



Manheim Central Region Comprehensive Plan

MANHEIM BOROUGH • PENN TOWNSHIP • RAPHO TOWNSHIP • MANHEIM CENTRAL SCHOOL DISTRICT

PLAN SUMMARY

This plan was funded in part by a Land Use Planning and Technical Assistance Program (LUPTAP) grant from the Pennsylvania Department of Community & Economic Development and through a grant from the Lancaster County Planning Commission.

Planning services were provided by URS Corporation.



Environment

Community

Agriculture

The Manheim Central Region Comprehensive Plan expresses the shared policy goals of this Region. The Plan provides recommendations for programs and strategies to guide municipal, school district and citizen leaders in achieving a healthy, balanced future.

A recurring theme of the Plan is the goal of conserving and improving our wealth of natural resources and the agricultural industry on which the Region thrives. The Plan emphasizes the importance of the Borough as the Region's economic and community center and builds on opportunities for reinvestment to enhance tourism, housing and commerce.

The culmination of a two year process, this Plan reflects the goals and objectives of the Region's elected bodies, planning commissions and the public.

Adoptions

Manheim Borough
October 12, 2010
Resolution No. 8-2010

Penn Township
September 27, 2010
Resolution No. 2010-22

Rapho Township
October 7, 2010
Resolution No. 2010-11

Steering Committee Members

Manheim Borough
Eric Phillips, Mayor
Susan Miller, Councilwoman
Brett Hallacher, Resident
Bill Zeamer, Resident
Matthew Parido, Former Borough Manager
William Kelso, Former Borough Manager*
Robert Stoner, Former Borough Manager*

Manheim Central School District
Nancy Sarley, Board President
Justin Wolgemuth, Board Vice President
Dr. William Clark, Superintendent
Dr. Carol Saylor, Former Superintendent*

Penn Township
David Sarley, Supervisor
Daryl Lefever, Supervisor
Jeff Fry, Planning Commissioner
Nancy Ambler, Planning Commissioner
David W. Kratzer, Jr., Township Manager
Connie Lucas, Former Township Manager*
Dean Saylor, Former Planning Commissioner*

Rapho Township
Jere E. Swarr, Supervisor
Darwin Nissley, Planning Commissioner
Howard Boyd, Planning Commissioner
John Phillips, Resident
Sara Gibson, Township Manager
Nancy Halliwell, Former Township Manager*

Lancaster County Planning Commission
Tara A. Hitchens, AICP
Patricia Kadel, AICP

Consultant Team
Marian Maxfield Hull, AICP
Jody L. Holton, AICP
Ernest Swiger, AICP

*Members which have left their position and thus have left the steering committee.

Community Character

CELEBRATING OUR HERITAGE, TAKING PRIDE IN OUR FUTURE

The Region's agricultural and wooded landscapes, the Borough's dense concentration of historic resources and vibrant business district, as well as new areas of development all bring energy and vitality to the Region.

The goals for the Community Character Element of the Plan include conserving the agricultural landscape, and cultural and historic resources as well as encouraging high quality design in new development.

Community Services

KEEPING OUR COMMUNITY ACTIVE AND SAFE

The Community Services Element of the Plan covers recreation, community facilities and emergency services. It recommends developing strategic plans in each of these areas to address opportunities to coordinate and share resources. Short- and long- term strategic plans are needed for recreational facilities and programs in the Region.

Planning and fundraising for an improved library facility is also needed. Similarly, a plan and coordinated effort for funding and potentially consolidating the Region's emergency services should be explored through a regional emergency services management committee.

Education

TEACHING OUR COMMUNITY VISION

The education-related goals of this Plan include providing high-quality, cost-effective educational opportunities to all children and adults in the Region and improving communication among the municipalities and the general public about the benefits of implementing this Plan.

Regional Coordination

WORKING TOGETHER FOR LONG-TERM PROSPERITY

The Region has agreed in this element of the Plan to continue to identify and pursue future opportunities to coordinate the provision of services to the citizens of the Region. Three key recommendations include continuing to evaluate the need for local police service in Rapho Township, formalizing the existing sharing of resources across municipal boundaries and pursuing shared or coordinated water and wastewater systems.

