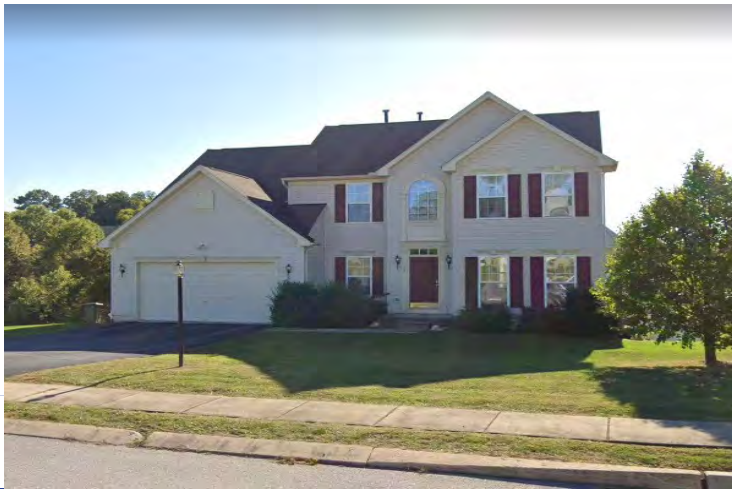


Draft February 2024

West Manheim Township York County



Comprehensive Plan

Draft February 2024

West Manheim Township Comprehensive Plan

A Comprehensive Plan for the Development
and Conservation of West Manheim Township

Photos to be included

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INTRODUCTION

This Comprehensive Plan is an overall guide for the development and conservation of West Manheim Township over the next 10 to 15 years. It is not a regulation by itself, but is intended to provide the rationale for future updates to Township development regulations. The Comprehensive Plan includes background information about existing conditions and trends, mapping and a set of recommended policies. This Plan is intended to be implemented through many short-term actions that are carried out within a long-term perspective. The Comprehensive Plan primarily includes policies to address the following topics:

- Land Uses and Housing (including proposed residential, commercial and industrial areas)
- Community Facilities and Services (including parks, recreation and trails, and water and sewage service areas)
- Agricultural and Natural Features Conservation (including conservation of corridors along the river and creeks and ways to preserve farmland)
- Transportation (including traffic, pedestrian and bicycling improvements)
- Ways to Carry Out the Plan

Building upon the County Comprehensive Plan, West Manheim Township has a designated growth area, which is intended to include areas that are zoned for intensive development and that are cost-effective to serve with public water and sewage services. The intent is to discourage sprawled development into outlying farmland and forests.

Major Benefits of the Comprehensive Plan

The Comprehensive Plan offers many benefits, including the following:

- Addressing land uses in coordination with transportation issues, to avoid traffic problems;
- Avoiding conflicts between different types of development, such as not allowing intense business uses adjacent to a residential neighborhood;
- Considering development policies in a comprehensive and coordinated manner for an entire area, as opposed to piecemeal review of individual parcels or lots;
- Recommending ways that natural features should be preserved and conserved; and
- Suggesting improvements that should be the basis of future grant applications.

How Was This Plan Prepared?

This Plan was developed in draft form during monthly meetings of a Comprehensive Plan Steering Committee, which included participation by members of the Planning Commission, members of other Township boards, Township Staff, and other interested citizens.

First, maps showing existing conditions were prepared, as well as summaries of previous plans and reports. Information was collected on existing conditions. An online citizen survey was conducted, with paper copies also being made available. A Vision Statement and a set of Goals were then prepared to provide overall direction for the Plan. Various subject areas were discussed at workshop meetings. The Plan document will then be prepared. A memo was prepared that describes recommended revisions to the Township's Zoning Ordinance and Zoning Map to carry out the Plan.

Next, a public meeting will be held with the public by the Township Planning Commission to discuss the draft Plan. The Board of Supervisors will then hold a public hearing on the Plan, before considering the Plan for adoption.

OVERALL DIRECTION: GOALS AND OBJECTIVES OF THIS PLAN

Community Vision Statement

West Manheim will maintain a rural landscape in most of the Township, and will work to strengthen the sense of community. An emphasis will be placed upon maintaining areas of natural beauty for future generations to enjoy, and to maintain a strong agricultural economy. West Manheim will work with Hanover Borough to protect the region's water quality, including through continued preservation of the lands around the Hanover Impounding Reservoir and the Long Arm Creek Reservoir.

West Manheim Township will guide development and redevelopment to protect residential neighborhoods and important natural features. West Manheim will continue to provide a variety of highly livable neighborhoods, with quality community services. An emphasis will be placed upon strengthening areas of older development along Baltimore Pike, primarily with a compatible mix of homes and neighborhood-oriented commercial uses.

Pedestrian and bicycling connections will be improved, particularly to connect to the reservoir lands, the Codorus State Park, schools and local parks.

New business development will be encouraged in selected areas, to provide additional tax revenues for the Township and the School District. At the same time, it is recognized that the road system constraints and residential development patterns in West Manheim provide only limited areas that are suitable for new industrial development.

West Manheim will work with PennDOT and adjacent developers to improve safety and reduce congestion, while working to minimize through-traffic and speeds on local residential streets.

This Vision will be carried out with the involvement of residents and business-persons, and by prioritizing community needs.

Major Goals and Objectives

The following are the major goals and objectives of this Plan:

Land Use and Housing Plan

GOAL L.1. Provide for orderly patterns of development that provide compatibility between land uses, particularly to protect the livability of residential areas.

Objective: Direct new uses that generate significant truck traffic to locations along routes that will minimize impacts upon residential areas.

Objective: Provide areas for a range of housing types and densities, to meet needs of various types and ages of households, including older persons and persons with disabilities.

Objective: Offer incentives for development of housing for older persons, and also allow for personal care homes and other facilities that care for seniors.

Objective: In new residential development, promote use of Conservation Design principles that preserve open spaces that serve a valuable public purpose. Preserved open spaces should primarily serve to provide recreation areas and trails, to preserve important natural areas, or to buffer homes from major roads or less compatible adjacent uses.

Objective: Strengthen and protect residential neighborhoods, with an emphasis on encouraging home-ownership, rehabilitating older buildings to avoid blight, minimizing through-traffic on residential streets, and avoiding nearby development that creates nuisances.

Objective: Encourage new development to follow Traditional Neighborhood Development principles that recreate the best features of older neighborhoods. This includes locating new business buildings close to the street, placing most parking to the side or rear of buildings, encouraging front porches, providing a pedestrian-friendly design, and requiring street trees and sidewalks.

Objective: Promote greater interest in West Manheim's historic buildings and heritage, and promote rehabilitation of older buildings, in a manner that preserves historic features.

GOAL L.2. Promote various types of business development in different areas, to increase tax revenues and employment opportunities.

Objective: Seek a full range of business, retail and service opportunities that are conveniently available for residents, motorists and employees.

Objective: Strengthen the older commercial areas along Baltimore Pike, with an emphasis upon neighborhood-oriented businesses that are compatible with nearby homes, and while encouraging lot assembly to reduce the number of driveways along Baltimore Pike.

Objective: Use shade trees, highly visible crosswalks, banners, streetscape improvements and other methods to improve the appearance of older commercial areas, in order to promote new investment.

Objective: Examine ways to streamline development regulations and approval processes to offer an inviting business climate, to reduce uncertainty for applicants and to avoid unnecessary delays, while targeting regulations to address important public concerns.

Agricultural and Natural Resources Conservation Plan

GOAL N.1. Protect important natural features, including the reservoirs, the Codorus State Park, creek valleys, flood-prone areas, lakes, wetlands, steeply sloped woodlands, and groundwater and surface water supplies.

Objective: Improve the quality of storm water runoff, and treat it as a resource, by slowing it down and allowing it to infiltrate into the ground.

Objective: Continue to use development regulations to conserve important natural features.

GOAL N.2. Maintain a strong agricultural economy, with substantial preserved farmland.

Objective: Provide reasonable flexibility (such as allowing a range of accessory uses) to owners of farmland so that they can afford to continue to maintain the land as farmland.

Objective: Encourage owners of farmland to apply to the County Agricultural Land Preservation Board and/or the Farm and Natural Lands Trust of York County to have their development rights purchased, so that the land may permanently remain as privately-owned farmland. Consider supplementing the available County and State funding for easements, if needed, with Township funds.

Community Facilities and Services Plan

GOAL C.1. Provide high-quality community facilities and services in the most cost-efficient manner.

Objective: Ensure that adequate public water supplies, sewage treatment allocations and transmission capacities continue to be available.

Objective: Emphasize coordination of municipal and emergency services across municipal borders, and expand and update services to meet changing needs.

Objective: Seek the development of new trails or improved sidewalks to provide connections to the Reservoir lands and parks.

Transportation Plan

GOAL T.1. Make well-targeted cost-effective street improvements while improving safety, in cooperation with PennDOT, adjacent landowners and developers.

Objective: Complete short-term improvements (such as improving sight distances) while seeking State funding to complete longer-range improvements.

Objective: Make sure that any major road improvements fully consider pedestrian and bicycle travel, while seeking to avoid speeding.

Objective: Consider adopting an “Official Map,” which can be used under State law to reserve land needed for road and trail connections (among other public improvements).

Putting This Plan Into Action

GOAL A.1. Promote citizen input, including making sure residents are well-informed about community issues and have adequate opportunities to provide their opinions on Township matters.

GOAL A.2. Coordinate transportation, development and infrastructure across municipal borders, and seek opportunities for shared municipal services.

GOAL A.3. Continually work to put this Plan into action through a program of updated planning and short-term actions in accordance with a long-range perspective.

LAND USE AND HOUSING PLAN

The Land Use and Housing Plan includes recommendations for land development and conservation policies in various areas. The main tool that West Manheim has available to carry out these policies is through its zoning ordinance. An aerial photo is included on the following page. The Existing Land Uses Map and a map showing existing zoning as of 2023 are included on the following pages.

Coordinate West Manheim Township's development and conservation policies with policies of York County.

The following are major plans published by the York County Planning Commission, which are intended to guide policies throughout the County, and which are available on their website:

1. Agricultural Land Protection Plan
2. Economic Action Plan *
3. GoYork Metropolitan Transportation Plan 2021-2045 *
4. Growth Management Plan *
5. Hazard Mitigation Plan
6. Heritage Preservation Plan
7. Housing and Community Development Plan
8. Integrated Water Resources Plan
9. Open Space & Greenways Plan *

* These Plans have been officially adopted by the York County Commissioners as components of the York County Comprehensive Plan.

The York County Growth Management Plan identifies the north-central part of West Manheim as a Primary Growth Area and the remainder of the Township as a Rural Area. The Primary Growth Area is emanating from the Borough of Hanover due to the southeastward extension of the Borough's central water and sewer systems through Penn Township.

This Township Plan is intended to continue to carry out the Growth Area policies in the County Growth Management Plan. Certain areas of West Manheim Township are planned by the County as "Primary Growth Areas" while the remainder of the Township is planned to be a "Rural Area." In West Manheim, the Primary Growth Area is named the Designated Growth Area. The County Plan also includes Secondary Growth Areas and Future Growth Areas, but they are not proposed within West Manheim. The Primary Growth Area for West Manheim is proposed to be identical to the area shown in the County Growth Management Plan. The Primary Growth Area is intended to provide for a mix of various types of development at an urban or suburban density. Development in the Primary Growth Area is intended to be served whenever feasible by public water and public sewage services. The Primary Growth Area was located in consideration of access to major roads, the proximity to existing development, and the physical suitability of the land.

Meanwhile, the areas designated by the County as Rural Areas are intended to provide for mainly agricultural uses and other uses typically found in rural areas, such as cemeteries, outdoor recreation and campgrounds. Intensive non-agricultural development is discouraged in Rural Areas. The Rural Areas are not intended to provide for central sewage services, unless central sewage is needed to address an existing public health hazard from malfunctioning septic systems. Central water services are discouraged in Rural Areas, but may be valuable for firefighting protection or to address contaminated wells.

Base land use policies substantially upon the Comprehensive Plan Map and the following categories, and update development regulations to carry it out.

The Comprehensive Plan is not a regulation. The Township's zoning regulations should be updated to be generally consistent with this Plan. Zoning is the most valuable tool available to the Township to carry out land use and housing policies. In most cases, the land use and housing categories in this Plan relate to an existing or proposed zoning district.

The Zoning Ordinance primarily regulates: a) the uses of land and buildings, and b) the densities of development. Different types of land uses and different densities are allowed in various zoning districts that are shown on the Zoning Map. Some districts are primarily residential, some are primarily commercial and some are primarily industrial. Other districts promote a mix of uses.

Zoning is primarily intended to protect existing residential neighborhoods from incompatible development. However, it also can be used to avoid traffic problems, improve the appearance of new development, preserve historic buildings, and protect important natural features.

Zoning is primarily directed towards new development, new construction and expansions of existing uses. If an existing legal use operates today, it can generally continue to operate regardless of the zoning district. This is known as a “non-conforming use.” A non-conforming use typically predates zoning or a zoning amendment. Generally, a non-conforming use can expand within limits, can be sold, and can be changed to a different non-conforming use, provided the new use is not more intensive than the previous use.

West Manheim’s Zoning Ordinance as of 2023 only includes five zoning districts, which is fewer than most similar townships. The following section describes the major land use categories, as shown on the Comprehensive Plan Map, which is on a following page:

Farming/Rural (relates to the F zoning district) - This category should continue to include the largest areas of lands in West Manheim, including most of the land in the eastern, southeastern, southern and southwestern parts of the Township. The word “Rural” is proposed to be added to this category because many areas are wooded and not used for farming. This category includes lands: a) along Impounding Dam Road, b) along Bankard Road, c) along Glenville Road., d) south of Codorus State Park along Dubs Church Road, e) along Frogtown Road near Fuhrman Mill Road, f) east of Pleasant Hill Road, and g) west of Mussleman Road north of Baltimore Pike.

These areas should primarily allow agricultural uses, with limits on the allowed numbers of new single family detached houses on each tract of land. The goal is to preserve most farmland or woodland in larger tracts of land that can be efficiently farmed or managed for forestry, while minimizing residential intrusions into agricultural and forested areas. On a tract of up to 5 acres, one new lot is currently allowed. On a tract of 5 to 15 acres, 2 new lots are currently allowed. On a tract of 15 to 30 acres, 3 new lots are currently allowed, and this sliding scale continues with a lower density on the largest lots. In most cases, a new single family detached lot needs to include a minimum of one acre and a maximum of two acres of land. Where feasible, new homes should be located where they will maximize the amount of land available for farming and where they will minimize conflicts with adjacent intensive farming operations. This type of “effective” agricultural zoning is in place in many municipalities in York and Lancaster County.

With Zoning Hearing Board or Supervisors approval, a few additional uses should continue to be allowed, such as campgrounds, summer camps, horse-riding stables and compatible outdoor recreation uses. Certain types of accessory uses (including agri-tainment uses) should be considered to allow additional sources income to property-owners. With Board of Supervisors zoning approval, agri-businesses (including concentrated animal feeding operations) are currently allowed with an additional setback. Consideration should be given to removing mining from being allowed in most of these areas. It may be possible to establish an “overlay” district where it would be possible to meet obligations under State law to allow for mining.

In 2023, the previous RR Rural Resource District was deleted, and those land areas were moved in to the Farming district.

Single Family Residential (relates to the current R Residential zoning district) - The Single Family Residential areas are proposed to continue to include most of the north-central and central areas of the Township, which includes land east and west of Baltimore Pike. This category includes most of the modern existing and proposed single family detached residential developments in the Township. It also includes the large Homestead Acres townhouse development west of Oakwood Drive, which might be better moved to the Suburban Residential category. This category includes much of the land along Sunset Drive, Fairview Drive, and Oakwood Drive. The district mainly allows the following uses by right: most

agricultural uses, single family detached houses and side-by-side twin homes. Consideration should be given to no longer allowing two unit buildings that are not side-by-side twins.

It is currently possible to convert a single family home into two dwelling units, provided one unit is owner-occupied. Conversions of a single family home into two or more dwelling units on the one hand are desirable because they meet the needs of smaller households, lower income and older persons. However, conversions of single family homes are often unpopular because of fears they will increase the number of absentee landlords and reduce housing maintenance. The current Township policy is a compromise to address these concerns.

There is a provision for age-restricted housing, but it should be revised to include additional density incentives and flexibility in dimensional requirements.

The minimum lot size for a single family detached house is currently 15,000 square feet (1/3 acre) with central water and sewage services, and one acre with on-lot wells and septic systems. With central sewage and water services, each half of a twin home can include 10,000 square feet.

Currently, in the R zoning district, if a lot includes over 15 acres of land, it is required to be developed under the Conservation Design Subdivision provisions of the Zoning Ordinance. This process is based upon recommendations of the Natural Lands Trust. The intent is to allow smaller lot sizes and flexibility in the placement of homes, in return for the permanent preservation of a substantial percentage of the total area of the tract. This open space could be a Township park, could be added to an adjacent publicly-owned lands, or could be open space preserved through a homeowner association.

Suburban Residential (relates to the current SR zoning district) - This is the highly density residential district, and currently allows all types of housing. This category mainly includes land along Pumping Station Road and Wanda Drive. Most of this land is occupied by townhouses, apartments and single family detached houses. With central water and sewage services, a single family detached house can be built on a 10,000 square feet (1/4 acre) lot, a twin home can be built with 7,500 square feet per home, and a townhouse can be built on a 2,000 square feet lot, but with a maximum overall density of 12 townhouses per acre.

Many opinions were expressed in the Citizen Survey that West Manheim Township has accepted more than its fair share of denser housing developments in recent years. The current allowed density of twelve townhouses per acre is a higher density than is typically allowed in most suburban townships. Such a high density of townhouses can result in most of the front yards of units being occupied by parking spaces, and with little room for on-street parking. Multi-family units/apartments are also allowed by right, at a density of 12 homes per acre. Consideration should be given to reducing the maximum density for new townhouse developments to 8 homes per acre, and the maximum density for new apartments to 10 homes per acre. At the same time, the maximum density for single family detached houses could be increased to 6 homes per acre, so that a developer is not penalized for building single family detached homes. A mobile/manufactured home park should continue to be allowed at a maximum density of 5 homes per acre. The district also allows nursing homes and other senior care facilities.

Neighborhood Commercial/Residential (proposed new zoning district) - This category is proposed to include most of the lands along Baltimore Pike from south of Sunset Drive extending south past Fuhrman Mill Road, except for: the Walmart, the bowling alley, the UPMC facility, and immediately adjacent lots. This category would also include an area along the Baltimore Pike in the vicinity of Tollgate Road and Utz Drive.

These areas are mainly intended to allow for commercial uses that make good neighbors for nearby homes, as opposed to intensive commercial uses. These areas are mainly intended to provide for retail stores, banks, funeral homes, day care centers, offices and personal service businesses. The intent is to avoid new vehicle repair uses, auto body shops, late night drive-through restaurants, and 24 hour gas station/convenience stores in these areas. These areas would also allow for a mix of housing, including single family detached houses, twin houses and apartments above commercial uses.

Commercial-Industrial (relates to the current C-I district) - The C-I category is proposed to be reduced in size to include: 1) the Walmart and adjacent areas west of Baltimore Pike and 2) an area along Baltimore Pike south of the Pleasant Hill Fire Company. The concern arises because the current C-I district allows a very wide range of intensive commercial and industrial uses, and it is interspersed with homes and is immediately adjacent to many residential neighborhoods.

This category should continue to allow for a wide range of commercial and industrial uses. The most intensive uses should need Zoning Hearing Board or Supervisors approval, larger setbacks and wider buffer yards near homes.

Traditional Neighborhood Development/Mixed Use (would replace the current BC Business Campus district) - This category is proposed to include land south of the Pumping Station Road corridor and east of the Baltimore Avenue corridor via Brunswick Drive, as shown on the Comprehensive Plan Map. These lands are east of the Elementary School and east of Brooks Landscaping Supplies and south of Extra Space Self-Storage. The intent is to promote “Traditional Neighborhood Development” that recreates the best features of older development in new development.

A traditional pattern of development should be required, including inclusion of front porches, alleys and placement of most garages to the rear or side of most of the homes. A TND should include inter-connected streets with rear alleys, where feasible. Alleys are particularly important for townhouses, so that the front of the townhouses are not comprised largely of garage doors, and so that there is room for on-street parking. The alley could connect to a parking pad, a rear parking court, a garage door at the back of the home (possibly with a deck above it) or a detached garage. The Township Subdivision and Land Development Ordinance includes some standards for alleys, and additional design standards could be added for TNDs.

