

**WEST LAMPETER TOWNSHIP 2003 STRATEGIC  
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## **EXECUTIVE SUMMARY**

### **WEST LAMPETER TOWNSHIP STRATEGIC COMPREHENSIVE PLAN**

In 2002, the Board of Supervisors made a commitment to the residents of the Township that they would develop an individualized, innovative and implementable comprehensive plan that would guide Township growth in the coming decades. The plan was to reflect the values and opinions of the citizens of the Township, as expressed in the comprehensive plan survey, public participation meetings, and during the plan development process.

The issuance of this publication reinforces that commitment to Township residents. This document summarizes the most important and interesting information contained in the comprehensive plan. Perhaps most significantly it includes the goals that will shape a preferred vision for the Township in the beginning of the 21<sup>st</sup> century.

This executive summary was designed to be an easy-to-read reference tool that summarizes the overriding themes and significant recommendations for each of the plan components. We believe that it is our responsibility to involve and inform residents. The plan contains many elements intended to increase communication to, and input from, Township residents and this executive summary is just one of those tools.

We are proud of the Strategic Comprehensive Plan document, and this summary, and we believe that both documents demonstrate our commitment to making local government a partnership between local officials, staff and residents.

## **MISSION STATEMENT:**

At the completion of the 2020 plan year, both residents and observers will describe West Lampeter Township as a community of neighbors. The rural character of the community is preserved through measures that protect the agricultural, natural, and cultural resources that have contributed to the Township's rich history. The impact of new growth is minimized through the careful attention that is paid to providing open space, the provision of adequate transportation and utility services, and the provision of recreational opportunities for all residents. The Township government and staff proactively engage residents in order to obtain their input, and educate and inform residents through both personal interaction and communications media. Residents walk and bike on trails that connect residential neighborhoods, parks, and revitalized village centers. The Township has promoted high-tech, office/technology/research businesses in order to diversify the tax base of the Township. Residents continue to take pride in the excellence of the school district, and police, ambulance and fire services. West Lampeter Township is recognized throughout the county for its high quality of life.

## **GOALS:**

1. Protect the Township's farms and farmers, agricultural economy and rural way of life.
2. Manage growth in a sound manner directing the majority of future growth into the DGA (Designated Growth Area) and VGA (Village Growth Area) located in the Township.
3. Develop a transportation system that supports future growth projections and land uses. Analyze the system on both a local and regional level.
4. Re-establish the villages of Willow Street and Lampeter as traditional neighborhoods/villages and centers of community activity.
5. Provide recreational opportunities to every resident in the Township.
6. Develop and maintain adequate public services as part of the Township's growth management strategy.
7. Sustain and enhance natural, scenic and historical resources for the benefit of Township residents.
8. Work with utility providers to meet the utility needs of the Township, protect the environment, and support the growth management strategies of the comprehensive plan.
9. Retain an agriculturally based economy, but encourage diversification with the addition of appropriate commercial uses.

## **RESIDENT PARTICIPATION:**

As a part of the implementation for this plan a number of new opportunities for public participation will be created:

1. A Township Historic Commission will be created.
2. A Lampeter Village Renewal Committee will be created.
3. A Willow Street Main Street/Village Renewal Committee will be created.
4. A Business Association will be created.
5. A Development Authority may be created.
6. A Fire Auxiliary will be created.

## **FUTURE LAND USE:**

The future land use plan is one of the most significant components of the comprehensive plan, as it shapes the future landscape of the Township, delineating where, and in what character, various types of growth may occur.

## **THEMES:**

1. Develop consistency in zoning and zoning regulations in order to minimize future challenges.
2. Keep the majority of new growth inside of the Designated Growth Areas.
3. Protect farms, farmers and prime agricultural soils.
4. Revitalize the villages of Lampeter and Willow Street.
5. Diversify the primarily residential tax base of the Township.

## **IMPLEMENTATION:**

1. Rezone the area of the Witmer farm, adjacent to Winding Way, from R-1 to Open Space. Expand the Designated Growth Area to Rockvale Road.
2. Encourage the use of the Neighborhood Design Option (NDO) by making the approval process more efficient.
3. Provide a viable system of Transferable Development Rights applicable to those developments that use the NDO.
4. Coordinate with utility service providers to limit service outside of the Designated Growth Areas.
5. Develop a Main Street district along Willow Street. Investigate the possibility of relocating the northbound lanes of S.R. 0272 and subsequently transforming the Main Street district into a Traditional Village District.
6. Establish the village of Lampeter as a Traditional Village District.
7. Develop an Office/Technology/Research (OTR) District that is connected to residential areas via trails and a well-developed transportation network. This district should allow only low-impact uses, minimize impervious coverage in new development, and require the installation of trails for access.
8. Develop an Official Map for the Township that as a method for the Township to plan for and acquire land(s) necessary for the implementation of the plan.
9. Establish a Historic Commission for the Township.
10. Inventory historical facilities within the Township.

## **TRANSPORTATION:**

A viable transportation network is a necessary component of any functional, vibrant community. The recommendations made in the transportation section of the plan were intended to support the overall land use objectives and to ensure safe and efficient transportation for current and future Township residents.

## **THEMES:**

1. Provide an upgraded east-west corridor in the Township.
2. Improve the safety of north-south traffic flow.
3. Provide a prioritized capital improvements program.
4. Maintain the rural nature of the roadway network where possible.
5. Integrate transportation and land use goals and objectives.
6. Provide for a functional non-motorized transportation system.

## **IMPLEMENTATION:**

1. Upgrade Long Rifle Road to serve as an east-west corridor including provisions for bicycle traffic.
2. Upgrade parts of Eshelman Mill Road and Gypsy Hill Road to improve safety for existing and future traffic while maintaining the rural nature of these roads.
3. Implement a capital improvements plan with twelve (12) priority projects (tier I) and a list of ten (10) reserve projects (tier II) to be constructed over the next seventeen years. Recommended the establishment of a multi-year capital reserve budget.
4. Coordinated traffic analysis and village renewal by recommending a study to relocate the northbound lanes of S.R. 0272 around Willow Street. Submitted a grant funding application for this study.
5. Coordinated traffic analysis, village renewal and future land use by recommending that Lampeter Road remain a primary route for passenger automobile traffic and not be upgraded to a major north-south truck route.
6. Established a recommended system of trails, sidewalks, greenways and bike routes.
7. Recommended the establishment of a multi-year streets maintenance program and multi-year budgeting for street construction.
8. Recommended that the LIMC Regional Comprehensive Plan study regional impact fees as a means of funding transportation improvements.

## **PARKS AND RECREATION:**

The establishment of opportunities for present and future residents to relax, exercise and play in the Township was a vital component of the comprehensive planning effort. Providing such opportunities in the Township and tying them together with a viable non-motorized transportation system, helps to improve the physical and mental health of residents while at the same time benefiting the environment by reducing the use of the automobile for travel.

## **THEMES:**

1. Provide park and recreational opportunities that are readily available to all Township residents.
2. Tie together the park and recreational opportunities with a system of non-motorized transportation.

## **IMPLEMENTATION:**

1. Upgrade the ordinances of the Township to ensure that developers are required to dedicate 1-2 acres of parkland for every 1000 residents.
2. Establish a series of neighborhood parks in the northwest quadrant of the Township.
3. Concentrate on providing amenities in existing neighborhood parkland.
4. Put identified parks, greenways and trails on the proposed official map of the Township.
5. Require developers to provide their respective parts of the non-motorized transportation system shown on the official map.
6. Continue to work on a regional level with the Lampeter-Strasburg Recreation Commission to identify projects with a regional benefit and to jointly apply for funding.
7. Establish a multi-year budgeting and maintenance schedule for all Township parks.
8. Continue to press the completion of the West Lampeter Park and Recreation Center, particularly the pool.
9. Examine the implementation of the Act 153 process to raise funds for the purchase of conservation easements. Act 153 allows the imposition of additional local income tax, up to .5%, after approval by ballot referendum. The additional tax would be dedicated to the purchase of conservation easements.

## **COMMUNITY FACILITIES:**

As a community grows, utilities and services such as sewer, water, schools and fire services must grow with it. This plan make a number of recommendations intent on ensuring that adequate services are provided to the growing population.

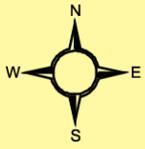
## **THEMES:**

1. Maintain the excellence of the Lampeter-Strasburg School District while increasing efforts to integrate the school and students into the community.
2. Ensure adequate fire protection is provided for current and future populations.
3. Improve the ability of the police department to provide security to Township residents.
4. Develop a utility network that supports the Township's land use objectives while maintaining adequate service.

## **IMPLEMENTATION:**

1. Conduct bi-annual public outreach meetings providing citizens with the opportunity to discuss services with Township staff/officials and service providers.
2. Coordinate with the Lampeter-Strasburg School District to allow students to complete their public service requirements while assisting Township, fire, or ambulance personnel.
3. Coordinate with the school district to conduct one public outreach meeting per year.
4. Establish a fire service auxiliary to assist with fund raising and outreach efforts.
5. Coordinate with fire and police service providers to conduct at least one public outreach meeting per year.
6. Develop and uniformly enforce a strong property maintenance code in the Township.
7. Establish a regular, yearly schedule for conducting driving surveys of the Township to look for property code violations.
8. Work with various community organizations in the Township on a child poverty reduction initiative.
9. Coordinate with utility service providers to limit new services to those developments within the designated growth areas of the Township.
10. Secure required additional capacity from SLSA as soon as possible.

# Map 4 Future Land Use West Lampeter Township, Lancaster County

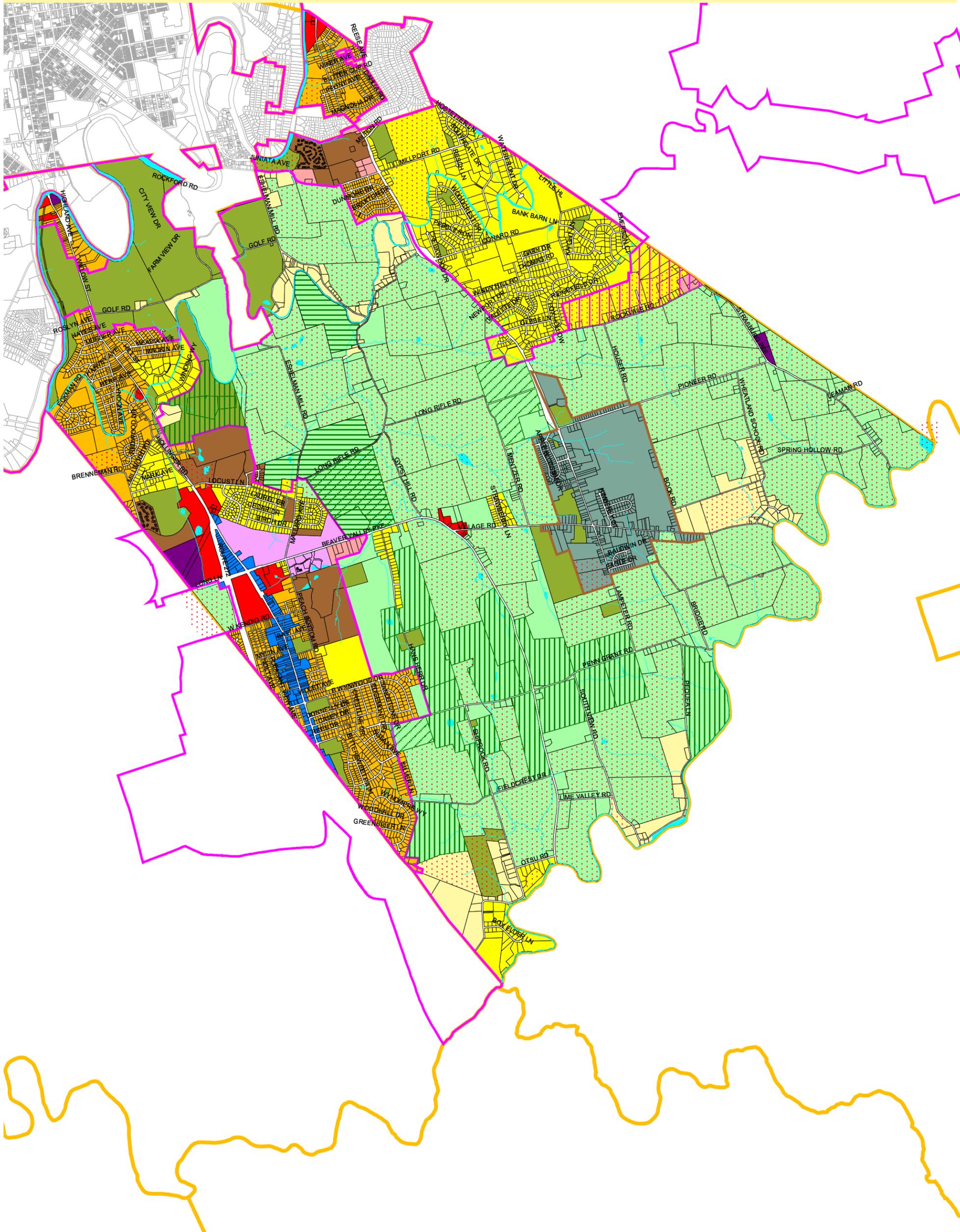


- Urban Growth Expansion Area
- Applications
- Parcels with Agricultural Security Area Designations (ACT 43)
- Preserved Farms (as of 4/18/02)
- Parcels Enrolled in Clean and Green (PA ACT 319)
- Urban or Village Growth Boundary
- CENTRAL LANCASTER COUNTY
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- Agricultural Protection
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- Rural Residential
- R-1: Residential
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- R-3: Residential
- Village
- Mainstreet
- C-1: Commercial
- C-2: Commercial
- Office / Technology / Research (OTR)
- Industrial

0 3000 Feet

Source: Lancaster County GIS Landbase  
 Project: Pennsylvania State Univ., PA0203, U.S. Post  
 Date: June 9, 2002  
 Plot Date: October 30, 2003

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## **WATER RESOURCES:**

Water resources are becoming increasingly valuable to growing communities. The recent drought of 1999-2002 demonstrated just how fragile the quantity of these resources could be, a fragility that can be exacerbated by unwise water use. Additionally, new requirements such as NPDES Phase II requirements are being instituted to address issues related to water quality.

## **THEMES:**

1. Protection of groundwater quantity and quality.
2. Restoration of surface waters for recreational use.
3. Compliance with NPDES Phase II requirements.

## **IMPLEMENTATION:**

1. Recommended that Township ordinances be modified to require structural BMPs be instituted in all new development.
2. Future land use plan designed to keep the majority of future growth inside of the designated growth areas thereby ensuring service by public providers. This technique will limit groundwater withdraw and provide more reliable service in times of drought.
3. Recommended the establishment of riparian buffers along Township streams.
4. Recommended the establishment of vegetative buffers along Township owned right-of-way.
5. Recommended working with farmers and government agencies to establish a program of streambank fencing.
6. Establish an education program that will address ways to limit excess fertilizer runoff, nitrate contamination of groundwater, dumping of hazardous materials into storm sewers, etc.
7. Establish an ordinance provision requiring hydrgeologic studies for large residential developments not served by public water or large farming operations.
8. Develop an on-lot system inspection program.

## **ECONOMIC OUTLINE:**

Preserving and enhancing the internal economy of the Township is a vital element of making the community a livable community.

## **THEMES:**

1. Maintain a large and viable agricultural economy in the Township.
2. Diversify the primarily residential and agricultural tax base to limit future pressure for property tax increases.

## **IMPLEMENTATION:**

1. Establish an Office/Technology/Research (OTR) district in order to attract high-tech businesses to the Township.
2. Revitalize the villages of Willow Street and Lampeter allowing for additional mixed uses including uses that would have commercial and residential uses in the same structure.
3. Reconstitute a Business Association in the Township.
4. Work with the Lancaster County Economic Development Corporation or establish a Development Authority to develop the proposed OTR park(s).
5. Work with the Lampeter-Strasburg School District and the Lancaster County College of Technology to develop programs that are attractive to high-tech businesses.
6. Allow diversification of businesses in agriculturally zoned land to provide farmers with additional income.
7. Establish a system of Transferable Development Rights (TDRs) to allow farmers to reap the benefit of their greatest asset, the land.

