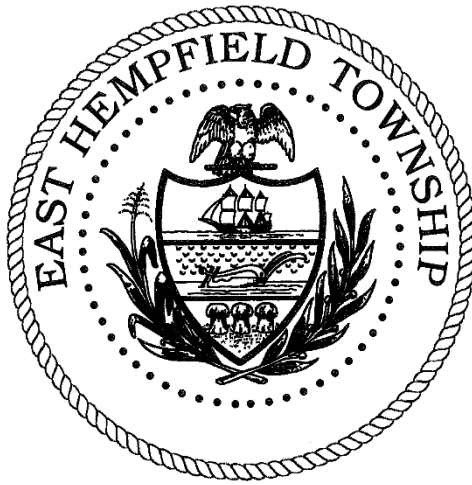


Official Comprehensive Plan

EAST HEMPFIELD TOWNSHIP

LANCASTER COUNTY, PA



“Building a Stronger East Hempfield Township”

Adopted by the Board of Supervisors: June 1, 2016

East Hempfield Township Municipal Office
1700 Nissley Road ▪ P.O. Box 128 ▪ Landisville, PA 17538
717-898-3100

RESOLUTION NO. 2016-14

**A RESOLUTION OF EAST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA,
ADOPTING A COMPREHENSIVE PLAN PREPARED PURSUANT TO THE PENNSYLVANIA
MUNICIPALITIES PLANNING CODE, ARTICLE III, ACT 247 OF 1968 AS AMENDED, AS THE
OFFICIAL COMPREHENSIVE PLAN FOR EAST HEMPFIELD TOWNSHIP.**

WHEREAS, the Pennsylvania Municipalities Planning Code grants the governing bodies of Pennsylvania municipalities authority to develop, adopt, and implement a Comprehensive Plan; and

WHEREAS, the Board of Supervisors appointed a Steering Committee to assist the Planning Department and Planning Commission to prepare a Comprehensive Plan and to adopt the Comprehensive Plan pursuant to the powers granted by the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Steering Committee, Planning Department, Planning Commission, and Board of Supervisors have completed the procedural process set forth within Article III of the Pennsylvania Municipalities Planning Code required prior to the adoption of the Comprehensive Plan; and

WHEREAS, comments were sought from the public at public hearings, as well as from the Lancaster County Planning Commission, adjacent municipalities, and the Hempfield School District; and comments received have been duly noted; and

WHEREAS, the Township's Planning Commission and the Board of Supervisors have reviewed and recommended the adoption of the Comprehensive Plan that addresses community objectives, current and future land use, civil amenities, infrastructure and regional partnerships; and

WHEREAS, the Comprehensive Plan also proposes strategies with respect to planning, zoning ordinances, subdivision regulations, an Official Map, the Historic Resource Inventory, operations and capital improvements; and

WHEREAS, the Comprehensive Plan incorporates data with respect to demographics, land policy analysis, existing zoning and land use, environmental characteristics, transportation, public water and sewer infrastructure, and community facilities; and

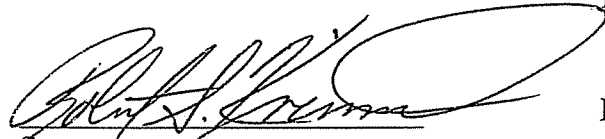
WHEREAS, the Township will undertake specific policies and actions for implementation of the Comprehensive Plan within a reasonable timeframe following the adoption of said Comprehensive Plan.

NOW THEREFORE, it is hereby resolved, that the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, adopts the 2016 East Hempfield Township Comprehensive Plan as the official Comprehensive Plan for East Hempfield Township.

Duly adopted this 1st day of June, 2016.

ATTEST:

EAST HEMPFIELD TOWNSHIP
BOARD OF SUPERVISORS


Secretary

By:



Chairman

ACKNOWLEDGEMENTS

Board of Supervisors

H. Scott Russell, Chairman
Douglas Brubaker, Vice-Chairman
G. Edward LeFevre
John Bingham
W. Scott Wiglesworth

Planning Commission

F. James Fullerton, Chairman
Dwight Rohrer, Vice Chairman
Keith Falco, Secretary
Ann Byrne
James Hackett
Andrew Weaver
Michael Lehr

Comprehensive Plan Steering Committee

H. Scott Russell, Chairman, EHT Board of Supervisors
John Bingham, Member, EHT Board of Supervisors
James Fullerton, Chairman, EHT Planning Commission
Ann Byrne, Member, EHT Planning Commission
Thomas Bennett, Member at Large
Linda DiPerna, Member at Large
Mike O'Brien, Member at Large
Dean Severson, Lancaster County Planning Commission Representative

Township Management

Robert Krimmel, Township Manager
Cindy Schweitzer, Assistant Township Manager
Andrew Stern, AICP, Director of Planning
Steven Skiles, Chief of Police
Perry Madonna, Director of Public Works
Joe Robinson, Director of Finance
Jim Micilcavage, General Manager, Four Seasons Golf Club

Township Solicitor

Stephen M. Kraybill, Blakinger-Thomas

Township Engineer

Robert Visniski, PE, RAV Associates

Township Sewage Enforcement Officer

David Lockard

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1. INTRODUCTION

PURPOSE OF THE PLAN

In general, the purpose of a Municipal Comprehensive Plan is to “identify those areas where growth and development will occur so that a full range of public infrastructure, including sewer, water, highways, police and fire protection, public schools, parks open space and other services can be adequately planned and provided as needed to accommodate growth.” Article Three of the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as re-enacted and amended), addresses the preparation and adoption of such a plan. A Comprehensive Plan is not an ordinance or law, but rather a guide to help a municipality move forward and develop other guides, policies, laws, ordinances, and regulations to help keep the municipality moving towards reaching and maintaining its goals.

East Hempfield Township’s first Comprehensive Plan was adopted in 1962, shortly after the creation of the Township’s Planning Commission in October of 1960. New versions of the Comprehensive Plan were later adopted in 1972 and 1994. In April of 2007, *Growing Together: A Comprehensive Plan for Central Lancaster County* was adopted by East Hempfield Township as the Township’s Comprehensive Plan. *Growing Together* is a multimunicipal comprehensive plan commissioned by the Lancaster Inter-Municipal Committee (LIMC) and encompasses eleven municipalities in Central Lancaster County. *Growing Together* remains in effect as a multimunicipal comprehensive plan and is slated for review and possible update in 2016. However, the leaders of East Hempfield Township have chosen to create a more specific comprehensive plan which will focus solely on this township.

PLAN PREPARATION PROCESS

The process for the preparation of this plan included the following steps:

1. Direction from the Board of Supervisors to proceed with the creation of an East Hempfield Township Comprehensive Plan.
2. Creation of a Comprehensive Plan Steering Committee, which includes representation from the Board of Supervisors, Planning Commission, and general public.
3. Monthly Steering Committee topic meetings focusing on each of the required elements of a Comprehensive Plan.
4. Development of goals, objectives, and strategies by the Steering Committee.
5. Creation of a draft plan by Township staff, based on the direction of the Steering Committee.
6. Review and recommendation by the East Hempfield Township Planning Commission (EHTPC).
7. Review and recommendation by the Lancaster County Planning Commission (LCPC).
8. Public meetings and public hearing before the Board of Supervisors.
9. Solicitation of input from neighboring municipalities and the Hempfield School District.
10. Review and final editing by the Board of Supervisors.
11. Adoption by the Board of Supervisors.

2016 PLAN STRATEGIES

East Hempfield Township intentionally planned for this document to be a concise plan which focuses more on specific goals and strategies and less on materials which can be found in other municipal documents.

It is the Township's intent to use this document as a continuous "work in progress" with updates being made on a continuous basis as strategies are completed and as the Board desires to add new strategies and/or goals.

This plan will be re-affirmed annually by Township Resolution during the annual Township reorganization meeting. Any changes and/or updates will be suggested at that time, and later adopted in accordance with the requirements of the Pennsylvania Municipalities Planning Code.

STRONG TOWNS

Strong Towns is a 501(c)3 non-profit organization whose mission is "to support a model of development that allows America's cities, towns and neighborhoods to become financially strong and resilient."ⁱⁱ This Comprehensive Plan is based in part on many of the concepts advocated by *Strong Towns*, including:

- Strong cities, towns and neighborhoods cannot happen without strong citizens (people who care).
- Local government is a platform for strong citizens to collaboratively build a prosperous place.
- Financial solvency is a prerequisite for long term prosperity.
- Land is the base resource from which community prosperity is built and sustained. It must not be squandered.
- A transportation system is a means of creating prosperity in a community, not an end unto itself.
- Job creation and economic growth are the results of a healthy local economy, not substitutes for one.

Throughout this document the *Strong Towns* model has been included where relevant to set the tone for direction East Hempfield Township plans to move with our specific goals and strategies. Additional *Strong Towns* concepts and strategies are located in Appendix B.

2. HISTORY OF THE TOWNSHIP

When Lancaster County was formed as one of Pennsylvania's original counties in 1729, it contained 17 townships. Hempfield Township was one of the original townships. The original Hempfield Township consisted of what is now known today as Columbia, Mountville and East Petersburg Boroughs, and Manor, East and West Hempfield Townships. Manor Township was formed from the southern portion of Hempfield Township in 1740. In 1814, the Township was further divided to form the Boroughs of Columbia and Mountville. Then, in 1818, the western portion of the Township was divided to form West Hempfield Township. Finally, East Petersburg Borough was incorporated in 1947. The remaining 21 square miles became East Hempfield Township as it is today.

Hempfield Township was named after the profitable hemp and flax crops that grew in -western Lancaster County during the 1700's and early 1800's. East Hempfield Township's rich land also had an effect on its history. Its limestone soils and the abundance of water have made it a productive agricultural area. It was also rich in mineral deposits, such as lead, zinc and silica sand.

The village of Bamford sprang up during the early to mid-1800's, east of Landisville, as a result of the lead and zinc deposits that were mined there. Bamford was just the first of many towns that were developed in East Hempfield Township. Other major towns include Landisville, Rohrerstown, Salunga, and East Petersburg (which became a borough in 1947).

Today, these villages still play a role in providing social, cultural and governmental functions, but have lost much of their earlier prominence. Replacing the development of these towns has been the residential suburbanization and commercial/industrial development of the Township since 1960. The Township's population was recorded at 9,680 in 1964. By 1977, the Township had grown to 13,504 persons, and by 1983 the population was 15,152. East Hempfield Township bears a large percentage of the growth that has radiated outward from Lancaster City. This trend has continued and in 2014, the Township's population was estimated to be 23,829.

REGIONAL CONTEXT

East Hempfield Township is situated in the west-central portion of Lancaster County in southcentral Pennsylvania. The Township lies northwest of the City of Lancaster, which serves as the County seat of government. East Hempfield contains a total area of 21.3 square miles. The Township is roughly 6.1 miles long and 5.1 miles wide at its extreme points. The Township's boundaries consist of a combination of natural and man-made lines. The Chiques Creek forms the Township's northwestern border with Rapho Township. The Township is contiguous with Penn Township to the north. The Little Conestoga Creek forms the Township's eastern border with Manheim and Lancaster Townships. The Township is contiguous to Manor Township to the south, and West Hempfield Township to the west. East Petersburg Borough is situated within the northeast corner of the Township. East Petersburg has played and continues to play a symbiotic role with East Hempfield Township, primarily serving as a center for goods and

services to the residents living in the agricultural/rural area of the Township, north of PA Route 283.

East Hempfield Township is linked with the Lancaster region geographically and economically. One Federal (U. S. Route 30) and six State roads (PA Routes 283, 23, 462, 741, 72, and Harrisburg Pike) connect the Township with Lancaster City and other parts of the County. As part of the Lancaster region, East Hempfield Township residents enjoy excellent access to many of the large metropolitan areas of the eastern United States. Routes 283, 222, 1-76, 30, and 322 provide convenient access that links Lancaster County with Philadelphia, Baltimore, New York, Wilmington, Pittsburgh, and Washington, D.C. In addition, many important regional roadways directly connect Lancaster County with nearby cities. York, Harrisburg, Reading, and Lebanon are less than an hour's driving time from Lancaster City and East Hempfield Township.

MAJOR TOWNSHIP CHARACTERISTICS

- Excellent schools:
 - Public: Hempfield School District
 - Private: St. Leo the Great (K-8)
- Excellent Recreational Opportunities:
 - A. Herr Park Complex
 - Four Seasons Golf Club
 - Hempfield Area Recreation (HARC)
 - Spooky Nook Sports (Largest indoor sports complex in North America)
 - Lanco Fieldhouse
- Excellent health facilities:
 - Lancaster General Health/Penn Medicine Health Campus
 - Lancaster Rehabilitation Hospital
 - Women & Babies Hospital
 - Ann B. Barshinger Cancer Institute
- Excellent Senior Living Opportunities:
 - Woodcrest Villa (Mennonite Home Communities)
 - Homestead Village (Main Campus, The Mews, and Farmstead @ Lime Spring Farm)
 - Oak Leaf Manor (Personal Care)
 - Village Grande (55+ Living)
- Diverse Economy:
 - Vibrant industrial base (Kelloggs, Nissin Foods, Burnham Holdings, Hershey Twizzlers, Air Products, ...)
 - Vibrant commercial base (retail, offices, personal and professional Services)
 - Major Interchanges (Centerville Rd./US30; Rohrerstown Rd./US30; Spooky Nook Rd./PA283; State Rd./PA283; McGovernville Rd./PA283)
 - Fertile Farm Land and Agribusiness
 - Automotive Based Businesses along Rt72
- Diverse Housing:
 - High level of home ownership
 - Affordable housing and rental housing opportunities

- Public Facilities:
 - Lancaster County Public Safety Training Center
- Excellent Public Utilities:
 - Hempfield Water Authority
 - Lancaster Area Sewer Authority (LASA)
 - UGI (natural gas)
 - PPL (electric)
 - Comcast (cable/internet/phone)
 - Verizon (phone/internet)

3. DEMOGRAPHICS

The allocation of municipal resources must consider the population to be served. It must also look at past historical trends to help suggest future trends and to allow future benchmarking of goals and strategies. The demographic information presented here is taken from the United States Census Bureau, except where otherwise noted. 2014 data is an estimate provided by the Census American Community Survey 2010-2014.

1. Population

Population growth in the Township hit its peak in the 1950's with the population nearly doubling. Since that time, growth has been steadily decreasing to ten year low of 9.9% with the 2010 Census. Through 2014, growth is estimated at 1.3%. The slowing of growth can be attributed to many factors, including the national economy, the housing mortgage crisis which began in late 2007, and the decreasing amount of developable residentially zoned land.

Table 1: East Hempfield Township Total Population Growth			
Year	Total Population	Net Change	Percent Change
1900	3,168	---	---
1910	3,327	159	5.0%
1920	3,408	81	2.4%
1930	4,095	687	20.2%
1940	4,462	367	9.0%
1950 ¹	4,322	-140	-3.1%
1960	8,417	4,095	94.7%
1970	11,739	3,322	39.5%
1980	15,152	3,413	29.1%
1990	18,597	3,445	22.7%
2000	21,399	2,802	15.1%
2010	23,522	2,123	9.9%
2014	23,829	307	1.3%
¹ A portion of the Township was incorporated into the creation of East Petersburg Borough in 1946, accounting for the population drop in 1950.			

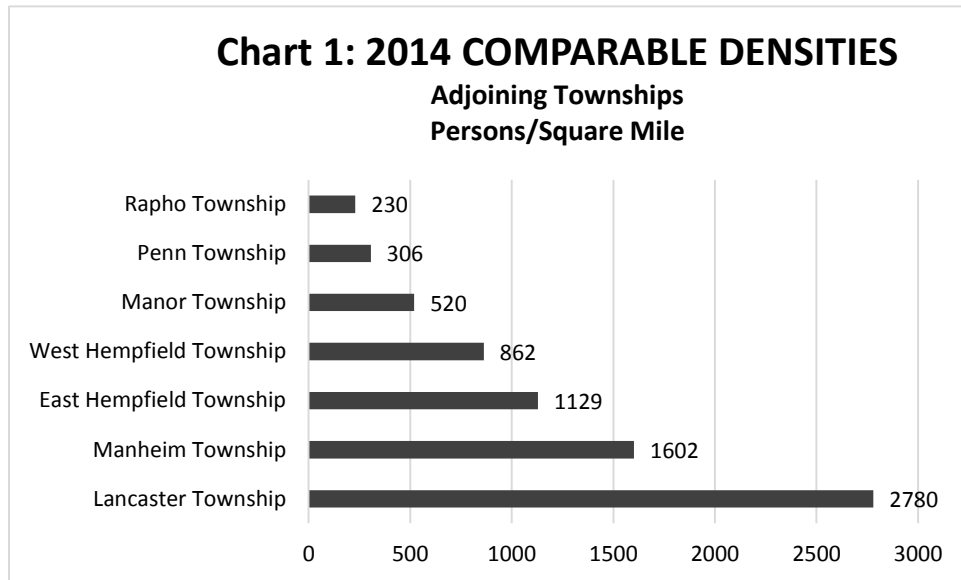
In 2012, the Lancaster County Planning Commission prepared population projections for Lancaster County municipalities, including East Hempfield Township. Given current residential development submissions and approvals, available residential development areas, and statistical factors used by LCPC in their projection methodology, these numbers appear plausible, although slightly elevated, with projections of 3.33% to 5.10% for each five year period.

Table 2: East Hempfield Township Population Projections			
Year	Total Population	Net Change	Percent Change
2010 ¹	23,522	2,123	9.90%
2015 ²	24,785	956	5.37%
2020 ²	26,048	1,263	5.10%
2025 ²	27,159	1,111	4.27%
2030 ²	28,269	1,110	4.09%
2035 ²	29,243	974	3.45%
2040 ²	30,217	974	3.33%
¹ 2010 US Census			
² Projection by the Lancaster County Planning Commission			

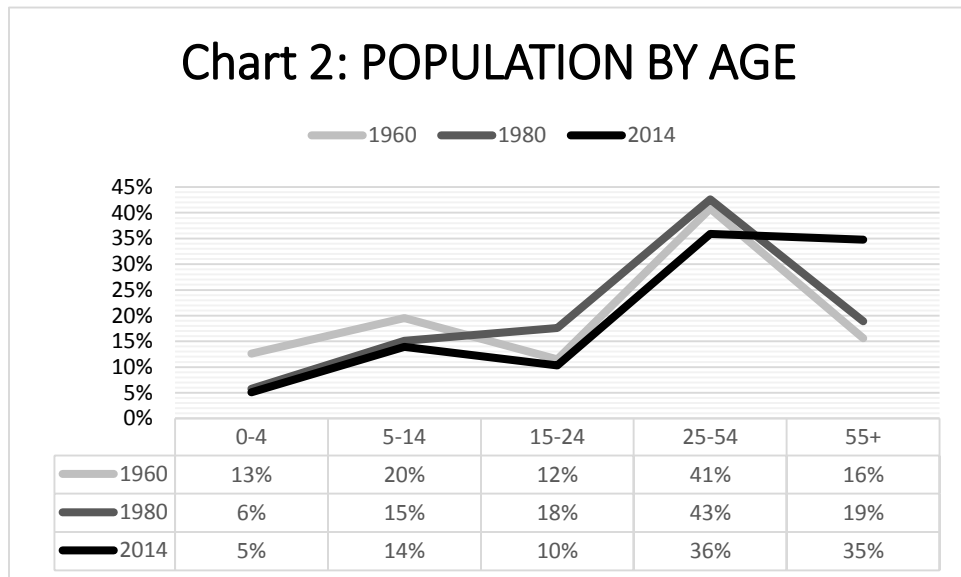
In comparison to our adjoining municipalities, East Hempfield Township is second only to Manheim Township in overall population growth since 1950.

Table 3: Population Change 1950 to 2014				
Municipality	1950 Population	2014 Population	Net Change (Persons)	Percent Change
Manheim Township	9,289	38,770	29,481	317%
East Hempfield Township	4,322	23,829	19,507	451%
Manor Township	4,461	20,006	15,545	348%
West Hempfield Township	3,578	16,287	12,709	355%
Lancaster Township	6,859	16,677	9,818	143%
Rapho Township	3,865	10,936	7,071	183%
Penn Township	2,734	8,978	6,244	228%

With respect to density, East Hempfield Township remains about average for the area, with 1,129 persons per square mile. Our rural neighbors Rapho and Penn have very low densities while our neighbor Lancaster Township has more than twice our density.

