by limited public utilities and a transportation network that is not capable of supporting industrial type development. The residents indicated through the public participation process*

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*that they would like to see limited industrial and large scale commercial growth to occur within the Township over the planning period. Finally, the existing commercial and industrial zoning districts have not seen significant demand since its inception.* Based on all these characteristics, this Plan recommends the combining of these two land use types into one general future land use designation entitled commercial/industrial. The 147 acres within the commercial/industrial future land use designation will build upon the existing commercial land uses falling along the Baltimore Pike (SR 94). This land use category represents a mixture of commercial and industrial uses that include: retail stores or shops, personal shops (barber shops/beauty salons), vehicle service shops, garden shops, hotels and motels, restaurants, and laboratories and light industrial uses. *Development within the commercial/industrial future land use designation should follow strict landscaping, buffering, signage, and lighting requirements to lessen the impact to the adjacent residential communities and maintain a high quality of life. Access management, traffic control devices coordination along with other recommendations within Chapter 7: Transportation should be taken into consideration so as to not degrade the functionality and freedom of movement of the Township's transportation network.*

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### Residential and Suburban Residential

In order to accommodate for the projected population in the Township, the future land use plan needs to account for an additional 1,390 dwelling units. The existing zoning build-out analysis provided in Chapter 4 reveals that the Township contains approximately 522 net undeveloped acres within the residential and suburban residential zoning districts which equates to approximately 1,614 potential lots.

*The amount of net residential and suburban residential undeveloped land has been decreased within the future land use plan so as to become consistent with that of the projected population.* A review of the current active or planned residential subdivision within Chapter 3 indicates the Township contains approximately 1,179 lots to absorb the projected potential population. Map 1: Existing Land Use graphically displays the location of the active and planned residential subdivisions. When subtracting these lands out, the Township proposes to provide an additional 240 un-developed acres within the residential future land use designation and 21 un-developed acres within suburban residential future land use designation. *After factoring out 25% for natural constraints and infrastructure requirements, utilizing the proposed minimum lot requirements for a lot with both public sewer and water 592 potential lots could be*

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*created within the residential and suburban residential future land use designations which accounts for a 73% decrease in total land area dedicated to residential uses from what is currently zoned.* Combining the potential lots with active or planned subdivisions the Township has the potential to yield 1,980 new lots over the next twenty years within the residential and suburban residential future land use areas.

*By providing both the residential and suburban residential future land use designation, the Township provides an opportunity to continue to meet its fair share requirements.* The residential future land use designation is to provide the orderly expansion of the residential population. It is recommended that the residential future land use designation should hold its current lot area requirements of 15,000 square feet minimum lot size for lots that will utilize public sewer and water. Uses within this district will include single-family dwellings, home occupations, and other residential support type uses. It is recommended that all future uses within this district utilize public sewer and water amenities.

The Suburban Residential future land use designation should provide for more intensive residential housing types such as multi-family homes, retirement communities, and mobile home parks in addition to single and two family dwellings and residential support uses such as in home occupations. It is

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recommended that the suburban residential future land use designation keep its current lot area requirements of 10,000 square feet minimum lot size for lots that utilize public sewer and water. It is recommended that all future uses within this district utilize public sewer and water amenities.

### Rural Area Future Land Use Designations

*Over 60% of the survey respondents indicated that the rural lifestyle is why they chose to live in West Manheim Township and the loss of this lifestyle would be the most likely reason why they would leave.*

The RA encompasses 78 percent of the Township's landscape and promotes the land use goal of protecting the special rural area of the Township. The subsequent future land use designations support the land use goal of protecting the important resources and features. It also provides an area for low density residential development to occur utilizing on-lot sewer and water resources.

### **Agriculture**

The existing Farming Zoning District contains a minimum lots size of 40,000 square feet per use which does not lend itself to agricultural preservation. *The CPAC decided to recommend a true agricultural future land use designation in the Township*

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*for all the lands within the RA except the area bounded by Black Rock Road to the east, Musselman and Frogtown Road to the south, Baltimore Pike (SR 94) to the west and the PGA to the north. By developing an agricultural future land use designation with strong zoning preservation provisions, the Township is able to protect those remaining prime agricultural soils within the Township, areas enrolled in agricultural security areas programs and the lands that are most actively farmed. Stronger agricultural zoning provisions while provide an opportunity for farmers to permanently preserve their lands which is not currently available under the Township's existing zoning provisions.*

The purpose of this area is to encourage the continuance of farming activities by preserving the Township's prime agricultural soils to the greatest extent possible and by allowing land uses that are compatible with agriculture. Development in these areas should be discouraged so that only agricultural and agriculturally related activities occur.

Within predominantly agricultural areas, residents must accept the undesirable consequences of normal farming activities such as odors, dust, truck traffic, and unusual business hours of operations. The "Right to Farm Law" protects farmers from nuisance laws that adversely impact normal farming operations.



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One consideration for such a designation is the provision of tools that will allow farming families to supplement their farming income without changing the character of the area from agriculture. Uses in this designation would include single-family detached dwellings, rural occupation such as arts and crafts manufacturing, bed and breakfast inns, trade occupations, woodworking and cabinet shops, butcher shops, agricultural related uses, preservation of natural and historic resources, public uses and public utility structures, agricultural, horticultural and forestry uses. Intensive agricultural operations would fall under the agricultural designation but will require stronger provisions than currently in place. It is recognized that commercial agriculture production and mineral extract can dramatically impact the water supply sources. This Plan recommends the subsequent zoning ordinance revision provide provisions to further protect the Township's water supply. A rural occupation should be limited in size and intensity of use, and will typically occur on larger tracts of land that are well buffered from adjoining neighbors.

*The CPAC has selected the sliding scale approach as the preferred method for implementing agricultural preservation provisions within the agriculture future land use designation and the subsequent zoning ordinance update. However, other*

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*agricultural preservation techniques will be considered to determine what will best fit the Township's Vision.*

The building density permitted under agriculture future land use designation is in terms of a variable rate or sliding scale where the number of dwellings permitted is greater on smaller parcels which are presumed to have less viability for continued agricultural use. A plateau needs to be established within this method which might be 20, 30, 40, or 50 acres. After reaching the plateau, the zoning reverts back to the "fixed rate" mode, so that for each additional 20 acres (ex.) one additional dwelling unit is permitted. The following sliding scale formula provides an example based on Shrewsbury Township's Zoning Ordinance, West Manheim Township will develop a formula that is appropriate for its agricultural area during the development of the Zoning Ordinance Update:

Size of Parcel	Number of Dwelling Units Permitted including existing dwelling)
1-5 acres	1
5-15 acres	2
15-30 acres	3
30-60 acres	4
60-90 acres	5

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90-120 acres	6
120-150 acres	7
Over 150 acres	8, plus 1 dwelling for every 30 acres exceeding 150 acres

Source: Shrewsbury Township Zoning Ordinance

Beyond the zoning density control, this technique also often includes a spatial regulation, to prevent a 200 acre field from being subdivided into ten 20-acre farmettes. In such cases, a maximum lot size of one or two acres is typically established, so the majority of the land will remain undivided. By limiting the number of new households being established, the majority of the land is set aside in permanent agricultural uses and the potential of conflicts between new residents and established farmers is reduced.

Other agricultural preservation techniques West Manheim Township could consider:

*Exclusive Use Zoning:* Exclusive use zoning is most appropriate where there is limited pressure for residential development and there are already existing large areas of prime or statewide soils.

The purposes of an exclusive agricultural zone may include:

- Protecting productive farms;
- Avoiding conflicting land uses;
- Maintaining a viable agricultural economic base; and
- Maintaining open space/rural character.

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New non-farm residences are often strictly regulated in the exclusive use district. Site development standards within the district could include a maximum lot area for non-farm, residential uses, and unless otherwise provided for, a large minimum lot area for a farm dwelling unit. Other provisions might include a maximum lot to depth ratio of 1:3 and large minimum lot widths and setbacks.

*Quarter/Quarter Zoning:* Quarter/quarter zoning is a density based zoning technique which is most appropriate in rural areas with large farming operations, moderate growth pressures, and where average parcels sizes generally exceed 40 acres. “Quarter/quarter zoning” refers to a quarter of a quarter section of land (1/16 of 640 acres, or 40 acres) where a limited number of non-farm homes are allowed for every 40 acres of land.

The non-farm splits are usually regulated by minimum and maximum sizes, are usually regulated by minimum and maximum sizes (i.e. no less than 1 acre and not greater than 2 acres). They are often required to be contiguous to one another to avoid breaking up farmland into smaller or odd-shaped sizes.

A variation of this method is to establish a density of homes within each section of land. Once that density is reached, further residential or other development is prohibited.

*Large Lot Zoning:* Large lot zoning simply increases the lot size required in residential districts where farming operations

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exists, except perhaps, where public utilities are/can be provided. Lot sizes are generally greater than 10 acres, depending on the objective (farmland preservation vs. rural character). In areas where farmland preservation is particularly important to the community, individual lots sizes of 40 to 160 acres may be applicable.

Large lot zoning, however, is generally not considered to be effective in farmland protection since low density development patterns create parcel sizes which are “too big to mow, but too little to plow.” In areas of marginal farming production, this technique can have a detrimental effect by requiring large lots for individual homes and taking large parcels out of production for that purpose. This technique may be effective in maintaining rural character, but not farmland.

*Agricultural Buffers:* Balancing the need to continue agricultural practices and the desire to develop land for non-agricultural purposes can be challenging. Open space buffers between active agricultural areas and other uses, such as residential development, can help reduce land use conflicts, particularly where residential and agricultural conflicts are occurring with greater frequency. The use of buffers can aid in easing land use conflicts and improving the relationship of agricultural uses and new residents.

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Buffers are generally imposed on residential developments, rather than on farming operations, principally because the farm was probably the first use in place. Buffers should be sufficiently wide to protect the farming operation from lawn fertilizers, playing children, and other conflicts. At the same time, they cannot be so burdensome as to require excessive land commitments from residential property owners.

Buffers are most effective if a “no-disturb” zone is provided between residential properties and farmland. This requirement should be tied to subdivision, site condominium, planned unit development, or land division approval. It should also be required that the buffer be described in the property deed to alert potential buyers of the need to honor the no-disturb area.

### **Rural Resource**

The Plan recognizes residential development and rural occupations outside of the PGA as desirable development options. The purpose of this classification is to recognize areas of the Township that have rural resources, such as, rural occupations, agriculture and timbering, and encourage development that is compatible with the natural environment and rural character of the Township. Public water and public sewerage have not been extended into these areas and there is no pending need to extend the utilities. *It should be noted, that this area would be a logical Future Growth Area (as defined by York County) within*

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*the Township extending beyond this comprehensive plan's timeframe due to its proximity to the PGA and public utilities.*

This classification is considered an integral component of the Township's growth management plan. The rural resource area provides an opportunity for focusing residential development on larger lot sizes than those witnessed within the PGA. These larger lot sizes are necessary due to the generally poor underlying geological and soil formations as described in Chapter 8 of this Plan and the Township's 537 Sewage Facilities Plan. The minimum lot size in this classification for all uses should start at two acres and should be based on flat density. *Should the Township pursue the development of transfer of development rights and all areas within the PGA are developed the Rural Resource future land use designation would serve as the most appropriate sending area outside the PGA.*

Uses in this district would include single-family detached dwellings, rural occupation such as arts and crafts manufacturing, bed and breakfast inns, trade occupations, woodworking and cabinet shops, butcher shops, and agricultural related uses, public and nonprofit parks and playgrounds, preservation of natural and historic resources, public uses and public utility structures, and agricultural, horticultural and forestry uses, except intensive agricultural uses. A rural occupation should be limited in size and

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intensity of use and will typically occur on larger tracts of land that are well buffered from adjoining neighbors.

### **ADDITIONAL PLANNING TOOLS**

The third component of the future land use plan for West Manheim Township is the development of additional planning tools that supports the PGA and RA and the proposed future land use designations. This section provides a brief description of these planning tools and their benefits to West Manheim.

#### **West Manheim Holistic Planning Approach**

As referenced in Chapter 3 and 4 of this Plan, the Township has witnessed and continues to see a considerable amount of development. As is usually the case, those developments do not seem to be coordinated with one another, because different developers are working on the sites and have no incentive for coordination. *The practical effect of these developments, however, is that they are creating a de facto town/village center in West Manheim that, with appropriate planning and coordination, could be an asset to the Township.*

This town/village center is developing in the area of the intersections of Pumping Station Road and Fairview Road with Baltimore Pike. One of the opportunities that present itself is for the proposed developments to include a mix of low-intensity retail and professional services uses that would complement the largely residential nature of the development being proposed.



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Sidewalks and trails could be constructed that would tie residential, retail/service and recreational uses together into a pedestrian oriented environment. Note, West Manheim Township is not promoting strip development here, but the establishment of a community and community services. Ideally, these services would not front on the Baltimore Pike, for example, because their primary intent is not to attract large numbers of patrons from outside the immediate area.

The location of necessary services in proximity to the residents who use them has a number of benefits. It keeps automobile traffic off of the streets by providing a viable alternative such as walking and biking. It limits the need for large amounts of parking at either service sites or recreational areas within the development(s). It provides additional, reasonable exercise activities for nearby residents.

The Township can take two important steps to help develop this approach, since time is of the essence. *First, an overall vision should be established for what the town/village center should look like and encompass. Once this overall vision is established, the Township should act as the coordinating agent, getting the developers to talk to one another, to develop their properties in accordance with the vision. Absence the establishment of the vision and this coordination*

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*effort by the Township, it is likely that the developers will continue to develop in a vacuum.*

Public entities can also play an important role in getting this process moving. Working with South Western School District and adjacent developers to establish a set of trails through the properties, establishing joint use opportunities for recreational facilities, etc. are an important part of this cooperative effort and creating this pedestrian oriented community of service/low impact retail, residential, and recreational opportunities.

### **Site Design Guidelines**

Development within the Rural Resource and Agriculture future land use designations should be carried out in a manner that is least disruptive to the existing landscape. Such guidelines should minimize the visual impact of development, retain established woodlands, protect prime agricultural soils and soils of statewide importance, retain rural features, and reduce site disturbance. Such measures can be achieved through the following principles:

- Using building envelopes to define the placement of structures as follows:
  - Building envelopes should not include the tops of ridge lines.
  - Building envelopes should avoid open fields.

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- Building envelopes should be located on the edges of fields in wooded areas to minimize the visual impact of development.
- Existing farm roads should be incorporated into the development's design.
- New roads, where necessary, should follow existing contours.
- Stone rows and tree lines should be retained.
- Disturbance on individual sites should be minimized.
- Protection of prime agricultural soils.

### **Environmental Overlays**

Through this Plan process, West Manheim has recognized the importance of protecting its natural resources through the development of a critical environmental overlay district. Natural features and open space have been recognized throughout this Plan as important to the Township's environmental health, diversity, character, and overall quality of life. The Township's legislative authority to require protection of natural resources can be implemented through the use of overlay zoning districts.

The Comprehensive Plan has provided an inventory of important natural and cultural features that include wetlands, floodplains, woodlands, farmland, watersheds, streams, soils, and historic sites. The Township recognizes the interrelationship between its natural resources and the health, safety and general

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welfare of the community. The Township also recognizes that these resources have a major role in the quality of life in the community and must be protected, maintained, and preserved for future generations.

*Definition of Overlay District:* By definition, an Overlay District is a zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

*Proposed Overlay District: This Plan recommends one district encompassing all of the following natural features to ensure protection of the Township's landscape:*

### Slope Protection

The Comprehensive Plan recognizes steep slopes and hillsides as unique areas. Slope areas are fragile and susceptible to erosion, landslides, mudslides, degradation of their natural vegetation, and increased flooding using conventional development practices. By protecting this asset the Township intends to:

- Guide development away from steep areas.
- Minimize grading and other site preparation in steep area.
- Provide safe means for ingress and egress while minimizing scaring from hillside construction.
- Preserve the natural conditions in steep areas.

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- Prevent flooding and the deteriorating effects of erosion to streams and drainage areas.

### **Stream Protection**

The Comprehensive Plan identifies and recognizes streams and the natural areas around them as important hydrological and environmental assets. It is the intent of this plan to preserve natural and man-made waterways. By protecting this asset, the Township intends to:

- Protect wildlife.
- Reduce exposure to high water and flood hazards.
- Preserve existing vegetation along waterways.
- Minimize the negative effects on waterways from agriculture and development related erosion.
- Minimize scenic degradation.
- Protect water quality by reducing and cleaning storm water runoff.

### **Wetland Protection**

The Comprehensive Plan recognizes wetland areas as indispensable and fragile hydrological natural resources that provide:

- Habitat for fish, wildlife and vegetation.
- Water-quality maintenance and pollution control.
- Flood control.
- Erosion control.

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- Open space.
- Scientific study opportunities.
- Recreational opportunities.

Damaging or destroying wetlands threatens public safety and the general welfare. Because of their importance, wetlands are to be protected from negative impacts of development and other activities. It is the intent of this Plan to:

- Require planning to avoid and minimize damage of wetlands whenever prudent or feasible.
- Require that activities not dependent upon wetlands be located to other upland sites.
- Allow wetland losses only where all practical or legal measures have been applied to reduce these losses that are unavoidable and in the public interest.

### Surface Water Protection

The Comprehensive Plan identifies and recognizes streams, lakes and ponds and the natural areas around them as important hydrological and environmental assets. It is the intent of this Plan to preserve these natural and man-made assets. By protecting this asset, the Township intends to:

- Protect wildlife.
- Preserve existing vegetation along lakes or ponds.
- Minimize the negative effects on lakes or ponds from agriculture and development related erosion.

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- Minimize scenic degradation.
- Protect the integrity of ponds and lakes as functioning wetland areas.

### Floodplain Protection Overlay District

Preserving floodplain areas from development is crucial in minimizing potential damages to property and risk of injury due to flooding. Allowing floodplain areas to remain in their natural state will also minimize any major changes to the balance of the hydrologic system and allow for groundwater recharge. The Floodplain Protection Overlay District shall include those areas identified as the 100-year floodplain as depicted on the West Manheim Township Flood Insurance Study (FIA) and further defined in the Township's Floodplain Management Ordinance.

*A detailed explanation of the suggested environmental overlays is located within Chapter 8: Cultural and Natural Resources.*

### **Transfer of Development Rights (TDR)**

***West Manheim should consider developing a Transfer of Development Rights (TDR) program a year or two after the revised zoning ordinance has been adopted. By waiting a year or two after adoption of the revised zoning ordinance, the***

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*Township will be able to determine whether or not the provisions set forth in the rural resource and agriculture zoning districts protect the Township's rural landscapes appropriately. Should the Township feel they required additional provisions to protect the rural landscape the TDR program would provide the Township with a potentially powerful tool for redirecting growth from one area of a community to another.*

At its heart, the TDR program is a planning technique for controlling development density. Under a TDR program, West Manheim Township would regulate site densities by allowing higher densities on some parcels in exchange for lower densities on other parcels. Use of a TDR requires establishing both "sending" and "receiving" areas.

The first step in developing a TDR program is to delineate specific areas in the community where more intense development than is currently permitted by the zoning regulations would be acceptable. This area is known as the "receiving" district. It is recommended that the receiving district would fall within the Township's PGA.

The second step is to identify areas where the zoning regulations might currently allow more development than is



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acceptable. This “sending” district would include lands falling within the RA.

Once the receiving district has been identified, the community allocates “development rights” to property owners within the sending district. The number of property rights distributed to each land owner should reflect either the number of house lots they could build on their property or, in some other fashion, the relative value of their property as compared with all other properties in the preservation district.

Under a TDR, the preservation district property owners should retain the option of developing their property under the prevailing zoning district regulations. This option prevents the program from resulting in a taking of private property rights. However, these land owners also would have the option of selling their development rights to property owners in the transfer district, as long as they agree to establish a conservation easement on their property, forever preventing any future development.

Once a TDR program is in place, developers of land in the transfer district would be allowed to build more homes than permitted by the zoning regulations, if they purchase the right to build each additional unit from a development rights owner in the sending district. Through this process, the excess development

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potential in the sending district is "transferred" gradually to the transfer district where it will have fewer impacts on important local agricultural, forest, and water resources. Additionally, the cost of preserving these resources in the sending area is paid by developers in the transfer district. *The Township may wish to consider the use of the TDR program for non-residential uses as well. When considering non-residential TDR methods, the development rights could provide additional lot coverage percentage or increase floor areas. For the TDR program to be effective, West Manheim must ensure that the density is low enough to create demand. Further information about TDRs including a sample TDR ordinance is provided within the Appendix E of this Plan.*

### Conservation Subdivision Design

Conservation Subdivisions (a.k.a., clustering or open space subdivisions) are residential or mixed use developments that preserve a large portion of land for open space, forestry, agriculture, habitat protection, water resource protection, or other non-development purposes, while condensing development on modest, clustered lots adjacent to the preserved land. If properly located, designed and maintained, conservation subdivisions can:

- serve as a transition between urban and rural areas;

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- locate rural housing on the least important agricultural, forest or environmental land;
- preserve sensitive environmental and habitat areas;
- minimize rural infrastructure costs; and
- provide a rural housing option on manageable lot sizes.

The conservation subdivision design process is fully supported by the Natural Lands Trust, and detailed in the Pennsylvania Department of Conservation and Natural Resources publication [Growing Greener - A Conservation Planning Workbook for Municipal Officials in Pennsylvania](#).

The conservation subdivision design style development is occurring more readily throughout Central Pennsylvania as developers and, more importantly, municipalities embrace the concept. In general, the following four-step approach is required to design an Open Space/Conservation development:

Step 1 - Identify the Conservation Areas - During Step 1, the unbuildable areas of the property, such as wetlands, floodplains, steep slopes, are identified, and a secondary conservation area consisting of the remaining unconstrained lands is identified.

Step 2 - Locate the House Sites - House sites should take advantage of the preserved areas to maximize the views and provide usable open space within convenient walking distance from all the other houses.

## Chapter 5: Future Land Use Plan

Step 3 -Aligning Streets and Trails - After the conservation land and potential home sites have been identified, this step entails determining the best way to access the homes with a street system.

Step 4 - Drawing the Lot Lines - After the conservation land, potential home sites, and street network have been identified, this step entails drawing the lot lines.

This design technique is in line with the County's and Township's planning goals to protect the Township's natural features and retain its existing character. *The Township should encourage the use of conservation subdivision design for all proposed residential tracts with a minimum lot size of fifteen acres or greater within the PGA and Rural Resource future land use area. The Township should encourage development of these areas using the conservation subdivision design option by allowing the concurrent consideration of the preliminary plan and the conditional use application for projects in this zone. In addition, the conservation subdivision design option should contain a significant incentive, in the form of a bonus density, for the use of TDRs. Development rights purchased from agriculture future land use area should be applicable to developments with a minimum lot size of fifteen acres within the PGA and Rural Resource future land use area to increase the number of*

## **Chapter 5: Future Land Use Plan**

*dwelling units permitted, however, a limit on the amount of development rights that could be transferred should be set. Where possible, design will encourage connectivity amongst conservation subdivision design to promote open space within developments that lie adjacent one another.*

### **COUNTY AND ADJACENT MUNICIPALITY CONSISTENCY ANALYSIS**

The greatest amount of authority for planning and zoning in Pennsylvania is given to the local municipality. In order to coordinate local efforts and promote orderly development patterns, the State, under the Pennsylvania Municipalities Planning Code, requires local comprehensive plans to review the planning and zoning occurring within contiguous municipalities and the County to ensure coordination and consistency amongst planning efforts. A review of the future development proposed in the adjacent municipalities is consistent with what is being proposed within this plan. To foster additional cooperation and consistency, a copy of the draft comprehensive plan has been forwarded to the adjacent municipalities, South Western School District, and York County Planning Commission for their review and comment. The following outlines West Manheim Township's consistency review with adjacent municipalities:

**Heidelberg Township, York County, Pennsylvania**

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Heidelberg is presently working on developing its own Comprehensive Plan so as to better guide its Township over the next ten to twenty years. The draft future land use plan and map has designated the areas adjacent to West Manheim Township to fall within an agricultural future land use classification and proposing a sliding scale approach to support this designation.

Although this designation is important to note so as to provide an idea as to the direction the Township is proceeding, West Manheim must review the Heidelberg Township's current zoning ordinance to determine consistency with the proposed West Manheim future land use designations. Heidelberg Township's existing zoning ordinance was adopted in 1978 and was most recently amended in 1993. The future land use designation for West Manheim Township is agricultural that lies adjacent to the conservation zoning district in Heidelberg Township. More importantly, the area discussed in both municipalities encompasses Codorus State Park which provides consistency across the borders of each municipality and any change that would occur would be initiated by the State.

### **Manheim Township, York County, Pennsylvania**

Manheim Township encompasses West Manheim Township's entire eastern border. Manheim Township has recently completed updating its comprehensive plan (2000) and its zoning ordinance (2002). The areas within Manheim that lie adjacent to West

## ***Chapter 5: Future Land Use Plan***

Manheim starting in the north are zoned conservation associated with Codorus State Park. The Dubbs Church and Baumgardner Roads area and the Ridge and Hobart Roads area is zoned rural residential with the remaining areas of the eastern border with West Manheim lying within an agricultural zoning district. The future land uses proposed for West Manheim's eastern border are consistent with that of Manheim Townships.

### **Penn Township, York County, Pennsylvania**

Penn Township is a suburban municipality lying adjacent to Hanover Borough located directly north of West Manheim Township. Penn has recently updated its comprehensive plan (2001) and its zoning ordinance (2003). The areas within Penn that fall adjacent to West Manheim starting in the western portion of the Township are zoned rural residential to Westminister Road than the suburban residential zoning district begins and terminates on the western side of Buck Hill Road where the rural residential zoning district is engaged again until the suburban residential zoning district reappears and extends to the Baltimore Pike. This mixing of rural and suburban residential is consistent with the future land use designations that are proposed within West Manheim Township.

East of the Baltimore Pike, a shopping commercial zoning district is bound by the current limits of the Grandview Shopping Plaza. Continuing east from the shopping commercial zone is

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another suburban residential zoning district and finally a rural conservation zoning district associated with Codorus State Park. This stretch of Penn Township is consistent with what West Manheim is proposing within this Plan with the exception of the shopping commercial zoning district. Within this area, West Manheim has proposed a residential and suburban residential future land use designation. Although these land uses are not consistent with each other, the area represents a currently built environment. Appropriate buffering and landscaping has been provided for at the time of the development so as to reduce the impact of incompatible uses.

### **Carroll County, Maryland**

Carroll County, Maryland runs the entire length of West Manheim's southern boundary. The entire boarder is zoned agriculture and conservation which is consistent with the future land uses that are being proposed within West Manheim Township.

### **Union Township, Adams County, Pennsylvania**

Union Township, Adams County comprises West Manheim Township's entire western border. Union Township is currently working on a joint comprehensive plan process with Germany Township and Littlestown Borough. As part of this plan, Union Township is proposing conservation with low density residential land uses associated with the area lying adjacent to West



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Manheim Township. The future land uses proposed in West Manheim are consistent with Union Township.

### **York County, Pennsylvania**

York County Planning Commission assisted in the entire development of the West Manheim Township Comprehensive Plan to ensure consistency with the County Comprehensive Plan. Specifically, this Plan protects and preserves the important natural resources, directs growth and development to appropriate locations, and unifies the Township's and County's planning programs; therefore, the Plan is recognized as being consistent with the York County Comprehensive Plan and planning program.

## **Chapter 5: Future Land Use Plan**

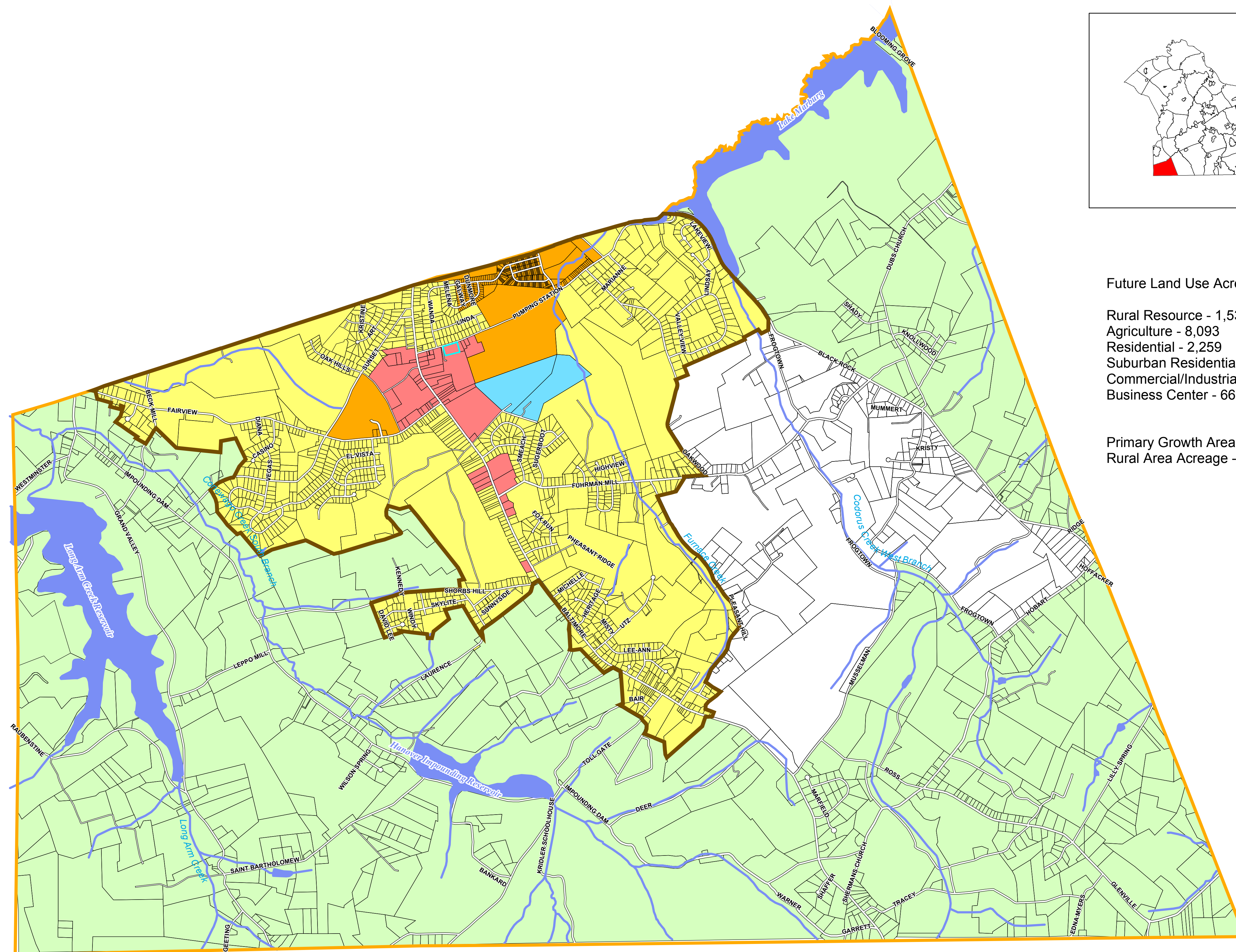
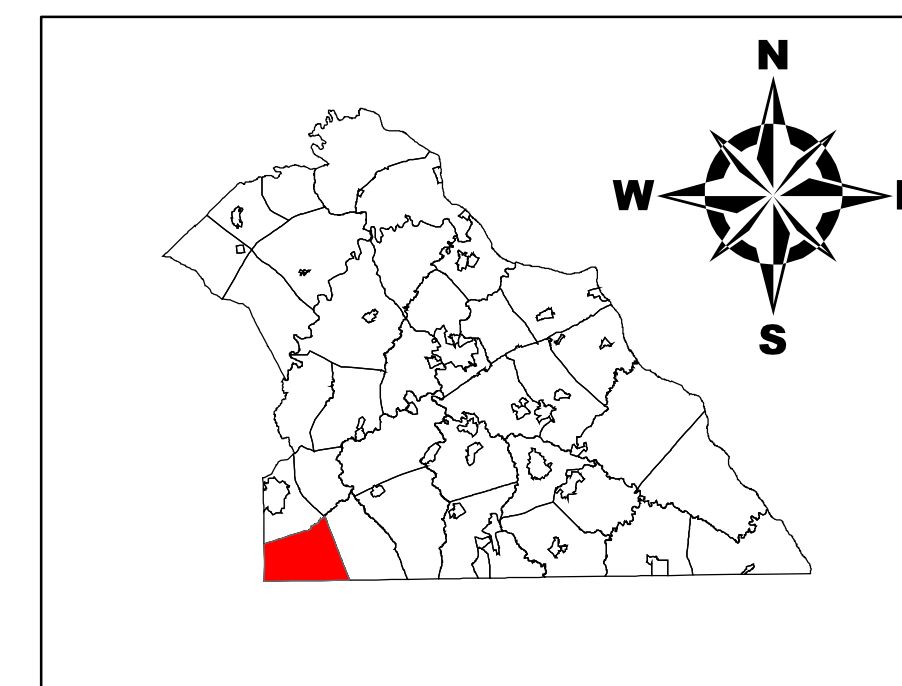
Table 2

### Future Land Use Implementation Action Items

Time Frame	Action Item
Short-Range	Incorporation of a Primary Growth Area (PGA) and Rural Area (RA) within West Manheim Township future planning documents and decisions.
Short-Range	As recommended within Chapter 6: Economic Development, the Township should coordinate with the York County Economic Development Corporation to determine a niche market for this site.
Short-Range	Update subdivision and land development ordinance to incorporate recommended screening, buffering, landscaping, mass transit coordination, signage, building envelopes and lighting requirements based on location within PGA or RA.
Short-Range	Update the zoning ordinance to include the future land use designation recommendations contained within this Plan.
Short-Range	Establish a general town center concept plan and communicate these ideas with the developers working within the North-central portion of the Township.
Mid-Range	Develop a transfer of development rights program within the Township.
Short-Range	The Township should encourage conservation subdivision design for all proposed residential tracts with a minimum lot size of fifteen acres or greater within the PGA and Rural Resource future land use area.
Short-Range	Identify the limits of the surface water protection area and additional conservation overlays to incorporate as part of the zoning ordinance update.