# WEST LAMPETER TOWNSHIP STRATEGIC COMPREHENSIVE PLAN UPDATE

2003-2020

## BOARD OF SUPERVISORS

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John Howard – Vice Chairman  
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Aaron King  
Dave Martin  
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**WEST LAMPETER TOWNSHIP 2003 STRATEGIC  
COMPREHENSIVE PLAN**

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## GLOSSARY OF TERMS AND ABBREVIATIONS

**AEU – Animal Equivalent Unit** – A number equating to 1000 pounds live weight of livestock or poultry

**BMP – Best Management Practices** – Practices which are used to improve the quality of stormwater prior to discharge to receiving waters including utilization of artificial wetlands, stormwater quality inlets, detention basins, etc.

**CAFO – Concentrated Animal Feeding Operation** – An animal feeding operation which is in excess of 2 Animal Equivalent Units per Acre

**CIP – Capital Improvements Plan** – A plan which provides a prioritized list of capital improvements, costs, funding sources, etc. for a definitive time frame

**CPAC – Comprehensive Plan Advisory Committee** – The committee of citizens and public officials that assisted in the preparation of this plan

**DCED – Department of Community and Economic Development** – Pennsylvania State agency responsible for community development issues

**DCNR – Department of Conservation and Natural Resources** – Pennsylvania State agency responsible for issues related to natural resources protection and revitalization

**DGA – Designated Growth Area** – A delineated area of the Township which is targeted to receive future growth, usually contains appropriate public utility and road infrastructure to support the growth

**EDA – Economic Development Authority** – Organization responsible for developing and funding business improvement projects in the Township - often used as a funding medium.

**EDC – Economic Development Corporation (of Lancaster County)** – Organization responsible for promoting economic growth and development in Lancaster County

**EDU – Equivalent Dwelling Unit** – A unit of measurement for sewage flow roughly equivalent to the usage by one residential dwelling for one day – SLSA sets this flow at 350 gallons per day

**EMS – Emergency Medical Services** – Organization responsible for ambulance and emergency medical response

**EMT – Emergency Medical Technician** – Trained personnel utilized by EMS

**GPM – Gallon per Minute** – Unit of measurement for water flow

**LCMTG – Lancaster County Municipal Transportation Grant** – Grants provided by Lancaster County for transportation projects – usually requires a municipal match – formerly known as LATS

**LIMC – Lancaster Inter-Municipal Committee** – Organization of 12 municipalities surrounding the City of Lancaster formed to address issues on a regional level

**LSRC – Lampeter-Strasburg Recreation Commission** – A recreation commission consisting of the municipalities of West Lampeter Township, Strasburg Township and Strasburg Borough.

**MPC – Municipalities Planning Code** – Legal code that governs actions of Pennsylvania Municipalities related to land use planning and zoning



**MPO – Metropolitan Planning Organization** – County organization responsible for creating the priority list of transportation improvement projects known as the TIP or traffic improvement plan

**NDO – Neighborhood Development Option** – Residential open space zoning option in West Lampeter Township – contains a neighborhood convenience center

**NPDES – National Pollution Discharge Elimination System** – Program which governs discharges from non-point operations such as construction as well as point operations such as municipal sewer plant discharges. **NPDES Phase II** is a program which will require certain municipalities to develop a program for improving the quality of stormwater discharge from their municipally owned systems.

**OLDS – On-lot Disposal System** – Sewage disposal using any of a number of means of on-lot systems instead of public sewer

**OTR – Office/Technology/Research** – A business district recommended in the comprehensive plan intended to attract clean and green, high-tech businesses

**PENNDOT – Pennsylvania Department of Transportation** - The state agency governing state roads and other forms of transportation within the state

**PHMC – Pennsylvania Historical and Museum Commission** - The state agency governing historical and archaeological activities in the state

**PNDI – Pennsylvania Natural Diversity Inventory** – An inventory of natural areas and species important to maintaining biodiversity in Pennsylvania streams, forests, etc.

**Prime Agricultural Soils** – Class I, II, or III soils

**RRTA – Red Rose Transit Authority** – The mass transit authority that provides bus service to West Lampeter Township

**R-1 – Low Density Residential Zoning District**

**R-2 – Medium Density Residential Zoning District**

**R-3 – High Density Residential Zoning District**

**RR – Rural Residential Zoning District** – The lowest density residential district in the Township which is found outside of the DGA and VGA

**SLSA – Southern Lancaster Sewer Authority** – The sewer authority serving West Lampeter Township

**TDR – Transferable Development Right** – A right given to agricultural landowners in sending areas, which may be transferred to developers in receiving areas, which allows the density of development to be increased in the receiving areas, and permanently protects the sending area from development.

**TVD – Traditional Village District** – A name given to a Traditional Neighborhood Development (TND) that is applied to a village. TND is the term used in the Municipalities planning code

**TSF – Trout Stockable Fishery** - PA DEP classification of waters suitable for trout stocking

**UGB – Urban Growth Boundary** – An alternate name for Designated Growth Areas

**VGA – Village Growth Area** – The designated growth area for the village of Lampeter

**WWF – Warm Water Fishery** – Pennsylvania DEP classification of waters suitable for warm water fish species



## GOALS AND OBJECTIVES

The most significant product of any comprehensive planning effort is the development of a vision, and the goals and objectives that accompany that vision, for the Township. Utilizing the input provided at the monthly meetings of the Comprehensive Plan Advisory Committee (CPAC), the input obtained from the public during both the survey and the public participation meeting processes, the input provided by the Township Planning Commission and Board of Supervisors, and, through applying the tenets of good planning, a preferred future for West Lampeter Township has been developed. That preferred future is reflected in the *Vision Statement* of this plan. The *Vision Statement* reflects input from a variety of sources. From the very beginning of the process, Township officials, employees and members of various planning boards were consulted regarding the major issues facing the Township. The results of the comprehensive plan survey and public participation meetings also revealed a number of themes and issues. Finally, continuous consultation with the CPAC, a large and diverse group of Township citizens, yielded additional advice and comments. The themes and issues brought to light by these various groups through numerous participation techniques have been remarkably consistent throughout the process, and the *Vision Statement* is a reflection of those consistent themes.

### MISSION STATEMENT

In the year 2020 West Lampeter Township is described as a community of neighbors. The rural character of the community is preserved through measures that protect the



agricultural, natural, and cultural resources that have contributed to the Township's rich history. The impact of new growth is minimized through the careful attention that is paid to providing open space, the provision of adequate transportation and utility services, and the provision of adequate recreational opportunities for all residents. The Township government and staff proactively engage residents in order to obtain their input, and educate and inform residents through both personal interaction and communications media. Residents walk and bike on trails that connect residential neighborhoods, parks and revitalized village centers. The Township has promoted office, technology and research businesses in order to diversify the tax base of the Township. Residents continue to take pride in the excellence of the school district, and police, ambulance and fire services create a feeling of safety and comfort among the residents. West Lampeter Township is recognized throughout the county for its high quality of life.

**VISION STATEMENT**

In the year 2020 the residents of West Lampeter Township overwhelmingly describe the quality of life in the Township as *excellent*. West Lampeter Township has maintained its own identity and is not considered to simply be an extension of Lancaster City.

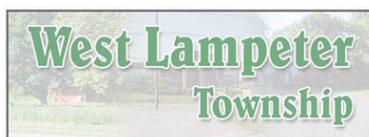
The agricultural way of life and rural landscapes of the Township have been preserved. The farms within the Township continue to be abundant producers, taking advantage of the vast expanses of prime farmland, and farmers have been given the flexibility that



they need to thrive in the modern economy. Agriculture continues to form an important economic element in the community. Through the application of Transferable Development Rights (TDRs), farmers have been given an incentive to preserve their lands by allowing them to sell development rights on the open market, and still reap the benefit of their greatest asset, the land.

The rural areas of the Township have seen limited encroachment by development. Strong efforts at managing growth by Township officials have resulted in 90 percent of growth occurring within the Designated Growth Area (DGA) and Village Growth Area (VGA) of the Township. The limited development that has occurred has taken the form of open space development in the form of the Township's Neighborhood Design Option (NDO). Open spaces and natural resources in these developed areas have been protected and enhanced by linking these areas to nearby parks and public resources via greenways and trails. Significant strides have been made in placing rural areas into preservation programs including the application of Agricultural zoning, Agricultural Preservation designation, and the transfer of development rights.

The Villages of Lampeter and Willow Street have become focal points within the Township. The historic character of these areas has been retained and enhanced by both regulating and partnering with developers. Village centers have been created. Existing historic buildings have been adapted to modern uses. The villages have an internal circulation system of trails, sidewalks and greenways that connect the village



center, parks, and residential and mixed uses. Properties in the villages are affordable to young families and persons wishing to start businesses. A farmers market has been established to take advantage of the Township's agricultural abundance. This farmers market complements the annual West Lampeter Community Fair, which continues to provide a showcase for the agricultural sector of the Township, and at the same time, provides an opportunity for the people of West Lampeter Township to gather and celebrate the common heritage of their community.

The Township's historical and natural resources have been preserved. The areas around these resources are protected to ensure that not just a particular building is preserved, but a particular quality of life is preserved. While striving to preserve the important resources that define the character of West Lampeter Township, these resources are not promoted with the intent of attracting significant tourism.

The Township's transportation system has been enhanced. North-south routes into and out of the Township have been strengthened to ensure that they can carry the increasing amounts of traffic associated with development. Particular emphasis has been paid to upgrading the north-south corridors outside of the Willow Street Pike, in order to safely convey current and future traffic on these roadways, much of which is taking the form of traffic seeking relief from congestion on the Willow Street Pike. These roadways have been upgraded to minimum acceptable design standards for motorized traffic and also provide some opportunity for bikes and pedestrians. The rural nature of these



roadways has been preserved, and the Willow Street Pike and Lampeter Road remain the only high speed north-south corridors through the Township. Speeding has been reduced via increased enforcement and traffic calming techniques. The Township has an Official Map that has allowed it to obtain necessary street right-of-way for the strengthening of its transportation system. Existing traffic routes have been enhanced with new traffic control devices and turning lanes. The addition of private vehicles to the street system has been minimized by the development of an interconnected system of sidewalks, trails and greenways. The presence of neighborhood commercial centers and an Office/Technology/Research (OTR) park adjacent to residential developments has reduced the reliance of Township residents on the automobile for access to work and everyday living necessities.

Within the Township's delineated growth areas, development continues to occur. Residential housing is developed as open space development with a neighborhood feel. Open space zoning in the form of a Neighborhood Design Option (NDO) has been encouraged by making the approval process more efficient. Small convenience centers in NDO neighborhoods have provided residents with the opportunity to walk or bike in order to acquire the necessities of everyday life. High quality housing that is affordable to first time homebuyers and younger families is available. An OTR park is filled with tenants, and it provides jobs to local residents as well as diversifying the tax base of the Township.



Recreational opportunities are available to all. The new West Lampeter Township Community Park and Recreation Center in Lampeter provides diverse recreational opportunities to large numbers of Township residents. Existing neighborhood parks are developed, and new parks are required with each new development, in order to increase the recreational opportunities available within walking or biking distance of each resident within the defined growth areas of the Township. The Township continues to work on a regional level with the Lampeter-Strasburg Recreation Commission, and the Lancaster Inter-Municipal Committee, pooling resources and planning regionally for the recreational needs of the area.

The Lampeter-Strasburg School District continues to provide a quality education to Township residents. Diversification of the tax base has reduced the reliance of the district on residential property taxes. Fire, police and ambulance services continue to provide quick and efficient emergency services to Township residents. Crime in the Township has been reduced and residents feel safe at night while walking the streets in the villages and residential neighborhoods of the Township. The Township communicates on a regular basis with its residents via a monthly newsletter and an internet site, as well as conducting neighborhood meetings to give residents a one on one opportunity to communicate.



The Township works collaboratively with the retirement community to provide appropriate services to a growing and diverse senior community.

The Township works with neighboring municipalities and Lancaster County. Regional issues receive attention and cooperative efforts among municipalities have increased.

### **GOALS AND OBJECTIVES**

**GOAL – PROTECT THE TOWNSHIP’S FARMS AND FARMERS,  
AGRICULTURAL ECONOMY AND RURAL WAY OF LIFE**

#### **Objectives:**

1. Maintain the Township’s agricultural character by directing future growth into the existing Designated Growth Area and Village Growth Area.
2. Provide protection from development pressures to those parcels in the Township that contain a majority of the prime agricultural lands that are an important element of the Township’s economy. Recognize and provide for the need to maintain a critical mass of farmland. Designate agricultural land as fully developed for agriculture.
3. Ensure that farming remains an economically viable lifestyle by providing tools to farmers such as: a greater diversity of uses on agricultural lands and a system of *Transferable Development Rights*.
4. Promote the placement of farms into Agricultural Preservation programs.



Contact and encourage groups that may be interested in purchasing conservation easements or development rights. Place parcels with particular significance on the Township's official map for purchase of the land or development rights.

5. Promote an increased provision of open space within development that does occur by encouraging the use of the open space development design option (NDO).
6. Allow for the natural expansion and modernization of farms.

**GOAL – MANAGE GROWTH IN A SOUND MANNER DIRECTING THE MAJORITY OF FUTURE GROWTH INTO THE DGA AND VGA LOCATED IN THE TOWNSHIP.**

**Objectives:**

1. Direct 90 percent of the Township's future growth into the areas of the Township currently designated for growth.
2. Coordinate with utility service providers to ensure that those providers' policies support the Township's growth management strategies by providing for new services only within the defined growth areas.
3. Increase the capacity of existing lands within the designated growth area by encouraging open space developments.
4. Match proposed growth to existing capacity or proposed improvements in the Township's transportation system.



5. Develop a system of non-motorized transportation for use by current and future residents.
6. Promote in-fill development and redevelopment on existing parcels.
7. Promote *Traditional Neighborhood Development*, in the form of Traditional Village Development, within the Township's villages.
8. Increase the available stock of rental and moderately priced housing in the Township in order to accommodate younger families and first time homebuyers.
9. Develop additional office, technology and research type uses through the development of an Office/Technology/Research (OTR) park.
10. Provide a method to plan for reserving and acquiring land(s) necessary to implement the comprehensive plan, via an Official Map.

GOAL – DEVELOP A TRANSPORTATION SYSTEM THAT SUPPORTS FUTURE GROWTH PROJECTIONS AND LAND USES. ANALYZE THE SYSTEM ON BOTH A LOCAL AND REGIONAL LEVEL.

**Objectives:**

1. Categorize existing State and Township roads by functional classification. Coordinate future land uses to avoid, where possible, exceeding design capacities on roadways. Require developers to make improvements within the limits of the MPC.
2. Coordinate with the Pennsylvania Department of Transportation to ensure that



developers are required to mitigate their impacts on State roads.

3. Ensure that existing roads meet the minimum required design standards based on their functional classification.
4. Establish a revolving *Transportation Capital Improvements Plan*
5. Seek financial support from State and County sources to implement the projects in the *Transportation Capital Improvements Plan*.
6. Minimize the number of new curb cuts allowed along the Township's roads. Make maximum provision of common access drives and signalized intersections for access to roadways.
7. Work with the Lancaster County Planning Commission, and adjacent municipalities, in particular the members of the Lancaster Inter-Municipal Committee (LIMC), in order to develop a regional traffic plan. Actively participate in the LIMC Regional Comprehensive Planning process to ensure that the Township's regional objectives are addressed. When possible seek funding for projects as a regional or multi-municipal effort.
8. Provide a method to plan for and acquire the necessary right-of-way to implement the transportation component of the comprehensive plan via an Official Map.
9. Establish an integrated network of trails, sidewalks and greenways connecting residential, commercial, mixed use and recreational areas.
10. Provide for the continued installation of signal pre-emption devices for emergency services providers.

