

RESOLUTION NO. 2009-36

It is hereby resolved by the Board of Supervisors of West Manheim Township as follows:

The West Manheim Township Comprehensive Plan, dated April 26, 2005 shall be amended as follows:

Chapter 3: Demographic and Housing Plan, Paragraph 11. Delete *1,512* and replace with *1,616*.

Chapter 3: Demographic and Housing Plan. Delete “Table 5: Active and Potential Residential Subdivisions” and replace with the following:

Table 5 Active and Potential Residential Subdivisions				
Map Number	Name of Subdivision	Number of Lots	Location in Township	Number of Vacant Lots Remaining
1	Rogen Farms	282	North-eastern	233
2	Lutheran Social Services Development	86 Beds	North-western	0 Beds
		74 Apartments		36 Apartments
		74 Cottages		0 Cottages
3	South Pointe	322	North-western	84
4	Menlena	124	North-central	0
5	Colonial Hills	336	North-central	0
6	Northfields Village	130 Condos	North-central	130 Condos
		295 Townhomes		277 Townhomes
		194 Single Family		194 Single Family
7	Joshua Hill	131	South-eastern	131
8	Woodrige Hunt	67	South-central	0
9	Reservoir Heights	144	Central	127
10	Orchard Estates	58	Central	58
11	Preserve at Codorus Creek	79	South-central	79
12	Oakwood	8	North-central	8
13	Homestead Acres	131	North-central	131
14	Werner Farm	15	South-central	15
15	Margie and Chester Utz	3	Central	3
16	Wyndsong Pointe	15	North-eastern	15
17	Marburg Pointe	19	North-eastern	11
18	Charles Bowman	3	Eastern	3
19	Steeple Chase	12	South-eastern	12
20	Paradise Acres	8	South-eastern	8
21	Fuhrman Mill Heights	20	Central	20
22	Fox Run Village	24	Central	24
23	Chestnut Hill	17	North-central	17
Total		2671		1616

Chapter 3: Demographic and Housing Plan, Paragraph 12:

- 1.) Sentence 3, delete *515* and replace with *900*.
- 2.) Sentence 4, delete the text *If the Township assumes a three year build-out of these dwelling units utilizing* and replace with *Utilizing*.
- 3.) Sentence 4, delete *1,463* and replace with *2, 556*.
- 4.) Sentence 5, delete *30.1 percent* and replace with *52.5 percent*.
- 5.) Sentence 5, delete *10 percent* and replace with *6.5 percent*.
- 6.) Sentence 6, delete the text *Based on these extrapolations the Township could double in total population by the year 2010*.

Chapter 3: Demographic and Housing Plan, Paragraph 17.

- 1.) Sentence 2, delete *1,512* and replace with *1,616*.
- 2.) Sentence 2, delete *4,294* and replace with *4,589*.

Chapter 3: Demographic and Housing Plan, Paragraph 18, Sentence 1, delete *1,512* and replace with *1,616*.

Chapter 3: Demographic and Housing Plan, Paragraph 21.

- 1.) Sentence 1, delete *1,512* and replace with *1,616*.
- 2.) Sentence 2, delete *122* and replace with *226*.
- 3.) Sentence 3, delete *1,512* and replace with *1,616*.
- 4.) Sentence 4, delete *1,512* and replace with *1,616*.
- 5.) Sentence 5, delete the text *one or two* and replace with *six*.
- 6.) Sentence 5, delete *1,512* and replace with *1,616*.

Chapter 3: Demographic and Housing Plan, Paragraph 24, Sentence 4, delete *1,512* and replace with *1,616*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 2., Sentence 1, delete *November 2003* and replace with *February 2009*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 3.

- 1.) Sentence 1, delete *2,483* and replace with *2,641*.
- 2.) Sentence 6 and 7, delete the text *“Another exempt parcel located on the eastern side of Baltimore Pike (Route 94) is the West Manheim Elementary School which is part of the Southwestern School District. It should be noted that the West Manheim Elementary School is the future site for the Township’s Municipal Building. The current West Manheim Township Municipal Building is located along Fairview Drive”* and replace with the following:

Other exempt parcels consist of the new West Manheim Township Elementary School and new West Manheim Township Municipal Building on the eastern side of the Baltimore Pike.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 4, Sentence 1, delete *fifty-seven* and replace with *fifty-four*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 5.