Map 3  
Future Land Use /  
Primary Growth &  
Rural Areas

West Manheim Township,  
York County



Future Land Use Acreage:

Rural Resource - 1,535  
Agriculture - 8,093  
Residential - 2,259  
Suburban Residential - 220  
Commercial/Industrial - 148  
Business Center - 66

Primary Growth Area Acreage - 2,659  
Rural Area Acreage - 9,662

Legend

- Streams
- Lakes/Ponds
- Tax Parcels
- Primary Growth/Rural Area Boundary
- Future Land Use Classification**
- Rural Resource
- Agriculture
- Residential
- Suburban Residential
- Commercial/Industrial
- Business Center



Adopted: April 26th, 2005

PA State Plane South, NAD 1927  
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**RETTEW**

## ***Chapter 6: Economic Development Plan***

**ECONOMIC DEVELOPMENT GOAL:** *Stimulate more investment of private funds in the rehabilitation and reuse of existing properties and in the responsible development of vacant land within the growth area.*

### **Strategies**

- Diversify employment opportunities within the Township's growth areas to provide for all types of workers.
- Develop broadband Internet services and other technologies that will assist in recruiting outside companies.
- Continue to work with York County Economic Development Corporation in identifying appropriate opportunities within the region and Township.
- Identify various skills training and workforce development opportunities within the region and inform the local residents to their location and times.
- Coordinate with South Western School District to develop "career path" programs.

### **INTRODUCTION**

An economy is an aggregate of people within a given area who produce and consume goods and services, and which

## ***Chapter 6: Economic Development Plan***

activity is reflected in buying and selling of economic goods. The people within the economy are interdependently related by obliged relationships of demand, supply, and price. Price is the critical index that drives the dynamics of a free-market economy by defining the value of any given economic exchange. It does two things: it determines what people choose to consume, and produce; and where people choose to live and work. Community Economic Development nurtures a vibrant economy and can be defined (Source: Centre for Community Economic Development) as the process by which local people build organizations and partnerships that interconnect profitable business with other interests and values - for example, skills and education, health, housing, and the environment. In Community Economic Development a lot more people get involved, describing how the community should change. Many more organizations look for ways to make their actions and investments reinforce the wishes and intentions of the whole community. Business becomes a means to accumulate wealth and to make the local way of life more creative, inclusive, and sustainable. At it most effective, Community Economic Development is characterized by:

- A multi-functional, comprehensive strategy of on-going activities, in contrast to individual economic

## ***Chapter 6: Economic Development Plan***

development projects or other isolated attempts at community betterment.

- Integration or merging of economic and social goals to bring about more far-reaching community revitalization.
- A base of operating principals that empower the broad range of residents for the governance of development organizations and their community as a whole.
- A process guided by strategic planning and analysis, in contrast to opportunistic and unsystematic tactics.
- A businesslike financial management approach that builds both ownership of assets and a diverse range of financial and other partners and supporters.
- An organizational format that is nonprofit, independent, and non-governmental, even though for-profit or governmental entities are closely linked to its work.

Community Economic Development is intended to empower the community or region to handle its own destiny.

Economic base and trend analyses are critical factors in determining future economic development options for West Manheim Township and the Region. Factors contributing to a vibrant business climate are the community's attractiveness and the government's responsiveness to business needs as formalized in municipal regulations. This chapter provides an

## ***Chapter 6: Economic Development Plan***

overview of the local and regional economic base and activities.

West Manheim Township is located in the Hanover Region of York County and can be characterized as a rural, albeit, growing full service Township. With a Year 2000 population of 4,865 residents and the ability to provide a full range of municipal services, the Township is more inclined to pursue its own economic development strategies or participate with a local regional organization.

Because the major land uses within the Hanover region are residential or agricultural in nature, the region is experiencing increasing expenses in serving this population. Therefore, the region has begun taking steps in diversifying its tax base. *In May of 2003, West Manheim joined Hanover Borough and Penn Township in paying for a full-time economic development coordinator to bring business into the Hanover Area. York County Economic Development Corporation (YCEDC) representatives meet with all three municipalities on a regular basis to discuss ways in which the area can market itself as well as discuss any potential opportunities.*

West Manheim Township's economy, similar to that of the Region, is directly influenced by Hanover Borough and to a degree, the State of Maryland, and supported by the efforts of

## ***Chapter 6: Economic Development Plan***

the York County Economic Development Corporation, York County Industrial Development Authority, Small Enterprise Development Company, General Authority of South-central Pennsylvania, Redevelopment Authority of the County of York, York County Production Corporation, Partnership for Economic Development of York County, Regional Economic Development District Initiative, Air Transportation Authority of York County, and South-central Team Pennsylvania.

The York County Economic Development Corporation was incorporated in 1958. The mission of the Corporation is to work with both public and private sectors to be the leading resource for economic development activity relating to job creation, job retention, and an increased economic base in York County. The York County Industrial Development Authority was formed for the purpose of enabling companies to utilize tax exempt financing. The Small Enterprise Development Company provides low interest loans for small manufacturing or industrial firms of 100 employees or less. The General Authority of South-central Pennsylvania was created by the York County Commissioners in 1998 to serve as a general financing authority for economic development projects in South-central Pennsylvania. The Redevelopment Authority of the County of York was created as a vehicle specifically aimed to redevelop blighted industrial sites and to forge



## ***Chapter 6: Economic Development Plan***

innovative strategies for redevelopment projects in the County. The York County Production Corporation was formed in 1996 and is an economic development agency primarily involved in contract administration and real estate management services to attract and retain businesses in the County. The primary purpose of the Partnership for Economic Development of York County is to stimulate economic development in the County through the administration of Foreign-Trade Zone #147. The Regional Economic Development District Initiative assists in identifying, developing and presenting economic development projects by serving as a facilitator and conduit of Federal and State funding programs. The Air Transportation Authority of York County was formed in 1990 to identify and respond to the present and future aviation needs of the County. The purpose of South-central Team Pennsylvania is to retain businesses and expand job creation, as well as to enhance the service and delivery system of public resources to businesses in the South-central Region.

York County is blessed with numerous industrial and business parks located in its many townships and boroughs. The York County Economic Development Corporation has several multi-tenant facilities with space available for lease. These centers include the CYBER Center, located at 2101 Pennsylvania Avenue; the CYTEC Building, located next to the

## ***Chapter 6: Economic Development Plan***

CYBER Center; the William C. Goodridge Business Resource Center, located at 140 Roosevelt Avenue; and Industrial Plaza of York, located in the City of York. The York County Industrial Development Authority has been responsible for the creation of the York City Business and Industry Park, the York County Industrial Park, and the Penn Township Industrial Park. Other Industrial Parks in the County include:

- The I-83 Industrial Park, Concord Business Center, Chestnut Commerce Center, Church Road Industrial Center, Dover Industrial Park, East Manchester Industrial Park, Emig Industrial Park, Exit 2 Industrial Park, Exit 11 Industrial Park, Fairview Township Industrial Park, Farmbrook Industrial Park, Hanover Area Industrial Park, Heather Industrial Park, Hellam Industrial Park, Highland Industrial Park, Interstate Industrial Park, Lincoln Industrial Park, Meadowlands Commerce Park, Northbrook Industrial Park, Orchard Business Park, Stonebridge Center, Susquehanna Business Park, West York Industrial Park, Willow Spring Industrial Park, Wrights Crossing, and York Crossing Business Park.

In total, there are thirty business/commerce/industrial parks in the County.

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Geographically, York County is a prime location in South-central Pennsylvania for businesses. With its many highways, including Interstate 83, which offers access to Route 30, interstate 95, and the Pennsylvania Turnpike, York County is within a day's commute time to the major cities along the East Coast. Two break-bulk terminals and 40 motor freight carriers make York County a vital hub for motor and trucking traffic. Emons Transportation, the local short-line railroad, with connections to both CSX and Norfolk Southern railways complete the transportation network of the County. The County's economy, which is a reflection of the local economy is diverse with a mix of industrial, retail, service, agricultural uses, and is the third largest manufacturing county in Pennsylvania. Table 1 lists the thirteen different industry classifications along with employment as identified by the US Census Bureau for West Manheim Township, York County, and the State of Pennsylvania. Percentages are based on the employed civilian population 16 years of age and over, which is, 2,686 for West Manheim Township, 195,962 for York County, and 5,653,500 for Pennsylvania.

## *Chapter 6: Economic Development Plan*

Table 1				
Industry Classification and Employment				
Employed Civilian population 16 Years and Over				
Class of Worker	West Manheim Township	%	York County % Only	Pennsylvania % Only
Agriculture, forestry, fishing and hunting	10	.4	1.1	1.3
Construction	280	10.4	7.2	6.0
Manufacturing	411	15.3	23.9	16.0
Wholesale Trade	106	3.9	4.3	3.6
Retail trade	470	17.5	12.4	12.1
Transportation and warehousing, and utilities	106	3.9	5.2	5.4
Information	104	3.9	2.3	2.6
Finance, insurance, real estate, and rental and leasing	123	4.6	5.3	6.6
Professional, scientific, management, administration, and waste management services	154	5.7	7.0	8.5
Educational, health and social services	547	20.4	16.7	21.9
Arts, entertainment, recreation, accommodation and food service	189	7.0	6.0	7.0
Other services (except public administration)	52	1.9	4.6	4.8
Public administration	134	5.0	4.0	4.2

Source: 2000 US Census

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According to the York County Economic Development Corporation, the County has over 7,900 businesses employing over 53,000 people. The County is committed to the goal of continued employment growth, and programs have been initiated Countywide to guarantee the County's economic security into the next century. In making such a commitment, the County must continue to develop a skilled workforce. The William F. Goodling Regional Advanced Skills Center was established to identify common training needs within the manufacturing community, develop customized curricula, operate technical training programs designed to upgrade the workforce, and help coordinate resources between various schools and companies. Other resources offered in York County include the Local Economic Revitalization Tax Assistance Program, a Foreign Trade Zone, and Financial Assistance for start-up companies.

The York County Economic Development Corporation identified the top 100 major employers in York County. The residents of West Manheim Township and the Region have access to these jobs, some of which are located in nearby Hanover Borough. Table 2 lists the Top 10 employers in the County along with the number of full time and part time jobs.

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Table 2 Top 100 Employers in York County			
Rank	Company Name	Full Time Employees	Part Time Employees
1	Wellspan Health	4,344	1,651
2	Defense Distribution Center	3,573	0
3	Harley Davidson Motor Co.	2,800	0
4	York County Government	2,053	244
5	York International Corporation	1,629	3
6	Susquehanna Pfaltzgraff	1,396	153
7	FCI Electronics	1,400	0
8	Giant Food Stores	483	1,300
9	UTZ Quality Foods	1,119	113
10	Glatfelter	1,106	2

Source: York County Economic Development Corporation

As identified above, the economies of West Manheim Township are influenced by Hanover Borough and the State of Maryland. In order to gain a better understanding of employment opportunities to the residents of West Manheim Township and the immediate Region, the Top 100 Employers were reviewed and sorted by zip code. West Mannheim Township and the Region are composed of the following zip

## ***Chapter 6: Economic Development Plan***

codes: 17331, 17329, 17362, 17346, and 17354. Table 3 further sorts the Top 100 Employers in York County into companies that are located in the respective zip codes.

<b>Table 3</b>				
<b>Top 100 Employers by Rank and Local Zip Code</b>				
<b>Rank</b>	<b>Zip Code</b>	<b>Company Name</b>	<b>Full Time Employees</b>	<b>Part Time Employees</b>
9	17331	UTZ Quality Foods	1,119	113
15	17331	Hanover Direct	900	0
18	17331	Hanover Foods Corp.	800	0
19	17331	Hanover Hospital, Inc	655	242
22	17331	R.H. Sheppard Co.	700	10
24	17331	Bookspan	630	91
26	17331	Snyder's of Hanover, Inc.	600	20
44	17331	South Western School District	404	93
47	17331	The Sheridan Press	410	35
49	17362	Spring Grove Area School District	375	71
57	17331	ESAB Welding and Cutting	369	1
76	17331	Pillowtex Corp.	297	3
80	17331	Conewago Enterprises	276	17
89	17331	Shultz Food Co.	250	0
92	17331	Hanover Public School	216	50
93	17331	Hanover Wire Cloth Division	241	0

Source: York County Economic Development Corporation

***Of the 100 Top employers in York County, one Top 10 employer and 16 Top 100 employers are located in the immediate geographic region of West Manheim Township.***

## ***Chapter 6: Economic Development Plan***

In total, the 16 major employers located in the Region employ 8,242 full-time employees and 746 part-time employees. Of the 16 employers in the Region, ten are in the Top 50 and employ 6,593 full-time employees and 675 part-time employees. Six are located in the lower 50 and employ 1,649 full-time employees and 71 part-time employees.

***The residents of the Region and specifically West Manheim Township have immediate access to over 8,000 jobs.*** In order for companies to be successful they must produce a good or provide a service with high proficiency and excellent customer service. In order for that to occur, there must be a pool of qualified workers to hire. The availability of a qualified workforce is essential for effective economic development. The Region has a total population of 7,835 residents, of which 6,095 are eligible for employment. The top 100 employers in the Region alone supply over 8,000 full-time and part-time jobs. The breakdown of West Manheim Township's employment is shown in Table 4.



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<b>Employment Status</b>	<b>Number</b>	<b>Percent</b>
Population 16 years and over	3,797	100
In labor force	2,790	73.5
Civilian labor force	2,771	73.0
Employed	2,686	70.7
Unemployed	85	2.2
Armed Forces	19	.5
Not in labor force	1,007	26.5

Source: U.S. Census

*The close proximity to Hanover Borough coupled with the diversity of businesses in the County and Region is responsible for West Manheim Township's low unemployment figure of 2.2%.*

Income characteristics of the Township are useful in describing the socioeconomic climate of the Township and Region. Indicators of the health of the local economy include a comparison of the Township's income and poverty levels with the State, County, and Region. Table 5 provides that data to perform the evaluation.

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Table 5					
Income Characteristics and Poverty Level					
2000					
Municipality	Per Capita Income	Median Family Income	Median Household Income	Poverty Level	
				Individual	Family
West Manheim Township	21,670	60,014	57,437	1.5	.8
York County	21,086	52,278	45,268	6.7	4.6
Pennsylvania	20,880	49,184	40,106	11.0	7.8

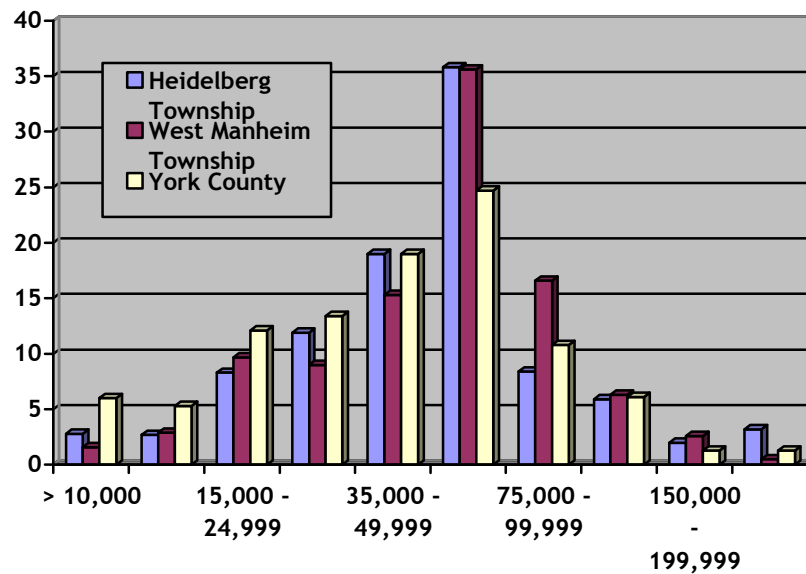
Source: 2000 US Census

Compared to York County, West Manheim Township has a higher per capita income by \$584. This trend is true when compared to York County and Pennsylvania. The Township's median family and household incomes are also higher than York County and the State. This could be indicative of the influence that the State of Maryland has on West Manheim Township. Overall, the residents of West Manheim Township and the Region enjoy a higher level of income than the County and Pennsylvania, which allows greater freedom of spending that contributes to job creation, and in return reduces the poverty level. The poverty level in West Manheim Township is significantly lower than that of York County and Pennsylvania. Again, the influence of the State of Maryland can be seen in this statistic.

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Income ranges is another indication of the economic well being of a community. To drawl comparison on how West Manheim matches up with adjacent municipalities, economic indicators were added for Heidelberg Township. Graph 1 provides a breakdown of household incomes from less than \$10,000 to \$200,000 and more for Heidelberg Township, West Manheim Township, and York County.

Graph 1  
Household Income Characteristics  
% of Household Incomes



Source: 2000 US Census

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West Manheim Township has a similar household income characteristic as Heidelberg Township through the \$74,999 dollar range. The difference between the two municipalities is evident in the higher income ranges. Overall, household incomes in the mid-range are higher for West Manheim Township and the Region than York County, which contributes to higher purchasing power.

The Census defines four classifications of workers: private wage and salary workers, government workers, self-employed workers who have their own business but are not incorporated, and unpaid family workers. The diversification of workers throughout these classifications helps to better define the local economy. Table 6 provides the statistical breakdown of the Class of Worker for West Manheim Township, Heidelberg Township, York County, and Pennsylvania.

## *Chapter 6: Economic Development Plan*

Table 6						
Class of Worker						
Class of Worker	West	%	Heidelberg			Pennsylvania
	Manheim Township		Township	%	York County % Only	% Only
Private wage and salary	2,181	81.2	1,277	86.3	84.5	82.4
Government	364	13.6	54	3.6	9.4	11.3
Self-employed	141	5.2	145	9.8	5.8	6.0
Unpaid family	0	0	4	.3	.3	.3

Source: 2000 US Census

Private wage and salary, and self-employed workers not only contribute to the Region's disposable income, but these employees typically work for tax revenue generating businesses. Well planned non-residential development can help off-set the tax burden on residential property owners and contribute to the operating needs of the municipality and school district. *The high percentage of government employees can be attributed to government jobs in the State of Maryland. A budding migration trend is occurring from Maryland to Pennsylvania as workers retain higher*

## ***Chapter 6: Economic Development Plan***

***paying jobs in Maryland and enjoy lower property values and taxes in Pennsylvania.***

The Census defines six classifications for occupations: management, professional, and related occupations; service occupations; sales and office occupations; farming, fishing, and forestry occupations; construction, extraction, and maintenance occupations; and production, transportation, and material moving occupations. West Manheim Township exhibits a high percentage of employed persons 16 and over in the management, professional, and related occupations; sales and office occupations; and production, transportation, and material moving occupations. Table 7 provides the statistical breakdown for occupations in West Manheim Township, York County, and Pennsylvania.

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<b>Table 7</b>				
<b>Occupations</b>				
<b>Occupations</b>	<b>West Manheim Township</b>	<b>%</b>	<b>York County % Only</b>	<b>Pennsylvania % Only</b>
Management, professional, and related occupations	774	28.8	28.4	32.6
Service occupations	392	14.6	12.5	14.8
Sales and office occupations	759	28.3	26.2	27.0
Farming, fishing, and forestry occupations	10	.4	.4	.5
Construction, extraction, and maintenance occupations;	276	10.3	9.9	8.9
Production, transportation, and material moving occupations	475	17.7	22.7	16.3

Source: 2000 Census

Another indicator of the economic health of the Township is the yearly changes in the valuation of property. Table 8 through 11 provides the statistical breakdown of commercial, industrial, residential, farm, and apartment properties in the Township from 2000 to 2003.

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Table 8 Valuations 2000					
Class	Count	Acreage	Appraised Value - land	Appraised Value - Building	Appraised Value - Total
Commercial	35	85.83	3,338,190	4,394,940	7,733,130
Industrial	3	8.97	115,260	258,190	373,450
Residential	2,169	2,426.04	55,567,090	133,713,470	189,280,460
Farm	214	7,384.26	22,358,960	13,011,160	35,370,120
Apartment	1	1.25	81,110	15,470	96,580
<b>Totals</b>	<b>2,169</b>	<b>9,906.36</b>	<b>81460610</b>	<b>151,393,230</b>	<b>232,853,840</b>

Source: York County Tax Assessment Office

Table 9 Valuations 2001					
Class	Count	Acreage	Appraised Value - land	Appraised Value - Building	Appraised Value - Total
Commercial	37	89.40	3,407,850	4,490,420	7,898,270
Industrial	2	6.01	93,640	114,770	208,410
Residential	2,404	2,503.90	59,331,480	137,829,330	197,160,810
Farm	220	7,289.74	22,356,340	13,364,910	35,721,250
Apartment	2	2.04	167,580	226,480	394,060
<b>Totals</b>	<b>2,665</b>	<b>9,891.10</b>	<b>85,356,890</b>	<b>156,025,910</b>	<b>241,382,800</b>

Source: York County Tax Assessment Office



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Table 10 Valuations 2002					
Class	Count	Acreage	Appraised Value - land	Appraised Value - Building	Appraised Value - Total
Commercial	37	97.94	3,308,410	4,690,040	7,998,450
Industrial	2	6.01	93,640	114,770	208,410
Residential	2,510	2,620.52	63,380,030	156,764,900	220,144,930
Farm	224	7,009.92	5,633,370	13,571,220	19,204,590
Apartment	2	2.04	167,580	226,480	394,060
<b>Totals</b>	<b>2,775</b>	<b>9,736.45</b>	<b>72,583,030</b>	<b>175,367,410</b>	<b>247,650,440</b>

Source: York County Tax Assessment Office

Table 11 Valuations 2003					
Class	Count	Acreage	Appraised Value - land	Appraised Value - Building	Appraised Value - Total
Commercial	37	97.48	3,305,910	4,597,830	7,903,740
Industrial	2	6.01	93,630	118,820	212,450
Residential	2,520	2,620.34	65,176,255	192,995,370	258,171,625
Farm	235	6,982.98	5,528,700	14,146,490	19,675,190
Apartment	3	47.09	657,910	473,090	1,131,000
<b>Totals</b>	<b>2,797</b>	<b>9,753.91</b>	<b>74,762,405</b>	<b>212,331,600</b>	<b>287,094,005</b>

Source: York County Tax Assessment Office

### **Economic Development Implementation Strategies**

It is evident by the data presented in this chapter that the residents of West Manheim Township and the Region have

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access to high paying jobs, which translates into higher disposable incomes that support other service oriented uses. A primary responsibility of local and county elected and appointed officials is to implement strategies that ensure the continued success of the area's economic prosperity while balancing growth and development. West Manheim Township recognizes the importance of continued economic growth and is planning for continued prosperity by identifying a Primary Growth Area that can support such growth. The Township has identified the following non-residential land classifications that support economic development:

- 1. Commercial/Industrial - The Commercial/Industrial land classification is located along Baltimore Pike and will support a variety of commercial uses that are dependent upon traffic on Baltimore Pike. These uses include retail stores and shops, personal service businesses, vehicle service shops, hotels, and restaurants. The Township benefits from the surrounding shopping and employment centers in Hanover Borough and Penn Township. The existing Industrial Zone in the Township has not seen a significant development interest; therefore, it has been incorporated into this combined district. Industrial uses permitted in this land classification will be similar to what is presently permitted in the Township's Industrial District.*

## ***Chapter 6: Economic Development Plan***

2. *Business Center - The Business Center land classification provides the Township with a wide range of employment opportunities in locations close to its population. Land uses permitted in this land classification include business*

In support of this goal the following action items are recommended:

## *Chapter 6: Economic Development Plan*

Table 12

### Economic Development Implementation Action Items

Time Frame	Action Item
Short-Range	Create an Economic Development liaison person to interact and coordinate with the YCEDC and promote economic development in the township and region.
Long-Range	Prepare a business directory of local businesses to promote local business development.
Annual	Identify vacant and underutilized non-residential buildings that be properly marketed by the York County Economic Development Corporation (YCEDC).
Short-Range	Enhance communication between the township and YCEDC to encourage proper marketing of buildings and land for economic development, and coordination of public and private development strategies.
Long-Range	Utilizing existing economic development resources, such as the YCEDC, and establish an educational program to assist new and existing business owners with the complexities of operating a business.
Annual	Conduct bi-annual meetings with business owners in the Township to ensure their concerns are being heard by the Board of Supervisors.
Short-Range	Identify grants and loan programs that can be utilized by businesses owners to help off-set costs of expansions.
Mid-Range	Create a web site that can disseminate information and about the Township and local region, and links to other economic development resources to perspective businesses considering establishing or relocating to the area, or expanding.
Short-Range	Adopt the boundaries of the Primary Growth Area (PGA) as identified in the Future Land Use Plan.
Short-Range	Amend the boundaries and text of the Commercial/Industrial Zoning District as shown on the Future Land Use Plan, and described in the associated text.
Short-Range	Prepare text for the Business Center Zoning District and amend the zoning map in accordance with the Future Land Use Plan.
Short-Range	Develop provisions for On-Farm Occupations in the Agricultural Zoning District to encourage secondary uses that will help make the farm profitable; therefore, supporting preservation of agriculture in the Township.
Short-Range	Add No-Impact Home Occupations as a permitted use in all zoning districts and permit Home Businesses that do not impact adjoining property owners.
Annual	Maintain and support existing regional shopping and employment centers, and communicate with regional economic development partners.
Annual	Penn Township and Hanover Borough play an important role in the area's local and regional economy. The Township should communicate with adjoining municipalities to ensure these regional shopping and employment centers remain strong and viable.
Annual	The Township must communicate with the South Western School District regarding financial impacts from new development.
Annual	Capitalize on the existing businesses in the Region and maintain a regional approach to economic development.
Short	Develop broadband Internet services and other technologies that will assist in recruiting outside companies.
Long-Range	Identify various skills training and workforce development opportunities within the region and inform the local residents to their location and times.
Long-Range	Coordinate with South Western School District to develop "career path" programs.

## ***Chapter 6: Economic Development Plan***

Community Economic Development is a complex process that requires commitment and understanding of the complexities of community planning, regional partnering, financing, and community relations. West Manheim Township cannot afford to undertake detailed community economic development initiatives alone, or should existing processes be duplicated. *It is clearly evident that the York County Economic Development Corporation is actively engaged in economic development throughout the entire county, as is evident in the recent cooperation shown between Hanover Borough, West Manheim Township, and Penn Township. This plan supports the continued efforts of the York County Economic Development Corporation, along with establishing sound land use strategies that promote the orderly development of industrial and commercial development that dovetails with existing infrastructure. Rural and agriculture occupations should be promoted as a means to provide local jobs and assist the agricultural community in preserving its heritage.*

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**TRANSPORTATION GOAL:** *Promote and support a transportation infrastructure that will facilitate the movement of traffic, bicycles and pedestrians through and within West Manheim Township.*

### Strategies

- Work to alleviate traffic congestion and access problems on Route 94.
- Work to maintain and expand the Township roadway infrastructure to service projected traffic volumes.
- Implement the capital improvements plan as set forth in this Comprehensive Plan.
- Develop strict traffic calming and access management provisions within the Township's subdivision and land development ordinance.
- Implement an official map identifying future transportation routes.
- Develop a study of local roads to determine where truck traffic should be prohibited.
- Add sidewalks and pedestrian facilities within the village of Pleasant Hill and all new residential and commercial development.

## ***Chapter 7: Transportation Plan***

- Incorporate additional right-of-ways along township roads to provide safe non-motorized circulation.

### **INTRODUCTIONS**

Communities are continually challenged with providing access for employees to local businesses and industries, providing efficient through transportation for regional travelers, and providing recreational transportation opportunities. These challenges are further complicated by the need to balance the conflicting needs of pedestrians and automobiles. This Plan will provide guidelines for helping West Manheim provide a transportation system that will continue to serve its residents and businesses while also serving others that pass through the community.

A township's transportation system provides one of the greatest influences on the intensity of future growth and development, as the network of roadways in a community determines land use relationships and configurations. Consequently, transportation planning has emerged as one of the most significant aspects of growth management planning over recent years. However, many comprehensive plans' transportation chapters are reactive in nature, typically addressing current transportation issues with regard to travel patterns but falling short of forecasting what should be done to

## ***Chapter 7: Transportation Plan***

improve the entire transportation system. This forces a municipality to continue to follow the “land development-transportation improvement cycle”:

1. Land development generates vehicle trips;
2. Additional trips increase roadway needs;
3. Needs dictate roadway improvements;
4. Improvements modify access;
5. Modified access changes land values;
6. Changed land value attracts intensified development;
7. Intensified development generates more trips;
8. More trips lead back to the second step of the cycle.

This chapter will seek to link the future land use planning proposed within the Plan with an appropriate transportation infrastructure within West Manheim Township. Initiatives will be based on addressing current concerns along with anticipating future travel demands; and to promote land development patterns that are in keeping with community’s vision. By doing so, the Township will be able to take a proactive approach to transportation planning and be able to necessitate when, where and what type of improvements should be made thereby effectively altering the cycle to asking the following questions:



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1. What will be the magnitude of population and economic activities in the future?
2. Where will these activities be located?
3. How many trips will these activities generate?
4. To where will these trips be attracted?
5. Which mode of travel will the trips use?
6. What alternatives/strategies are available to relieve demands on the transportation system?
7. Which route will be utilized to reach the trip destination?
8. What is the best overall transportation system to handle the future trip desires?