GOAL – RE-ESTABLISH THE VILLAGES OF WILLOW STREET AND  
LAMPETER AS TRADITIONAL NEIGHBORHOODS/VILLAGES AND CENTERS  
OF COMMUNITY ACTIVITY

**Objectives:**

1. Establish an integrated network of trails and sidewalks for non-motorized traffic connecting residential, commercial, mixed use and recreational areas.
2. Develop a Traditional Village District Ordinance that encourages the restoration and re-use of existing buildings in the Villages. Require and/or team with developers to re-create a traditional village design that includes a village square or center, common parking areas, historic architecture, pedestrian amenities, appropriate lighting, parks and village greens based on a common theme.
3. Establish commercial uses within the villages that are oriented toward serving the surrounding community. Such uses may include dining, entertainment, professional offices, general stores, mixed uses with second floor apartments and other small-scale commercial uses.
4. Integrate pedestrian crossings and sidewalks into Willow Street Pike and Lampeter Road to prevent a division of the villages.
5. Establish a well-defined greenbelt around the Village of Lampeter in order to prevent its merging with existing developed areas.
6. Evaluate hiring a “Main Street” coordinator for Willow Street.
7. Establish a *Village Renewal Committee* for both Willow Street and Lampeter.

GOAL – PROVIDE RECREATIONAL FACILITIES TO EVERY RESIDENT IN THE TOWNSHIP.

**Objectives:**

1. Establish recreational facilities in locations within walking distance of every Township resident located in the delineated growth areas.
2. Promote and develop the provision of neighborhood parks in existing and proposed developments.
3. Connect parks and other recreational sites with residential areas via sidewalks, trails and greenways.
4. Complete the development of the West Lampeter Township Community Park and Recreation Center in the Village of Lampeter including the provision of a swimming pool.
5. Maintain active participation in the Lampeter-Strasburg Recreation Commission.
6. Seek to provide a community based library or library extension in the Township.
7. Provide a method to obtain the land(s) necessary to implement park and recreation improvement via an Official Map.



GOAL – DEVELOP AND MAINTAIN ADEQUATE PUBLIC SERVICES AS A PART OF THE TOWNSHIP’S GROWTH MANAGEMENT STRATEGY

Objectives:

1. Maintain open communication with Township residents. Increase communication via the Township’s web site, more frequent newsletters and neighborhood meetings.
2. Cooperate with and coordinate Township activities and growth management strategies with strategic partners such as the Lampeter-Strasburg School District, police, fire, and ambulance services.
3. Ensure that neighborhood parks have adequately maintained amenities. Encourage the development of parks and tot lots as a part of all new development.
4. Maintain adequate police, fire and ambulance services within the Township.
5. Encourage community involvement in addressing problems such as child poverty in the Township.
6. Assure the general welfare of all residents, employees and properties located in the Township.
7. Ensure that all Township planning documents are consistent with the vision outlined in the comprehensive plan.
8. Minimize the granting of waivers to the Township ordinances except in cases of true hardship.



9. Work with the Lancaster County Planning Commission and the Lancaster Inter-Municipal Committee on regional approaches to planning problems.
10. Protect existing housing stocks by uniformly enforcing building and property maintenance codes throughout the Township.
11. Continue the planning process by evaluating and updating the goals and objectives of the 2003 comprehensive plan on a continual basis.
12. Improve refuse and recycling service to residents, including loose-leaf pick-up and cardboard recycling.

**GOAL – SUSTAIN AND ENHANCE NATURAL, SCENIC AND HISTORICAL RESOURCES FOR THE BENEFIT OF TOWNSHIP RESIDENTS**

**Objectives:**

1. Coordinate with Red Rose Transit to explore the viability of a park and ride lot in the Township that would improve air quality and decrease congestion by decreasing the number of vehicles on the road during the week.
2. Preserve prime agricultural soils, steep slopes, wetlands, riparian areas and groundwater throughout the Township.
3. Increase the requirements in the Township ordinances for natural features protection by establishing requirements for greenways, riparian buffers, and other environmental features.
4. Consider the development of a comprehensive and integrated natural and



- cultural features conservation ordinance.
5. Inventory the historical and cultural resources of the Township. Once these features are identified, establish a historic and cultural features zoning overlay to provide additional protections to these areas.
  6. Require that Best Management Practices (BMPs) be utilized in all future development for stormwater controls.

GOAL – WORK WITH UTILITY PROVIDERS TO MEET THE UTILITY NEEDS OF THE TOWNSHIP, PROTECT THE ENVIRONMENT AND SUPPORT THE GROWTH MANAGEMENT STRATEGIES OF THE COMPREHENSIVE PLAN

**Objectives:**

1. Coordinate with utility providers to ensure that their management plans support the Township's comprehensive plan by only providing for new service within the designated growth areas of the Township and in areas of the Township with failing systems that have little opportunity for repair or replacement.
2. Coordinate the extension of public utility lines to future development areas at the developer's sole expense.
3. Develop a program of regular inspections and maintenance of on-lot sewage disposal systems.
4. Develop a series of educational articles for posting in the Township newsletter and on the web site to explain the benefits of consistent water conservation.



5. Encourage the continued upgrade of utility services such as telephone, cable and high speed internet access.

GOAL - RETAIN AN AGRICULTURALLY BASED ECONOMY BUT  
ENCOURAGE DIVERSIFICATION WITH THE ADDITION OF APPROPRIATE  
COMMERCIAL USES

**Objectives:**

1. Provide local jobs to Township residents and diversify the tax base with the provision of an Office/Technology/Research zoning district.
2. Allow farmers to diversify the farm related activities that can occur on their land in order to make continued farming economically viable.
3. Develop a *Business Association* within the Township that can act to promote Township businesses, including the new OTR park, attract the types of businesses desirable to the Township and act as a link to the Township Board of Supervisors.
4. Work with the Lampeter-Strasburg School District and the Vo-Tech school on public-private partnerships that will target providing qualified workers for the types of businesses that the Township wishes to attract.
5. Consider the establishment of a development authority that will promote and develop the high-tech business park.
6. Develop a farmers market.



7. Discourage strip commercial development along highways, but where commercial development does occur, encourage planned clusters of commercial development as an alternative.



## INTRODUCTION

The 2003-2020 Strategic Comprehensive Plan for West Lampeter Township is a document that is intended to identify and address the major planning issues facing the



Township for the next two decades. The plan will serve as a policy document that will be a supporting guide for future Township growth. It was therefore the desire of the Comprehensive Plan Advisory Committee (CPAC) to construct a document that would be both understandable

and functional. The plan was developed to be a forward-thinking document and not merely a validation of current policies. Plan goals are intended to be realistic and implementable. In short, the plan is not intended to be a mere historical document, or limit itself to the production of a future land use map, but it is intended to answer the three questions of: Where is West Lampeter Township now?; Where does the community want to be in the Year 2020?; and How is West Lampeter Township going to get there?

### **Background Information**

West Lampeter Township is situated in the central part of Lancaster County, Pennsylvania. It directly adjoins the City of Lancaster to the north, which serves as the County seat of government. West Lampeter Township contains a total land area of approximately 16.4 square miles, being roughly 5.5 miles long and 7.7 miles wide at its widest point(s). The Township boundaries are primarily determined by man-made



lines, with the exception of the southeastern border which follows Pequea Creek and the northwestern border which follows the Conestoga River. The Township is contiguous to Lancaster City on the north, East Lampeter Township on the northeast, Strasburg Township on the southeast, Pequea Township on the west and Lancaster Township on the northwest.

West Lampeter Township is part of the greater Lancaster metropolitan area and serves an important part in the regional context. One federal route (U.S. 222) and three primary state routes (S.R. 0272, S.R. 0741 and S.R. 0462) connect the Township to the rest of the region. West Lampeter Township has excellent access to many areas of the northeast. Primary roads such as U.S. 222, I-76, S.R. 0283, U.S. 30 and S.R. 0322 provide convenient access to Philadelphia, Baltimore, New York, Wilmington, Pittsburgh and Washington D.C. The many regional roads connect the Lancaster metropolitan area with the cities of York, Harrisburg and Reading, all of which are within approximately a one (1) hour driving time of the Township.



West Lampeter Township is situated along the County's leading southern edge of suburban growth. The Township's northern and western sections, where it has



adopted Urban Growth Boundaries (UGB's), designated by the Township as Designated Growth Areas (DGAs), continue to face significant development pressures. The decades of the 1980s and 1990s saw annual growth rates



in the Township population of 4.4 and 3.3 percent respectively. The Township has taken, and with this plan continues to take, significant steps to protect the agricultural character of the area. As further explained within this plan, vast parts of the Township are considered to be prime farmland. This plan has, as one of its purposes, protection of that farmland, which will in turn, preserve the current character and integrity of life for both the present and future residents of the Township.

Within West Lampeter Township are located the villages of Willow Street and Lampeter. Each of these villages possesses its own unique character. Each has the potential to serve as a focal point for activity within the Township. This plan takes into account the unique characteristics and potential of each village.

### **Planning as a Concept**

The Strategic Comprehensive Plan is not a solution for all of the problems and concerns of the community, nor is it a finished product only to be reviewed and updated every decade or so. Implementation of the plan must be considered as an on-going process that goes beyond simply adopting the plan. The components of the comprehensive plan must be consistently used as the blueprint that guides the future growth of the Township. In addition, although the plan is intended to guide the Township for a twenty-year period, there are circumstances where changed conditions within that planning period may warrant a change to the plan. The Township must not be afraid, in those situations and after careful scrutiny, to revise the plan to meet changing conditions. Indeed, the Township should initiate an update to this plan within ten (10) years after its adoption.



The purpose of this plan is to provide an updated and substantially new blueprint to guide the Township's growth from the time of adoption out to the year 2020.

Circumstances have significantly changed in the Township since the completion of prior planning efforts, particularly the 1989 Comprehensive Plan and 1990 Comprehensive Traffic Study. This plan is intended to address those changed circumstances.

**Legislative and Legal Basis for the Plan and Its Implementation**

The Strategic Comprehensive Plan is an official statement of the Township, setting forth its policies concerning desirable future municipal development. Although not a legal document in itself, it forms the basis and support for legal implementation of plan policies through zoning, subdivision and land development and other ordinances. The comprehensive plan provides a rational basis for the management of land uses as prescribed in the zoning ordinance.

The legislative authority for Pennsylvania local governments to plan for and manage development within their respective municipal boundaries is based on the Pennsylvania



Municipalities Planning Code (MPC), Act 247, as amended. This legislation sets forth general guidelines, as well as specific administrative and procedural requirements, that municipalities must adhere to in developing and implementing comprehensive plans.

Acts 67 and 68 have recently amended the MPC to substantially add to the legislative authority of municipalities to plan.

The right of a municipality to legislate regulations governing the use of the land



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has been upheld by the state and federal courts. These courts grant that a municipality has the right to manage its own development and growth activities, within certain legal constraints.

The plan as presented has taken into consideration a number of opinions and facts. The comments of the public, staff and governing body of the Township have been welcomed during the planning process. The comments of the Lancaster County

Planning Commission and adjacent municipalities have been reviewed and applied to the planning process.

Public meetings were held to solicit the comment of the general public and business community of the Township.

Every effort has been made to ensure that the final plan reflects both sound planning practices and the desires and needs of the community which it is intended to serve.



DEMOGRAPHIC STUDIES – POPULATION AND HOUSING

Planning for the future of West Lampeter Township must begin with a study of past and current growth trends. Once these trends have been examined, future



population growth can be projected and the growth areas required to absorb that population established. The twenty-year growth projection for West Lampeter Township, developed as a part of this plan, allows the

adequacy of the currently designated Urban Growth Boundaries (Designated and Village Growth Areas), as well as the adequacy of existing infrastructure and services to be analyzed, and recommendations made to address future needs.

This update relied upon Census 2000 data and additional resources in making its analysis. Additional information included data from the Lancaster County Association of Realtors, the Lampeter-Strasburg School District, the Lancaster County Planning Commission, and data from the Township staff.

**Population Data:**

According to Census 2000 data, the population of West Lampeter Township was 13,145 persons. This figure represented an increase of 33 percent over the population numbers reported in 1990, or an average growth rate of 3.3 percent per year. Table 1 contains additional historical growth rates for the Township based on Census data. This strong growth in population reflects the desirability of living in West Lampeter Township, with its abundant land resources and its location adjacent to a major



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metropolitan area (Lancaster City). This growth trend appears to be continuing, as data provided by the Lampeter-Strasburg School District placed the 2002 population of the Township at around 14,000 individuals. The 2000 census reported that approximately 46.7 percent of Township residents were male and 53.3 percent were females.

YEAR	POPULATION	PERCENT GROWTH
1890	1847	
1900	1870	1.2
1910	1927	3.0
1920	2018	4.7
1930	2567	27.2
1940	3037	18.3
1950	4119	35.6
1960	5520	34.0
1970	6332	14.7
1980	6836	8.0
1990	9865	44.3
2000	13145	33.2

The age composition of a population has an effect on the types of services that are required within the Township. Table 2 provides a breakdown of Township population, by age, from the 2000 Census. In the year 2000, 24.5 percent of the residents were 19 years old or younger, while 28.4 percent were 65 years old or older.

**Table 2**  
**Population by Age (Year 2000)**

AGE	PERSONS	PERCENT OF TOTAL POPULATION
Under 5 years	693	5.3
5 to 9 years	881	6.7
10 to 14 years	891	6.8
15 to 19 years	744	5.6
20 to 24 years	421	3.2
25 to 34 years	1205	9.2
35 to 44 years	1992	15.1
45 to 54 years	1565	11.9
55 to 59 years	556	4.2
60 to 64 years	474	3.6
65 to 74 years	1271	9.7
75 to 84 years	1690	12.9
85 years and over	762	5.8

The median resident's age in the year 2000 was 43.7 years which compares to a 1990 median age of 39.7 years. This increase in median age may indicate a "graying" of the population, and correspondingly a need to retain or attract a younger population to the Township, although it should be kept in mind that with longer and healthier life spans an increasing median age does not necessarily correspond to an increase in the need for services the way it may have ten or twenty years ago.

**Educational Attainment:**

The population of the Township, over the age of twenty-five, was examined for educational attainment levels. Of that overall population of 9,479 persons, approximately 86.5 percent, had a high school diploma or higher. Approximately 28.9 percent had a bachelor’s degree or higher, and of those with a bachelor’s degree, approximately 11.0 percent had a graduate or professional degree.

**Employment Status:**

Of the 5,906 residents in the labor force, approximately 97.9 percent were employed. The remaining 2.1 percent were unemployed. Of the 5,714 persons who reported commuting to work, 83.2 percent drove alone, 9.2 percent carpooled, and 0.1 percent used public transportation. The mean travel time to work was 22.1 minutes. The greatest proportion of the working population, 63.4 percent, was reported as working in management/professional or sales/office occupations. When service occupations were included, the total percent of the working population included in these categories rose to 75.8 percent. The number of persons who reported working in agricultural or similar pursuits, was 104 or 1.8 percent of the working population.



**Relative Population Density:**

One indicative measure of the “extent” to which a municipality has been developed is the density of the population. Density is calculated as the number of persons residing within the municipality divided by the total land area of the

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municipality in square miles. The land area of West Lampeter Township is approximately 16.4 square miles which gives a year 2000 density of 801.5 people per



square mile. This number decreases to 683 people per square mile when the Willow Valley Retirement Complexes are removed from the equation. The year 2000 density is a significant increase over the 1990

density of 601.5 persons per square mile, an indicator that the Township has absorbed a significant amount of growth in the last ten years. As a comparison, Table 3 is provided which compares the density of West Lampeter Township to that of neighboring Townships and Lancaster County as a whole. As can be seen, the Township has the highest density of any the municipalities listed with the exception of the more urbanized municipalities of Lancaster City and Lancaster Township. In short, the Township has been absorbing more than its fair share of regional growth when compared to similar, surrounding townships.

### **Additional Population Characteristics:**

According to Census 2000 figures, the average household size in West Lampeter Township in the year 2000 was 2.42 persons. In 1990, that number was 2.44 persons. Nationally, the average person per household number for the year 2000 is projected to be approximately 2.65 persons. Generally, a person per household number that is lower than the national average indicates an increase in the number of homeowners without children, “empty nesters.” This additional indicator of a “graying” population reinforces the need to retain and attract younger families to the Township.