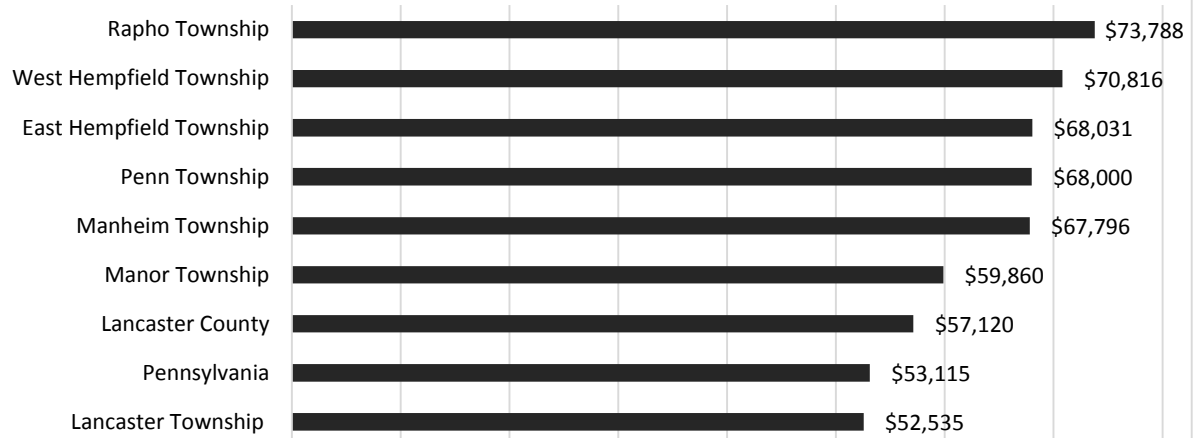


East Hempfield Township is an aging community, with a significant increase in the percentage of residents over age 55 and a significant decrease in the number of residents under age 5. For 2014, it is estimated that there were nearly as many residents over 55 years of age as there were between the ages of 25 and 54. This is an important factor especially when planning for land use and housing types.



East Hempfield Township's median household income was estimated at \$68,031 in 2014. This places us slightly below our neighbors in Rapho and West Hempfield Townships, but significantly higher than the county and state medians.

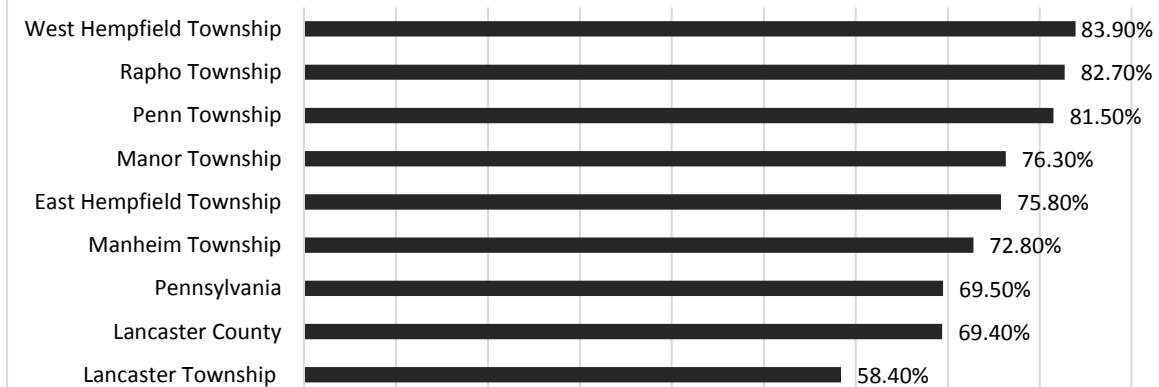
Chart 3: MEDIAN HOUSEHOLD INCOME 2014



2. Housing

Based on 2014 estimates, approximately 75.8% of East Hempfield Township's housing units are owner occupied. This is significantly lower than our neighbors in West Hempfield and Rapho Township, but considerably higher than the county and state averages.

Chart 4:
PERCENT HOUSING OWNER OCCUPIED 2014



Approximately half of the housing units in East Hempfield Township were constructed prior to 1970, and are thus 50 years of age or older. This is an important factor which will be discussed later in the Housing section of this plan.

Table 4: East Hempfield Township Age of Housing as of 2014		
Year Built	Number of Units	Percent
2010 or later	137	1.40%
2000 to 2009	1,306	13.00%
1990 to 1999	1,664	16.50%
1980 to 1989	1,805	17.90%
1970 to 1979	1,512	15.00%
1960 to 1969	1,226	12.20%
1950 to 1959	1,279	12.70%
1940 to 1949	472	4.70%
1939 or earlier	660	6.60%
Totals	10,061	100%

Looking at housing type, approximately 80% of housing units in the Township are single-family dwellings, including single-family detached, single-family attached (duplex and townhouses), and mobile homes. The remaining 20% are multi-family dwellings.

Table 5: East Hempfield Township Type of Housing as of 2014		
Type of Housing	Number of Units	Percent
Single Family, Detached	6,903	68.6%
Single Family, Attached	925	9.2%
Mobile Home	226	2.2%
Multi-Family	2,007	19.9%
Totals	10,061	100.0%

East Hempfield Township has the highest median home value of owner occupied housing amongst our neighboring Townships, with an estimated 2014 value of approximately \$229,900. This is significantly higher than the county and state averages.

Table 6: Cost of Owner Occupied Housing 2014		
Township	Median Home Value	Median Household Income as % of Home Value
East Hempfield Township	\$ 229,900	29.6%
Manheim Township	\$ 225,600	30.1%
Penn Township	\$ 221,500	30.7%
Rapho Township	\$ 198,200	37.2%
West Hempfield Township	\$ 188,200	37.6%
Lancaster County	\$ 187,300	30.5%
Manor Township	\$ 176,500	33.9%
Lancaster Township	\$ 170,100	30.9%
Pennsylvania	\$ 164,900	32.2%

As for rental housing, East Hempfield Township's estimated 2014 median gross rental cost is somewhat lower than a majority of our neighboring Townships, although slightly higher than the county and state averages. East Hempfield Township has the second lowest rental cost in the area, when viewed as a percentage of monthly median household income.

Table 7: Cost of Rental Housing 2014		
Township	Median Gross Monthly Rent	Median Household Income (monthly) as % of Monthly Rent
Rapho Township	\$ 1,145	18.6%
Manheim Township	\$ 1,067	18.9%
Penn Township	\$ 1,046	18.5%
Manor Township	\$ 1,000	20.0%
Lancaster Township	\$ 969	22.1%
East Hempfield Township	\$ 957	16.9%
Lancaster County	\$ 896	18.8%
West Hempfield Township	\$ 834	14.1%
Pennsylvania	\$ 832	18.8%

4. STATEMENT OF PURPOSE

East Hempfield Township will strive to create and maintain a flexible and sustainable environment in which the community can grow responsibly.

New Overall Goals:

1. Encourage **FLEXIBILITY** in development requirements to help achieve the goals of this Comprehensive Plan.
2. Encourage **SUSTAINABILITY** in development requirements to ensure the long term financial stability of this Township.
3. Plan for the **BIG PICTURE**, not just land use and development.

Existing overall goals adapted from the 1994 Comprehensive Plan which will carry forward in this 2016 Plan:

1. Manage and preserve the diverse land use character within the Township, especially the "towns" and rural areas.
2. Assure that future land use is compatible with existing adjoining land uses.
3. Affirm agricultural land use as an important component of the Township's future. Avoid/discourage loss of farm land, especially north of PA 283.
4. Concentrate growth in areas already better served by current infrastructure (e.g. transportation, utilities, and commercial services). Use zoning and density as tools.
5. Promote clustering and mixed-use techniques to provide affordable housing, adaptive re-use, and more open space.
6. Encourage linear paths and bikeways in new developments to provide a) convenient non-motorized internal circulation, b) recreational opportunities for connecting properties, and c) public access to the Township's open space facilities.
7. Preserve the village appearance and "town" feeling of Rohrerstown, Landisville, and Salunga. Avoid suburban sprawl in these areas.
8. Prioritize transportation improvements to support the development strategy adopted by the Comprehensive Plan.

5. GENERAL GOVERNANCE

INTRODUCTION

General Governance is not typically a chapter within a Comprehensive Plan. However, the successful governance of a Township is key to the future success of the Township.

Departments which are not covered by other sections of this Plan include Administration and Finance.

ADMINISTRATION

East Hempfield Township Administration is comprised of a Township Manager, Assistant Township Manager, and a Receptionist.

Administration is basically responsible for running the Township and for all functions and activities which do not fall directly under another department of the Township, including:

- Management oversight of all departments and employees.
- Maintaining official records (ordinances, resolutions, and minutes)
- Human resource management (hiring, benefits, employee records)

FINANCE

East Hempfield Township Finance is comprised of a Finance Director and two Bookkeepers.

Finance is responsible for all financial matters of the Township, including:

- Creation and monitoring of the budget
- Payment of accounts payable and invoicing for accounts receivable
- Invoicing for trash collection

PLANNING & DEVELOPMENT

East Hempfield Township Planning & Development is comprised of a Planning Director, Zoning Officer, Building Official, Building Inspector, and Secretary.

Planning & Development is responsible for:

- Land Use Planning
- Zoning, SALDO, Building, and Property Maintenance administration (reviews, permits, and inspections)
- Code administration (permit review, issuance, and inspections)
- Stormwater Management / MS4 administration
- Complaint investigation and resolution

BOARD GOALS

Each January, at the Board of Supervisors' reorganization meeting, the Board identifies a list of goals for the year, separated by committee.

ACTION ITEMS

1. Develop and maintain a ten year financial business plan for the Township.
2. Promote a friendly customer oriented approach in dealing with residents, property owners, and businesses within the Township.

6. LAND USE

INTRODUCTION

Land Use policies, goals, and strategies over the years have helped shape how East Hempfield Township currently exists and will continue to shape the future of the Township. Growth in the Township has begun to shift towards infill and redevelopment, as areas set aside for development are either already developed or are planned for development in the near future. While a large portion of the Township north of 283 remains undeveloped, these areas have been protected by the land use policies of the Township and are, for the most part, without the necessary infrastructure required for development.

VISION FOR THE FUTURE

Growth in East Hempfield Township will continue to shift towards infill and redevelopment. Development will occur primarily south of 283, within the Urban Growth Area, with additional housing, commercial, and light industrial uses.

OPPORTUNITIES

1. Agricultural Holding Areas

The 1994 Comprehensive Plan created a new category of land use and subsequently a new zoning district – the Agricultural Holding Area. These areas were identified as areas which were not needed in 1994 to accommodate projected growth, but would at some point in the future. These areas were created as a staged-growth opportunity with the expectation that when development was ready for a given area, the Township would consider rezoning the property to a use compatible with current growth needs of the Township. To date, several of these areas have been rezoned and planned for development, such as the Lime Spring Farm, Landis Farm, and Outin Farm.

The remaining Agricultural Holding Areas will remain on the zoning map and will “accommodate” future growth needs. At present, there are 28 properties encompassing approximately 763 acres which remain zoned “Agricultural Holding.”

2. Infill Development

Throughout the Township, individual parcels, or small clusters of parcels, remain unimproved. Many of these parcels exist within already established developments. Others exist as a result of smaller subdivisions throughout the years. The Township encourages the development of these infill sites as long as the development is done in a manner which is consistent with neighboring land uses.

3. Redevelopment / Adaptive Reuse

A number of buildings have become vacant, abandoned, or underutilized. The Township encourages the redevelopment and reuse of these structures, even if for a use other than that which the building was originally intended. For example, old tobacco warehouses may become residential units. Such reuse must be undertaken in compliance with applicable life-safety codes.

4. Villages

While the Township does not have a clearly defined “Town Center”, the Township does have several villages, including Landisville, Salunga, and Rohrerstown. These villages contain numerous historically significant structures reminiscent of the origins of these villages.

RELEVANT MAPS

Map 1: Agricultural Holding Areas

This map shows the parcels within the Township which remain zoned “Agricultural Holding Area.”

Map 2: Villages

This map shows the location of the three villages within the Township – Landisville, Rohrerstown, and Salunga.

Map 3: Land Use – Industrial

This map shows land within the Township assed by the Lancaster County Property Assessment Office as an Industrial use. The map legend shows the sub-category of Industrial listed for each parcel.

Map 4: Land Use – Commercial

This map shows land within the Township assed by the Lancaster County Property Assessment Office as Commercial use. The map legend shows the sub-category of Commercial listed for each parcel.

Map 5: Land Use – Agricultural

This map shows land within the Township assed by the Lancaster County Property Assessment Office as an Agricultural use. The map legend shows the sub-category of Agricultural listed for each parcel.

Map 6: Land Use – Housing

This map shows land within the Township assed by the Lancaster County Property Assessment Office as a Residential use. The map legend shows the sub-category of Residential listed for each parcel.

Map 7: Current and Future Land Use

This map shows both current and future land use. Typically a Comprehensive Plan would show separate maps for each. However, it is not the intention of this Comprehensive Plan to propose a different Land Use scenario for this Township at this time.

Map 8: Urban Growth Area

This map shows the areas of the Township within the Lancaster County Urban Growth Area. The Urban Growth Area is the area delineated for higher density development with a mix of uses, as opposed to areas outside of the Urban Growth Area which are encouraged to remain for lower density development as well as rural and agricultural uses.

LAND USE GOALS AND STRATEGIES

GOAL LU1: REDUCE BURDEN OF DEVELOPMENT ON EAST HEMPFIELD TOWNSHIP AND HEMPFIELD SCHOOL DISTRICT FINANCES.

- Strategy LU1.1:** Provide flexibility in zoning and other codes to encourage redevelopment and adaptive reuse of existing properties to increase property value without increasing demand on municipal and school services.
- Strategy LU1.2:** Explore opportunities to provide incentives for redevelopment within the Township, such as Residential Tax Abatement Programs (RETAP) and Local Economic Revitalization Tax Assistance (LERTA).
- Strategy LU1.3:** Require an economic impact assessment as part of all rezoning requests initiated by petition from an interested party.

GOAL LU2: CONTINUE TO PROVIDE A DIVERSE MIX OF LAND USES WITHIN THE TOWNSHIP.

- Strategy LU2.1:** Review zoning map and adjust as necessary to ensure a mix of land uses.
- Strategy LU2.2:** Review zoning text to provide an appropriate flexibility of land uses within the zoning districts to ensure continued diversity.

GOAL LU3: ALLOW THE “MARKET” TO DETERMINE BEST DEVELOPMENT PRACTICES IN APPROPRIATELY ZONED AREAS OF THE TOWNSHIP.

- Strategy LU3.1:** Significantly reduce number of non-residential zoning districts allowing for flexibility of land uses and development requirements within the newly defined districts.
- Strategy LU3.2:** Amend method of determining required off-street parking requirements within commercial and industrial developments to allow a market based approach to the actual number of spaces needed for a given use.
- Strategy LU3.3:** Prepare and adopt new sign ordinance which allows greater flexibility for attached business signs and modern LED signs.

Strategy LU3.4: Explore “Flexible Zoning” along main streets in areas such as the Villages of Landisville, and Rohrerstown, as well as along the Centerville corridor, Marietta corridor, and Columbia corridor.

GOAL LU4: ALLOW FOR MAXIMUM BUILD-OUT OF DEVELOPABLE LAND FOR DEVELOPMENTS WITHIN THE URBAN GROWTH BOUNDARY.

Strategy LU4.1: Reduce maximum building area limitations and reduce minimum side and rear setback restrictions in areas within the Urban Growth Boundary. Use performance based standards, such as the Stormwater Management regulations to mitigate potential problems.

Strategy LU4.2: Review and revise screening and buffering requirements to allow flexibility for compatible adjoining uses (i.e. industrial next to commercial and/or industrial).

7. HOUSING

INTRODUCTION

Housing is the backbone of all communities. For the Township to continue to grow in a sustainable manner, quality housing which meets the needs of persons who wish to live and work here is essential. At present, East Hempfield Township has a well-rounded mix of housing types, including single family detached, single-family attached, and multi-family housing. Housing in the Township varies in age from well over 100 years to very recent.

At present, several housing developments have been approved or are being reviewed at this time. These developments include:

Lime Springs Apartments (Marietta Avenue and Noll Road): 180 multi-family units
 Farmstead at Lime Spring (Noll Road): 96 senior living units for Homestead Village
 Landis Farm (Nissley Road): 99 single family units, 50 Duplex Units
 Stonefence (Church Street): 30 single-family units
 The Elms (Elmwood Avenue): 60 multi-family dwelling units
 Woodcrest Villa: 22 senior living villa units (and an additional 232 units, not yet approved)
 Cheswicke: Mixed use residential and commercial (number of units not yet finalized)

In addition to the list above, there are a handful of remaining building lots within older residential developments, including Veranda, and Hempfield Crossing,

VISION FOR THE FUTURE

Submission of new residential subdivisions in East Hempfield Township will slow in the upcoming years while existing approved developments are built out. New developments will be smaller in scale and fill in areas between existing developments and on infill sites. Existing housing will turn over to new younger owners with significant rehabilitation and updating expected and encouraged.

OPPORTUNITIES

1. Affordable Housing

At \$229, 900, East Hempfield Township ranks as the highest amongst our neighbors for the median price of a house. However, what this statistic does not show is the large number of houses in the Township which are available at much lower prices, often in the \$100,000 to \$150,000 range. As the population of the Township ages, “original homeowners” are slowly moving on to new housing opportunities, leaving well built homes available for occupancy at much lower costs to their new owners. Some of these homes will require renovation and updating. Others may be “flipped” by investors and available for much less than a comparable newly constructed home.

2. Infill Development

Throughout the Township, vacant residential lots are available for construction. Many of these lots already have infrastructure such as water, sewer, electric, and natural gas readily available.

3. Home Ownership

As with most communities, home ownership is the best way to encourage pride in a community. Home owners see improvements to their homes as an investment in their home and community. With the effects of the housing crash in late 2007 and 2008 still continuing, there are still opportunities for first time home buyers to become home owners with lower housing costs and lower interest rates.

4. Apartments

There will always be a demand for rental housing. East Hempfield Township has the lowest median rent of all of our adjoining municipalities, other than West Hempfield Township. This can be seen as a positive, in that we have affordable rental housing. On the other hand, we want to make sure we have quality rental units which are being kept up and remain a benefit to the community. There are several large apartment complexes in the Township, several of which are near Park City Mall. There are also several new apartment complexes either approved for development or still in the planning stage.

5. Villages

While the Township does not have a clearly defined “Town Center”, the Township does have several villages, including Landisville, Salunga, and Rohrerstown. These villages contain numerous historically significant structures reminiscent of the origins of these villages.

RELEVANT MAPS

Map 2: Villages

This map shows the location of the three villages within the Township – Landisville, Rohrerstown, and Salunga.

Map 6: Land Use – Housing

This map shows land within the Township assed by the Lancaster County Property Assessment Office as a Residential use. The map legend shows the sub-category of Residential listed for each parcel.

HOUSING GOALS AND STRATEGIES

GOAL H1: ENCOURAGE REDEVELOPMENT OF OLDER HOMES IN THE TOWNSHIP.

- Strategy H1.1:** Provide flexibility in zoning and other codes to encourage redevelopment and modernization of existing aging homes, especially ones which may be suffering from “functional obsolescence” (i.e. only one bathroom).
- Strategy H1.2:** Explore opportunities to provide incentives for redevelopment of residential properties, such as the Residential Tax Abatement Programs (RETAP).
- Strategy H1.3:** Examine potential incentives, such as reduced permit fees, which may be used to encourage the adaptive reuse and renovation of homes for resale in older neighborhoods.
- Strategy H1.4:** Continue enforcement of Property Maintenance Code to prevent deterioration of neighborhoods.
- Strategy H1.5:** Establish a vacant property registry, including contact information for the responsible party.

GOAL H2: ENHANCE THE VILLAGES OF LANDISVILLE, SALUNGA, AND ROHRERSTOWN.

- Strategy H2.1:** Review ordinances and amend as necessary to maximize the ability to mix uses in order to make live/work opportunities viable along main roads in Village districts. (i.e. owner occupied home occupations)
- Strategy H2.2:** Review ordinances and amend as necessary to reduce development restrictions in Village districts to encourage and promote redevelopment, adaptive reuse, and homeownership.

GOAL H3: PROMOTE SUSTAINABLE DEVELOPMENT PRACTICES TO REDUCE INITIAL AND ONGOING COSTS OF HOME OWNERSHIP.