These areas could allow a mix of small-lot singles, twins, townhouses and apartments, as well as offices, retail stores, restaurants, personal service uses, health care uses and senior living facilities. Apartments could be located above commercial uses. A maximum density of 5 homes per acre is proposed, which could be increased to 8 homes per acre through the use of density bonuses or use of transfer of development rights (as described below). A minimum of 20 percent of the tract would need to be maintained as common open space.

Reservoirs and Parks - The Comprehensive Plan Map shows the location of existing public recreation areas. The largest land areas are the Hanover Reservoirs, the Codorus State Park, and the Township Park. This category is not intended to be a separate zoning district, but instead should continue to be part of the Farming zoning district. More detailed information on the public parks is provided in the Community Facilities Plan section.

Public/Semi-Public Uses - This category highlights major community facilities, such as the West Manheim Elementary School, the fire company and Township-owned buildings.

Natural Feature Overlay Districts - There are currently a series of additional zoning restrictions to limit development on areas with important natural features. Most building construction is prohibited within the 100 year floodplain, which is the area expected to have a one chance of being flooded in any year. The amount of earth disturbance is limited in areas with steeply sloped lands. The types and intensities of uses are strictly limited along creek corridors and around lakes and reservoirs. A buffer area is currently required around wetlands. The exact boundaries of these overlay districts are required to be delineated as part of development plans that are submitted for individual sites, and therefore these overlay districts are not shown on the Comprehensive Plan Map. For example, the steep slope overlay applies to areas identified as having steep slopes based upon the topographic mapping of a development site.

West Manheim Township

YORK COUNTY

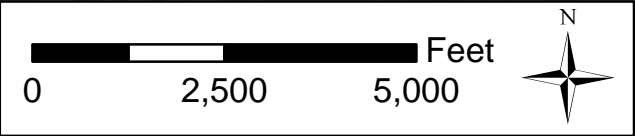
AERIAL

Hanover Township

Conewago Township

Manheim Township

Source:
ESRI and PASDA.
May 2023



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81 Highland Ave. Suite 120 Bethlehem, Pa. 18017 610-865-0701

West Manheim Township

Union Township

Codorus State Park

Black Rock Rd.

Fuhrman Mill Rd.

PA ROUTE 94

Shorbs Hill Rd.


Impounding Dam Rd.

Fairview Dr.

Baltimore Pike












West Manheim Township

YORK COUNTY

 Proposed But Not Completed Developments

- | | |
|--------------------------|--------------------------|
| 1. Homestead Acres - 255 | 10. Oakwood Hills - 69 |
| 2. Fox Meadows - 7 | 11. Morlee Hill - 79 |
| 3. Prinland Heights - 99 | 12. Joshua Hills - 136 |
| 4. Belmont - 4-81 | 13. The Warner Farm - 15 |
| 5. Belmont - 3-216 | 14. Steeple Chase - 12 |
| 6. Belmont - 5-203 | 15. Wyndsong Point - 16 |
| 7. Lexington - 21A - 204 | 16. High Point - 277 |
| 8. Lexington - 52 | 17. Keel - 10 |
| 9. Burkentine Fields - ? | |

Major Proposed and Active Developments

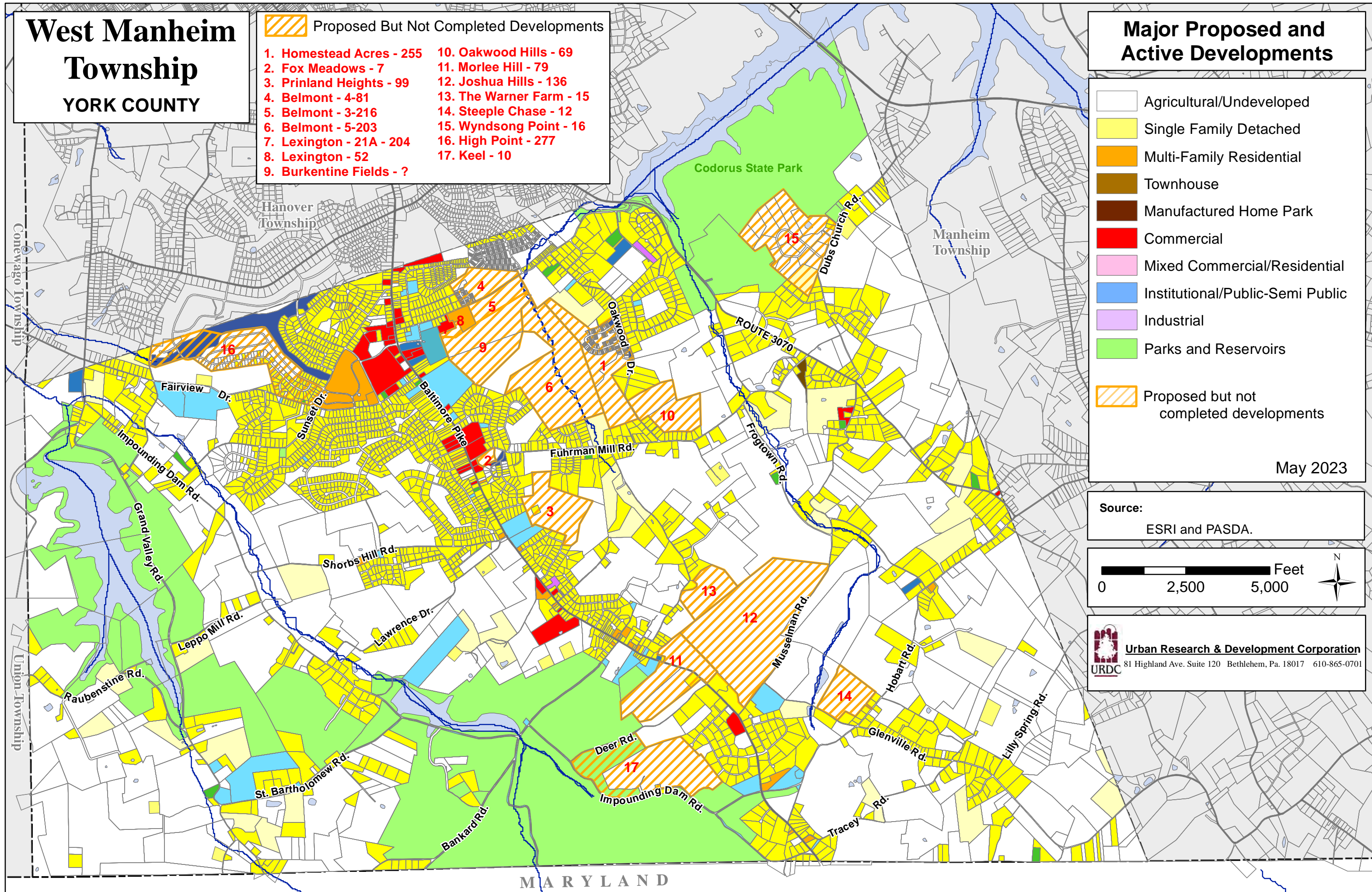
-  Agricultural/Undeveloped
-  Single Family Detached
-  Multi-Family Residential
-  Townhouse
-  Manufactured Home Park
-  Commercial
-  Mixed Commercial/Residential
-  Institutional/Public-Semi Public
-  Industrial
-  Parks and Reservoirs
-  Proposed but not completed developments

May 2023

Source:
ESRI and PASDA.



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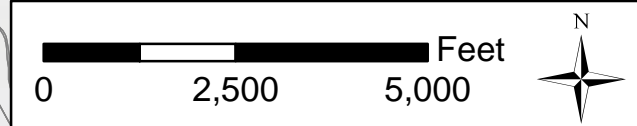
West Manheim Township

YORK COUNTY

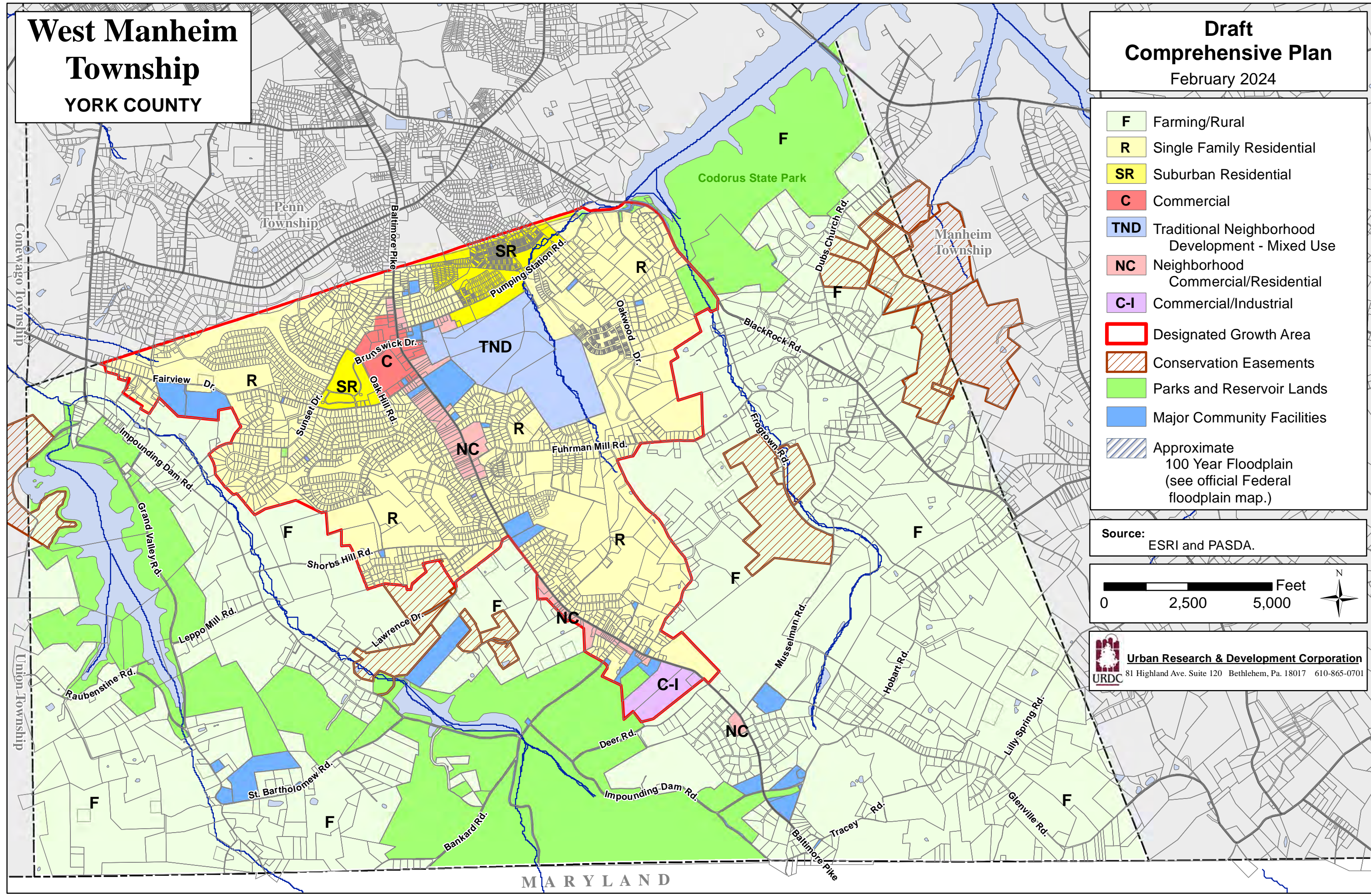
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- F Farming/Rural
- R Single Family Residential
- SR Suburban Residential
- C Commercial
- TND Traditional Neighborhood Development - Mixed Use
- NC Neighborhood Commercial/Residential
- C-I Commercial/Industrial
- Designated Growth Area
- Conservation Easements
- Parks and Reservoir Lands
- Major Community Facilities
- Approximate 100 Year Floodplain (see official Federal floodplain map.)

Source: ESRI and PASDA.



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MARYLAND

Historic Preservation - There currently are zoning ordinance provisions that the Planning Commission with a process to review proposed alterations or demolition of several historic buildings. However, there is no current process that would allow the Township to deny a proposed demolition of a historic building because of the building's historic or architectural value. Consideration should be given to requiring zoning approval by the Zoning Hearing Board or Board of Supervisors before an important historic building could be demolished. A set of standards should be included to guide the process. For example, a designated historic building should be approved for demolition if the building has no viable use or is damaged beyond the point of economical rehabilitation.

In 2023, the West Manheim Township Heritage Committee prepared an inventory of historic structures. This list should be narrowed down by Township officials to identify those buildings that are worthy of protection under the Township Zoning Ordinance. The intent is to have a process for preservation for buildings that were built before 1945 and that have important value because of their history, architecture or cultural significance. It would be advisable to not include buildings that are deteriorated past the point of cost-effective rehabilitation or that have been permanently altered to the point where they have lost their exterior historic appearance.

The resulting list of Township-designated historic buildings should be adopted as part of the Zoning Township Ordinance. Wood barns should not be regulated under this provision because they typically are an extreme maintenance burden for the owner, particularly if the barn no longer has a viable use for agriculture.

The Township Zoning Ordinance could also include incentives for reuse of historic buildings. For example, a designated historic building might be allowed to be converted into an office, a bed and breakfast inn, or an antiques store even if that use would not normally be allowed in the zoning district. An additional dwelling unit could be allowed on an area of land if it includes a designated historic building. Otherwise, a developer may demolish a historic building so they can build a larger and more profitable new home in its place.

Transfer of Development Rights

A system of Transfer of Development Rights (TDR) should be considered. TDR involves a system that is optional for participation by landowners and developers, and involves permanently preserving land without any cost in public tax dollars. TDR involves shifting development from where it would be less desirable (such as on outlying farms and forests), and instead directing that development to more suitable areas where there is access to public water and sewage services. Certain areas (including the Farming zoning district) would be designated as "Sending Areas" where the goal is promote land conservation. Other areas (such as the proposed Traditional Neighborhood Development zoning district) would be designated as "Receiving Areas" where it would be possible to achieve a higher density.

A developer of land in the Receiving Area would be able to privately negotiate with landowners in the Sending Area. The developer would then pay the owner of the land in the Sending Area to put a permanent easement on the farmland or forest land. In return, the owner of the land in the Receiving Area would be able to build a number of homes that is normally allowed, plus the number of homes that would have been allowed on the Sending Area parcel. The current Farming district provisions make it easy to estimate the number of homes that would otherwise be allowed on a lot. In addition, there should be a density bonus, because the smaller lots in the Receiving Area have lower value than the larger lots that would have otherwise occurred in the Sending Area.

If there is demand for 50 homes, through this process, those 50 homes could typically be accommodated on 10 acres of land with public water and sewage services. In comparison, if those same 50 homes would have occurred on outlying lands with septic systems and wells, the homes typically would consume 80 or more acres. Therefore, through use of a TDR option, one-eighth the amount of land can be used for the same number of new homes.

A TDR system could also be used to direct growth within the Farming zoning district. For example, if one farm allows 3 homes and a second farm allows 4 homes, the resulting 7 homes could be placed on one farm, and the other farm could be permanently preserved. This provision can result in the same number

of homes being built within the Farming district, but with those homes being clustered together. As a result, homes can be built further from creeks and intensive livestock operations, and may result in less total loss of prime agricultural soils. In this case within the Farming zoning district, there does not need to be a density incentive, but the ordinance would simply allow flexibility in placement.

TDRs are used in at least 13 counties in Maryland and at least 35 townships in Pennsylvania. In York County, some type of a TDR system is used in Lower Windsor, Springfield, Hopewell, and Peach Bottom Townships. Based upon experiences of various municipalities, the following lessons can be learned for West Manheim Township:

1. Avoid excessive complexity. Some TDR provisions were never used because applicants could not understand the provisions, or the provisions were subject to multiple interpretations. If it is too hard to gain approval to use the TDRs, applicants will stick to simpler processes. Many developers avoid conditional use processes because they are afraid of long delays. TDRs can be carried out through a permitted by right process and standard subdivision reviews.
2. Let the Private Market Function. A municipality should not be involved in setting the price of TDRs, but instead should let the private market function, with private negotiations between sellers and buyers of the development rights.
3. Avoid large expenses in submittal requirements. There should not be expensive steps that need to be met to use the TDRs, such as requiring expensive surveys of existing conditions on the preserved lands. The process to determine how many development rights can be transferred should not be overly complex. For example, a calculation could use the total acreage of the Sending Parcel, minus floodplains and over 25 percent slopes, and then allowing an average of one TDR for each X acres of the remaining land.
4. Allow the TDR process to be used in large sending areas and buildable receiving areas. Many TDR provisions were never used in other municipalities because they had too many limitations on where they can be used.
5. Avoid administrative burdens to the Township. Some TDR programs require complex record-keeping of TDR allocations, and allow the development rights to be transferred and resold among property-owners, without the knowledge of the Township. Complications can also arise as the zoning ordinance changes over time. Instead, in West Manheim, it is recommended that the transfers only be allowed to occur at the time of a Township development approval. The conservation easement on the Sending Property that would be preserved would become effective on the same day that the Township grants subdivision approval for the use of the additional density on the Receiving Property. The transfers would then be stated on the approved plans and recorded.
6. Provide a strong incentive to use the TDR option. Too many other ordinances do not offer a density bonus for use of TDR. If a landowner does not receive a density bonus for selling his/her development rights, the landowner will not participate. This is because the larger rural lots are typically worth more money than smaller lots on the Receiving Property.
7. Make developers earn additional density. If a township is too quick to amend the zoning ordinance to allow a higher density to a developer, the developer will have little motivation to participate in preserving land. Instead, a developer should mainly be able to increase density by paying to preserve land in other parts of the Township.
8. Set reasonable maximum increases in density if TDR is used. Care is needed that use of TDR does not result in a density in any area that would be very incompatible with surroundings. For example, it is common for TDR to allow density on a piece of land to increase from 3 to 5 homes per acre, but not from 1 home per acre to 10 homes per acre.
9. Zoning could be temporary, but conservation easements are usually permanent. West Manheim Township has effective agricultural zoning in place, which limits the number of homes that can be

developed in rural areas, and limits the amount of land that can be subdivided off for non-agricultural purposes. Zoning is a valuable tool. However, the zoning could be completely changed by a future Board of Supervisors. The conservation easements that result from TDR involve permanent preservation of land.

10. Promote TDR as a completely voluntary process, that preserves land without public expense. A township can help to explain the option to landowners and developers, and can help to match interested seller with interested buyers of the development rights. It also is important to note that TDR can separate homes from intensive farming operations, to avoid nuisance complaints.
11. TDR can be used for business development incentives. A number of townships in PA. allow each allowed new home under the TDR program to instead be converted into an increased intensity in a business development. For example, for each additional housing unit that would have been allowed, an applicant can instead increase the maximum impervious coverage in a business zoning district by 5,000 square feet above what otherwise would be allowed.
12. TDRs could be able to be purchased by conservancies or municipalities. Some ordinances allow conservancies to buy the TDR rights and then resell them later. This may be known as a TDR bank. It preserves land when it is available and there is a willing seller, even if there may not be a developer ready to buy them.

Townhouse Designs

A new set of standards should be added for townhouses. As described above, the goal is to encourage rear access from an alley wherever it is practical to use it or to extend it. If a townhouse has driveways or garage doors in the front yard, a wider unit width should be required. The intent is to avoid townhouses with the entire front yards covered with vehicle parking and the entire facades covered with garage doors. That type of pattern is not only unattractive, but also leaves no room for on-street parking. In fact, front driveways can actually cause a net reduction of the amount of parking available in a neighborhood. The main door of a home should be required to face onto a street.

Code Enforcement

Proper code enforcement is important to make sure that older housing is properly maintained before it becomes blighted and needs unaffordable repairs. The Township is now enforcing a Property Maintenance Code for existing buildings and has started a system of writing tickets for nuisance violations, such as the build up of trash.

Age-Restricted Housing

It is desirable to continue to allow density bonuses for housing that is limited to persons age 55 and older, with no residents under age 18. Age-restricted housing has a very positive financial impact upon the school district. Age-restricted housing bonuses can also be justified because statistically it generates less traffic, less need for parking, less water use, less sewage use and less crime than other types of housing.

Strengthening Older Areas Along Baltimore Pike

As described above, most of the developed areas along Baltimore Pike are proposed to be planned as a mixed Neighborhood Commercial/Residential area. The goal is to have a range of commercial uses that mainly serve local needs and do not create serious nuisances for nearby homes.

The appearance of Baltimore Avenue could be improved with street trees. Species of street trees can be selected that avoid conflicts with overhead utility lines and sidewalks and that allow proper visibility for local businesses. Any new traffic signal posts should use a dark color. If the Township or developers install new street lights along Baltimore Pike, a decorative design should be considered.