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The Township was reported in the Census 2000 as having 5,284 households, with 3,352 of those households representing a married couple family. The number of female householders with no husband present was 282, with 133 of those representing households with children under 18 years



old. The number of families in poverty was listed at eighty-one (81), forty-six (46) of those with children under 18 and nine (9) with children under five (5). The number of non-family households was 1,524, with 1,377 of those representing householders living alone. The year 2000 population identified itself as 96.5 percent white, 1.0 percent black or African-American, 1.7 percent Latino or Hispanic origin, 0.6 percent Asian or Pacific Island origin, and 0.2 percent other.

**Table 3**  
**Relative Density of Township and Surrounding Municipalities (Year 2000)**

MUNICIPALITY	2000 POPUL.	AREA, SQ. MI.	DENSITY (persons/sq.mi.)
W. Lampeter Twp.	13,145	16.4	683 801.5 (w/Willow Valley)
Lancaster Twp.	13,944	6.0	2324.0
Lancaster City	56,348	7.4	7614.5
Pequea Twp.	4,358	13.6	320.4
E. Lampeter Twp.	13,556	19.9	681.2
Strasburg Twp.	4021	20	201.1
Providence Twp.	6651	20.1	330.8
Lancaster County	470,658	948.4	496

Table 4 Household Size (Persons per Household Year 2000)	
Municipality	Persons per Household
W. Lampeter Township	2.42
Lancaster Twp.	2.29
Lancaster City	2.52
Pequea Twp.	2.75
E. Lampeter Twp.	2.53
Strasburg Twp.	3.15
Providence Twp.	2.78

**Population Objectives:**

Analysis of Census 2000 and other population data indicates that the Township should focus on improvement in two main socio-economic areas. **The first area is making the Township attractive a diverse cross section of residents. The provision of more affordable housing within the Township would have a significant effect in opening opportunities for individuals with diverse ages and income levels to live in the Township. Although the Township meets its fair share requirements, the market has historically driven housing in the Township toward mid-level to upper-level homebuyers. The encouragement of the open space housing option (NDO), with its incentive provisions for providing affordable housing for the first-time homebuyer, should open the Township’s housing market to younger families. Additionally, the revitalization of the Township’s villages will provide mixed use housing, such as studio apartments over store fronts, that will be attractive to**



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singles, recent graduates, and couples without children. A strong property maintenance program in the existing, developed areas of the Township will keep those areas attractive to homebuyers. The homes in these areas are more affordable for first-time homebuyers. By making the area attractive and affordable for the first-time homebuyer, the Township will be able to retain a larger percentage of the young people that have been raised in the Township. The advantage of retaining residents who are familiar with the Township, its heritage, its values, and with one another is that this familiarity is one of the essential elements in building a *sense of community* within neighborhoods and Township-wide. Reinventing this sense of community was identified as an important goal in both the citizen survey and the public participation meetings held during the course of plan development, and retaining residents by making living in West Lampeter Township affordable, is an important element of reinventing the sense of community. In addition to the efforts of the Township, affordable housing should be examined on a regional level. The LIMC Regional Comprehensive Plan provides an excellent vehicle for the discussion of housing opportunities on a regional level and the provision of housing should be a significant part of that plan.

The second socio-economic opportunity lies in eliminating or greatly mitigating the



incidences and effects of poverty, particularly child poverty, within the Township. West Lampeter Township is a relatively affluent Township, with an extremely low incidence of child poverty (as defined by



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the U.S. Census Bureau). Opportunities exist, therefore, for the Township to make significant advances against child poverty in the next twenty years. For example, according to Census 2000 data, the Township had a total of 81 families that were living in poverty, with 46 of those families having children under 18 and nine (9) having children under five (5). **The Township will have a need to disseminate and discuss many community-oriented goals and objectives that are included in this plan. One effective vehicle for completing this task would be to conduct a one-time summit of Township, business, school district and civic leaders to discuss how to best reach the goals defined in the plan. As part of this discussion, efforts should be made to develop a plan for identifying families with children living in poverty, and target, in a three step approach, the reduction of poverty in the Township. That approach should include:**

- **A short term focus on eliminating poverty in families with children under five (5)**
- **A longer term focus on mitigating poverty in families with children under 18**
- **An ultimate goal of eliminating child poverty within West Lampeter Township.**

**The advantage to the Township of supporting a goal to reduce poverty is two-fold: First, it serves to raise the profile of the Township at the regional and state level, adding to the political capital that the Township has to spend as it pursues the remaining goals of the plan. Second, the achievement of one, or all three of the steps listed above would serve to build a sense of community within the Township.**

**A sense of pride and accomplishment in the Township and each other is another of**

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the building blocks that can be utilized in constructing a strong community. The Township would be responsible for initiating the effort through the summit, and would also promote the effort through such activities as providing information in the Township newsletter and on the web-site, but it will be the citizens, civic and business leaders of the Township that will be responsible for achieving the goal. Some suggestions for implementation include: establishing daycare scholarships at local facilities that would allow single or non-working parents to take jobs and increase their total family income, and providing jobs with flexible hours to single parents.

### Local Building Permit Data:

As a supplement to census data, local building permit data for the last several years was analyzed. That data showed that for the period covering 1996-April 2002 the number of new residential building permits issued by the Township was as follows:

<b>Year</b>	<b>Number of Residential Structures</b>
1996	105
1997	90
1998	193
2000	113
2001	106
2002	96

These numbers indicate an average of 120 new residential structures per year continuing from the mid-1990s to the present day.

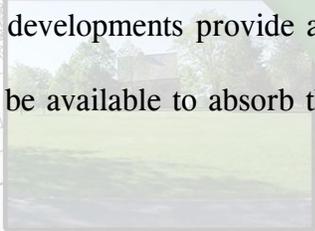
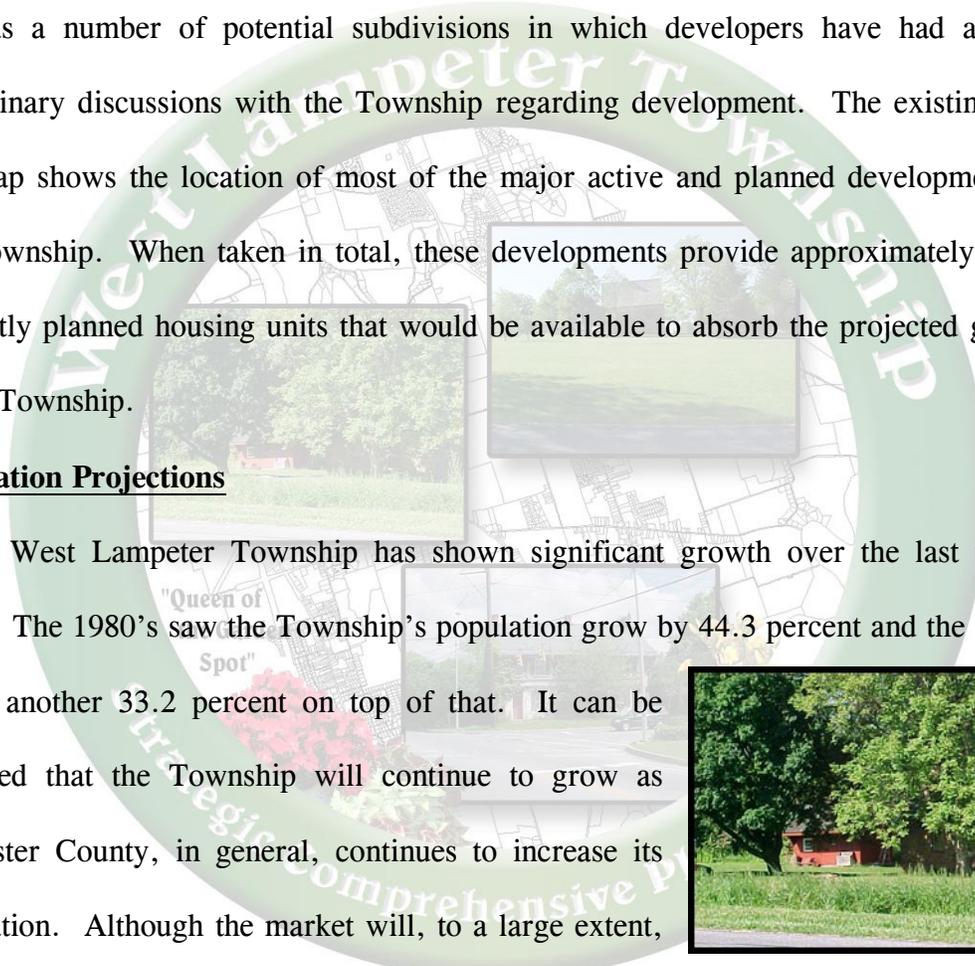
**Active and Planned Subdivisions**

The Township contains a number of subdivisions that continue to be active as well as a number of potential subdivisions in which developers have had at least preliminary discussions with the Township regarding development. The existing land use map shows the location of most of the major active and planned developments in the Township. When taken in total, these developments provide approximately 1,463 currently planned housing units that would be available to absorb the projected growth in the Township.

**Population Projections**

West Lampeter Township has shown significant growth over the last twenty years. The 1980's saw the Township's population grow by 44.3 percent and the 1990's added another 33.2 percent on top of that. It can be expected that the Township will continue to grow as Lancaster County, in general, continues to increase its population. Although the market will, to a large extent, determine the rate of Township growth, the boundaries of that growth can be determined by the measures undertaken as a result of this comprehensive plan.

In 1994 Lancaster County adopted a target growth population for West Lampeter Township. Based on the year 2000 Census numbers, that target population of 13,871 for the year 2010, significantly underestimated the Township's growth.



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For the purposes of this Comprehensive Plan, twenty-year population projections were developed, with a target year of 2020. A number of projection methods are presented in Table 6 for review and comparison.

Arithmetic Method: This is the simplest method of forecasting population growth. By taking the per decade percentage growths in population for the period 1950-2000 and averaging them, then applying this average growth rate to the next twenty years, future populations for the years 2010 and 2020 were determined to be 17,609 and 23,589 persons respectively. This method assumes that typical economic and social cycles will continue, and that no limiting factors, such as land availability, will affect population growth. These numbers equate to a growth rate of 3.4 percent per year.

Linear Regression Method: This method relies on providing a best fit line between points on a historical population graph in order to determine future population growth. This method has the benefit of minimizing the effect of outliers in the data set on the future projections. Using this method, the year 2010 and 2020 population projections are 16,900 and 19,200 persons respectively.

These numbers equate to a growth rate of 2.3 percent per year, or an average of 125 new homes per year resulting in approximately 2500 new residential housing units required by the year 2020.

Lancaster County Planning Commission Projections: The Lancaster County Planning Commission has prepared population projections for each municipality in the



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County to the year 2032. Draft projections are currently available and estimate the Township's year 2010 population at 15,161 and the year 2020 population at 17,227. These numbers equate to respective growth rates 1.5% per year to 2010 and 1.4% per year from 2010 to 2020. These numbers correspond to new housing starts of 83 per year to 2010 and 85 per year from 2010 to 2020, for a total of 1680 housing units by the year 2020.

Method	2010	2020
Arithmetic	17,609	23,589
Linear Regression*	16,900	19,200
Lancaster County	15,161	17,227

\*Indicates selected method of projection

Based on the 1996-2002 number of new housing units, as well as data provided by the school district which indicates that the current population of the Township is approaching 14,000 persons, the population projections provided by the Lancaster County Planning Commission appear to be low, at least for near term planning purposes. Additionally, the number of new



housing units constructed in the 1996-2002 time frame, as well as the historic difficulty of maintaining growth rates above 3.0 percent, due primarily to the limitations of transportation and utility networks, do not support using the higher growth rate predicted by the arithmetic projection method. This comprehensive plan, therefore,

will utilize the projections generated by the linear regression analysis as a number which will provide a conservative estimate of growth, supported by near term data.

### Housing:

In addition to population, the type and distribution of housing, and the way that the housing market has changed, can provide useful barometers of past and present development practice. This information, in turn, can be used in conjunction with the population projections, to determine what types of housing will be needed to serve the future population of the Township. The available types and affordability of housing can play a large part in determining the age groups and volume of growth that will be attracted to the Township in future years.

### Total Housing Units and Mixture:

The Census 2000 data indicates that there were 5,451 total housing units in the Township. The total number of occupied dwelling units was 5,284. Of the total occupied units, 3,629 or 68.7 percent represented “owner-occupied” units. This number is slightly lower than the County average of 70.8 percent. The remainder, 1,655 units, were identified as renter-occupied structures. The total number of housing units available in 1990 was 4,109. The increase in housing units, 1,358 multiplied by the average household size, 2.42, approximates the population growth over the ten-year period. Important to determining whether or not the Township is meeting its “fair share” of housing opportunities is an



analysis of both the types and costs of housing available in the Township. Tables 7 and 8 provide information on these variables:

Table 7 Total Number of Housing Units by Type (Year 2000)		
Housing Type	2000 Number	Percent
Single Family Detached	3427	62.9
Single Family Attached	350	6.4
Multifamily	1638	30.0*
Permanent Mobile Homes	36	0.7

\*Largely represented by Willow Valley units

**Housing Values**

An analysis of the housing values in West Lampeter and surrounding Townships shows that the Township has the second highest median value for single family homes of any of the adjacent municipalities. The value, however, is not significantly higher than Townships with similar characteristics such as East Lampeter and Pequea, and is relatively insignificant when amortized over the average 30 year term of a home mortgage. The values are significantly higher than values found in municipalities such as Lancaster Township or Lancaster City, but this is not surprising given the urban nature of those municipalities, and the historic area trend of lower home prices found in such environments when compared to the highly desirable suburban land. The values are slightly higher than the average for Lancaster County which is \$119,300.



Table 8 Median Housing Values (Year 2000)		
Municipality	Detached	Renter Rent per Month
W. Lampeter Twp.	133,300	1,119*
Lancaster Twp.	110,800	666
Lancaster City	71,300	488
Pequea Twp.	122,000	567
E. Lampeter Twp.	129,500	676
Strasburg Twp.	142,700	642
Providence Twp.	119,000	649

\*This number currently includes Willow Valley units and approximates a median of \$750.00 without the inclusion of such units.

The average rental value in West Lampeter Township, after adjustment for the units found in the Willow Valley complex, is still, at \$750.00, approximately twelve (12) percent higher than other, similar municipalities. The skewing effect of Willow



Valley units makes it difficult to compare the affordability of rental units based on values such as rent as a proportion of income. A general analysis, however, indicates that, exempting Willow Valley, the rental units

within the Township are distributed fairly evenly across the rental ranges as presented in the Census 2000 data. Excluding Willow Valley units, rental housing comprises approximately twelve (12) percent of housing stock in the Township. This percentage compares favorably to Townships such as Providence, Pequea and Strasburg, but less favorably to Townships such as Lancaster.



**Types of Housing**

The vast majority of homes existing, and being built within the Township are single family detached homes. This type of home accounts for nearly 63 percent of the homes provided in the Township, and comprises a large part of the housing stock currently being built. Multi-family units also appear to be a significant part of the housing stock but these numbers also include Willow Valley units and not general population housing. Apartments and mobile homes make up a relatively small portion of the housing stock available in the Township.



**Fair Share and Affordability Analysis**

Pennsylvania Law requires that communities located within the path of development, such as West Lampeter Township, must provide for different dwelling types, at appropriate densities for households of all income levels for both present and future populations. A number of different parameters can be examined to determine whether or not a municipality is meeting this requirement. Median housing values, income levels of residents, the existing and future mix of housing types, allocated zoning, and the availability of rental properties are all determinants of whether or not fair share requirements are being met.

While West Lampeter Township is clearly meeting its fair share requirements under Pennsylvania Law, particularly vis a vis surrounding Townships, it is equally clear that access to Township housing stock for those at the lower middle income level or below, could be improved. The price of housing stock in the Township is not

## CHAPTER 2

significantly higher than that of surrounding Townships similar in nature, and therefore not a peculiar impediment to home ownership. The availability and cost of rental



housing is also in line with those adjacent municipalities.