- Strategy H3.1:** Amend road ordinance to reduce road width and to eliminate curbs, except where necessary for stormwater management and/or road design.
- Strategy H3.2:** Amend Subdivision and Land Development ordinance (SALDO) to replace traditional sidewalk requirements within residential neighborhoods with non-traditional walkways and trails using sustainable and/or cost effective materials and designs.

Strategy H3.3: Explore incentive opportunities for homes built or renovated to nationally recognized sustainable home standards (LEED, EnergyStar, etc.).

GOAL H4: ENCOURAGE SUSTAINABLE AND RESPONSIBLE RENTAL HOUSING WHICH BENEFITS THE TOWNSHIP.

Strategy H4.1: Encourage rental housing to be owner-occupied (i.e. property owner lives in one of the units and rents others).

Strategy H4.2: Review and amend zoning ordinance requirements to allow greater flexibility with multi-generational housing (i.e. in-law suites).

Strategy H4.3: Establish a rental housing registry to monitor multi-family rentals and non-owner-occupied rental housing, including contact information for the responsible party.

8. TRANSPORTATION

INTRODUCTION

Transportation is one of the top areas of concerns for East Hempfield Township. Traffic in and through the Township has increased significantly, causing congestion and frustration for residents and businesses. Two major corridors pass through the Township – 283 and US-30. Traffic at interchanges to each of these, as well as the corridors to the interchanges, continues to grow. Improvements to interchanges and corridors can take twenty years or more to plan for and appropriately fund. Over the past several years the Township has lost several development opportunities due to transportation concerns.

VISION FOR THE FUTURE

East Hempfield Township will continue to work with PennDOT and private developers to improve existing roads and transportation corridors to meet the growing demands of development within this Township and pass through and destination traffic from our neighboring municipalities. The Township will change its focus for new roads to seek more financially feasible options – i.e. narrower roads with less curbing.

OPPORTUNITIES

1. Corridor Improvements

- a. **State Road:** Engineering is moving ahead. Construction along State Road in the area of Yellow Goose is expected in 2017. Construction for the State Road/283 interchange is expected in 2018.
- b. **Centerville Road:** Engineering is moving ahead. Construction for the area from Marietta Avenue north to Gloucester Street is expected in 2017. Construction for the area from Marietta Avenue south to Columbia Avenue is expected in 2020.
- c. **Rohrerstown Road area:** Engineering is moving ahead and is being led by the Lancaster County Transportation Authority. At this time a construction project has not been identified.

2. Public Transportation

Public Transportation in East Hempfield Township is provided by the Red Rose Transit Authority (RRTA). As of January 1, 2015, Red Rose Transit Authority is part of the South Central Transit Authority (SCTA), which oversees the Red Rose Transit Authority (RRTA) and the Berks Area Regional Transportation Authority (BARTA).

At present, East Hempfield Township has limited fixed route bus service provided as part of two routes:

Route 2: Park City B/6th Ward – which starts in downtown Lancaster and ends at the LGH Health Campus in this Township.

Route 18: Elizabethtown/Mt. Joy – which starts in downtown Lancaster, passes by the Stony Battery/Indian Springs portions of this Township, and ends in Elizabethtown.

In addition to RRTA's fixed route service, Red Rose Access provides door-to-door shared-ride service for senior citizens and persons with disabilities.

3. Adaptive Signals

In 2017, signalized intersections along portions of Harrisburg Pike in East Hempfield Township, Manheim Township, and the City of Lancaster will be updated to new adaptive signal control technology. This new technology adapts signal timing based on current and historical demand. This will be the first time such technology is used in this Township. Success of this system may lead to the expansion of such technology in other areas of the Township in an effort to alleviate congestion along major transportation corridors.

RELEVANT MAPS

Map 9: Transportation

This map shows transportation corridors and intersections in the Township which have been identified as 'Areas of Severe Congestion' and 'Areas of Moderate Congestion'. Corridors and intersections already being improved or being planned for improvement are also identified.

TRANSPORTATION GOALS AND STRATEGIES

GOAL T1: IDENTIFY AND PRIORITIZE FUTURE TRANSPORTATION PROJECTS WELL IN ADVANCE OF THEIR NEED TO ALLOW TIME FOR PLANNING, ENGINEERING, AND CONSTRUCTION.

Strategy T1.1: Create an Official Map. (An Official Map shows the locations of planned future public lands and facilities such as transportation, recreational parks and trails, and open space.)

Strategy T1.2: Create and maintain a close working relationship with the Transportation Planning division of the Lancaster County Planning Commission.

Strategy T1.3: Identify transportation funding opportunities and link to transportation projects planned for the Township. Seek consulting assistance for competitive grant opportunities.

GOAL T2: CONTINUE TO WORK WITH BUSINESSES IN THE TOWNSHIP TO CREATE STRONG PUBLIC-PRIVATE PARTNERSHIPS TO ADDRESS TRANSPORTATION CONCERNS.

- Strategy T2.1:** Create an East Hempfield Township Transportation Committee, comprised of business and municipal leaders to address transportation concerns and potential resolutions.
- Strategy T2.2:** Amend the Subdivision and Land Development (SALDO) ordinance to provide for a streamlined approach to traffic studies/planning in areas where improvement plans have already been identified and are in need of funding (i.e. 'fee in-lieu of' preparing new study).
- Strategy T2.3:** Create guidelines for the use of payments in lieu of traffic improvements.

GOAL T3: ENCOURAGE AND/OR REQUIRE SUSTAINABLE DESIGN FOR TRAFFIC IMPROVEMENTS.

- Strategy T3.1:** Amend Township Road Ordinance to allow and/or require narrower streets in order to reduce upfront and long term construction and maintenance costs and to promote traffic calming.
- Strategy T3.2:** Amend Township Road Ordinance to encourage and/or require roundabouts for new intersections and any intersections being upgraded, reconstructed, or being considered for four way stop signs or traffic lights.
- Strategy T3.3:** Amend Township Road Ordinance to allow for the planning and staging of oversized intersections designed for future growth, but delay construction until the larger size becomes necessary.

GOAL T4: PROMOTE SUSTAINABLE ACCESS MANAGEMENT PRACTICES IN BUSINESS CORRIDORS.

- Strategy T4.1:** During redevelopment, encourage consolidated driveway access where practical.
- Strategy T4.2:** Encourage interconnected parking lots that tie into signalized intersections.
- Strategy T4.3:** Require local streets to connect between neighboring subdivisions except where prohibited by physical and/or environmental constraints.

9. COMMUNITY FACILITIES & UTILITIES

INTRODUCTION

East Hempfield Township owns and maintains several facilities including:

- Township Building and Police Station, Nissley Road
- Four Seasons Golf Club, Church Street
- A. Herr Park, Nissley Road
- Jacobs Creek Park, Sylvan Road
- Noel Dorwart Park, Good Drive
- Wheatland Hills Park, Conestoga Blvd.

East Hempfield Township owns the property and buildings at the Hempfield Area Recreation Commission on Church Street.

East Hempfield Township is primarily served by three fire companies:

- Hempfield Fire Department, Landisville
- Rohrerstown Fire Company, Rohrerstown
- East Petersburg Fire Company, East Petersburg

Three other fire companies also serve portions of the Township:

- Mountville Fire Company, Mountville
- West Hempfield Fire & Rescue, Silver Spring
- Blue Rock Fire & Rescue, West Lancaster

For Emergency Medical Services, the Township is primarily served by Susquehanna Valley Emergency Medical Service (SVEMS) and Lancaster EMS (LEMSA).

Utilities in the Township are primarily provided by:

- Electric: PPL
- Gas: UGI
- Water: East Hempfield Water Authority & City of Lancaster
- Sanitary Sewer: Lancaster Area Sewer Authority (LASA) & City of Lancaster
- Phone: Verizon
- Cable TV: Comcast

VISION FOR THE FUTURE

East Hempfield Township will continue to monitor and maintain our community facilities and services to ensure that we are able to provide the best possible services at the most efficient cost to our property owners, residents, businesses, and visitors. The Township will be seeking public-private partnerships where feasible to keep ongoing maintenance and operational costs as reasonable as possible.

OPPORTUNITIES

1. Police

The Township is served by our own police department, which is comprised of 34 officers, including one Chief, two Lieutenants, and five Sergeants. The police department actively promotes community policing by focusing on the way that the department applies modern police management practices to increase efficiency and effectiveness. Community policing begins with a commitment to building trust and mutual respect between police officers and the residents, visitors, and businesses within the Township. The department encourages officers, at all levels, to work together to address crime and disorder. Often this involves partnerships, problem solving, and constant assessment. When police and communities collaborate, they more effectively address underlying issues, change negative behavioral patterns, and better allocate resources. Many people view community policing to be activities or assignments such as the School Resource Officer position, community and youth presentations, and premise checks. While those are products of community policing, the philosophy focuses on building an organizational structure that fosters a collaborative approach to policing within the Township.

In 2015, the Township hired an architectural firm to begin planning for future improvements and/or expansion of the police station to accommodate current and future space needs of the department.

2. Fire Services

Fire service in the Township is provided by several volunteer fire companies. As with most communities across the state and country, it is getting harder to attract new volunteers. Those who do volunteer often serve in numerous roles, including operational and administrative duties. It is becoming more difficult to properly staff each fire company to provide 24/7 emergency response. Conversion to a paid fire service is not financially feasible or sustainable in most municipalities, including East Hempfield Township.

The Township will continue to work with the fire companies in promoting standardization of equipment and training; regionalization and/or consolidation of fire services and equipment; promoting volunteer retention; assisting with administrative services; and adequate funding for volunteer services.

3. Emergency Medical Services (EMS)

EMS services are provided by two organizations – Susquehanna Valley EMS (SVEMS) and Lancaster EMS (LEMSA). Basic Life Support (BLS) services are controlled by the Township – meaning the Township determines which service responds first for the various areas within the Township. For Advanced Life Support (ALS), Lancaster County 911 dispatches based on the closest available unit for a given call.

As the population of the Township increases and ages, there will be a greater need for EMS services, especially Advanced Life Support. The Township will need to continuously monitor call volume and response times to ensure that our businesses and residents are being well served by our providers.

4. Public Works

East Hempfield Township's Public Works Department is comprised of 11 employees responsible for all aspects of the Township's facilities and infrastructure, including the maintenance of 115 miles of streets. The department currently uses contractors to assist with leaf collection, lawn mowing, snow removal, and paving. The Township is continuously monitoring costs and workload to determine when external help is a more efficient option than using internal resources.

Over the next couple of years it is anticipated that a greater emphasis on our stormwater facilities (pipes, inlets, basins, etc.) will be required as part of the Township's Municipal Separate Storm Sewer System (MS4) program. The Public Works Department, along with consultants and contractors, will be primarily responsible for this work.

5. Golf Course

Four Seasons Golf Club is owned and operated by East Hempfield Township. Full-time staffing includes three for the golf and banquet facilities and three for golf course maintenance. Part-time staff is used during peak seasons with as many as 25-30 additional employees.

In 2015 the Township restructured the management of the Four Seasons Golf Club, including the hiring of a new Manager. Changes were made in 2015 which led the golf course to have one of its best years yet, with respect to revenues. The Township also plans to explore options for public-private partnerships with respect to food services and banquet operations. The Township may also explore land lease and public-private partnership options for the vacant land located closest to the intersection of Church Street and Stony Battery Road as well as along Nolt Road and Nissley Road.

6. HARC

The Hempfield Area Recreation Commission (HARC) is a non-profit organization which provides recreational opportunities for residents of East Hempfield Township, as well as West Hempfield Township, East Petersburg Borough, Mountville Borough, and the Hempfield School District.

In 2015, HARC worked with the Township to explore opportunities for HARC to expand their operations and upgrade their facilities. At present, the Township owns the land and buildings used by HARC. This arrangement makes financing for HARC complicated. In 2016 HARC and the Township will continue to discuss HARC's plans for future growth and upgrades.

RELEVANT MAPS

Map 10: Public Facilities

This map shows the location of public facilities and emergency service providers within the Township.

Map11: Public Water Areas

This map shows the areas of the Township served by public water.

Map 12: Sanitary Sewer Areas

This map shows the areas of the Township served by public sewer.

Map 13: On-Lot Septic Systems

This map shows the areas of the Township served by private on-lot septic systems.

COMMUNITY FACILITIES & UTILITIES GOALS AND STRATEGIES

GOAL CF1: FIND WAYS TO MAINTAIN THE VIABILITY OF A VOLUNTEER FIRE SERVICE FOR THE TOWNSHIP.

Strategy CF1.1: Continue to provide financial support and guidance to the fire companies as they explore options for regionalization and/or consolidation.

Strategy CF1.2: Anticipate possible increased costs for fire service administration and operations in long term budgets and explore options for funding of such costs.

GOAL CF2: FIND WAYS TO INCREASE RECREATIONAL OPPORTUNITIES TO TOWNSHIP RESIDENTS WITHOUT THE NEED FOR ADDITIONAL FUNDING.

Strategy CF2.1: Review and amend Subdivision and Land Development Ordinance (SALDO) requirements for Recreation Dedication and/or 'fees in lieu of' to ensure new developments provide sufficient and sustainable recreational opportunities.

Strategy CF2.2: Continue to work with our golf course and HARC to plan for new cost effective recreational opportunities for our residents.

GOAL CF3: ENCOURAGE OUR UTILITIES TO UPGRADE AND MAINTAIN THEIR SERVICES TO RESIDENTS AND BUSINESSES WITHIN THE TOWNSHIP.

Strategy CF3.1: Continue to work closely with the East Hempfield Township Water Authority to plan for new and/or upgraded water lines to the north western portions of the Township.

Strategy CF3.2: Continue to monitor the water supply situation in the Township and offer assistance to the water authority to ensure water supplies remain adequate for anticipated development growth within the Township.

Strategy CF3.3: Work closely with utilities to encourage upgrades prior to or in cooperation with Township street projects. Review and amend development ordinances as necessary to limit/prohibit street cuts for utilities on recently paved streets.

Strategy CF3.4: Encourage the extension of public utility lines to future development areas within the Urban Growth Area, at developers' expense.

Strategy CF3.5: Work with East Hempfield Water Authority to enact well head protection regulations to protect our water supply in the Township.

GOAL CF4: ENCOURAGE SUSTAINABLE DEVELOPMENT PRACTICES RELATED TO UTILITIES.

Strategy CF4.1: Review development ordinances and amend as appropriate to assure that adequate water quality and quantity is provided for domestic use and firefighting purposes.

Strategy CF4.2: Review development ordinances and amend as appropriate to require the use of gravity-flow sewage systems over pressurized systems where feasible.

Strategy CF4.3: Review development ordinances and amend as appropriate to prohibit sizable development in areas that are not served by public water and sewer.

GOAL CF5: PLAN FOR THE FUTURE.

Strategy CF5.1: Develop a prioritized ten year Infrastructure plan for roads, stormwater facilities, bridges, traffic signals, municipal buildings, golf course facilities, park facilities, and public open space.

10. NATURAL AND HISTORIC RESOURCES

INTRODUCTION

East Hempfield Township has a unique collection of natural resources. To the north (north of 283), the Township has significant prime soils appropriate for agricultural uses. In the center (30 to 283) there are areas with steep slopes and woodlands. To the south (south of 30) are more flatlands appropriate for commercial and industrial development.

As for historic resources, there are numerous historic structures scattered throughout, with larger concentrations within the villages of Landisville, Salunga, and Rohrerstown.

With respect to waterways, two major watersheds make their way through East Hempfield Township: with a small portion of the northwestern portion of the Township in the Chiques Creek watershed and the remainder of the Township within the Conestoga River watershed. Within these two major watersheds are several small watersheds, including Brubaker Run, Little Conestoga, Millers Run, Swarr Run, and the West Branch Little Conestoga. Floodplain areas weave throughout the Township along these waterways.

VISION FOR THE FUTURE

East Hempfield Township will be placing a significant focus on our Municipal Separate Storm Sewer System (MS4) program and the quality of waterways within our watersheds over the next several years. The Township will work with our neighboring municipalities, EPA, DEP, and the numerous non-profit conservation groups to fully meet federal requirements placed on us in a prioritized manner and as cost-effectively as possible. As for historic preservation, the Township will seek ways to encourage and/or incentivize the preservation of significant properties. The Township will also seek ways to revitalize our Villages.

OPPORTUNITIES

1. Farmland Preservation

In 2013, the East Hempfield Township Board of Supervisors adopted non-binding Resolution 2013-07 establishing the Township's desire to protect farmland and to protect and promote agricultural business in East Hempfield Township, and to preserve the rural and agricultural character of the areas of the Township North of 283. Each January at the Board of Supervisors' annual reorganization meeting, this resolution is read into the record as an affirmation of the Board's continued commitment. It is also important to note that 24 properties, accounting for approximately 1,321 acres of land, have been preserved by property owners north of 283 through the Lancaster Farm Trust and the Lancaster Agricultural Reserve Board.

2. Historic Preservation

In 2014, new provisions were added to the new Subdivision and Land Development Ordinance (SALDO) addressing proposed demolition of historic structures for land development purposes. In 2015, the Township met with county historic preservation volunteers to begin the process of updating our inventory of historically significant properties. This process will continue through 2016 and will be added to in future years as appropriate.

3. Stormwater (MS4)

MS4 is an acronym for “Municipal Separate Storm Sewer System”. As such, MS4 is a public facility. The Township is required by the US Environmental Protection Agency and the PA Department of Environmental Protection to actively manage a MS4 program. Our MS4 program is listed in this section of the Comprehensive Plan as the purpose of the MS4 program is to encourage and require strategies designed to cleanup and keep clean creeks, streams, rivers, and other waterways, including the Chesapeake Bay.

RELEVANT MAPS

Map 14: Preserved Farmland

This map shows the location of farmland currently preserved through the Lancaster County Agricultural Preserve Board and through the Lancaster Farm Trust.

Map 15: Historic Preservation

This map shows properties within the Township which have been identified as ‘historically significant’.

NATURAL AND HISTORIC GOALS AND STRATEGIES

GOAL NH1: CONTINUE WITH EFFORTS TO PRESERVE FARMLAND NORTH OF 283.

Strategy NH1.1: Review zoning ordinance and amend Agriculture Zoning District provisions as appropriate to allow accessory business uses complimentary to agricultural uses in order to allow farming operations to be financially sustainable.

Strategy NH1.2: Update Agricultural Security Zone.

GOAL NH2: PROMOTE THE PRESERVATION OF HISTORICALLY SIGNIFICANT PROPERTIES IN THE TOWNSHIP.

Strategy NH2.1: Complete historic property inventory update.

Strategy NH2.2: Explore voluntary methods, such as incentives, to encourage preservation, rehabilitation, and adaptive reuse of historically significant properties.

Strategy NH2.3: Research potential grant opportunities for the establishment of a National Register District for the Village of Rohrerstown, Landisville, and/or Salunga.

GOAL NH3: CONTINUE TO IMPROVE OUR MS4 PROGRAM TO MEET FEDERAL AND STATE REQUIREMENTS IN A PRIORITIZED, COST-EFFECTIVE MANNER FOR THE TOWNSHIP AND FOR INDIVIDUAL PROPERTY OWNERS SUBJECT TO THE MS4 REQUIREMENTS.

Strategy NH3.1: Work with MS4 consultant to revise our MS4 program and stormwater management ordinance to allow greater flexibility with respect to requirements imposed on small projects.

Strategy NH3.2: Update our Best Management Practices (BMP) guidelines to encourage cost-effective solutions to stormwater management with an emphasis on pollutants of concern within the Township, long-term maintenance costs, and long-term monitoring costs.

Strategy NH3.3: Establish and maintain working relationships with the various watershed groups operating within the Township.

11. ADJACENT MUNICIPALITIES

INTRODUCTION

The preparation of a comprehensive plan should always consider and, if possible, complement planning policies in effect in adjoining communities. At a minimum, such consideration should assure that land uses along municipal boundaries are "compatible" with planned land uses in the adjoining jurisdiction. This effort will seek to assure compatibility with adjoining planned activities.

East Hempfield Township is a part of the growing Lancaster urbanized area, which encompasses a wide region of central Lancaster County. As a part of this urbanized area, East Hempfield has grown into a thriving suburban community with a strong economic base. The Township's growth, as well as the growth of the Lancaster Urbanized Area, has produced reciprocal impacts on East Hempfield Township and those municipalities that adjoin it. The following sections describe and illustrate the proposed land use planning designations that exist along the boundaries of the Township within the municipalities it adjoins.

