



Overview of West Manchester 2035

A 10-year Plan for the Township's
Community and Economic Development

DRAFT

Drop in to an Open House
at the Township Building on May 21, 2024
anytime between 6:30pm and 8:30pm
to share feedback

Why this Overview?

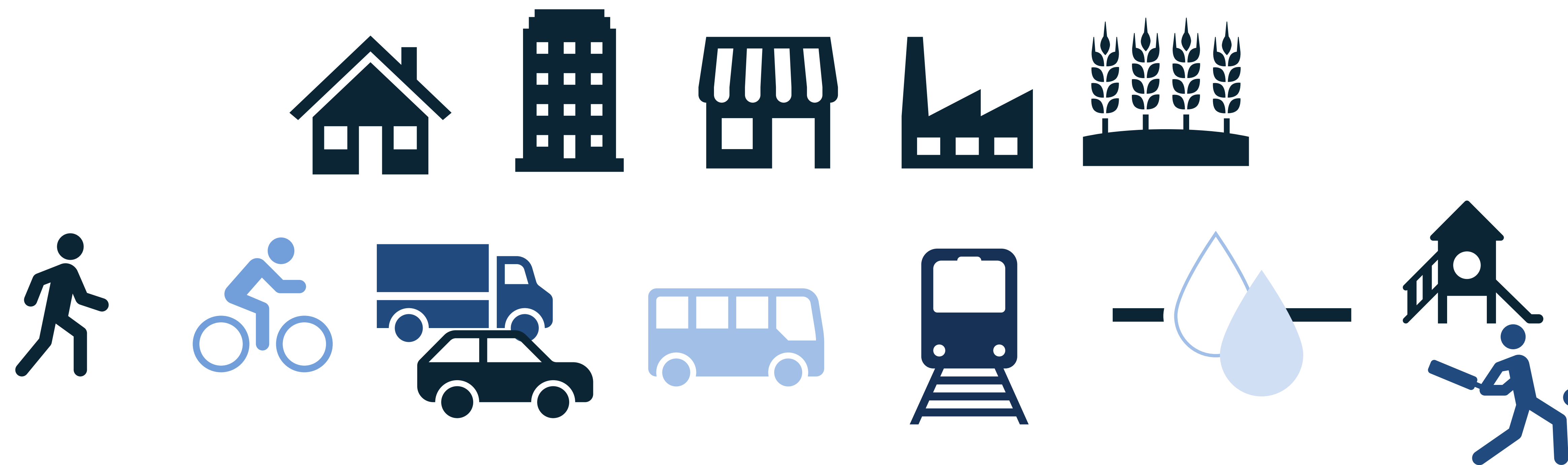
This overview presents the **core elements** of the new Comprehensive Plan.

- **A vision for quality of life**
- **Township actions** to sustain or improve choices, conditions, and quality of life

The full **plan document** and its **land use pattern** for 2035 will also be posted on the Township website in the coming weeks.

About the Plan

West Manchester 2035 is a 10-year plan for the Township's community and economic development.



It's a plan for how **land use, infrastructure, and community services** should be aligned to accommodate growth and sustain quality of life in the Township.

It's officially known as the **Comprehensive Plan** for its broad, integrated view of the community.

About the Plan

West Manchester appointed a Steering Committee and hired Gannett Fleming, Inc. to prepare the plan.

Steering Committee

- Steve Harlacher, Supervisor
- Rachelle Sampere, Zoning Officer
- Kelly Kelch, Manager
- David Beecher, Planning Commission
- Pam Shellenberger, York County Planning Commission

Gannett Fleming, Inc.

- Michelle Brummer
- Shawn Rairigh
- Nathan Walker
- Paul Carafides
- Chris Lankenau,
UP Development Planning

Does the Township need this plan?

West Manchester's current plan is more than 10 years old. It no longer provides adequate direction for managing existing and future development.

- **The Township's zoning pattern is nearly built-out;** regional growth pressures continue.
- **The zoning ordinance is outdated;** residential, retail, office, and industrial markets have modern demands.
- **Public infrastructure and community facilities age;** public use changes over time and with technology.

The Planning Process

- Examined **current conditions** across:
 - Development policies
 - Land use patterns
 - Market demand for housing, retail, office, and industrial uses
 - Natural and historic resource assessments
- Assessed **strengths and weaknesses, opportunities and threats**
- Aligned a **development goal with the Township's Strategic Plan** and updated objectives to reflect desired future conditions
- Identified **20 actions** to manage conditions toward the goal and objectives



Schedule

Milestones	Timeline
Public Feedback & Summary Report	May/June 2024
Draft Plan for Review Planning Commission will hold a public meeting Board of Supervisors will hold a public hearing	Summer 2024
Plan Adoption	August/Early Fall 2024

After adoption, the Board of Supervisors will initiate actions to implement plan recommendations.

Vision for 2035

To manage growth of community and economic development and sustain the community's quality of life and business climate.

Land Use Objectives

- Conserve productive farmland and functional open space.
- Guide the majority of new development to locate within the Primary Growth Area.
- Provide for housing options of various unit types and prices for homeowners and renters
- Protect residential neighborhoods from non-residential uses.
- Provide for continued use and expansion of existing industries.
- Provide for neighborhood-scale retail and commercial uses in close proximity to neighborhoods.
- Regulate business in the interest of community health and safety

Vision for 2035

To manage growth of community and economic development and sustain the community's quality of life and business climate.