- 1.) Sentence 5, delete *2,708* and replace with *2,855*.
- 2.) Sentence 5, delete *twenty-two* and replace with *twenty-three*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 6. Sentence 2, delete the text *Only 1 acre of land is identified* and replace with *44 acres of land are identified*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 7. Sentence 4, delete *80 acres* and replace with *86 Acres*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 8. Sentence 4, delete *12 acres or .1 percent* and replace with *5 acres, or 0.04 percent*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 9, delete *5 acres* and replace with *11 acres*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 10. Sentence 10, delete the text *Over fifty-seven percent* and replace with *Nearly fifty-four percent*.

Chapter 4: Existing Land Use Study and Zoning Analysis. Delete “Table 1: Historical Existing Land Use Patterns” and replace with the following:

**Table 1
Historical Existing Land Use Patterns**

Existing Land Use	1966		1981		2004		2008	
	Percentage	Percentage	Percentage	Percentage Change	Percentage	Percentage Change	Percentage	Percentage Change
Commercial	0.2	0.4	100.0		0.7	81.8	0.71	8.8
Industrial	0.1	0.1	37.5		0.1	0.09	0.04	-58.5
Open Space and Farmland	98	73	-5.5		57.6	-26.1	53.6	6.31
Public and Semi Public*		20			19.9		21.8	10.2
Residential**	1.76	7	298.2		22.3	210.0	23.8	6.72

*Includes the exempt and utility land use designations in the 2004 and 2008 calculations.
**Includes the residential and apartment land use designations in the 2004 and 2008 calculations.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 12.

- 1.) Sentence 1, delete *2003* and replace with *2008*.
- 2.) Sentence 2, delete the text *three overlays* and replace with *four overlays*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 15.

- 1.) Sentence 1, delete *30,000 square feet* and replace with *40,000 square feet*.
- 2.) Sentence 1, delete *125* and replace with *150*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 18.

- 1.) Sentence 1, delete *30,000 square feet* and replace with *40,000 square feet*.
- 2.) Sentence 1, delete *125 feet* and replace with *150 feet*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 19. Delete the entire paragraph beginning with *Commercial-Local District (C-L)* and replace with the following:

Business Center District(BC)

Purpose: The purpose of the Business Center District (BC) is to encourage, support and provide for a wide range of professional, corporate, and high-tech employment opportunities located in close proximity to the residents, utilities, and services in order to help maintain and enhance the economic well being of West Manheim Township. This district concentrates future businesses and industries in areas where services and utilities, including sewer, water, electricity, cable, highways, police and fire protection service currently exist or in areas where the reasonable and economical future extension of utilities is planned and can be readily accommodated, while minimizing the need

for highway improvements. This district also requires new business and industry to locate in smaller buildings within larger office complexes on campus-like settings and offers amenities to employees and local residents in and around the complexes such as large expanses of open space, landscaped buffering, pedestrian trails, as well as providing mass transit opportunities.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 20.

- 1.) Sentence 1, delete the text *Commercial-Local District (C-L)* and replace with *Business Center District (BC)*.
- 2.) Sentence 1, delete the text *wholesale establishment, motel, hotel and tavern* and replace with *motel and hotel*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 21.

- 1.) Sentence 1, delete *15,000* and replace with *10,000*.
- 2.) Sentence 1, delete *80 to 150 feet* and replace with *50 to 100 feet*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraphs 22, 23 and 24.

Delete all three paragraphs beginning with *Industrial District (I)* and replace with the following.

Commercial/Industrial District (C-I)

Purpose: The purpose of the Commercial/Industrial District (C-I) is to encourage and provide for a mix of commercial and industrial business and development in a harmonious and appropriate manner in order to contribute to the soundness of the economic base of the Township. This district establishes reasonable and coordinated performance standards regarding landscaping, buffering, open space, lighting, signage, joint access and traffic control devices. Any negative impacts such as air pollution, noise, glare, heat, vibration and fire and safety hazards on the adjacent residential community can be minimized and mitigated, thus helping maintain a high quality of life.