So as the community grows, the municipality will be able to poise itself to proactively work with developers to ensure the community's vision is achieved.

### **FUNCTIONAL CLASSIFICATION SYSTEM**

A roadway functional classification system defines roadways according to the type of service they provide. Such classification aids in determining roadway widths, intersection control, design features, funding availability, accessibility, and maintenance priorities. It also aids in land use planning and development.

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There are two primary functions of a roadway system: land access and mobility. For example, arterials have no direct land access; they are intended primarily to move large volumes of traffic across longer distances. Individual driveways do not access onto them, rather, one can only enter an arterial via certain major roadways. Conversely, local residential streets provide direct access to each property abutting it. Functional classifications as identified by Pennsylvania Department of Transportation (PENNDOT) form the framework of the system. The PENNDOT's roadway functional classes will be used in this Plan defined as follows:

### Arterial

Arterials are designed to maximize mobility over land access. As a result, arterials should have minimal to no direct land access. Arterials generally convey between 10,000 and 25,000 average daily trips (ADT) for distances greater than one mile. This type of roadway often connects urban centers with outlying communities and employment or shopping centers.

### Major Collector

Major collectors provide for medium length travel distances and generally convey between 1,500 and 10,000 ADT. Major collectors also provide land access to major land uses, such as regional shopping centers, large industrial parks, major

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subdivisions, and community-wide recreation facilities. The primary utilization of major collectors is by motorists traveling between local streets and community wide activity centers or arterial roads.

### Minor Collector

Minor collectors are intended to serve as the main circulation roads within large residential subdivisions and small rural settlements. Trip lengths tend to be shorter in developed areas than in the outlying rural areas.

### Local Collector

Local collectors are intended to balance the functions of mobility and access. These roads can be found as the main circulation roads within large residential subdivisions and small rural settlements. Trip lengths can range from fairly short in developed neighborhoods to slightly longer in rural areas.

### Local Road

Local roads are intended to provide immediate access to adjoining land uses. These roads may serve up to 25 dwellings. In outlying rural areas local roads may tend to run for great distances and serve more individual properties. Local roads are generally intended for transportation within a particular neighborhood or to or from one of the higher classifications of roadways.

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Table 1 lists major roadways in West Manheim Township along with their Average Annual Daily Trips (AADT) for 2002 based on the PENNDOT, functional classification, and recommended right-of-way width. During the subdivision and land development plan review process additional right-of-way should be dedicated by the applicant along Township and State owned roads, and front yard setbacks should be measured from the ultimate right-of-way

<b>Table 1</b>			
<b>Existing Roadway Characteristics</b>			
<b>Roadway Route No.</b>	<b>2002 AADT</b>	<b>Functional Class</b>	<b>Recommended ROW Width</b>
Baltimore Street (SR 0094)	11,000- 13,000	Other Principal Arterial Highway	80'
Black Rock Road (SR 3070)	2,100	Minor Collector	50'
Fairview Drive	-	Local	50'
Impounding Dam Road	-	Local	50'
Fuhrman Mill Road	-	Local	50'
Pumping Station Road	-	Local	50'
Sunset Drive	-	Local	50'
Hobart Road	-	Minor Collector	50'
Frogtown Road	-	Local	50'
Musselman Road	-	Local	50'
Glenville Road	-	Local	50'
Grand Valley Road	-	Local	50'

Source: PENNDOT

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for state roads. This will ensure that buildings are appropriately setback from the street when the Township or PENNDOT initiates improvements to their roads. The AADT's and functional classification designation were obtained from PENNDOT. Map 4 graphically shows the transportation network along with their accompanying functional classification.

### **LEVEL OF SERVICE**

In order to facilitate continued freedom of movement on the Township's roads, the Township should review levels of service for adjacent and impacted roadways with each significant land development.

Roadways and intersections can be measured by the level of service that they provide. Level of Service (LOS) is a qualitative measure of operational conditions within a traffic stream. LOS is determined by examining speed, traffic time, maneuverability, traffic interruptions, comfort, convenience and safety along a roadway. LOS is often measured during a traffic impact study which is required during the Township's subdivision and land development process. Six levels of service are defined ranging from LOS A to LOS F with LOS A being the best. West Manheim Township should evaluate roads to the following levels of service:

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Table 2				
Appropriate Levels of Service				
Highway Type	Rural Level	Rural Rolling	Rural Mountain	Urban and Suburban
Freeway	B	B	C	C
Arterial	B	B	C	C
Collector	C	C	D	D
Local	D	D	D	D

Source: PENNDOT

All lengths of roadway and intersections should be designed to meet the appropriate level of service. Designing all elements of that roadway to the appropriate level of service prevents bottlenecks at any one point and maintains freedom of movement along the entire roadway length.

### **REGIONAL TRAFFIC ANALYSIS**

Several of the roads that run through West Manheim Township are of major regional significance. The Transportation Element of the York County Comprehensive Plan recognizes SR 94 (Baltimore Street), SR 3070 (Black Rock Road), Impounding Dam Road, Fuhrman Mill Road, and Hobart Road as part of the major road system of the County. The above mentioned roadways were utilized during the transportation model associated with the Transportation Element of the York County Comprehensive Plan.

SR 94 is identified in the County Comprehensive Plan as a significant part of the County's Priority Commercial access

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network based on its ability to serve as a major north-south arterial through West Manheim Township, connecting Hanover Borough and the State of Maryland.

Each of these roadways is subject to the impact of regional development. West Manheim Township must make every effort to coordinate with adjacent municipalities in terms of access to these roads. *West Manheim Township should coordinate with its adjacent municipalities in adopting an access management ordinance that all can use.*

### Traffic Improvements

West Manheim Township is part of the York Area Metropolitan Planning Organization (YAMPO), which is a body chartered through the PENNDOT and charged with the responsibility for transportation planning activities for York County. The YAMPO has assisted many different groups in developing transportation-related studies; however, some of the more important responsibilities of the YAMPO are to prepare the County's Long Range Transportation Plan and administer PENNDOT's Twelve-Year Program, which prioritizes transportation improvement projects throughout York County. The Twelve-Year Program is updated every two years. Although the County is not currently soliciting transportation improvement projects from the local municipalities, West Manheim should continue to

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communicate with the County the capital improvements plan within this chapter. Currently, West Manheim Township has two projects listed on the State's Twelve-Year Program. The first is a resurfacing project with spot improvements along SR 94 in 2005. This project limits extend from Granger Street in Penn Township to the Maryland State line. Final design will occur in 2005 with right-of-way and construction in 2007. The second project is bridge over the south branch of the Conewago Creek is programmed for preliminary engineering to occur in 2006 and final design in 2008. Right-of-way and construction will follow in a subsequent update to the TIP.

### York County Long Range Transportation Plan

The County's Long Range Transportation Plan has been developed in response to the Transportation Equity Act for the Twenty-First Century and builds on the initiatives established in the Inter-modal Surface Transportation Efficiency Act of 1991 which placed an increased emphasis on long range transportation plans. The Plan must address the following seven planning factors below:

1. Support the economic vitality of the YAMPO area, especially by enabling global competitiveness, productivity, and efficiency.



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2. Increase the safety and security of the transportation system for motorized and non-motorized users.
3. Increased accessibility and mobility options available to people and freight.
4. Protect and enhance the environment, and promote energy conservation.
5. Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight.
6. Promote efficient system management and operation.
7. Emphasize the efficient preservation of the existing transportation system.

In addition to addressing the seven criteria noted above, the County has established a series of action items for each factor to assist in furthering transportation improvements, building partnerships, and administering PENNDOT's Twelve-Year Program. These specific action items can be found in the County's 2003 to 2023 Long Range Transportation Plan.

The York County Planning Commission is championing growth management throughout York County, and it is a goal of West Manheim Township to achieve consistency between the Township's Comprehensive Plan and the County's Plan. The

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*Township's transportation strategy is to focus and direct its limited monetary resources to promulgate improvements that are and/or will directly correlate with the identified primary growth area, thereby ensuring that other areas of the Township's transportation network are not adversely affected by uncontrolled growth.* That strategy is consistent with the County's transportation strategy that also strongly links transportation improvements with land use.

### LINKING LAND USE AND TRANSPORTATION

A strong relationship between land use and transportation provides an ideal foundation towards more livable communities and increased mobility. The connection between mobility, economic vitality, and quality of life continues to become more evident as increased attention is paid to our rapidly changing environment. All forms of transportation affect the environment and can shape neighboring areas - guiding the location and character of new development and ultimately affecting growth patterns, natural resources, and the economic and social vitality of every neighborhood.

### ACCESS MANAGEMENT

Managing access to and from the roadway's abutting properties is a valuable tool because it manages the capacity and safety of the roadway. *It is recommended that the Baltimore*

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*Pike be identified as a high priority access management corridor. The Township should work with PENNDOT to balance the number of required access points along this corridor. PENNDOT manages the creation of highway access points through its Highway Occupancy Permit (HOP) Program. The Township and its adjacent municipalities should apply the following additional provisions within their subdivision and land development ordinance:*

- 1. Cross Access Drives- The Township should implement, a provision for the creation of cross access drives and easements, particularly in the DGA;*
- 2. Limited Access Points- Right in/out access points with a physical island in place allows for limited access along collector roads or higher and should be incorporated into the ordinance*
- 3. Shared Parking Areas- As part of the proposed zoning ordinance revision the Township should allow for shared parking areas, particularly when it can be determined when peak demand periods occur during different peak time periods;*
- 4. Restricted Movements- As part of the subdivision and land development revision the Township should limit the number of full access points along a road frontage.*

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*Additionally, two access points could be allowed if they are right in and right out with a physical island in place.*

- 5. Shared Driveways- The Township should include in its subdivision and land development ordinance a provision for shared driveways; and*
- 6. Driveway, Intersection, and Roadway Spacing- The Township should include in its subdivision and land development ordinance a recommended spacing requirement of 800 feet for roads that serve as collectors or higher.*

### **PEDESTRIAN MOBILITY**

This Plan recognizes that the personal vehicle will never be replaced in West Manheim Township. The Township's existing development and commuting patterns require the use of an automobile for daily activities. However, the ability to safely navigate the Township's road network is extremely important. In terms of this Plan, pedestrian mobility should be viewed as a means of being able to safely walk/jog and/or bike from one point to another. For example, these points or nodes can consist of public and private recreation centers, schools, other developments, and commercial centers to name a few. The means of connecting these nodes include sidewalks, trails, and designated bike paths. Unfortunately, past development activity

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did not provide for this level of connectivity. Sidewalk is nonexistent along the major roadways that connect these nodes, and current roadway widths contribute to safety concerns of pedestrians. This Plan recognizes that in order for the Township to successfully implement growth management strategies, pedestrian level mobility must be addressed. *The Plan recommends that all new residential development should provide a form of pedestrian mobility (sidewalk or trails) within the PGA, within any residential development larger than fifteen acres in the RA an internal connectivity plan should be required. A suggested non-motorized transportation system is further outlined in Chapter 10 of this Plan.*

### RIGHT-OF-WAY PRESERVATION

The practice of right-of-way preservation allows West Manheim Township the opportunity to acquire additional areas of land needed to accommodate new or future expansion of transportation facilities or other public functions associated with safety, access or aesthetics. Right-of-way preservation can be accomplished either through dedication of land or the use of easements. *To coordinate for future traffic demand associated with the PGA and future land use designations, West Manheim Township should place right-of-way*

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*preservation provisions within an update to its subdivision and land development ordinance for roadway widening and providing additional turning lanes and shoulders for all roadways within the Township but to especially focus its efforts along the entire length of Baltimore Pike, Fuhrman Mill, Ross, and Fairview Roads as identified on the Transportation Map.*

### SCENIC ROADWAYS

West Manheim Township has several roadways that could be classified, in whole or in part, as scenic roadways. These are roadways that offer visual access to the open space (farms, fields, woodlands, stream valleys, etc.) or scenic vistas that are located in the Township. It is this type of passive recreation that is enjoyed most often by residents within the Township as they travel over these roads on a daily basis.

These scenic roadways aid the residents of West Manheim and those that pass through the municipality the significant natural amenities afforded the Township. *These scenic roadways are all found within the RA and support the growth management system set forth in this Plan. The Plan recommends that the Township institute a review procedure to ensure that new development does not deteriorate the scenic nature of many of the Township's roadways.* The

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criteria that are considered in determining whether or not a roadway is a scenic roadway are:

1. Views of natural landscapes such as woodlands, wetlands, stream corridors, agricultural land, pastures, meadows or ridges;
2. Cultural features such as historic structures, farmlands or villages along the road;
3. Vista points along its course; and
4. Visual intrusions along the road (i.e. wooded areas, orchard, or generally aesthetic area).

*The following roadways should be designated as a scenic roadway: Grand Valley, Impounding Dam, Warner, Frogtown, and Dubbs Church Road.*

### **TRAFFIC CALMING**

Existing development patterns based on past development policies have lead to many of West Manheim's transportation problems. This Plan identifies problematic areas throughout the Township. Speeding has been identified as an issue, especially in the developed areas of the Township. Corrective measures to curtail speeding include increased police presence and employing traffic calming techniques. Increasing police presence is not always possible and comprehensive safety improvements may not be possible due to existing limitations. In lieu of increasing police

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presence or reconstructing entire sections of roadway to curtail speeding and other problems associated with vehicular traffic, this Plan recommends the use of traffic calming techniques in areas of the Township that can incorporate such techniques. The Pennsylvania Department of Transportation developed a “Traffic Calming Handbook” to provide information on traffic calming and its place on the roadways of Pennsylvania. The handbook contains information on various traffic calming issues such as legal authority, liability, funding, and impacts on emergency services.

Traffic calming began in the Netherlands in the 1960s with the design of “Woonerven” or “living yards.” “Woonerven” integrated motor traffic with pedestrian and bicycle traffic on shared street space. Traffic calming measures are typically limited for use on local streets; however, they have been incorporated on collector streets with predominantly residential land-use and on streets through downtown business districts. Because traffic calming devices are designed to slow traffic and reduce cut-through volumes, they are generally not appropriate for use on arterial streets, which are intended to accommodate higher speeds and larger traffic volumes.

Traffic calming measures are mainly used to address speeding and cut-through traffic volumes on neighborhood streets. These issues can create an atmosphere in which non-



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motorists are intimidated or even endangered by motorized vehicles. By addressing high speeds and cut-through volumes, traffic calming can increase both the real and perceived safety of pedestrians and bicyclists, and improve the quality of life within the neighborhood.

*At minimum, traffic calming techniques should be considered throughout the primary growth area to help reduce the speed and cut-through traffic. The Township should consider implementing some of the following techniques into their subdivision and land development ordinance.*

### Types of Traffic Calming:

#### *Horizontal Deflection*

1. Curb extension/bulb-out
2. Chicane
3. On-street parking
4. Raised median island/pedestrian refuge
5. Traffic circle
6. Modern roundabout

#### *Vertical Deflection*

1. Textured crosswalk
2. Speed hump
3. Raised crosswalk
4. Raised intersection

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### *Physical Obstruction*

1. Semi-diverter
2. Diagonal diverter
3. Right-in/Right-out island
4. Raised median through intersection
5. Street closure

### OFFICIAL MAP

*In order to facilitate the planning, acquisition, and implementation of land and projects that have community impact, the Township needs to adopt an Official Map.* The map can be used to legally establish the location and right-of-way of existing and proposed streets, waterways, bikeways, floodplains, storm water management areas, public facilities, and historic sites. Any or all of these features can be shown on the Official Map of a municipality.

One of the most common misconceptions about an Official Map is that reserving land on the map constitutes a “taking” from the property owner. In fact, the Official Map merely reserves for the Township the “first bite at the apple” should a landowner decide to sell or subdivide the property. The landowner is required to give the municipality written notice of the desire to develop or sell the property, after which, the municipality can

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than act to purchase the property, obtain easements, or seek condemnation.

The Official Map does not need to be surveyed. This requirement was eliminated in 1988. Since that time the standard has been that the methods used to identify the land reserved must merely be sufficient to provide notice of the location of the map component.

### **AIR TRANSPORTATION**

West Manheim Township residents are afforded local air travel via two minor privately owned, general public air facilities in the York Airport located in Jackson Township along with another local air facility located on Littlestown Pike in Adams County. National and international airport operations are found at the Harrisburg International Airport (HIA) in Middletown, Capital City Airport (CXY) in Fairview Township, and Baltimore/Washington International Airport (BWI) in Baltimore, Maryland. All of these operations are within an hour's commute of West Manheim Township.

### **RAIL TRANSPORTATION**

Railway transportation can be broken into three forms of operations: passenger, freight, and recreational. West Manheim does not contain passenger service. The closest passenger rail service available for West Manheim Township residents is either

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through Lancaster or Harrisburg stations. West Manheim Township does not contain any freight or recreational rail service.

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## TRANSIT SERVICES

Rabbittransit services does not extend into West Manheim Township. Rabbittransit provides residents with access to local destinations within the Boroughs of Spring Grove and Hanover and regional attractions in the City of York. Rabbittransit also provides paratransit or curb-to-curb service for various agencies in York County should a Township resident require assistance. *As the area within the PGA is built out, the Township should coordinate stops to provide another method of transportation to both the residential and non-residential uses. A suggested Rabbittransit route extension has been placed on the Transportation Map.*

## BRIDGE PLANNING

Due to the sheer number of bridges in service, the advanced age of the transportation system, heavier highway loads and more traffic, and tighter economic times, bridge asset management is coming to the forefront as a decisions making process and tool for federal and PENNDOT.

The Federal Highway Administration (FHWA) defines asset management as, "...a systematic process of maintaining, upgrading, and operating physical assets cost effectively. It combines engineering principles with sound business practices and

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economic theory, and it provides tools to facilitate a more organized, logical approach to decision-making.”

Essentially, asset management involves taking what is already there, taking care of it, and making it last as long as possible. As applied to bridges, this concept means examining an existing bridge and performing all the necessary maintenance and preventative treatments to make it last as long as possible, or until it costs more to keep up than constructing a new bridge.

Currently, the bridge over the south branch of the Conewago Creek is the only structure in the Township that requires immediate attention. Based on, the Township Road Foreman and Engineer are conducting a preliminary review of the existing bridge structures in March 2005 to make recommendations on which bridges should be enlisted into the asset management model.

### **TRANSPORTATION CAPITAL IMPROVEMENTS PLANNING**

One of the key ingredients to a primary growth area is to ensure that the area that is designated has adequate infrastructure and can accommodate the projected growth. To assist the growth management system for West Manheim Township, a transportation capital improvements plan has been provided to assist the Board of Supervisors. The Township does not need to fund all the below projects in their entirety. Many

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developers make or assist in financing community projects that will improve the quality of life. This includes providing additional infrastructure for traffic circulation, public sewer and water extensions, and recreational improvements.

The twenty improvements listed in the following table are organized into a Capital Improvements Program (CIP). This table shows the ten priority projects, project description, road ownership, and potential funding source. The remainder of the projects are organized to provide a replacement pool of projects that should be integrated into the CIP as projects on the original list are completed, so that the Township always maintains a CIP of ten projects. ***The Township should establish a capital reserve budget for long-term financing of these improvement projects.*** It should be noted that this section reflects a very broad macro-level transportation capital improvements plan and should the Township require additional direction, a separate capital improvements plan should be prepared. As with any implementation process, the Township should allow for flexibility with implementing the transportation capital improvement plans.

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WEST MANHEIM TOWNSHIP TRANSPORTATION CAPITAL IMPROVEMENTS PLAN			
Project Priority	Description	Road Ownership	Cost and Funding Sources
1	Realignment of Pumping Station Road	Township	Developer and Township
2	Signalization of realigned Pumping Station Road and State Route 94	State and Township	Developer
3	Signalization of Fuhrman Mill Road, State Route 94, and Proposed Collector	State and Township	Developer and Township
4	Development of Pleasant Hill/Ross Road north/south collector east of State Route 94	Township	Developer and Township
5	Development of Oak Hills Road as north/south collector west of State Route 94	Township	Developer and Township
6	Development of collector road to connect improved Oak Hills Road with unnamed collector associated with CIP Priority Project #10	Township	Developer and Township
*7	Improvement of alignment and signalization of Black Rock Road and Grandview Road in Penn Township	Township	Adjacent Townships, YAMPO, Developer, and PENNDOT
8	Intersection improvement and signalization of Fairview Road/State Route 94	Township and State	Township, Developer, YAMPO and PENNDOT
9	Intersection improvement and signalization of Black Rock and Pumping Station Road	Township	Township, Developer, YAMPO and PENNDOT
10	Development of collector road west of State Route 94	Township	Developer and Township

\* Project located in Penn Township, York County



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WEST MANHEIM TOWNSHIP TRANSPORTATION CAPITAL IMPROVEMENTS PLAN ADDITIONAL PROJECTS			
Project Priority	Description	Road Ownership	Cost and Funding Sources
11	Intersection improvement of Hobart Road and State Route 94	Township and State	Township, Developer, YAMPO and PENNDOT
12	Improvement of Fuhrman Mill Road to collector road	Township	Developer and Township
13	Improvement of Fairview Road to collector road	Township	Developer and Township
14	Improvement of one-lane bridge and flooding along Sunset Drive	Township	YAMPO
15	Improve sight distance at intersection of Pumping Station and Oakwood Drive	Township	Township and Developer
16	Realignment of Black Rock Road and Frogtown Road	Township	Township, Developer and YAMPO
17	Improve sight distance at intersection of Impounding Dam and Beck Mill Road	Township	Developer and Township
18	Extension of Pheasant Ridge Road and Utz Road	Township	Township and Developer
19	Extension of Michelle and Heritage Roads to Pheasant Ridge Road	Township	Township and Developer
20	Extension of future local road and State Route 94	Township	Township. and Developer

# ***Chapter 7: Transportation Plan***

## **TRANSPORTATION IMPACT FEES**

Traditionally, municipalities in Pennsylvania have relied on State and County level funding to provide the major upgrades to their transportation system often called for in Comprehensive Planning efforts. They have been reluctant to utilize significant tools provided by the legislature for funding those upgrades. As a result, many well meaning efforts at transportation planning have often failed during the implementation stage.

One tool available to municipalities for funding transportation improvements is the establishment of impact fees. Acts 203 and 209 of 1990 provide municipalities with the legal authority to assess impact fees on developers for transportation improvements. The laws authorize the use of impact fees for improvements that are included in the municipality's Transportation Capital Improvements Program. The costs attributable to new development, including acquisition of lands and rights-of-way, engineering costs, legal costs and planning costs, debt service, and any other cost directly related to road improvements within the service area or areas may be paid for with these fees. In short, developers can be required to contribute to projects that may not lie directly adjacent to their site, costs that cannot be assessed without the use of the Impact Fee legislation.

## **Chapter 7: Transportation Plan**

Impact fees would appear to be a powerful tool for raising the necessary funds to pay for transportation improvements, yet they are rarely used in implementing comprehensive plans in Pennsylvania. The primary reasons for this lack of use are the limited utility of impact fees in areas with existing traffic congestion problems and the fact that the existing laws require a lengthy and expensive process, culminating in the adoption of an "Impact Fee Ordinance," before such fees can be assessed. The up-front costs of this process are often considered to be too costly for municipalities to implement impact fee assessment, even if costs would eventually be recouped through increased efficiency of the transportation system. *Based on the amount of land development that has occurred over the last three years and the current rate of activity occurring within West Manheim Township, an impact fee ordinance would be useless. An impact fee ordinance cannot correct existing problems in areas that are primarily built along with lengthy process required to establish the ordinance. The Township would be better served by focusing its efforts on developer contributions as described in the subsequent section.*

### **DEVELOPER CONTRIBUTIONS**

*Even without an impact fee ordinance, developers can be required to mitigate the effects of the traffic generated by*

## Chapter 7: Transportation Plan

*their site, within their project area. The Township should ensure that with each new development project, appropriate traffic studies are completed and appropriate roadway and signal improvements are required of the developer. The Township should be very hesitant of granting waivers or accepting any type of fee-in-lieu of for required transportation improvements.* All too often, in these cases, the required improvements are never made. *In addition, the Township should take every opportunity to encourage different developers, working on projects in the same area, to pool their resources to provide necessary roadway upgrades.*

### MAINTENANCE PROGRAM

A properly integrated and regular program of maintenance is equal in importance to new capital projects when it comes to maintaining the functionality of a township's roadway system. Improperly maintained roadways will deteriorate. Drivers may bypass these deteriorated routes and in the process put additional traffic on relief routes, increasing the rate at which the relief routes will deteriorate. Intersections where sight distance is inadequate either due to improper construction, or because adjacent landowners have been allowed to encroach upon clear sight triangles, act as bottlenecks in the Township's

## Chapter 7: Transportation Plan

transportation system and increase the incidence of accidents at these intersections.

*In order to ensure that the Township's roadways are properly maintained, the Township should establish a multi-year maintenance program, similar to the capital improvements program, but focused on maintenance issues. In order to establish this program the Township road manager and engineer should drive and catalogue the condition of every Township road. Once this is completed, a prioritized list of maintenance needs, whether they be mill and overlay, tree removal, grading, etc. should be established and approximate costs assigned. These projects should then be placed into a five year program and a long-term budget established to fund them. The road survey should then be completed on an annual basis and the prioritized list updated so that the municipality continually finances its maintenance needs five years out.*

## Chapter 7: Transportation Plan

Table 12

### Transportation Implementation Action Items

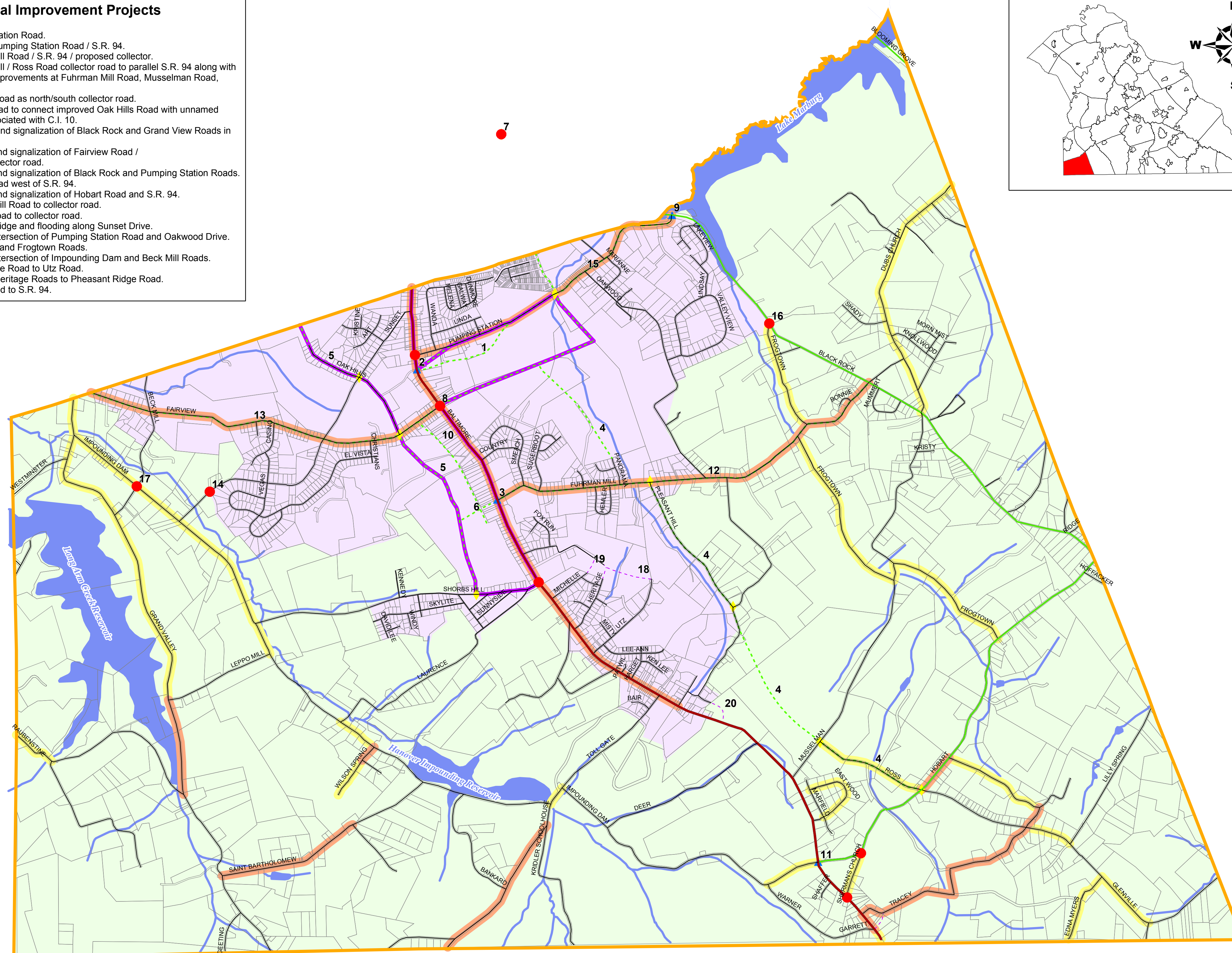
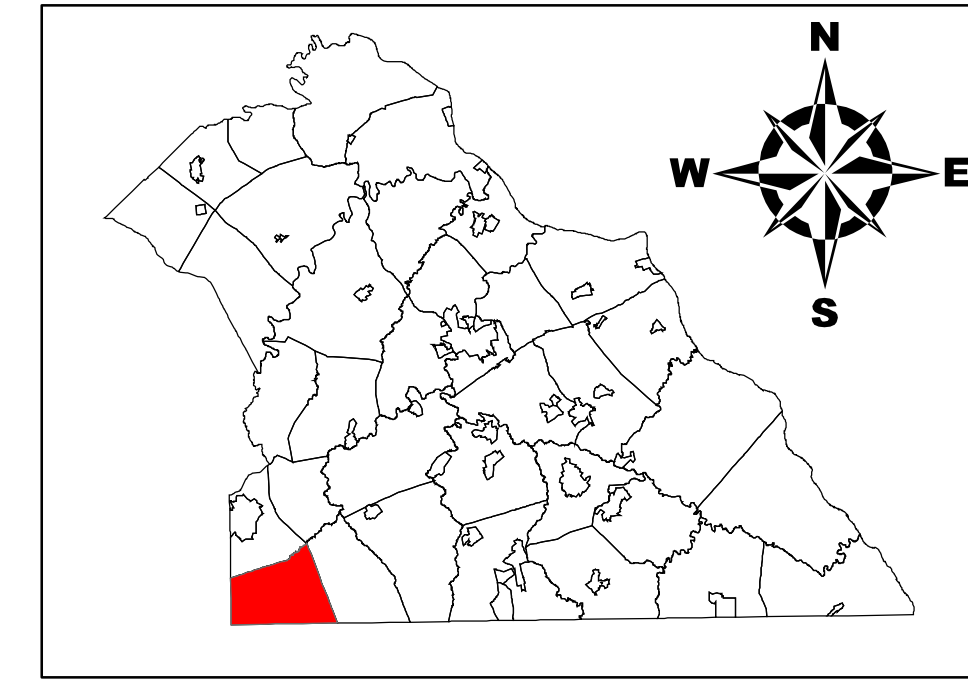
Time Frame	Action Item
Short-Range	The Township should apply access management and traffic calming provisions within the Township's Subdivision and Land Development Ordinance.
Short-Range	The Plan recommends that all new residential development should provide a form of pedestrian mobility (sidewalk or trails) within the DGA, within any residential development larger than fifteen acres in the DRA an internal connectivity plan should be required.
Short-Range	To coordinate for future traffic demand associated with the DGA and future land use designations, West Manheim Township should place right-of-way preservation provisions within an update to its subdivision and land development ordinance for roadway widening and providing additional turning lanes and shoulders along the entire length of Baltimore Pike, Fuhrman Mill, Ross, and Fairview Roads.
Short-Range	The Plan recommends that the Township institute review procedure to ensure that new development does not deteriorate the scenic nature of many of the Township's roadways.
Short-Range	In order to facilitate the planning, acquisition, and implementation of land and projects that have community impact, the Township needs to adopt an Official Map.
Annual	Implement the Transportation Capital Improvements Program.
Annual	In addition, the Township should take every opportunity to encourage different developers, working on projects in the same area, to pool their resources to provide necessary roadway upgrades.
Annual	In order to ensure that the Township's roadways are properly maintained, the Township should establish a multi-year maintenance program

### Transportation Capital Improvement Projects

1. Realignment of Pumping Station Road.
2. Signalization of realigned Pumping Station Road / S.R. 94.
3. Signalization of Fuhman Mill Road / S.R. 94 / proposed collector.
4. Development of Pleasant Hill / Ross Road collector road to parallel S.R. 94 along with associated intersection improvements at Fuhman Mill Road, Musselman Road, and Hobart Road.
5. Development of Oak Hills Road as north/south collector road.
6. Development of collector road to connect improved Oak Hills Road with unnamed collector and S.R. 94 associated with C.I. 10.
7. Improvement of alignment and signalization of Black Rock and Grand View Roads in Penn Township.
8. Intersection improvement and signalization of Fairview Road / S.R. 94 and proposed collector road.
9. Intersection improvement and signalization of Black Rock and Pumping Station Roads.
10. Development of collector road west of S.R. 94.
11. Intersection improvement and signalization of Hobart Road and S.R. 94.
12. Improvement of Fuhman Mill Road to collector road.
13. Improvement of Fairview Road to collector road.
14. Improvement of one-lane bridge and flooding along Sunset Drive.
15. Improve sight distance at intersection of Pumping Station Road and Oakwood Drive.
16. Realignment of Black Rock and Frogtown Roads.
17. Improve sight distance at intersection of Impounding Dam and Beck Mill Roads.
18. Extension of Pheasant Ridge Road to Utz Road.
19. Extension of Michelle and Heritage Roads to Pheasant Ridge Road.
20. Extension of future local road to S.R. 94.