PENN TOWNSHIP

Penn Township adjoins East Hempfield Township on the north.

Penn Township's Comprehensive Plan shows nearly all the land adjacent to East Hempfield Township to be planned for rural and agricultural land uses. The designation is directly related to the presence of fertile and productive farmland located in southern Penn Township. The Penn Township plan attempts to promote the conservation of such farmland by discouraging indiscriminate residential subdivision development in areas designated for rural land uses. Similarly, East Hempfield Township possesses productive farmland and rural residences along its border with Penn Township, and should continue to foster similar land uses in this general area.

RAPHO TOWNSHIP

Rapho Township abuts East Hempfield Township on the northwest.

Rapho Township's Comprehensive Plan shows that areas of Rapho Township abutting East Hempfield Township are planned for conservation. This conservation area is premised upon the floodplain of the Chiques Creek and the potential for conservation/recreation uses within that floodplain.

WEST HEMPFIELD TOWNSHIP

West Hempfield Township comprises all of East Hempfield Township's western border.

The West Hempfield Township Comprehensive Plan was written in 1991 and shows a wide range of land uses abutting East Hempfield Township.

Between the Columbia Pike (PA 462) and the Conrail rail line, the West Hempfield Township Plan shows an area of suburban residential land uses along Donnerville Road. This residential area is surrounded by conservation lands associated with the floodplain of the West Branch of the Little Conestoga Creek. North of the Conrail rail line to U.S. Route 30, the plan depicts a large area of industrial land, part of the existing Hempland Industrial Park.

North of Route 30 to near Indian Springs Road, the plan calls for the continuation of suburban residential land uses and includes a small area of commercially-designated land north of Kayo Avenue. From Indian Springs Road north to the abandoned rail line, the land is predominately planned for industrial uses with some 'Conservation' interspersed. North of the rail line to just south of Kaufman Road, the plan designates areas of agricultural use with suburban residential uses delineated in between. North of this area to Spooky Nook Road, the West Hempfield Township Plan shows the entire area designated as suburban residential. This area contains several large residential subdivisions and western portions of the villages of Landisville and Salunga.

Finally, the area of West Hempfield Township between Spooky Nook Road and Chiques Creek has been planned for rural residential land uses. The West Hempfield Township Future Land Use Plan has demonstrated a cognizant effort to designate compatible land uses in areas that adjoin East Hempfield Township. Much of the existing land uses in East Hempfield Township that abut West Hempfield Township are similar to both those existing and planned in West Hempfield Township.

MANOR TOWNSHIP

Manor Township adjoins East Hempfield Township on the south.

Manor Township uses *Growing Together* as their Comprehensive Plan.

A majority of the land abutting East Hempfield is planned for continued commercial activity. From Donnerville Road east to Weaver Road, the Manor Township Comprehensive Plan calls for mixed residential/commercial land uses in this area. This land use designation suggests that this area is best suited for a mix of residential and neighborhood, commercial uses. The types of residential uses to be located in this area would include detached, semi-detached, attached, and residential apartment conversions.

From Weaver Road east to Felsing Drive, the adjoining land has been designated for continued (and expanded) commercial uses. From Felsing Road to Chestnut View Drive, the land is planned for continued medium density residential land uses. This designation reflects the presence of the Wilshire Hills residential subdivision. The parcels along Columbia Avenue

(north of Wilshire Hills along Columbia Avenue) are zoned General Commercial. Everything along Columbia Ave from Weaver Road east to Chestnut View Drive is General Commercial.

Adjacent to this subdivision is a small area designated for industrial use. It appears that this area is planned for the continuation of existing industrial activity. From here, east to just west of Running Pump Road, the plan illustrates an area of medium density residential in association with the existing homes already there.

A large area along Columbia Avenue (PA Route 462), from Running Pump Road east to Albright Avenue is planned for continued and "infill" commercial activity. A small area from Albright Avenue to Cornell Avenue is slated for high density residential use due to the presence of existing residences. Finally, from Cornell Avenue to the Little Conestoga Creek, the Manor Township Comprehensive Plan calls for continued commercial land uses.

Much of East Hempfield's land uses along Columbia Avenue parallel similar planned land uses in Manor Township. This compatibility should continue into the future.

Significant development is planned within Manor Township in upcoming years adjacent to the Columbia Avenue/PA741/Centerville Road corridor.

LANCASTER TOWNSHIP

Lancaster Township abuts East Hempfield Township along the southeast corner.

The Lancaster Township Comprehensive Plan was written in 1986. This plan shows that all the land within the Township adjoining East Hempfield Township is planned for conservation/open space, as the floodplain of the Little Conestoga Creek exists in this area. Similarly, the adjoining land uses in East Hempfield also reflect the presence of the floodplain.

MANHEIM TOWNSHIP

Manheim Township adjoins East Hempfield Township along its eastern border.

The Manheim Township Comprehensive Plan was adopted in 2010, with the plan currently being updated. This plan shows a variety of planned land uses abutting East Hempfield Township. It should be noted, however, that the entire boundary between Manheim and East Hempfield Townships is formed by the Little Conestoga Creek. The floodplain associated with this creek precludes development immediately along the creek itself. Hence, the floodplain and creek form a natural buffer from existing and/or future incompatible land uses. Although this undevelopable floodplain exists, the Manheim Township Future Land Use Plan does not show it as a conservation area; rather, it illustrates developable land use types along the entire length of the creek, and hence, adjacent to East Hempfield Township,

Beginning at the Manheim and Lancaster Township border, north to U.S. Route 30, the Manheim Township Future Land Use Plan designates this area for industrial development. From Route 30, north to and along the Old Harrisburg Pike, the plan calls for continued commercial activity near the entrance to Park City, and high density residential land uses associated with

the Mennonite Home. North of Old Harrisburg Pike to an unnamed tributary of the Little Conestoga Creek, the plan shows an area of commercial use connected with the Park View Plaza shopping center. From the tributary north to McGovernville Road, the Future Land Use Plan shows an area of high density residential use.

Between McGovernville Road and the Manheim Pike (PA Route 72), the plan shows a succession of industrial and commercial areas. These areas relate to existing and planned facilities. From the Manheim Township and East Petersburg Borough boundary, north to Buch Avenue, the Future Land Use Plan depicts a small area of industrial use followed by an area of low density residential development. The remaining area of Manheim Township adjoining East Hempfield, from Buch Avenue to Penn Township, is planned for low density residential development.

EAST PETERSBURG BOROUGH

East Petersburg Borough is nearly entirely surrounded by East Hempfield Township. East Petersburg is located within the Township's northeast corner.

East Petersburg Borough does not have a comprehensive plan; therefore, its Official Zoning Ordinance, adopted in 2009, will be utilized to determine adjacent land use.

From just north of Delp Road to Miller Road, the Borough's land adjacent to East Hempfield Township is zoned for highway commercial activity. Much of this area is already used for such purposes. West from Main Street (PA Route 72) to just west of Lemon Street, the land is zoned for R-1 residential uses. This zone accommodates the newer neighborhoods that have developed along the periphery of the Borough. From this point west, and north to West State Street, the Zoning Ordinance designates the land for industrial uses. A small area adjacent to and north of West State Street is zoned for neighborhood commercial. North of this area is a small industrial zone.

Nearly all of the remaining land in East Petersburg Borough adjacent to East Hempfield Township has been zoned for R-1 residential. The only exception to this generalization is in the north-central area of the Borough where the land is zoned for R-3 residential. This zone accommodates the higher density residences within the Borough. In addition, a small area just east of the R-3 area is zoned for recreation. This area serves many of the residents who live in the adjacent R-3 zone.

RELEVANT MAPS

Map 16: Adjoining Municipalities

This map shows the municipalities which border East Hempfield Township.

Map 17: Adjoining Municipal Zoning

This map shows the general zoning classifications within the municipalities which border East Hempfield Township. As zoning district designations are not consistent between municipalities, each zoning district was placed in a general category (i.e. residential,

commercial, industrial, etc.) in order to be able to show consistency along municipal borders.

ACTION ITEMS

1. Submit this plan to adjoining municipalities for review and comment. When deemed appropriate by the Township, comments and suggestions will be incorporated into the plan.
2. Consider adoption of a joint overlay zone along Columbia Avenue between Manor Township, East Hempfield Township, and possibly West Hempfield Township. The purpose of this overlay zone would be to promote the redevelopment of this aging corridor in conjunction with the Centerville Road and PA 741 projects.

12. REGIONAL PLANNING

GROWING TOGETHER

Growing Together is a regional plan for eleven municipalities that were members of the Lancaster Inter-Municipal Committee (LIMC) in 2007, when the plan was adopted by the members. The municipalities are Lancaster City, the boroughs of East Petersburg, Millersville, and Mountville, and the townships of East Hempfield, East Lampeter, Lancaster, Manheim, Manor, West Hempfield, and West Lampeterⁱⁱⁱ. Sometime after adoption of this plan, East Hempfield Township, Manheim Township, and East Petersburg Borough discontinued their membership in LIMC, although *Growing Together* remains a regional plan for all original municipalities unless and until the document is revised to no longer pertain to these former members.

All municipalities which are part of *Growing Together* are also part of the Land Use Advisory Board (LUAB), which exists in part to review and comment upon proposed actions that participating municipalities may undertake to implement *Growing Together*, such as adopting a zoning ordinance or a zoning amendment, adopting or amending a municipal comprehensive plan, or increasing the capacity of a public sewer or water system. To date, East Hempfield Township remains a participant in LUAB.

ENVISION LANCASTER COUNTY

Envision Lancaster County is the county's comprehensive plan, which is slated to guide Lancaster County until 2030^{iv}. The comprehensive plan is comprised of three components: a policy element, a growth management element, and six functional elements.

Revisions

Revisions, the policy element, contains the vision and goals of the Lancaster County Comprehensive Plan.

Balance

Balance, the growth management element, guides growth through 2030 by establishing a framework for future land use including urban and rural strategies.

Six Functional Elements

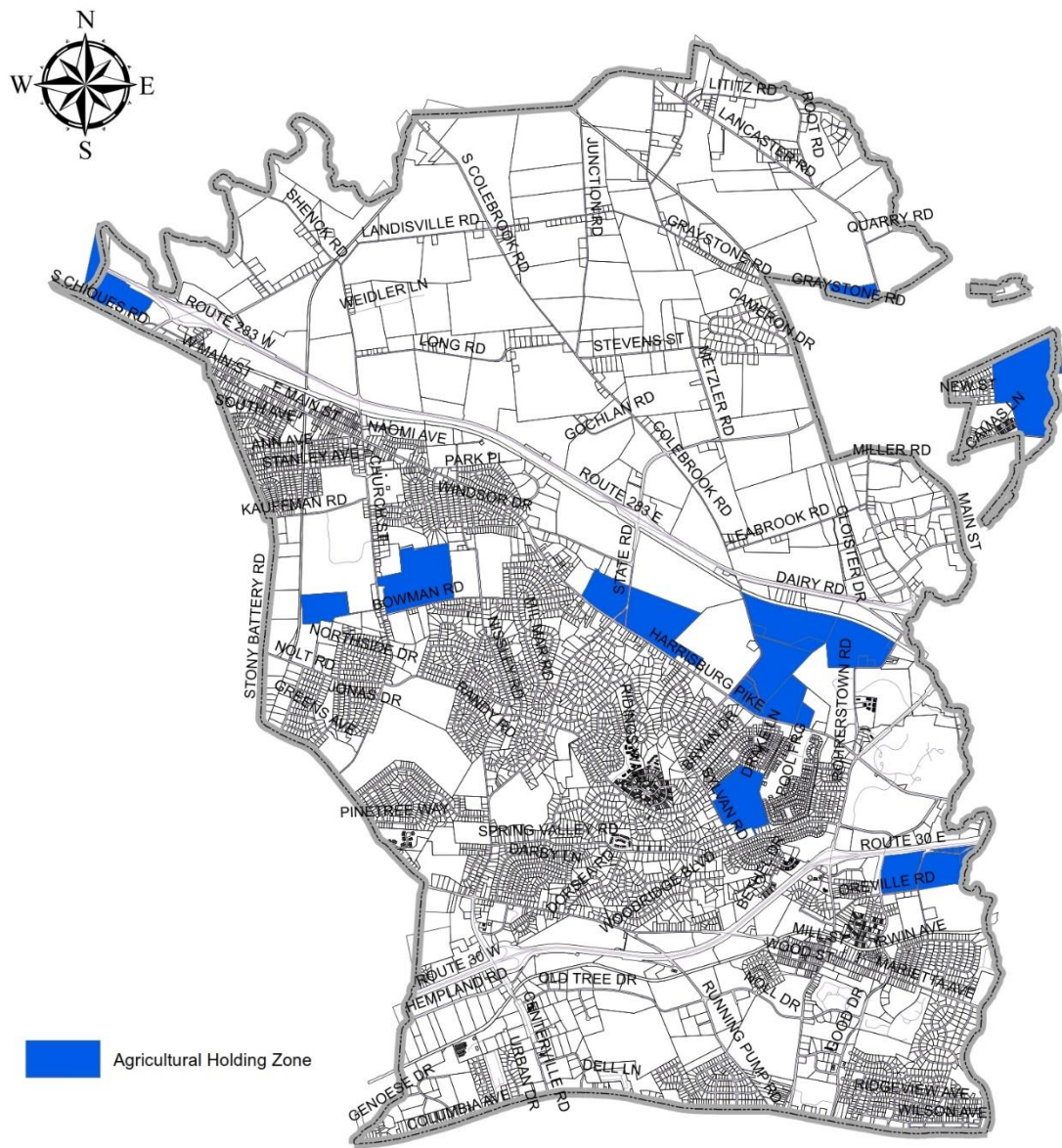
- Heritage, the cultural heritage element, provides a blueprint for the creation of a well-organized, smoothly functioning preservation system of Lancaster County's cultural heritage.
- Greenscapes, the green infrastructure element, provides a blueprint for accommodating appropriate growth and development while preserving the region's most valuable natural resources, native species, cultural assets, and agricultural economy.

- Choices, the housing element, provides a plan to meet the housing needs of all current and future residents regardless of cost or location.
- Tourism, the tourism element plans to increase the economic, social, and environmental benefits of tourism in Lancaster County.
- Connections, the transportation element, provides a long-range transportation plan for Lancaster County. It lays the groundwork for a multi-modal transportation system to meet Lancaster County's needs in the 21st century.
- Blueprints, the water resources element, promotes watershed-based integrated water resources planning and management to protect, conserve, and improve water resources in Lancaster County.

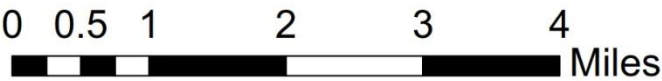
In 2016, the Lancaster County Planning Commission kicked off their planning process for the County's new comprehensive plan: *Places 2040*.

13. MAPS

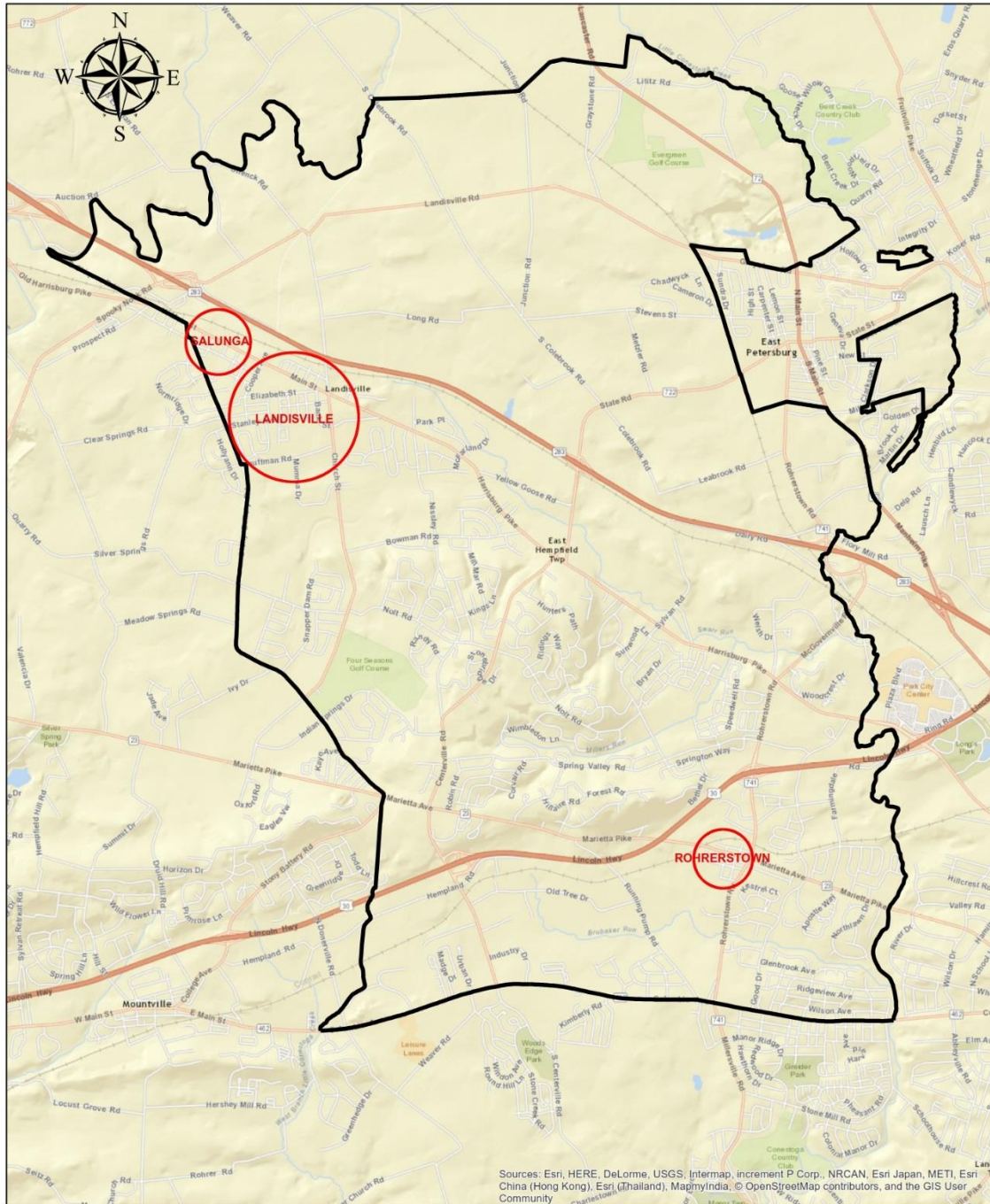
1. Agricultural Holding Areas
2. Villages
3. Land Use - Industrial
4. Land Use Commercial
5. Land Use - Agricultural
6. Land Use - Residential
7. Current and Future Land Use
8. Urban Growth Area
9. Transportation
10. Public Facilities
11. Public Water
12. Public Sewer
13. On-Lot Septic
14. Preserved Farmland
15. Historic Preservation
16. Adjoining Municipalities
17. Adjoining Zoning



This map was created by the East Hempfield Township Department of Planning & Development based on GIS data provided by the Lancaster County Planning Commission.