Over time, sidewalks should be constructed along Baltimore Pike. Where sidewalks are not currently provided, a grass area should be kept open along the road that allows walking. Where sidewalks are not currently provided, but paving exists adjacent to Baltimore Pike, then white lines should be painted on the paving within the public right-of-way to designate an area for pedestrians. The intent is to keep parked vehicles out of the painted pedestrian area. Highly visible crosswalk designs should be used, such as wide piano-key designs instead of simple white lines. Extensions of curbs near crosswalks can improve the safety of pedestrian crossings.

Developers should be encouraged to assemble existing small lots together in commercial areas to allow for development that will have fewer driveways and will result in larger amounts of tax revenue. In particular, there is a desire for a wider range of dining options in West Manheim Township, and for a wider range of retail stores, such as a mid-sized hardware store.

Recognize Mining and Agricultural Impacts Upon Water Supplies.

The following statements are required to be included in a Comprehensive Plan to comply with the Pennsylvania Municipalities Planning Code:

- 1) Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.
- 2) Commercial agriculture production impact water supply sources.

TRANSPORTATION PLAN

Work to provide new road connections and intersection improvements.

Information on vehicle crashes should be regularly compiled and reviewed to assist in determining priorities for improvements. At times, it is possible to make low-cost improvements than can reduce safety hazards. In 2023, the Police Chief has reported that he feels the following intersections are most deserving of attention: 1) Beck Mill Road and Fairview Drive, 2) Oak Hill Road and Fairview Drive, and 3) Baltimore Pike and Shorbs Hill Road.

The following conceptual road improvements should be considered, after more detailed traffic engineering studies are completed. Those traffic studies would include detailed consideration of crash data, as well as impacts of changes on congestion. There is unlikely to be funding available to complete all of these improvements, so it will be necessary to establish priorities. Cooperation with PennDOT would be needed along State roads, and funding issues are described in the following section. Certain improvements need to meet PennDOT standards, such as the installation of all-way stops. Some improvements may be able to be completed as part of adjacent developments. One low-cost improvement at problem intersections would be to add solar-powered LED lights that are integrated with a stop sign to make the stop sign more prominent at night. “Stop Ahead” signs can also be valuable along rural roads to warn drivers who are not familiar with the area, as well as additional reflective markings.

1. Extend Fairview Drive east of Baltimore Pike to serve the Elementary School and development to the east.

The safety of Elementary School traffic will be greatly improved with a new driveway connection to the existing traffic signal that is north of the School at Fairview Drive. The extension of Fairview Drive to the east will also provide access to a major proposed development to the east of the Elementary School. There already is room for a southbound left-turn lane along Baltimore Pike. The extension of Fairview Drive is likely to be constructed as part of a proposed development to the east.

2. Evaluate potential improvements at the intersection of Oak Hill Drive and Fairview Drive.

This intersection will see increased traffic once Oak Hill Drive is extended to connect towards Grandview Avenue to the north. One option would be to consider an all-way stop signs. It may also be desirable to delineate left turn lanes on Fairview Drive.

3. Extend Oak Hill Drive to the Baltimore Avenue/Fuhrman Mill Road traffic signal.

This connection has been planned for years (including previous Township Transportation Plans), but it would require the acquisition and removal of one or two houses on the west side of Baltimore Avenue. Oak Hill Drive was constructed to the west of this intersection with a stub street to eventually connect to this intersection.

4. Evaluate adding left-turn lanes on Baltimore Avenue into the Township Building and Shorbs Hill Road.

The Township could provide additional right-of-way on its land to the east if needed for this improvement. This improvement would be particularly desirable because of the limited sight distances on the crest of the hill at the intersection.

5. Evaluate adding a northbound left-turn lane on Baltimore Pike at Tollgate Road, if there is sufficient room within the right-of-way.
6. Evaluate changes at the intersection of Pleasant Hill Road and Baltimore Pike.

This is a narrow intersection with buildings very close to the intersection. If there is development on adjacent land to the southeast, it should include a road connection onto Baltimore Pike at a location with good sight distance. It may be appropriate to not allow left-turns onto Baltimore Pike from Pleasant Hill Road. If an alternative road is available, it may be appropriate to limit Pleasant Hill Road near Baltimore Pike to being one-way eastbound.

7. Evaluate potential changes at the intersection of Impounding Dam Road and Beck Mill Road.

This intersection involves a hill and limited sight distances. One option would be to add a flashing signal over the intersection and rumble strips approaching the intersection. Another option would be to prohibit left-turns from Beck Mill Road onto southbound Impounding Dam Road.

8. Evaluate potential changes at the intersection of Fairview Road and Beck Mill Road.

This intersection has a slightly awkward alignment. There should continue to be efforts with the adjacent property owner to make sure that crops do not obstruct sight distances. It may be desirable to consider all-way stop signs.

9. Evaluate potential changes at the Impounding Dam Road and Shorbs Hill intersection.

This intersection has limited sight distances because of buildings, a curve in the road and vegetation. One option would be to establish all-way stop signs. Impounding Dam Road is being used as alternative route to congestion on Baltimore Pike.

10. Study the intersection of Lepo Mill Road and Impounding Dam Road.

This intersection has limited sight distance because of a hill, but does not have an easy solution.

11. Consider improvements at the intersection of Hobart Road/Baltimore Pike/Impounding Dam Road.

As traffic increases, this intersection would be a logical location for a future traffic signal.

12. Consider connections between Utz Drive, Pleasant Ridge Road and Heritage Drive.

These neighborhoods would benefit from a second way into their street. Street connections could be provided as part of adjacent developments. Another option is to only provide gated emergency access driveways between the ends of these existing streets.

14. Consider changes at the intersection of Geeting Road and Grand Valley Road.

This intersection has a “Y” shape. It currently has low traffic volumes but may be suitable for all-way stop signs.

The intersection of Frogtown Road and Black Rock Road has an awkward alignment, but there is no simple solution because of the topography.

There also is a narrow bridge on Sunset Drive northeast of Impounding Dam Road, but this road segment does not have high traffic, so it is not considered to be a priority for a wider vehicle bridge. One option would be to install a parallel bridge for pedestrians and bicyclists, if it becomes a main route to reach the trails around the reservoir.

The intersection of Pumping Station Road and Baltimore Pike is somewhat awkward because it does not allow southbound left-turns or westbound left-turns. However it is not a priority for improvements because the intersection of Brunswick Road and Baltimore Pike to the immediate south serves all turning movements with a signal, and Brunswick Road is proposed to be extended to the east as part of a new development.

Seek additional turn lanes along Baltimore Pike to reduce congestion.

The most efficient way to reduce congestion along the Baltimore Pike is to add right turn lanes or left turn lanes at selected locations. These turn lanes allow a smoother flow of traffic, and also improve safety. If traffic moves more smoothly along Baltimore Pike, it will decrease the number of motorists who are using residential roads as alternative routes. A couple example locations are described above. Some examples of potential turn lane locations are described above, but evaluation will be needed as part of a professional traffic engineering study.

Seek funding for transportation improvement projects.

For the highest priority road improvement projects, the Township should seek PennDOT funding through the York Area Metropolitan Planning Organization, which is staffed by the York County Planning Commission Staff. As of 2023, the only project programmed for State funding in West Manheim Township was the replacement of a bridge on Black Rock Road.

To greatly increase the best chance of receiving State funding, the Township should take the initiative and engage a transportation engineer to study the problem and propose a solution, with a cost estimate. Projects need to be prioritized for inclusion in the Transportation Improvement Program based upon a number of factors, including safety improvements and congestion reduction.

Whenever possible, the Township should also seek to acquire the needed right-of-way for an improvement. This can often be accomplished by cooperative efforts with adjacent property-owners. Subdivision Ordinance requirements can also require that landowners set aside additional right-of-way as part of developments. That right-of-way can be “reserved for future dedication” when needed, because PennDOT often will not accept additional right-of-way along a State road.

Seek funding for coordinated traffic signal electronics along the Baltimore Pike corridor.

These traffic signal systems should be coordinated in timing with the updated traffic signal system that was installed in Penn Township and Hanover Borough.

Modern adaptive traffic signal electronics can reduce congestion by constantly monitoring congestion on Baltimore Pike and intersecting streets. The signal timing can automatically adjust by varying levels of traffic during different times of the week.

Use an Official Map to reserve land for transportation improvements.

It would still be desirable to seek that land be reserved for intersection improvements and new road connections through an “Official Map.” The Official Map process is described in the Putting this Plan Into Action section.

Carefully manage access from developments onto roads.

Proper access management is needed for new development to minimize the number of locations along main roads that involve high-volume left-hand turns. Careful reviews of traffic access are particularly important along heavily travelled Township-owned roads, where there is not a PennDOT approval process.

Work to reduce speeding.

There are public concerns about excessive speeding on many streets. It would be desirable if the State Legislature would allow local police to use radar for speed enforcement. The occasional parking of an officer in a police car along problem segments can improve traffic law compliance, even if the officer is not actively running a speed check. In order to reduce speed limits on a particular road, State regulations require the Township to conduct traffic studies. These speed limit studies are particularly valuable in residential areas or where there are sight distance limitations.

Improve bicycling and trail access throughout the region, including cooperative efforts with Hanover Borough on their reservoir lands.

The York County Active Transportation Map shows a “conceptual or potential on-road bicycle route” along Baltimore Pike from Hanover Borough through West Manheim Township, and then turning south along Tollgate Road and Bankard Road into Maryland. This Plan does not encourage bicyclists to use Baltimore Pike. A safer alternative would be to encourage bicyclists to use the existing Oak Hills Drive as an alternative route to Baltimore Pike. Oak Hills Drive is being connected to the north into Grandview Drive in Penn Township. Pedestrian improvements along Baltimore Pike should be promoted. A draft of the Hanover Borough Parks, Recreation, Open Space and Trails Plan has been prepared. One major goal is to expand recreation opportunities on the reservoir lands owned by Hanover and to provide additional trail connections. Hanover Borough has expressed an interest in working cooperatively with West Manheim Township on these matters.

The Borough owns 2,350 acres of land around their reservoirs. The maintenance of the land is primarily funded from revenues from the water system. The draft Borough Plan recommends completing a Master Plan for the land areas around both Reservoirs, which would recommend trail connections, examine “economic development potential” on the lands, and include a management plan. The draft Borough Plan also recommends completing a Trail Feasibility Study. If a joint grant application would be submitted to the State by Hanover Borough and West Manheim Township for funds to improve the reservoir lands, it could receive a certain level of preference in the competition for grants. That is because joint municipal applications typically receive extra points in the evaluation. One possible scenario would involve Hanover Borough providing the land for the improvements and West Manheim Township would provide the matching funds for the grants.

Many state grants require a 50% match, but it is often possible to use one source of grant funding to provide a match for another source of grant funding (such as matching a DCNR grant with a DCED grant). There are other sources of funding, such as from the PA. Fish and Boat Commission, which recently funded a boat access and parking area at the Sheppard-Myers Reservoir.

Hanover Borough’s draft Plan recommends establishing a pedestrian and bicycling route from neighborhoods in the Borough to trails around the Long Arm Reservoir. The simplest option would be to encourage pedestrians and bicyclists to use Grandview Road to Oak Hill Road to Joshua Drive to Sunset Drive, with some improvements. It would be desirable to have wider shoulders along portions of Sunset Drive and a parallel bicycle bridge over the creek next to Sunset Drive. White lines should be used to separate the shoulders of roads from the travel lanes. This route would connect concentrations of Hanover, Penn Township and West Manheim Township residents to the trail system. A more complicated alternative would be to improve shoulders along Westminster Drive.

If a trail system would be completed from the north end of the Long Arm Reservoir, and then through the West Manheim Township Park, and along one side of the Sheppard-Meyers Reservoir, it could result in a 5.5 mile trail. There also would be opportunities for looped trails, which are popular because they do not require a person to turn around and walk over the same route over which they started. If it would be feasible to run a trail completely around the Sheppard-Meyers Reservoir, that would add another 2.3 miles to the route, for a total of 7.8 miles or more.

The design of trails within the reservoir lands would involve some challenges because of the presence of wetlands and steep slopes, and a goal of providing trails that are accessible to persons with disabilities where feasible. Some segments may need to be located along the shoulders of roads where an alternative does not exist. However, for the most part, the Borough-owned and Township-owned lands provide a continuously connected set of lands. A grant from the State Department of Conservation and Natural Resources could be obtained to pay 50 percent of the costs to prepare the Trail Feasibility Study.

The Hanover Reservoir lands also include 337 acres that continue into Carroll County, Maryland. The Maryland Department of Natural Resources has an agreement with the Borough to assist in managing the

land for hunting, fishing and hiking. There is potential for Carroll County and the State of Maryland to participate in funding additional trail connections.

Bituminous pathways that are suitable for bicycling should be considered in place of concrete sidewalks along roads in less dense areas of the Township. An example of this type of bikepath system is shown in the photo to the right. There also are pathways parallel to the roads on the YMCA property.



It would be desirable to provide bicycling and pedestrian connections from neighborhoods into the Codorus State Park. One option would be to provide a trail as part of new proposed development east of the intersection of Brunswick Drive and Baltimore Pike. This trail could then extend west to east through open space of the Homestead development. Pedestrians and bicyclists could then be encouraged to use local residential streets to reach Black Rock Road at Lakeview Drive. There are shoulders along the portions of Black Rock Road south of Lakeview Drive, but PennDOT would need to be encouraged to widen the shoulders closer to the Mary Ann Furnace Trailhead. From that parking area, there are connections to most of the trails on the State Park lands. There also is an entrance along Dubs Church Road, which is a low traffic road through an agricultural area.

Additional trail entrances should be provided to the northern side of the Township Park from Impounding Dam Road, which appears to be possible using two stub roads.

Improve bicycle and pedestrian access along shoulders.

On through-roads, wide smooth shoulders that are separated from traffic lanes by white lines are beneficial to improve the safety of bicyclists. These types of shoulders are particularly valuable where a bicyclist does not have the option of traveling on a nearby lower traffic residential street to get to common destinations. Wider shoulders are also valuable for pedestrians, where there are not sidewalks. If a wider shoulder is not separated by a white line, it can encourage speeding. Street sweeping can improve the safety of the shoulders for bicyclists.

The Township Subdivision and Land Development Ordinance could be revised to give the Township specific authority to require a trail link as part of a new development. In addition, the Zoning Ordinance could require major business, institutional and multi-family developments to include bike racks.

Encourage use of public transit and para-transit services, and seek that a bus route extend into northern West Manheim.

The Rabbittransit System operates bus service that serves Hanover Borough and Penn Township, but the fixed route system does not extend into West Manheim Township. There are routes that loop around the Hanover area, a route that connects Hanover to Gettysburg, and a route that connects Hanover to Spring Grove and Downtown York. Transfers are available in Downtown York to reach most major destinations in York County.

It would be desirable to ask that the existing bus line be extended to the Walmart.

It would be desirable to extend one existing bus route to the Walmart and adjacent higher density areas in northern West Manheim Township. The Walmart property has plenty of room for a bus turnaround and a shelter, and is within walking or bicycling distance of the denser neighborhoods and many senior housing developments in West Manheim. Once one bus route is available, it is possible to reach the hospitals, most medical offices and most major employers using a bus transfer.

The Township could encourage the use of the bus service by distributing information about the available services and by promoting the construction of bus passenger shelters at the busiest stops. These shelters are often constructed and maintained by private companies in return for the Township allowing the shelter to include an advertising sign and to use of part of the street right-of-way.

Rabbittransit also operates a paratransit “shared ride” van service for persons who have disabilities that make it difficult for them to use fixed route buses. These services are also available for persons on Medical Assistance who need transportation services to reach medical appointments. The shared ride service requires advanced reservations.

West Manheim Township

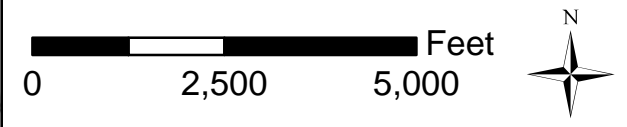
YORK COUNTY

ROUGH CONCEPTS OF POTENTIAL TRAIL SYSTEM

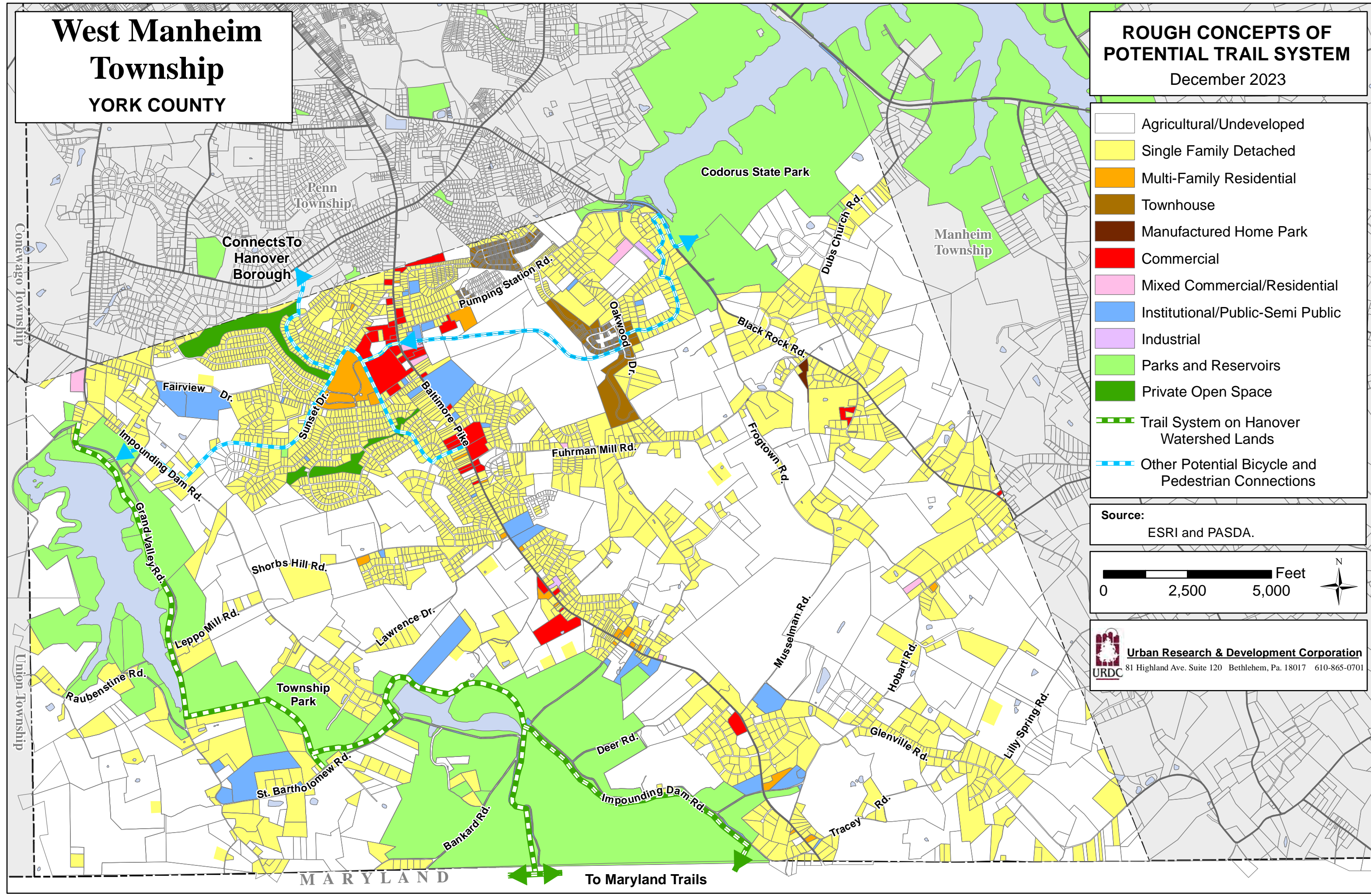
December 2023

-  Agricultural/Undeveloped
-  Single Family Detached
-  Multi-Family Residential
-  Townhouse
-  Manufactured Home Park
-  Commercial
-  Mixed Commercial/Residential
-  Institutional/Public-Semi Public
-  Industrial
-  Parks and Reservoirs
-  Private Open Space
-  Trail System on Hanover Watershed Lands
-  Other Potential Bicycle and Pedestrian Connections

Source:
ESRI and PASDA.



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MARYLAND To Maryland Trails

ECONOMIC DEVELOPMENT PLAN

It is important to attract new business development to generate additional Township and School District tax revenues. The bulk of real estate taxes are comprised of School District taxes. New business development results in “net profits” to a school district, because it generates tax revenues without directly resulting in additional school students. Therefore, it is essential to have new business development in suitable locations in the School District to moderate real estate taxes upon residents. The School District includes West Manheim, Manheim and Penn Townships. Penn Township has expansive land areas that are developed for industrial uses and that are zoned for new industrial uses. Manheim Township does not have any land zoned for industrial development.