### Map 4 Transportation

### West Manheim Township, York County



### Legend

- Streams
- Lakes/Ponds
- Existing Road Classifications**
  - Major Arterial
  - Minor Collector
  - Local Road
- Dangerous Area Based on Public Input**
  - Dangerous Area Based on Public Input
- Capital Improvement Projects**
  - Proposed Intersection Improvements
  - Proposed Intersection Improvement
  - Proposed Minor Collector
  - Proposed Local Road
- Land Use**
  - Rural Resource Area
  - Primary Growth Area
- Public Transportation**
  - Proposed Rabbit Transit Route
- Designated Corridors**
  - Right-of-Way Preservation Corridor
  - Scenic Roadway Designation



Adopted: April 26th, 2005

PA State Plane South, NAD 1927  
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## Chapter 8: Cultural and Natural Resources Plan

**RESOURCE PROTECTION GOAL:** *Ensure the important resources and features of the Township are preserved and enhanced.*

### Strategies

- The Township will work with landowners to enroll them in conservation programs to maintain the woodlands and farmlands that characterize the Township.
- Implement agricultural, woodland, and open space provisions as outlined within the comprehensive plan.
- Encourage all new residential development 15 acres or greater to utilize cluster development styles to permanently preserve natural features within the land development.
- Protect the recharge areas that surround Hanover Impounding Reservoir and Long Arm Creek Reservoir along with other surface water resources.
- Develop provisions to protect groundwater resources within the Township's rural resource areas.



# **Chapter 8: Cultural and Natural Resources Plan**

## **INTRODUCTION**

Municipalities throughout the Commonwealth have rediscovered the value of emphasizing *community* in comprehensive planning. The emphasis on developing neighborhoods and places where people can gather to develop a “sense of belonging” has occupied a deservedly prominent role in recent planning efforts. One way to foster a sense of community is by protecting the cultural and natural resources that all residents share. The preservation of historical structures and other significant locations in the township not only provides an economic asset to the area by providing, for example, tourist activity, but also gives the people of the municipality a sense of history and pride regarding the role played by their township in the development of local and regional character. Preservation of natural resources serve as an economic asset by providing tourist attraction(s), but can also provide residents with a sense of pride and enjoyment that enhances the quality of life. The preservation of natural resources has the added benefit of providing clean air and water, as well as mental and physical recreational opportunities to residents, thereby improving the general health of a community. For all of these reasons, planning for

## ***Chapter 8: Cultural and Natural Resources Plan***

the conservation of historical and natural resources deserves a prominent place in comprehensive planning efforts.

# ***Chapter 8: Cultural and Natural Resources Plan***

## **CULTURAL FEATURES**

According to Volume I of the History of York County Pennsylvania (Prowell 1907), West Manheim Township was formed out of Manheim Township in 1858, with the Mason-Dixon line separating it from Maryland to the south. The Hanover and Maryland Line Turnpike diagonally crossed West Manheim and divided it into two equal parts. Much of the historic villages in the Township developed along the turnpike including Pleasant Hill, one of the earliest.

Most of the land within the Township was historically fertile, though since the 1800's, a large section of it was known as "the Barrens" because of its stony, infertile soil. Improved methods of agriculture and a careful use of fertilizers over the years have greatly increased the value of this land for producing crops and have contributed to the strong agricultural nature of the Township. West Manheim Township also historically contained extensive deposits of iron ore. An important historical property associated with the mining history of the Township is the Mary Ann Furnace. Erected in 1762, it was the first one built in Pennsylvania west of the Susquehanna River. Much of the ore deposits mined by the Mary Ann Furnace Company were obtained on the south slope of Pigeon Hills about four miles southeast of Hanover.

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Along with the Hellam Iron Works, the Mary Ann Furnace provided cannonballs for the American Army during the Revolutionary War. The furnace operated for approximately 50 years, ceasing operations in the early 1800's. The site was later sold to the Consumer's Water Company of Hanover and is now covered over by a reservoir. A commemorative historical marker is situated within Codorus State Park.

The National Register of Historic Places is an official list of the nation's cultural resources worthy of preservation. The program is part of a national effort to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources. Eligibility or inclusion in the National Register can supply provisions for tax incentives for preservation, qualification for federal grants, and a certain amount of power to municipalities for protecting listed historical features, particularly in cases where public funds or permits are involved. However, listing a feature on the National Register of Historic Places does not protect historic buildings or structures from demolition or inappropriate alterations by private property owners.

The only property in West Manheim Township that has been listed or determined eligible to be listed in the National Register of Historic Places to date is the John Wampbler

## **Chapter 8: Cultural and Natural Resources Plan**

House, a property located on the northeast side of Musselman Road at the Frogtown Road intersection. This property was formally determined eligible for listing on the National Register by the Pennsylvania Historical and Museum Commission (PHMC) on March 12, 2001.

Table 1 Listing of Historic Sites in West Manheim Township				
HISTORIC NAME	PHMC KEY NO.	ADDRESS	STATUS	STATUS DATE
John Wampler House	098636	Northeast side of Musselman Rd at Frogtown Road Intersection	Eligible	3/12/2001

Although only one property was determined formally eligible for listing on the National Register, the Township's rich and long history, suggests that there are many other structures and properties that haven't been formally surveyed or evaluated by the Commission. The listed property and any unidentified historic properties are worthy of consideration for protection. Protection and preservation is an ethic, a belief the past plays an important role in our lives today and tomorrow. Should these concerns become more astute at some future point, a visioning process should be encouraged to

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determine the level of historical protection preferred by the residents. The following explains in further detail options for protecting historical features within the Township.

*Prior to executing any preservation plan, West Manheim Township needs to thoroughly identify and inventory all properties, structures, or objects that are worthy of preservation within the Township.* The previous listing in this chapter provides only a very basic starting point for the compilation of all known features of historical or cultural significance in the Township. *The Township should solicit volunteers within the community to cooperate with the Township, York County Planning Commission, and local historical societies (York County Heritage Trust and Historic York, Inc.), in completing this inventory and identification process.* This inventory should follow the Bureau of Historical Preservation's "Guidelines for Historic Resource Surveys in Pennsylvania." *As part of this process, West Manheim Township should consider developing this inventory in a Geographic Information System to geographically link the inventory.* Finally, the Township should determine whether or not the identified resources are worthy of consideration for placement on the National

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Register. The Township should produce a final updated list of properties of historic significance.

Once the list is identified, there are a number of tools available for the municipality to preserve and protect these historical properties. Municipalities may protect historic areas through the enactment of Historic District Ordinances, Conservation Overlays, Traditional Neighborhood Developments, Official Maps, and Historic Preservation Zoning. In certain circumstances, Historic Preservation Grants are available to local municipalities.

A Cultural Features Map and Zoning Overlay establishes the features of special significance that the Township wishes to protect and establishes appropriate setback, buffering, separation, and other requirements for developments that may impact these features. A demolition ordinance provides a process with specific criteria for review for all applicants for demolition permits. Demolition could be approved, approved with conditions, or denied based on the outcome of the review process. Properties requiring review would be any property on the National Register or on the Township's compiled list of historic structures. In drafting the ordinance, particular attention should be paid to defining the word "demolition". It is not the desire of the Township that the demolition

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ordinance applies to every conceivable change in a structure's configuration.

Historic Preservation can have a positive impact on the economy of a Township, particularly when coupled with other programs such as open space protection and agricultural preservation, which were identified as concerns in the comprehensive plan process to this point. A recent survey of tourists in Pennsylvania indicated that the number one reason why they visit the state is to see the historic landscapes and downtowns.

### **SOILS**

Identification of township soils can play a significant role in determining what types of development should or should not occur in particular areas. The United States Department of Agriculture (USDA), Soil Conservation Service (SCS) surveyed and mapped soils around the country and developed surveys for each county. The original York County Soil Survey was completed in 1963 and an updated version by Robert Smith was made available on CD and on-line in 2003. The survey contains valuable information that is critical to making land use decisions. The survey identifies the soil types present in the County, offers predictions on the behavior of those soils for particular land uses, highlights limitations, and



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hazards associated with those soils and notes potential impacts to the environment given a chosen land use. Some soils are severely limited, for example, in their ability to absorb flows from on-lot sewage disposal systems. As a result, significant development in these areas should be predicated upon the availability of public sewage disposal and water supply. Other soils are identified as prime farmland soils and are deserving of special protection in order to preserve the ability of the land to support a viable agricultural industry.

Soils are classified in large groups or associations, which are then broken up into smaller soil series, and sometimes further into soil phases. Soil groups or associations are classified according to large areas with a distinctive pattern of soils, relief and drainage. A group or association typically contains one or more major soil series. The group or association can be used for very general land use planning. Soil series are individual soil types that are classified by the characteristics of the soil profile. Soils with profiles that have similar horizons in composition, thickness, and arrangement make up a series. The soil series can then be further separated into individual soil phases which may have differing textures, slopes, stoniness, salinity, wetness, degree of

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erosion, or underlying material. Soil series and phases can be used in more site specific planning purposes.

The York County Soil Survey shows West Manheim Township is located within the Glenelg-Mt. Airy, Mt. Airy-Glenelg-Manor and Chester-Glenelg general soil groups or associations. The Glenelg-Mt. Airy group is characterized by gently sloping to moderately steep, moderately deep and deep, well drained and somewhat excessively well drained soils formed in residuum from schist and phyllite and found on ridges and hills. In most areas, these soils are used for cropland, hay, and pasture. Some areas are used for recreation or urban development.

The Mt. Airy-Glenelg-Manor group is characterized by gently sloping to moderately steep, moderately deep to very deep, somewhat excessively drained and well drained soils formed dominantly in residuum derived from schist and phyllite and found on ridges and hills. In most areas, these soils are used for cropland, hay, and pasture. Some areas are used for recreation or urban development and a few are in woodland.

The Chester-Glenelg group is characterized by gently sloping to moderately steep, deep and very deep, well drained soils formed dominantly in residuum derived from schist,

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phyllite, and saprolite and found on broad ridgetops and hills. In most areas, these soils are used for cropland, hay, and pasture. Some areas are used for urban development and a few are in woodland.

Each individual soil unit within the group or association has its own properties. One important classification with regard to land use, specifically, agricultural uses, is the land capability class of the soil. The land capability class identifies the soil's suitability for production of various crops. The subclass then identifies particular concerns or hazards that limit the soil's ability for productive management. The classes and subclasses are defined below:

Class 1: Few limitations or hazards that restrict use.

Class 2: Severe limitations or hazards that reduce the choice of plants or that require moderate conservation practices.

Class 3: Severe limitations or hazards that reduce the choice of plants or that require special conservation practices, or both.

Class 4: Very severe limitations or hazards that reduce the choice of plants or that require very careful management, or both.

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Class 5: Not likely to erode but have other limitations, impractical to remove, that limit their use.

Class 6: Severe limitations or hazards that make them generally unsuitable for cultivation.

Class 7: Severe limitations or hazards that make them unsuitable for cultivation.

Class 8: Soils and miscellaneous areas that have limitations or hazards that nearly preclude their use for commercial crop production.

Subclass E: Risk of erosion unless close-growing plant cover is maintained.

Subclass W: Water in or on the soil interferes with plant growth or cultivation (in some the wetness can be partly corrected by artificial drainage).

Subclass S: Soil is limited mainly because it is shallow, droughty, or stony.

Table 2 provides a list of the specific soil series mapped in the Township along with their characteristics, land capability rating, and identified constraints for development and on-lot sewage systems.

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Table 2  
Listing of Soils and their Characteristics in West Manheim Township

SOIL SYMBOL	SOIL NAME	LAND CAPABILITY CLASS	PRIME FARMLAND SOIL	HYDRIC SOIL	ON-LOT SEWAGE SUITABILITY & CONSTRAINTS (S=Suitable, U=Unsuitable)	DEVELOPMENT SUITABILITY & CONSTRAINTS
Ba	Baile	5W	N	Y	U: Severe- wetness, frost action	Severe- percs slowly, wetness
CeB	Chester	2E	Y	N	S: Moderate- percs slowly	Slight to moderate- low strength, slope
CeC	Chester	3E	N	N	S: Moderate- percs slowly, slope	Moderate to severe- slope, low strength, large stones
Cm	Codorus	2W	Y	Inclusions	U: Severe- flooding, wetness, poor filter	Severe- wetness, flooding, frost action
GbB	Glenelg	2E	Y	N	S: Moderate- percs slowly, large stones	Moderate-large & small stones, slope, frost action
GbC	Glenelg	3E	N	N	S: Moderate- percs slowly, slope	Moderate to severe-large & small stones, slope, frost action
GbD	Glenelg	4E	Y	N	U: Severe- slope	Severe- slope
GdA	Glenville	2W	Y	Inclusions	U: Severe- percs slowly, wetness	Severe- wetness, frost action
GdB	Glenville	2E	Y	Inclusions	U: Severe- percs slowly, wetness	Severe- wetness, frost action
Hc	Hatboro	3W	N	Y	U: Severe- flooding, wetness, seepage	Severe- wetness, cutbanks cave, flooding, frost action
MOB	Mt. Airy-Manor	3E-2E	Y	N	ESM: Severe to Moderate- depth to rock, percs slowly	Slight to severe- depth to rock, slope, frost action, small stones
MOC	Mt. Airy-Manor	4E-3E	Y	N	ESM: Severe to Moderate- depth to rock, percs slowly, slope	Moderate to severe- slope, depth to rock, frost action, small stones
MOD	Mt. Airy-Manor	6E-4E	N	N	U: Severe- depth to rock, slope	Severe- slope, small stones
MOE	Mt. Airy-Manor	7E-6E	N	N	U: Severe- depth to rock, slope	Severe- slope, small stones
MPD	Mt. Airy-Manor	6S	N	N	U: Severe- depth to rock, slope	Severe- slopes, small stones
MRF	Mt. Airy-Manor	7S	N	N	U: Severe- slope, depth to rock	Severe- slope, small stones
Uc	Urban land	8S	N	U	U: Limitations variable	Limitations variable
W	Water	N/A	N/A	N/A	N/A	N/A

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### PRIME FARMLAND

One of the most important concerns identified during the comprehensive planning process was the preservation of farmland within the Township. *It is the Township's policy to protect and preserve prime agricultural lands lying in the Township. Preservation of prime agricultural lands will be an important factor in reviewing all proposed development projects within the Township.* By preserving prime farmland, Townships preserve the land that produces the highest yield of crops while requiring the minimum input of labor and materials. Prime farmland is defined by the MPC as land used for agricultural purposes that contains soils of the first, second, or third class as defined by the United States Department of Agriculture natural resource and conservation services county soil survey. Prime farmland or prime agricultural soils have the proper chemical and physical properties, length of growing season, and water supply needed to economically produce a sustained high yield of crops when they are treated and managed using acceptable farming methods. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, thereby helping to preserve the economic viability of farming, but it

## **Chapter 8: Cultural and Natural Resources Plan**

also helps to protect the environment, as lesser amounts of fertilizer need be applied and less land needs be turned over to reap a profit. Table 2 and the Soils Map identify the prime farmland soils within the Township. Most of the areas are scattered diagonally in a northwest to southeast pattern through the Township. These areas should be preserved for agricultural production, so that areas less suited for that purpose can be utilized for potential future development.

Sometimes preserving all of the prime farmland and steering development away from those areas can present a planning dilemma. Much of the non-prime soil consists of wetlands, steep slopes, and other less desirable land types, which limit the ability for development. Typically, development is destined to occur on prime soils. *As part of the future land use plan, the Township is recommending the existing farming zoning district should be updated to include agricultural preservation provisions. In chapter 5 of this Plan, CPAC prefers the use of sliding scale technique but an exact determination of which agricultural preservation zoning technique will be decided at the time of the zoning ordinance update. By recommending agricultural preservation zoning, West Manheim will promote the protection of prime agricultural soils by*

## ***Chapter 8: Cultural and Natural Resources Plan***

*locating proposed development on lands with higher soil capability classifications.*

### **Constrained Soils:**

Other concerns for the Township involve the suitability of certain areas for development and the use of on-lot sewage systems as opposed to public facilities. As previously mentioned, development typically occurs on prime soils because these areas are absent of the constraints that limit it such as steep slopes, wetness, depth to bedrock, frost action, shrink/swell potential, flooding, percolation rates, and erodibility. The Soil Survey assigns a severe constraint rating for development in areas with soil properties so unfavorable or difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.

Future development should be carefully scrutinized in areas where the soils are severely constrained. Development in these areas can be engineered to minimize threats to the environment and the public health and welfare, and in some very limited cases it may even be valuable to examine the possibility of opening some areas with, for example, steep slopes to additional development, in order to preserve other valuable lands within the site. Development on constrained



## ***Chapter 8: Cultural and Natural Resources Plan***

soils, however, should be subjected to a heightened sense of scrutiny by the Township to ensure that such development occurs in a manner that protects Township residents.

One of the important constraints relating to both development and on-lot sewage systems is the presence of hydric soils, both because of the difficulty they present for development and because they often indicate the presence of wetlands, which are protected from development by state and federal regulations. Hydric soils are defined by the National Technical Committee for Hydric Soils as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. If soils are wet enough for a long enough period to be considered hydric they exhibit certain visible properties that can be observed in the field. Some soils have only inclusions of hydric soils. A list of hydric soils and soils with hydric inclusions was developed in the preparation of the new York County Soil Survey and can be used as a guide for general planning purposes. Table 2 shows that there are no listed hydric soils in West Manheim Township, but there are a few units with hydric inclusions. Onsite investigation is recommended for individual site development planning to

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determine the actual field presence or absence of hydric soils, soils with inclusions, and/or wetlands.

While some soil types may be deemed suitable for general development, not all of those areas land can also provide for the proper functioning of on-lot sewage systems. Ratings for soil suitability for on-lot systems are based on the permeability, depth of water table, depth to bedrock or to a cemented pan, and flooding. Excessively slow absorption of effluent, rapid permeability, large stones, surfacing of effluent, and hillside seepage can affect public health and on-lot systems should not be used in those situations. Groundwater can be polluted if highly permeable sand or gravel, fractured bedrock, or a high water table is present. Most of the unsuitable areas for on-lot sewage systems are situated along the stream corridors within the Township.

*Provisions should be incorporated in the ordinances and codes of the Township which ensure that any development or use of on-lot systems in areas with constrained soils is subject to heightened review and strict regulation. Regulations and codes can be adopted to ensure that appropriate waterproofing and erosion and control methods are adopted when constructing in areas constrained by wetness and steep slopes. Particular care*

## **Chapter 8: Cultural and Natural Resources Plan**

*should be taken to ensure that the Township does not allow development to occur within the 100-year floodplains as delineated on FEMA mapping.*

Table 2 identifies the soils existing within West Manheim Township that have severe constraints for development. The Geology/Topography, Natural Features, and Soils Maps depict the locations of these constrained soils. These areas include 100-year floodplains, areas identified as wetlands by the National Wetland Inventory, site specific field investigations, areas identified as unacceptable for on-lot sewage systems, and areas with steep slopes such as those found in the northeastern portions of the Township. *Any development proposing use of these areas should be carefully scrutinized to minimize impacts on public health or welfare. The best policy is to direct development away from these areas.*

### **GEOLOGY/GROUNDWATER**

The geology of a region plays an important role in determining the type of environment and landscape present and the development that can be sustained in that environment. As previously shown, geology determines the types of soils present according to the natural weathering of bedrock in the Township. The physical properties of the

## ***Chapter 8: Cultural and Natural Resources Plan***

underlying rock determine the strength and stability of the soils and subsoils, which can often dictate where development can occur. Geologic limitations may be found in some formations, which make them poor candidates for development such as the propensity for sinkhole formation in limestone areas. In addition, the location of large areas of bedrock close to the surface may dissuade residential developers from attempting to build homes on those sites. Geologic characteristics can play a significant role in determining the pattern, type, and extent of growth.

Geology plays a significant role in determining the available quantity and quality of groundwater that will be present. Certain types and structures of rock better convey water and yield more abundant well sources. For example, limestone areas are characterized by solution channels that readily allow the passage of water; whereas other local metamorphic rocks have very low secondary porosity.

West Manheim Township is situated within the Piedmont Province in the Piedmont Upland Section, which contains exposed geologic formations from the Lower Paleozoic, Cambrian, and Ordovician periods. The Piedmont Upland Section is characterized by broad, rounded to flat-topped hills, and shallow valleys with low to moderate relief. The

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underlying rock types are mainly schist, gneiss and quartzite with some saprolite. The geologic structure is complexly folded and faulted.

The Township is underlain by three major geologic formations, the Conestoga, Antietam & Harpers, and Marburg Schist Formations. The 1982 Department of Environmental Resources publication entitled Engineering Characteristics of the Rocks of Pennsylvania describes the Conestoga Formation (OCc), which is found in only a small portion of the Township in its northeast corner, as a medium-gray, impure limestone having black, graphitic shale partings and conglomeratic at the base. The Antietam and Harpers Formation, undivided (Cah), consists of both the Antietam and Harpers Formations. It is found along the northern boundary of the Township from the center to the northwestern corner. The Antietam Formation is described as a light gray, buff-weathering quartzite and quartz schist. The Harpers Formation generally consists of dark-greenish gray phyllite and albite-mica schist. The Marburg Schist Formation (Xm), which dominates the majority of the Township, is a gray-green phyllite, mica-chlorite schist, and conglomerate having a matrix of sericite and chlorite (Cardiff).

The engineering characteristics of permeability, ease of excavation, and foundation stability factor large in the

## **Chapter 8: Cultural and Natural Resources Plan**

decision of whether or not an area is suitable for development. The permeability or porosity of a geologic formation refers to how quickly and easily water, air, and other substances pass through the rock. A classification of low permeability means that the rock is essentially impermeable. A classification of moderate refers to a permeability of about 14 feet per day. A high permeability means that substances may pass through the rock at a rate between 14 feet per day and 847 feet per day. The Ease of Excavation refers to how pliable the rock is when moving it or drilling it. The classifications range as follows:

Easy - Can be excavated by hand tools or light-weight power equipment.

Moderately Easy - Rippable by heavy-weight power equipment at least to weathered-rock/fresh rock interface and locally to greater depths.

Intermediate - Rippable by heavy-weight power equipment to depths chiefly limited by the maneuverability of the equipment. Hard rock layers or zones of hard rock may require drilling or blasting.

Moderately Difficult - Requires drilling and blasting for most deep excavations, but locally may be ripped to depths of

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several feet due to closely spaced joints, bedding, or weathered rock.

Difficult - Requires drilling and blasting in most excavations, except where extensively fractured or weathered.

Foundation stability can be classified as either good, fair, or poor. Good foundation stability means that the bearing capacity of the rock is sufficient for the heaviest classes of construction, except where located on intensely fractured zones or solution openings. Fair foundation stability is determined by the presence of the water table, the type of rock composition, and weathering depth. Poor foundation stability means that foundations must be artificially stabilized to allow sufficient bearing capacity for light or moderate construction. Table 3 provides the permeability, ease of excavation, and foundation stability for the geologic formations found in West Manheim Township. The data was obtained from a 1982 Department of Environmental Resources publication entitled Engineering Characteristics of the Rocks of Pennsylvania.

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Table 3 Engineering Characteristics of Geologic Formations				
Map Symbol	Formation Name	Permeability	Ease of Excavation	Foundation Stability
OCC	Conestoga Formation	Moderate to Low	Difficult	Good
Cah	Antietam and Harpers Formation	Low	Moderately Easy to Difficult	Good
Xm	Marburg Schist	Low	Moderately Easy	Good

Source: Engineering Characteristics of Rocks of Pennsylvania, Geyer and Wilshusen

In addition to the basic constraints described above, the presence of limestone, such as in the Conestoga Formation, raises other significant development concerns. Limestone is characterized by its weak resistance to erosive forces. This characteristic has several implications for land use planning. As groundwater passes through limestone, it creates solution channels in the formation. These channels continue to enlarge, increasing their ability to carry groundwater and thereby accelerating the solution process. This process is a positive one for development, as water, within the solution channels, is readily available to be tapped by domestic wells.



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The process is also a detriment to development, as it may eventually lead to sinkhole formation. Development, particularly residential development, in sinkhole prone areas can be a significant hazard to property. Additionally, it can have a severe economic impact on residents who are impacted by the need to put thousands of dollars into the repair of sinkholes or face losing their homes. *The Township should include provisions in its subdivision and land development ordinance requiring developers to notify the Township and future homeowners of sinkhole potential. This may include the requirement for Karst geology and known sinkhole certification with each new development.*

In addition to the potential for sinkhole development, the presence of solution channels in the limestone limits the suitability of these areas for on-lot sewage disposal systems. On-lot systems rely on the ground to filter effluent before it reaches groundwater. Solution channels in limestone can provide a ready conduit for effluent from sewage disposal systems to bypass filtering and reach groundwater sources directly. Such a situation can lead to contamination of groundwater, the same groundwater used to supply domestic wells.

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The quality of groundwater in West Manheim Township varies with the underlying geology. As previously stated, limestone geology creates significant opportunity for contamination of groundwater supplies via solution channels. In addition, the high concentration of farming in the area has exposed groundwater supplies to the potential of nitrate and phosphate contamination through the application of fertilizers and manure.

Besides water quality, the other major concern regarding groundwater is water quantity. As noted earlier, the geologic formations and structure of the rocks play a big role in determining the amount of water that can be stored and subsequently removed by domestic wells in any given area. Understanding local groundwater conditions is important in allocating future land uses in order to protect important groundwater recharge areas, assure adequate well-water for rural and suburban neighborhoods, and in planning for sewage facilities. In Pennsylvania, the period from 1998-2002 saw periods of significant drought, including West Manheim Township. Drought conditions can have a particularly negative effect on groundwater supplies which require longer periods of time to recover after a drought, and which may not significantly benefit from the thundershowers or short

## **Chapter 8: Cultural and Natural Resources Plan**

duration/high intensity storms that replenish surface reservoirs and are the source of much of the area’s rainfall. In addition, those who rely on groundwater often are located in the most rural areas of a Township, making it difficult and costly to provide assistance should wells in those areas go dry.

Groundwater yields throughout the Township are generally good. The Engineering Characteristics of the Rocks of Pennsylvania lists general groundwater yields for the geologic formations found in the Township as follows:

<b>Map Symbol</b>	<b>Formation Name</b>	<b>Yield Range (gpm)</b>	<b>Median Yield (gpm)</b>	<b>Water Quality</b>
OCC	Conestoga Formation	Some solution openings may have very large yields	25	Very hard
Cah	Antietam & Harpers Formation	Not reported	20-24	Soft, good quality but Iron (Fe) may be a problem
Xm	Marburg Schist	Not reported	20	Soft, good but Iron may be a problem

Groundwater quantity data specific to existing West Manheim Township wells was obtained from the Department of

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Conservation and Natural Resources (DCNR) Bureau of Topographic and Geologic Survey. The DCNR Groundwater Information System (PaGWIS) reported yields for Township wells drilled and tested between 1958 and 1999. Of the 395 wells reported for West Manheim Township, yields ranged from 0.25 to 100 gallons per minute. The average yield was 7.95 gpm, while the median yield was 6 gpm.

Residential structures are generally satisfactorily served by wells which produce a consistent amount of at least 2 gallons per minute (gpm), particularly if the wells serving the structures are properly constructed and contain a reservoir of water for use in peak periods. Referring to the data from the PaGWIS system, over 86 percent of all the wells tested in West Manheim Township supply a yield of at least 2 gpm. Based on the standard residential demands, the Township should, on average, be capable of producing sufficient water from domestic wells to serve household needs and most existing wells are providing at least the standard demand. *As part of the public participation process, 34% of the residents were concerned about water quantity protection and felt additional provisions should be encouraged. To address this concern, a sample water use ordinance has been*

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*included to assist in implementation of this plan in Appendix F.*

### **WATERSHEDS AND STREAMS**

A watershed is a topographically delineated area drained by a stream system or the total land area for which all the drainage including storm water and surface waters will drain to a single point. The watershed is a physical and biological unit that can be used for the planning and management of land areas with consideration to their natural resources. Lakes, streams, and groundwater are all affected by activities that occur within their watershed.

Surface waters are an important feature of any watershed. They define the centers of the basins and subbasins of any watershed and are significant resources well worth identifying and protecting in the Comprehensive Plan. West Manheim Township is situated within the Codorus and Conewago Creek Watersheds within the Susquehanna River Basin of the Chesapeake Bay Basin. The sub-watersheds which exist within the basin include the West Branch Codorus Creek, Gunpowder Falls, South Branch Conewago Creek, Furnace Creek, Indian Run, Long Arm Creek, and Long Run. Each sub-watershed is named after the major stream which it drains.

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Table 5 provides a listing of the major streams in West Manheim Township along with their classifications.

Table 5 Listing of Major Streams in West Manheim Township			
STREAM NAME	CHAPTER 93 CLASSIFICATION	STOCKED BY PAFBC	SCENIC RIVERS PROGRAM
West Branch Codorus Creek	WWF	NO	NO
Furnace Creek	WWF	NO	NO
Gunpowder Falls	WWF	NO	NO
Indian Run	WWF	NO	NO
Long Arm Creek	WWF	NO	NO
Long Run	WWF	NO	NO
South Branch Conewago Creek	WWF	YES	NO
Unlisted, Unnamed Tributaries to South Branch Conewago Creek	WWF	NO	NO
Unlisted, Unnamed Tributaries to West Branch Codorus Creek	WWF	NO	NO

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The largest watersheds in the Township are the West Branch Codorus Creek, and the South Branch Conewago Creek. The West Branch Codorus Creek watershed drains almost the entire eastern side of the Township, while the South Branch Conewago Creek drains almost the entire western half. The Long Arm Creek and Indian Run watersheds are smaller sub-watersheds that drain into the South Branch Conewago Creek and the Furnace Creek watershed is a smaller sub-watershed that drains into the South Branch Codorus Creek. Long Run drains outside the Township to the east.