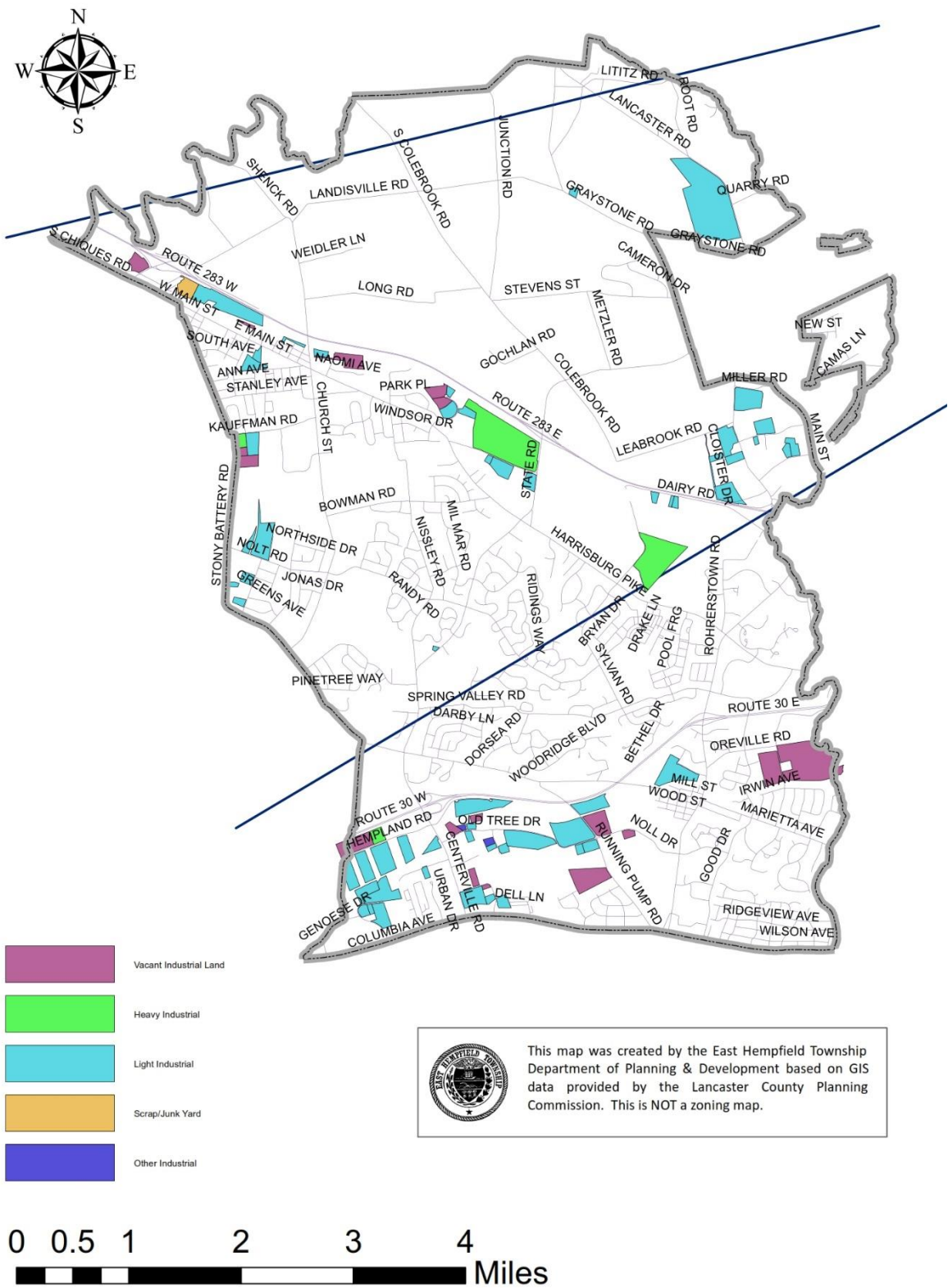
Map #1:
East Hempfield Township Agricultural Holding Areas



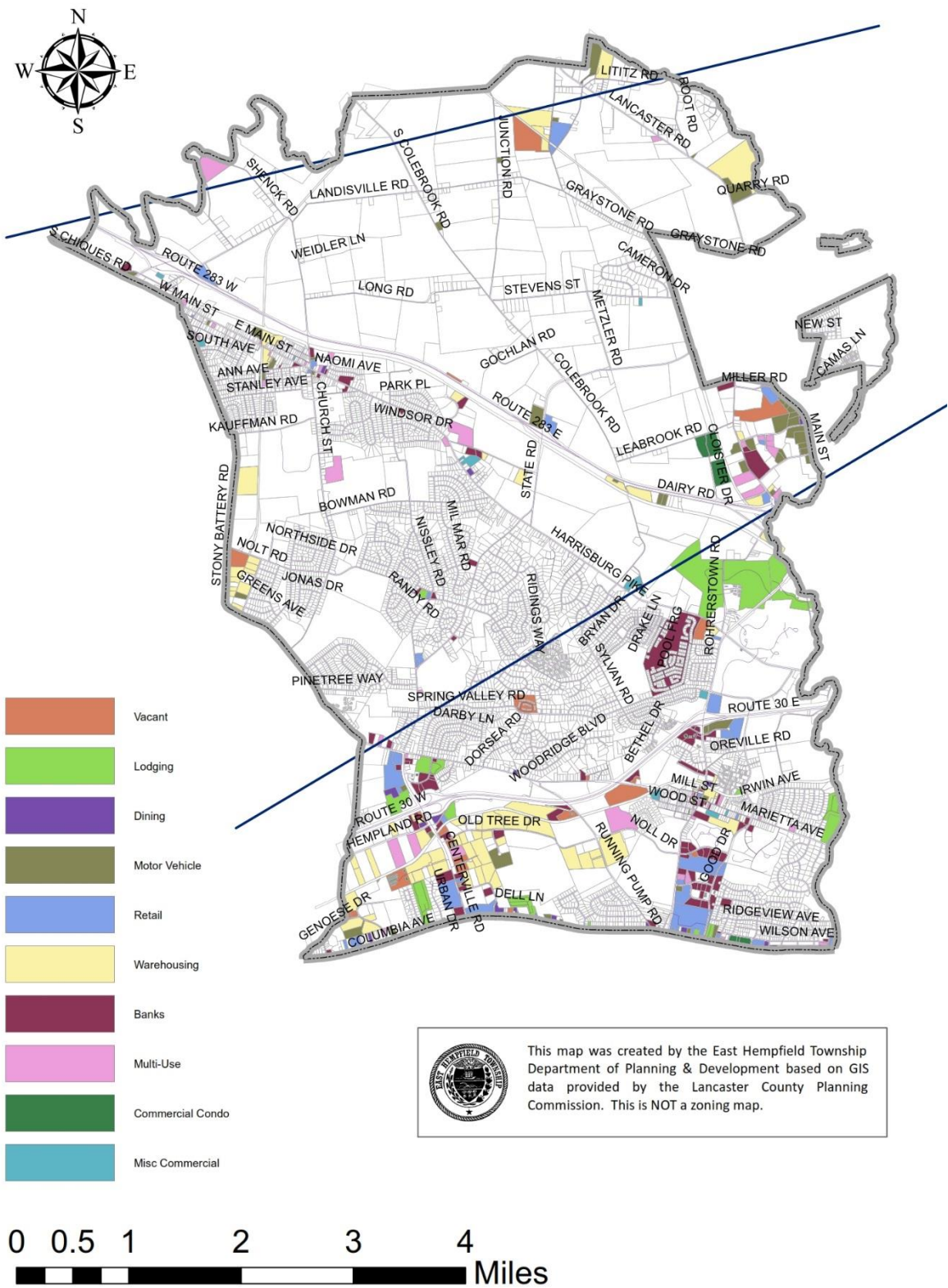
Created by East Hempfield Township
Department of Planning and Development,
based on GIS data from Lancaster County,

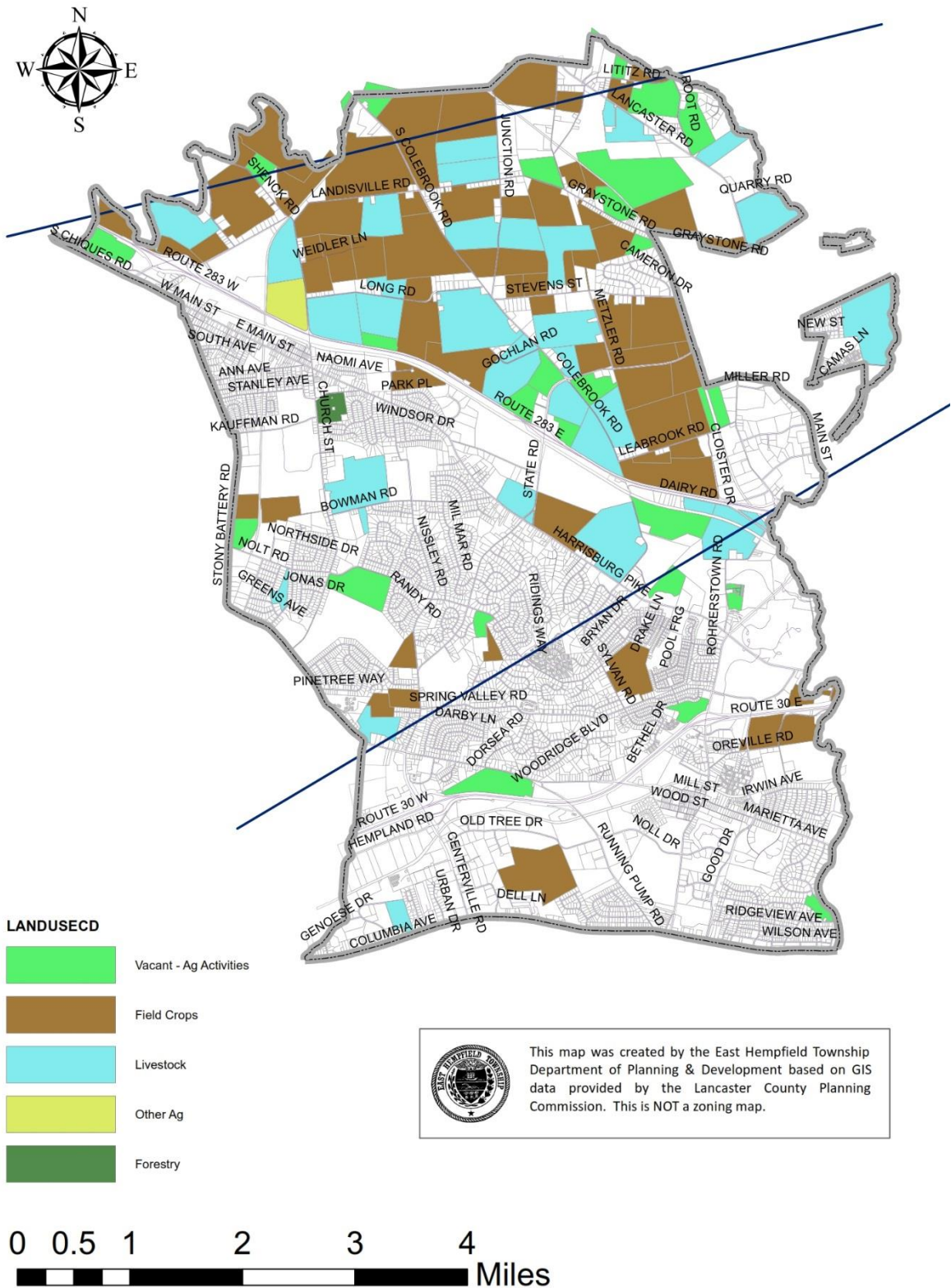
0 0.5 1 2 3 4 Miles

Map #2:
East Hempfield Township Villages

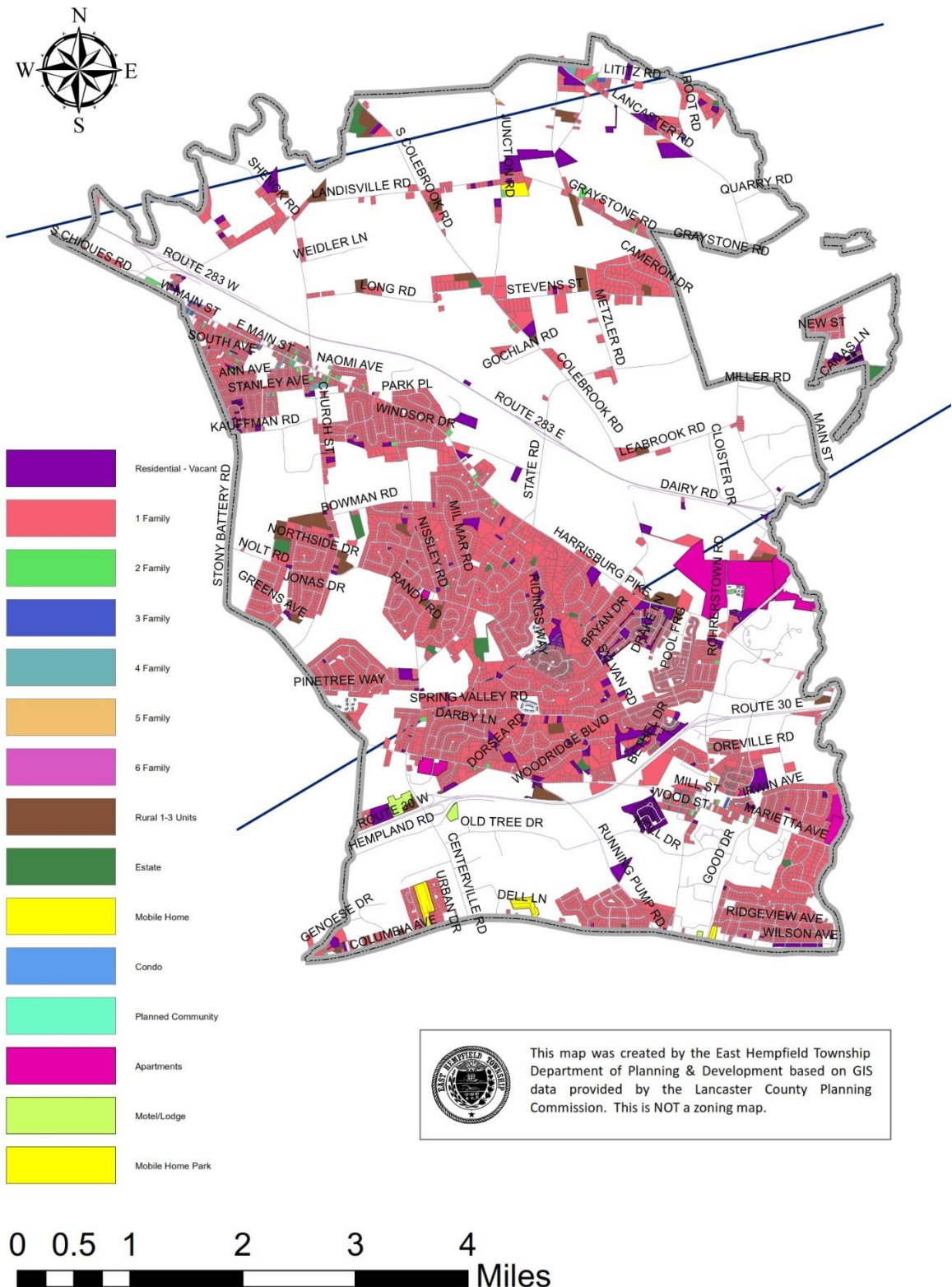


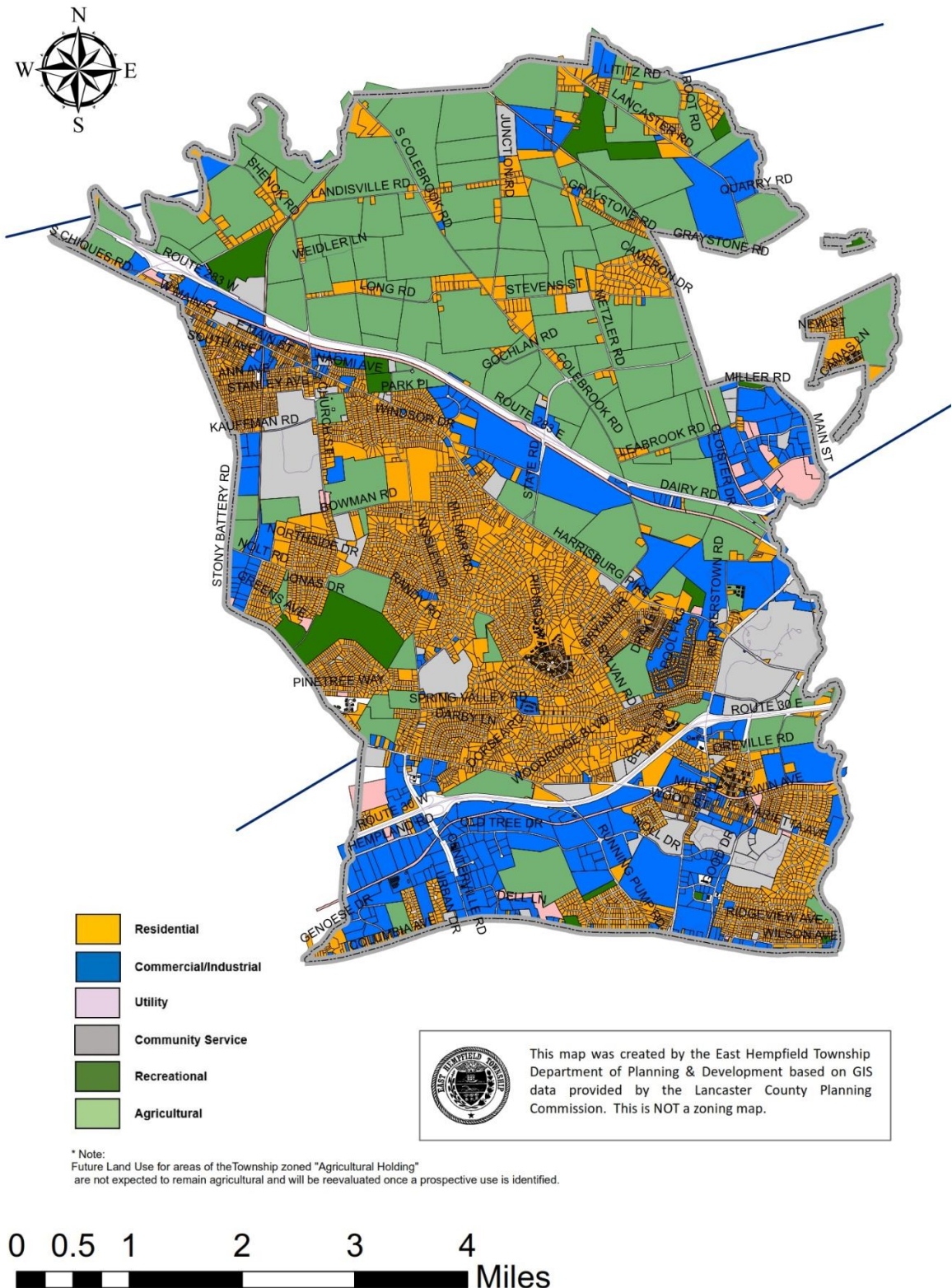
Map #3:
East Hempfield Township Land Use - Industrial