It also is essential to promote new business development to offer wider employment opportunities for residents, and to allow residents to find good jobs closer to their homes. In addition, new business development also offers a wider choices of goods and services to residents.

The goal is to have a community with a balanced amount of business and residential development, as opposed to becoming mainly a bedroom community of persons commuting to jobs outside of the area. A variety of small and modest-sized commercial businesses are being encouraged. There are opportunities in existing shopping centers to the north for larger commercial businesses in existing vacant spaces.

Seek to maintain a positive business climate to attract business investment.

The York County Economic Alliance leads economic development efforts in the County, including managing most marketing and business financing efforts. The Hanover Area Chamber of Commerce brings together local businesses in the region to promote tourism, improve workforce skills, and promote new business activity.

The Township can assist in attracting investment by offering a positive business climate. The role of West Manheim Township in these initiatives should mainly be to offer a predictable and straight-forward development approval and inspection process. The goal is to avoid unnecessary delays that can discourage business investment. This involves streamlining the timing of development approval processes and inspections for projects that meet Township ordinances. It also involves clearly informing an applicant of changes that are desired to building or development plans as soon as possible, to avoid unnecessary delays from redesigns of a project. If West Manheim is known as a very predictable place to do business without unnecessary delays, it will attract additional investment.

At this time, this Plan does not recommend use of local tax abatement incentives (including “LERTA”), because there is a strong demand for most types of development without using incentives.

AGRICULTURAL AND NATURAL FEATURES CONSERVATION PLAN

Protect important natural features, including creek valleys, flood-prone areas, reservoirs, lakes, wetlands, steeply sloped woodlands, and groundwater and surface water supplies.

Surface waters include reservoirs, creeks and ponds, which provide aquatic habitat, carry or hold runoff from storms, and provide recreation and scenic opportunities. It is particularly important to address the quality of runoff into the Hanover water supply reservoirs. The Natural Features Map shows the locations of the water resources in West Manheim.

To protect water quality, it is important to maintain land in forests, to use proper farming practices, and to institute erosion control measures when earth is disturbed for construction. It is important to maintain and/or plant thick vegetation and trees along waterways (which are known as riparian buffers). Livestock operations can be encouraged to include fencing along creeks, with well-designed creek crossing points for animals. Stormwater Best Management Practices should be used, such as rain gardens and vegetated swales.

Notable water resources in the Township include:

- Lake Marburg, which is part of Codorus State Park and forms part of the northeastern boundary of the Township,
- West Branch of Codorus Creek, which extends between Lake Marburg and a point south of Glenville Road,
- Furnace Creek, which extends between Lake Marburg and Fuhrman Mill Road,
- South Branch of Conewago Creek, which extends from the northwestern corner of the Township through the Sheppard Myers Reservoir, at which point the waterway splits and continues 1) to the Maryland State Line and 2) to Impounding Dam Road,
- Long Arm Creek Reservoir,
- Long Arm Creek, and
- an unnamed tributary of the Long Arm Creek.

West Manheim is part of two of the watersheds:

1. Codorus Watershed in the eastern portion of the Township, and
2. Conewago West Watershed in the western portion of the Township.

Flood-prone Areas

Floodplain areas perform many critical ecologic function, because they absorb, store, and release large amounts of water to the surrounding soils and groundwater systems. Natural vegetation supported by floodplains helps to trap sediment and absorb excess nutrients from upland surface runoff, stabilize stream banks, and reduce soil erosion. Floodplains also provide habitat and travel corridors for wildlife and influence conditions for aquatic life. In addition to their ecologic value, many people value the scenic and recreational qualities of creek valleys.




Regulation of floodplains helps to reduce the threat to human life and property caused by periodic flooding. For regulatory purposes, a floodplain is defined by the 100-year or “base” flood, which is flood of such a severity that is statistically likely to occur only once in an average 100-year period. In other words, the flood severity has a one percent chance of being equaled or exceeded in a given year.

The “floodway” is the main channel that carries the deepest flood waters. The rest of the floodplain is known as the flood-fringe and may be covered by less deep flood waters.








West Manheim Township

YORK COUNTY

NATURAL FEATURES

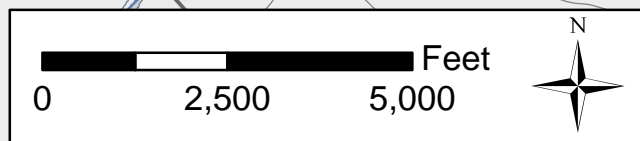
-  100 Year Floodplain
-  Water Bodies
-  Streams
-  Natural Areas

Small Watersheds

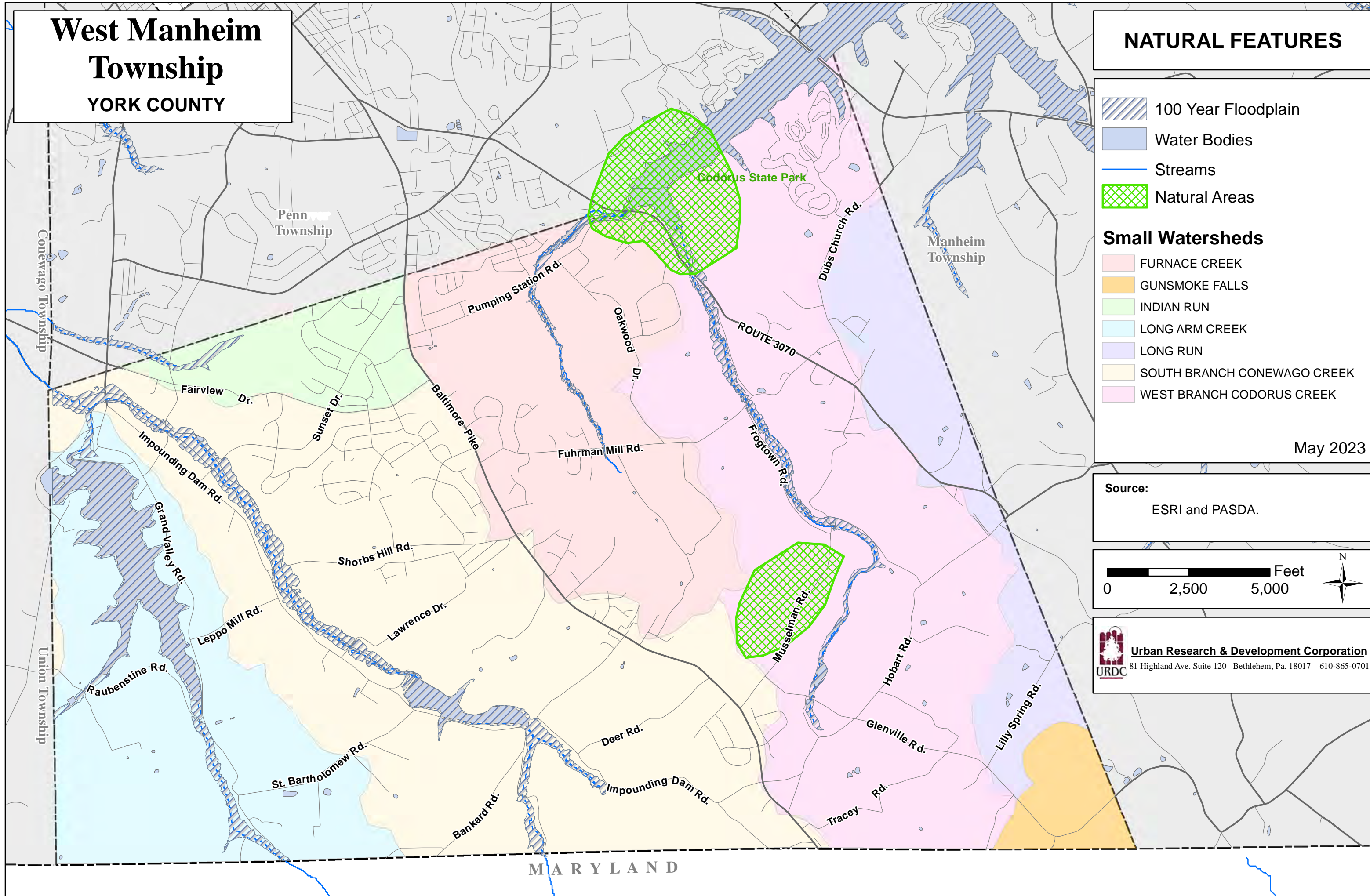
-  FURNACE CREEK
-  GUNSMOKE FALLS
-  INDIAN RUN
-  LONG ARM CREEK
-  LONG RUN
-  SOUTH BRANCH CONEWAGO CREEK
-  WEST BRANCH CODORUS CREEK

May 2023

Source:
ESRI and PASDA.



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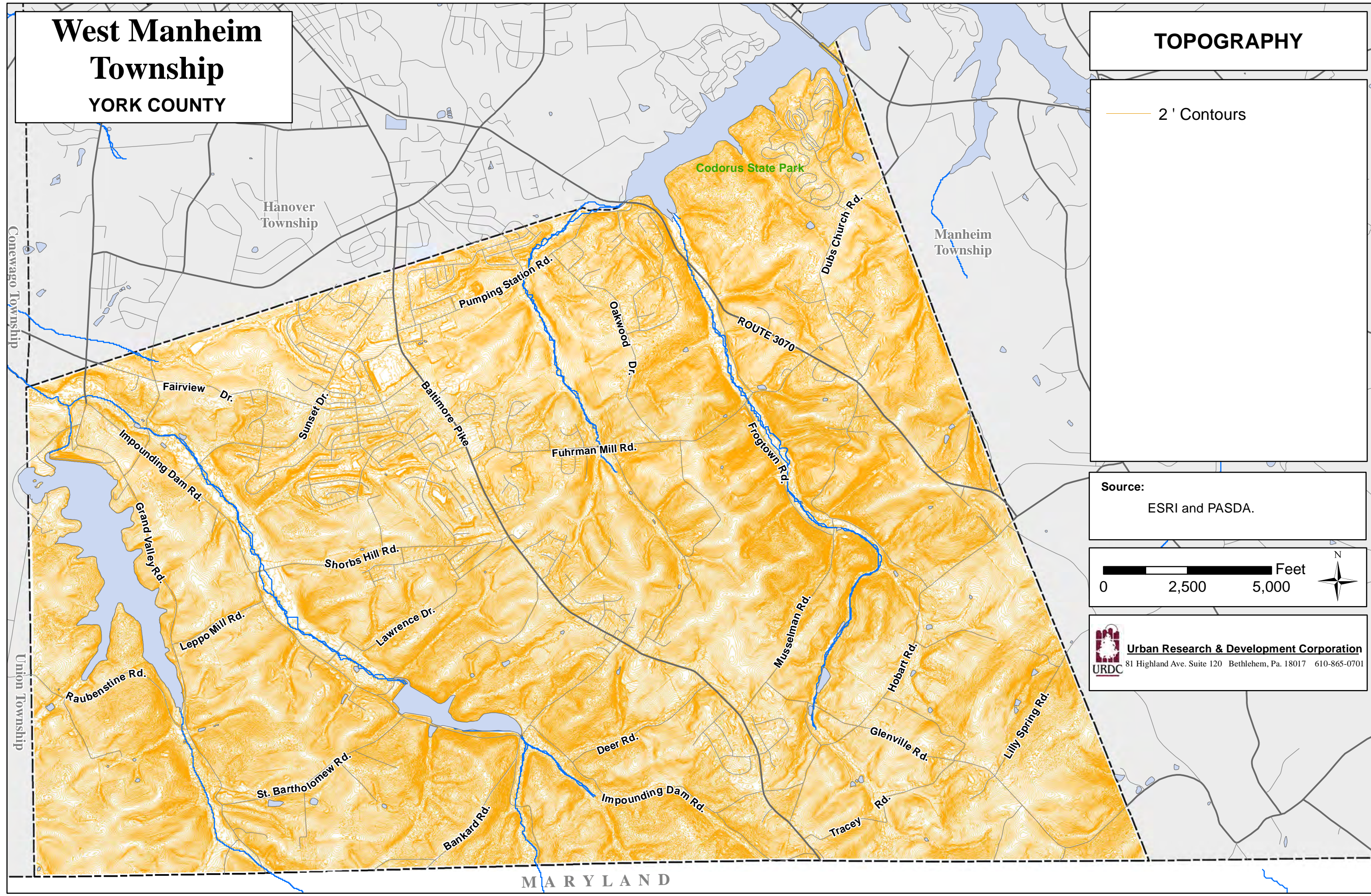


West Manheim Township

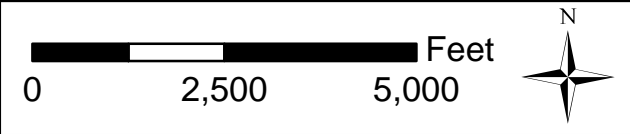
YORK COUNTY

TOPOGRAPHY

— 2' Contours



Source:
ESRI and PASDA.





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M A R Y L A N D

West Manheim Township

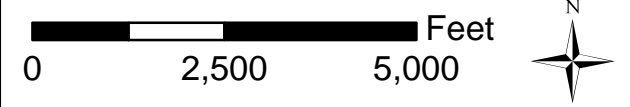
YORK COUNTY

AGRICULTURAL SOILS

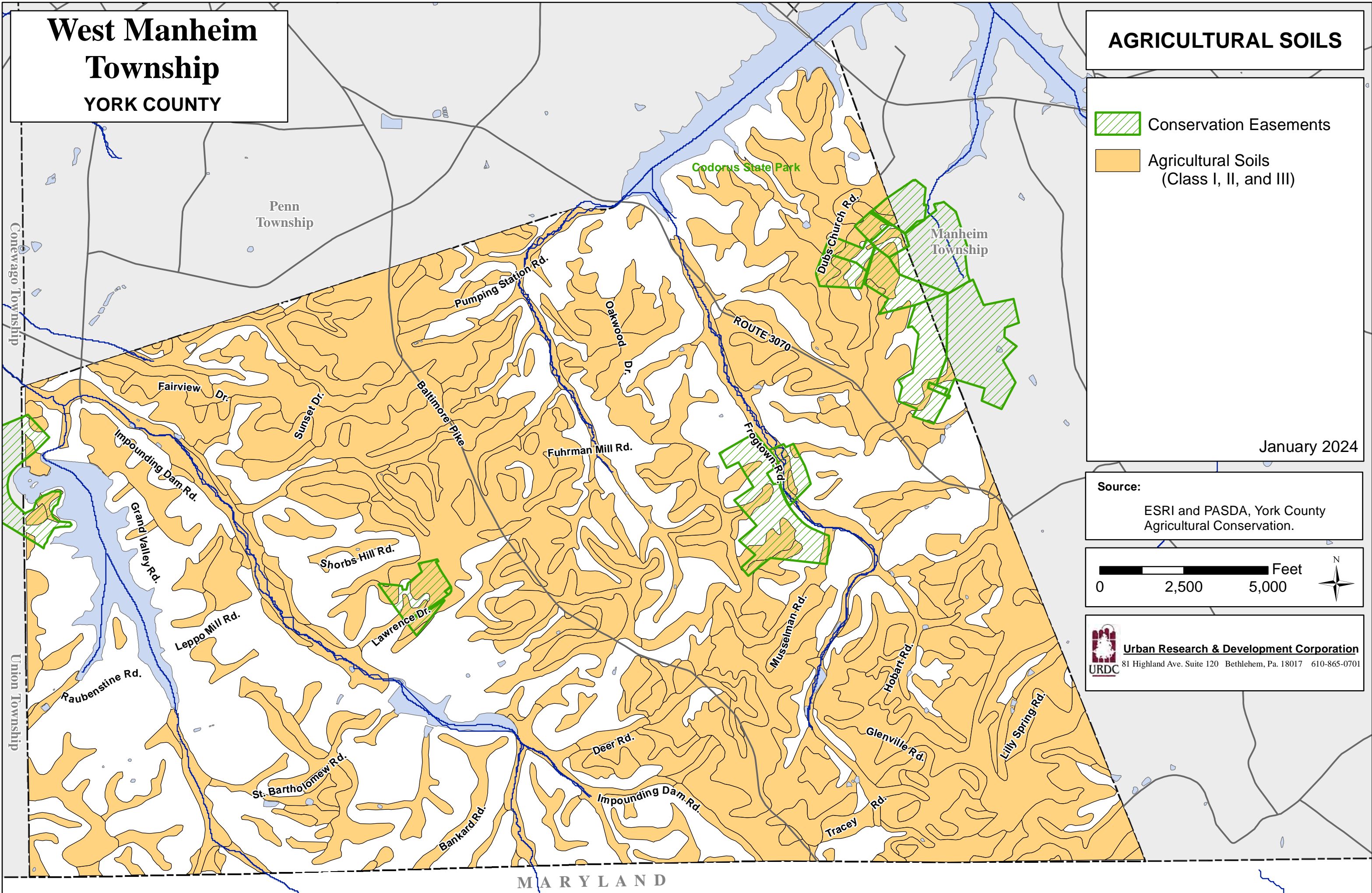
-  Conservation Easements
-  Agricultural Soils (Class I, II, and III)

January 2024

Source:
ESRI and PASDA, York County
Agricultural Conservation.



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81 Highland Ave. Suite 120 Bethlehem, Pa. 18017 610-865-0701



West Manheim's 100-year floodplain boundaries and known wetland areas are shown on the Natural Features Map. The floodplains are mainly located along creeks, and are regulated by a Township ordinance.

The Community Rating System (CRS) encourages community floodplain management activities that exceed the minimum federal floodplain regulation standards. Under the CRS, flood insurance premium rates can be reduced in a municipality to reflect the reduced flood risk resulting from community activities that meet the three goals of the CRS: 1) reduce flood losses, 2) facilitate accurate insurance rating, and 3) promote the awareness of flood insurance. The CRS includes three classes that offer various amounts of floodplain insurance premium reduction. Points are offered in categories such as Public Information, Mapping and Regulations, Flood Damage Reduction, and Flood Preparedness.

Participation in the CRS is voluntary and would involve the Township submitting materials to the Federal Emergency Management Agency (FEMA), along with documentation that shows that it is implementing the activities for which credit is requested. For example, points can be received for requiring that new construction be elevated to a specific height above flood levels, beyond the minimum requirement. Some points can be received for actions the Township is already doing, such as enforcing stormwater regulations.

Wetlands

Wetlands are critically important lands for recharging groundwater, maintaining the flow of creeks, protecting water quality, and providing valuable habitats. Wetlands moderate stormwater runoff and downstream flood crests because they are natural water storage areas. Wetlands also provide important habitat for many species of plant and animal life. Draining or filling of wetlands increases flooding, harms water quality, and provides unstable surfaces for structures.

Wetlands that were identified in the National Wetland Inventory are shown on the Natural Features Map. However, this mapping is not complete, and detailed identification is needed as part of proposed developments.

The U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection (DEP) strictly regulate any alterations of wetlands. The main role of the Borough is to help oversee compliance with state and federal regulations.

Wetlands are located primarily along creek valleys, drainage channels, and near the headwaters of creeks. The presence of hydric soils is one indicator that wetlands are probably present. Certain types of vegetation are also indicators of possible wetlands. Before any suspect areas are altered, a professional wetland delineation is needed.

Habitats for Rare, Threatened and Endangered Species

The Natural Areas Inventory of York County identifies two areas that offer habitats for rare, threatened and endangered species of plants and animals.

1. Codus State Park Site – A Pennsylvania-threatened animal species has been observed in Lake Marburg. The species requires large bodies of fresh water for survival.
2. Bandana Woods – A low-quality occurrence of dwarf azalea is found growing in the understory layer of a mixed hardwood forest. The forest is along Musselman Road south of Frogtown Road.

Use development regulations to conserve important natural features, including steeply sloped lands.

The Topography Map shows contour lines, which are lines with the same elevation above sea level. The closer together contour lines are, the steeper the incline between them. Slopes with grades of 15 percent or greater are considered moderately steep, and are prone to higher erosion rates, which causes sediment

in creeks. Very steep slopes, with grades over 25 percent, produce much higher threats of erosion. West Manheim has many steep slopes, where alterations are regulated in the Zoning Ordinance.

Erosion and stormwater problems on steeply sloped areas can be avoided by maintaining the areas in thick vegetation and trees. Where portions of steep slopes need to be altered (such as for utility crossings), proper erosion control measures are essential, and the area should be stabilized and replanted as soon as possible. State regulations restrict the placement of most types of septic systems on steeply sloped areas, because they are more prone to malfunctions and surface contamination. Development on steep slopes often results in excessively steep roads and driveways, which become hazardous during snowy and icy conditions.