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

Lot Area and Width: Each principal use shall have a minimum lot area ranging from 10,000 to 40,000 square feet depending on the availability off public sewer and water and a minimum lot width of 50 to 100 feet.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 25. Delete entire paragraph beginning with *Purpose:* and replace with the following:

Purpose: The purpose of the Farming District is to protect and stabilize general agriculture as an on-going economic activity in the West

Manheim Township area by encouraging those land uses and activities which are agricultural in nature or act in direct support thereof. This district also seeks to discourage development from occurring on productive farm lands, including those designated as “prime” and those which are conducive to high crop yields. Also, the Farming District protects agriculture from incompatible uses that may also interfere with normal and customary agricultural practices within that zoning district. The Farming zoning district also minimizes the amount of land consumed for nonagricultural purposes by encouraging nonagricultural development to occur on small parcels. The Farming District provides for the continuation of agribusiness operations within West Manheim Township by requiring design standards for agribusiness operation and by requiring setbacks between agribusiness and residential uses. Finally, the Farming District seeks to retain the core area of farmland in West Manheim Township that strongly contributes to the rural character of the Township.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 27.

- 1.) Sentence 1, delete the text *forty thousand square feet* and replace with *one (1) acre*.
- 2.) Sentence 1, delete the text *two hundred fifty feet* and replace *two hundred feet*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 28. Delete the entire section starting with *Conservation District (C)* and replace with the following:

Rural Resource District (RR)

Purpose: The purpose of the Rural Resource District (RR) is to recognize areas of the Township that have rural resources, such as rural occupations, agriculture and timbering, and encourage development that is compatible with the natural environment and rural character of the Township. Public water and public sewerage have not been extended into these areas and there is no pending need to extend the utilities. This zoning district is considered an integral component of the Township’s growth management plan. This zoning district provides an opportunity for focusing residential development on larger lot sizes than those witnessed within the Designated Growth Area. Larger lot sizes are necessary due to the generally poor underlying geological and soil formations as provided in the Township Comprehensive Plan and Act 537 Plan.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 29. Delete *Conservation District (C)* and replace with *Rural Resource District (RR)*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 30.

- 1.) Sentence 1, delete *three acres* and replace with *two acres*.
- 2.) Sentence 1, delete *three hundred feet* and replace with *one hundred fifty feet*.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 30. Insert the following text after Paragraph 30:

Natural Features Overlay

Purpose: The purpose of the Natural Features Overlay District is to ensure the public health, safety and welfare through the protection of slopes, streams, wetlands, and surface waters which are considered some of the Township's most important natural resources. The Natural Features Overlay includes the following:

- 1.) *Steep Slope Protection Overlay Zoning District – Steep slopes and hillsides are unique areas. Slope areas are fragile and susceptible to erosion, landslides, mudslides, degradation of their natural vegetation and increased flooding using conventional development practices. By protecting this asset the Township intends to:*
 - a.) *Guide development away from steep areas*
 - b.) *Minimize grading and other site preparation in steep areas*
 - c.) *Provide safe means for ingress and egress while minimizing scarring from hillside construction*
 - d.) *Preserve the natural conditions in steep areas*
 - e.) *Prevent flooding and the deteriorating effects of erosion to streams and drainage areas*
- 2.) *Stream Protection Overlay Zoning District – Streams, creeks, and the natural areas around them are important hydrological and environmental assets. It is the intent of this District to preserve natural and man-made water courses.*
- 3.) *Surface Water Protection Overlay Zoning District – Lakes and ponds and the natural areas around them are important hydrological and environmental assets. It is the intent of the Overlay District to preserve these natural and man-made assets. By protecting these assets, the Township intends to:*
 - a.) *Protect wildlife*
 - b.) *Preserve existing vegetation along lakes and ponds*
 - c.) *Minimize the negative effects on lakes or ponds from agriculture and development related erosion*
 - d.) *Minimize scenic degradation*
 - e.) *Protect the integrity of ponds and lakes as functioning wetland areas*
- 4.) *Wetland Protection Overlay Zoning District – Wetland areas are indispensable and fragile hydrological natural resources that provide:*
 - a.) *Habitat for fish, wildlife and vegetation*
 - b.) *Water-quality maintenance and pollution control*
 - c.) *Flood control*
 - d.) *Erosion control*
 - e.) *Open space*
 - f.) *Scientific study opportunities*
 - g.) *Recreational opportunities*