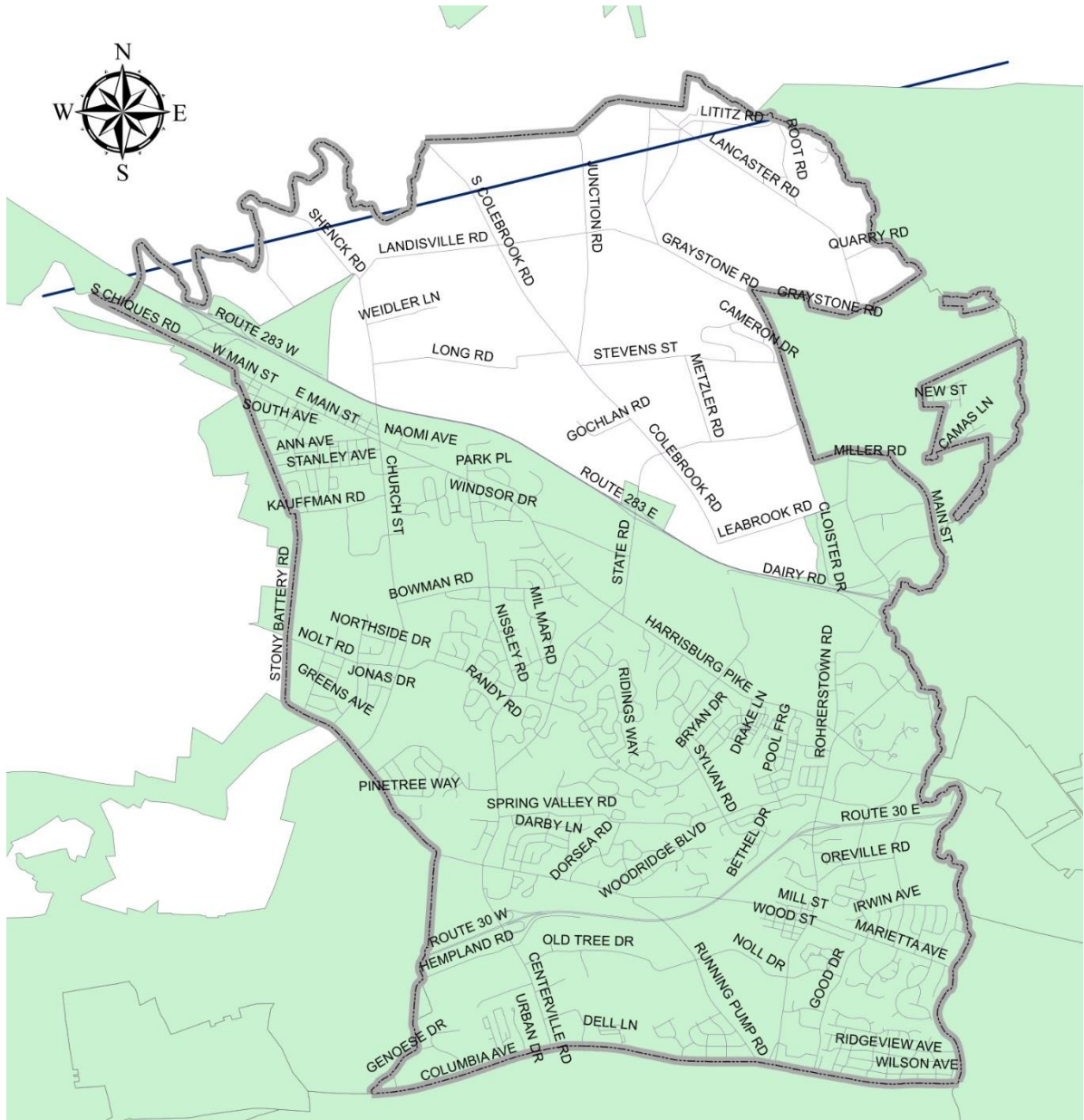


Map #5:
East Hempfield Township Land Use - Agriculture





Map #7:
East Hempfield Township Current & Future Land Use



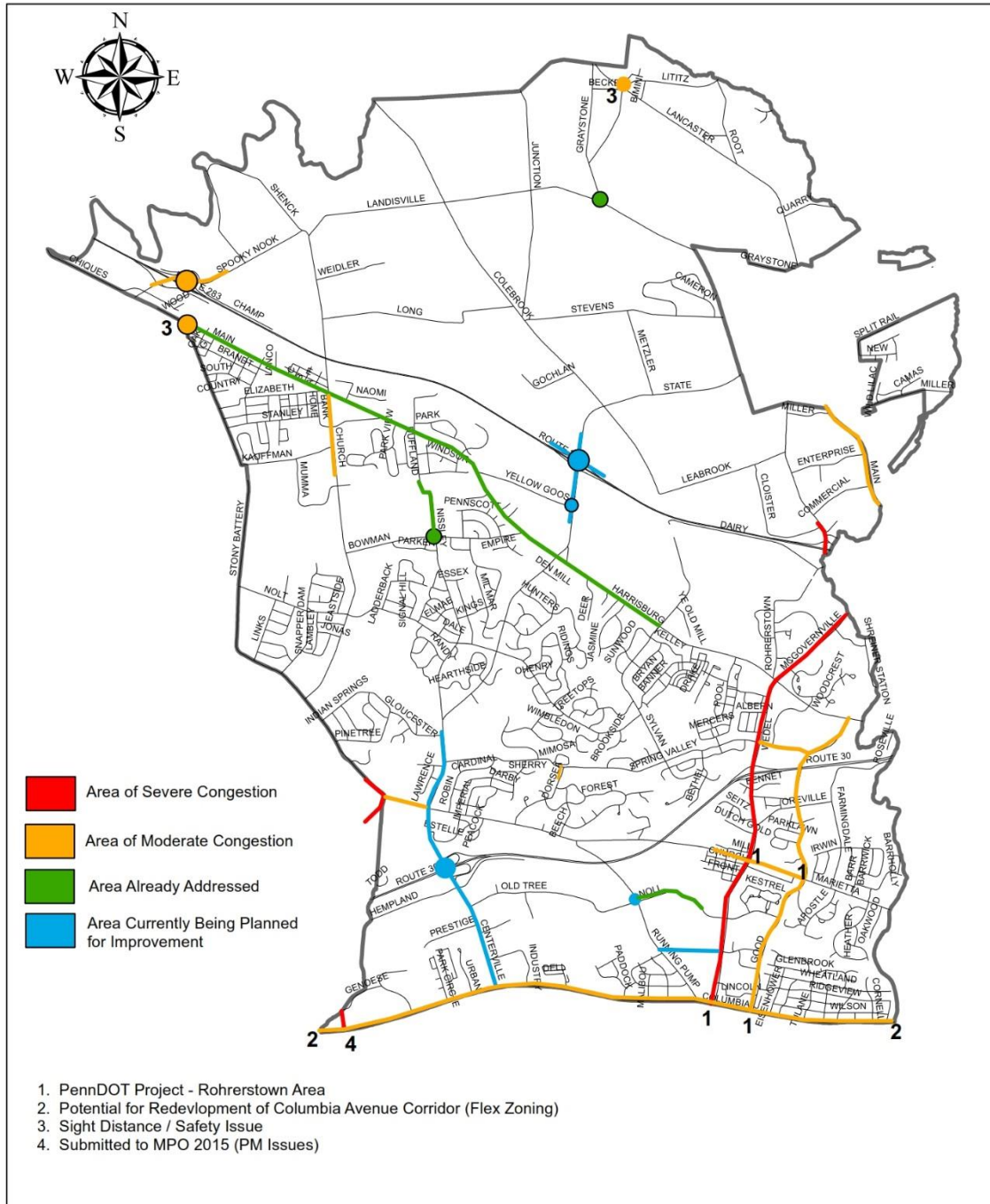
 Urban Growth Area



This map was created by the East Hempfield Township Department of Planning & Development based on GIS data provided by the Lancaster County Planning Commission. This is NOT a zoning map.

0 0.5 1 2 3 4
Miles

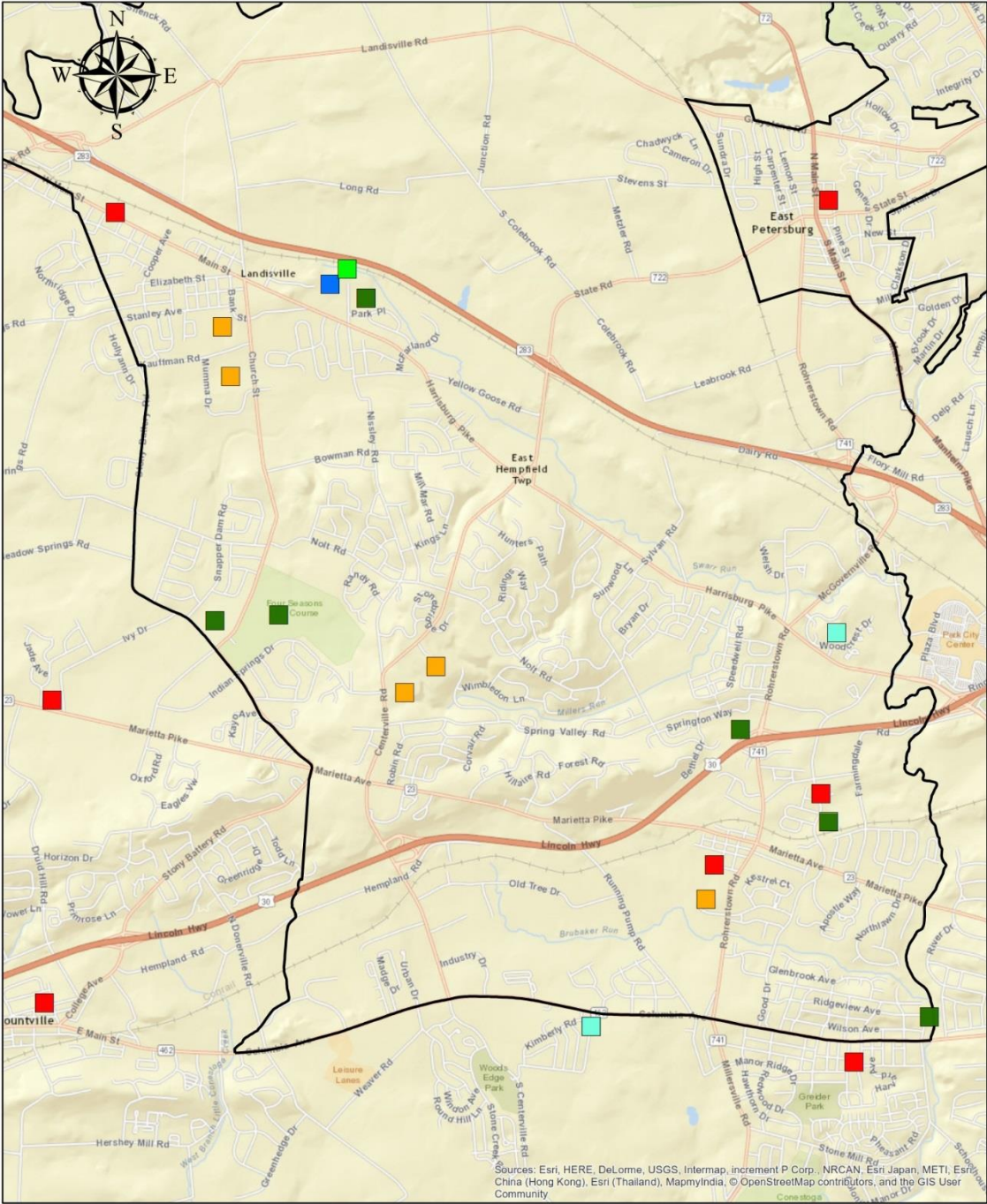
Map #8:
East Hempfield Township Urban Growth Area



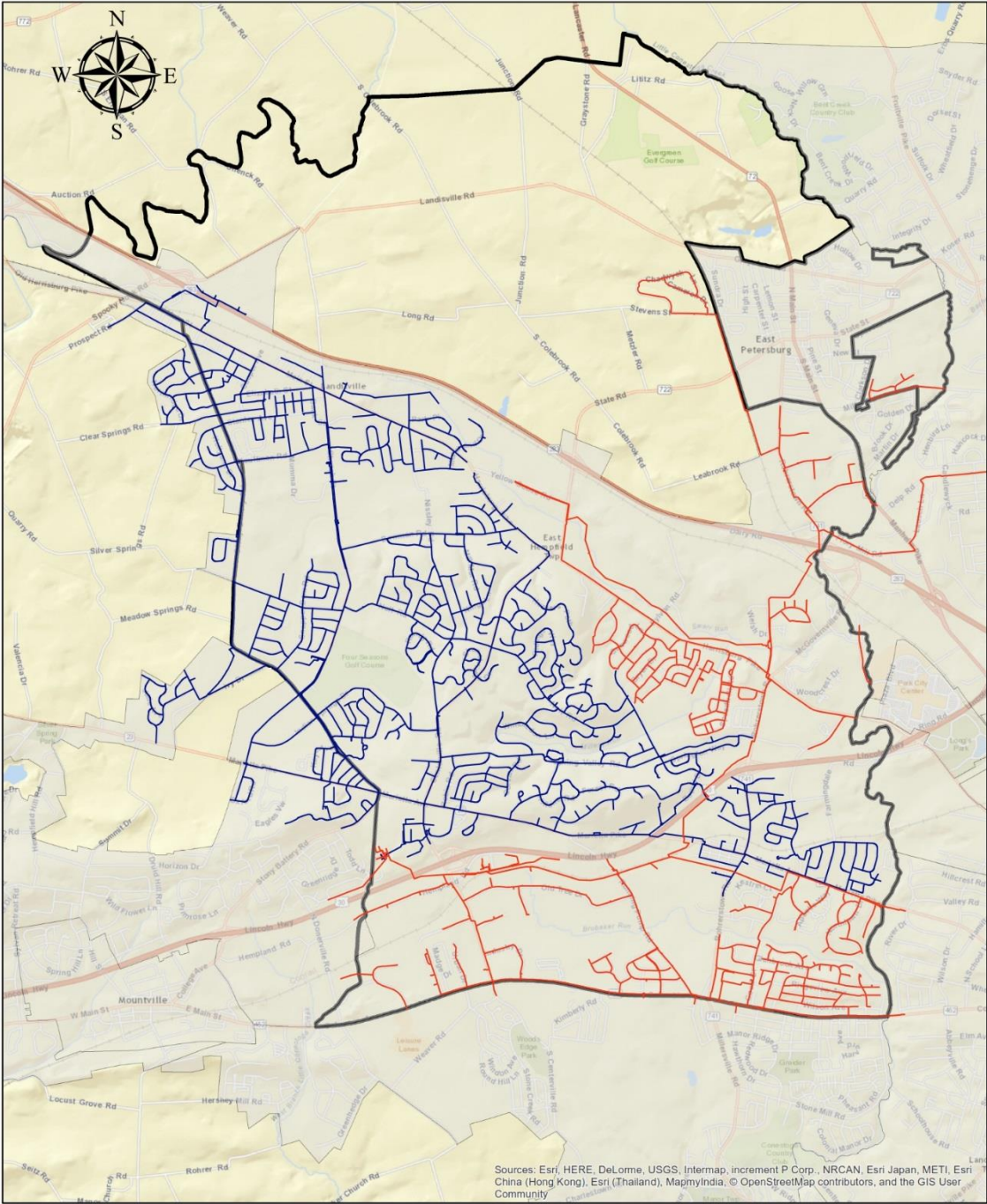
Created by East Hempfield Township
Department of Planning and Development,
based on GIS data from Lancaster County,

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Map #9: East Hempfield Township Transportation Issues



Map #10:
East Hempfield Township Public Facilities

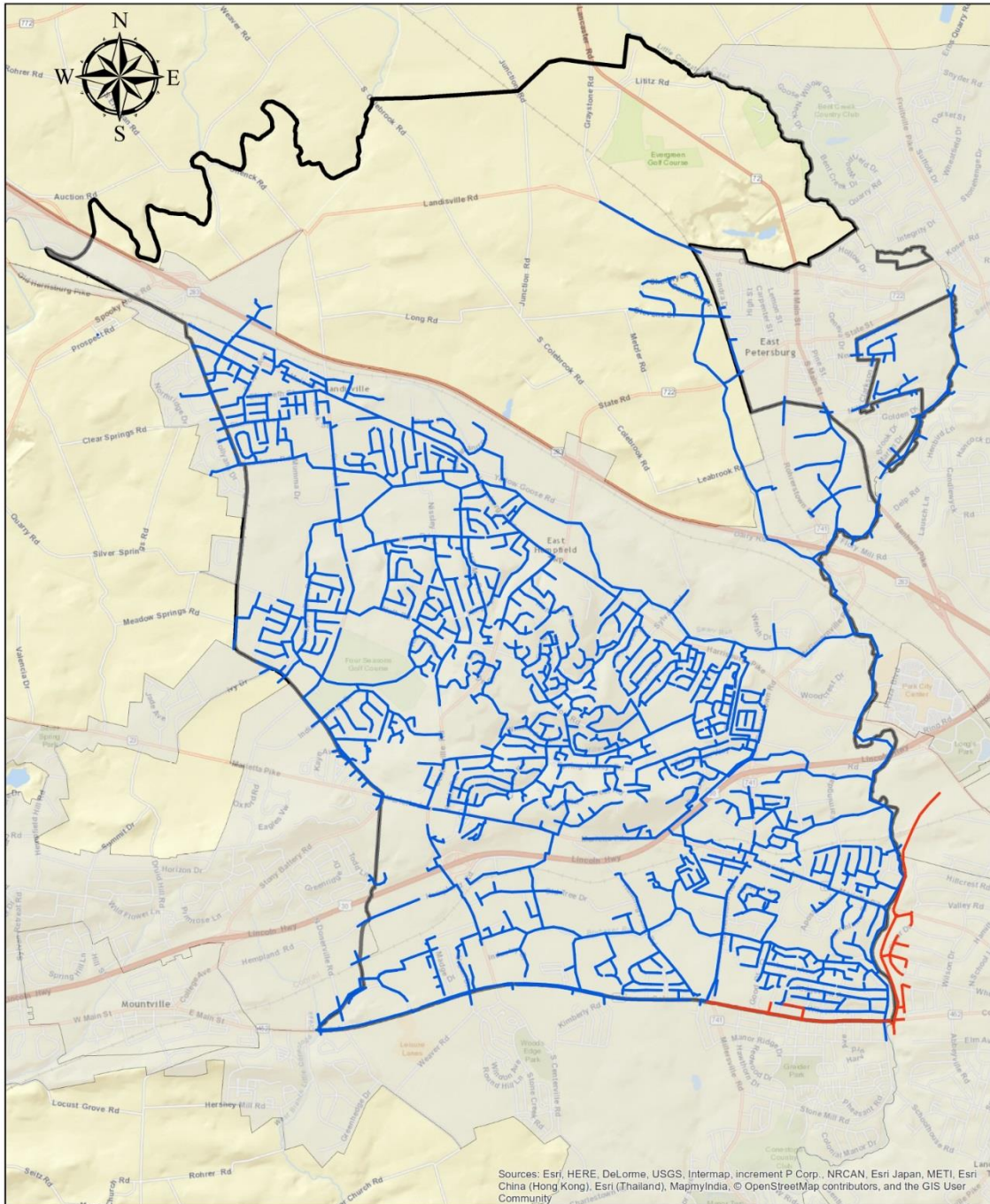


- Lancaster City Water
- Hempfield Water
- Urban Growth Area

Created by East Hempfield Township
Department of Planning and Development,
based on GIS data from Lancaster County,
Hempfield Water, and the City of Lancaster.

0 0.5 1 2 3 4 Miles

Map #11:
East Hempfield Township Public Water Areas

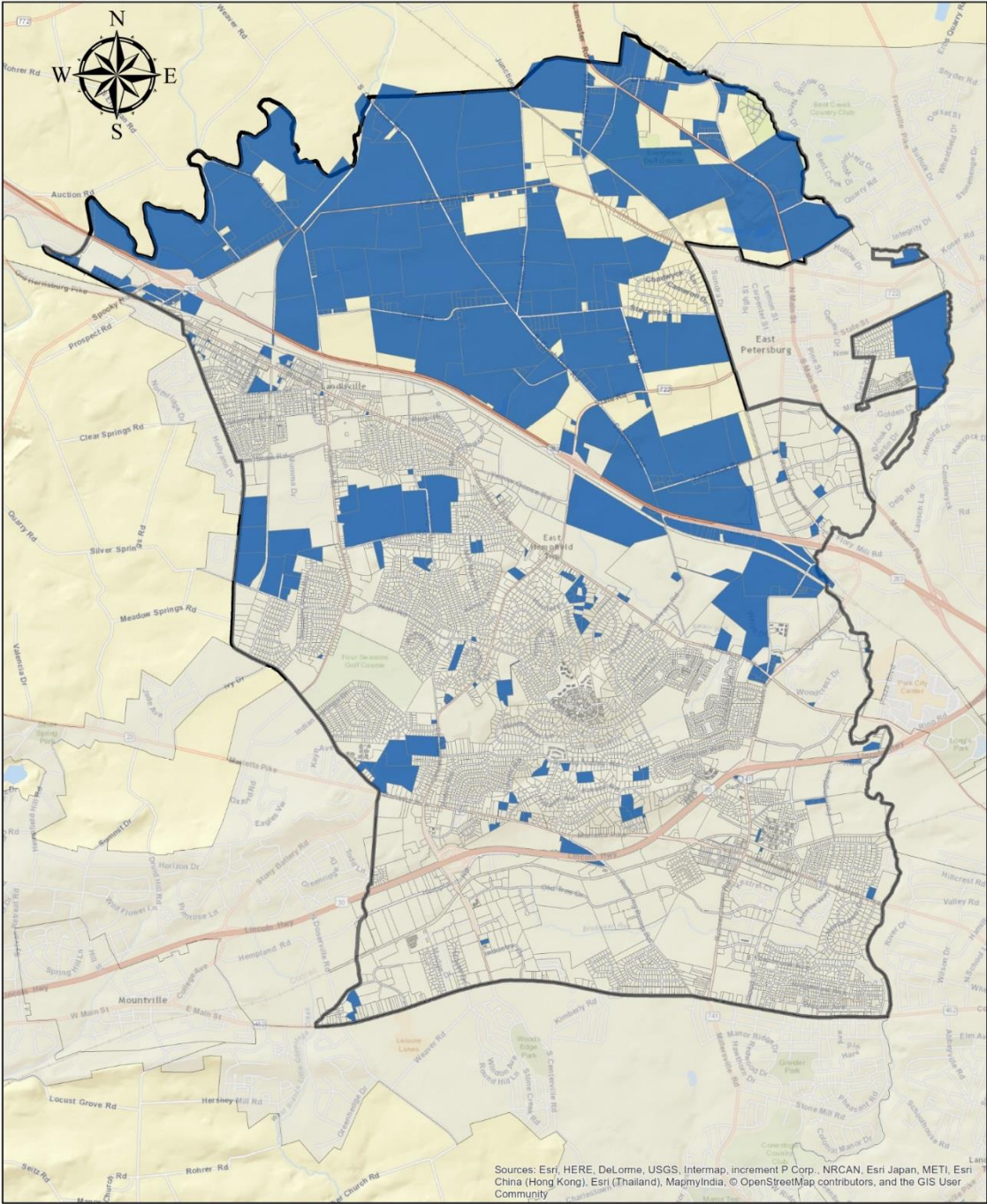


- Lancaster City Sanitary Sewer
- LASA Sanitary Sewer
- Urban Growth Area


Created by East Hempfield Township
Department of Planning and Development,
based on GIS data from Lancaster County,
LASA, and the City of Lancaster.