The median family income in West Lampeter Township, per the Census 2000 data, was \$61,053. In general, housing is considered to be affordable if it does not

exceed 30 percent of annual income. Low-income and moderate-income families generally earn 50 percent and 80 percent of the median family income respectively. This equates to a yearly earning of \$30,526.00 and \$48,824.00 respectively. Using the 30 percent rule, both low and moderate-income families are able to afford the rental housing available in the Township. Very low-income families, however, will exceed the 30 percent rule based on Census 2000 data. It should be noted that some of the families that are placed in the “very low income” category by reference to Census 2000 data, may be members of the Township’s Amish community, and the 30 percent rule would not be applicable to them.

The Township, should take steps to encourage different housing types at appropriate price levels. The Township has already taken some steps to open the housing market to moderate-income owners. Indeed, Township initiatives such as the “Neighborhood Design Option (NDO)” encourage the provision of a mix of housing types. The first of these NDO developments, Mill Creek, provides a mixture of single family detached and townhouse dwellings. **Further refinements to the NDO, as a result of this plan, will provide incentives to developers to include more affordable**

housing units in future construction. The redevelopment of the Township's villages will provide rental opportunities to low income families as well as young couples and singles. In addition, by diversifying and increasing the business economy of the Township, new opportunities will be provided by which very low-income families may be able to increase their incomes to the point where they can afford rental and first-time homebuyer opportunities. The future land use plan of this document ensures that sufficient vacant land is available in the Township to construct single family detached, townhomes, apartments, mobile homes, and other housing types, throughout the planning period. The combination of these elements is designed to ensure that the housing needs of West Lampeter Township residents can be met throughout the planning horizon of this document and that the fair share responsibilities of Pennsylvania law are complied with by the Township.



**Protection of Existing Housing Stocks**

There are no identified areas of the Township in need of significant rehabilitation or protection in terms of preventing or reversing blight conditions. It is important to realize, however, that in areas of the Township such as the Willow Street corridor, it is important to monitor the status of property maintenance conditions. Maintenance and enhancement of this environment is important to retaining its viability as a center of commerce and residence within the Township. It is also important to ensure that properties that may have historical and cultural significance are properly

## CHAPTER 2

maintained. By maintaining these properties, the cultural heritage of the Township is preserved, and the properties become more attractive to those who may be looking to restore and protect their historical integrity. Good property maintenance helps to



ensure that property values remain stable, and that businesses and future residences are attracted to “in-fill” existing areas of the Township as opposed to seeking new “green” sites. The most important and cost

effective tool that a Township has in its arsenal for this type of effort is establishment and enforcement of strong building and property maintenance codes. It is always easier, in a Township like West Lampeter, to prevent the problem of decay, than it is to correct it once it occurs.

**In addition to the adoption and enforcement of ordinances, the Township should provide education to residents through the use of the Township newsletter and web site, as to the requirements and benefits of property maintenance, and should encourage and support any neighborhood associations or organizations that may be developed.**

### Housing Objectives

It has been determined that the Township is meeting its legal requirements under the “fair share” doctrine in terms of providing housing for its citizens. **There are certain general objectives that the Township should seek to promote. These objectives include:**

- **Development of home ownership and rental opportunities across the income spectrum**

## CHAPTER 2

- **Provision of housing opportunities for all including the availability of rental properties until such time as home ownership becomes a possibility**
- **Protection and maintenance of existing housing stock**

### Summary

In summary, West Lampeter Township is currently meeting its requirements under the law to provide housing opportunities for all. The Township, however, should do more to open the housing market to first-time homebuyers in order to retain a healthy 20 and 30 year old population in the Township. One of the best ways to build a sense of community within the Township is to retain as residents the youths who were raised in the Township. Additionally, the Township has a unique opportunity to combat poverty in families with children and should adopt a proactive approach to building community support for an effort to reduce poverty in the Township.

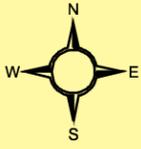


# Map 3 Agricultural Preservation West Lampeter Township, Lancaster County

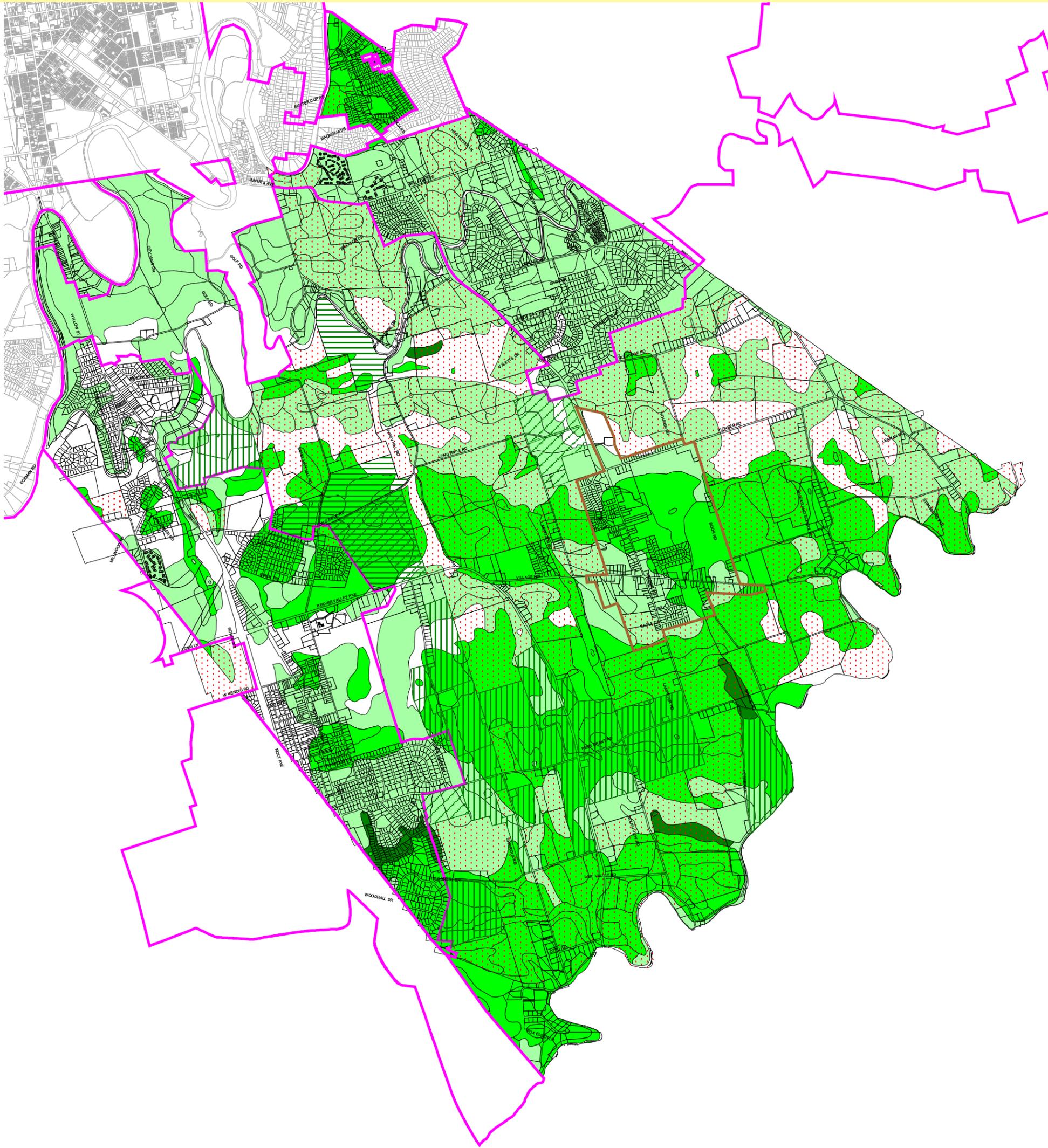
3000 0 3000 Feet

Source: Lancaster County GIS Landbase  
Projection: Pennsylvania State South, NAD 83, U.S. Feet  
Draw Date: June 9, 2002  
Plot Date: October 30, 2003

H:\010146803\GIS\_data\West\_Lampeter\comp\_plan.apr\_Ag\_Preserve:11



- Applications
- Parcels with Agricultural Security Area Designations (ACT 43)
- Preserved Farms (as of 4/18/02)
- Parcels Enrolled in Clean and Green (PA ACT 319)
- Urban or Village Growth Boundary
- CENTRAL LANCASTER COUNTY
- LAMPETER
- Parcel
- Prime Agricultural Soils**
- Class 1
- Class 2
- Class 3



EXISTING LAND USE

Economic influences, development trends, cultural attitudes, and physical features of the land area are several factors that combine to influence community land use patterns. As one of the major components of the Comprehensive Plan, the Existing Land Use (ELU) survey provides important information regarding the general development pattern and character that



exists in the Township. Information collected in the existing land use inventory will serve as an important component of the Township's multi-faceted inventory of resources, and, together with other studies, will form the basis for recommendations regarding future land uses in the Township.

To provide a detailed land use inventory and resulting analysis, several information sources were utilized. First, the Existing Land Use chapter from the 1989 West Lampeter Township Comprehensive Plan was examined. Second, Lancaster County Geographic Information System land assessment data was used to provide a comparison against the lot by lot information from the 1989 Comprehensive Plan. Finally, a windshield survey was conducted in May 2002, with the Township Zoning Officer, to field verify the information obtained from the two previously mentioned sources. The following analysis and discussion describes the categories that are used in the inventory and the report of existing land uses. In addition, these categories are depicted on the Existing Land Use map.

To provide a consistent analysis of land use from the 1989 to the 2002 planning period,



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the land use classifications utilized in the 1989 Plan were maintained in the 2002 Plan.

### AGRICULTURE

Despite the Township's proximity to Lancaster City and its metropolitan area, the vast majority of Township land is devoted to productive agricultural use. Although former zoning policies have permitted scattered groupings of residential lots, large expanses of the Township are still dominated by a rural landscape. Furthermore, these areas continue to provide sufficient dimension and mass to protect and preserve farming from the impacts of suburban growth. Preservation of agricultural lands has taken on a prominent importance in the Township, both as a counter to increasing development pressures and as a way to preserve an important component of the Township's economic base.

These agricultural areas are characterized by active farms engaged in producing a variety of vegetative, livestock, and some manufactured products. The lands contained on the farms are intensively cultivated due to the lack of slope and soil constraints. Farm fields are plowed to the edge of roads and stream banks; furthermore, livestock appear to be largely unrestricted from entering watercourses. Farm sizes generally range between 20 and 150 acres. The majority of farms contain 60 to 100 acres.

Also included within the agricultural category are accessory agricultural uses. These include farm dwellings, roadside stands, bed & breakfasts (if contained on a farm), and secondary businesses that are run by farmers as a supplement to their income. As noted later



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in this plan, the provision of these accessory uses is becoming vital to maintaining the economic viability of the farm.

Finally, many of the farms contain 19<sup>th</sup> century farmhouses that have varying degrees of historic architectural significance, and which contribute to the overall rural and pastoral setting. Preserving the rural/agricultural landscape will also contribute to maintaining the historical integrity of these buildings and their environs.

### SINGLE-FAMILY RESIDENTIAL

This category contains single-family-detached dwellings on individual lots (including freestanding mobile homes).

Early residential settlements within the Township occurred along a trolley line that extended southward from Lancaster City to its terminus in Willow Street. Because of the high



degree of reliance on the trolley for mobility, many homeowners sought locations within walking distance from trolley-car-stops. In turn, the value of land in these vicinities rose. This led to the creation of many detached dwellings concentrated on narrow lots at the trolley stops in Lyndon/Hollinger and Willow Street. Today Willow Street has evolved into a mixture of residential and commercial uses, but it is still predominately a single-family detached neighborhood with lot sizes averaging 9,000 square feet.

The Village of Lampeter was also an early settlement area that served as a community center for the rural inhabitants of the outlying farmlands. No trolley line ran here; therefore,



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more spacious lots were utilized. Many of the homes in Lampeter are large and well preserved; the characteristics of these homes provide a quaint village setting.

As the predominant mode of transportation became the automobile, settlement patterns were dramatically affected. Rather than tightly knit villages at trolley-car-stops, development was free to spring-up along the entire length of primary roads, and even extend away from these



roads. Furthermore, the ease of mobility enabled dwelling lots to increase in size. This increased mobility still drives today's settlement patterns. Suburban residential development is somewhat scattered throughout the Township, but largely follows the major north-south arteries of Willow Street Pike and Lampeter Road. Additionally, some suburban neighborhoods have followed east-west roads like Millport, Village, Eckman and Penn Grant Roads and Locust Lane. Lot sizes for suburban developments vary depending upon the availability of public utilities. The decade of the nineties witnessed a continuation of the suburban development growth pressures in West Lampeter Township that had begun in the previous decade, and that exceeded the pace of growth of many of the other Lancaster County municipalities. Within the last ten years, the following subdivisions have been developed:



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Table 1				
New Residential Subdivisions Since 1989				
Name of Subdivision	Number of Lots	Lot Size	Location in Township	Number of Vacant Lots Remaining
Mill Stream	117	1/3 to 2.5 acres	North-eastern	0
Off of Millport Road	50	1/3 to 1 acre	North-eastern	5
Hunters Ridge	107	1/3 acre	North-eastern	6
Country Meadows	75	1/3 acre	North-eastern	22
Applecroft	105	1/10 to ¾ acre	East-central	9
Lampeter Square	42	¼ to 1/3 acre	South-central	2
Hayword Heath	86	½ to 1 1/2 acre	South-western	0
Woodhall Drive	70	¼ to 1/3 acre	South-western	3
Millwood Road	55	¼ to ½ acre	North-western	2
Waters Edge	2	1 to 2 acres	North-western	16
<b>Total</b>	<b>709</b>			<b>65</b>

The last form of low-density residential land use is rural housing. Because of West Lampeter Township's predominately agricultural landscape, many opportunities for rural housing have existed and continue to exist. Many of these rural residences make use of on-lot sewage disposal and water supply systems. Accordingly, lot sizes are larger than those in suburban neighborhoods. Typically, rural housing is stripped-out along minor roads so as to prevent the necessity of constructing additional roads, while also providing direct contact with the open farmlands behind the dwelling lot.

Suburban Residential Development continues to be an important component in West Lampeter Township's land use planning scheme. The market demand for single family detached housing continues to increase within the Township and places an additional strain on existing infrastructure.

### **MULTI-FAMILY RESIDENTIAL**

This category includes residential development at higher densities including apartments, townhouses, and mobile home parks. During the last decade, multi-family residential



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development has become a vital part of the nation's housing stock. Lancaster County, too, has experienced an increased reliance on this form of residential development. In the past, multi-family housing was considered by many as "undesirable" rental housing; however, recent advances in the design and construction of these units, has forced a rethinking by the public. Furthermore, the ever-increasing costs of housing have similarly fostered a greater acceptance of multi-family units among those who cannot afford the high costs of a single-family detached dwelling.

West Lampeter Township has several large multi-family residential developments. The Willow Woods Apartment Complex is a 120-unit mixture of one to three bedroom apartment and townhouse units. It is contiguous to the western border of the Willow Valley Resort & Conference Center on the south side of Willow Valley Drive. A 61-unit condominium development is located on the north side of Willow Valley Drive. Other developments include the Old Mill Apartments with 36 rental townhouses. This development is located on the west side of Eshelman Mill Road amid the Broadmoor neighborhood. Yet another development is Pioneer Woods with 162 rental garden apartment units. This project is situated on the northeast corner of the intersection of Lampeter and Pioneer Roads. This multi-family development is situated amid a rural portion of the Township.

Numerous older dwellings have been converted to apartment units. Many of these converted dwellings occur in Willow Street, but others are located throughout the Township.

Another large high-density residential development in the township is part of Willow Valley Retirement Communities. As noted on Table 2, Chapter 2, over 28% of the township



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residents are 65 years and older. This number reflects, in significant part, the presence of the Willow Valley Retirement Community. Willow Valley follows a Continuing Care Retirement Community (CCRC) model that is nationally acclaimed, and is a flexible and attractive option for providing a continuum of housing, service and supportive care. CCRC's have differences from standard multi-family residential developments, and Willow Valley is therefore treated separately within this category. CCRC's are typically self contained, accredited, mission driven, not-for-profit developments with complex housing options that include shared recreational, cultural and security features with appropriate accessory uses such as health monitoring, wellness programs, banks, personal service enterprises, transportation and other services geared toward the specific needs of seniors. A critical distinction is that a CCRC includes medical services, daily living assistance and skilled nursing care. Certain components of CCRC's require governmental licensing and are subject to state and federal governmental quality initiatives.