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 31. Delete the entire paragraph beginning with *Purpose* and replace with the following:

Purpose: The purpose of the Floodplain Overlay Zones is to prevent the loss of property and life, the creation of health and safety hazards, the disruption of

commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base by:

- 1.) Regulating uses, activities, and development that, acting alone or in combination with other existing or future uses, activities, and development, will cause unacceptable increases in flood heights, velocities and frequencies.*
- 2.) Restricting or prohibiting certain uses, activities, and development from locating within areas subject to flooding.*
- 3.) Requiring all those uses, activities, and developments that do occur in flood-prone areas to be protected and/or flood proofed against flooding and flood damage.*
- 4.) Protecting individuals from buying lands and structures that are unsuited for intended purposes because of flood hazards.*

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 31. Insert the following text after Paragraph 31:

Conservation Subdivision Overlay

Purpose: In addition to the community development objectives set forth in Article 1 of the Zoning Ordinance and in conformance with the MPC, the purposes of this overlay district, among others, are as follows:

- 1.) To conserve and protect environmentally sensitive areas and open land within West Manheim Township, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands, by setting them aside from development.*
- 2.) To provide greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development.*
- 3.) To reduce erosion and sedimentation by the retention of existing vegetation, and the minimization of development on steep slopes.*
- 4.) To implement adopted West Manheim Township policies to conserve a variety of irreplaceable and environmentally sensitive resource lands as set forth in this Plan, including provisions for reasonable incentives to create an open space and greenway system for the benefit of present and future residents.*
- 5.) To implement adopted land use, transportation, and community policies, as identified in this Plan.*
- 6.) To protect areas of West Manheim Township with productive agricultural soils for continued or future agricultural use, by conserving blocks of land large enough to allow for efficient farm operations.*
- 7.) To create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space, and with a strong neighborhood identity.*
- 8.) To provide for the conservation and maintenance of open land within West Manheim Township to achieve the above-mentioned goals and for active or passive recreational use by residents.*
- 9.) To provide multiple options for landowners in order to minimize impacts on environmental resources (sensitive lands such as wetlands,*

- floodplain, and steep slopes) and disturbance of natural or cultural features (such as mature woodlands, hedgerows and tree lines, critical wildlife habitats, historic buildings, and fieldstone walls).*
- 10.) *To provide standards reflecting the varying circumstances and interests of individual landowners, and the individual characteristics of their properties; and*
 - 11.) *To conserve scenic views and elements of West Manheim Township’s rural character, and to minimize perceived density, by minimizing views of new development from existing roads.*

Historic Preservation Overlay District

Purpose: The purpose of the Historic Preservation Overlay District is to encourage the preservation of locally important architectural, historical, archaeological, and/or cultural elements of the man-made landscape as a living part of the community. The specific intent of this Overlay is:

- 1.) *To protect sites of historic and patriotic value;*
- 2.) *To promote responsible design within the Historic Preservation Overlay District.*

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 33.

- 1.) Sentence 1, delete 6,948 and replace with 6,516.
- 2.) Sentence 3, delete 6,911 and replace with 6,479.
- 3.) Sentence 4, delete 6,911 and replace with 6,479.