The streams within the Township are characterized by relatively mild gradients, with low volume, sluggish flows. The streams tend to carry high sediment loads, particularly within the farmland portions of the Township during rainy periods. As a result, the value of the streams for recreation or drinking water supplies is greatly diminished. This does not mean, however, that protection and restoration efforts should be ignored.

Because the streams in question drain into the Susquehanna River, they are part of the Chesapeake Bay Basin. The Chesapeake has seen increases in its water quality in the last several years, largely as a result of extensive efforts by watershed groups to minimize the amount of pollution flowing

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into the Bay. West Manheim Township should do its part to assist in that protection effort. In addition, reducing the amount of pollution and sediment load reaching the streams has the potential for opening some parts of the local watershed to recreational opportunities.

The Pennsylvania Code, Title 25, Chapter 93, Water Quality Standards assigns stream use designations to the major streams in the state. These designations are based upon water uses which are to be protected and are considered in the state regulation of discharges. None of the watersheds within West Manheim Township are designated as “high quality or exceptional value” waters by Chapter 93. All of the streams in West Manheim Township are classified as Warm Water Fisheries (WWF). Activities within these waters should not be detrimental to the maintenance and propagation of fish species and additional plants and animals which are indigenous to a warm water habitat. Beaver Creek and the East Branch Codorus Creek are listed by the Pennsylvania Fish and Boat Commission as streams that are trout stocked. New stream encroachments and discharges in these watersheds should be monitored so they do not interfere with the maintenance of trout species between February 15 and July 31. No State-



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designated Scenic River corridors are located within the Township.

*Within the Lower Susquehanna River Basin Comprehensive Water Management Study the Hanover Area was identified as a Potential Groundwater Stress Area. This area was identified based on the large amount of growth concentrated within a limited area. The problems associated within this stressed area include: well interference, groundwater mining, and loss of recharge areas.* These conditions are defined below based on the study:

Well interference:

Increasing water demands have been met by the development of new water sources, many of which are wells. The new sources typically are located close together; drawdown areas for the wells may overlap and result in decreased yields. The loss of operation yield is due to the increased head against which the pumps must work and a less available drawdown.

Groundwater mining:

The clustering of water supply wells around growth centers has locally resulted in over-withdrawal of water from

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the aquifer, loss of base flow in area streams, and total maximum daily load (TMDL) exceedences.

Loss of recharge areas:

As metropolitan areas grow, recharge areas that were once rural area gradually developed. Commercial, industrial, and residential development typically results in the creation of impervious surfaces and the interception and diversion of precipitation into nearby streams. However, the flow is redistributed, being removed from base flow and placed in peak storm flows where the intercepted recharge quickly flows out of the local watersheds in polluted surges when it rains. There is no loss of streamflow on an annual basis. The result is a decrease in the amount of available groundwater to water supply wells, a loss of habitat-sustaining base flow, and a loss of recharge to the aquifer.

*It is therefore paramount that the Township coordinates with the Hanover Region municipalities (Heidelberg, Manheim, and Penn Townships and Hanover Borough) to develop a water budget. The water budget will assist in evaluating the existing water resources, and then subtracting the existing water uses to arrive at the current water budget. By determining the current water budget, the Township can also project future needs and*

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*manage water quality and quantity in a sustainable manner. A fact sheet on water budgets from the Susquehanna River Basin Commission is provided within the Appendix G to assist in the implementation of this task. Further, the Township will incorporate surface water protection and recharge surface area protection as part of the natural features overlays as described within Future Land Use Chapter.*

### **STORM WATER MANAGEMENT**

Development of an area often leads to changes in storm water runoff patterns which may cause problems with street flooding, re-direction of water onto existing properties, channel flooding, and reductions in infiltration and groundwater recharge rates. It is possible, however, to manage storm water runoff to minimize these problems. The adoption and strict enforcement of a Storm Water Management Ordinance can minimize the problems associated with new development. West Manheim Township has an ordinance that addresses the quantity issues associated with development.

One quantity issue that is often overlooked is the effect that development can have on groundwater recharge. Often, important groundwater recharge areas are paved over during

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development. Water that once infiltrated into the ground to recharge aquifers is now carried off via conventional storm water conveyance systems and discharged directly into surface water courses. The negative effect of this practice on groundwater levels can be severe.

Storm water runoff from developed areas, however, can also affect the quality of receiving bodies of water. Increased amounts of sediment, oils, roadway salts and other foreign material in storm water can reach receiving streams, exacerbating the quality issues already outlined. In order to minimize these effects, measures should be taken to limit the amount of pollution caused by new development.

### **FLOODPLAIN PROTECTION**

For years the floodplains along streams and rivers were considered the ideal places for new development. The land tended to be relatively flat and the nearby waterways provided a source of power and commerce. Recently, the value of floodplains for carrying high volumes of water has been re-discovered. By keeping floodplains relatively free from development, damage from flooding is minimized. In keeping floodplain channels clear, more water can be carried downstream and upstream water elevations are lowered, limiting the effects of flooding. The Natural Features map

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identifies the locations of 100-year floodplains as mapped by the Federal Emergency Management Agency (FEMA). Not all streams or watercourses within the Township have been mapped by FEMA, however every stream has a regulated floodplain area that should be protected. As per Pennsylvania Department of Environmental Protection (PADEP) regulations, floodplains on unmapped streams should be considered to extend 50 feet from either stream bank. *The Township currently participates in the State and Federal floodplain protection program and should continue to do so. Development within regulatory floodplains should be severely limited and development which contains hazardous materials should be prevented altogether utilizing the natural features overlay discussed in the Future Land Use Chapter.*

### **WETLANDS**

In much the same way that the benefits of unobstructed floodplains were ignored, in the past, the values of wetlands were also overlooked. Wetlands have been drained, filled, or otherwise impacted over the years so that additional productive land for farming and development could be created. Only recently have the functions of wetlands been re-discovered. Besides the most commonly perceived values

## ***Chapter 8: Cultural and Natural Resources Plan***

of providing habitat for a vast diversity of life forms including some threatened and endangered plant and animal species, some other valuable contributions of wetlands include flood flow and storm water storage and alteration, pollutant, toxicant and nutrient filtration, sediment stabilization to facilitate cleaner streams, and groundwater recharge. Wetlands can even provide economic benefits to the township by helping to keep farm herds healthier due to the reduced amounts of pollutants in the streams, reducing or eliminating the damages caused by floods and keeping the groundwater recharged to supply domestic wells.

Wetlands are afforded State and Federal protection by the United States Army Corps of Engineers (USACOE) and the Pennsylvania Department of Environmental Protection (PADEP), and any encroachments, fills, or crossings of these areas will require the proper State and Federal permits. The Township should ensure that all development observe the Federal and State mandated regulations concerning wetlands and wetland preservation.

Wetlands within the Township have been identified in the past using the National Wetlands Inventory (NWI), and previously commissioned efforts by the Township, developers, and private consultants. It should be noted that NWI maps

## ***Chapter 8: Cultural and Natural Resources Plan***

were developed using aerial photography by the US Fish and Wildlife Service (USFWS) and do not necessarily portray actual field conditions. As a result, they typically do not show all wetland resources within any given area and should only be used for general planning purposes. A site specific wetland delineation report should be required of all new development. The report should indicate the absence of wetlands or provide mapping of the site that identifies the extent of the surveyed wetland boundaries on the property.

Wetlands are categorized by the NWI maps using the Cowardin Classification System, which groups wetlands into palustrine, riverine, lacustrine, marine, and estuarine types of wetlands. The types found in York County are limited to riverine wetlands, which consist of river and stream channels, lacustrine wetlands, which consist predominantly of lake type wetlands, and palustrine wetlands, which are any nontidal wetlands dominated by trees, shrubs, or emergent plants (Wetlands, Mitsch and Gosselink 1993). Palustrine wetlands are the type generally involved with the state and federal permitting system. They can be further broken down into palustrine forested (PFO), shrub-scrub (PSS), emergent (PEM), and open water (POW) classifications. These classifications are important because forested wetlands (PFO) are afforded a

## ***Chapter 8: Cultural and Natural Resources Plan***

higher standard of protection. Impacts to forested wetlands must be replaced with similar habitat at a ratio of 2:1 as opposed to shrub-scrub, emergent, and open water wetlands, which only have to be replaced at a ratio of 1:1. This means for every acre of forested wetland that is filled or otherwise disturbed, 2 acres must be created to replace the lost values and functions of the impacted wetland. For other wetlands, only 1 acre needs replaced for every acre impacted. Forested wetlands should be given a higher priority for preservation not only because of the higher replacement ratios, but because they are more difficult to create and take longer to replace lost values and functions. The Natural Features map identifies wetlands within the Township and distinguishes those that are forested.

*Working in concert with the State and Federal government, the Township should continue to severely limit the construction of new development on wetlands, and should seek to actively restore or create new wetlands in identified areas. Wetlands should be incorporated into natural features overlay district as discussed in the Future Land Use Chapter.*



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### **WOODLANDS**

Woods are crucial to sustaining life on our planet. They take in carbon dioxide and return oxygen to us. They enhance the quality of our lives and environment with their richness and biodiversity, their colors and landscapes. Many species depend totally on woodland for survival. It is surely our responsibility to protect, restore and enhance our forests and woods.

West Manheim contains several woodlands that dot the landscape. The majority of the woodlands are associated with lands held in public land with the two reservoirs and Codorus State Park. Outside those areas woodland landscapes are smaller in area and primarily located in the eastern portion of the Township. *The Township should develop zoning provisions that protect the woodlands that fall outside of public control.*

### **UNIQUE GEOLOGIC SITES, NATURAL AREAS AND SPECIES OF SPECIAL CONCERN**

No unique geologic sites were identified within West Manheim Township, but the York County Natural Areas Inventory (2004) identifies three sites as important natural

## **Chapter 8: Cultural and Natural Resources Plan**

areas in the Township. All three involve populations of plant and animal species of special concern.

Two are situated within Codorus State Park, a portion of which is located in the northeast corner of the Township. *The first species is a Pennsylvania threatened animal species last found in 1996 in Lake Marburg in Codorus State Park.* Its reported occurrence in this area was fair. This species is listed as a G5S2 species by PNDI meaning it has a demonstrably secure global ranking (G5) but an imperiled state ranking (6 to 20 occurrences or fewer in state). This species requires large bodies of fresh water for survival. It was once common in the Delaware River and its major tributaries and in the lower reaches of the Susquehanna River. Habitat destruction and pollution have almost eliminated it from those areas.

*The second species is a once believed to be extirpated plant species last found in 1996 along the roadside in the vicinity of Codorus State Park.* Its reported occurrence in this area was extant and additional information is needed to evaluate the quality of the population or individual. This species is listed as a G5S1 species by PNDI meaning it has a demonstrably secure global ranking (G5) but a critically imperiled state ranking (5 or fewer occurrences in

## **Chapter 8: Cultural and Natural Resources Plan**

state). Further surveys are encouraged to fully document this population.

*The third site consisted of a citing of a Pennsylvania Endangered plant species situated within Bandana Woods in the southeast end of the Township.* Its reported occurrence in this area was fair to poor. This species is listed as a G4G51 species by PNDI meaning it has an apparently to demonstrably secure global ranking (G5) but a critically imperiled state ranking (less than 5 occurrences in state). It was found growing in the understory layer of a mixed hardwood forest on a gradual north facing slope. The canopy was dominated by chestnut oak, black gum, and hickory. The shrub layer included pinxter-bush, black huckleberry, low bush blueberry, and maple-leaved viburnum. There did not appear to be any immediate threats to the occurrence.

The Pennsylvania Natural Diversity Inventory (PNDI) database did not identify the presence of any additional plant species of special concern within the Township. *The Pennsylvania Fish and Boat Commission (PAFBC) and US Fish and Wildlife Service (USFWS) identify York County as being within the known range of the bog turtle (Clemmys muhlenbergii), a federal and state listed endangered species.* The bog turtle's preferred habitat includes relatively

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open portions of sphagnum bogs, swamps, or marshy meadows with slow moving, spring fed streams or spring runs with soft muddle bottoms. In addition, the Wildlife Resource Conservation Fund's publication entitled Endangered and Threatened Species of Pennsylvania identifies occurrences of the state endangered least shrew (*Cryptotis parva*) and state threatened red-bellied turtle (*Pseudemys rubriventris*) in the southeastern portion of York County. The least shrew is a mammal that prefers meadows, pastures, old fields and other non-forested habitats. The red-bellied turtle inhabits relatively large, deep creeks, rivers, ponds, lakes and marshes with ample basking sites.

Because of the sensitive nature of these populations, their exact locations and species identifications cannot be divulged. However, development in the areas identified and in other areas exhibiting the typical habitat characteristics described should be closely monitored and limited to ensure the continued viability of these species within the Township.

*The Township should work with the Conservation District to delineate additional important natural areas, and then provide protection to those sites as appropriate in the form of a natural features overlay. Other features of importance such as riparian buffers and greenways*

## Chapter 8: Cultural and Natural Resources Plan

*could also be identified in this overlay. The purpose of the overlay would be to ensure compatible development on the most environmentally sensitive sites in the Township.*

### LIGHT POLLUTION

Light pollution is defined as light with no “useful” purpose-wasted energy. While zoning is a round-the-clock protector, land-use activity often times is overlooked at night. Nighttime generates unique nuisances, some of which relate to poor quality lighting, which can be highly visible-even from long distances. This can also contribute to the deterioration of West Manheim’s existing rural character. Lighting is necessary for safety and security of people and property; however a careful balance must be practiced so as to minimize excessive lighting. **West Manheim Township’s current zoning provision on illumination (Section 409) provides minimal guidance on deterring lighting that might illuminate or cast glare on adjoining property owners or public streets. As part of the pending zoning ordinance update, the Township should address potential light pollution by including provisions that would address the following topics:**

#### Lighting Zones:

Not every area within the Township has the same lighting needs. West Manheim Township should establish lighting zones

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based on population densities and other community considerations such as nighttime characteristics. *For example, the area within the designated growth area should require more lighting needs than the designated rural area.*

### Permitted Light:

Copious amounts of light are not always an appropriate antidote for safety and security concerns. Generally speaking, night lighting has become more about advertising and less about safety and security. *Particular attention should be given to height limits for pole mounted standards within parking lots and automobile sales, projection of highway signage, and lamp power allowance on vehicle service station canopies.*

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### Shielding:

Light output can be controlled by adding shielding fixtures that direct light where it is needed enhancing performance through strategic light guidance. High-quality fixtures are also glare free.

### Curfews:

Curfews dictate when light is needed, which is not everywhere at all times. By establishing curfews with local businesses, institutions, and property owners light pollution is limited and energy waste is avoided. *Curfews should be considered where non-residential properties abut residential.*

*A sample outdoor lighting ordinance has been provided in Appendix H to assist West Manheim Township in implementation.*

### **ENVIRONMENTAL ADVISORY COUNCIL**

*With over three quarters of the respondents indicating natural resource protection is of the utmost concern, West Manheim Township should develop an Environmental Advisory Council (EAC).* An Environmental Advisory Council is a group of 3-7 community residents, appointed by local elected officials, that advises the local planning commission, park and recreation board, and elected officials on the protection, conservation, management,

## **Chapter 8: Cultural and Natural Resources Plan**

promotion, and use of natural resources within its territorial limits. Municipalities are authorized to establish EACs through Act 177 of 1996, originally Act 148 of 1973.

In accordance with Act 177, EACs are authorized to:

- Identify environmental problems and recommend plans and programs to protect and improve the quality of the environment;
- Make recommendations about the use of open land;
- Promote a community environmental program;
- Keep an index of all open space areas to determine the proper use of such areas;
- Review plans, conduct site visits, and prepare reports for municipal officials; and
- Advise local government agencies about the acquisition of property.
- EACs do not do:
- Regulate; they are advisory only.
- Take the place of or compete with planning commissions or park and recreation boards; they augment and work closely with them.
- EACs are not activist or extremist environmental groups- they are part of the local government and accomplish the most when they work well with local officials.



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- EACs do not compete with local grass-roots organizations, such as watershed associations.
- They are contact points and local government liaisons for these groups.
- EACs do not add bureaucracy to the local government- they have an organized procedure for participating in land use decisions.
- While municipal officials have a high demand for their time and attention, an EAC can:
- Devote their full attention to environmental protection. EACs help municipal officials make environmentally sound decisions.
- Serve as liaisons to represent both the community and decision makers.
- Be a focal point for funding and raise money for projects.
- Engage residents, community volunteers, and the private sector in natural resource protection.
- EACs work on a multi-municipal level to reflect natural rather than artificial municipal boundaries.<sup>1</sup>

***A copy of Act 148 of 1973 is provided within the Appendix I of the Plan along with a sample local ordinance***

## **Chapter 8: Cultural and Natural Resources Plan**

*establishing EACs in Appendix J. With the Township's intent to preserve its many rural qualities, establishing an EAC provides a perfect liaison for the Township in assisting in implementing the numerous recommendations within this chapter and achieving its resource protection goal and strategies.*

### **PLAN IMPLEMENTATION STRATEGIES**

In summary, the Township contains significant cultural and natural environment amenities that form a vital link in the overall health of the community. These elements must be protected and enhanced to ensure that a sense of place, a sense of belonging, and a sense of community can be fostered within the Township.

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<sup>1</sup> <http://www.pecpa.org/>

## **Chapter 8: Cultural and Natural Resources Plan**

**Table 6**

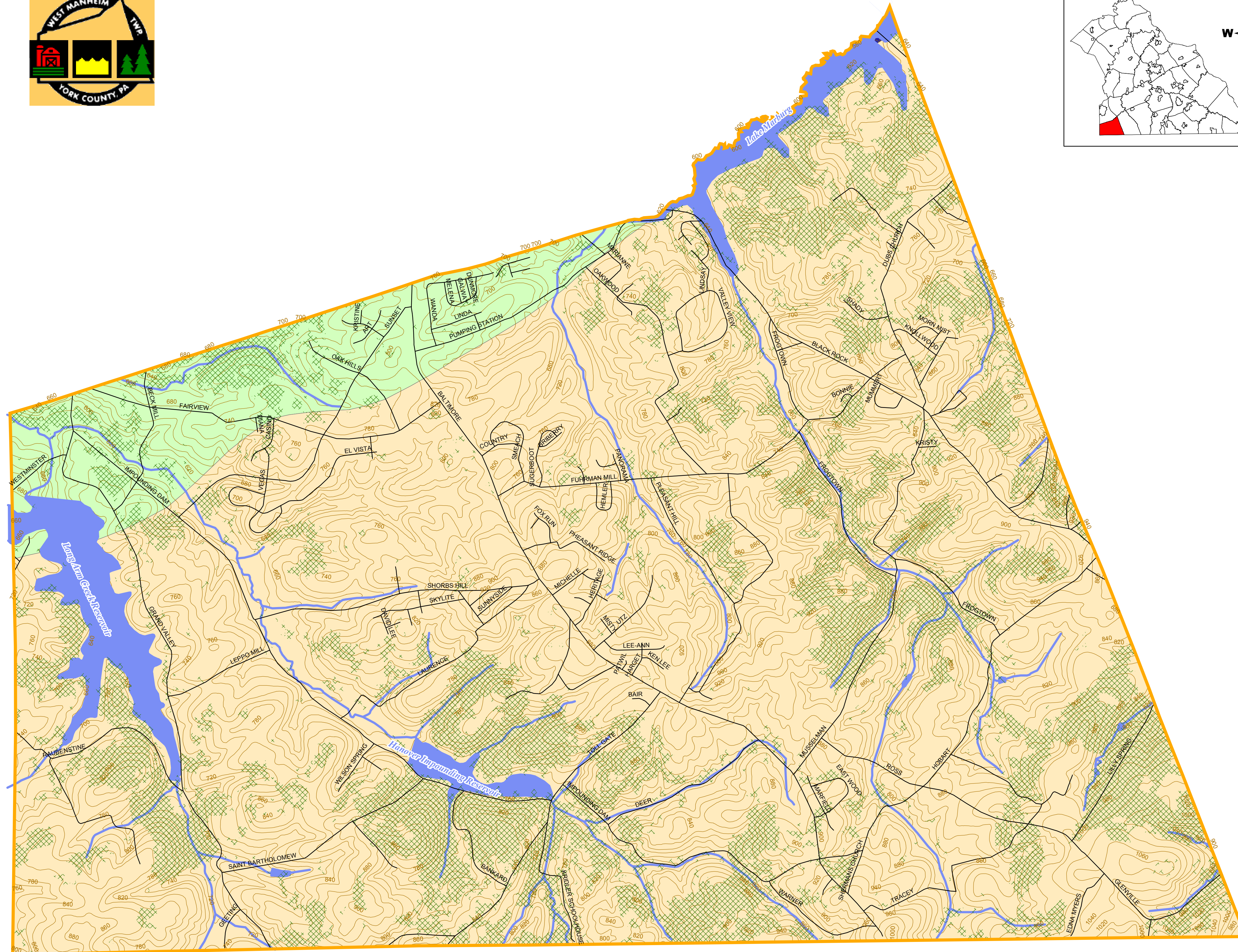
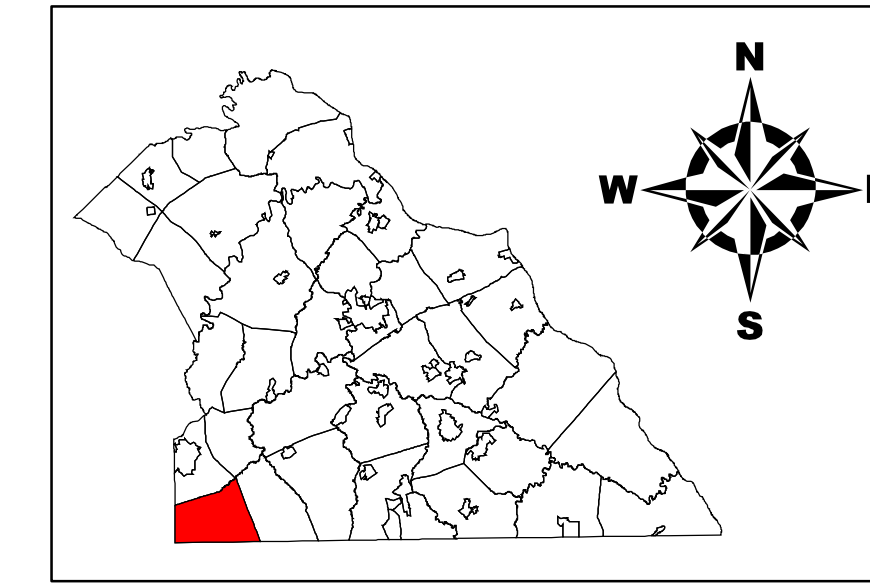
**Cultural and Natural Resources Implementation Action Items**

<b>Time Frame</b>	<b>Action Item</b>
Mid-Range	West Manheim Township needs to thoroughly identify and inventory all properties, structures, or objects that are worthy of preservation within the Township and place them into a digital format.
Short-Range	Adopt the recommended draft water use ordinance provided within this plan as part of the Township's subdivision and land development ordinance provisions.
Short-Range	West Manheim Township should coordinate with the Hanover Region municipalities (Heidelberg, Manheim, and Penn Townships and Hanover Borough) to develop a water budget.
Short-Range	As part of the pending zoning ordinance update, the Township should address potential light pollution.
Mid-Range	Establish an Environmental Advisory Council to assist in Natural Resource Protection.





Map 6  
Geology / Topography  
West Manheim Township,  
York County



**Legend**

- Streams
- Lakes/Ponds
- Roads
- Contours
- Forested Land

**Bedrock Geology**

- Antietam & Harpers Formations (Undivided)
- Conestoga Formation
- Marburg Schist



Adopted: April 26th, 2005

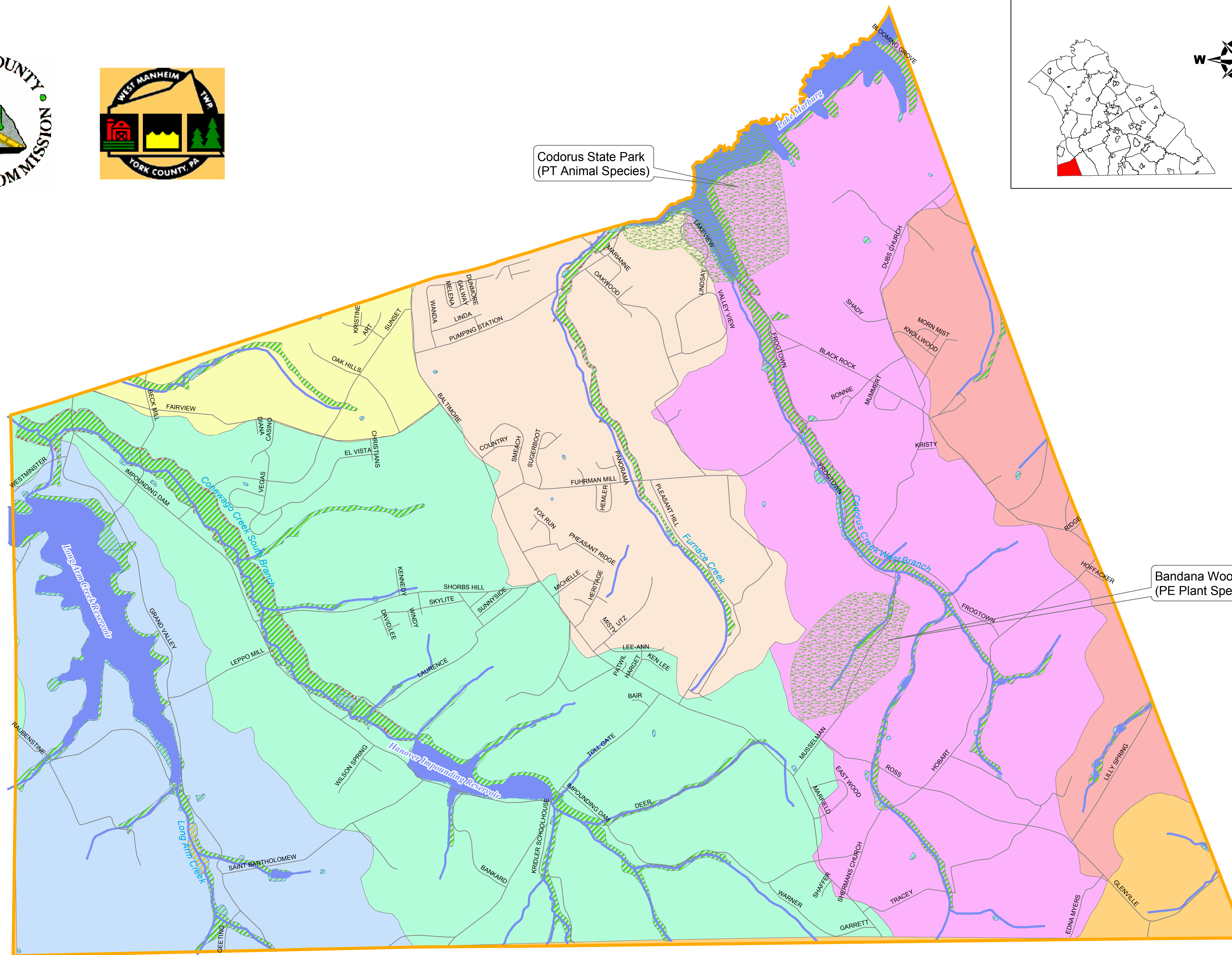
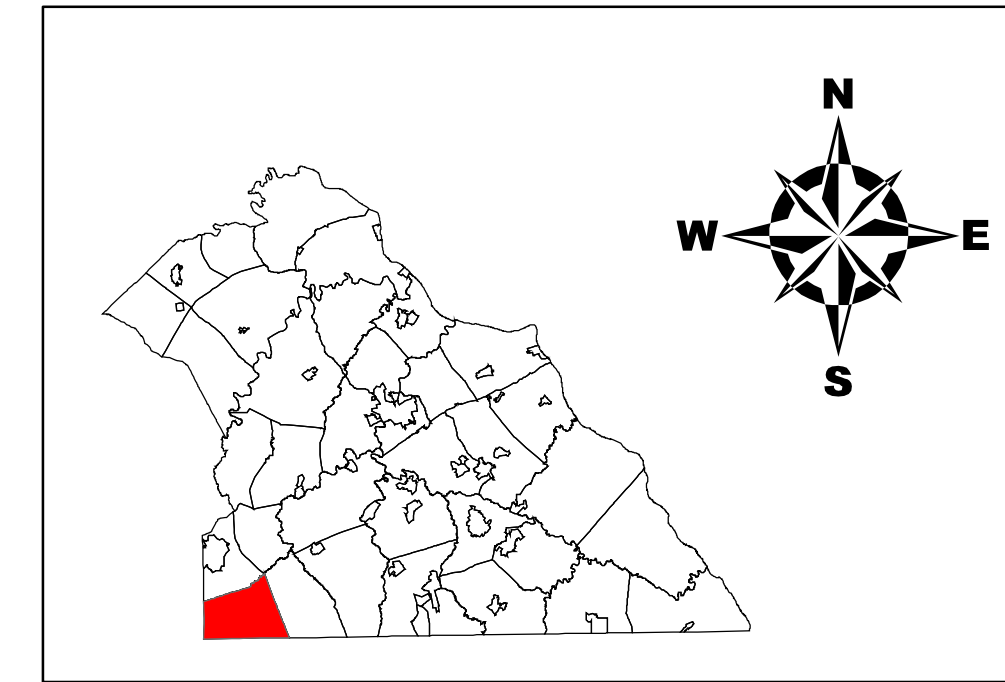
PA State Plane South, NAD 1927  
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Map 7  
Natural Features  
West Manheim Township,  
York County



- Legend**
- Streams
  - Lakes/Ponds
  - Roads
  - Natural Areas
  - Wetlands**
    - Forested Wetlands
    - Wetlands
  - Floodplains**
    - 100 Year
    - 500 Year
  - Sub-Watersheds (PA-DEP)**
    - Furnace Creek
    - Gunpowder Falls
    - Indian Run
    - Long Arm Creek
    - Long Run
    - South Branch Conewago Creek
    - West Branch Codorus Creek



Adopted: April 26th, 2005

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## Chapter 9: Community Facilities Plan

**COMMUNITY FACILITIES:** *To ensure that existing and future populations are afforded a high level of public services.*

### Strategies

- Assure that public water and sewer availability is afforded to all residents within the growth area defined by this Plan.
- Coordinate with South Western School District to ensure that every child within the Township is provided the highest quality education possible.
- Maintain and continue to improve West Manheim Township's current level of police protection.
- Address negative impacts of existing planning, zoning, and land development decisions on the Township's emergency service providers and other community facilities.
- Update the road maintenance plan on an annual basis and periodically evaluate whether or not road improvements are made in a timely manner.
- Restructure Township government and staff to ensure that Township residents concerns are processed in an effective and efficient manner.

## *Chapter 9: Community Facilities Plan*

- Encourage the maintenance and conservation of existing utility systems to service present and future users.
- Develop non-motorized transportation routes to connect existing park facilities, Township focal points, and population nodes throughout the Township.