Willow Valley Retirement Communities is a CCRC that has developed several communities within the township:

Willow Valley Manor North offers 422 residential living units in connected buildings of four or five stories in height. In addition a separate building provides 50 garden apartments for a total of 472 living units. Medical care is provided in a 246-bed supportive living component.

Second, Willow Valley Manor is a combination medical/residential campus, and is located on the north side of Locust Lane east of the Willow Street Pike. This community



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offers 322 residential living apartments in a four-story structure with extensive common areas. Assisted living and skilled care are both provided in a 60-bed supportive living component.

Third, the Willow Valley Lakes Manor complex is situated on the east side of Peach Bottom Road about 700 feet south of Beaver Valley Pike. This community offers 535 residential living units primarily comprised of apartments in four-story buildings with extensive common areas plus mid-rise apartments and villas. Assisted living and skilled nursing care are provided in a 124-bed supportive living component. A multipurpose cultural center on the Lakes Campus was completed in January 2003 and is intended to serve all of the communities.

A fourth community called Spring Run is under construction and will include 210 garden type apartments and a supportive living component including assisted living and skilled care. Upon completion, the communities will contain approximately 1,600 residential living units and supportive care facilities for 430 persons.



**West Lampeter Township, as a suburban municipality that hopes to maintain its agricultural character, should continue to make available high-density housing. Significant effort should be made to ensure that the housing provided is compatible with the existing character of the Township. This strategy will enable the Township to accommodate its fair share of growth while minimizing the over-consumption of productive farmlands.**

#### COMMERCIAL

This category includes the Township's retail and service businesses. Existing



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commercial development is classified into three separate categories. First, the Village

Commercial category contains areas such as the Willow Valley Resort and Conference Center



complex, which is located at the intersection of Willow Street Pike and Willow Valley Drive; this complex can be described, as a village activity center and is another major economic contributor to the Township. This center includes a large

restaurant-lodging facility, supermarket, gift shops, boutiques, bank, dry cleaners, offices, drug store, restaurants, and an automobile filling station. These uses are planned and designed to function as an integrated land use with shared access, parking, signage and landscaping.

The size and types of uses within this center primarily serve a multi-municipal market area (presumably south of the City) and tourists to Lancaster County. Next, a multi-store shopping center known as Kendig Square has been developed in the years since the previous

comprehensive plan was completed, and it is now another major economic contributor that provides a focal point for the Willow Street Area. Currently, a grocery store and department store anchor the multi-store shopping center, while various other retail stores, restaurants, a movie theater, and a bank make up the remainder of the complex. The multi-store complex can be described as a commercial island in the Willow Street Area and is afforded access from

both the northbound and southbound lanes of the Willow Street Pike, as well as from Long Lane and Kendig Road. Moving east along Beaver Valley Pike, a group of commercial uses also contribute to the Willow Street Village activity center of the Township. Finally, located along the Beaver Valley Pike, a stretch of commercial uses continues to prosper, with a few



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additional enterprises established over the course of the last ten years, since the completion of the previous comprehensive plan. Some of the commercial enterprises that are located along this stretch of roadway include offices, branch banks, day cares, medical clinics, print shops and a motorcycle shop. Several of these uses are integrated, while others occur as strip development.

The second form of commercial development is neighborhood commercial. Neighborhood commercial uses are ones that serve the everyday needs of adjoining neighborhoods. These uses tend to be limited in size and often employ high standards of site design to protect adjoining residences. Ideally, these neighborhood centers should be centrally located within the neighborhood and accessible by foot.

Within the Township, neighborhood commercial uses are found within the two Villages of Willow Street and Lampeter.

Within Willow Street, there exists considerable commercial development, most of which is highway commercial in character. However, one attractive grouping of neighborhood uses is situated on the east side of northbound Willow Street Pike,



south of Main Street. This center, known as the Village at Willow Green, is a good example of a planned neighborhood center that provides a wealth of conveniences to Willow Street, but has a minimal impact on nearby homes. The Village of Lampeter also has a neighborhood commercial core at the intersection of Village and Lampeter Roads. This core is comprised of a convenience store



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and a post office. The neighborhood commercial uses in Lampeter are designed as individual uses; however, their limited extent and contiguous locations enable them to serve as a commercial focal point within Lampeter.

The third type of commercial development is highway commercial. These uses are typically most abundant along older traffic arteries like the Willow Street, Beaver Valley, and Strasburg Pikes. Highway commercial development is largely founded upon the economic principle of maximum customer exposure and accessibility. With the modern customer's reliance on the automobile for mobility, prospective businesses seek sites with long road frontage and shallow depth along heavily traveled roads. This lot configuration provides maximum visibility to passing motorists. Over the years highway commercial developments tend to evolve into a "strip-pattern" along targeted roads. As a result, conflicting traffic movements occur between customers and commuters, causing traffic congestion and safety problems. Another feature of highway commercial strip development is its lack of identity as a "sense of place". Unlike the previously described village activity and neighborhood commercial centers (e.g., Willow Valley Resort and Conference Center and the Village at Willow Green, respectively) highway commercial uses cannot point to one identifiable location. Instead, each individual highway commercial business must compete with another for customer attention. This competition leads to an ever-increasing reliance on signs for advertisement, which in turn leads to visual clutter, distractions, and confusion for passing motorists.

As already described, West Lampeter Township possesses several important traffic



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arteries between the City and southern Lancaster County. Hence, its roads have been ideal locations for an evolution of highway commercial development. This trend was encouraged by former zoning policies that allowed business development on either side of considerable road frontage. Overall, the Township has a moderate amount of strip commercial development when compared with other suburban Townships. Fortunately, the market did not respond to the zoning potential for this development type or the Township's existing traffic congestion problems would be much worse.

#### INDUSTRIAL

This land use category includes manufacturing, warehousing and wholesale trade establishments. Generally, industrial development can be broken down into three or four categories (Light Industry, Heavy Industry, Industrial Parks, and Office Zones); however, the relative lack of industry within West Lampeter Township defies such a classification system. Presently, only three industrial land uses are located within the Township. First, a wholesale produce operation is located in the extreme northwest corner of the Township between the north and southbound lanes of Willow Street Pike. Second, an injection mold battery case manufacturer is located at the end of Paramount Avenue in the Village of Lampeter. And third, an aluminum-fiberglass siding, roofing and spouting contractor yard is located on the east side of Strasburg Pike across from Pioneer Road.



Clearly, each of these uses could be classified as light industrial in character. The relative lack of existing industry is somewhat surprising so close to the City.



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### OPEN SPACE/CONSERVATION/RECREATION

This category includes several public and private parks and golf courses. Specifically a large grouping of land uses in the northwestern corner of the Township includes the Lancaster County Central and Buchmiller Parks. Further south, amid the Willow Valley Resort complex, is an 18-hole private golf course as well as the Media Heights Country Club that also contains an 18-hole private golf course. A private ball field is located at the southeast corner of the intersection of northbound Willow Street Pike and Penn Drive, in the Village of Willow



Street. Rocky Springs Park is located in the northeastern portion of the Township. Recently, the Township has acquired approximately fifty acres of land within the Village of Lampeter that is located on the southbound side of Village Road, and

which will serve as an excellent source of both passive and active recreation for the region.

Development of this land into a community park is already underway and is further discussed in the Parks and Recreation section of this plan. Finally, several neighborhood parks and open space areas have sprung up since the previous plan based on the suburban residential growth that the Township has experienced and the Township's land dedication requirements.

### PUBLIC/CIVIC

This category includes uses such as public and private schools, municipal offices, government buildings, utility holdings, fire stations, churches, cemeteries, parks (if associated with another public use), the Hans Herr historic site and any other similar use. This use also includes unique public/private facilities such as the Willow Street Lions Club and Lancaster



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County Career and Technology Center's construction of an approximately 5000 square foot community building, on ten (10) acres of land, that will be developed into a variety of recreational facilities and environmental enhancements open to the entire community. As the Existing Land Use map reveals, these uses are scattered throughout the Township and vary widely in size.

#### FARMLAND PRESERVATION

As identified earlier in this chapter, farming and farming activities remain an important industry in West Lampeter Township. As identified in the Demographics chapter of this plan, farmers within West Lampeter Township have experienced considerable development pressures, due to the Township's proximity to Lancaster City, over the course of the last thirty years, and they have had to adapt their farming activities to better fit the suburban environment. However, many of the farms in West Lampeter Township continue to operate and are productive, helped in part by various preservation techniques. These techniques include the following:



A. Clean and Green Program (Pennsylvania Act 319)

This program provides incentives to landowners for preserving land in agricultural and woodland uses by assessing the land at the value it would cost local government to service the land for agriculture or woodland uses instead of at its full market value. This relief affords the landowner an incentive to continue to operate as either a farm or as woodland, in the face of development pressure. Landowners that are enrolled in the program and decide to convert the



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land into another use will be subject to penalties and also subject to rollback taxes on the land.

#### B. Agricultural Security Areas (Pennsylvania Act 43)

The Agricultural Security Areas designation encourages agricultural preservation and applies to a landowner or group of landowners, that comprise at



least 250 acres of viable agricultural land. Any parcels that are non-contiguous must meet a minimum ten-acre size requirement in order to be considered for Agricultural Security Area designation.

An attractive feature of the Agricultural Security Area designation is that it is not a permanent designation, with lands enrolled in the program reviewed every seven years. Agricultural Security Area designation offers property owners the following advantages:

1. The West Lampeter Township Board of Supervisors agree to support agriculture by not enacting laws that restrict the farmer from participating in normal farming practices unless these restrictions have a direct relationship to public health and safety;
2. The condemnation of farmland by a government agency in a Agricultural Security Area must first be approved by the Agricultural Lands Condemnation Board to determine if alternative sites are available for condemnation; and
3. The Agricultural Security Area designation also qualifies the land (if it is an area of 500 acres or more) for a conservation easement. For example, a farm owner in an Agricultural Security Area may be eligible to receive cash for permanently preserving his farm with a farmland preservation easement.

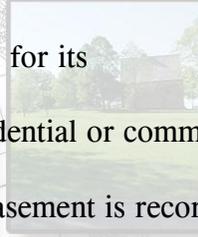
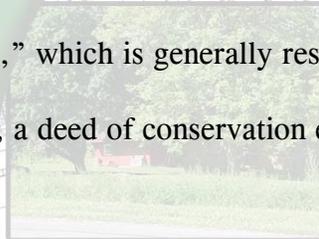


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West Lampeter Township contains a number of parcels within designated Agricultural Security Areas. These lands are located south of Beaver Valley Pike and Village Road and north of Lime Valley Road between the Villages of Willow Street and Lampeter.

#### C. Agricultural Preservation

Another tool available for agricultural preservation is the purchase of conservation easements by state, county or local authorities. These easements permanently protect farms from development by paying farmers the difference in the value of their land when assessed for agricultural use and when assessed for its “highest and best use,” which is generally residential or commercial development. When the purchase is complete, a deed of conservation easement is recorded in the county recorder of deeds office.



#### Agricultural Preservation in West Lampeter Township

West Lampeter Township has a significant amount of acreage that is protected by one or more of the conservation methods outlined above. The following numbers reflect the most restrictive conservation tool that has been applied to the land in question. For example, land that falls under both Clean and Green status and Agricultural Preservation status is listed only under Agricultural Preservation in order to prevent an artificial inflation of the numbers.

Currently the Township has 122 parcels totaling 4,591 acres enrolled in the Clean and Green program. Additionally, three (3) parcels totaling 184 acres are designated as Agricultural Security Areas. A total of 22 parcels encompassing 864 acres fall under the Agricultural



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Preservation category and a further six (6) parcels totaling 307 acres have submitted applications for Agricultural Preservation designation.

### 2002 EXISTING LAND USE

Overall, West Lampeter Township remains a community where the majority of its residents live in the Township, but travel to work outside the Township, typically referred to as a bedroom community. Agricultural land use still remains the largest land use within West Lampeter Township based on total land acreage. Commercial and industrial uses are present; however, they do not dominate the existing landscape. There appears to be significant amounts of open space / recreation / conservation land available to the existing population and a detailed analysis is provided in the Parks and Recreation chapter of this plan. Table 2 and Map 1 provide a breakdown of the Township’s land-uses.

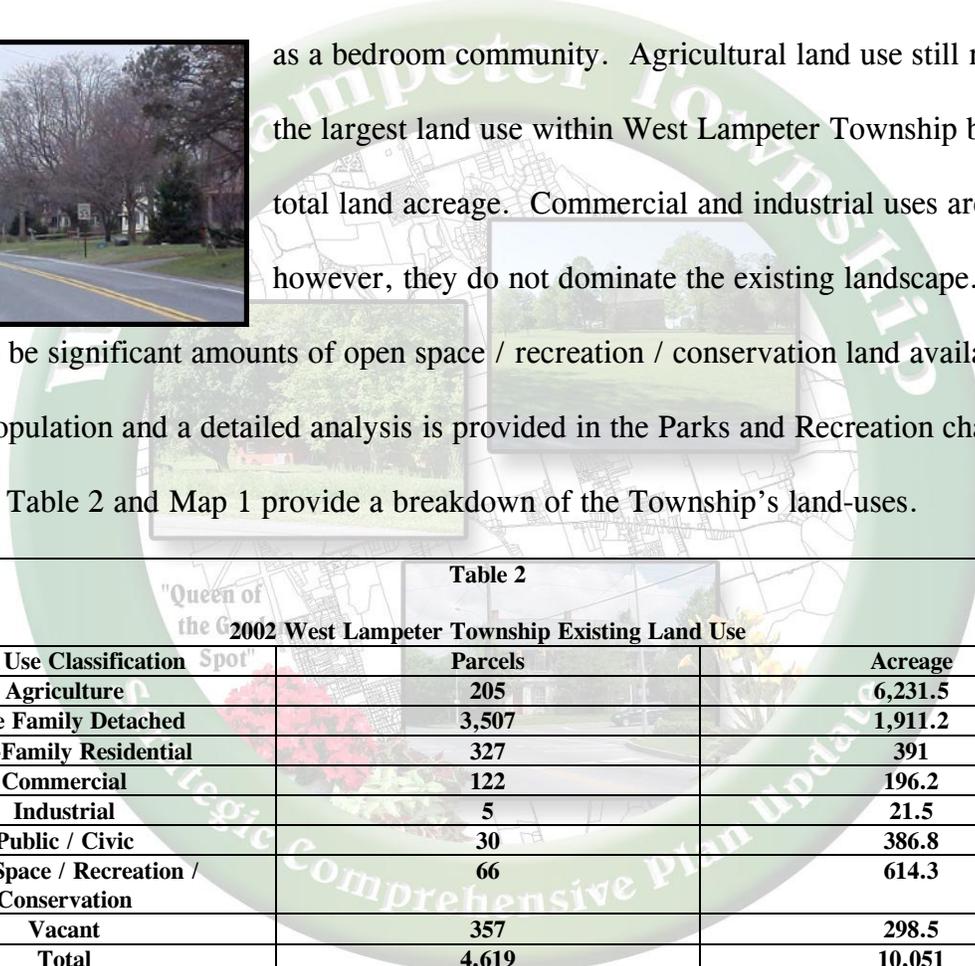


Table 2

2002 West Lampeter Township Existing Land Use		
Land Use Classification	Parcels	Acreage
Agriculture	205	6,231.5
Single Family Detached	3,507	1,911.2
Multi-Family Residential	327	391
Commercial	122	196.2
Industrial	5	21.5
Public / Civic	30	386.8
Open Space / Recreation / Conservation	66	614.3
Vacant	357	298.5
<b>Total</b>	<b>4,619</b>	<b>10,051</b>

Source: Lancaster County GIS Landbase and RETTEW Associates, Inc.

### 1989-2002 LAND USE ANALYSIS

As mentioned earlier in this chapter, the land use classifications for this Plan were modeled after the classifications contained within the 1989 Plan. As demonstrated in the



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Demographics chapter, West Lampeter Township continues to experience considerable growth



and development. This section explains what type, density, and location of development has occurred within the Township since the previous plan. Utilizing this analysis, West Lampeter Township will be better able to determine and plan for future

development and market areas within the Township.