Forest and related understory vegetation perform several vital functions for the local ecology. Specific uses include:

- Providing habitat, both food and shelter, for local wildlife,
- Circulating nutrients between the soil and the atmosphere,
- Stabilizing soils prone to erosion,
- Filtering nutrients, pollutants, and sediment from runoff, particularly along streambanks, and
- Serving as productive sources of timber.

Carefully manage stormwater to avoid flooding and to protect water quality.

Stormwater management involves the control of the amounts and velocities of water runoff. As land is developed and additional surfaces are covered with surfaces that are impervious to infiltration into the ground, and as thick natural vegetation is removed, runoff volumes and speeds increase. With proper engineering methods, infiltration can be promoted (such as by using surfaces that are pervious or improving areas that promote infiltration), velocities can be slowed, soil erosion can be avoided, and stormwater can be detained and released gradually to avoid increased flooding. West Manheim Township has a detailed Stormwater Management Ordinance.

Federal regulations require most municipalities to establish a program to comply with Municipal Separate Storm Sewer Systems (MS4) requirements. The program is designed to reduce the discharge of pollutants from stormwater in order to protect water quality.

DEP and the County Conservation District implement erosion and sediment pollution control programs for any earth disturbance activities. Persons proposing earth disturbance activities are required to develop an Erosion and Sediment Control Plan containing Best Management Practices (BMPs), which minimize the potential for accelerated erosion and sedimentation during construction.

Continue to promote preservation of prime agricultural land and the continuation of agricultural activities.

The majority of the undeveloped privately-owned lands in West Manheim are in a Farming zoning district. This is considered an “effective” agricultural zoning district because it is not just an agricultural district in name only, but actively functions to maintain land within lots that are large enough to be effectively farmed. As described in the Future Land Use and Housing Plan section, the number of homes that can be developed on each tract of land is limited, and the land consumed by each new home is also limited. Care is needed to make sure that an excessive number of non-agricultural uses are not allowed in the Farming district, particularly in locations where they could remove substantial land from agricultural production.

As seen on the Agricultural Soils Map, the majority of the undeveloped privately-owned lands in West Manheim Township have soils that are considered prime for crops. This Map also shows the four major concentrations of land areas that have been permanently preserved through conservation easements. A conservation easement involves a legal restriction on a lot that prevents the land from being further subdivided and that limits the non-agricultural development of the land. Some easements are written to allow one or two houses to be built or subdivided.

Property owners should be encouraged to consider selling conservation easements to permanently preserve valuable farmland and natural areas. The property-owners also have the option of receiving federal income tax donations if they donate conservation easements. In some cases, a property-owner could complete a “bargain sale” of an easement in which they accept payment for less than the appraised value of the easement, and then seek a federal income tax deduction for the remaining value.

The York County Agricultural Land Preservation Program is funded by a mix of County, State and Federal funds. The Program is required to follow a set of procedures established by the Pennsylvania Department of Agriculture. To be eligible, property owners must first ask the Township to designate their land as part of an Agricultural Security Area (ASA). Designation as an ASA also provides a farmer with certain protections against lawsuits about agricultural impacts. Then the property-owner can request that the County consider the property for an easement purchase. The properties are ranked according to State criteria, which considers such factors as the quality of the soils for crop farming and the proximity of lands that have already been preserved. Appraisals are then completed of the value of the easements, and offers are made to the owners of the highest ranked properties. A property owner then decides whether to accept the offer. As of 2024, the County has capped easement purchases at a maximum of \$3,000 per acre.

A complementary program of preserving land is offered by the Farm and Natural Lands Trust of York County. This program is more flexible than the County program, because it does not use State agricultural preservation funds.. Most of the lands that have been preserved in West Manheim have been preserved by the Farm and Natural Lands Trust.

West Manheim could consider providing Township funds to supplement these land preservation efforts. For example, Township funds could be used to compensate owners of farmland when the value of the easement exceeds the \$3,000 cap established by the County. If the Township offers to supplement the County agricultural funding, additional State matching funds could be available to the County.

If West Manheim would provide land preservation funding, it would also be valuable to preserve land that does not rank highly under the County program. For example, Township funds could be used to preserve important natural areas, such as creek valleys. Many of these natural areas can be obtained at a reasonable price per acre because the lands have limited value for private development. The natural areas could be preserved in private ownership or as public parkland. Creek valleys can be valuable for fishing access, trails and other types of passive recreation.

The Township could issue a bond issue or take out a bank loan so that land could be preserved today while the land is still available. The bond issue or loan could then be paid off over a period of years. This type of effort could be funded out of regular annual tax revenues or from a dedicated tax. State law provides the Township Board of Supervisors with the ability to ask voters in a referendum to approve a dedicated tax for land preservation or to approve a bond issue. The additional tax is typically an additional percentage earned income tax or an additional real estate mileage per year. In most cases, an additional earned income tax of 0.25 percent or less has been approved. Under State law, the resulting funding can only be used for land preservation. This type of referendum has passed in 92 townships in Pennsylvania, as well as several counties.

As described in the Land Use and Housing Plan section, this Plan also recommends that a Transfer of Development Rights (TDR) option be offered in the Zoning Ordinance. This option can result in developers paying landowners to permanently preserve their land, without any cost in tax dollars. Participation in a TDR program is voluntary for the landowner and for the developer.

Provide reasonable flexibility to owners of farmland so that they can afford to continue to maintain the land as farmland.

Many owners of farmland are not able to make a full-time living from their farm. Many owners of farmland also lease out their land for farming, with annual payments that may not even cover the real estate taxes. The Township should institute measures to make it more economical for landowners to continue to maintain their land in farmland or other open lands. This includes making sure that

regulations on agricultural activities are not overly strict. It also involves continuing to allow a reasonable range of accessory uses on larger tracts of land, such as blade sharpening, small engine repair, and sale of seeds. Some of these uses are also valuable to make use of older barns that otherwise might be abandoned. It is important that farmers receive a fair share of the retail value of their work. This initiative includes being permissive in allowing retail sales of agricultural products on farms, which may also include cheeses and other dairy products. Farmers should also be encouraged to participate in local farmer's markets and community supported agriculture, where local residents pre-purchase agricultural products from a farm.

Most owners of large tracts of land participate in the State's Preferential Assessment Program. This program taxes farmland and natural lands based upon the value as open land, and not for development purposes. If the land is developed, back taxes and interest must be paid. Townships also have the option to freeze the current real estate tax mileage on preserved land. Therefore, if the Township would increase its real estate tax in a future year, the additional tax rate would not apply to preserved lands.

COMMUNITY FACILITIES AND SERVICES PLAN

Community facilities are public facilities designed to provide public services. Examples of community facilities include fire stations, schools, parks, and the Township Building. The Existing Land Uses Map shows the locations of major community facilities.

Provide high-quality community facilities and services in the most cost-efficient manner.

Township Building/Police Department

The West Manheim Township Building is located in a converted school at 2412 Baltimore Pike. The building houses administrative offices, the Township meeting room, the tax collector, and the West Manheim Police Department.

Continue to improve the parks and recreation offerings in West Manheim, and seek the development of new pedestrian and bicycling connections from neighborhoods to recreation areas.

Trail connections to the reservoirs and State Park are described in the Transportation Plan section. Each recreation area is discussed below:

There is a need for a second major Township park that would be located closer to the denser developments in the northern part of the Township. The Township is considering alternatives that could result in a public park of over 40 acres with trail connections as part of a new development that would be located east of the intersection of Brunswick Road and Baltimore Pike.

Codorus State Park — The southwest corner of Codorus State Park is located in West Manheim Township. The portion of the State Park in West Manheim includes the following facilities:

- a swimming pool,
- two pavilions,
- a campground,
- Lake Marburg,
- a tent camping area,
- boat rentals,
- an amphitheater and playground, and
- parking areas.

Long Arm Reservoir — The Long Arm Reservoir is located in the western portion of the Township along Grand Valley Road and Raubenstine Road. The Reservoir is surrounded by woodlands and includes:

- picnic areas,
- a dam crest walkway,
- a boat launch,
- trails,
- parking areas,
- a scenic overlook, and
- fishing areas.

Sheppard-Meyers Reservoir — Sheppard-Meyers Reservoir, which is fed by the South Branch of the Conewago Creek, is located along Impounding Dam Road in the south-central portion of West Manheim Township, from the dam to Tollgate Road. The Sheppard-Meyers Reservoir area also includes a large amount of woodlands. Sheppard-Meyers also includes courts and fishing areas.

West Manheim Township Park — The West Manheim Township Park includes 113 acres, located at 255 St. Bartholomew Road. The park is only partly developed, but includes:

- two multi-purpose ball fields,
- a 5-acre dog park,
- a playground,
- a pavilion,
- two beach volleyball courts,
- horseshoe pits,
- grills,
- trails for hiking, running, and mountain biking, and
- benches and picnic tables throughout the park.

A State grant was received in 2022 to make additional improvements to the park, including infrastructure improvements.

The West Manheim Township Park and Recreation Board was established as a non-profit organization to oversee fundraising and construction of the park through grants, donations, and fundraisers.

The Pleasant Hill Fire Company property includes four baseball fields on the west side of Baltimore Pike next to the Fire Company building.

Most recreation programs in West Manheim Township are provided by local non-profit organizations, including local athletic associations and the YMCA. The Hanover Area YMCA operates the South Hanover YMCA building at 650 Fairview Drive in West Manheim a location at 500 George Street in Hanover Borough.

Emphasize coordination of municipal and emergency services across municipal borders, and expand and update emergency services to meet changing needs.

Police Department

As of 2023, the Police Department employs 13 persons:

- 1 Chief
- 1 Lieutenant
- 1 Sergeant
- 1 Corporal
- 1 Patrolman First-Class
- 7 Patrolmen
- 1 Office Assistant

The Department maintains one sedan and six sport utility vehicles.

According to the Police Chief:

- Vehicles are replaced on a regular schedule.
- The station is adequate for current Department needs.
- The top priorities for any additional funding would be:
 1. More officers.
 2. More training.
 3. Modern technical equipment for officers to use on-duty.

Fire Protection / Emergency Medical Services

Fire protection and emergency medical services in West Manheim Township are provided by the Pleasant Hill Volunteer Fire Company. Pleasant Hill is located at 2941 Baltimore Pike.

The Company owns the following apparatus:

- | | |
|---------------------|-----------------------|
| 4. 2021 pumper | 8. 2002 rescue/pumper |
| 5. 2014 ambulance | 9. 1996 pumper |
| 6. 2009 ambulance | 10. 2 rescue boats |
| 7. 2005 brush truck | 11. 1 ATV |

The Company is working towards replacing the 2009 ambulance.

The Chief also reports the following:

1. The Company currently has about 35 active firefighters and about 50 members associated with social activities and fundraising.
2. Weekday mornings and afternoons are the most difficult times for firefighters to respond, because many work outside of the area or cannot leave work to respond. The Chief reports that the Company expects to need assistance with funding one or more paid firefighters/drivers during weekdays. Having paid day-time drivers can improve response times because other firefighters

can respond directly to the scene of the incident, while the driver can immediately leave to reach the scene.

3. The Pleasant Hill primary coverage area includes all of West Manheim and about 4-5 square miles of Manheim Township.
4. Pleasant Hill participates in the Mutual Aid system to respond when needed to incidents in surrounding service areas.
5. The station building is a “little tight”, with particularly small living quarters. The Company is looking to expand the station when funding may be available.
6. Approximately 60-75% of the Township is served with fire hydrants. Water pressure is sufficient in most of the Township.

West Manheim Township employs fourteen people on its emergency medical services staff, including four full-time and eight part-time Emergency Medical Technicians (EMTs) who serve with the Pleasant Hill Fire Company’s Ambulance Service. The full-time EMTs are also trained as firefighters, and can respond to firefighting calls when they are not needed for emergency medical services. However, when the EMTs drive a firetruck to a scene, they are not available to respond to an ambulance call. The EMTs staff a Basic Life Support Ambulance. Advanced life support ambulance service for the region (including paramedics) is provided by the Community LifeTeam service, which is based at UPMC Hospital in Hanover Borough.

Ensure that adequate public water supplies, sewage treatment allocations and transmission capacities continue to be available.

Most of the developed areas of West Manheim Township are served by a central water system owned and operated by the York Water Company. The Company has a wide charter area in the Township, which would allow extensions of service in the future if warranted.

Central sewage services within West Manheim Township are provided by the York Water Company. The wastewater is conveyed to a treatment plant in Penn Township. Discussions are needed with Penn Township to make sure that adequate wastewater treatment capacity allocations are available for the future in West Manheim.

The York Water Company has had plans for many years to construct a new wastewater treatment plant in the Pleasant Hill area of West Manheim, near Baltimore Pike. The plant has been planned to serve new development and existing homes in the village of Pleasant Hill. A number of existing homes in the village are on small lots and do not have space for adequate septic drain fields.

Continue to support quality library services.

The nearest public library to West Manheim Township is the Guthrie Memorial Library, which is part of the York County Library System. Guthrie is located at 2 Library Place in the Borough of Hanover. The Guthrie Library has been open since 1911.

Provide quality public education, and maintain good communications between the Township and School District about proposed housing developments and pedestrian and traffic issues.

West Manheim Township is part of the South Western School District (SWSD), along with Penn Township and Manheim Township.

As of March 2023, the SWSD had an enrollment of 4,781 students in grades K-12, housed in six buildings. Some local students also attend:

Lincoln Intermediate Unit #12,
South West Academy,
River Rock,
York Adams Academy,

York County School of Technology,
Various charter and cyber charter schools, and
Special education and behavioral management
programs across PA.

**Enrollment and Building Capacity
South Western School District, March 2023**

Name	Grades	Location	Capacity	Enrollment ¹	% Capacity
Baresville Elementary School	K – 5	135 Sanford Ave. Hanover, PA 17331	725	621	85.7%
Manheim Elementary School	K – 5	5778 Blooming Grove Rd. Glenville, PA 17329	400	311	77.8%
Park Hills Elementary School	K – 5	137 W Granger St, Hanover, PA 17331	700	613	87.6%
West Manheim Elementary School	K – 5	2000 Baltimore Pike Hanover, PA 17331	700	700	100.0%
Emory H. Markle Middle School	6 – 8	225 Bowman Rd, Hanover, PA 17331	1,350	1,197	88.7%
South Western High School	9 – 12	200 Bowman Rd. Hanover, PA 17331	1,580	1,393	88.2%
TOTAL			5,455	4,835	88.6%

¹ Includes Learning Support students and students in Lincoln Intermediate Unit classes

Source: South Western School District

According to SWSD staff, a comparison of current enrollment to building capacities indicates that the West Manheim Elementary School is the only building currently at or near capacity. The SWSD Business Manager notes that much new housing has been developed in the Township over the past 20 years, but student enrollment in the past 10 years has only grown by 8.6%. The recent, significant increase in older residents (see Table A-2) indicates that much of the new housing may be housing older persons without school-aged children, which should not put a significant strain on school resources.

Normally, school districts experience minor changes in enrollment from year to year. The PA Department of Education reports that, districtwide, South West is expected to experience a similar pattern of enrollment changes through the 2031-2032 school year.

Enrollment Projections, 2022–2032 - South Western School District

School Year	Total Enrollment	Change, 2022-2032	
		Number	Percent
2022-2023	4,432	-----	----
2023-2024	4,456	24	0.5%
2024-2025	4,510	54	1.2%
2025-2026	4,541	31	0.7%
2026-2027	4,547	6	0.1%
2027-2028	4,540	(7)	(0.2)%
2028-2029	4,535	(5)	(0.1)%

School Year	Total Enrollment	Change, 2022-2032	
2029-2030	4,535	0	0.0%
2030-2031	4,502	(33)	(0.7)%
2031-2032	4,450	(52)	(1.2)%

Source: South Western School District

PUTTING THIS PLAN INTO ACTION

This section describes methods that should be considered to implement this Plan. This Plan will need to be reviewed periodically and, if necessary, updated to reflect changing trends. The intent is to continually work to put this Plan into action—through a program of updated planning and many short-term actions within a long-range perspective.

West Manheim Township has been actively working to maximize use of the internet and social media to regularly update residents with information that will help spur public interest, enthusiasm and involvement. Opportunities for citizen involvement should also be highlighted through newspapers, social media, email lists, continued newsletters, posters and other media. The intent is to promote substantial citizen input, including making sure residents are well-informed about community issues and have plentiful opportunities to provide their opinions on Township matters.

Update the Zoning Ordinance to carry out this Plan.

The Zoning Ordinance is the primary legal tool to regulate the uses of land and buildings. The Zoning Ordinance and Map should be updated to be generally consistent with this Comprehensive Plan, to modernize standards and to address public concerns. The Zoning Ordinance includes a Zoning Map that divides the Township into different zoning districts. Each district permits a set of activities and establishes a maximum density of development. Zoning also controls the following:

- the heights of buildings,
- the percentage of a lot that may be covered by buildings and paving,
- the minimum distances that buildings may be placed from streets and property lines,
- the minimum size of lots,
- the maximum sizes and heights of signs, and
- the protection of important natural features, such as setbacks from creeks.

Update the Township’s Subdivision and Land Development Ordinance (SALDO).

The SALDO mainly regulates the creation of new lots, the construction of new streets by developers, and the site engineering of new multi-family, commercial, industrial and institutional buildings. It includes procedures, application requirements and engineering standards. The SALDO also addresses whether a new residential development is required to provide recreation land or pay fees that are used for recreation improvements in other locations. The SALDO can also require recreation trails, and where appropriate can provide for bituminous pathways in place of concrete sidewalks.

Continue to emphasize the Property Maintenance Code and Enforcement Options Using Tickets.

The Township’s Property Maintenance Code is a valuable tool to make sure that buildings are maintained to a minimum level and to address problem properties before they become blighted. The system of fees and fines for property maintenance and nuisance violations should be written to increase penalties for repeat offenses, violations that are not corrected within a reasonable time limit, or situations that require more than two inspections of a property. The Township uses a standard nationwide Property Maintenance Code, with certain local adjustments.

The Township has adopted an ordinance that offers an alternative for enforcement of common violations of Township codes, particularly involving nuisance-related violations. For example, this type of ticket system can be used for improper handling of trash. This approach avoids use of the Magisterial District Judge system, and thereby reduces the fees to persons who are cited and reduces the administrative burden to the Township. The initial fine for a violation is relatively low if the fine is paid within a certain period of time, in order to reduce the number of appeals. The main goal is to seek compliance, with the fines designed to cover administrative costs. However, the fines typically increase with repeat offenses.

Consider adopting an Official Map.

The State Municipalities Planning Code grants each municipality with the authority to adopt an “Official Map.” An Official Map can designate proposed intersection improvements, trail links or other public improvements. The Map may cover the entire Township or only certain areas.

Once an Official Map may be officially adopted by the Township Supervisors, then the Township is provided with a limited amount of authority to reserve land for the projects on the Map. If the land affected by a project shown on the Official Map is proposed for development, then the Township would have up to one year to either purchase the land for its fair market value or decide not to go forward with the project. This one year period is intended to provide time to raise funds to acquire the land, and to avoid lost opportunities. If this one year period is not in effect, a person could obtain a building permit almost immediately in many cases and construct a building that could obstruct an important project. In some cases, a developer could be encouraged to include the improvement within a new development, without a need for the Township to purchase the land.

An Official Map also serves to provide notice to property owners about the Township's future plans, which increases the likelihood that a proposed project, such as a trail link, can be incorporated into a developer's site design, with limited expense and delay.

Plan for major needed capital improvements.

“Capital” improvements are projects involving a substantial expense for the construction or improvement of major public facilities that have a long life span and that are not annual operating expenses. Examples of capital projects include major street improvements, major park improvements, and the expansion or major renovation of buildings. As part of the annual budget process, West Manheim Township maintains a Capital Fund as part of its Budget.

The Township should consider whether it needs a more formal multi-year Capital Improvements Program (CIP). A CIP can allow efficient scheduling and prioritization of projects. The CIP can be tied into borrowing plans and grant application deadlines. By establishing a schedule of major street, streetscape, and stormwater projects, the Township and utility providers could improve coordination with underground construction projects. This coordination minimizes the need to cut into a street after it has been recently repaved, and reduces costs for each entity.

Through a CIP, many different projects can be combined into a single bond issue, which avoids the high administrative costs of multiple bond issues. A CIP also can allow the Township to carefully time any bond issues to take advantage of the lowest interest rates.

Continue to seek additional grants to meet community needs.