### **INTRODUCTION**

It is necessary to study the availability of community facilities and utilities offered within the Township in order to identify deficiencies that exist in the present and plan for the needs of the future population of the Township. Schools, fire service, sewer and water service, etc. are all essential elements of a comprehensive planning effort. The Township must work on a continuing basis with the providers of community services in order to ensure that as the Township grows, its residents can continue to rely on the provision of adequate public services.



## *Chapter 9: Community Facilities Plan*

### **SCHOOLS**

There can be no doubt that the public's focus on education is at a significantly higher level now than in previous decades. Given the increasing concern of parents for adequate education of their children, it is necessary to discuss the sufficiency of education facilities, and to a lesser degree, curriculum, in the comprehensive plan. Additionally, the increased focus on school performance has encouraged school districts to become more involved in the actions of the municipalities that they serve, cooperating on issues such as the location and extent of future growth. This document is intended to foster that cooperation between the Township and the school district.

The South Western School District is centered in south-central Pennsylvania, approximately fifteen (15) miles south and east of York, and encompasses approximately 56.8 square miles. The district receives students from West Manheim Township as well as Penn and Manheim Townships.

## ***Chapter 9: Community Facilities Plan***

School facilities include four (4) neighborhood elementary schools, one intermediate school, and one senior high school. The elementary schools consist of the Baresville, Manheim, Park Hills, and West Manheim elementary schools and serve grades K-4. The Markle Intermediate School serves grades 5-8. The South Western Senior High School serves grades 9-12.

In the year 2004, the district had a total enrollment of 4,004 students, with a total enrollment capacity of 5,023 students. The following table shows the disposition of students in the 2004 school year:

## Chapter 9: Community Facilities Plan

Grade Level	Number of Students
K-4	1,397
5-8	1,377
9-12	1,230
Total	4,004

A number of enrollment projections for the year 2010 have been made by a number of agencies, including the district, using various methods.

Individual capacities of the schools are shown in Table Two:

## Chapter 9: Community Facilities Plan

**Table 2**  
**School Enrollment vs. Capacity 2004**

Facility	Enrollment	Capacity
South Western High School	1,230	1,641
Markle Intermediate	1,377	1,432
Baresville Elem.	507	575
Manheim Elem.	144	325
Park Hills Elem.	413	650
West Manheim Elem.	333	400

The condition of the facilities is summarized in Table 3:

**Table 3**  
**Facility Condition**

Facility	Year Built	Last Renovation	Condition
South Western High School	1959	1994	Good
Markle Intermediate	1972	1992	Good
Baresville Elem.	1955	1991	Good
Manheim Elem.	1950	1984	Fair
Park Hills Elem.	1955	1990	Good
W. Manheim Elem.	1950	1988	Poor

## *Chapter 9: Community Facilities Plan*

The District is currently in the process of fulfilling all of the requirements that will enable it to proceed with plans to build a new school in West Manheim Township.

The school district has historically had a strong academic performance. The district's student to teacher ratio of 16.6:1 is moderately higher than the state average of 15.6:1, but is comparable to other similar school districts. Additionally, the ratio has recently been showing little net change. The district has a high rate of participation in the SAT, with the district average of 70.6% of eligible students significantly exceeding the statewide average of 64.5%. The SAT combined score for district students are 1042, which is also well above the state average of 987 and is comparable to the peer group average. The dropout rate in the district is about 2.7% which is comparable to the state average, but slightly higher than the peer group average.

The district's total per student operating expenditure of \$6,971 per year is below the state average of \$8,295, which in light of the results highlighted in the previous paragraph

## *Chapter 9: Community Facilities Plan*

demonstrates that the district provides a significant value to the community. The district also spends slightly less per student on instruction, \$4,196 vs. a state average of \$5,150.

The district's operating revenue consists of 37.6 percent from the state, 57.5 percent from local sources and the remainder from other sources. Approximately 47.9 percent of the operating revenue comes from local property taxes. All of these numbers are comparable to state and peer group averages.

In addition to its basic educational services, the District also provides special education services for students who face special mental or physical challenges. The vast majority of these classes are operated by the South Western School District. The Lincoln Intermediate Unit provides other special classes to meet the needs of pupils with a wide variety of exceptionalities. A program for mentally gifted students provides enrichment and challenging opportunities for students in Grades 3-8. At the secondary level, gifted students

## Chapter 9: Community Facilities Plan

participate in the Honors program and advanced placement courses.

*The School District is already attempting to address its projected capacity shortfalls and currently is in the process of purchasing a new school site along the Baltimore Pike (SR 94) within the Primary Growth Area (PGA) and constructing the new West Manheim Elementary School. This project has a tentative completion date of December 2005. While designing this facility, strong consideration should be given to how the school will fit into the PGA. Provision should be made for pedestrian trails that connect the school grounds to the community. Consideration should also be made of integrating facilities at the school site, such as soccer fields, running tracks, etc. into the community's overall recreation scheme. The existing West Manheim Elementary School site has been purchased by West Manheim Township to serve as the new municipal campus. The existing site is within the PGA and based on the size of the existing structure has the potential to offer*

## Chapter 9: Community Facilities Plan

*recreational amenities and programs to the residents of the community. Specific suggestions for this structure are further discussed in Chapter 10.*

*The School District should coordinate with the Township, fire departments, and other emergency service providers to develop a program by which students can study the operation of Pennsylvania municipal government and service organizations as part of their required community service.*

*The Township should seek to diversify its tax base by implementing the business center district with the intent of drawing new business uses to the Township to assist in diversifying the Township's tax base and ease the increasing burden upon the School District.*



## *Chapter 9: Community Facilities Plan*

### **SANITARY SEWER SERVICE**

West Manheim Township recently underwent a revision to its Act 537 Sewage Facilities planning which will outline what future service areas, if any, should be served by public sewer. In the meantime, the majority of the Township is served by on-lot systems.

At present there are no municipally owned wastewater treatment systems operating in West Manheim Township. The nearest publicly owned facility is the Penn Township Wastewater Treatment Plant located in Penn Township, York County. The facility has a total capacity of 4.2 million gallons per day (gpd) and discharges to Oil Creek, a tributary of the West Branch of the Codorus Creek.

In 1989, West Manheim Township executed an agreement with Penn Township for 250,000 gallons of sanitary sewer capacity at the Penn Township plant. Currently, negotiations are underway to purchase additional capacity. At the present time there is no capacity for sale within the Township, as all available capacity has been allocated to

## *Chapter 9: Community Facilities Plan*

development. Projects have recently been completed or are currently planned for West Manheim Township which will transport wastewater to the Penn Township plant via a combination of force main and gravity main feed. The lead project in this group is commonly known as the DGM Joint Venture and a number of connections have been made to this system and correspondingly to Penn Township's Breezewood Interceptor. As part of this project, a one (1) mgd pump station and association one (1) mgd interceptor was constructed to convey flows to Penn Township's distribution system. All of the pump stations in the Penn Township system appear to have adequate capacity in the near term to accommodate flows from increased development or malfunctioning on-lot disposal systems within West Manheim Township.

The majority of West Manheim Township currently contains on-lot systems and the Township continues to operate under an on-lot management plan. This plan establishes two (2) on-lot management districts which are managed by the

## *Chapter 9: Community Facilities Plan*

Township's sewage enforcement officer (SEO), who is responsible for permitting both new and replacement on-lot systems.

The Act 537 plan for the Township, which was completed in December of 2000, recommends that community sewer be made available to significant portions of the Township. In particular Areas 1 and 2 as identified in that plan, which correspond to the Oak Hill and Myermont Areas, were recommended for the receipt of public sewer within five (5) years of the plan completion date. Currently, the improvement schedule for Area 1 is progressing about six (6) months behind schedule. The Township has submitted a water quality permit to clear construction, but needs to complete negotiation of an additional capacity agreement with Penn Township. These areas are both located in the northern part of the Township near the municipal boundary with Penn Township. Flows from these areas are targeted for transmission to the existing Penn Township Wastewater Treatment Plant.

## *Chapter 9: Community Facilities Plan*

The improvements in Area Three (3) which is centered in the area of Fuhrman Mill Road are progressing more rapidly due to development pressures. Developments proposed by organizations such as the Smith Family Partnership have seen agreements proposed for the construction of a new interceptor along Furnace Creek.

The remaining three (3) areas of Pleasant Hill, Shorbs Hill, and Fairview Road were recommended for an on-lot management district, with an eye toward eventually incorporating them into the public sewer system. The plan recommends that the Township analyze the feasibility of the construction of a West Manheim Township Treatment Facility at the time that it considers providing public sewer to these remaining areas.

The West Manheim Township 2000 Act 537 Plan has made its most recent capacity allocations based on population projections done in the 1990's. Based on that analysis, it was determined that West Manheim Township had a sufficient capacity allocation until approximately 2010 where the

## Chapter 9: Community Facilities Plan

Township population was anticipated to reach 5,610 residents. These population projections account for the Melena, Colonial Hills, Sunset Estates, and South Pointe subdivisions along with an additional 853 additional Equivalent Dwelling Units (EDUs) within the PGA.

*Based on the population projections provided within Chapter 3, West Manheim Township current population is approaching 6,350 persons, which exceeds the 2010 population projection provided within the Township's 2000 Act 537 Plan. Additionally, the active and potential residential subdivision accounted for in Chapter 3 indicates the Township may have an additional 272 EDUs not accounted for in the Township's 2000 Act 537 Plan. The Township should be aware that the needs of adjoining Townships for capacity may require Penn to reconstitute negotiations for additional capacity allocations in the very near future. The Township should take advantage of this opportunity to purchase additional capacity since it is clear that additional capacity will be required to meet the*

## Chapter 9: Community Facilities Plan

*2020 plan year needs or further analyze constructing its own wastewater treatment facility.*

*The Township should progress with implement expansions of the sewer service growth areas shown in the 537 plan. These expansions are all slated to occur within the PGA. To provide consistency with the Township future land use planning and PGA, West Manheim should look to incorporate the anticipated public sewer service areas identified on the Community Facilities and Utilities Map located at the end of this Chapter.*

*The Township should continue to implement its three-year inspection schedule of OLDS systems in the Township. Once malfunctions are identified, specific recommendations for extending sewer service outside of the PGA should be made. These extensions should be made only to clusters of malfunctioning systems. Extension of service to these malfunctioning systems is not an endorsement of future growth along the extended lines. Any alternative that would require extension of public*

## Chapter 9: Community Facilities Plan

*sewer outside the PGA should be analyzed to determine the amount of potential unwanted growth that would occur from extending public infrastructure outside the PGA. For those areas identified within the Rural Area (RA), the Township should require all new land developments to provide areas for both a primary and replacement system so as to not encourage compact development which may necessitate malfunctioning on-lot sewage disposal systems. This would cause extension of public sewer and would compromise the RA.*

### WATER SERVICE

Water service within the Township is provided by a combination of on-lot and public water. Areas of the Township that are served by public water include the Oak Hill Area, the Fuhrman Mill Road Area, the Pleasant Hill Area (largely served), the Shorbs Hill Area, and part of the Fairview Road Area. The areas served by public water, which amount to slightly more than 50 percent of the homes in the Township,

## ***Chapter 9: Community Facilities Plan***

are served by the West Manheim Water Authority, which purchases water from the Borough of Hanover Water.

The Borough of Hanover Water operates a water treatment plant with a capacity of 12,500,000 gallons per day, with an allocation permit of 10,000,000 gallons per day, of which customers currently use approximately 5,000,000 gallons per day, leaving significant excess capacity during normal years, however, during the recent drought of 2001, the safe yield from Borough water sources is reduced to approximately 5,000,000 gallons per day. The Borough typically sells an average of 22,000,000 gallons of water per quarter to the Township Authority, which is metered at a single connection in the Township line along the Baltimore Pike (SR 94). The maximum amount of water that can be conveyed by the Township's pipeline along Pike is 430,000 gallons per day, and the current water service agreement with the Township limits flows to 300,000 gallons per day, or approximately 27,000,000 gallons per quarter. In addition to the purchase of water and maintenance of the distribution



## *Chapter 9: Community Facilities Plan*

system, the Authority also maintains a one million gallon storage tank in Pleasant Hill.

Because the remainder of the Township is so heavily reliant on groundwater, making citizens aware of groundwater quantity and quality protection issues is a matter of primary importance. In Pennsylvania, the period from 1998-2002 saw a time of significant drought, particularly in the south-central and southeastern parts of the state. These drought conditions have disproportionately negative effect on groundwater supplies which take longer times to recover and which may not benefit, unlike surface water resources, from the thundershowers or short duration/high intensity storms that produce much of the area's rainfall. Additionally, it can be extremely difficult to provide relief to citizens in a Township that relies primarily on groundwater resources without close access to public water sources should the groundwater resources go dry.

In order to minimize the threat to groundwater resources, strategies that make maximum use of infiltration

## ***Chapter 9: Community Facilities Plan***

for recharge of the groundwater aquifer take on primary importance in an area that relies heavily on groundwater flows. *The presence and enforcement of West Manheim Township's Sewage Facilities Management Plan can prevent contamination of wells from usual sources such as on-site septic systems. The Township may want to consider a hydrogeologic study be completed as a requirement for receiving land development approval for large subdivisions relying on on-site water.* These and additional methods of managing groundwater supply are outlined further in the Natural and Cultural Features Chapter of this plan.

### **FIRE PROTECTION SERVICES**

Fire protection is a basic public service that is essential to the Township. As growth occurs, adequate fire protection must be provided to protect the public health and safety and to ensure that fire insurance rates paid by area residents and businesses do not become overly burdensome. The Pleasant Hill Fire Company currently provides fire and ambulance

## ***Chapter 9: Community Facilities Plan***

services to all of West Manheim Township and a portion of Manheim Township. The fire company receives automatic aid in the Township on structure fires from Parkville, Pennville, Manchester (MD), Lineboro (MD), and Midway Fire companies. Pleasant Hill provides automatic aid into areas of Manheim Township and Carroll County, MD for structure fires. A Fire Service Area Map is provided at the end of this chapter.

The fire department currently operates eight (8) pieces of equipment. These include: a 1996 Seagrave engine, a 2002 Seagrave engine/rescue combination, a 1976 Ford/FMC engine, a 1966 International/FMC brush unit, a 1999 Ford Medtech ambulance, a 1978 Ford/Wayne utility unit, a 1994 Chevy Caprice which operates at the chief's unit, and a 1947 International/FMC engine (still in service but not actively used). Of these pieces of equipment, the 1966 brush unit is reported to be in poor condition and in need of replacement.

The maximum targeted distance for response to a primary service area call is four to five miles, with an average

## Chapter 9: Community Facilities Plan

response time of five to seven minutes. These standards are further defined in the table below:

Type of Development	Service Radius
High Value Commercial and Industrial	0.5 to 1.0 miles
High Density Residential	1.5 to 2.0 miles
Low Density Residential	3.0 to 4.0 miles
Rural Residential	4.0 to 6.0 miles

In 2003, the average response time for the Fire Company was 5 minutes and 23 seconds, placing it within acceptable standards.

Year	Number of Calls
2003	213
2002	197
2001	206
2000	173
1999	187

## Chapter 9: Community Facilities Plan

West Manheim Township's public water system covers approximately 1/3 of the Township, and the fire company currently has eighty-seven (87) hydrants within that area. The original water system was established as a tree system, with most of the original lines dead ending, contributing to pressure and flow problems in a number of areas. *The fire company reports that it would be beneficial for the Township to consider a program of progressively providing loops in the water system to eliminate current dead ends, and considering, during land development reviews, opportunities to loop water lines during new construction.* To supplement the public water system, the fire company has one dry hydrant along SR 0216 in Codorus State Park and has written permission to utilize several ponds and access points at Long Arm Dam and Impounding Dam. *While purchase of a large water tanker is not feasible for the department at the current time, other options, such as requiring new developments to provide underground storage tanks or other means of water for fire protection are feasible*

## ***Chapter 9: Community Facilities Plan***

***alternatives for providing improved fire protection services.***

The Pleasant Hill Volunteer Fire Company is a wholly volunteer force with no paid crews or drivers. Presently there are fifty-six (56) members on the response roster; however, only 20 are generally active or run primarily with the Pleasant Hill station. Twelve of the members on the roster respond actively as Emergency Medical Technicians (EMTs). ***Most members on the roster work outside of the community and with the increasing number of EMT calls, there may be a need to provide at least part-time paid personnel for daytime calls in the near future based on population growth.*** As with most volunteer fire companies, daytime staffing is difficult and active cooperation of area employers should be encouraged.

One of the difficulties with a volunteer company is the need to constantly fund raise and solicit donations from the community. Volunteers are reluctant to commit themselves to the time needed to work a full-time job, provide emergency

## ***Chapter 9: Community Facilities Plan***

services protection, and engage in constant fundraising. Coordinating community support for the fire company by providing direct financial assistance, using Township newsletters to highlight the importance of the fire company and the need for funding assistance, integrating school children, particularly high school seniors as well as retired and other personnel into an auxiliary that can assist with fundraising, and other means of raising public awareness getting the public involved, can be of great benefit to the overall condition of the fire company.

*As part of the updates to the proposed subdivision and land development ordinance, the Township should require all proposed new land developments to be reviewed by the Pleasant Hill Volunteer Fire Company to determine whether or not the site can be serviced by the company's apparatus. The Township should coordinate with Pleasant Hill Fire Company monitoring facilities, personnel, and equipment carefully over the next decade*

## ***Chapter 9: Community Facilities Plan***

*to ensure the current high response level provided by the company is maintained.*

### **POLICE PROTECTION**

The role of the police department in a community generally takes on three functions. These functions include: law enforcement, maintenance of order, and community service. Law enforcement takes place when legal sanctions are imposed upon those who deprive others of life or property. Maintaining order consists of handling disputes or behavior that threatens to produce disputes. Community service encompasses functions such as traffic control, first-aid services, rescue operations, school involvement, etc.

Police protection services are provided to West Manheim Township by the West Manheim Township Police Department. The Department serves all of West Manheim Township, which it divides into two patrol zones, with a total of seven (7) full-time officers. Patrol zone one is located west of the Baltimore Pike and patrol zone two is located east of



## Chapter 9: Community Facilities Plan

Baltimore Pike. In addition to officers, the staff also consists of one (1) part-time clerical personnel.

The department is currently operating out of a facility which was completed in 2001. The facility is located at 31 Fairview Drive in Hanover, PA. This facility has been designed to accommodate any near term projection of additional manpower and associated equipment.

Officers have responded to calls over the past five years at the following rate:

1999	1,785
2000	1,850
2001	1,938
2002	2,100
2003	2,001

In 2003 the police department received 2,001 calls. The types of calls handled by the department, in decreasing numerical order, consisted of: traffic accidents, domestic calls, criminal

## Chapter 9: Community Facilities Plan

mischief, thefts, and animal complaints. The number of calls that the department responds to can be expected to grow with the significant increase in population and development expected over the next several years. The total average response time for all calls in the Township in 2002 was ten minutes from the time that the call was received.

The police chief reports the following locations as being high accident areas which have been recently addressed:

Location	Improvement Need
Black Rock Road, Vicinity of 1900 Block	Guide Rails, west side of roadway
Black Rock Road from Hobart Road to 1500 Block in vicinity of Pump Station	Speed Reduction
Intersection SR 0094 and Fuhrman Mill Road	Southbound Turning Lane
SR 0094 vicinity of Hobart and Impounding Dam Roads	Northbound and Southbound Turning Lanes SR 0094
SR 0094 from Maryland State Line to 3100 Block vicinity of Deer Road	Speed Reduction

## Chapter 9: Community Facilities Plan

It would appear, based on the analysis of historical data, that the police department has been able to adequately cope with the growth trend in the Township. *The future population projections provided in this plan support the addition of at least one full-time officer and associated patrol vehicle and equipment over the next five years, with the potential need for another officer between 2010 and 2020.*

### ADDITIONAL SERVICES

Although not generally considered community facilities, additional service providers are active in the Township. The following table outlines those service providers:

Service	Provider
Electric	Metropolitan Edison and Adams Electric
Gas	Columbia Gas
Cable	Susquehanna Cable
Solid Waste and Recycling	Penn Waste Inc.
Phone	Sprint

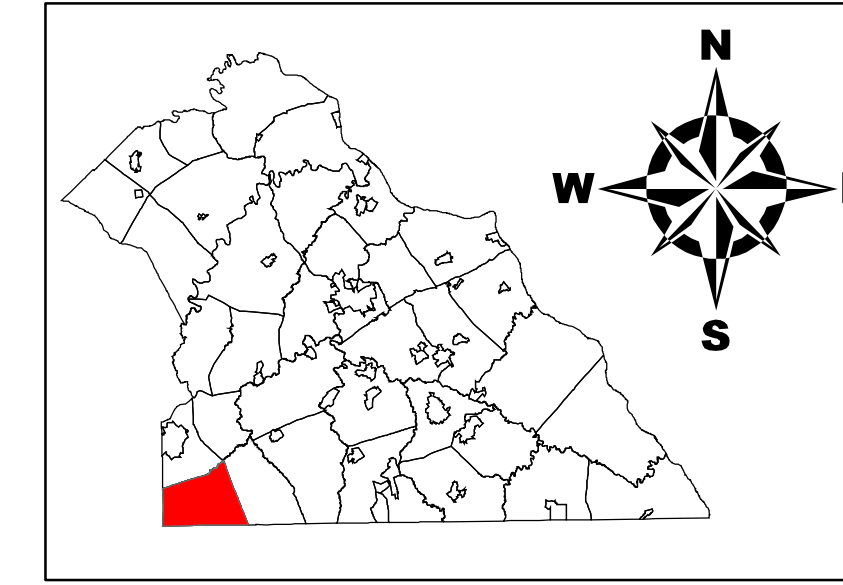
# Chapter 9: Community Facilities Plan

## IMPLEMENTATION ACTION ITEMS

Table 9 Community Facilities Implementation Action Items	
Time Frame	Action Item
Immediate	Coordinate West Manheim Elementary School Site Designs to be integrated with adjacent land developments to foster a “sense of place” and non-vehicular transportation connections
Long	Incorporation of emergency providers and township government educational programs within South Western School District’s curriculum
Medium	Coordinate New Township Building to integrate recreational opportunities and non-vehicular transportation connections
Immediate	Diversify Township tax base by implementing the proposed Business Center District which will ease the increasing burden upon the School District.
Immediate	The Township should begin to negotiate to purchase additional capacity since it is clear that additional capacity will be required to meet the 2020 plan year needs or further analyze constructing its own wastewater treatment facility.
Immediate	To provide consistency with the Township future land use planning and PGA West Manheim should look to incorporate the anticipated public sewer and water service areas.
Continuous	The Township should continue to implement its three-year inspection schedule of OLDS systems in the Township.
Continuous	The Township should require all proposed new land developments to be reviewed by the Pleasant Hill Volunteer Fire Company.
Short and Long	The addition of at least one full-time officer and associated patrol vehicle and equipment over the next five years, with the potential need for another officer between 2010 and 2020.



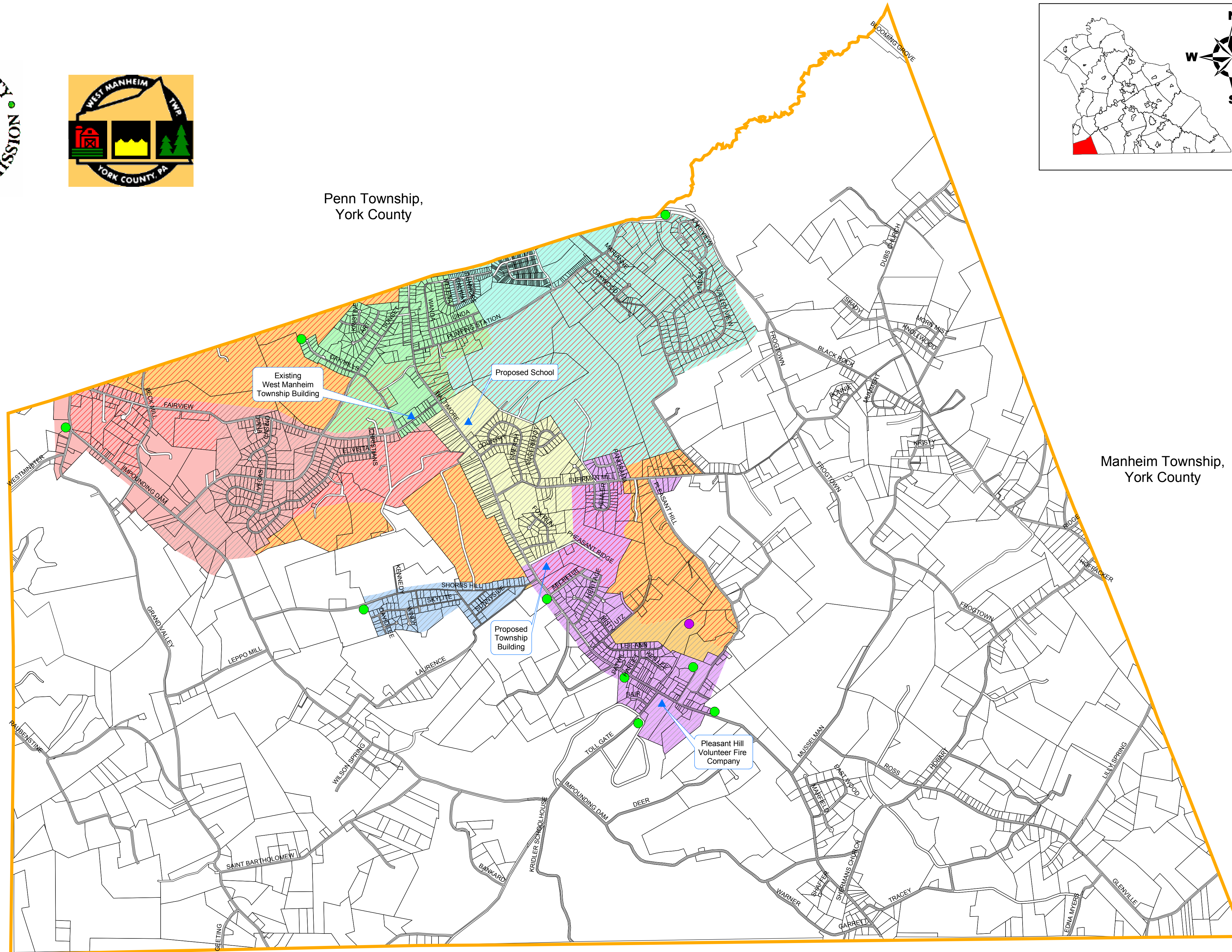
Map 8  
Community Facilities  
& Utilities  
West Manheim Township  
York County



Penn Township,  
York County

Manheim Township,  
York County

Adams County



**Legend**

- Public Water Service Area
  - Anticipated Public Water Service Area
  - Pump Station
  - Storage Tank (Water)
  - Building of Note
  - parcels selection
- Sewer Service Areas**
- 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - Anticipated Public Sewer Service Area



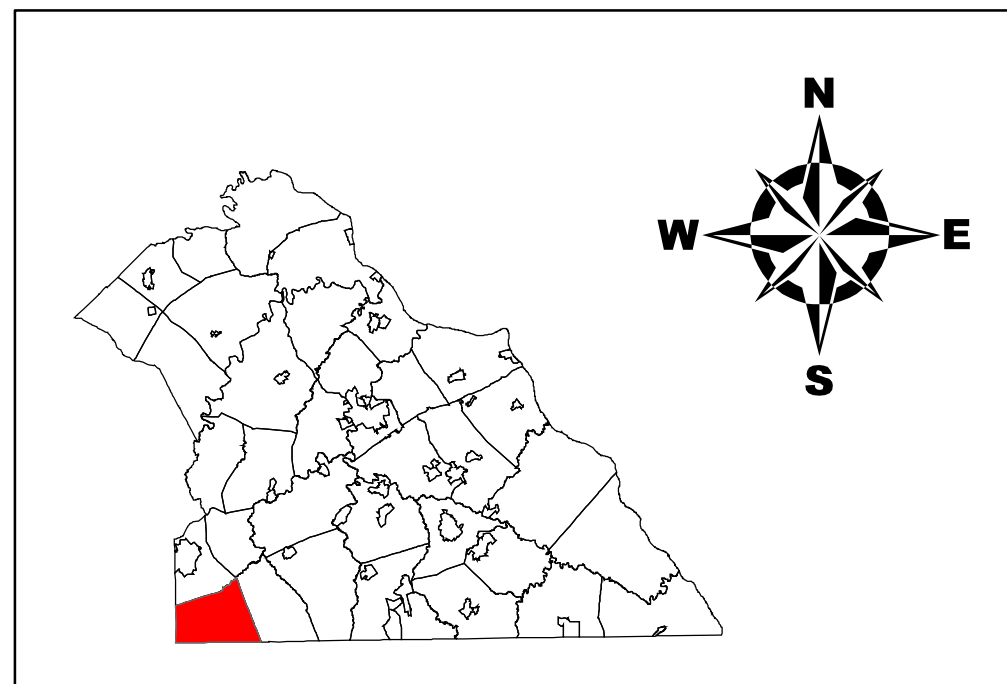
Adopted: April 26th, 2005

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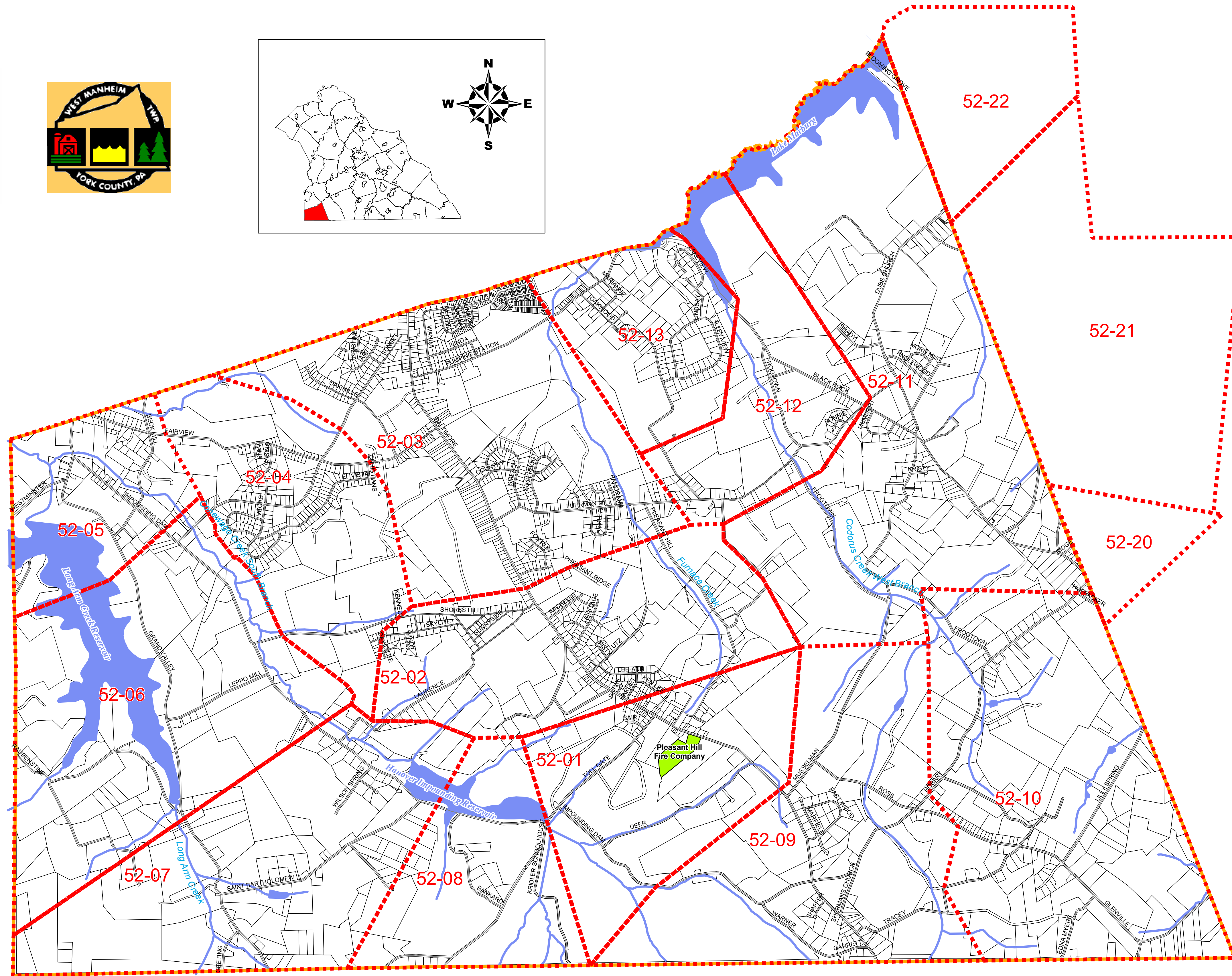
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Maryland





Map 9  
Fire Service Areas  
West Manheim Township,  
York County



**Legend**

- Streams
- Lakes/Ponds
- Roads
- Fire Service Areas



Adopted: April 26th, 2005

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# Chapter 10: Open Space, Parks, and Recreation Plan

**SENSE OF COMMUNITY GOAL:** Preserve, maintain, and enhance the existing rural character of West Manheim Township.

## Strategies

- Promote and preserve the rural character of the Township.
- Enhance and develop activities that encourage community involvement such as community days.
- Work to incorporate areas for community involvement and recreation at the new Township Building.
- Develop and maintain a semi-annual newsletter to be distributed to all landowners within the Township informing them on community events and township decisions.
- Develop a community bulletin board as part of the new Township Building site to exchange information and keep residents informed.
- Maintain and encourage further use of the Township's Web site.