Table 3 displays the areas of growth within the Township based on land use classification. Based on these numbers, West Lampeter Township has witnessed nearly 550 acres of residential growth over the course of the past thirteen years. The majority of land development in the Township has occurred in three areas: the Villages of Willow Street and Lampeter, and the Northeastern portion of the Township.

Land Use Classification	Parcels	Acreage
Single Family Detached	694	340
Multi-Family Residential	11	201
Commercial	16	50
Public / Civic	5	8
Open Space / Recreation / Conservation	5	63
Vacant	137	100
<b>Total</b>	<b>868</b>	<b>762</b>

Source: Lancaster County GIS Landbase and RETTEW Associates, Inc.

As determined earlier in the demographics chapter and as reinforced by this section, West Lampeter Township's population grew by 44.3 percent in the 1980's, while the 1990's added another 33.2 percent. Although the pace of growth in West Lampeter Township is striking, the majority of this growth has been filtered into the urban and village growth boundaries that the Township developed with the aid of the Lancaster County Planning Commission. A



### CHAPTER 3

number of factors could contribute to the fact that the majority of growth has occurred mainly within the established urban and village growth boundaries. Any combination, or all of the following factors, could explain this growth pattern:

1. A Zoning Ordinance that effectively directs growth to occur within the established growth boundaries;
2. Public Infrastructure Planning is consistent with the growth areas and does not deviate outside the boundaries; and
3. Agricultural preservation around the identified growth boundaries has successfully halted growth from penetrating into areas outside the growth areas.

Careful examination has been made so as to determine what factors have aided in directing growth to occur within the designated growth boundaries and to ensure that these factors continue to exist and are enhanced in the Future Land Use plan.

#### LANCASTER COUNTY GROWTH BOUNDARY ANALYSIS

As part of the 1992 Lancaster County Comprehensive Plan, future growth areas contiguous to Lancaster City and the various municipalities within Lancaster County were identified. From 1993 to the present, Lancaster County municipalities have adopted Urban Growth Boundaries (UGBs) and Village Growth Boundaries (VGBs) around the identified growth areas. The purpose of



these growth boundaries is to identify areas where infrastructure and utility services will be put into place, and land will be zoned, to absorb the population growth of the municipalities. West



### CHAPTER 3

Lampeter Township in cooperation with Lancaster County developed and adopted an Urban Growth Boundary that encompassed the Willow Street Area and the northeastern portion of the Township and a Village Growth Boundary around the Village of Lampeter. The UGB and VGB were developed based on criteria set forth in the County's *Policy Plan*. Within West Lampeter Township, these areas have been given the designation of Designated Growth Area (DGA) and Village Growth Area (VGA) respectively, and they constitute the portion of the Central Lancaster County Urban Growth Boundary that falls within West Lampeter Township. The majority of the Township's growth has been absorbed within the two growth boundaries established within the Township. This section will analyze whether the DGA and VGA have the present capacity to absorb future growth for the next twenty years.

The following table displays the linear regression population projection from the Demographics Chapter that was selected for the development of this Plan:

Year	Total Population	Population Increase
2000	13,145	--
2010	16,900	3,755
2020	19,200	2,300
Total		6,055

Source: RETTEW Associates Inc.

Once the population projection was determined, a housing unit projection was extrapolated. Table 5 displays the housing needs of West Lampeter Township out to the years 2010 and 2020.



Table 5			
Historical Population and Housing Unit Increases			
Year	Total Population	Population Increase	Projected New Housing Unit
1980	6,836		
1990	9,865	3,029	
2000	13,145	3,280	
2010	16,900	3,755	1,552
2020	19,200	2,300	950
Total		6,055	2,502

Source: RETTEW Associates Inc.

Lampeter Village Growth Area Analysis

Utilizing the existing land use categories of agricultural and vacant land uses, and including lands that are currently zoned for development, the Village of Lampeter has a total of 64 acres of gross undeveloped land remaining within the Village Growth Area. However, as a piece of land is developed, portions, (approximately 25%), of the land are set aside for infrastructure or associated with natural constraints. The actual developable land remaining within the village is therefore:

<b>Gross undeveloped land</b>	<b>=</b>	<b>64 acres</b>
<b>Less 25% for roads, wetlands, floodplains, steep slopes, stormwater detention, etc.</b>	<b>=</b>	<b>- 16 acres</b>
		<hr/>
		<b>48 acres of net developable acreage</b>

The number of housing units that can be developed on these 48 acres, using the provisions of the current zoning ordinance, can be determined. All of the undeveloped parcels identified in the Lampeter Village Growth Area fall under the existing R-2 Residential Zoning District.

The following calculations are based on developing the 48 acres of undeveloped land in the



### CHAPTER 3

Lampeter Village Growth Area, with single family detached homes on nine thousand square foot lots, with both public water and sewer, resulting in a density of 4.85 units per acre, which would be the density scenario allowed under the existing Township R-2 Zoning District requirements.

<b>Net developable acreage</b>	<b>=</b>	<b>48 acres</b>
<b>West Lampeter R-2 Residential Zoning District requirements for single family detached home with public water and sewer</b>	<b>= X</b>	<b>4.85 units per acre</b>
		<hr/>
		<b>233 housing units</b>

The 4.85 units per acre in the R-2 Residential District, within the Village of Lampeter, is .15 units higher than the recommended net target average dwelling units, for within Growth Boundaries, as established by the Lancaster County Planning Commission.

#### Central Lancaster County Urban Growth Boundary

The portion of the Central Lancaster County Urban Growth Boundary, which comprises the Designated Growth Area (DGA) of West Lampeter Township, is comprised of 44 parcels, containing 704 acres of undeveloped land. The 704 undeveloped acres are distributed based on the West Lampeter Township's Zoning Districts as follows:

<b>R-1 Residential</b>	<b>12 Parcels</b>	<b>260 Acres</b>
<b>R-2 Residential</b>	<b>8 Parcels</b>	<b>121 Acres</b>
<b>R-3 Residential</b>	<b>17 Parcels</b>	<b>255 Acres</b>
<b>Non-Residential Zoning District</b>	<b>7 Parcels</b>	<b>68 Acres</b>
<b>Total</b>	<b>44 Parcels</b>	<b>704 Acres</b>

Each district's undeveloped land was calculated to determine the amount of land that would be



**CHAPTER 3**

set aside for infrastructure or associated with natural constraints. The non-residential zoning district category consists of land that is currently zoned for non-residential uses such as commercial or industrial. Given the overwhelming residential character of the Township, much of this land may provide attractive prospects for developers who will seek to re-zone the land to residential use. This land was not included in the calculations, but it should be remembered that the sixty-eight (68) acres not provided for might provide attractive re-zoning prospects to residential developers.

Utilizing the same methodology as was used to calculate the development potential of the Village Growth Area, the number of housing units that could be placed on this land was

**R-1 Residential Net Developable Acreage Calculation**

**Gross undeveloped land = 260 acres**  
**Less 25% for roads, wetlands, floodplains, steep slopes, stormwater detention, etc. = - 65 acres**

---

**195 acres of net developable acreage**



**R-2 Residential Net Developable Acreage Calculation**

Gross undeveloped land = 121 acres  
 Less 25% for roads, wetlands, floodplains, steep slopes, stormwater detention, etc. = - 30.25 acres

---

90.75 acres of net developable acreage

**R-3 Residential Net Developable Acreage Calculation**

Gross undeveloped land = 255 acres  
 Less 25% for roads, wetlands, floodplains, steep slopes, stormwater detention, etc. = - 63.75 acres

---

191.25 acres of net developable acreage

calculated. All calculations are extrapolated utilizing the lowest density zoning requirements utilizing public water and sewer. The calculations are as follows:

**R-1 Residential Housing Unit Calculation**

Net developable acreage = 195 acres  
 West Lampeter R-1 Residential Zoning District Requirements for single family detached home with public water and sewer (15,000 square feet per unit) = X 2.9 units per acre

---

566 housing units



**R-2 Residential Housing Unit Calculation**

Net developable acreage = 90.75 acres  
 West Lampeter R-2 = X 4.85 units per acre

**Residential Zoning  
 District Requirements  
 for single family  
 detached home with  
 public water and sewer  
 (9,000 square feet per  
 unit)**

---

**440 housing units**

**R-3 Residential Housing Unit Calculation**

Net developable acreage = 191.25 acres  
 West Lampeter R-3 = X 5.8 units per acre

**Residential Zoning  
 District Requirements  
 for single family  
 detached home with  
 public water and sewer  
 (7,500 square feet per  
 unit)**

---

**1,110 housing units**

**Residential Districts Outside the Urban Growth Boundaries**

There are two residential zoning districts that lie outside both the village and urban growth boundaries of West Lampeter Township. These two districts contain 36 parcels with 482 acres of undeveloped land. The 482 undeveloped acres are distributed based on the West Lampeter Township's Zoning Districts as follows:

<b>R- Rural Residential</b>	<b>31 Parcels</b>	<b>440 Acres</b>
<b>R-1 Residential</b>	<b>5 Parcels</b>	<b>42 Acres</b>
<b>Total</b>	<b>36 Parcels</b>	<b>482 Acres</b>



### CHAPTER 3

The rural residential land can be observed on the existing zoning map and is spread in several pockets throughout the Township. The majority of the R- rural residential zoned land is concentrated in the very southern tip of the Township in the area of Box Elder Lane.

Once again, each district's undeveloped land was analyzed to determine the amount of land that would be set aside for infrastructure or associated with natural constraints.

#### **R- Rural Residential Net Developable Acreage Calculation**

**Gross undeveloped land = 440 acres**  
**Less 25% for roads, wetlands, floodplains, steep slopes, stormwater detention, etc. = - 110 acres**

---

**330 acres of net developable acreage**

#### **R-1 Residential Net Developable Acreage Calculation**

**Gross undeveloped land = 42 acres**  
**Less 25% for roads, wetlands, floodplains, steep slopes, stormwater detention, etc. = - 10 acres**

---

**32 acres of net developable acreage**

The number of housing units can then be projected using the net developable acreage. All calculations are extrapolated utilizing the lowest density zoning requirements utilizing on-lot water and sewer. The calculations are as follows:



**R- Rural Residential Housing Unit Calculation**

Net developable acreage = 330 acres  
West Lampeter R- = X 1 units per acre

**Rural Residential  
Zoning District  
Requirements for single  
family detached home  
with on-lot water and  
sewer**

---

**330 housing units**

**R-1 Residential Housing Unit Calculation**

Net developable acreage = 31 acres  
West Lampeter R-1 = X 2.9 units per acre

**Residential Zoning  
District Requirements  
for single family  
detached home with on-  
lot water and sewer  
(15,000 square feet per  
unit)**

---

**90 housing units**

**Residential Districts Outside the Urban Growth Boundaries and Enrolled in Clean and Green**

Areas enrolled in Clean and Green and zoned residential were not considered in the above calculations. West Lampeter Township contains six parcels, totaling 158 acres, which are enrolled in the Clean and Green Program, and that are zoned R-1 Residential. Included among these tracts is 72 acres of land that is owned by the Richard Howell Witmer Foundation, and that is currently planned to remain in open space. The following are calculations of the remaining land's capacity should it be developed:



**R-1 Residential Net Developable Acreage Calculation**

Gross undeveloped land = 86 acres  
Less 25% for roads, wetlands, floodplains, steep slopes, stormwater detention, etc. = - 22 acres

---

64 acres of net developable acreage

**R-1 Residential Housing Unit Calculation**

Net developable acreage = 64 acres  
West Lampeter R-1 Zoning Requirements for single family detached with on-lot water and sewer. = X 2.9 units per acre

---

186 housing units

The question can now be answered of whether or not West Lampeter Township has enough available land, within the Designated Growth Area and Village Growth Area, to accommodate its projected population, or will it need to rely upon areas outside the urban and village growth boundaries?



**Housing Units Achievable Within Lampeter Village Growth Boundary** **233 housing units**

**Housing Units that are Achievable Within the set Central Lancaster County Urban Growth Boundary** **2,116 housing units**

**Housing Units that are Achievable Outside of West Lampeter’s Village and Urban Growth Boundaries** **420 housing units**

**Housing Units Achievable Outside the West Lampeter Village and Urban Growth Boundaries Enrolled in the Clean and Green Program** **186 housing units**

**Units needed to accommodate projected growth** = **- 2,502 housing units**

**452 excess housing unit potential Township-wide**

It is important to reconcile a few points to verify the validity of the analysis presented above. First of all, it must be recognized that the projected need for 2502 housing units is based on the year 2000 population. The amount of vacant residential land is based on a year 2002 land-use survey.



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Since the year 2000 approximately 300 residential units have been constructed in the Township. The true requirement for additional units between 2002 and 2010 is, therefore, approximately 2200 units. Assuming that the current profile of homes in the Township remains relatively constant, new homes will be constructed in the following proportions: 63 percent Single Family Detached, 30 percent multi-family and 7 percent single family attached. This is equivalent, based on the 2200 new homes needed, to 1386 single family detached homes, 154 single family attached homes and 660 multi-family homes. The Township has sufficient land zoned in each category, and sufficient land within the delineated growth areas, with approximately 150 excess units, to absorb the year 2020 growth.

Table 6 Potential Housing Units Based on Existing Zoning Classification Summary			
	R-1 (2.9 units per acre)	R-2 (4.85 units per acre)	R-3 (5.8 units per acre)
Central Lancaster County Urban Growth Boundary	566 potential units	440 potential units	1,110 potential units
Lampeter Village Growth Boundary	N/A	233 potential units	N/A
<b>Total</b>	<b>566 potential units</b>	<b>673 potential units</b>	<b>1,110 potential units</b>

Source: RETTEW Associates Inc.

To ensure the validity of the analysis, it is important to verify the existing density of



development to ensure that the analysis of future growth potential is correct. The newest development proposed for the Township, Mill Creek, has a density of 3.03 units per developable acre. Other recent developments have similar

densities. Therefore, it appears that residential construction is meeting or slightly exceeding the minimum densities allowed under the ordinance and used for the calculations presented



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above.

In summary, West Lampeter Township has sufficient residential land to absorb projected growth for the next twenty years. It would not be to the Township's benefit to remove any residential land from its urban growth boundary. The Township could also increase the density of new subdivisions that would occur within the Designated Growth Areas by promoting the use of the Neighborhood Design Option (N.D.O.). The following table provides a summary of potential housing units, utilizing the existing zoning districts but increasing density by 25 and 33 percent:

<b>Table 7</b>			
<b>Potential Housing Units Based on Existing Zoning Classification and Utilizing the Neighborhood Design Option Summary</b>			
<b>Increase Density by 25 Percent</b>			
	<b>R-1 (3.6 units per acre)</b>	<b>R-2 (6.0 units per acre)</b>	<b>R-3 (7.25 units per acre)</b>
<b>City of Lancaster Urban Growth Boundary</b>	<b>708 potential units</b>	<b>550 potential units</b>	<b>1,388 potential units</b>
<b>Lampeter Village Growth Boundary</b>	<b>N/A</b>	<b>291 potential units</b>	<b>N/A</b>
<b>Total</b>	<b>708 potential units</b>	<b>841 potential units</b>	<b>1,388 potential units</b>
<b>Increase Density by 33 Percent</b>			
	<b>R-1 (3.8 units per acre)</b>	<b>R-2 (6.5 units per acre)</b>	<b>R-3 (7.7 units per acre)</b>
<b>City of Lancaster Urban Growth Boundary</b>	<b>755 potential units</b>	<b>587 potential units</b>	<b>1,480 potential units</b>
<b>Lampeter Village Growth Boundary</b>	<b>N/A</b>	<b>311 potential units</b>	<b>N/A</b>
<b>Total</b>	<b>755 potential units</b>	<b>898 potential units</b>	<b>1,480 potential units</b>
<b>Source: RETTEW Associates Inc.</b>			

Should a 25% or 33% increase in density occur by encouraging the widespread use of the N.D.O. within the Designated Growth Areas, the Township could provide 2,937 potential units for the former and 3,133 potential units for the later on existing land zoned for



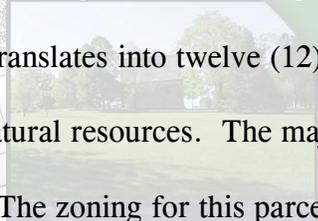
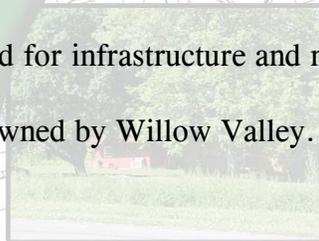
### CHAPTER 3

development. Using the 125 housing units per year linear regression method of population projection selected for this Plan, the 25% increase in density would provide available housing in the Township up to and including the 2023 projected population and the 33% increase in density would provide housing opportunities for the 2025 projected population. By encouraging the N.D.O. option, the Township can also effectively preserve farmland in the Township to a greater extent by lessening the need to build additional housing outside the designated growth areas.