Chapter 4: Existing Land Use Study and Zoning Analysis. Delete “Table 2: Zoning District Undeveloped Land Breakdown” and replace with the following:

Table 2		
Zoning District Undeveloped Land Breakdown		
Zoning District	Number of Undeveloped Lots	Gross Undeveloped Acreage
Farming	219	4792
Business Center	7	54
Rural Resource	54	820
Commercial/Industrial	5	160
Residential	39	567
Suburban Residential	7	86
Total	331	6479

Chapter 4: Existing Land Use Study and Zoning Analysis. Delete “Table 3: Zoning District Net Undeveloped Land” and replace with the following:

Table 3		
Zoning District Net Undeveloped Land		
Zoning District	Gross Undeveloped Acreage	Net Undeveloped Acreage
Farming	4792	3594
Business Center	54	40.5
Rural Resource	820	615
Commercial/Industrial	160	120
Residential	567	425.25
Suburban Residential	86	64.5
Total	6479	4859.25

Chapter 4: Existing Land Use Study and Zoning Analysis. Delete “Table 4: Zoning District Net Undeveloped Land” and replace with the following:

Table 4		
Zoning District Net Undeveloped Land		
Zoning District	Minimum Lot Size	Net Potential Lots
Farming	1 Acre (on-lot sewer and water)	3594
Business Center	10,000 square feet (public sewer and water)	176
Rural Resource	2 Acres (on-lot sewer and water)	308
Commercial/ Industrial	10,000 square feet (public sewer and water)	523
Residential	15,000 square feet (public sewer and water)	1235
Suburban Residential	10,000 square feet (public sewer and water)	281

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 34.

- 1.) Sentence 4, delete *conservation* and replace with *rural resource*.
- 2.) Sentence 4, delete *conservation* and replace with *rural resource*.
- 3.) Sentence 5, delete *conservation* and replace with *rural resource*
- 4.) Sentence 5, delete 5,012.5 and replace with 4,698.75.
- 5.) Sentence 5, delete 6,281 and replace with 5,418.

Chapter 4: Existing Land Use Study and Zoning Analysis, Paragraph 35.

- 1.) Sentence 1, delete *commercial or industrial* and replace with *business center and commercial/industrial*.
- 2.) Sentence 2, delete *one hundred and seventy one (171)* and replace with *one hundred sixty and one half (160.5)*.
- 3.) Sentence 3, delete 171 and replace with 160.5.

Map 1: Existing Land Use/Active Planned Subdivisions shall be replaced with the attached map.

Map 2: Existing Zoning/Agricultural Security Areas shall be replaced with the attached map.

Chapter 5: Future Land Use Plan, Paragraph 3.

- 1.) Sentence 3, delete 58% and replace with 54%.
- 2.) Sentence 3, delete 26% and replace with *nearly 31%*.
- 3.) Sentence 3, delete 23 years and replace with 27 years.

Chapter 5: Future Land Use Plan, Paragraph 6. After the text “*or contaminated wells.*” of Sentence 3 of the paragraph insert the following:

Such is the case with areas directly to the east and south of the Primary Growth Area (PGA). Map 8: Community Facilities and Utilities indicates that the proposed York Water Service Territory and Anticipated Public Sewer Service Area are outside of the PGA, as shown on Map 3: Future Land Use/Primary Growth and Rural Areas. There are two reasons for this discrepancy. The first being that the area to the south of the PGA has known contaminated wells and failing on-lot systems; the second being the area to the east of the PGA has experienced residential development under previous zoning ordinances, within the planning and design phases. Although these areas fall outside the PGA, they will need public utilities to correct existing problems and to serve new development. The Township does not wish to encourage higher density development, therefore these areas remain outside of the PGA.

Chapter 5: Future Land Use Plan, Paragraph 9.

- 1.) Sentence 3, delete 2,693 and replace with 3,113.
- 2.) Sentence 3, delete 22% and replace with 24%.
- 3.) Sentence 4, delete 78% (9,628 acres) and replace with 76% (9,768 acres).
- 4.) Sentence 4, delete *agricultural* and replace with *farming*.

Chapter 5: Future Land Use Plan, Paragraph 11, Sentence 3, delete 22 percent and replace with 24 percent.

Chapter 5: Future Land Use Plan, Paragraph 15.