0 0.5 1 2 3 4 Miles

Map #12:
East Hempfield Township Sanitary Sewer Areas

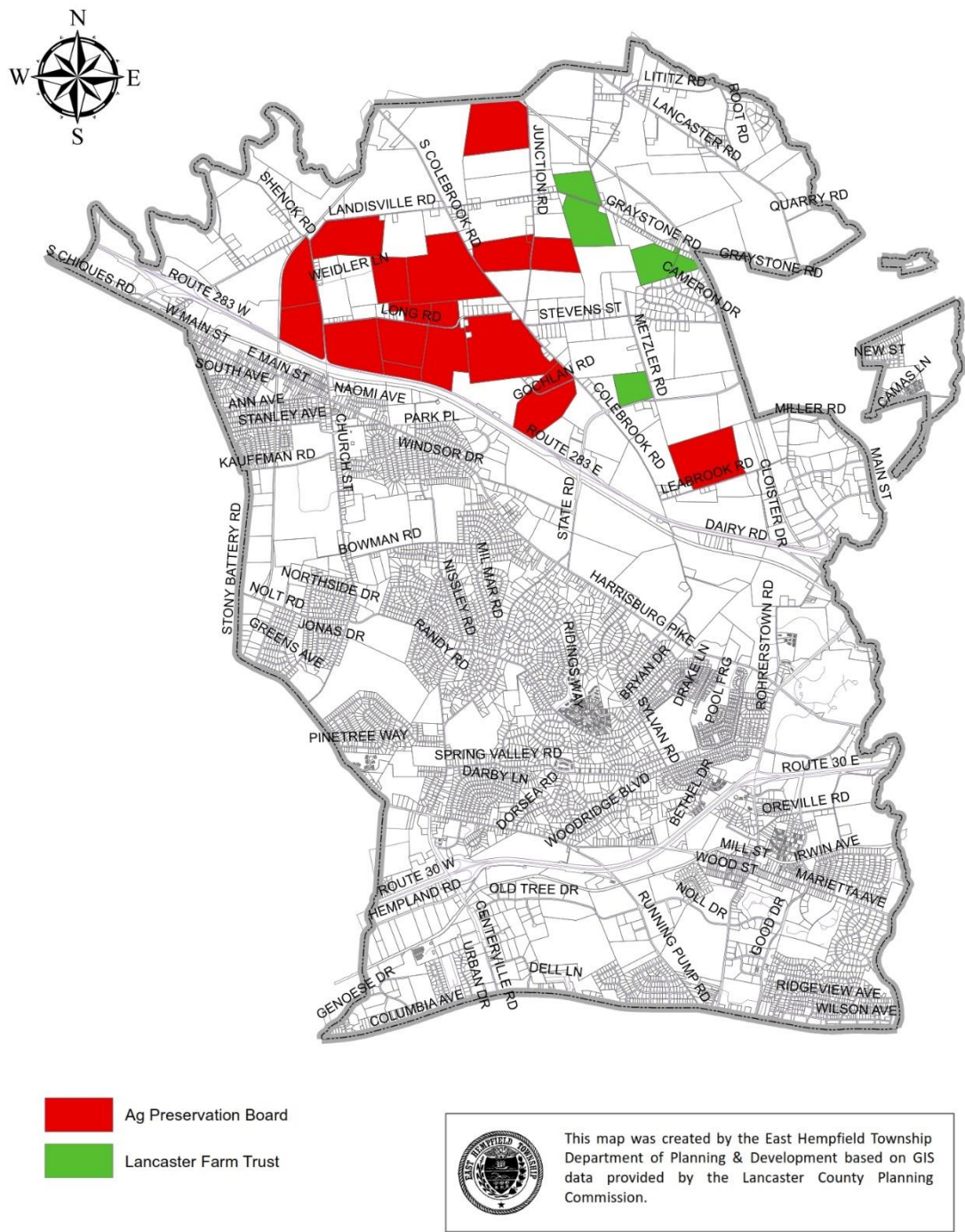


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

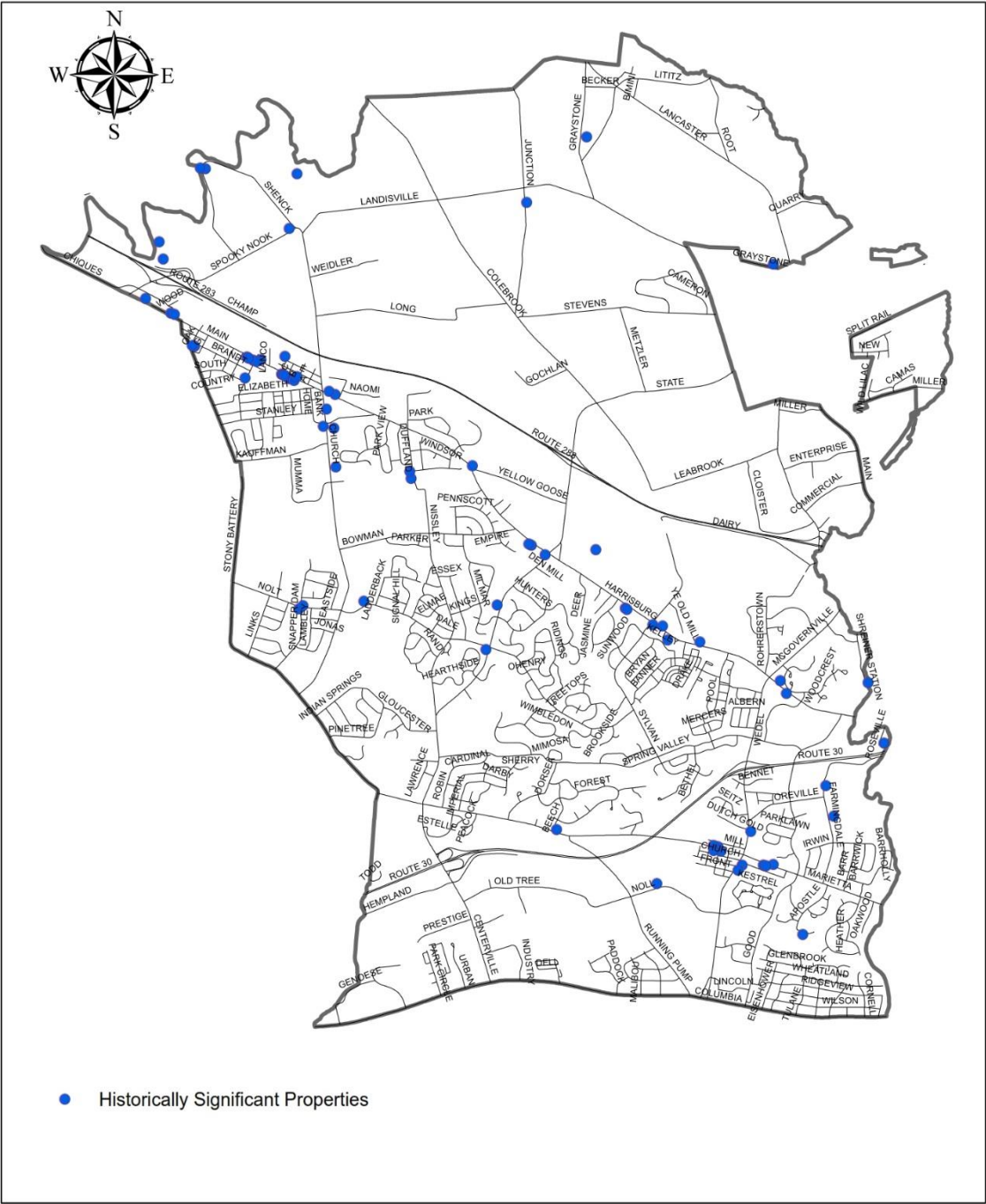
 Created by East Hempfield Township
Department of Planning and Development,
based on GIS data from internal sources
and Lancaster County.

0 0.5 1 2 3 4 Miles

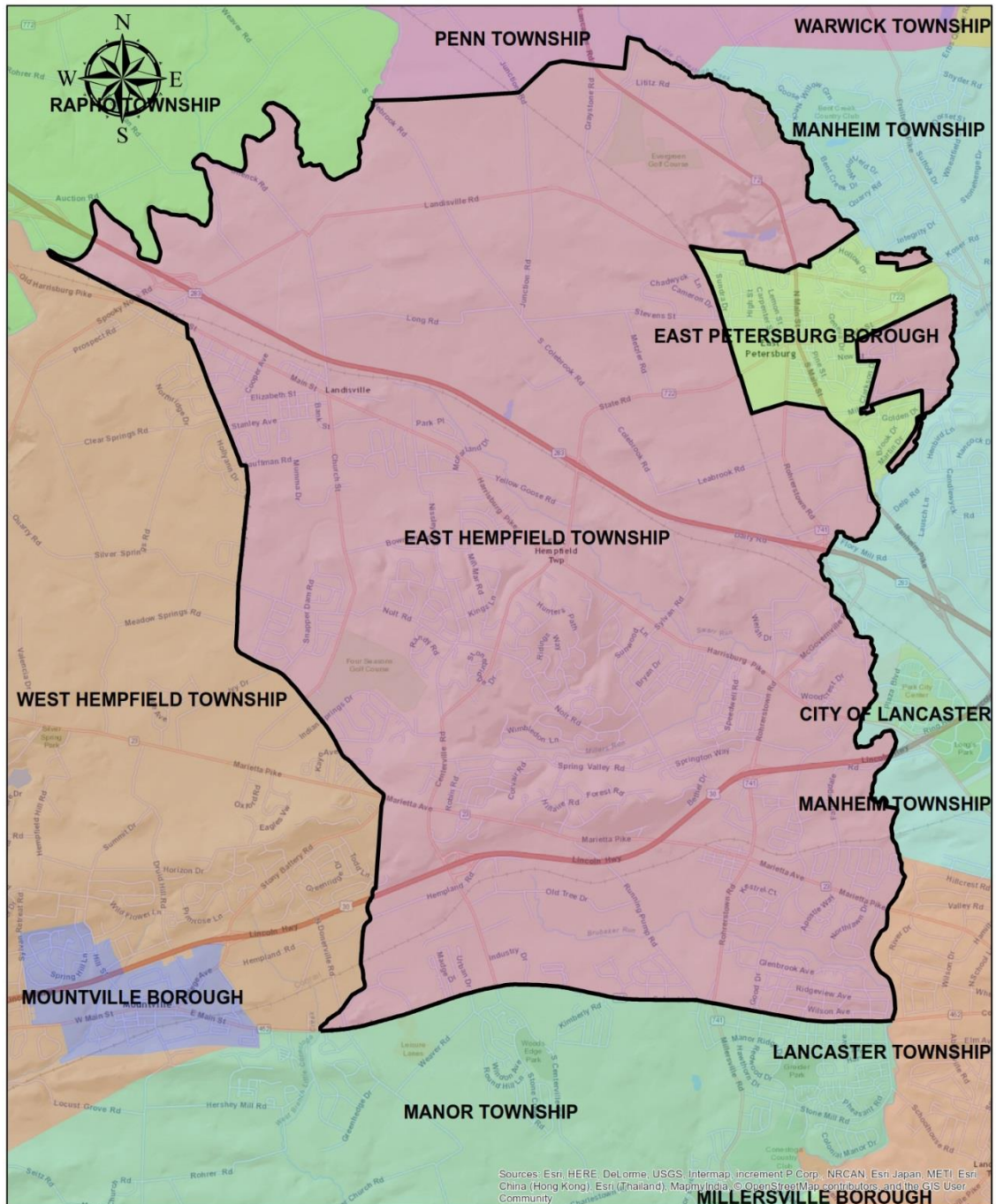
Map #13:
East Hempfield Township On-Lot Septic Systems




Map #14:
East Hempfield Township Preserved Farmland



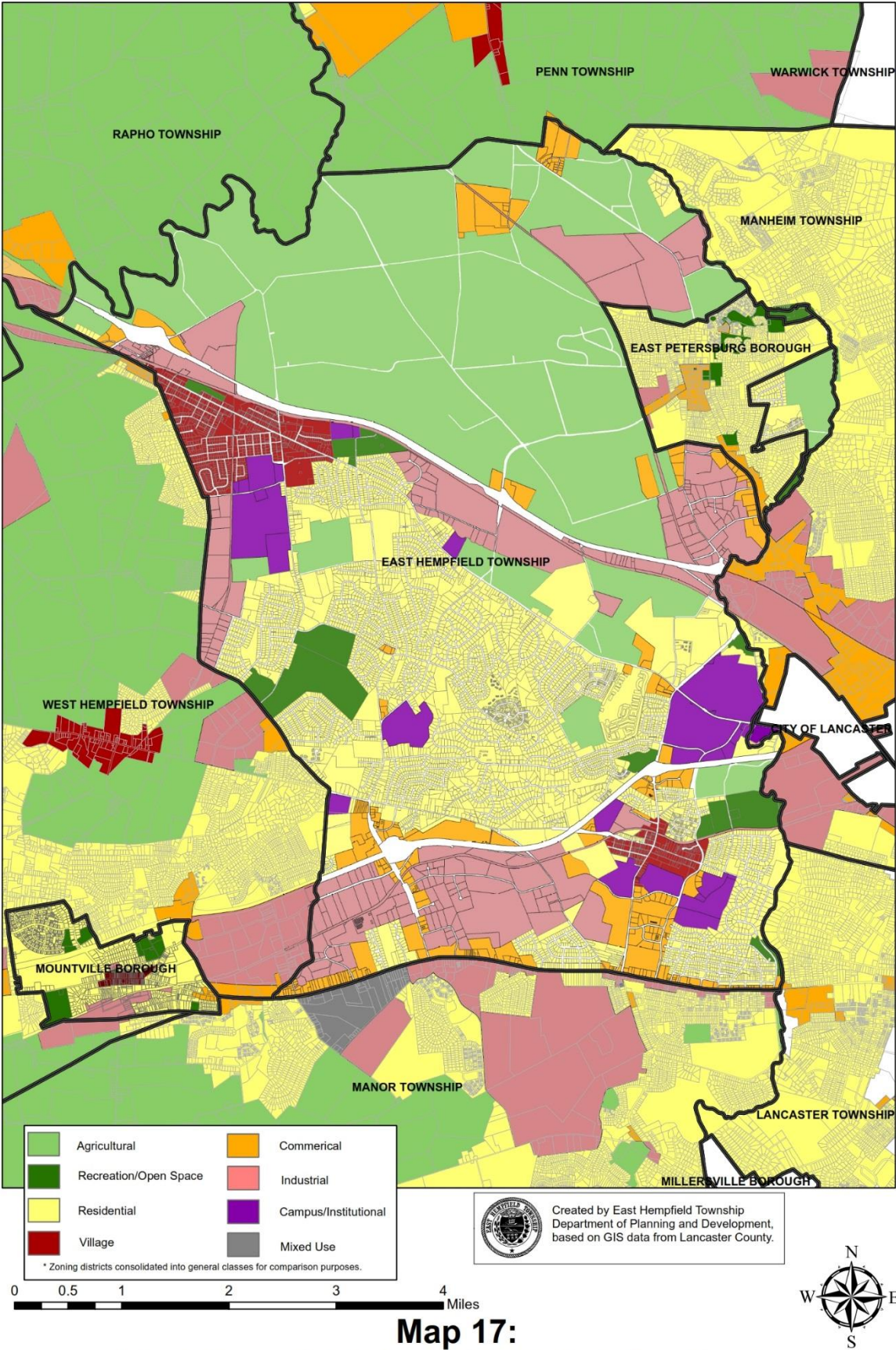
Map #15:
East Hempfield Township Historic Preservation




 Created by East Hempfield Township
 Department of Planning and Development,
 based on GIS data from Lancaster County,

0 0.5 1 2 3 4 Miles

Map #16:
East Hempfield Township Adjoining Municipalities



Map 17:
East Hempfield Township Adjoining Zoning

APPENDIX A: SUMMARY OF STRATEGIES

LAND USE STRATEGIES

GOAL LU1: REDUCE BURDEN OF DEVELOPMENT ON EAST HEMPFIELD TOWNSHIP AND HEMPFIELD SCHOOL DISTRICT FINANCES.

Strategy LU1.1: Provide flexibility in zoning and other codes to encourage redevelopment and adaptive reuse of existing properties to increase property value without increasing demand on municipal and school services.

Strategy LU1.2: Explore opportunities to provide incentives for redevelopment within the Township, such as Residential Tax Abatement Programs (RETAP) and Local Economic Revitalization Tax Assistance (LERTA).

Strategy LU1.3: Require an economic impact assessment as part of all rezoning requests initiated by petition from an interested party.

GOAL LU2: CONTINUE TO PROVIDE A DIVERSE MIX OF LAND USES WITHIN THE TOWNSHIP.

Strategy LU2.1: Review zoning map and adjust as necessary to ensure a mix of land uses.

Strategy LU2.2: Review zoning text to provide an appropriate flexibility of land uses within the zoning districts to ensure continued diversity.

GOAL LU3: ALLOW THE “MARKET” TO DETERMINE BEST DEVELOPMENT PRACTICES IN APPROPRIATELY ZONED AREAS OF THE TOWNSHIP.

Strategy LU3.1: Significantly reduce number of non-residential zoning districts allowing for flexibility of land uses and development requirements within the newly defined districts.

Strategy LU3.2: Amend method of determining required off-street parking requirements within commercial and industrial developments to allow a market based approach to the actual number of spaces needed for a given use.

Strategy LU3.3: Prepare and adopt new sign ordinance which allows greater flexibility for attached business signs and modern LED signs.

Strategy LU3.4: Explore “Flexible Zoning” along main streets in areas such as the Villages of Landisville, and Rohrerstown, as well as along the Centerville corridor, Marietta corridor, and Columbia corridor.

GOAL LU4: ALLOW FOR MAXIMUM BUILD-OUT OF DEVELOPABLE LAND FOR DEVELOPMENTS WITHIN THE URBAN GROWTH BOUNDARY.

- Strategy LU4.1:** Reduce maximum building area limitations and reduce minimum side and rear setback restrictions in areas within the Urban Growth Boundary. Use performance based standards, such as the Stormwater Management regulations to mitigate potential problems.
- Strategy LU4.2:** Review and revise screening and buffering requirements to allow flexibility for compatible adjoining uses (i.e. industrial next to commercial and/or industrial).

HOUSING GOALS AND STRATEGIES

GOAL H1: ENCOURAGE REDEVELOPMENT OF OLDER HOMES IN THE TOWNSHIP.

- Strategy H1.1:** Provide flexibility in zoning and other codes to encourage redevelopment and modernization of existing aging homes, especially ones which may be suffering from “functional obsolescence” (i.e. only one bathroom).
- Strategy H1.2:** Explore opportunities to provide incentives for redevelopment of residential properties, such as the Residential Tax Abatement Programs (RETAP).
- Strategy H1.3:** Examine potential incentives, such as reduced permit fees, which may be used to encourage the adaptive reuse and renovation of homes for resale in older neighborhoods.
- Strategy H1.4:** Continue enforcement of Property Maintenance Code to prevent deterioration of neighborhoods.
- Strategy H1.5:** Establish a vacant property registry, including contact information for the responsible party.

GOAL H2: ENHANCE THE VILLAGES OF LANDISVILLE, SALUNGA, AND ROHRERSTOWN.