The Township should continue to identify Federal, State and County grant opportunities to address community needs. This should include highlighting grant deadlines for major programs a few months in advance, so that there is time to prepare a quality grant application. However, small grants may not worth the time required for an application and for administration, particularly if they result in increased total costs for an entire project. For example, many federal and state construction grants require compliance with Prevailing Union Wage Rates, which can result in much higher labor and administrative costs than if the Township would accomplish the project with local funds.

Increase inter-governmental cooperation efforts.

Inter-governmental cooperation can decrease the costs of many services, while also improving the quality of services. The Pennsylvania Inter-governmental Cooperation Act provides broad and flexible authority to organize joint efforts, as municipalities deem appropriate. In general, the Act allows two or more municipalities to jointly accomplish anything that an individual municipality is allowed to do. In most cases, this grant of authority is carried out through the adoption of an ordinance by each municipality to formalize an agreement. One option involves one municipality providing a service to a second municipality through a contract. These same concepts can also apply between a municipality and a school district. For example, a Township may agree to plow snow from school parking lots and driveways in return for free municipal use of some school facilities.

West Manheim Township participates in a number of regional efforts, including the York County Stormwater Consortium that assists municipalities in complying with Federal and State mandates for managing stormwater and water pollution. West Manheim is a member of the York County UCC Board of Appeals, which hears appeals of requirements under the State Uniform Construction Code. By using a joint board,

it is easier to attract knowledgeable boardmembers in various trades. There also are county associations for the police chiefs and municipal administrators.

The toughest issue in joint municipal services is determining a fair allocation of costs. The State Department of Community and Economic Development has several publications that can assist in these issues.

The following types of inter-governmental cooperation efforts should be considered:

- **Shared Services and Shared Staff-persons** – Shared staff-persons can be particular beneficial for specialized staff, such as different types of construction inspectors. Two or more municipalities could hire the same person to do the same job, with certain hours assigned to each municipality. This allows each municipality to hire a highly qualified person who is working full-time, as opposed to each trying to find a part-time person. This can reduce turnover, which reduces training costs and reduces the potential for mistakes being made by inexperienced staff. In addition, sharing staff makes staff-persons available during more hours of the day, which is beneficial to residents and business-persons. It also provides greater coverage during periods of illness or vacation.
- **Shared Recreation Programs** – When municipalities share and coordinate recreation programs, it greatly increases the types of programs that can be offered. For example, one municipality may offer a gymnastics program, while another municipality offers basketball programs. Residents of each municipality could be allowed to participate in each of those programs at the same cost per person as a municipal resident. There has been great success in parts of Pennsylvania with multi-municipal recreation programs, where each municipality contributes funds towards one set of programs. These programs are often organized in partnership with a school district.
- **Joint Yard Waste Collection and Composting** – This is a very cost-effective way of handling the disposal of yard waste, which requires significant land and expensive equipment.
- **Joint Purchasing** – Joint purchasing can reduce the costs to each municipality of preparing bid documents and legal ads. It also can result in lower costs because larger volumes are being purchased, or a larger service area is being bid. In many other areas of Pennsylvania, this type of joint purchasing is provided through a local Council of Governments. The State also has arrangements that allow municipalities to "piggyback" upon State purchases, including through the COSTARS program. State law allows a similar process of "piggyback" bids between municipalities and a county. The State Intergovernmental Cooperation Act includes rules for joint municipal purchasing. Under State law, one municipality can be the lead municipality in purchases, without requiring multiple municipalities to seek bids.
- **Sharing of Equipment** – This method of sharing is most beneficial for expensive equipment that is needed by each municipality for only portions of the year. The equipment could be jointly owned, or be owned by one municipality and leased to other municipalities. Alternatively, an arrangement could allow trading of equipment.
- **Incentives for Intergovernmental Cooperation in Grants** – Many competitive State grant programs provide preference to projects that involve cooperation between more than one municipality. Therefore, if two similar projects are in competition for a grant, and one involves cooperation between two municipalities, the two municipality project is most likely to be funded.

ACTION PROGRAM

The following table summarizes the major recommendations of this Plan, along with recommended priorities. The timing of each recommendation is listed, as well which agencies should have the primary responsibility to carry out the recommendation. Additional information for each strategy is included in the main body of this Plan. Abbreviations for the prime responsibilities for each recommended action are listed as follows:

Abbreviations of Responsible Agencies/Groups:

Adj. Mun.	=	Adjacent Municipalities
Con. Dis.	=	York County Conservation District
DCNR	=	Pennsylvania Department of Conservation and Natural Resources
PC	=	Township Planning Commission
PennDOT	=	Pennsylvania Department of Transportation
Rabbitransit	=	Rabbitransit Transit Service (Susquehanna Regional Transportation Authority)
Staff	=	Township Staff
Super.	=	West Manheim Township Supervisors
YAMPO	=	York Area Metropolitan Planning Organization (Staffed by YCPC)
YCPC	=	York County Planning Commission and Staff
YEA	=	York County Economic Alliance

In the right-hand column of the following table lists entities that should carry out a recommendation, the entity that is proposed to have the lead responsibility is boldfaced. High priority strategies are ones that are recommended for the most attention and that should be considered first. Medium priority strategies are moderately important, while low priority strategies are commended to be completed as time and resources become available.

In the “Timing” column, short-range is intended to refer to actions that should be completed within the next two years. Medium-range strategies are intended to be completed within the three to six years, and long-range strategies are envisioned to be completed in seven or more years. Most strategies are listed as continuous, because they should involve many smaller actions that are completed over many different years.

It is recommended that the Township annually review steps that have been undertaken to implement the Comprehensive Plan. This Action Program table can be a useful guide for that type of review. Even if the Comprehensive Plan is not officially updated, a copy of this Action Program table could be updated as needed as a working document.

LAND USE AND HOUSING PLAN

Recommended Strategy	Priority: H = High M = Medium L = Low	Timing	Prime Responsibilities (see abbreviations)
<p>Carry out updates to the Zoning Ordinance based upon the recommendations in the Land Use and Housing Plan. The zoning update will involve an additional set of public meetings, after further debate and analysis. This includes: a) allowing the allowed homes in the Farming district to be shifted from two properties to one property, b) providing additional incentives for age-restricted housing, c) reducing the maximum density for new apartment and townhouse developments, d) changing many areas of Baltimore Pike to a new Neighborhood Commercial/Residential zoning district, e) reducing the size of the Commercial-Industrial zoning district, and f) adding a new Traditional Neighborhood Development district east of Brunswick Av.</p>	H	Short-term	Super., PC, Staff
<p>Work to improve the economic vitality, pedestrian accessibility and appearance of the Baltimore Pike corridor. This should include adding additional street trees and other landscaping, making pedestrian improvements such as installing ADA curb ramps and sidewalks where practical (and seeking grants for that work), managing driveway access onto Baltimore Pike and encouraging shared driveways, adding highly visible well-lit crosswalks, and encouraging private property-owners to make compatible improvements.</p>	H	Continuous	Super., PC, Staff, YCPC, Property-owners and Businesses
<p>Add optional Transfer of Development Rights provisions to the Zoning Ordinance to permanently preserve woodland and farmland at no cost to the taxpayer. A developer would have the option of paying a property owner to permanently preserve their land, and in return the developer would be able to achieve a higher density in a designated growth area. It would primarily be used to preserve land in the Farmland district and to allow a slightly higher density in the Traditional Neighborhood Development area.</p>	H	Short-term	Super., PC, Staff
<p>Promote the preservation of important historic buildings. This should include establishing a list of Township-designated historic buildings. Additional land uses could be allowed within these historic buildings to provide incentives for their rehabilitation. Also, the Supervisors should be given the authority to pre-approve their demolition.</p>	M	Continuous	Super., PC, Staff, Private property-owners

Recommended Strategy	Priority: H = High M = Medium L = Low	Timing	Prime Responsibilities (see abbreviations)
Connect lower income property-owners with resources to assist them in repairs and upgrades , including through the County Housing and Community Development Divisions, York Habitat for Humanity and the County Weatherization Program.	M	Con- tinuous	Staff, YCPC.

NATURAL FEATURES CONSERVATION AND SUSTAINABILITY PLAN

Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Responsibilities
Carry out a full range of sustainability initiatives , in cooperation with area businesses and other entities, including: a) installing additional bicycle racks in public locations, b) promoting composting and increasing recycling rates, c) encouraging carpooling and use of public transit, d) increasing use of solar energy, which could include solar canopies over parking areas, e) making sure Township ordinances are streamlined in allowing solar energy use, f) promoting use of grants to provide electric vehicle charging stations, g) providing zoning incentives for the use of green roofs and green-certified building practices, and h) promoting use of rain gardens and other measures that encourage stormwater to infiltrate into the ground.	M	Contin- uous	Staff, Super., PC, Property owners
Continue to promote preservation of prime agricultural soils and a strong agricultural economy. This includes encouraging property-owners to consider selling their development rights to the County or the Farm and Natural Lands Trust. The Township should consider supplementing the funding of these easement programs, particularly when the value of the land exceeds the County's current funding cap per acre.	H	Con- tinuous	Super., PC, Staff
Provide reasonable flexibility to owners of farmland so they can afford to continue to keep the land in agriculture. This includes continuing to provide a range of accessory uses on farming tracts and making it easy for farmers to have retail sales of their products. Consider using a State law to freeze the tax rate on preserved farmland.	H	Con- tinuous	Super., PC, Staff
Carefully manage stormwater and other water resources to improve water quality, promote groundwater recharge, and comply with Federal MS4 requirements. Minimize the disturbance of steeply sloped lands, which are prone to erosion.	H	Con- tinuous	Staff, Super., PC, Con. Dis., Twp. Engineer, property owners

Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Responsibilities
Improve the creeks as scenic and possible recreational assets. Maintain building and paving setbacks from streams to protect water quality and fishing habitats. The Township and other landowners should continue to plant and maintain native vegetation and native trees along creeks. Prohibit all new buildings within the 100 year floodplain.	M	Short-range	Staff, Parks and Rec. Board, Super., PC
Promote additional tree plantings, particularly to extend the tree canopy over streets, parking lots and parks. Use State TreeVitalize grants to plant trees along streets and in parks and State Watershed Protection grants for plantings along creeks. Minimize unnecessary removal of trees during construction through regulations, plan reviews and site inspections.	M	Continuous	PC, Super., Staff

COMMUNITY FACILITIES AND SERVICES PLAN

Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Responsibilities (see abbreviations)
Continue to improve the West Manheim Township Park and seek to develop a new Township park in the north-central part of the Township near denser developments. One possible location for a new Township Park would be within the Traditional Neighborhood Development area east of Brunswick Av. See discussion of trails under the Transportation Plan.	H	Continuous	Parks & Rec. Board, Super., School District, Donors, DCNR.
Seek to provide joint recreation program offerings with one or more nearby municipalities and area recreation providers. Cooperate with the School District in making full use of school facilities for community recreation when they are not needed for school activities.	M	Continuous	Parks and Rec., Super., Adj. Mun., School District
Ensure that adequate public water supplies and sewage treatment allocations continue to be available. This particularly involves negotiating with Penn Township to increase the sewage allocation for West Manheim Township.	M	Continuous	Super., Staff, Penn Township
Provide good communications between the Township and the School District regarding proposed housing developments and pedestrian and traffic issues.	M	Continuous	Staff, School District
Continue to provide high-quality police, fire protection and emergency medical services, with coordinated training with neighboring companies.	H	Continuous	Police, Fire, EMS, Super., Staff, York Co., adj. municipalities.

TRANSPORTATION PLAN

Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Responsibilities (see abbreviations)
Carry out “Complete Streets” and “Traffic Calming” concepts when planning circulation improvements. Consider installing speed humps in a few selected road segments where there is local support, particularly along unusually narrow roads that are experiencing high levels of through-traffic and speeding, and near schools and parks.	M	Continuous	Staff, Twp. Engineer, PC, Super., PennDOT, YCPC
Work with YCPC/YAMPO, PennDOT and adjacent property owners to seek funding and rights-of-way to complete cost-effective road improvements that reduce congestion and improve safety.	H	Continuous	Staff, Twp. Engineer, Super., PennDOT, YCPC/YAMPO
Evaluate the road improvements that are recommended in the Transportation Plan, and carry out those improvements that are cost-efficient, as funding allows. Conduct professional traffic studies to increase the likelihood of receiving Federal or State funding. Seek cooperation from adjacent property-owners to carry out these improvements, including seeking additional right-of-way.	H	Continuous	Staff, Twp. Engineer, Super, PennDOT, YCPC/YAMPO, Property-owners
Work to improve bicycling access, including regional connections through the Hanover Watershed Lands, the West Manheim Township Park, and to connect to Codorus State Park. Cooperate with the Trail Feasibility Study that is planned for the Hanover Watershed Lands. Improve bicycle and pedestrian access along the shoulders of roads, including separating the shoulders from the travel lanes by white stripes on wider roads and providing wider smoother shoulders along key roads, particularly where sidewalks are not practical.	M	Short-term	Staff, Hanover Borough, Penn Twp., Twp. Engineer, PennDOT, YCPC
Seek that bus service be provided to the Walmart, which is within walking distance of many of the denser neighborhoods in the Township. Provide weblinks to current transit information. If bus service is provided, allow for bus passenger shelters, which can be funded by a sign company in a business area.	M	Continuous	Staff, Super., Rabbittransit, YCPC

PUTTING THIS PLAN INTO ACTION

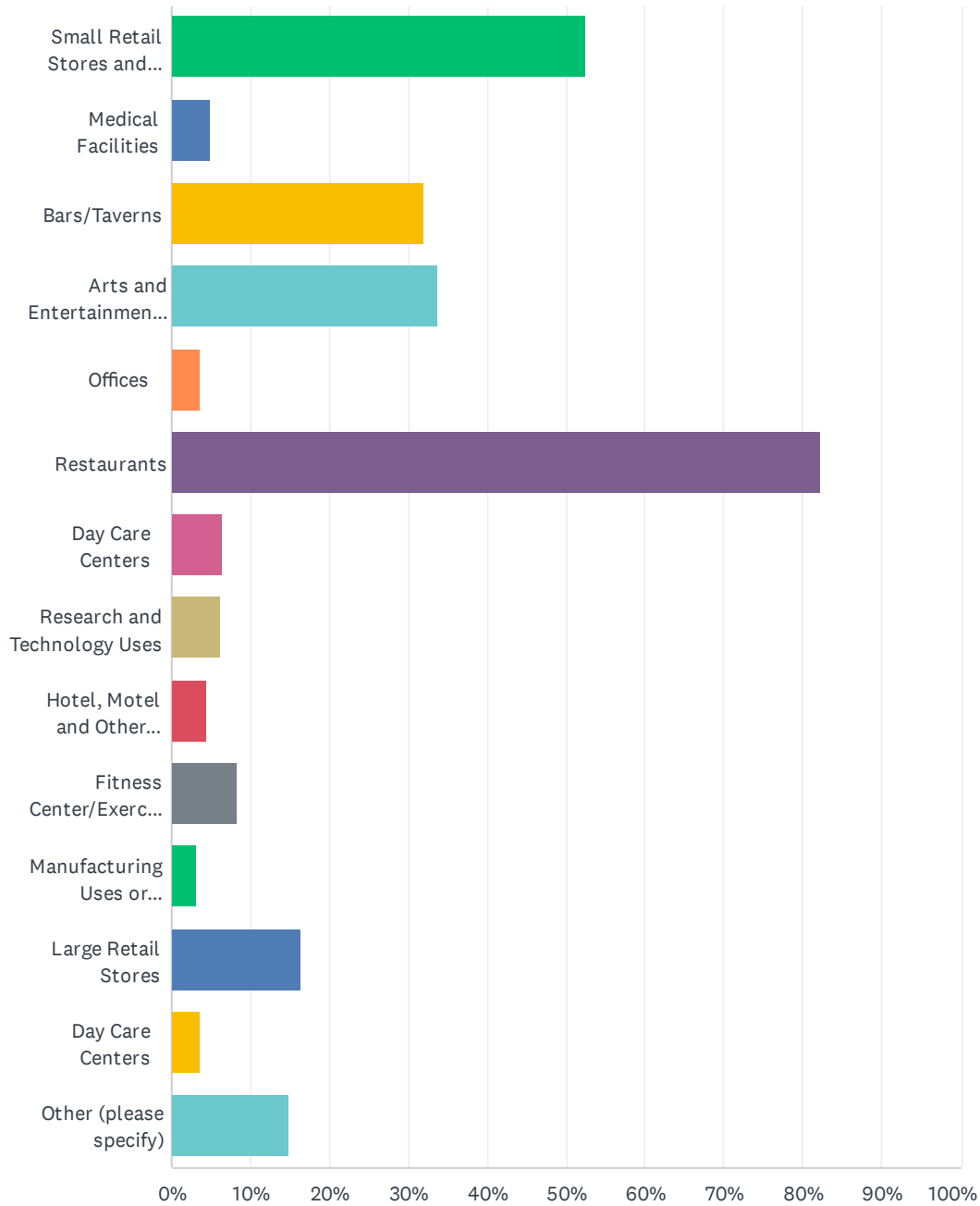
Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Responsibilities (see abbreviations)
Update the Zoning Ordinance and Subdivision and Land Development Ordinance to carry out this Plan. This work is summarized under the “Land Use and Housing” section above.	H	Short-range	PC, Super., Staff, Twp. Engineer

Recommended Strategy	Priority. H = High M = Medium L = Low	Timing	Prime Responsibilities (see abbreviations)
Consider adopting an "Official Map" to seek to reserve land that is expected to be needed for future improvements to intersections, trails, parks or other public improvements. The Official Map could start with a couple projects in a portion of the Township.	M	Short-range	PC, Super., Staff
Seek additional grants to meet community needs , while paying close attention to upcoming submission deadlines for grants.	M	Continuous	Staff, YCPC, State agencies
Increase inter-governmental cooperation efforts , including holding periodic joint meetings with other municipalities and working through regional committees and organizations..	M	Continuous	Staff, Super., PC, Adj. Mun.

APPENDIX A

Q1 Development: Please check the top three types of businesses you would most like to see encouraged in West Manheim Township

Answered: 565 Skipped: 0



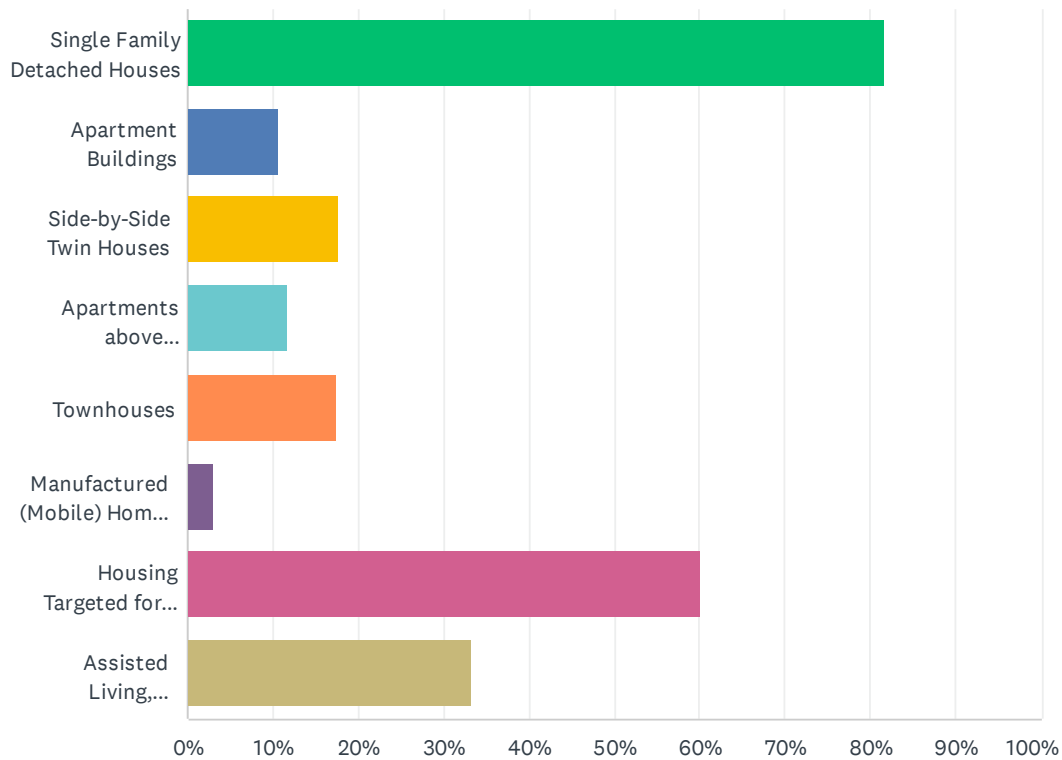
West Manheim Township Community Survey

ANSWER CHOICES	RESPONSES	
Small Retail Stores and Personal Services	52.39%	296
Medical Facilities	4.96%	28
Bars/Taverns	32.04%	181
Arts and Entertainment Uses (such as theaters and live music)	33.63%	190
Offices	3.72%	21
Restaurants	82.30%	465
Day Care Centers	6.37%	36
Research and Technology Uses	6.19%	35
Hotel, Motel and Other Lodging	4.42%	25
Fitness Center/Exercise Club	8.32%	47
Manufacturing Uses or Warehouses	3.19%	18
Large Retail Stores	16.46%	93
Day Care Centers	3.72%	21
Other (please specify)	14.87%	84
Total Respondents: 565		

Q2 Please check the top three types of new housing that you believe are most needed in West Manheim Township.