- 1.) Sentence 7, delete 147 acres and replace with 259 acres.
- 2.) After the text “*falling along the Baltimore Pike (SR 94).*” of Sentence 8 of the paragraph insert the following:
This area has increased since the last Plan update due to the proposed rezoning to Commercial-Industrial along the Baltimore Pike corridor. This rezoning will encourage commercial-industrial development, while diversifying the tax basis for the Township. Properties near the northern border of the Township as well as between the intersections of Fairview Drive and Fuhrman Mill Road with Baltimore Pike and near the southern boarder of the Primary Growth Area are proposed to be rezoned due to an increased commercial presence and the Townships desire to eliminate any negative impacts on the surrounding residential communities.

Chapter 5: Future Land Use Plan, Paragraph 16.

- 1.) Sentence 2, delete 522 net and replace with 490 net.

- 2.) Sentence 2, delete *1,614 potential lots* and replace with *1,516 potential lots*.

Chapter 5: Future Land Use Plan, Paragraph 17, Sentence 2, delete *1,179 lots* and replace with *1,616 lots*.

Chapter 5: Future Land Use Plan, Paragraph 20, Sentence 1, delete *78 percent* and replace with *76 percent*.

Chapter 5: Future Land Use Plan, Paragraph 21, delete Sentence 2, “*The CPAC decided to recommend a true agricultural future land use designation in the Township for all the lands within the RA except the area bounded by Blackrock Road to the east, Musselman, Frogtown Road to the south, Baltimore Pike (SR 94) to the west, and the PGA to the north.*” And replace with the following:

The CPAC decided to recommend a true agricultural future land use designation in the Township for all the land within the RA except the area bounded by Manheim Township to the east: Musselman, Frogtown and Hobart Roads to the south; Baltimore Pike (SR 94) to the west; the PGA to the northwest; and by Codorus State Park to the northeast.

Chapter 5: Future Land Use Plan, Paragraph 38.

- 1.) Sentence 4, after the text “*timeframe due to its proximity to the PGA and public utilities.*” insert the following:
The proposed 2009 Zoning Ordinance revisions have rezoned a portion of the Farming Zoning District to Rural Resource. The area that has been rezoned is bordered to the north by Codorus State Park, to the east by Manheim Township, to the south and west by Black Rock Road. The reason for this rezoning was that the area already has numerous residential dwellings and many developments in the planning and design phase. The remaining land area after taking these developed or to-be-developed properties into account, as well as the close proximity to Codorus State Park, would be scarce and having this remain part of the Farming Zone would not provide enough area for efficient agriculture processes.

Chapter 5: Future Land Use Plan, Paragraph 46, Sentence 1, delete *Agriculture* and replace with *Farming*.

Chapter 5: Future Land Use Plan, Paragraph 58 through 64, delete Paragraphs 58 through 64, inclusive.

Map 3: Future Land Use and Primary Growth and Rural Areas shall be replaced with the attached map.

Chapter 7: Transportation Plan, paragraph 12, Sentence 1, delete “for 2002 bases on the PennDOT”.

Chapter 7: Transportation Plan, delete Table 1: “Existing roadway characteristics”, and replace with the following:

Table 1 Existing Roadway Characteristics			
Roadway Route No.	AADT	Functional Class	Recommended ROW Width
Baltimore Street (SR 0094)	11,000 - 13,000 ¹	Other Principal Arterial Highway	80'
Black Rock Road (SR 3070)	2,100 ¹ -	Major Collector	50'
Fairview Drive	4,942 ²	Major Collector	50'
Impounding Dam Road	331 ²	Minor Collector	50'
Fuhrman Mill Road	2,207 ²	Major Collector	50'
Pumping Station Road	2,580 ²	Major Collector	50'
Sunset Drive	-	Minor Collector	50'
Hobart Road	690 ²	Minor Collector	50'
Frogtown Road	-	Local	50'
Musselman Road	-	Local	50'
Glennville Road	-	Local	50'
Grand Valley Road	-	Local	50'

1 - 2002 PennDOT DATA

2 - 2007 York County Planning Commission Traffic Counts

Chapter 7: Transportation Plan, Paragraph 29. Delete “*and Dubbs Church Road*” and replace with “*Dubbs Church, Raubenstine, Waterview, Ross, Mt. Ventus, Tracy, and Glennville Roads as well as Eastwood Drive.*”

Chapter 7: Transportation Plan, Paragraph 45, Sentence 1, delete *twenty improvements* and replace with *seventeen improvements*.