- Strategy H2.1:** Review ordinances and amend as necessary to maximize the ability to mix uses in order to make live/work opportunities viable along main roads in Village districts. (i.e. owner occupied home occupations)
- Strategy H2.2:** Review ordinances and amend as necessary to reduce development restrictions in Village districts to encourage and promote redevelopment, adaptive reuse, and homeownership.

GOAL H3: PROMOTE SUSTAINABLE DEVELOPMENT PRACTICES TO REDUCE INITIAL AND ONGOING COSTS OF HOME OWNERSHIP.

- Strategy H3.1:** Amend road ordinance to reduce road width and to eliminate curbs, except where necessary for stormwater management and/or road design.
- Strategy H3.2:** Amend Subdivision and Land Development ordinance (SALDO) to replace traditional sidewalk requirements within residential neighborhoods with non-traditional walkways and trails using sustainable and/or cost effective materials and designs.
- Strategy H3.3:** Explore incentive opportunities for homes built or renovated to nationally recognized sustainable home standards (LEED, EnergyStar, etc.).

GOAL H4: ENCOURAGE SUSTAINABLE AND RESPONSIBLE RENTAL HOUSING WHICH BENEFITS THE TOWNSHIP.

- Strategy H4.1:** Encourage rental housing to be owner-occupied (i.e. property owner lives in one of the units and rents others).
- Strategy H4.2:** Review and amend zoning ordinance requirements to allow greater flexibility with multi-generational housing (i.e. in-law suites).
- Strategy H4.3:** Establish a rental housing registry to monitor multi-family rentals and non-owner-occupied rental housing, including contact information for the responsible party.

TRANSPORTATION GOALS AND STRATEGIES

GOAL T1: IDENTIFY AND PRIORITIZE FUTURE TRANSPORTATION PROJECTS WELL IN ADVANCE OF THEIR NEED TO ALLOW TIME FOR PLANNING, ENGINEERING, AND CONSTRUCTION.

- Strategy T1.1:** Create an Official Map. (An Official Map shows the locations of planned future public lands and facilities such as transportation, recreational parks and trails, and open space.)
- Strategy T1.2:** Create and maintain a close working relationship with the Transportation Planning division of the Lancaster County Planning Commission.
- Strategy T1.3:** Identify transportation funding opportunities and link to transportation projects planned for the Township. Seek consulting assistance for competitive grant opportunities.

GOAL T2: CONTINUE TO WORK WITH BUSINESSES IN THE TOWNSHIP TO CREATE STRONG PUBLIC-PRIVATE PARTNERSHIPS TO ADDRESS TRANSPORTATION CONCERNS.

- Strategy T2.1:** Create an East Hempfield Township Transportation Committee, comprised of business and municipal leaders to address transportation concerns and potential resolutions.
- Strategy T2.2:** Amend the Subdivision and Land Development (SALDO) ordinance to provide for a streamlined approach to traffic studies/planning in areas where improvement plans have already been identified and are in need of funding (i.e. 'fee in-lieu of' preparing new study).
- Strategy T2.3:** Create guidelines for the use of payments in lieu of traffic improvements.

GOAL T3: ENCOURAGE AND/OR REQUIRE SUSTAINABLE DESIGN FOR TRAFFIC IMPROVEMENTS.

- Strategy T3.1:** Amend Township Road Ordinance to allow and/or require narrower streets in order to reduce upfront and long term construction and maintenance costs and to promote traffic calming.
- Strategy T3.2:** Amend Township Road Ordinance to encourage and/or require roundabouts for new intersections and any intersections being upgraded, reconstructed, or being considered for four way stop signs or traffic lights.
- Strategy T3.3:** Amend Township Road Ordinance to allow for the planning and staging of oversized intersections designed for future growth, but delay construction until the larger size becomes necessary.

GOAL T4: PROMOTE SUSTAINABLE ACCESS MANAGEMENT PRACTICES IN BUSINESS CORRIDORS.

- Strategy T4.1:** During redevelopment, encourage consolidated driveway access where practical.
- Strategy T4.2:** Encourage interconnected parking lots that tie into signalized intersections.
- Strategy T4.3:** Require local streets to connect between neighboring subdivisions except where prohibited by physical and/or environmental constraints.

COMMUNITY FACILITIES & UTILITIES GOALS AND STRATEGIES

GOAL CF1: FIND WAYS TO MAINTAIN THE VIABILITY OF A VOLUNTEER FIRE SERVICE FOR THE TOWNSHIP.

- Strategy CF1.1:** Continue to provide financial support and guidance to the fire companies as they explore options for regionalization and/or consolidation.
- Strategy CF1.2:** Anticipate possible increased costs for fire service administration and operations in long term budgets and explore options for funding of such costs.

GOAL CF2: FIND WAYS TO INCREASE RECREATIONAL OPPORTUNITIES TO TOWNSHIP RESIDENTS WITHOUT THE NEED FOR ADDITIONAL FUNDING.

- Strategy CF2.1:** Review and amend Subdivision and Land Development Ordinance (SALDO) requirements for Recreation Dedication and/or 'fees in lieu of' to ensure new developments provide sufficient and sustainable recreational opportunities.
- Strategy CF2.2:** Continue to work with our golf course and HARC to plan for new cost effective recreational opportunities for our residents.

GOAL CF3: ENCOURAGE OUR UTILITIES TO UPGRADE AND MAINTAIN THEIR SERVICES TO RESIDENTS AND BUSINESSES WITHIN THE TOWNSHIP.

- Strategy CF3.1:** Continue to work closely with the East Hempfield Township Water Authority to plan for new and/or upgraded water lines to the north western portions of the Township.
- Strategy CF3.2:** Continue to monitor the water supply situation in the Township and offer assistance to the water authority to ensure water supplies remain adequate for anticipated development growth within the Township.
- Strategy CF3.3:** Work closely with utilities to encourage upgrades prior to or in cooperation with Township street projects. Review and amend development ordinances as necessary to limit/prohibit street cuts for utilities on recently paved streets.
- Strategy CF3.4:** Encourage the extension of public utility lines to future development areas within the Urban Growth Area, at developers' expense.
- Strategy CF3.5:** Work with East Hempfield Water Authority to enact well head protection regulations to protect our water supply in the Township.

GOAL CF4: ENCOURAGE SUSTAINABLE DEVELOPMENT PRACTICES RELATED TO UTILITIES.

Strategy CF4.1: Review development ordinances and amend as appropriate to assure that adequate water quality and quantity is provided for domestic use and firefighting purposes.

Strategy CF4.2: Review development ordinances and amend as appropriate to require the use of gravity-flow sewage systems over pressurized systems where feasible.

Strategy CF4.3: Review development ordinances and amend as appropriate to prohibit sizable development in areas that are not served by public water and sewer.

GOAL CF5: PLAN FOR THE FUTURE.

Strategy CF5.1: Develop a prioritized ten year Infrastructure plan for roads, stormwater facilities, bridges, traffic signals, municipal buildings, golf course facilities, park facilities, and public open space.

NATURAL AND HISTORIC GOALS AND STRATEGIES

GOAL NH1: CONTINUE WITH EFFORTS TO PRESERVE FARMLAND NORTH OF 283.

Strategy NH1.1: Review zoning ordinance and amend Agriculture Zoning District provisions as appropriate to allow accessory business uses complimentary to agricultural uses in order to allow farming operations to be financially sustainable.

Strategy NH1.2: Update Agricultural Security Zone.

GOAL NH2: PROMOTE THE PRESERVATION OF HISTORICALLY SIGNIFICANT PROPERTIES IN THE TOWNSHIP.

Strategy NH2.1: Complete historic property inventory update.

Strategy NH2.2: Explore voluntary methods, such as incentives, to encourage preservation, rehabilitation, and adaptive reuse of historically significant properties.

Strategy NH2.3: Research potential grant opportunities for the establishment of a National Register District for the Village of Rohrerstown, Landisville, and/or Salunga.

GOAL NH3: CONTINUE TO IMPROVE OUR MS4 PROGRAM TO MEET FEDERAL AND STATE REQUIREMENTS IN A PRIORITIZED, COST-EFFECTIVE MANNER FOR THE TOWNSHIP AND FOR INDIVIDUAL PROPERTY OWNERS SUBJECT TO THE MS4 REQUIREMENTS.

Strategy NH3.1: Work with MS4 consultant to revise our MS4 program and stormwater management ordinance to allow greater flexibility with respect to requirements imposed on small projects.

Strategy NH3.2: Update our Best Management Practices (BMP) guidelines to encourage cost-effective solutions to stormwater management with an emphasis on pollutants of concern within the Township, long-term maintenance costs, and long-term monitoring costs.

Strategy NH3.3: Establish and maintain working relationships with the various watershed groups operating within the Township.

APPENDIX B: INTERIM STRATEGIES

The Pennsylvania Municipalities Planning Code dictates the manner in which a municipal Comprehensive Plan is to be updated. This Appendix is designed to contain strategies which may be developed by the Board of Supervisors between updates. These strategies are not officially part of the Comprehensive Plan until the plan is officially updated to include them.

[illegible]

APPENDIX C: ANNUAL BOARD GOALS

Administration (Russell/Brubaker)

Areas of responsibility – Issues related to staff and staffing (e.g., evaluations, legal, employment issues, employment policy establishment)

Goals:

1. Complete Manager's evaluation.
2. Ensure that all staff evaluations are complete and proper recording of employees' performance has been documented.
3. Monitor and modify employee insurance options (employee choice, high deductible options, HSA's, etc.).
4. Evaluate the use of technology (Facebook, alert systems, etc.) and make recommendations.
5. Review Internet Policy.
6. Review Personnel Manual.
7. Oversee the effectiveness of the performance-based employee review program.
8. Re-start the Ag-Security Committee.

Finance (Brubaker/Russell)

Areas of responsibility – Issues related to staff and staffing, evaluating expenditures and income possibilities, budget analysis: in essence, accounting for the most efficient use of taxpayers' dollars such that the vision of the Board of the Supervisors can be maximized in the most cost-effective and efficient way.

Goals:

1. Ensure that the municipal audit is accomplished on time and that all appropriate advertising and posting requirements are met.
2. Act as watch-dog over Township expenditures so EHT matches non-budget expenditures with matching cuts (pay-as-you-go).
3. Evaluate additional land uses that support and compliment the business of running a golf course.
4. Review the effectiveness of the new employee insurance options (e.g., high deductible options).
5. Evaluate additional cost savings/cost control ideas related to healthcare and other expenses.
6. Oversee a time management study.
7. Oversee the development of a performance-based merit pay program.
8. Revise Fee Schedule to maximize income for services provided. Evaluate these areas:
 - a. Special event coverage costs.
 - b. False Alarm Fee (Also a Public Safety goal).
 - c. Non-resident Accident Fee Recovery Ordinance (aka, "Revenue Rescue") (Also a Public Safety goal).
 - d. Park field usage fee (Also a Parks/Rec goal).
9. Enhance all revenue potentials (e.g., Rights of Way Ordinance 08-02; user fees; fee in lieu of waivers for land development, etc.).
10. Develop a 10 year EHT Financial Plan (in conjunction with Public Works and Planning). Once complete goal is to report out annually during the development of the budget.
11. Actively oppose any legislation that seeks to consolidate townships' and boroughs' pension funds into a statewide pension fund.

12. Evaluate moving the pension funds from an actively managed scenario to a passively managed system to save management fees (cf. Lancaster newspapers Sunday News article, Sept. 1, 2013, "Investment Lessons of Montgomery County".)
13. Evaluate how we can more effectively utilize the Lancaster County Purchasing Co-Op.
14. Evaluate and modify as necessary procedures for events that use Twp. facilities/personnel, or require substantial involvement.
15. Conduct a "Risk Assessment and Liability Exposure Audit."

Parks and Recreation (Bingham/Brubaker)

Areas of responsibility – Issues related to the maintenance of existing parks and related facilities; establishing new parks/open spaces; coordinating the establishment of and meeting of township-wide recreation goals; establishment of policies that affect parks and recreation lands; participating with staff in dealing with issues related to the golf course and banquet facility.

Goals:

1. Oversee planning and construction of Amos Herr Dream Park in 2016 (Bingham/LeFevre).
2. Review golf course revenues/expenditures for 2015.
3. Oversee continued efforts to increase golf course usage and banquet facility bookings.
4. Work and assist new Golf course Manager in developing a long term business plan for Four Seasons Golf Course.
5. Evaluate additional land uses that support and compliment the business of running a golf course.
6. Evaluate fees for park usage.
7. Establish a trail system park plan for inclusion in the new Township Comprehensive Plan (in conjunction with Planning).
8. Evaluate the question whether or not a private developer should be allowed to establish a privately owned and managed park that is also simultaneously public.
9. Continue to evaluate synergies of HARC and the Four Seasons Banquet/Golf facility.

Planning (Bingham/Wiglesworth)

Areas of responsibility – Evaluating new development plans, land use issues and policies; monitoring issues relating to building inspections and zoning enforcement; evaluating policy initiatives related to these areas.

Goals:

1. Meet with Developers in the pre-planning process and report back to the BOS.
2. Review and revise the 2014 SALDO/ZO ordinances based off of first year feedback.
3. Develop a master plan for Township buildings, facilities, and lands with a focus on the golf course and police facility needs and administration office needs (in conjunction with Finance, Public Safety and Public Works). Utilize previous draft plans as a reference.
4. Complete and pass a Curb, Sidewalk and Driveway Ordinance this year.
5. Evaluate the effectiveness of the 2014 Storm Water Management Ordinance to meet the new MS4 and Act 167 requirements.
6. Participate in Historic Preservation Trust of Lancaster County's township inventory of historic structures.
7. Periodically meet with the Planning Commission to discuss land planning issues.
8. Begin steps to develop EHT's Comprehensive Plan. Utilize Manheim Twp's recent experience.

Public Safety (LeFevre/Wiglesworth)

Areas of responsibility – Dealing with issues related to uniformed employees staffing, policy and public safety related to motor vehicle, bicycle, and pedestrian safety, speed enforcement, equipment and training; evaluating shift coverage issues; studying and making recommendations related to the collective bargaining agreement.

Goals:

1. Begin laying the groundwork for the upcoming contract negotiations in 2017.
2. Evaluate Police and Fire Services to EHT.
3. Issue Request for Proposal for BLS EMS services in EHT. Evaluate current services versus proposed services.
4. Evaluate the fees for alarms, false alarms, etc.
5. Monitor the review and revision of all police policies.
6. Increased compliance of speed limits by motorists.
7. BOS to solicit contributions to the two EHT fire companies by appeals to the residents via the website and/or mailings, going door-to-door, etc.
8. Develop and adopt a Non-Resident Accident Fee Recovery Ordinance (aka, "Revenue Rescue").
9. Continue to refine the fire services function and define the Township's needs and financial role.
10. Study of Police staffing and deployment based upon current and future needs.
11. Include volunteer fire personnel in public recognition by the BOS.
12. Evaluate emergency resident contact technology (cf. PA Township News article Sept. 2013) for possible use by the EHT to notify residents of emergencies.
13. Monitor Fire Department regionalization discussions.
14. Assist Planning and Public Works Committees in analyzing police building needs both short term and long term.
15. Complete a space allocation study and police building expansion plan.

Public Works (Russell/LeFevre)

Areas of responsibility – Evaluating the infrastructure needs of the township related to roads, bridges, traffic management (signs, traffic lights), storm water management; evaluating the staffing and equipment needs of the public works department; evaluating the use of energy (fuel, electric, natural gas) in order to be most cost/resource effective.

Goals:

1. Develop a list of the infrastructure needs on which we can place resident requests in order that they might be dealt with as monies become available.
2. Evaluate manhole cover problems and get these addressed.
3. Evaluate progress on the list of the storm water issues in the Township.
4. Inventory and evaluate the street lighting in the Township.
5. Develop a 10 year/20 year Capital Improvement plan for 1. Roads, 2. Storm water, 3. Bridges, 4. Buildings, 5. Park facilities (in conjunction with Finance, Public Safety and Planning).
6. Evaluate what activities may be handled more cost-effectively if they were outsourced (or insourced).

MS4 (Bingham/Russell)

New Committee for 2016.

Goals:

1. Create a "Stormwater Management Plan" (SWMP) to meet EPA requirements.
2. Revise outfall map to meet EPA definitions – which will significantly reduce the number of outfalls we will be responsible for.

3. Create a “Program Rationale” – what are we trying to accomplish and what are our focus points?
4. Create “Assessment Criteria” to ensure the actions we take (and the money we spend) is helping us achieve our goals and requirements.
5. Create Facility Plans and Yard Layouts – for our Township complex here are Amos Herr Park, Four Seasons, and portions of HARC.
6. Provide annual training to all employees.
7. Enhance public education to address above mentioned “Program Rationale”.
8. Become more aware of and involved with the various stormwater/MS 4 groups working in our Township. Including Chiques Creek, Little Conestoga, and Lancaster County Clean Water Consortium.

APPENDIX D: ***STRONG TOWNS PRINCIPLES***

Financial - Financial solvency is a prerequisite for long term prosperity.

- A Strong Town is not dependent on state or federal subsidy for the common maintenance of basic infrastructure systems.
- **A Strong Town only undertakes projects that future generations will be able to maintain.**
- A Strong Town does not assume ongoing obligations until it is in the financial interest of all taxpayers to do so.
- A Strong Town incurs debt reluctantly, never borrowing to acquire a level of service that cannot be supported by current taxpayers.
- Capital investments in a Strong Town generate a real, measurable rate-of-return in a competitive timeframe.
- A Strong Town retires debt obligations in a competitive timeframe.

Land Use - Land is the base resource from which community prosperity is built and sustained. A Strong Town ensures that the physical layout of the town builds and sustains the community's wealth.

- Neighborhoods in a Strong Town experiencing continual change through incremental growth and ongoing maturing.
- Horizontal expansion of a Strong Town is justified only in small, privately-funded increments.
- **A Strong Town uses a nimble and streamlined regulatory environment to focus primarily on the critical aspects of building form.**
- A Strong Town utilizes a system of interconnected parks and civic structures to add value to properties within the community.
- A Strong Towns prioritizes systems for the local growth and distribution of food.

Transportation - A transportation system is a means of creating value, not an end unto itself.

- A Strong Town uses high speed, high capacity roads for travel between financially productive places.
- A Strong Town uses highly-connected, complex street networks to build wealth within a place.
- Financially productive places within a Strong Town accommodate automobiles in public space dominated by people walking and biking.
- A Strong Town responds to congestion between financially productive places by adding capacity.
- A Strong Town responds to congestion within a financially productive place by maturing the development pattern.
- A Strong Town builds wealth by connecting financially productive places with transit.
- A Strong Town uses a transit approach scaled to the places being connected.

- **A Strong Town works to minimize the amount people are required to travel instead of maximizing the amount they are able to travel.**

Job Creation - Job creation and economic growth are the results of a healthy local economy, not the substitute for one.

- A Strong Town creates an environment where competitive businesses can thrive, but does not directly subsidize job creation.
- **A Strong Town grows its own business ecosystem as the way to attract others to relocate to the community.**
- A Strong Town protects its locally-owned, Main Street business community, but not individual businesses.
- Where gaps exist, a Strong Town incubates business expansion by embracing low cost or temporary enterprises such as farmers markets and food trucks.
- A Strong Town retains, and then mobilizes, community capital.

Government - Local government is a platform for citizens to build a Strong Town.

- A Strong Town understands that all large projects are the culmination of many successful small projects.
- A Strong Town starts with modest programs and initiatives which, when successful, are refined and expanded through iteration.
- **A Strong Town obsessively measures results and uses data to inform decision-making.**
- A Strong Town shares public data in the most open and accessible manner possible.
- In a Strong Town, decision-making is fully transparent, especially when issues are contentious and decisions are difficult.
- Strong Towns are prepared to make difficult decisions when deploying limited public resources.

Citizens - Strong communities are made of strong citizens.

- A Strong Citizen is a leader by example, sharing the values of a Strong Town in the way they live their own life.
- A Strong Citizen is actively involved in their community, although not necessarily in local government.
- **A Strong Citizen knows their immediate neighbors and works with them to resolve conflict and build a strong neighborhood.**
- A Strong Citizen seeks connections with others outside their neighborhood as a way to gain knowledge, build understanding and strengthen the community.
- A Strong Citizen honors the work of past generations, respects the needs of the current generation and protects the interests of future generations.

ⁱ PA Municipalities Planning Code, §301

ⁱⁱ www.strongtowns.org

ⁱⁱⁱ www.lancasterintermunicipalcommittee.org

^{iv} www.lancastercountyplanning.org