Implementation

PARTNERING FOR SUCCESS

Each of the Plan's recommendations is summarized in an implementation matrix that includes a timeline and lists potential project partners. Some projects involve several potential partners and others include only one municipality or the School District. Partners include State and County departments; local groups, such as the Manheim Area Economic Development Commission, Manheim Central Recreation Commission and Manheim Downtown Group; and municipal boards, such as Environmental Advisory Councils, Planning Commissions and others. The Implementation Element of the Plan also includes a summary of potential funding sources for the Plan recommendations.



Engage

Focus

Implement

Introduction

Located in northern Lancaster County on the border of Lebanon County, the Manheim Central Region is comprised of Manheim Borough, Rapho Township and Penn Township, and is wholly encompassed by the Manheim Central School District. Agriculture is the cornerstone of the Region's economy, environment and community character. Anchored by the goods, services and housing provided in the Manheim Urban Growth Area and the Donegal/Mount Joy Urban Growth Area, the Region's rural areas are extensive with rich soils and creeks, as well as the mountainous highlands in the north.

Land Use

DEFINING URBAN AND RURAL AREAS

In 1993, Manheim Borough, Rapho Township and Penn Township were the first region in Lancaster County to adopt an urban growth area. The Region adopted the urban growth area with the shared goal of supporting reinvestment and development in the Borough, preserving natural resources and strengthening the agricultural industry in rural areas.

Today the goal remains essentially the same. The Manheim Central Region seeks to efficiently develop land within designated growth areas, while preserving land in the rural areas for agricultural use and environmental conservation.

URBAN GROWTH AREA ADJUSTMENTS

The Plan recommends six areas of adjustment to the existing urban growth area (UGA), two expansions and designation of four "future growth areas" to counterbalance the expansions. One expansion area simply encompasses the Brookshire neighborhood in Penn Township that is already developed and connected to public water and sewer. The second expansion area is also in Penn Township and allows for development that would extend water and sewer infrastructure to the Penryn Village Area to ameliorate the failing on-lot systems that degrade water quality in the area.

The Manheim Central Region has a considerable amount of land inside its UGAs; however, not all of the land inside the UGAs is expected or desired to

be developed in the short- to medium-term. Four such areas have been designated as future growth areas to reflect the Region's desire to preserve the current agricultural or rural development patterns. In the Manheim UGA, these include two areas in Penn Township near the southern edge of the Manheim UGA that are currently active farms and the Sporting Hill area of Rapho Township, which lacks the infrastructure to support significant new development. In the Donegal/Mount Joy UGA, all land in Rapho that is currently zoned for agricultural use has been designated a future growth area.

The map on the following page illustrates all land use recommendations.