Chapter 7: Transportation Plan, the table titled “West Manheim Township Transportation Capital Improvements Program” shall be deleted and replaced with the following:

WEST MANHEIM TOWNSHIP TRANSPORTATION CAPITAL IMPROVEMENTS PROGRAM

Project Priority	Description	Road Ownership	Cost and Funding Source
1	Realignment of Pumping Station Road	Township	Developer and Township
2	Signalization of Fuhrman Mill Road, State Route 94, and Proposed Collector	State and Township	Developer and Township
3	Development of Pleasant Hill/Ross Road north/south collector east of State Route 94 with Intersection Improvements at Hobart, Musselman and Private Roads	Township	Developer and Township
4	Development of Oak Hills Road as north/south collector west of State Route 94i with Intersection Improvements at Sunset Drive, Fairview Drive and Shorbs Hill Road	Township	Developer and Township
5	Development of collector road to connect improved Oak Hills Road with unnamed collector associated with CIP Priority Project #7	Township	Developer and Township
6	Proposed collector road extending from intersection of Fairview Drive and State Route 94 to connect at Pumping Station Road & Colonial Drive; improvements to existing intersection	State and Township	Developer and Township
7	Development of collector road west of State Route 94	Township	Developer and Township
8	Intersection improvement and signalization of Hobart Road and State Route 94 with intersection improvements at Shermans Church & Hobart Road and Shermans Church Road and SR 94	State and Township	Township, Developer, YAMPO and PENNDOT
9	Improvement of Fuhrman Mill Road to collector road with Intersection Improvements at Pleasant Hill Road	Township	Developer and Township
10	Improvement of Fairview Drive to collector road	Township	Developer and Township

Chapter 7: Transportation Plan, the table titled “West Manheim Township Transportation Capital Improvements Program – Additional Projects” shall be deleted and replaced with the following:

**WEST MANHEIM TOWNSHIP TRANSPORTATION CAPITAL IMPROVEMENTS PROGRAM
ADDITIONAL PROJECTS**

Project Priority	Description	Road Ownership	Cost and Funding Source
11	Improvement of one-lane bridge and flooding along Sunset Drive	Township	YAMPO/Hazard Mitigation Funding
12	Improve sight distance at intersection of Pumping Station Road and Oakwood Drive	Township	Developer and Township
13	Improve sight distance at intersection of Impounding Dam and Beck Mill Road	Township	Developer and Township
14	Extension of Pheasant Ridge Road and Utz Road	Township	Developer and Township
15	Extension of Michelle and Heritage Roads to Pheasant Ridge Road	Township	Developer and Township
16	Extension of future local road and State Route 94	Township	Developer and Township
17	Intersection improvement of Laurence Drive and Shorbs Hill Road	Township	Developer and Township
18	Intersection Improvement of Black Rock and Frogtown Roads	Township	Developer and Township

Map 4: Transportation shall be deleted and replaced with the attached map.

Chapter 8: Cultural and Natural Resources Plan, Paragraph 65, Sentence 6, delete (*Section 409*) and replace with (*Article 9, Section 4*).

Chapter 9: Community Facilities Plan, Strategies. Under bullet point 1, delete *by this Plan*. and replace with *by this Plan as well as areas with know deficiencies and existing/proposed development outside of the Primary Growth Area*.

Chapter 9: Community Facilities Plan, Paragraph 16. Delete entire paragraph and replace with the following:

SANITARY SEWER SERVICE

West Manheim Township underwent a revision to its Act 537 Sewage Facilities planning in 2000 which outlined what future service areas, if any, should be served by public sewer. West Manheim Township submitted a Task Activity Report in 2009 to PA DEP to initiate the process of a new update to the plan.