Answered: 443 Skipped: 122

West Manheim Township Community Survey

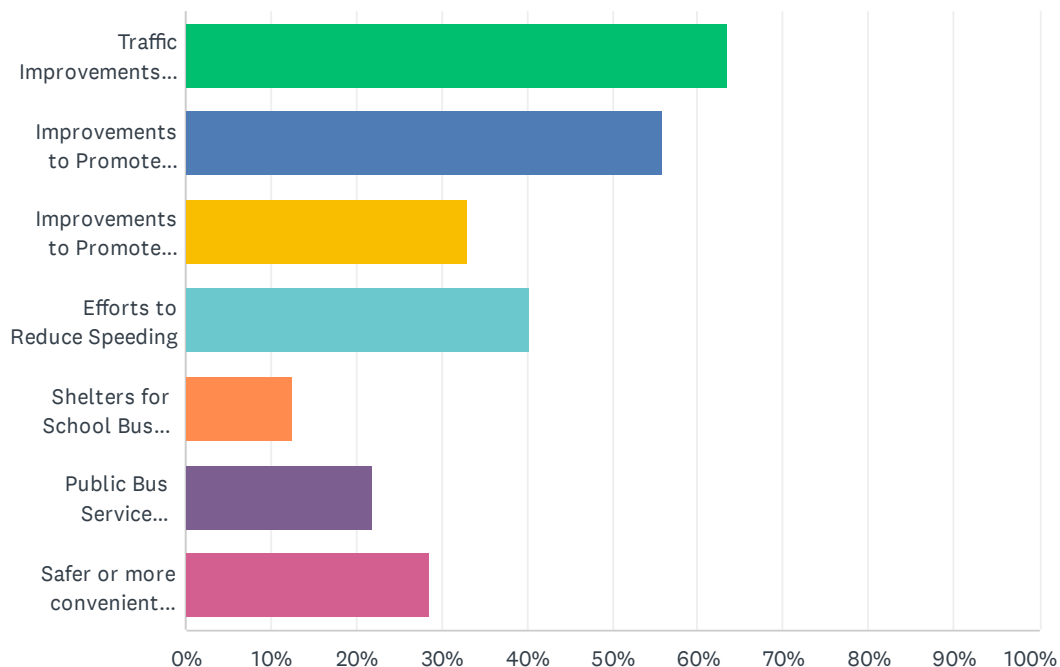


ANSWER CHOICES	RESPONSES	
Single Family Detached Houses	81.72%	362
Apartment Buildings	10.61%	47
Side-by-Side Twin Houses	17.61%	78
Apartments above Businesses	11.74%	52
Townhouses	17.38%	77
Manufactured (Mobile) Home Parks	2.93%	13
Housing Targeted for Persons Over Age 55	60.05%	266
Assisted Living, Personal Care or Nursing Homes for Seniors	33.18%	147
Total Respondents: 443		

Q3 Transportation: Please check the top three types of transportation improvements you believe are most needed in West Manheim Township.

Answered: 548 Skipped: 17

West Manheim Township Community Survey



ANSWER CHOICES	RESPONSES	
Traffic Improvements to Intersections	63.50%	348
Improvements to Promote Walking (Sidewalks, Crosswalks, Pedestrian Signals at Intersections)	55.84%	306
Improvements to Promote Bicycling (such as bike lanes)	33.03%	181
Efforts to Reduce Speeding	40.33%	221
Shelters for School Bus Students	12.59%	69
Public Bus Service Extended into West Manheim Township	21.90%	120
Safer or more convenient School Bus Stops	28.47%	156
Total Respondents: 548		

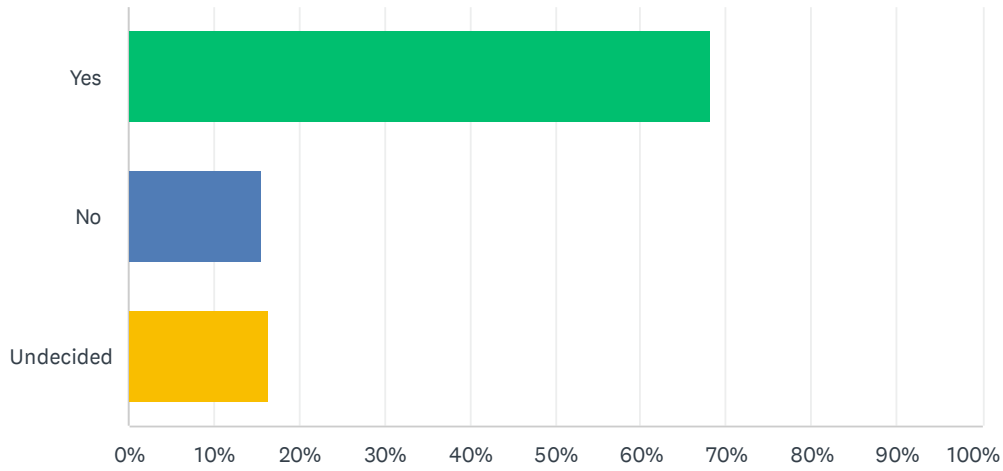
Q4 Do you wish to describe a street or transportation problem that you would like to see addressed? (such as improvements to a hazardous intersection or a difficult pedestrian crossing)

Answered: 237 Skipped: 328

Q5 West Manheim has a 113 acre park north of St. Bartholomew Road, but it is only partly developed. Do you believe that additional parks and recreation improvements are needed?

Answered: 560 Skipped: 5

West Manheim Township Community Survey

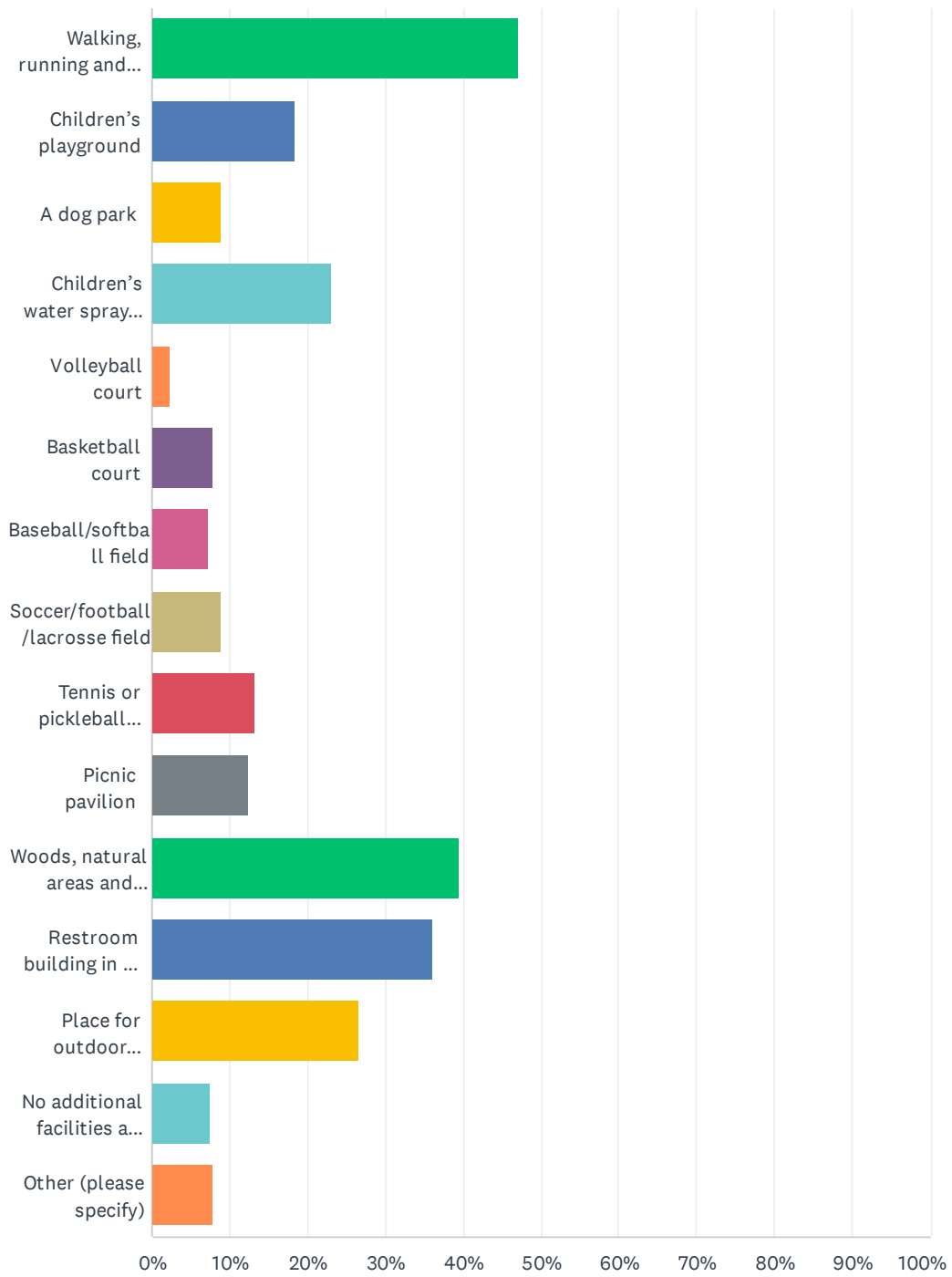


ANSWER CHOICES	RESPONSES	
Yes	68.21%	382
No	15.54%	87
Undecided	16.43%	92
Total Respondents: 560		

Q6 Recreation: Please check which three types of new parks and recreation improvements you believe should be provided in West Manheim, if any?

Answered: 565 Skipped: 0

West Manheim Township Community Survey



West Manheim Township Community Survey

ANSWER CHOICES	RESPONSES	
Walking, running and off-road bicycle paths and trails	47.08%	266
Children's playground	18.41%	104
A dog park	9.03%	51
Children's water spray area	23.01%	130
Volleyball court	2.30%	13
Basketball court	7.96%	45
Baseball/softball field	7.26%	41
Soccer/football/lacrosse field	9.03%	51
Tennis or pickleball court	13.27%	75
Picnic pavilion	12.39%	70
Woods, natural areas and river/creek access	39.47%	223
Restroom building in a park	35.93%	203
Place for outdoor concerts and events	26.55%	150
No additional facilities are needed	7.43%	42
Other (please specify)	7.96%	45
Total Respondents: 565		

Q7 What do you like most about West Manheim (other than presence of friends and family)?

Answered: 402 Skipped: 163

See graphic on the next page

Q8 What do you like least about West Manheim?

Answered: 436 Skipped: 129

See graphic on the next page

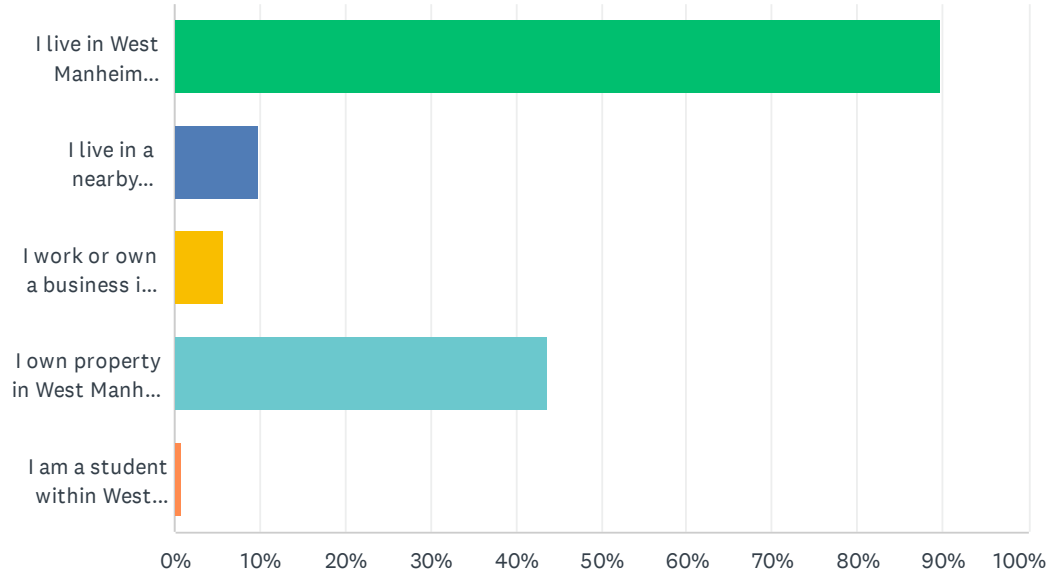
Q7 What do you like most about West Manheim (other than presence of friends and family)?

USED North Hanover house Seems Woods local undeveloped Lack yet large
small community MD rural atmosphere suburbs Location children farm land far
clean taken Small populated farmland Open moved Hanover space store
Rural areas Codorus State Park nice Quiet neighborhood neighborhood
great schools Codorus good friendly living amenities rural feel
well small town feel Good schools still country living area
always community Nothing quiet open space rural
Low crime feel rural setting close near safe much farms suburban
S crowded love open land township quiet area peaceful Access park
shops businesses growth land go Maryland people Country Police building
Nature small town development less way Convenience restaurants rural nature
services needed enjoy Convenient commercial beautiful grocery store Safety West Manheim
low lot

Q8 What do you like least about West Manheim?

want kids lot s enough restaurants handle without support Stores trails school taxes
main road nice taking away used Lack businesses Limited empty keeps way crowded
place new homes will allowed adds townhomes farmland
housing development taking Lack restaurants open apartments
many new housing schools infrastructure support Taxes turn homes
growth restaurants population Lack Supervisors much
continue traffic live development park
building stop need overcrowded roads feel
township increased many residents area homes built go
many houses housing New land moved developed close enough
developers also shopping high construction neighborhood already community
residential large improvements townhouses new construction people West Manheim
especially good farm land growing amount bringing infrastructure anything High taxes
Speeding new housing developments years control things

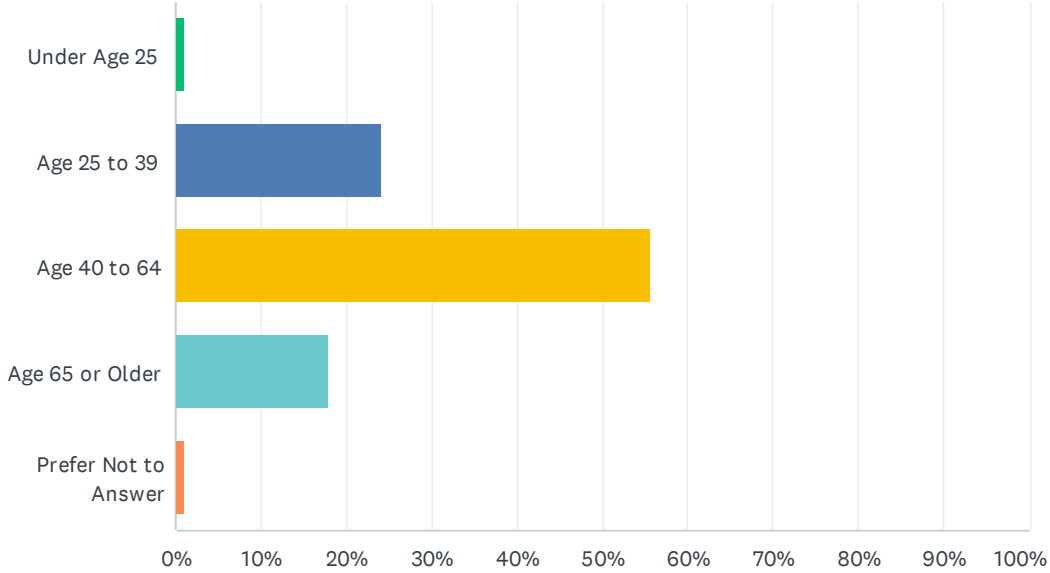
West Manheim Township Community Survey
 Q9 Please check all that apply. (optional question)



ANSWER CHOICES	RESPONSES	
I live in West Manheim Township	89.85%	478
I live in a nearby community (such as Penn Township or Hanover Borough).	9.77%	52
I work or own a business in West Manheim Township	5.83%	31
I own property in West Manheim Township	43.61%	232
I am a student within West Manheim Township	0.75%	4
Total Respondents: 532		

West Manheim Township Community Survey

Q10 Are you:

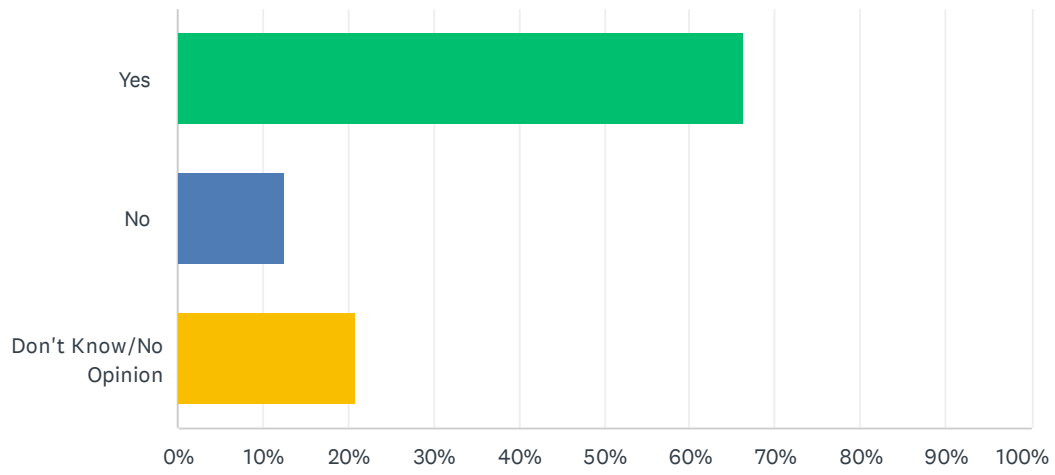


ANSWER CHOICES	RESPONSES
Under Age 25	1.13% 6
Age 25 to 39	24.02% 128
Age 40 to 64	55.72% 297
Age 65 or Older	18.01% 96
Prefer Not to Answer	1.13% 6
TOTAL	533

Q11 Do you believe the Township should consider using local tax dollars to persuade landowners to permanently preserve additional agricultural lands? This would probably involve supplementing an existing county-funded and state-funded preservation program, to preserve more land than would otherwise be possible. Under this type of easement program, the land remains privately-owned, but can only be used for agricultural purposes.

Answered: 530 Skipped: 35

West Manheim Township Community Survey



ANSWER CHOICES	RESPONSES	
Yes	66.42%	352
No	12.64%	67
Don't Know/No Opinion	20.94%	111
TOTAL		530

B. POPULATION, HOUSING AND ECONOMICS DATA

The Township is located in the southwest corner of York County Pennsylvania, along the Pennsylvania-Maryland border – the famous Mason-Dixon Line. The Township is 19.9 square miles in size.

The following section contains data regarding population, housing, income, education, and selected economic data for West Manheim residents. In many cases, data for West Manheim are compared to York County and Pennsylvania. Unless otherwise indicated, data is from the decennial census. In other cases, 5-year estimates from the Census Bureau’s American Community Survey (ACS) are noted.

Total Population

The Census estimated that the population of West Manheim Township was 9,445 in 2022. The US Census reported the 2020 population of the Township was 9,072, which was a 17.1 percent increase (1,328 persons) from the 2010 census population of 7,744. During the same period, York County’s population grew at a slower 4.9 percent pace, while population in the entire state grew even slower at 2.4 percent (Table A-1). The higher pace of change in West Manheim has occurred during at least the past two decades and is due primarily to an influx of new residents from Maryland.