## **INTRODUCTION**

During the last thirty years there has been a growing nationwide interest in recreation, conservation, open space, beautification, pollution abatement, and a full range of other items that directed at a general improvement of the quality of

## *Chapter 10: Open Space, Parks, and Recreation Plan*

our environment. Both an exploding population, an increase of well over 100 million since the turn of the century in this country alone, and an advanced technology, producing increasing leisure, shorter work weeks, and greater mobility, have stimulated this interest.

An important step in the park and open space planning process is to determine a set of minimum standards for park and open space facilities. These standards enable a community to measure how well its existing recreational amenities meet the needs of its residents at the present time and project the future need. The National Recreation and Park Association (NRPA) has advised communities across the nation on the amount and location for parkland for over a half a century.

In 1983, the National Recreation and Park Association (NRPA) published a report entitled "Recreation, Park and Open Space Standards and Guidelines." These guidelines will serve as the foundation to develop the future park and open space system. However, as the report indicates, flexibility in interpreting the document should be exercised since every community identifies with different socioeconomic, geographic, and cultural characteristics. Therefore, the NRPA guidelines will be examined against West Manheim Township's specific demands.



## *Chapter 10: Open Space, Parks, and Recreation Plan*

The NRPA provides two standards in which municipalities can measure their facility effectiveness. The first is a gross acreage standard, expressed as population ration, that is, the minimum number of acres recommended per 1,000 persons. The second is the service area standard, expressed as a park service radius which differs by park type.

West Manheim Township contains two existing recreational facilities totaling 980 acres of parkland. NRPA places these parks into seven classifications: mini-park, neighborhood, community, regional, linear parks, special use facilities, and conservancy areas. NRPA does not have population standards for the last three categories (linear, special use, and conservancy). These areas are more variable than the others. The following table summarizes the seven park classifications and their specific guidelines:

# Chapter 10: Open Space, Parks, and Recreation Plan

Mini-Park	Specialized facilities that serve a limited population such as children.
Neighborhood	Facilities that provide opportunities for active recreation and can include athletic fields, basketball and tennis courts, playgrounds, and picnic areas.
Community	May include typical neighborhood park facilities, but this type of park tends to have more diverse recreational opportunities. Opportunities are available for both passive and active experiences. Active areas can include an athletic complex, swimming pool, a series of courts, and age-segregated playgrounds. Passive qualities include hiking, bird watching, and nature study.
Regional	Larger natural areas for more nature-oriented and passive recreation experiences. Facilities tend to be limited and include picnic areas, trails, nature centers and study areas, camping, boating, and fishing.
Linear	More commonly called greenways, these are linear corridors of open space that provide non-motorized access to parks, link neighborhoods with parks and schools, and provide “close to home” recreational opportunities for biking, walking, horseback riding, and cross country skiing.
Special Use	Areas for single purpose recreational activities such as golf courses, nature centers, outdoor theaters, historic sites, etc.
Conservancy	Open space areas that are protected more for environmental purposes than to provide recreation use. Nature preserves, wetlands, and areas with steep slopes are examples.

Source: Recreation, Park and Open Space Standards and Guidelines, National Recreation and Park Association, 1983

# Chapter 10: Open Space, Parks, and Recreation Plan

Needed acreage for each type of park depends on what is necessary to protect the resources or provide maximum recreational use. NRPA provides the park standards based upon population characteristics. Suggested sizes and proposed service areas are illustrated within the Parks, Recreation and Open Space Map and Table 2 for mini-park, neighborhood, community and regional parks. Linear, special use, and conservancy park types do not have quantitative standards based on the NRPA publication.

Table 2 Parkland Standards			
Park Type	Acres/1000 Population	NRPA Minimum Size Requirements	Service Area Radius
Mini-park	0.25 to 0.50	1 acre or less	< ¼ mile, 5 minute walk
Neighborhood Park	1.0 to 2.0	15 acres	½ mile, 12 minute walk
Community Park	5.0 to 8.0	25 acres	2 miles, 5 minute drive
Regional Park	Variable	200+ acres	30 miles, 1 hour drive

Source: Recreation, Park and Open Space Standards and Guidelines, National Recreation and Park Association, 1983

## REGIONAL PARK

### Codorus State Park

## *Chapter 10: Open Space, Parks, and Recreation Plan*

Residents are afforded the luxury of having direct access to Codorus State Park partially located in West Manheim Township. The park's natural and passive recreational resources have attracted park visitors ranging from hunters to hikers and bicyclist.

Codorus State Park is comprised of 846 acres and is located in the northeastern corner of West Manheim Township. The park's prime attraction is the 1,275 acre Lake Marburg, which has 26 miles of shoreline. This impoundment of the Codorus Creek is the result of a cooperative project between the commonwealth of Pennsylvania and the P.H. Glatfelter Paper Company of Spring Grove, PA. The undertaking was the first of its kind in the commonwealth and is designed to serve the water supply needs of a private industry; the town of Spring Grove and adjacent communities; and to provide a public recreation area. The design and construction of the park facilities were funded by the "Project 500" bond program and the federal government's Land and Water Conservation Fund.

Codorus State Park offers many recreational, family-oriented activities year round. There is a 198-site campground which includes thirteen walk-in sites for tents. Lake Marburg is a warm water fishery. Codorus Creek and the East Branch of the Codorus Creek are approved trout waters. Hiking, biking, cross-

## Chapter 10: Open Space, Parks, and Recreation Plan

country skiing, and snowmobiling opportunities are afforded on the five miles of trail. A seven-mile bridle trail network is also available within the park grounds. Seven boat launches are scattered around the lake and two concessions provide opportunities to utilize pontoon boats, rowboats, canoes, paddleboats, and motorboats on the lake.

The park also provides environmental education programs from April to November which includes ecological and historical walks, audio visual presentations, and campfire talks along with other youth and school programs. Nature trails and a bird viewing station is also available.<sup>1</sup>

### COMMUNITY PARK

#### West Manheim Township Recreation Park

In 2003, West Manheim Township purchased a 113 acre farm off Impounding Dam Road for a community park for all ages and abilities to enjoy. The draft master plan contains walking trails, ball fields, picnic areas, and a pond. It is estimated that the park will be constructed by 2005.

#### Kids Kingdom

Located in Penn Township just north of West Manheim is a community park which is owned by Penn Township. The park

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<sup>1</sup> West Manheim Township Web Site, Codorus State Park Page

## *Chapter 10: Open Space, Parks, and Recreation Plan*

serves both active and passive recreation for its users most notably a wooden play apparatus for young children.

## *Chapter 10: Open Space, Parks, and Recreation Plan*

### Tri-Township Park

Located in Penn Township just north of West Manheim is the five acre Tri-Township Park which is owned by South Western School District. The Township classifies the park as a community park within its 2001 Comprehensive Plan the park but based on NRPA standards it should be classified as a neighborhood park. The park serves both active and passive recreation activities for its users.

### **NEIGHBORHOOD PARKS**

#### Pleasant Hill Fire Company Park

Pleasant Hill Fire Company Park is located behind the Pleasant Hill Fire Company along Route 94 in the Village of Pleasant Hill. This 12.3 acre park contains several baseball fields and concession stands that service the local village.

#### West Manheim Township Elementary Proposed School Site

This 29 acre site is located along Route 94 near the Fairview Road intersection. This site is anticipated to be completed by the 2006/2007 school year and would provide both indoor and outdoor recreational amenities.

#### Future West Manheim Township Building Site

Located along Route 94 the West Manheim Township Elementary School has been recently purchased by West Manheim Township to become the future municipal building location. The

## Chapter 10: Open Space, Parks, and Recreation Plan

existing nine acre site contains several multi-purpose fields, tot-lots, along with the school auditorium.

*The Township does not contain any mini parks, linear parks, special use parks, or conservancies.*

### PARK AND OPEN SPACE NEEDS ASSESSMENT

The future needs assessment is a critical component of any quality of life analysis for existing and future residents of the Township. This analysis is included, in part, to satisfy some of the requirements of the MPC in regard to the implementation of mandatory dedication provisions within the Township's subdivision and land development ordinance and also to assist the West Manheim with planning and budgeting for the development of future parks. The future recreation needs of the Township are determined by applying the recommended minimum acreage standards to a reasonable population projection generated in Chapter 3 for the 2020 population and by examining how well the Township meets the NRPA location standards.

#### Gross Acreage Requirements

As discussed in Chapter 3, West Manheim Township's population is expected to grow by 3,949 residents by the year 2020. Table 3 compares the parkland acreage standards for three major types of parks (mini-park, neighborhood, and community),



## Chapter 10: Open Space, Parks, and Recreation Plan

based on 2000 Census population figures and forecast populations, to the actual parkland acreage of the municipality.

Park Type	Required Acres/2000 Population (4,865)	2000 Deficit (- ) Excess (+)	Required Acres/2010 Forecast Population (7,274)	2010 Deficit (- ) Excess (+)	Required Acres/2020 Forecast Population (8,814)	2020 Deficit (- ) Excess (+)
	Mini-Parks	1.2-2.4	(-)1.2- (-)2.4	1.8-3.6	(-)1.8- (-)3.6	2.2-4.4
Neighborhood Parks	4.9-9.7	(+)45.4- (+)40.6	7.3-14.5	(+)43- (+)35.8	8.8-17.6	(+)41.5- (+)32.7
Community Parks	24.3-39	(+)88.7- (+)74	36.4-58.2	(+)76.6- (+)54.8	44.1-70.5	(+)68.9- (+)42.5
Totals	30.4-51.1	(+)132.9- (+)112.2	45.5-76.3	(+)117.8- (+)90.6	55.1-92.5	(+)108.2- (+)70.8

*Utilizing the population projections provided within Chapter 3 and comparing them to NRPA population standards, the Township contains an excess of neighborhood and community parklands and a deficit of mini-park parkland within its borders to address the 2020 projected population. This deficiency must be weighted against the fact that West Manheim Township contains Codorus State Park regional parkland within its boundaries. However, the Township's deficiency of "close to home" recreational amenities should be addressed.*

# Chapter 10: Open Space, Parks, and Recreation Plan

## Service Area Requirements

Beyond the population standards, the location of the park and open space facilities in relation to the Township's residents is also an important indicator of how well existing facilities meet the needs of the community. West Manheim Township is both a rural and suburban municipality. Within the PGA, the Township contains significant population densities that will demand recreational amenities while the RA will not. To illustrate how well the Township's parklands serve the various areas of the municipality, Map 9: Parks, Recreation and Open Space has been prepared.

*While the Township meets and exceeds its population standards when compared to the NRPA criteria for all park types except mini-park parkland, a spatial analysis based on NRPA standards does not provide such positive results. Service area buffers display major population densities located within the South Point, Melena, Colonial Hills subdivisions. These are not serviced by the Township's community and neighborhood parkland infrastructure. The State Route 94 transportation corridor that traverses the Township from north to south also divides the Township into distinct areas. Specifically, the existing Melena and Colonial Hills neighborhoods potential to access the proposed West*

## Chapter 10: Open Space, Parks, and Recreation Plan

*Manheim Elementary School site is fairly easy. However, those residents within the South Point and Sunset Drive neighborhoods west of S.R. 94 would describe their commute to the proposed West Manheim Elementary School site moderate to difficult. An analysis of Map 9, further illustrates the need for mini-park and neighborhood parkland to provide “close-to-home” recreational opportunities. The Township contains three proposed residential subdivisions (Joshua Hill, Northfields, and Rogen Farms) each of which will construct over one hundred homes and contain a population density that would support a new neighborhood park facility.*

*Specific recommendations for future park and recreation facility locations are described below and are indicated on Map 9.*

### *Future Park Sites*

*Given the amount of residential development occurring within the primary growth area of the Township and the lack of current park land available, land is considerably more valuable than fees received associated with the Township mandatory dedication ordinance. The Township should require all subdivisions to provide land dedication instead of fee-in-lieu especially within the Northfields subdivision that is currently under consideration before the Township. The park*

## Chapter 10: Open Space, Parks, and Recreation Plan

*lands should focus on providing active recreational amenities. The boundaries of the proposed Northfields development have been placed on Map 10 to visually display the approximate location of potential park site based on the boundaries of the proposed subdivision.*

Future Township Building

*In the short-term implementation stage, the Township will be moving its municipal structure to the former West Manheim Elementary School. The Township should consider future recreational amenities when coordinating with the project's architect. This site lends itself to many uses such as a center for both local seniors and teens associated with the structure along with active recreational areas outside the structure. The land falling behind the municipal campus could lend itself to an excellent community park site as well.*

### MANDATORY DEDICATION

The Pennsylvania Municipalities Planning Code, Act No. 170 of 1988 provides the legislation giving municipalities the authority to require the dedication of public land for recreation purposes. To comply with this legislation, West Manheim Township must meet these requirements:

- Adopt a recreation plan that establishes open space standards and park service areas, identifies areas in need

## Chapter 10: Open Space, Parks, and Recreation Plan

of open space, and includes a capital improvements program.

- Develop a mandatory dedication ordinance that contains definite standards to determine the portion of a development to be dedicated and the amount of any fee to be paid in lieu of land.
- Create a separate interest bearing account for the placement of any collected fees.

The practice of mandatory dedication requires developers to dedicate part of their development's open space or pay fees for public park purposes. Giving approval for residential development increases the demand for recreation lands, while at the same time, diminishes the supply. With sufficient planning, mandatory dedication can be a reliable method of financing needed recreational facilities. West Manheim Township currently administers a mandatory dedication ordinance which requires a \$900.00 per lot fee-in-lieu requirement. The following section analyzes whether or not the current land dedication and fee-in-lieu is appropriate for the next twenty years population growth.

### Mandatory Dedication Ordinance Calculating Land Requirements

The easiest way for the Township to calculate how much open space is required for a new development is through a per

## Chapter 10: Open Space, Parks, and Recreation Plan

dwelling unit calculation. The lack of parkland based on the previous analysis within this section indicates the Township contains a deficiency in recreational needs. Therefore, the Township has established a goal of providing 20 acres of parkland per 1,000 residents. To derive a per unit calculation, the 1,000 population figure is divided by the Township's 2000 U.S. Census average household size of 2.84. The following calculation results:

$$1,000 / 2.84 \text{ persons per dwelling unit} = 352 \text{ dwellings}$$

Dividing this number by the desired 20 acres per 1,000 residents goal yields this amount of land to be dedicated per dwelling unit:

$$20 \text{ ac.} / 352 \text{ dwellings} = .057 \text{ acres per dwelling unit}$$

Therefore, on a subdivision of 50 homes, this .057 acre per dwelling unit requirement would net 2.85 acres of parkland. With smaller subdivisions, the Township may want to pursue other alternatives such as a fee contribution or construction of facilities.

### Fee Calculation

As an alternative to land dedication, the developer can pay a fee. To convert the open space requirement to a fee, the Township needs to require the developer to provide the fair market value of the land to be dedicated. Using the 0.057 acre per dwelling unit requirement, for a 50-unit residential

## Chapter 10: Open Space, Parks, and Recreation Plan

subdivision, the developer should provide the Board of Supervisors with an appraisal for the 2.85 acre parcel. Therefore, if the land was appraised at \$10,000 per acre, then the Township would accept \$28,500 fee in lieu of the land dedication. *The Township should consider adjusting both the provisions under the current ordinance along with the fees based on the recommendations above. Sample mandatory dedication ordinance provisions are provided within Appendix K to assist in modifying the existing Township ordinance.*

*As noted earlier in this section, the Township should focus on accepting land dedication based on the value and amount of available land within the Township as opposed to the fee-in-lieu of dedication.*

### PARK AND RECREATION BOARD

West Manheim Township has a Park and Recreation Board consisting of volunteers from across the community that serves to ensure adequate park and recreational opportunities are afforded to the Township residents. Currently, the Board is focusing on fundraising for the construction of the West Manheim Township Recreation Park.

### RECREATION ASSOCIATION

The Township also has a Recreation Association that organizes private sports league play within the region.

# Chapter 10: Open Space, Parks, and Recreation Plan

## Open Space Planning

Open space is usually defined rather broadly and can take many forms. For example, it may take the form of an apartment balcony in a major city, a playground in the suburb, or an infinite unrestricted view in a National Forest. In general, however, open space is related to land which is not used for buildings or structures. Open space may be privately or publicly owned and may be used in a variety of ways including recreation, water supply, tourism, economic development, or amenity.

The manner in which open space is built into the fabric of a community and the uses to which it is put will obviously affect the character of the community. Due to the multitude of pressures for open space and the known impact of community character, open space must be seen not just as the space remaining from development, but rather as an essential element in the developing environment of the community.

Open space serves three basic community functions:

- The human needs of the residents are served in terms of fresh air, sunlight, physical exercise, psychological release, and social functions.
- The productivity and efficiency of the physical resources area advanced through the protection of water supplies, the cleaning of air, the nourishment of soils, the



## *Chapter 10: Open Space, Parks, and Recreation Plan*

enhancement of wildlife, and assistance to the economic activities of farming and lumbering.

- Economic development is affected through guidance of development patterns, stimulation of tourism, advancement of employment, and the enhancement of real estate.

As catalogued in Chapter 8, West Manheim Township boasts a wide range of open space resources. The Township is blessed with significant surface water features in the form of Long Arm Creek and Hanover Impounding Reservoirs along with Lake Marburg within Codorus State Park, rich untouched soils for farming, and embroidered with the beauty of the Codorus, Conewago, and Furnace Creeks. West Manheim Township has fallen victim to significant population growth over the course of the last two decades and can be identified as one of York County's fastest growing municipalities.

Because of its unique and highly desirable location, West Manheim is in a geographic position which demands urgency as it faces its choices of what lands and activities to prioritize. This plan section seeks to help West Manheim face the decisions that must be made now and into the future.

The resource inventory in the preceding chapter catalogues a diverse range of open space resources and assesses the means of

## Chapter 10: Open Space, Parks, and Recreation Plan

protection afforded to date and makes recommendations to protect them. *Upon review of that inventory, the CPAC expressed continued belief that all of the Township's open space resources are of value and are important, particularly in the face of continued development pressure. Throughout the monthly discussions, concern for retention of some of the remaining broad open space and agricultural lands loomed large as a perceived means of maintaining West Manheim's overall community character and "rural" ambiance.*

*To date, the lands enrolled in Agricultural Security Areas (ASAs) reflect the only active open space protection initiative within the Township.* As indicated in the preceding chapter, ASA designation is not permanent and requires renewal enrollment every seven years by landowners. Therefore, it recommended that the Township focus on the following approaches to begin to build its open space protection program:

*Public planning activity should aim to promote appropriate private conservation initiatives wherever feasible. Comprehensive public acquisition of fee title or development rights to West Manheim Township's broad agricultural landscapes, woodlands, and scenic vistas, for example, could never be cost effective. In contrast, private initiatives may prove successful. Private conservation*

## Chapter 10: Open Space, Parks, and Recreation Plan

*initiatives may be entirely voluntary or may be specifically encouraged through public programs for purchase of development rights or transfer of development rights (TDR) as recommended alternative for farmland protection within the future land use chapter. Paramount is keeping landowners informed and up-to-date regarding the resource values dependent upon their stewardship, as well as the range of opportunities available to them to protect those rights. It is often possible to meet both personal and financial objectives of individual landowners fully within the context of open space protection.*

### FOCUS ON RESOURCE CONSERVATION THROUGH THE CONSERVATION SUBDIVISION DESIGN

*As recommended within the future land use chapter, all proposed residential subdivisions fifteen acres and greater will encourage conservation subdivision design. This process allows the developer to clustering homes to the least vulnerable areas and leaves the critical environmental resources and areas as permanent open space. Where possible, design will encourage connectivity amongst conservation subdivision design to promote the development of larger open space areas and connectivity.*

## Chapter 10: Open Space, Parks, and Recreation Plan

*The future land use also recommends additional guidelines be put in place for site design so as to provide a manner in which least disruption occurs to the natural landscape. Techniques such as utilizing existing farm roads for incorporation into internal circulation system and the introduction of building envelopes were some of the ordinance provisions that should be implemented as part of the zoning and subdivision and land development ordinance revisions.*

With the recommendation of the sliding scale approach to the agriculture future land use designation and implementation within a subsequent zoning ordinance update, landowners will receive a higher ranking for agricultural conservation easements. *As recommended within chapter 8, the Township should establish an EAC which could assist in administration of these approaches.*

### GREENWAYS AND CONNECTIVITY

A greenway is a corridor of open space. Greenways vary greatly in scale, from narrow ribbons of green that run through urban, suburban, and rural areas to wider corridors that incorporate diverse natural, cultural, and scenic features. They can incorporate both public and private property and can be land- or water-based. They may follow old railways, canals, or ridge tops, or they may follow stream corridors, shorelines, or

## Chapter 10: Open Space, Parks, and Recreation Plan

wetlands, and include water trails for non-motorized traffic. Some greenways are recreational corridors or scenic byways that may accommodate motorized and non-motorized vehicles. Others function almost exclusively for environmental protection and are not designed for human passage. Greenways differ in their location and function, but overall a greenway will protect natural, cultural, and scenic resources, provide recreational benefits, enhance the natural beauty and the quality of life in neighborhoods and communities, and stimulate economic development opportunities.<sup>2</sup>

*Currently, West Manheim contains unofficial greenway corridors associated with the stream valleys and their tributaries. Map 10 provides the following recommendations:*

- *Provide trail and greenway linkages between the Township parks and its residential communities as noted on Map 10.*
- *Design portions of proposed trails for handicapped and elderly access.*
- *Divide the trails and greenways shown on Map 10 into manageable, prioritized segments in order to effectively acquire funding and implement construction.*

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<sup>2</sup> Pennsylvania Greenways An Action Plan for Creating Connections, Pennsylvania Greenways Partnership Commission

## Chapter 10: Open Space, Parks, and Recreation Plan

- *Mark entrances to parks, greenways, and trails with appropriate signage.*
- *Construct greenway and trail crossings at grade where possible.*
- *Work with the York County Conservation District to ensure environmentally friendly trail and greenway construction.*

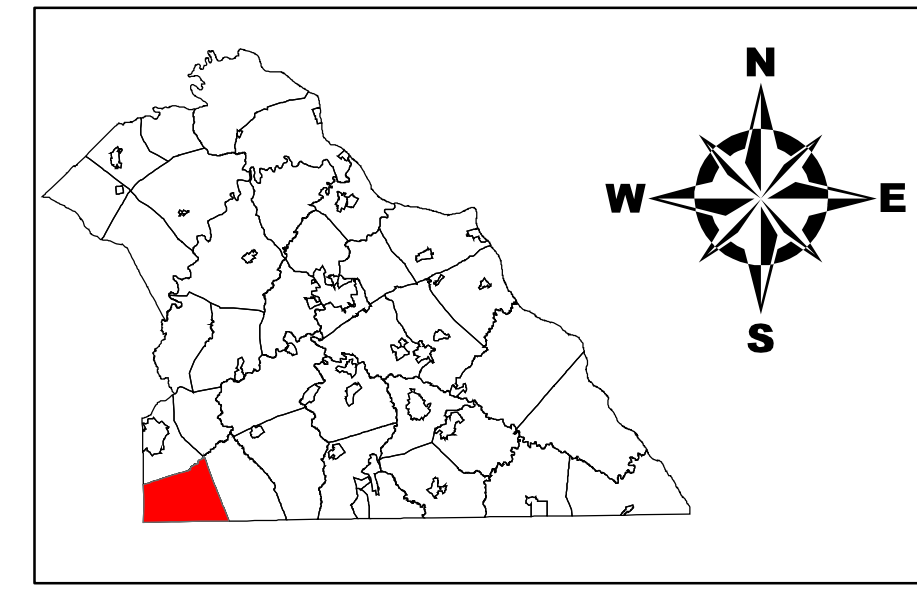
Table 6

Open Space, Parks, and Recreation Implementation Action Items

Time Frame	Action Item
Short-Range	Incorporate all parks, recreation, and open space areas into an Official Map for the Township.
Short-Range	Divide the trails and greenways shown on Map 10 into manageable, prioritized segments in order to effectively acquire funding and implement construction.
Short-Range	Construct all greenways and trail crossings based on recommendations within this Chapter.
Short-Range	Incorporate mandatory dedication provisions suggested within this chapter into the existing ordinance.
Annually	Encourage connectivity of open space between conservation designed subdivisions.



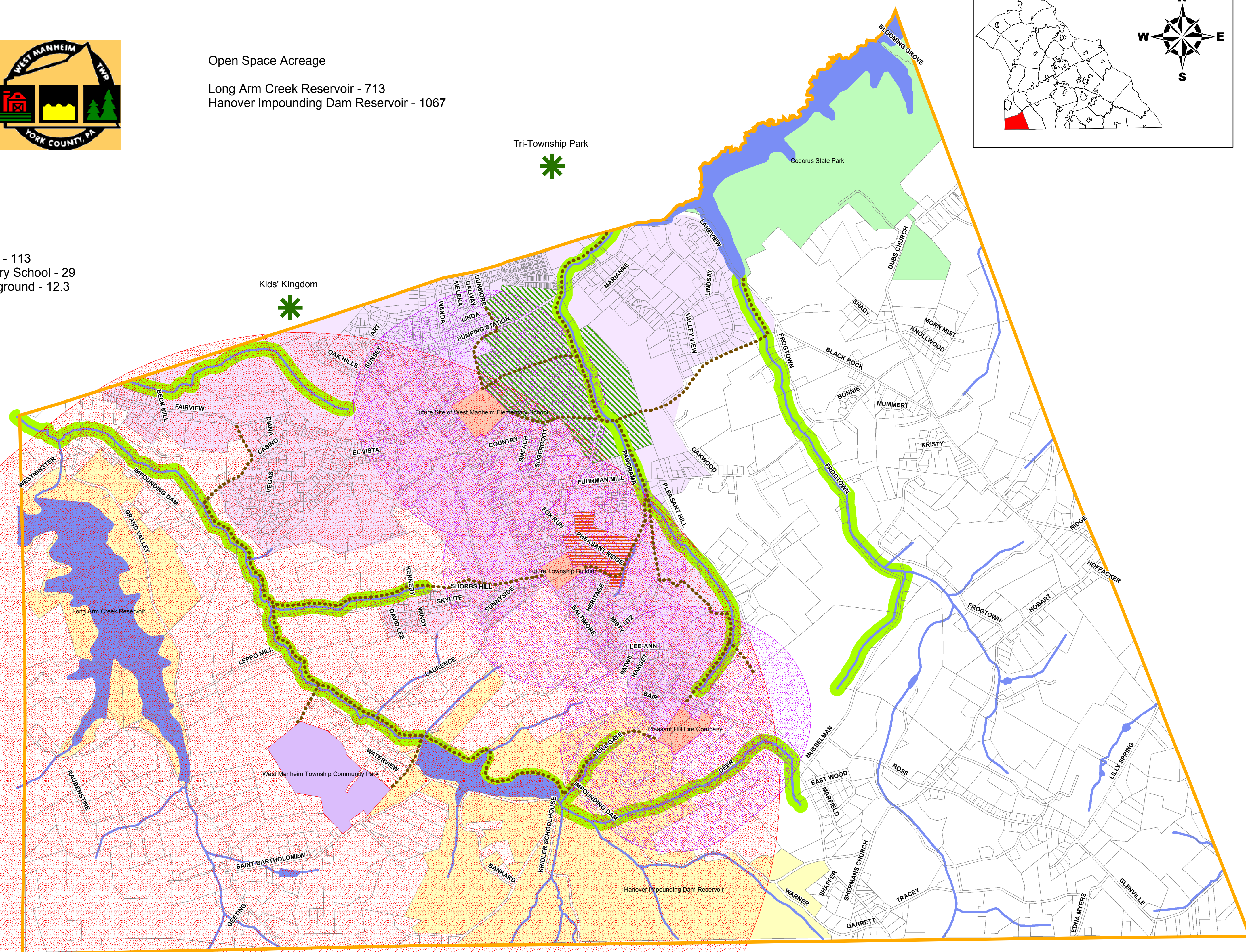
Open Space Acreage  
 Long Arm Creek Reservoir - 713  
 Hanover Impounding Dam Reservoir - 1067



Map 10  
 Parks, Recreation &  
 Open Space  
 West Manheim Township,  
 York County

Park Acreage

- Codorus State Park - 846
- West Manheim Community Park - 113
- Future West Manheim Elementary School - 29
- Pleasant Hill Fire Company Fairground - 12.3
- Future Township Building - 9



**Legend**

- Streams
- Lakes/Ponds
- Primary Growth Area
- Open Space
- Existing Neighborhood Parks Service Area
- Existing Community Parks Service Area

**Type of Park**

- Community
- Neighborhood
- Regional

**Future park and Recreation Recommendations**

- Proposed Trails
- Future Recreation Area in Northfields
- Future Recreation Area at New Township Building
- Proposed Greenways



Adopted: April 26th, 2005

PA State Plane South, NAD 1927  
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# Chapter 11: Implementation Plan

**PLANNING GOAL:** Coordinate planning efforts within the Township to be consistent with the comprehensive plan and work together with adjacent municipalities and York County to address regional goals and needs.

## Strategies

- Keep informed on regional conditions and external factors that may affect conditions in the Township, such as circulation, economic development, and provisions of services and facilities.
- Participate in regional decisions and efforts so that the Township interests are represented.
- Work to ensure adequate infrastructure is provided for future development.
- Continue to develop strict ordinance provisions to limit the effect of development on adjacent property owners to maintain the rural character of the community.

## **INTRODUCTION**

The completion and adoption of the Comprehensive Plan is a very significant step in the Township's planning process. However, the adoption of the completed Plan should not be seen as the end of the planning process, but rather the starting point. Implementation of the Plan involves a variety of agencies, organizations, and individuals who have a wide range of roles and



# Chapter 11: Implementation Plan

responsibilities in the implementation process. These include the Township Supervisors, the Township Planning Commission, the South Western School District, the Penn Township Sewer Authority, and other service providers. In addition, private organizations, corporations and businesses, citizen organizations and clubs, and individual citizens can have varying degrees of influence and involvement in the implementation of the Comprehensive Plan.