Chapter 9: Community Facilities Plan, Paragraph 18. Delete entire paragraph and replace with the following:

In 1989, West Manheim Township executed an agreement with Penn Township for 250,000 gallons per day (GPD) of sanitary sewer capacity at the Penn Township plant. A new agreement in 2004 increased West Manheim's capacity by 300,000 GPD, for a total of 550,000 GPD at the Penn Township plant. At the present time there is no capacity for sale within the Township, as all available capacity has been allocated to development. Construction of the collection and conveyance system in West Manheim Township began in 2000, with the installation of the DGM interceptor and pump station. The South Pointe Pump Station was added shortly after which conveyed sewer flows to the DGM station. The DGM pump station then pumps all of West Manheim's flows to the Penn Township system. The DGM interceptor and pump station, as well as the South Pointe pump station were constructed by private developers to serve new homes constructed within the Township. In 2006, construction of the Area 1 collection system was completed, which served existing homes that were identified in the Act 537 plans as high priorities for failing on-lot systems. Construction of the Area 2 and 3 sewer systems began in 2008 and is anticipated to be complete in 2009. The project consists of the installation of gravity sewer, a new pump station and force main and improvements to the DGM pump station so that the additional sewer flows can be handled. Private developers constructed the Area 3 Interceptor in coordination with the Township's Area 2 and 3 sewers. This Interceptor carries the Area 3 sewage flows to the DGM pump station. All sanitary sewage still utilize the DGM pump station to convey the flows to Penn Township. All of the pump stations in the Penn Township system appear to have adequate capacity in the near term to accommodate flows from increased development as well as the connection of existing homes with failing on-lot systems.

Chapter 9: Community Facilities Plan, Paragraph 20. Delete entire paragraph.

Chapter 9: Community Facilities Plan, Paragraph 21. Delete entire paragraph.

Chapter 9: Community Facilities Plan, Paragraph 26, add the following after Sentence 2:

Such is the case for areas to the south and east of the PGA. As shown on Map 8: Community Facilities and Utilities, the Anticipated Public Sewer Service Area is shown as extending to the region south of Pleasant Hill and to a large region bordered to the east by Pleasant Hill Road. Both of these areas have failing on-lot systems and are in need of public sewers to alleviate this problem.

Chapter 9: Community Facilities Plan, Paragraph 27. Delete the paragraph and replace with the following:

Water service within the Township is provided by a combination of on-lot and public water supply. Areas of the Township that are served by public

water include the Oak Hill area, the Fuhrman Mill Road area, the Pleasant Hill area (largely served), the Shorb's Hill area, and part of the Fairview Drive area. The areas served by public water, which amount to slightly more than 50 percent of the homes in the Township, were previously served by the West Manheim Water Authority, which purchased water from the Borough of Hanover Water. In 2008, the water distribution system was sold to the York Water Company, which has constructed a main connecting their existing system and now solely provides water service to West Manheim Township.

Chapter 9: Community Facilities Plan, Paragraph 28. Delete the entire paragraph and replace with the following:

The agreement between West Manheim Water Authority and the York Water Company contained no conditions for the capacity of water supplied to the Township. Due to the York Water Companies size, there is adequate capacity to meet the Township's current and future water needs, both for residential and fire protection.

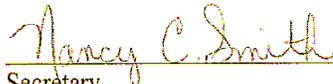
In coordination with the construction of the Area 2 and 3 Sanitary Sewer System, the York Water Company will install distribution lines to serve the existing homes that now have public sewer. Map 8: Community Facilities and Utilities show the existing Water Service Area which is located within the PGA. The York Water Service Area is also shown, which extends outside of the PGA to the northwest, south and east. The reason for this being ,as discussed above, is to serve the Area 2 and 3 Sanitary Sewer customers as well as those areas that have defective wells and areas that have existing or proposed developed that would be better served by public water.

Map 8: Community Facilities shall be replaced with the attached map.

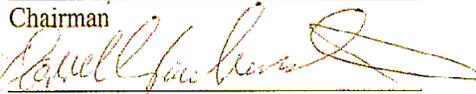
This Resolution is made this 3 rd th day of September, 2009, by the West Manheim Township Board of Supervisors at a regularly scheduled meeting.

ATTEST

**WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS**


Secretary


Chairman


Vice-Chairman