Table A-1
Total Population, 2000–2020
West Manheim Township, York County, and Pennsylvania

	Total Population			Change			
				2000-2010		2010-2020	
	2000	2010	2020	Number	Percent	Number	Percent
West Manheim Township	4,865	7,744	9,072	2,879	59.2%	1,328	17.1%
York County	381,751	434,972	456,438	53,221	13.9%	21,466	4.9%
Pennsylvania	12,281,054	12,702,379	13,002,700	421,325	3.4%	300,321	2.4%

As of 2022, the percentage of West Manheim residents age 65 and older was estimated to be 16.7 percent, which is an increase from past years as part of a national trend. However, this percentage was lower than the Statewide average of 20 percent. From 2010 to 2020, the number of residents age 65 and over increased at a much faster rate in West Manheim Township (49.8 percent) than in either York County or Pennsylvania (Table A-2). In 2020, approximately one in six Township residents (16.9 percent) was over the age of 65.

Another measure of a population’s age is the median age. By definition, 50 percent of the population is younger than the median, and 50 percent is older than the median. Interestingly, despite the fact that the older population in the Township increased noticeably more than in the County or the Commonwealth, the younger population increased so much that the median age in the Township actually dropped from 2010 to 2020 (Table A-2). During the same period, median age in both York County and Pennsylvania increased.

Table A-2
Population Age 65+ and Median Age, 2010–2020
West Manheim Township, York County, and Pennsylvania

	Population, Age 65+		Change, 2010–2020		Median Age (Years)		Change, 2010–2020	
	2010	2020	Number	Percent	2010	2020	Number	Percent
West Manheim Township	772	1,537	765	49.8%	42.5	41.6	(0.9)	(2.1)%
York County	58,660	78,264	19,604	25.0%	39.6	41.0	1.4	3.5%
Pennsylvania	1,929,744	2,335,104	405,360	17.4%	39.8	40.9	1.1	2.8%

Source: American Community Survey, 5-Year Estimates

Race / Ethnicity

From 2010 to 2020, the decennial censuses showed that the population of white residents in West Manheim increased faster than either York County or Pennsylvania (Table A-3). During the same period, the population of non-white and mixed races in the Township more than doubled.

Regarding ethnicity, the Hispanic or Latino population of West Manheim increased by more than 140 percent – a much faster rate than either the County or the Commonwealth (Table A-3). As with total population, the large rates of change are due to the influx of new residents from Maryland during the decade.

From 2010 to 2020, the percentage of Black, non-white and persons who reported they were of more than one race population in West Manheim increased, but the percent of minority races in 2020 (12.4%) and the change in percent from 2010 (+5.3%) were smaller than in both York County (18.2%, +6.7%) and Pennsylvania (25.0%, +6.9%). Similarly, the share of Hispanic/Latino ethnic population in West Manheim in 2020 (3.3%) and the change in percentage from 2010 to 2020 (+1.7%) were smaller than in both York County (8.6%, +3.0%) and Pennsylvania (8.1%, +2.4%)

Table A-3
Population by Race and Ethnicity, 2010-2020
West Manheim Township, York County, and Pennsylvania

	Race								Hispanic or Latino			
	White				Black, Non-White and More Than One Race							
	Number		Change, 2010–2020		Number		Change, 2010–2020		Number		Change, 2010–2020	
	2010	2020	No.	Pct.	2010	2020	No.	Pct.	2010	2020	No.	Pct.
West Manheim Twp.	7,193	7,944	751	10.4	551	1,128	577	104.7	125	302	177	141.6
York County	385,135	373,200	(11,935)	0.0	49,837	83,238	33,401	0.7	24,397	39,360	14,963	61.3
Pennsylvania	10,406,288	9,750,687	(655,601)	(0.1)	2,296,091	3,252,013	955,922	0.4	719,660	1,049,615	329,955	45.8

Travel to Work

The 2020 American Community Survey 5-year estimates reported that there were 4,371 workers age 16 and over in West Manheim Township. A total of 77.9 percent of the workers drove to work alone. By comparison, a higher share of York County workers (83.0 percent) drove alone, and a lower share of workers statewide (74.4 percent) drove to work alone. The mean (average) travel time to work in 2020 was 27.1 minutes in Pennsylvania, 27.2 minutes in York County, and a much longer 40.7 minutes for workers from West Manheim Township. The most likely reason for the longer commute time is that many workers living in West Manheim are commuting to the metropolitan areas in Maryland for work.

Housing

The number of housing units in West Manheim Township increased much faster from 2000 to 2010 than in either York County or Pennsylvania (Table A-4). Housing units in the Township also increased faster than in the County or Commonwealth from 2010 to 2020, although not as fast as the previous decade. The greater increases in housing units in West Manheim are also likely due to the influx of residents from Maryland.

Table A-4
Total Housing Units, 2000–2020
West Manheim Township, York County, and Pennsylvania

	Total Housing Units			Change			
				2000–2010		2010–2020	
	2000	2010	2020	No.	Pct.	No.	Pct.
West Manheim Twp.	1,745	2,986	3,339	1,241	71.1%	353	11.8%
York County	156,720	178,671	187,187	21,951	14.0%	8,516	4.8%
Pennsylvania	5,249,750	5,567,315	5,742,828	317,565	6.0%	175,513	3.2%

From 2000 through 2020, the number of households (occupied housing units) increased at a much higher rate in West Manheim Township than in both York County and Pennsylvania (Table A-5). The number of households usually changes (up or down) as the number of housing units changes (see Table A-4), a pattern which is consistent with the changes in West Manheim, York County, and Pennsylvania. The Census estimates that 91 percent of housing units in West Manheim Township were owner-occupied as of 2022, which is much higher than the State average.

In general, household size — the number of persons per household — has been decreasing in the past 50 years. Household size decreased slightly in Pennsylvania from 2000–2010 and from 2010–2020 (Table A-6). In contrast:

- household size in York County stayed constant from 2000–2010 and decreased slightly from 2010–2020, and
- household size in West Manheim Township decreased from 2000–2010 but actually increased from 2010–2020.

Table A-5
Households (Occupied Housing Units), 2000–2020
West Manheim Township, York County, and Pennsylvania

	Households			Est. Change, 2010–2019			
				2000–2010		2010–2020	
	2000	2010	2020	No.	Pct.	No.	Pct.
West Manheim Township	1,710	2,871	3,241	1,161	67.9%	370	12.9%
York County	148,219	168,372	177,553	20,153	13.6%	9,181	5.5%
Pennsylvania	4,777,003	5,018,904	5,210,598	241,901	5.1%	191,694	3.8%

Table A-6
Average Household Size, 2000–2020
West Manheim Township, York County, and Pennsylvania

	Average Household Size (persons per household)			Est. Change, 2010–2019			
				2000–2010		2010–2020	
	2000	2010	2020	No.	Pct.	No.	Pct.
West Manheim Township	2.84	2.70	2.80	(0.14)	(4.9)%	0.10	3.7%
York County	2.58	2.58	2.57	0.00	0.0%	(0.01)	(0.4)%
Pennsylvania	2.57	2.53	2.50	(0.04)	(1.6)%	(0.03)	(1.2)%

West Manheim has been attracting more families with children, and many adult children have been residing with parents for longer periods of time because of high housing prices. Many young adults have also been delaying or avoiding marriage. Higher household sizes can also result from older adults living with their children or grandchildren.

As reported in the 2020 ACS 5-year estimates, more than nine out of ten (93.1%) housing units in West Manheim Township were single-family structures (Table A-7). The housing stock in the Township includes a noticeably higher share of single-family residences than in both York County or Pennsylvania. The only other residential building configuration for which West Manheim has a higher share of structures than the County and the Commonwealth is multi-family structures of 10–19 units.

Table A-7
Units in Structure, 2020
West Manheim Township, York County, and Pennsylvania

Units in Structure	West Manheim Twp.		York County		Pennsylvania	
	Structures	Percent	Structures	Percent	Structures	Percent
1, detached	2,492	73.5%	118,115	63.9%	3,264,031	57.1%
1, attached	663	19.6%	31,000	16.8%	1,060,733	18.6%
2	8	0.2%	5,935	3.2%	248,422	4.3%
3–4	0	0.0%	5,583	3.0%	228,942	4.0%
5–9	0	0.0%	5,227	2.8%	182,004	3.2%
10–19	144	4.2%	4,288	2.3%	146,248	2.6%
20–49	45	1.3%	2,132	1.2%	124,353	2.2%
50 or more	0	0.0%	3,625	2.0%	239,148	4.2%
Mobile home	39	1.2%	8,860	4.8%	217,645	3.8%
Boat, RV, van, etc.	0	0.0%	131	0.1%	1,819	0.0%
TOTAL	3,391	100.0%	184,896	100.0%	5,713,345	100.0%

Source: ACS 2020 5-Year Estimates

West Manheim Township has a noticeably higher share of owner-occupied units than both York County and Pennsylvania (Table A-8). Approximately eight out of every nine households in the Township are owner-occupied.

Table A-8
Housing Ownership, 2020
West Manheim Township, York County, and Pennsylvania

	Occupied Housing Units (Households)			
	Number		Percent	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
West Manheim Township	2,864	383	88.2%	11.8%
York County	130,524	43,901	74.8%	25.2%
Pennsylvania	3,522,269	1,584,332	69.0%	31.0%

Source: ACS 2020 5-Year Estimates

Education

In general, West Manheim residents have a higher level of educational attainment than in either York County or Pennsylvania. The Township has a higher percentage of residents with college, graduate, or professional degrees than the County or Commonwealth (Table A-9). Correspondingly, a smaller percentage of Township residents have high school degrees or lower than the County or Commonwealth.

Table A-9

**Percent of Population, Age 25 and Older, by Educational Attainment
West Manheim Township, York County, Pennsylvania**

	Pennsylvania	York County	West Manheim Township
Population, 25 years and older			
Less than 9 th grade	3.1%	2.8%	2.2%
9 th to 12 th grade, no diploma	5.9%	6.8%	4.9%
High school graduate (incl. equivalency)	34.2%	39.2%	30.3%
Some college, no degree	15.9%	16.5%	18.4%
Associate's degree	8.6%	9.5%	10.7%
Bachelor's degree	19.5%	16.3%	23.0%
Graduate or professional degree	12.8%	8.9%	10.5%

Source: ACS 2020 5-Year Estimates

Income

The most common measure of income is the median. By definition, half of residents, families, or households have incomes above the median, and half have incomes below the median.

The 2010 decennial census did not ask any questions about income. The American Community Survey (ACS) includes data on income, but the data is based on sampling.

The general income level in West Manheim Township is noticeably higher than in both York County and Pennsylvania (Table A-10), which reflects relatively high housing prices in West Manheim. During the decade between 2010 and 2020, incomes in the County and Commonwealth increased, while the income level in the Township decreased slightly. The decrease is likely due to newer Township residents having slightly lower incomes than existing residents. Also, 2020 incomes may have been skewed by the Covid pandemic.

Table A-10
**Median Household Income, 2010–2020
West Manheim Township, York County, Pennsylvania**

	Median Household Income		Est. Change, 2010–2020	
	2010	2020	Number	Percent
West Manheim Township	\$79,154	\$78,408	(\$746)	(1.0)%
York County	\$57,494	\$68,940	\$11,446	16.6%
Pennsylvania	\$50,398	\$63,627	\$13,229	20.8%

Source: U. S. Census, ACS 5-Year Estimates

Economic Data

In addition to income, the Census Bureau collects economic data on topics such as the number of workers by occupation and industry. Examining the share of the work force in each occupational category (Table A-11), West Manheim has a noticeably higher share of jobs in the following occupations than both York County and Pennsylvania:

- management, business, science, arts
- sales and office, and
- natural resources/construction/maintenance.

Conversely, the Township has a lower share of jobs in the following occupations than both the County and the Commonwealth:

- service, and
- production, transportation, material moving

Table A–11
**Workers by Occupation, 2017–2021
West Manheim Township, York County, and Pennsylvania**

Occupation	West Manheim Township	York County	Pennsylvania
Total workers, age 16 and over	4,692	225,132	6,173,679
Management, business, science, arts	41.7%	35.9%	40.8%
Service	13.8%	15.2%	16.5%
Sales and office	21.4%	21.3%	20.5%
Natural resources, construction, maintenance	11.6%	9.2%	7.9%
Production, transportation, material moving	11.6%	18.3%	14.2%
Military-specific occupations	0.0%	0.1%	0.1%

Source: U. S. Census, ACS 5-Year Estimates

The number of workers (or jobs) by industry is another measure of economic activity (Table A–12). Compared to York County and Pennsylvania, West Manheim Township has a noticeably higher share of workers in the following industries:

- construction,
- educational services, health care, social assistance, and
- public administration.

Correspondingly, West Manheim has a noticeably lower share of workers in the following industries:

- retail trade,
- transportation, warehousing, utilities,
- information,
- professional, scientific, management, administration, waste management services,
- arts, entertainment, recreation, accommodation, food services, and
- other services, except public administration.

Table A–12
Workers by Industry, 2017–2021
West Manheim Township, York County, and Pennsylvania

Economic Sector	West Manheim Township	York County	Pennsylvania
Total workers, age 16 and over	4,692	225,132	6,173,679
Agriculture, forestry, fishing, hunting, and mining	1.1%	0.9%	1.2%
Construction	8.5%	7.0%	6.0%
Manufacturing	14.4%	15.5%	11.7%
Wholesale trade	2.7%	3.3%	2.6%
Retail trade	8.3%	11.0%	10.9%
Transportation, warehousing, utilities	4.2%	6.8%	5.8%
Information	0.7%	1.2%	1.6%
Finance, insurance, real estate, rental, leasing	5.8%	5.8%	6.6%
Professional, scientific, management, administration, waste management services	8.7%	9.2%	10.9%
Educational services, health care, social assistance	31.8%	22.2%	26.1%
Arts, entertainment, recreation, accommodation, food services	5.1%	7.1%	7.2%
Other services, except public administration	1.3%	4.9%	4.7%
Public administration	7.4%	4.9%	4.0%
Armed forces	0.0%	0.1%	0.1%

Source: U. S. Census, ACS 5-Year Estimates

C. A BRIEF HISTORY OF WEST MANHEIM

The following is primarily based upon a history of the Township that is posted on the Township website.

The region was originally occupied by the Susquehannock Indian Tribe. Many of the early settlers were from Germany. West Manheim Township was established in 1854. The first Township Supervisors election was held at a private home later that year.

One of the first major buildings in the Township was St. David Lutheran and Reformed Church, which was built in 1750. Another important structure was the Mary Ann Furnace, erected in 1762. This was the first furnace located west of the Susquehanna River. The furnace was located near a large supply of Chestnut Oak trees, which was burned into charcoal and used in smelting iron ore. Mary Ann Furnace supplied cannon balls and grape shot to the American Army and Navy during the Revolutionary War.

The development of the region was spurred by the extension of a railroad westward into Hanover in 1852, and then the extension of that railroad to Gettysburg in 1857.

During the Civil War, on June 30, 1863, Confederate Troops, under the command of J.E.B. Stuart, passed through the Township and engaged Union Troops in Hanover. Later in the afternoon, a small squad of Union Cavalry was watching the movement of a Confederate supply train of 125 wagons that was traveling through the Township. A detachment of 100 Confederate Soldiers engaged the Union troops, who then withdrew. This was the only skirmish fought on Township soil during the Civil War. On July 1, 1863, Union General Sedgwick moved 16,000 soldiers through the Township on his way to Gettysburg.

In 1960, the population of West Manheim Township was 1,265. By 1990, the population had reached 4,590, and increased to 7,744 by 2010.

The road system within the Township has increased from approximately 20 miles of unimproved roads in 1854 to approximately 5 miles of improved State roads and 65 miles of Township roads, which exists today. From 1854 to 1954, the Township's policy was to hire farmers and their horse teams or tractors as needed to help with snow removal and road maintenance. Starting in 1954, the Township hired employees for this work.

Lake Marburg was constructed by the Glatfelter Paper Company, with the lake being established in 1966. As part of a cooperative project, the Pennsylvania Bureau of State Parks acquired the surrounding land in 1965-66 to form Codorus State Park.

West Manheim Township was the first municipality in York County to adopt a Comprehensive Plan for land planning. The Township adopted its first Zoning Ordinance and Subdivision and Land Development Ordinance in 1969. These Ordinances and their amendments allow the Township to plan an orderly development of the community. The first full-time Secretary/Treasurer was hired in 1975. A Code Enforcement Officer was added in 1990. In 1979, a full-time Police Chief was hired. As more full-time officers were hired, it reduced reliance upon part-time officers and the State Police.

From 1854 to 1960, all Township functions were held at the private home of an elected official. The Township in 1955 purchased land to construct a building to house road equipment, with additions made over later years. Once a new West Manheim Elementary School was completed in 2006, the Township was able to acquire the former Elementary School on Baltimore Pike for use as the Township Building and Police Headquarters.

D. EXISTING LAND USES BACKGROUND INFORMATION

West Manheim Township lies along the Pennsylvania/Maryland border. As seen on the Existing Land Uses Map, the most common land uses are agricultural uses, a State Park, lands owned by Hanover Borough to protect reservoirs, and single family detached houses.

Agricultural/Undeveloped

Most of the undeveloped and agricultural lands in West Manheim are clustered in the eastern, southern and western parts of the Township.

Residential

The largest concentrations of existing residential development are in the north-central part of the Township on both sides of Route 94/Baltimore Pike. This residential development is in a designated growth area that is adjacent to Penn Township and is served by public water and sewage services. Single family detached residences are scattered throughout West Manheim Township. The majority of housing includes single family detached houses.

Ridge View, a large townhome community, is located in the north part of the Township between Pumping Station Road and the Penn Township line. Multi-family developments include land along Sunset Drive, including the Village At Utz Terrace retirement village, and Oakview Manor, a 19-unit property of apartments for seniors and persons with disabilities that is operated by a non-profit housing organization.

There are concentrations of townhouses along Pumping Station Road, and on the west side of Oakwood Drive. There is a large development of twin homes on the east side of Sunset Drive, north of Fairview Drive.

There is a small cluster of manufactured homes is located along Fuhrman Mill Road west of Black Rock Road.

Commercial

Most commercial uses in West Manheim are located along Baltimore Pike (PA 94). From the Penn Township line moving southward, notable commercial uses with larger footprints are:

- a construction company headquarters, banks, a bowling alley and retail stores,
- a convenience store and a large WalMart store, and
- a large RV dealer.

Most of the businesses along Baltimore Avenue involve modest-sized buildings and the commercial uses become more scattered as you move southward. The largest commercial use in the southern part of West Manheim is a garden center.

Institutional / Public-Semi Public

Examples of institutional, public, and semi-public land uses in West Manheim include:

South Hanover YMCA,
West Manheim Elementary School,
Captivate Community Church,
Hanover Church of Christ,
West Manheim Township Building,
St. Bartholomew Church,

St. Bartholomew Church New Cemetery,
Pleasant Hill Volunteer Fire Company,
St. David's Lutheran Church,
St. David's New Cemetery, and
St. David's Church Old Cemetery.

Industrial

West Manheim Township includes very few industrial land uses. One example of an industrial use is an concrete business along Baltimore Pike.

E. ZONING IN ADJACENT MUNICIPALITIES

The following information describes the zoning in the areas immediately adjacent to West Manheim.

Manheim Township, York County

Zoning in Manheim Township bordering West Manheim is CV Conservation (minimum lot size: 5 acres) and A Agricultural (minimum lots: single-family detached, 1 acre – farm, 5 acres – others, 2 acres). Adjacent zoning in West Manheim is F Farming (minimum lot: 1 acre, with a limit on the amount of residential development). All districts are low-density, conservation-oriented, and compatible.

Carroll County, MD

Zoning in Carroll County, MD bordering West Manheim is Agriculture (dwelling minimum lot: 1 acre) and Conservation (dwelling minimum lot: 3 acres). Adjacent zoning in West Manheim is F Farming (minimum lot: 1.0 acre), but on larger tracts new housing is limited to an average of one home per 20 acres in most cases. No conflict occurs between any of the adjacent districts.

Union Township, Adams County

Continuing clockwise, the western border of West Manheim adjoins Union Township in Adams County. Zoning in Union Township moving northward is R-1 Residential, Low-Density (minimum lot: 40,000 square feet). Corresponding zoning in West Manheim is F Farming (minimum lot: 1 acre). No conflict is indicated.

Moving northward along the Union/West Manheim border, Union Township zoning is RR Rural Residential (minimum lot: 60,000 square feet). Corresponding zoning in West Manheim is F Farming (minimum lot: 1 acre). The Union/West Manheim border has no zoning conflict.

Penn Township, York County

The entire northern border of West Manheim Township shares a border with Penn Township in York County. From the point where the West Manheim border turns northeast to the intersection with Fairview Drive, Penn Township zoning is R-40 Rural Residential Zone (minimum lot 1 for most uses). Corresponding zoning in West Manheim is F Farming (minimum lot 1 acre). No conflict is indicated.