## THE ROLE OF THE PLANNING COMMISSION

The Township Supervisors have the power to adopt and amend the Comprehensive Plan, but the Planning Commission has a major role in ensuring the implementation of the Plan. *It should be the leader in the implementation process and should analyze the Plan's recommendations in depth and channel them to the appropriate body for action.*

To be effective over a period of time, the planning proposals and recommendations must be subjected to a continuous process of review and updating to assure that they properly reflect current solutions to the problems. In addition to its current responsibilities, the Planning Commission will conduct the following actions in order to assure continuation of the planning process:

- The Planning Commission will *annually* review the Comprehensive Plan and provide a report to the Board of Supervisors to update them on the plan implementation.

# Chapter 11: Implementation Plan

- The Planning Commission will conduct *annual* public meetings with citizenry to determine whether or not the comprehensive plan is still consistent with the public's objectives.
- The Planning Commission will review the Comprehensive Plan during the summer months to determine what initiatives will require financial investments from the Township within the upcoming year to allocate in the municipal budget.

## IMPLEMENTATION CHECKLIST

Numerous implementation techniques will be required to ensure that the Comprehensive Plan achieves the vision, goals, and strategies set forth within. To assist in organizing these techniques and establishing a priority system, an implementation checklist has been provided as a supplement to this chapter. The implementation checklist includes a detail of the implementation initiative, responsible parties, plan focus area, implementation time period, and record of action taken. The priority system have been divided into four categories: annual (items to be implemented on a yearly basis); short-range (intended to be implemented within one year of plan adoption); mid-range (intended to be implemented within 2-5 years of plan adoption); and long-range (intended to be implemented within 6-10 years of plan adoption). A copy of the checklist is provided at the end of this Chapter.

# ***Chapter 11: Implementation Plan***

## ANNUAL (items to be implemented on a yearly basis)

Actions that are designated to occur on a reoccurring basis every calendar year. Minimal additional study or financial resources are needed for these implementation items.

## SHORT-RANGE ACTIONS (within one year from plan adoption)

Actions that are designated to occur within one year from plan adoption are generally those which are high priorities and for which minimal additional study is needed, and which can be accomplished with existing staff and financial resources.

## MID-RANGE ACTIONS (within two to five years from plan adoption)

Actions designated to be carried out in years two through five generally fall into two categories. First, are high priority items that will require significant additional study or more detailed planning, or those for which sufficient resources may not be immediately available. A second category includes items that require coordination or actions by other entities.

## LONG-RANGE ACTIONS (within six and ten years for plan adoption)

Actions designated to be carried out six and ten years from plan adoption are generally those which are likely to require at least three or more years to precisely define needs and opportunities, create programs and partnerships, and establish funding resources. Hence, many of these items are less urgent or require sizable financial and personnel investment commitments.

# Chapter 11: Implementation Plan

## FUNDING

Realization of the improvements and objectives outlined in this document will require financial support from a variety of sources. These sources will consist of internal Township funds generated by general obligation funds, borrowing, and special funds, etc., and will also consist of external sources. External sources can come in the form of grants and low-interest loans from a variety of Federal, State, and County, as well as privately funded programs. In order for the objectives of this plan to be accomplished in a timely fashion, all relevant means of support must be explored, and if applicable, pursued. *A copy of the Growing Smarter Toolkit developed by the Department of Community and Economic Development has provided in Appendix L as a reference on available grants to aid in implementing this Plan.*

Resources are available to address every aspect of the plan. For example, at the time that this plan was produced, there were no less than five major programs in Pennsylvania supporting parks, greenways, and trails. Programs are also available to support neighborhood revitalization initiatives and transportation improvements. Included in the Appendix to the plan is an in-depth description of the outlined programs, plus information on a large number of additional programs that are available.

# *Chapter 11: Implementation Plan*

Note that there are several keys to successful application for these highly competitive grants. One key is to show that the project for which the grant funding is requested is a part of a well thought-out and comprehensive plan, which has already been accomplished with the completion of the West Manheim Township Comprehensive Plan. A second key is to show that the projects for which the grant funding is being requested have a regional effect, and it is especially effective if the funding is jointly applied for by more than one municipality in a region. To that end, West Manheim Township should make every effort to partner with adjacent municipalities and organizations when it applies for grant funding.

It is important to carefully read the particulars of each grant program. It may very well be that projects can be funded by programs that, at first glance, do not appear to apply. For example, funding provided by PENNDOT's Transportation Enhancement Program can be used to fund trails and greenways that are part of an overall non-motorized circulation pattern. A funding resource directory is included as an Appendix to this document to assist in identifying the appropriate funding initiative.

## **KEYS TO SUCCESS**

There is a wealth of financial assistance available from County, State, Federal, and private entities, for everything from transportation improvements to business development. The keys

## *Chapter 11: Implementation Plan*

to taking advantage of these programs are knowledge and organization. It is therefore beneficial to:

- Have a person or persons dedicated to learning, in-depth, the available funding programs and application procedures. It may be helpful to have, for example, members of the parks and recreation committee become experts in growing greener funding, etc.
- Have an ongoing dialogue with County, State, and Local officials and representatives so that funding requests will be heard by the appropriate agencies. It is also important to maintain open lines of communication with those funding agencies, seeking their help where necessary to strengthen applications.
- Have an overall, comprehensive plan, such as this comprehensive plan, which can be used to justify and support funding requests. In particular, tying a particular project into an overall land-use scheme will be beneficial in the application process.
- Where possible, apply for funding in conjunction with other municipalities or authorities, demonstrating a regional benefit to the project.
- Make use of positive coverage of the Township, including efforts to revitalize and/or protect historic and natural resources.

# Chapter 11: Implementation Plan

- Be willing to provide significant Township funding to wholly pay for programs or to provide grant matching funds in order to implement the actions items included in this plan.

A continuous effort at applying for available funds, and active political and regional support of those applications should, however, yield significant financial resources for the Township as it seeks to implement this comprehensive plan.

## REGIONAL PLANNING

As part of this comprehensive plan process, the CPAC for West Manheim Township met jointly with representatives from Heidelberg Township. Although the two produced separate final plans, many of the ideas contained within this plan are shared visions. *West Manheim should seriously consider working with its neighbors on future endeavors outlined within its Plan. Following the adoption of this Plan, the Township has agreed to cooperate with other municipalities in the southwestern portion of the County to develop a regional policy plan which will lead to regionalization. Some specific regional planning examples outlined within this Plan would be to prepare a water budget for the Hanover Region, a regional recreation board and staff, and transportation improvements. West Manheim has a history of working with its neighbors on public sewer and water and economic development. Planning for the Hanover Region, which would include municipalities within*

# Chapter 11: Implementation Plan

*Adams and York Counties, is a logical and necessary step forward from this Comprehensive Plan.*

West Manheim's opportunities for better, more effective planning are largely based upon the State's advocacy of multi-municipal planning and regulations. Regional planning is a philosophical shift which has been gaining momentum for some time and it likely to continue. Over the course of the last five years, the State has taken steps to assure that local plans are consistent with the county and regional plans with new provisions within the state municipalities planning code. Funding for communities working together has come to the forefront of most grant initiatives. Not only is this cost-effective, but it provides an opportunity to discuss multi-municipal zoning, transportation impact fees, recreation plans, and agriculture preservation strategies, which may include transfer of development rights. With multi-municipal planning in place, West Manheim has more options than ever when it comes to land use regulation.

## CHANGE IN PHILOSOPHY

This comprehensive plan for West Manheim Township contains notable philosophical changes compared to the previous comprehensive plan and the planning approach the Township has engaged in practicing since its inception. However, at no point in West Manheim's history has the Township witnessed such intense growth pressures. *The smart growth and preservation techniques outlined within this document will assist West*



## ***Chapter 11: Implementation Plan***

*Manheim in taking a proactive planning approach. Community leaders must have the mindset of approaching every decision asking, “What is best for West Manheim Township.”*

## West Manheim Township Implementation Checklist

<u>Time Frame</u>	<u>Implementation Initiative</u>	<u>Responsible Party</u>	<u>Focus Area</u>	<u>Action Taken</u>
Short-Range	Incorporation of a Primary Growth Area (PGA) and Rural Area (RA) within West Manheim Township future planning documents and decisions.	Planning Commission	Future Land Use	
Short-Range	As recommended within Chapter 6: Economic Development, the Township should coordinate with the York County Economic Development Corporation to determine a niche market for the business center future land use desingation.	Township Manager	Future Land Use	
Short-Range	Update subdivision and land development ordinance to incorporate recommended screening, buffering, landscaping, mass transit coordination, signage, building envelopes and lighting requirements based on location within PGA or RA.	Planning Commission	Future Land Use	
Short-Range	Update the zoning ordinance to include the future land use designation recommendations contained within this Plan.	Planning Commission	Future Land Use	
Short-Range	Establish a general town center concept plan and communicate these ideas with the developers working within the North-central portion of the Township.	Planning Commission	Future Land Use	
Mid-Range	Develop a transfer of development rights program within the Township.	Planning Commission	Future Land Use	
Short-Range	The Township should recommend conservation subdivision design for all proposed residential tracts with a minimum lot size of fifteen acres or greater within the PGA and RA future land use area.	Planning Commission	Future Land Use	
Short-Range	Identify the limits of the surface water protection area and additional conservation overlays to incorporate as part of the zoning ordinance update.	Planning Commission	Future Land Use	
Short-Range	Create an Economic Development liaison person to interact and coordinate with the YCEDC and promote economic development in the township and region.	Township Manager	Economic Development	
Long-Range	Prepare a business directory of local businesses to promote local business development.	York Economic Development Corporation	Economic Development	
Annual	Identify vacant and underutilized non-residential buildings that be properly marketed by the York County Economic Development Corporation (YCEDC).	Township Manager	Economic Development	
Short-Range	Enhance communication between the township and YCEDC to encourage proper marketing of buildings and land for economic development, and coordination of public and private development strategies.	Township Manager	Economic Development	
Long-Range	Utilizing existing economic development resources, such as the YCEDC, and establish an educational program to assist new and existing business owners with the complexities of operating a business.	Township Manager	Economic Development	
Annual	Conduct bi-annual meetings with business owners in the Township to ensure their concerns are being heard by the Board of Supervisors.	Board of Supervisors	Economic Development	
Short-Range	Identity grants and loan programs that can be utilized by businesses owners to help off-set costs of expansions.	York Economic Development Corporation	Economic Development	
Mid-Range	Create a web site that can disseminate information and about the Township and local region, and links to other economic development resources to perspective businesses considering establishing or relocating to the area, or expanding.	York Economic Development Corporation	Economic Development	
Short-Range	Amend the boundaries and text of the Commercial/Industrial Zoning District as shown on the Future Land Use Plan, and described in the associated text.	Planning Commission	Economic Development	
Short-Range	Prepare text for the Business Center Zoning District and amend the zoning map in accordance with the Future Land Use Plan.	Planning Commission	Economic Development	
Short-Range	Develop provisions for On-Farm Occupations in the Agricultural Zoning District to encourage secondary uses that will help make the farm profitable; therefore, supporting preservation of agriculture in the Township.	Planning Commission	Economic Development	
Short-Range	Add No-Impact Home Occupations as a permitted use in all zoning districts and permit Home Businesses that do not impact adjoining property owners.	Planning Commission	Economic Development	
Annual	Maintain and support existing regional shopping and employment centers, and communicate with regional economic development partners.	York Economic Development Corporation	Economic Development	
Annual	Penn Township and Hanover Borough play an important role in the area's local and regional economy. The Township should communicate with adjoining municipalities to ensure these regional shopping and employment centers remain strong and viable.	York Economic Development Corporation	Economic Development	

## West Manheim Township Implementation Checklist

<u>Time Frame</u>	<u>Implementation Initiative</u>	<u>Responsible Party</u>	<u>Focus Area</u>	<u>Action Taken</u>
Immediate	Coordinate West Manheim Elementary School Site Designs to be integrated with adjacent land developments to foster a “sense of place” and non-vehicular transportation connections	Board of Supervisors	Community Facilities	
Long	Incorporation of emergency providers and township government educational programs within South Western School District’s curriculum	Township Manager	Community Facilities	
Medium	Coordinate New Township Building to integrate recreational opportunities and non-vehicular transportation connections	Board of Supervisors and Park and Recreation Board	Community Facilities	
Immediate	Diversify Township tax base by implementing the proposed Business Center District which will ease the increasing burden upon the School District.	Planning Commission	Community Facilities	
Immediate	The Township should begin to negotiate to purchase additional capacity since it is clear that additional capacity will be required to meet the 2020 plan year needs or further analyze constructing its own wastewater treatment facility.	Township Manager	Community Facilities	
Immediate	To provide consistency with the Township future land use planning and PGA West Manheim should look to incorporate the anticipated public sewer and water service areas.	Township Manager	Community Facilities	
Continuous	The Township should continue to implement its three-year inspection schedule of OLDS systems in the Township.	Township Manager	Community Facilities	
Continuous	The Township should require all proposed new land developments to be reviewed by the Pleasant Hill Volunteer Fire Company.	Planning Commission	Community Facilities	
Short and Long	The addition of at least one full-time officer and associated patrol vehicle and equipment over the next five years, with the potential need for another officer between 2010 and 2020.	Township Manager	Community Facilities	
Short-Range	The Township should apply access management and traffic calming provisions within the Township’s Subdivision and Land Development Ordinance.	Planning Commission	Transportation	
Short-Range	The Plan recommends that all new residential development should provide a form of pedestrian mobility (sidewalk or trails) within the DGA, within any residential development larger than fifteen acres in the DRA an internal connectivity plan should be required.	Planning Commission	Transportation	
Short-Range	To coordinate for future traffic demand associated with the PGA and future land use designations, West Manheim Township should place right-of-way preservation provisions within an update to its subdivision and land development ordinance for roadway widening and providing additional turning lanes and shoulders along the entire length of Baltimore Pike, Fuhrman Mill, Ross, and Fairview.	Planning Commission	Transportation	
Short-Range	The Plan recommends that the Township institute review procedure to ensure that new development does not deteriorate the scenic nature of many of the Township’s roadways.	Planning Commission	Transportation	
Short-Range	In order to facilitate the planning, acquisition, and implementation of land and projects that have community impact, the Township needs to adopt an Official Map.	Board of Supervisors	Transportation	
Annual	Implement the Transportation Capital Improvements Program.	Board of Supervisors	Transportation	
Annual	The Township should take every opportunity to encourage different developers, working on projects in the same area, to pool their resources to provide necessary roadway upgrades.	Planning Commission	Transportation	
Annual	In order to ensure that the Township’s roadways are properly maintained, the Township should establish a multi-year maintenance program	Township Manager	Transportation	
Mid-Range	West Manheim Township needs to thoroughly identify and inventory all properties, structures, or objects that are worthy of preservation within the Township and place them into a digital format.	Township Manager	Cultural and Natural Resources	
Short-Range	Adopt the recommended draft water use ordinance provided within this plan as part of the Township’s subdivision and land development ordinance provisions.	Planning Commission	Cultural and Natural Resources	
Short-Range	West Manheim Township should coordinate with the Hanover Region municipalities (Heidelberg, Manheim, and Penn Townships and Hanover Borough) to develop a water budget.	Township Manager	Cultural and Natural Resources	
Short-Range	As part of the pending zoning ordinance update, the Township should address potential light pollution.	Planning Commission	Cultural and Natural Resources	
Mid-Range	Establish an Environmental Advisory Council to assist in Natural Resource Protection.	Township Manager	Cultural and Natural Resources	

West Manheim Township

York County, Pennsylvania

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND CERTAIN SECTIONS OF  
THE WEST MANHEIM TOWNSHIP ZONING ORDINANCE**

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of West Manheim Township, York County, Pennsylvania, as follows:

SECTION 1: ARTICLE 1, SECTION 104 shall be added:

Following the adoption of this ordinance and except as hereinafter provided:

- A. Unless specifically provided for in this ordinance, the provisions of this ordinance shall be interpreted to allow only one principal use to be established on a single lot.

\* \* \*

SECTION 2: ARTICLE II, SECTION 203: Specific Words and Phrases of the West Manheim Township Zoning Ordinance shall be revised to include the following words:

**AGRIBUSINESS** – Agricultural uses that involve, but are not necessarily limited to, one or more of the following conditions:

- 1) Concentrated Animal Feeding Operation – An animal feeding operation which is required to obtain NPDES permits in accordance with the Clean Water Act.
- 2) Concentrated Animal Operation – An animal feeding operation which is required to develop a nutrient management plan in accordance with the Pennsylvania Nutrient Management Act.
- 3) Other – Any agricultural operation, whether involving animal, animal product, or vegetable production, which occurs within an enclosed structure exceeding 10,000 square feet.

**CLUB ROOM, CLUB GROUNDS, MEETING HALL** – A building within which is housed an organization catering exclusively to members and their guests. They shall include premises or buildings for social, recreation, and administrative purposes which are not conducted for profit, provided there area no vending stands, merchandising or commercial activities, except as required for the membership of such club. Clubs shall included, but not be limited to, service and political organizations, labor unions, as well as social and athletic clubs. Club rooms, club grounds and meeting halls shall not be used for adult-related facilities.

**DEED RESTRICTION** – A covenant, running with a parcel of land, which places specific conditions or limitations on the use of such parcel of land, and which is applied to the parcel owner, his or her successors, or assigns.

**HORTICULTURE** – The growing of fruits, vegetables, flowers, or ornamental plants

**NATURE PRESERVES AND WILDLIFE SANCTUARIES** – An area maintained in a natural state for the preservation of both animal and plant life.

**RIDING SCHOOLS** – An establishment where horses are boarded and cared for, and where instruction in riding, jumping, and showing is offered, and where horses may be hired for riding.

\* \* \*

SECTION 3: ARTICLE III, SECTION 307: FARMING ZONE (F) of the West Manheim Township Zoning Ordinance shall be deleted in its entirety and replaced with the following:

SECTION 307 FARMING ZONE

- A. Purpose: Protect and stabilize general agriculture as an on-going economic activity in the West Manheim Township area by encouraging those land uses and activities which are agricultural in nature or act in direct support thereof. Discourage development from occurring on productive farm lands, including those designated as “prime” and those which are conducive to high crop yields. Protect agriculture from incompatible uses which may also interfere with normal and customary agricultural practices within that zone. Minimize the amount of land consumed for nonagricultural purposes by encouraging nonagricultural development to occur on small parcels. Provide for the continuation of agribusiness operations within West Manheim Township by requiring design standards for agribusiness operations and by requiring setbacks between agribusiness and residential uses. Retain the core area of farmland in West Manheim Township which strongly contributes to the rural character of the Township.
- B. Uses by Right: The following principle uses are permitted by right in the farming zone:
1. Farm.
  2. Farm buildings and agricultural uses, including the growing of crops and the pasturing of animals.
  3. Forestry, excluding saw mills.
  4. Horticulture, including nurseries and greenhouses.
  5. Riding schools and horse boarding stables.
  6. Single-family detached dwellings.
  7. Nature preserves and wildlife sanctuaries.
- C. Permitted Accessory Uses: A structure may be erected or used, and a lot may be used, for the following permitted accessory uses and no other:

1. Roadside stands for the sale of agricultural products, at least half of which are grown on the premises provided that the area of the stand does not exceed 1,000 square feet, and that a gravel parking area is provided such that customers are not forced to park along the cartway or within the right-of-way of the road. Such sales shall be authorized without regard to the 50% limitations under circumstances of crop failure due to reasons beyond the control of the landowner.
  2. Accessory buildings or structures clearly incidental to permitted agricultural uses, including storage buildings, silos, or other outbuildings.
  3. Accessory buildings or structures clearly incidental to permitted residential uses.
- D. Special exception uses: The following uses are permitted as “special exception uses” when authorized by the Zoning Hearing Board. The Zoning Hearing Board shall hear and decide requests for such uses according to criteria established in PART VI of this Ordinance.
1. Agribusiness
  2. House of Worship
  3. Cemetery
  4. Kennel, Animal Hospital
  5. Sawmill Operations
  6. Public Buildings, Facilities and Utilities
  7. Club Room, Club Grounds, Meeting Hall
  8. Airstrip, Airport, Helistop, and Heliport
  9. Communication Antennas, Towers And Equipment
  10. Home Occupation
  11. Farm Vehicle Repair Shop
  12. Feed and Grain Mills
- E. General requirements: All uses listed as permitted, accessory or special exception within Section 307, and erected or established after \_\_\_\_\_, shall comply with the following requirements, unless otherwise required by this article:
1. Development allotment. Existing properties shall be permitted the following number of lots, upon which may be erected permitted principal, accessory, or by special exception meeting the standards of this section. The number of lots allocated to a property shall be based on the property size at the effective date of this section excluding existing uses, lands already placed under a conservation easement, or similar such restriction, and in accordance with the following table:

<b>Parent Tract (acres)</b>	<b>Number of Lots That May Be Subdivided From Parent Tract</b>
0 to 4.99	1
5 to 14.99	2
15 to 29.99	3
30 to 59.99	4
60 to 89.99	5
90 to 119.99	6
120 to 149.99	7
150 or more	7, plus one lot for every 25 acres over 150 acres

2. Area and bulk requirement. Unless otherwise specified in this section, the lot size, lot setbacks, widths, and building heights shall meet the following requirements:
    - a) The minimum lot size shall be one acre.
    - b) The maximum lot size for residential uses shall be two acres. Where more than two acres is needed to meet the driveway, on-site sewer, or water systems requirements, the Township may waive this requirement; provided that the minimum additional area is used to meet the requirements of such on-site systems.
    - c) The minimum lot width for residential and nonresidential uses shall be 200 feet.
    - d) The minimum front setback shall be 25 feet.
    - e) The minimum rear setback shall be 25 feet.
    - f) The minimum side yard width shall be 10 feet, provided the minimum width of both side yards is 35 feet.
    - g) The maximum height of any non-agricultural building or structure shall be 35 feet.
  3. Lot add-ons involving agricultural land in which no new lots are created shall not be counted against the number of lots permitted to be created in the schedule of Section 307. E.1.
  4. Any subdivision or land development plan hereafter filed for a tract of land in the Farming Zone shall specify which lot or lots shall carry with them the right to erect or place thereon any unused quota of single-family detached dwellings as determined by the provisions of this section.
- F. Agricultural Nuisance Disclaimer: All lands within or abutting the Farming Zone are located within an area where land is used for agricultural production. Owners, residents, and other users of this property may be subjected to inconvenience, discomfort, and the possibility of injury to property and health arising from normal and accepted agricultural practices and

operations including but not limited to noise, odors, dust, the operation of machinery of any kind including aircraft, the storage and disposal of manure, the application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants, and users of this property should be prepared to accept such inconveniences, discomfort, and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982 The Right to Farm Law may bar them from obtaining a legal judgment against such normal agricultural operations.

- G. Agricultural Setback Requirement: On any separate non-farm parcel, no shrub shall be planted, and no accessory residential structures or fences shall be placed within ten feet (10') of any land used for agricultural purposes. Similarly, no tree shall be planted within thirty feet (30') of any land uses for agricultural purposes.
- H. Locational criteria: All applications for subdivision or land development shall be accompanied by the following information. The following information is required to allow the Township to ensure that the highest quality farmland is protected, and to ensure that new development affects agricultural operations to the minimum extent feasible.
1. The size, shape, and dimensions of the property and the size and location of all existing buildings.
  2. All lots previously approved in accordance with this section.
  3. Land under active cultivation, land used as pasture, and forested land or land within woodlots.
  4. Soil information for the property, including soil series and soil capability class, subclass, and unit, as classified within the Soil Survey of York County, Pennsylvania and Agricultural Handbook 210 of the United States Department of Agriculture Soil Conservation Service.
  5. The size, shape, dimension, location, and use of all proposed lots. The developer shall demonstrate that the following location and design considerations have been fully addressed:
    - a) All uses or lots shall be established on non-prime farmland (Soil Capability Classes IV-VIII), when such land is available, or on lands which cannot feasibly be farmed, due to existing features of the site such as rock outcroppings or heavily wooded areas, or due to the fact that the size and/or shape of an area suitable for farming is insufficient to permit the efficient use of farm machinery.
    - b) Where a property is comprised entirely of prime farmland (Soil Capability Classes I, II, and III), the least suitable land shall be utilized for the development.
    - c) Where all non-prime farmland areas have been shown by the developer to be unsuitable for development because of slope, drainage, flooding, sewage disposal, or other characteristics, the least suitable remaining farmland shall be utilized for development.
    - d) Lots and uses shall be grouped, where possible, adjacent to other similar lots and uses, both within the subject property and in consideration of adjacent properties, to avoid a scattering of development.



- e) Wherever feasible, lots shall be located such that disturbance to existing hedgerows, orchards, and other significant vegetation is minimized.
6. The application for the last lot or use permitted to be subdivided from or developed on a property shall be accompanied by a proposed deed for the residual farm land or property. The proposed deed shall contain a restriction to identify that all subdivision and development allotments have been used and that no further subdivision, development, or establishment of additional principal uses shall be permitted. Said restrictive deed shall be recorded within 30 days of subdivision approval for the last allowable lot or use. Said deed restriction shall be recorded when the applicant records the subdivision plan approved by the Township. Failure to record said deed, subsequent removal of the deed restriction, or subsequent subdivision or establishment of additional uses or lots shall constitute a violation of this section. The applicant shall provide the Zoning Officer a copy of the Recorder's certificate within 10 working days after the deed is recorded.

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SECTION 4: ARTICLE VI STANDARDS FOR SPECIAL EXCEPTION USES shall be amended to include the following provisions:

#### SECTION 608 COMMUNICATION ANTENNAS, TOWERS AND EQUIPMENT

In the C and F zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Unless co-located upon another existing structure, the applicant shall demonstrate that the proposed location is necessary for the efficient operation of the system.
- B. All towers and guide wire anchors shall be completely enclosed by a minimum eight (8) foot high fence with a self-locking gate.
- C. No new site shall be located within five hundred feet of:
  - 1. The nearest property line of any adjoining, existing residence.
  - 2. The nearest property line of any approved lot which has been subdivided during the last five (5) years for residential purposes, which has not yet been constructed.
  - 3. The nearest property line of any lot proposed for residential purposes which have been submitted for preliminary or final subdivision plan approval.
- D. If the site is in Farming Zone, the applicant shall demonstrate that the proposed location is located on the least productive soils (Class IV-VIII).
- E. The applicant must be licensed by the Federal Communication Commission.
- F. No tower shall be artificially lighted except when required by the Federal Aviation Administration.
- G. The application shall submit notice of approval for the proposed installation from the Federal Aviation Administration and the Federal Communication Commission.
- H. The applicant shall submit expert testimony that the communication tower or antenna is the minimum height required to function satisfactorily.
- I. Any utilities extended to the tower site shall be placed underground.

- J. The applicant shall submit a plan for the removal of the communication tower and the communication antenna when they become functionally obsolete or are no longer in use. The applicant shall be responsible for the removal of the facility within three (3) months from the date the applicant ceases use of the facility or the facility becomes obsolete.
- K. In order to reduce the number of antenna support structures needed in the Township in the future, any proposed support structure shall be designed to accommodate the maximum load of carriers and equipment.
- L. If an antenna site is fully automated, two (2) off-street parking spaces shall be required. If the site is not automated, the number of required parking spaces shall equal the number of people on the largest shift, but in any event, may not be less than two (2) off-street parking spaces.
- M. The maximum size of an equipment shelter should be 500 square feet.

#### SECTION 617 HOUSE OF WORSHIP

In an R, SR, C-L, C, or F zone and subject to the requirements of the zone in which located except as herein modified and provided:

- A. Minimum lot area: shall be two acres provided that within the Farming Zone no church shall contain no more than five acres of lot area.
- B. Minimum lot width: Two hundred (200) feet.
- C. All houses of worship shall have vehicular access to an arterial or collector roadway as defined by the Township's Comprehensive Plan.
- D. Side yard setback: Fifty (50) feet on each side.
- E. All off-street parking areas shall be set back at least twenty-five (25) feet from the street right-of-way.

#### SECTION 640 AGRIBUSINESS

In the Farming Zoning District and subject to the requirements of that zone except herein modified and provided:

- A. The development of new agribusiness operations, or the expansion of existing agribusiness operations, subject to the following conditions:
  - 1. Minimum lot size shall be 50 acres. Where a lot is comprised of more than one tract the owner of such tracts shall combine them under a single deed, which will preclude individual tracts being placed in separate ownership without processing a subdivision plan. The deed shall be recorded in the York County Register and Records Office, and a copy of such deed shall be included in the applicant's special exception application.
  - 2. Setbacks. The following setbacks are required:
    - a) For new agribusiness operations, the structure housing the agribusiness operation shall be located no closer than 100 feet from any side or rear property line, no closer than 1,000 feet from any dwelling or water well not owned by the owner of the agribusiness operation, and no closer than 1,000 feet from any church or school. For expansions of existing agribusiness operations, any additional

building coverage shall not be located on the property in such a manner that would increase the degree of nonconformity of the existing operation, if such nonconformity exists, with the setback requirements established by this section.

- b) For new agribusiness operations or expansions of existing agribusiness operations, any manure storage facility shall be located in accordance with the setback requirements established by the Pennsylvania Nutrient Management Act.
3. Max lot coverage shall not exceed 10%.
4. For new agribusiness operations, or expansions of existing agribusiness operations, which require a nutrient management plan in accordance with the Pennsylvania Nutrient Management Act, the applicant shall demonstrate that such plan has been prepared and submitted to the York County Conservation District for review prior to the special exception hearing of the Zoning Hearing Board. Further, the applicant shall demonstrate that such plan has been approved by the York County Conservation District prior to the issuance of the zoning permit in accordance with Section 701 of this Ordinance.
5. A water supply feasibility report shall be prepared to demonstrate that sufficient water resources are available to serve the proposal. The report shall assess any water quality and water quantity impacts for all public and private wells within a mile of the proposed agribusiness operation. The report shall be prepared by a licensed hydrogeologist.
6. The applicant shall demonstrate, to the satisfaction of the Zoning Hearing Board that its methods of disposing of dead animals are in strict compliance with applicable standards established by the Pennsylvania Department of Environmental Protection. Dead turkeys, chickens, or piglets shall be kept in airtight containers. Larger dead animals shall be kept in a manner so as to minimize the spread of odors and disease.
7. A land development plan shall be submitted to, and approved by, the Township in accordance with the requirements of the West Manheim Township Subdivision and Land Development Ordinance.
8. Areas designed for outdoor storage of pallets, machinery, or other materials shall be provided a vegetative strip consisting of at least three of the following materials: landscape mulch, grass, shrubs, and trees. Outdoor storage areas shall be screened by either a fence of at least eight feet in height, or a landscaped berm of sufficient height to shield the storage area from view from adjoining properties.
9. The perimeter of any parking area shall be landscaped with at least three of the following materials: landscape mulch, grass, shrubs, and trees.

\* \* \*

SECTION 5: All other parts, sections, subsections, and provisions of the West Manheim Township Zoning Ordinance shall remain in effect as hereto enacted.

\* \* \*

SECTION 6: In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court or competent jurisdiction, such

invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, clauses or pans of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and affect.

This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of West Manheim Township as provided by law.

DULY ORDAINED AND ENACTED this \_\_\_\_\_day of \_\_\_\_\_, 2005, by the Board of Supervisors of West Manheim Township, York County, Pennsylvania, in lawful session duly assembled.

ATTEST: \_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman  
WEST MANHEIM TOWNSHIP  
BOARD OF SUPERVISORS

SEAL