Transportation Objectives

- Maintain Township transportation infrastructure in a state of good repair.
- Improve safety.
- Coordinate transportation and land use to allow for travel options and promote travel efficiency.

Water Systems Objectives

- Coordinate water and sewer system availability with land use goals.
- Manage stormwater for quantity and quality.

Vision for 2035

To manage growth of community and economic development and sustain the community's quality of life and business climate.

Natural & Historic Resource Protection Objectives

- Enhance restoration and connectivity of natural systems.
- Minimize development impacts to ecologically sensitive areas.
- Support voluntary historic preservation by property owners.

Recreation Objectives

- Provide facilities and programs in support of public health.

The Plan recommends...

The plan recommends **20 future actions** in the areas of:

- **Ordinance updates**
- **Neighborhood-scale land use and transportation study**
- **Capital infrastructure and facility projects**
- **Environmental studies**

Land Use Actions

A: Update the Township Zoning Ordinance.

To promote the Township's development objectives:

- To protect existing neighborhoods, expand housing options, promote small-scale retail and commercial uses in proximity to neighborhoods, and use flexibility in regional-scale commercial and industrial districts
- To simplify (reduce the number of) residential zoning districts
- To modernize zoning language and provisions

B: Update the Township Subdivision and Land Development Ordinance.

To incorporate current development practices and strengthen the quality of development design.

C: Conduct a PA 74 corridor study in Shiloh between Church Road and Locust Lane.

To address safety for all users, including bicyclists, pedestrians, and transit users, and evaluate the potential for neighborhood-scale, mixed-use infill and redevelopment.

Transportation Actions

D: Request and participate in PennDOT-led corridor studies to improve safety.

To improve safety, where feasible, and reduce calls for emergency response.

E: Conduct safety evaluations for select Township roadway corridors and intersections.

To determine the feasibility for safety improvement and ultimately to improve safety, where feasible, and reduce calls for emergency response.

F: Conduct flooding evaluations of select Township roadway corridors and intersections.

To determine the feasibility of drainage improvement.

Transportation Actions

G: Continue to monitor the condition of and conduct necessary maintenance on local bridges older than 50 years.

To maintain the structures on the local roadway network in a state of good repair.

H: Participate in York County-sponsored studies of proposed bicycle and pedestrian routes in the Township.

To improve safety and expand bicycle and pedestrian access for people who rely or choose to use these non-motorized, low-carbon travel modes.

Four conceptual routes traverse West Manchester Township on portions of PA 74/Carlisle Ave, Roosevelt Ave, Loucks Road.

I: Evaluate walking and bicycling routes within a 1/2-mile (10-minute travel time) of schools, parks, and the UPMC campus.

To identify and address gaps and hazards in walking and bicycling routes to neighborhood destinations.

Transportation Actions

J: Work with the York County Rail Trail Authority to determine a feasible route and local trailhead for extension of the Hanover Trolley Trail.

To connect the trail to the regional trail network if a safe, acceptable alignment is determined.

K: Advocate for rabbittransit to install shelters and benches at high volume bus stops.

To increase safety, convenience, and comfort for transit users.

Water Systems Actions

L: Continue to coordinate with public water service providers, namely the West Manchester Township Authority and York Water.

To ensure that:

- water system capacity, condition, and service are consistent with existing and future development locations, as established by the zoning ordinance,
- a reliable and safe supply of water to meet needs of all land uses
- water supply is protected from unnecessary pollutants.

M: Continue to implement the Township's Act 537 plan and coordinate with public sewer service providers.

To ensure sewer system capacity, condition and service are consistent with existing and planned community and economic development locations, needs, and PA DEP consent orders.

N: Assess stormwater facilities and prepare a capital improvement plan to maintain facilities.

To mitigate local flooding impacts and address water quality compliance responsibilities.

Natural Resource Protection Actions

O: Continue to work with conservation partners to enhance and restore natural systems and features, including but not limited to floodplains, forested riparian buffers, and tree canopy, on public lands.

To mitigate the impacts of historic development and take advantage of ecological services, particularly as storm frequency and intensity increase under extreme weather conditions.

P: Update the stormwater management ordinance.

To prevent new development from adversely impacting property and infrastructure with localized flooding and from accelerating sinkhole development.

Q: Conduct a sinkhole vulnerability analysis.

To determine the need for enhanced provisions of the subdivision and land development ordinance and the stormwater ordinance.

Historic Resource Protection Actions

R: Provide available property data to property owners seeking to have their property listed on the National Register of historic places.

To support property owners who are interested in historic preservation in qualifying for tax credits (or grants for public owners) for historically appropriate building improvements.

Township Recreation Facilities

S: Maintain and improve existing Township parks.

To operate recreation facilities and amenities for the optimal service life, compliance with the Americans with Disabilities Act, equitable park and recreation program access, and security.

T: Update the Township Parks and Recreation Plan.

To guide investment in parks and recreation programming that will meet the recreational needs of residents.

Thank you for your interest in the Township's future!

We invite your feedback on the draft version of
West Manchester 2035.

1. Drop in to the **May 21 Open House**, anytime from 6:30pm to 8:30pm at the Township Building. Bring your comments and talk with the project team.
2. Submit comments to info@wmtwp.com.

A formal public review process—with additional opportunities for public comments—is anticipated this summer prior to plan adoption.