Housing

PROVIDING HOUSING CHOICES

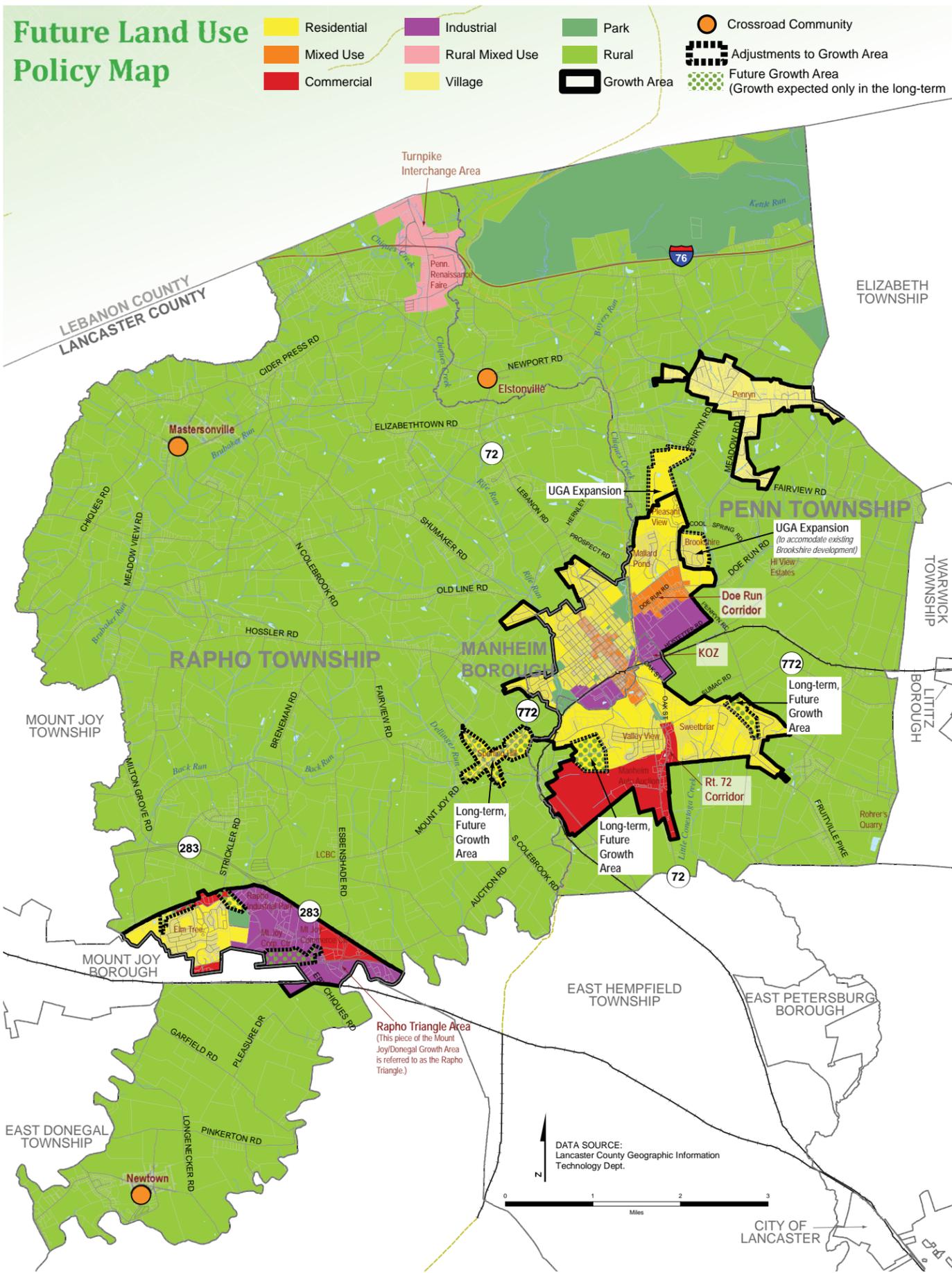
The Plan encourages the development of diverse housing types including active adult housing, apartments, condominiums, townhomes and twins to provide more housing choices for the Region's residents. Other recommendations include developing a rental registration program and updating ordinances to encourage the development of workforce housing and the stabilization of older housing.



History

Neighborhoods

Business



Economic Development

STRENGTHENING AGRICULTURE AND THE BOROUGH

The Plan recommends strategies to ensure the long-term viability of agriculture as the economic engine for the Region by focusing on the business of farming and providing strategies to increase revenue and reduce the cost of business for farmers.

The Plan also encourages reinvestment in downtown Manheim Borough, the Keystone Opportunity Zone and the Doe Run corridor to attract jobs, provide access to goods and services, and support a strong, diversified tax base. The Plan makes recommendations to create an 'open for business' atmosphere in these areas with tax incentives, ordinance revisions and tourism attractions.

Transportation

EMPHASIZING ALL MODES FOR THE FUTURE

The Manheim Central Region is well served by major transportation infrastructure, including the Pennsylvania Turnpike (I-76), Amtrak's Keystone Corridor station in Mount Joy, Route 283, Route 772 and Route 72. In addition the Region also has access to freight rail service and a Red Rose Transit route to Lancaster.

The Region depends on its transportation network to support economic development and a high quality of life. The Plan recommends investing in all modes of transportation to meet current and future motorized and non-motorized transportation demands.

Water & Wastewater

MAINTAIN INFRASTRUCTURE AND PLAN EFFICIENTLY FOR NEW GROWTH

Maintaining and enhancing high-quality and cost-effective systems is critical to support economic and community development needs and reinforcing

desired land use patterns. The Plan recommends focusing future development in the designated growth areas. Limiting extensions outside these growth areas supports efficient infrastructure planning.

In addition, the Plan recommends improving water quality by protecting wellheads, addressing malfunctioning on-lot systems and improving riparian areas through reforestation and naturalizing stream channels.

Natural Resources

SUSTAINING ENVIRONMENTAL QUALITY

The Region is united by its vital natural resources including water resources, agricultural soils, wetlands, floodplains, woodlands and important habitat areas. The Plan recommends several strategies for improving stormwater management to protect Chiques Creek watershed. Recommendations include updating local development ordinances and utilizing the Chiques Creek Watershed Alliance to promote programs and projects.



Infrastructure

Nature

Education