The amount of Industrial zoned land remaining in the Township is sufficient. It consists of just sixteen (16) total acres, which translates into twelve (12) developable acres, when 25% is removed for infrastructure and natural resources. The majority of this land consists of a parcel owned by Willow Valley. The zoning for this parcel is split with Commercial Office.

The Township has twenty-seven (27) total acres of Commercial Office space left with a developable acreage of 20.25 acres. The majority of this land is associated with the previously mentioned Willow Valley site and contains split zoning with Industrial uses. The remainder lies along Beaver Valley Pike in front of a second Willow Valley site.

Currently there are thirty (30) total and 22.5 developable acres of Highway Commercial land in the Township. The majority of this land falls along the north side of Beaver Valley Pike, with other scattered pockets of vacant acreage throughout the Township.



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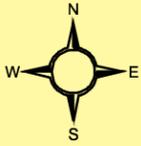
The Village of Lampeter currently has three (3) acres of land zoned for Neighborhood Commercial, with 2.25 acres of developable land. The land is found in the Village and on the northwest portion of Millport and Lampeter Roads.

Finally, there is a total of ten (10) acres of land zoned for Mixed Use remaining in the Township, with about 7.5 acres of that being developable. This zone contains current residential structures and structures that have already been converted into a mixture of commercial and residential uses.

In summary, there remains about sixty (64) acres of vacant land available in the Township for new commercial/industrial uses. These acreages are widely spread and significant amounts of the acreage are contained within a few lots. In order to attract high-tech and professional businesses to the area some additional zoning of commercial/office land should occur. This need is very specifically addressed with the provision of an Office/Technology/Research (OTR) district as explained more fully later in this plan. The Future Land Use Analysis and Economic Profile discuss in more detail the benefits/detriments of certain types of development and make recommendations for future land use within the Township.



# Map 1 Adjacent Zoning and Existing Land Use West Lampeter Township, Lancaster County



- Lake or Pond
- Stream
- West Lampeter Township's Adjacent Municipal Zoning**
- AG
- OS
- RL
- RM
- RH
- RU
- MU
- IN
- CM
- Urban or Village Growth Boundary**
- Central Lancaster County Urban Growth Boundary
- Lampeter Village Growth Boundary
- West Lampeter Township's Existing Land Use**
- Agriculture
- Open Space / Recreation / Conservation
- Single-Family Detached
- Multi-Family Residential
- Commercial
- Industrial
- Public/Civic
- Vacant

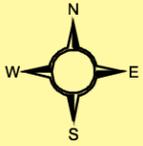
Note: The Adjacent Zoning is derived from the General Zoning Classification created from the Lancaster County Zoning Lexicon

3000 0 3000 Feet

Source: Lancaster County GIS Landbase  
 Projection: Pennsylvania State South, NAD 83, U.S. Feet  
 Date: June 9, 2002  
 Plot Date: October 30, 2009  
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# Map 2 Existing Zoning West Lampeter Township, Lancaster County



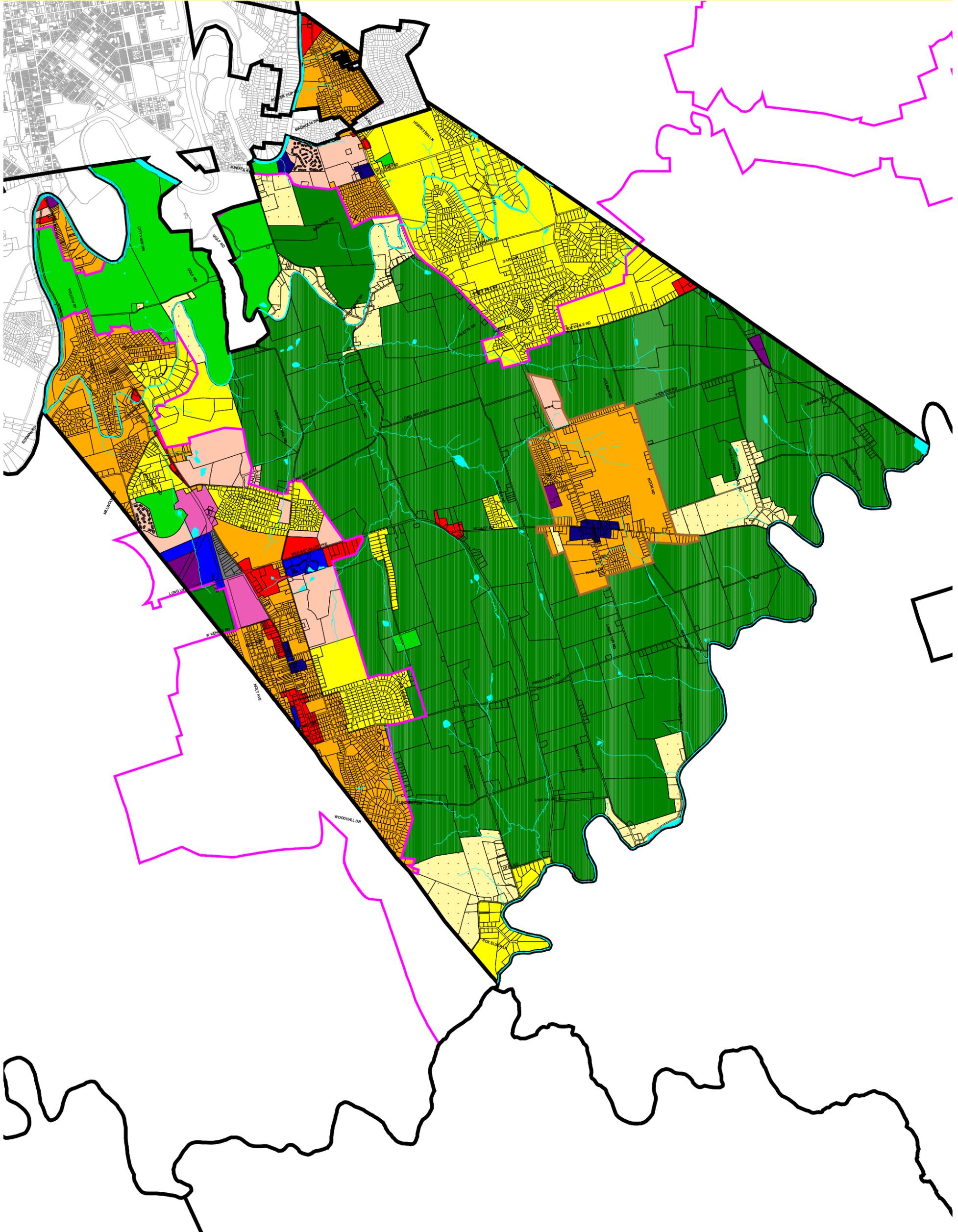
- ▬ Lake or Pond
- ▬ Stream
- Municipal Boundary
- Urban or Village Growth Boundary
- CENTRAL LANCASTER COUNTY
- LAMPETER
- Parcel
- Zoning**
- A- Agricultural
- OS- Open Space
- HC- Highway Commercial
- VC- Village Commercial
- NC- Neighborhood Commercial
- CO- Commercial Office
- I- Industrial
- MU- Mixed Use
- R- Rural Residential
- R-1- Residential
- R-2- Residential
- R-3- Residential

3000 0 3000 Feet

Source: Lancaster County GIS Landbase  
Projection: Pennsylvania State South, NAD 83, U.S. Feet  
Data Date: June 9, 2002  
Plot Date: October 30, 2003

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FUTURE LAND USE

For many the future land use component of a comprehensive plan is recognized as



the most important of the many elements that comprise the plan. Every other component, from transportation planning, to natural resources protection, to parks and recreation ultimately relies on the Future Land Use plan for its basis.

Specific goals and objectives are enumerated in this plan for Willow Street and the Village of Lampeter. In order to achieve these goals and objectives, specific zoning language will need to be applied within these areas. In recognition of this need, separate zoning districts encompassing these areas, with specialized zoning requirements, are proposed. These districts include the Main Street District in Willow Street and the Traditional Village District in Lampeter. Portions of these areas are currently zoned for Highway Commercial or Neighborhood Commercial uses.

Changing zoning classifications, as previously stated, will significantly decrease lands within the current Highway and Neighborhood Commercial zoning districts. It should be noted that within the current zoning classifications, the Highway Commercial and Village Commercial Districts are virtually identical. In light of these facts, and considering that the vast majority of land uses within the Township are agricultural and residential, it is difficult to maintain several distinct commercial zoning districts. It is therefore recommended that the remaining lands within the existing Highway,



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Neighborhood and Village Commercial zoning districts be reclassified within two new zoning districts C-1 and C-2. These new districts should incorporate aspects of the existing districts and existing uses within them.

The Future Land Use component of this plan provides for agricultural, commercial, industrial, residential and other uses within the boundaries of West Lampeter Township. Future Land Use policies have been developed which will act in an integrated way with other plan components to:

- Preserve and protect the Township's agricultural resources focusing on both farmland and farmer preservation.
- Provide for sufficient land within the Designated Growth Area and Village Growth Area of the Township to serve the twenty year population projections, while at the same time providing housing opportunities to an increasing diversity of families.
- Encourage preservation and revitalization of the Township's villages.
- Protect the Township's important cultural and natural resources.
- Encourage appropriate economic development and non-residential growth.

### DESIGNATED GROWTH AREAS

The Township contains two distinct growth areas. The first area comprises a portion of the Central Lancaster County Urban Growth Boundary. The part of this boundary contained within the Township is known as the *Designated Growth Area (DGA)* of the Township. The second growth area is the *Village Growth Area*



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(VGA) that surrounds the Village of Lampeter. These growth areas have been established with the intent of containing growth in the Township within the designated boundaries. It is within these growth areas that the Township has historically, and in the future will continue; to direct residential growth of all types; to provide for commercial services, including shopping and professional office services; to develop facilities for public use such as municipal buildings, schools, emergency services, etc.; to locate limited industry, and to develop an office/technology/research (OTR) park(s); and to establish most other types of developed uses. The uses that are located within the Designated and Village Growth Areas are those associated with providing living space and services to the mass of Township residents. To that end, the majority of the DGA and VGA are served by public water and sewer service and significant transportation infrastructure facilities.

An analysis was made of the capacity of the DGA and VGA to absorb projected future growth. This analysis is contained in the Existing Land Use chapter of this plan. The analysis was based on an inventory of the existing parcels in the Township, identification of developable parcels and a determination of the amount of growth that could be supported by those parcels utilizing existing zoning requirements. The amount of land available for growth was adjusted to account for infrastructure requirements and natural impediments such as wetlands and steep slopes. The projected population growth out to the year 2020 was converted into a number of households by applying the current ratio of persons/household to the gross population increase. In summary, it was determined that there is sufficient land within the current DGA and VGA to support the



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expected growth in the Township population out to the year 2020 utilizing the current densities provided for in the zoning ordinance.

There currently remains sufficient land available in the DGA and VGA for general commercial growth, however, one recommendation of this plan is that an Office/Technology/Research (OTR) park be developed within the Township in order to provide jobs in close proximity to future residential growth. Such an initiative would allow residents to reduce commute times, at a minimum, and when interlaced with a system of non-motorized transportation facilities, will help to reduce future traffic congestion.



Areas outside of the DGA and VGA should be considered for limited future growth. These areas should be preserved for uses such as agriculture, horticulture, and the preservation of natural and cultural resources. The lands in these areas are an integral part of total land use planning because they provide defined growth limits and greenbelts around the Township's villages and growth areas. Residential growth, where permitted in these areas, should be distinctly rural in character, with large lots to ensure the provision of open space, and to ensure the provision of sufficient land for on-lot disposal



systems. Ordinances should promote an ideal of “growth within the DGA and VGA and preservation of those areas outside of the DGA and VGA limits.”



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### Existing Growth Boundaries

The present growth area boundary should be expanded in one area. **It is recommended that the growth boundary be expanded to run along Rockvale Road in the northeast quadrant of the Township.** This area is currently zoned for R-1 growth as well as some small areas of highway commercial zoning. As a result of that zoning, some residential and commercial development has already occurred along Rockvale Road. By bringing this area into the DGA, the Township may encourage the expansion of public utility service into this area, and as a result encourage further development, but it will also provide consistency in planning that will provide great benefits to the Township should future court challenges occur over the zoning of land. It is important for the Township to be able to say that it has maintained the integrity of the DGA and VGA and emphasize that it is the express intent of the Township to direct growth into these areas. A future petitioner for rezoning should not be able to highlight obvious areas outside of the growth boundaries where growth has been encouraged by zoning and subsequently allowed to occur.

**This plan concludes that the Township has sufficient land zoned for growth through the planning period. The Township's intention is that ninety (90) percent of future growth will occur within the currently designated growth areas of the Township. Should the Township, through unforeseen circumstances, be forced to expand the growth areas in the future, it should do so in accordance with certain, defined criteria. While it may not be possible for parcels to meet all of the following criteria, the Township should make every effort to ensure that as many**



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of the criteria as possible are met before incorporating additional parcels into the growth areas or rezoning land for additional growth.

The criteria include:

- Parcels to be zoned for growth or incorporated into the growth boundaries should not contain significant portions of prime agricultural soils
- Parcels should have access to a collector road
- Parcels should lie adjacent to the existing growth areas
- Parcels should have some or all required public utilities on the parcel, or utilities should be able to be easily extended to the parcel
- Rezoning should be consistent with adjacent uses both within West Lampeter Township and adjoining municipalities.
- Parcels that are required to provide access to areas that meet some or all of the criteria listed above should be considered on a case by case basis

The Township should periodically review the remaining land zoned for growth in the Township. The Township should also pursue, through policies in the LIMC Regional Comprehensive Plan, the preservation of agricultural and open space lands.

### FUTURE LAND USE MAP

The Future Land Use map for the Township is presented at the end of this chapter. On that map different land uses are proposed to include Agricultural Protection, Open Space/Recreation/Conservation, Rural Residential, Low/Medium/High Density Residential (R-1, R-2, R-3), Traditional Village,



## CHAPTER 4

Mainstreet, Neighborhood Commercial, Commercial, Office/Technology/Research (OTR) Park, and Industrial uses. The Future Land Use map has been designed to incorporate and encourage the implementation of the recommendations of this plan. The Township will use this comprehensive plan as a policy document to support changes to the West Lampeter Township Zoning Map, Zoning Ordinance, Subdivision and Land Development Ordinance, and other planning documents available for implementation of the plan.

### AGRICULTURAL USE

The Township currently has significant amounts of land zoned as Agricultural. Large portions of this agriculturally zoned land consist of prime farmland (Class I, II, or III soil) that is in need of protection from development if the agricultural economic base and rural character/way of life of the Township is to be maintained. Indeed, many areas of prime farmland within the Township have already been lost to development pressures. Currently, a majority of the remaining prime farmland is utilized for agriculture, with some land designated for open space and park uses. A significant portion of prime agricultural land can be found surrounding the Township's historical features, such as the Hans Herr House, and/or abut Township natural features such as Mill Creek and Pequea Creek. A fair proportion (as shown elsewhere in this plan) of the existing lands zoned for Agriculture are currently enrolled in the Agricultural Preservation Program or are designated as Agricultural Security



## CHAPTER 4

Areas. Additional acreage is enrolled in the Clean and Green (Act 319) program.

**The Township should take continued steps to preserve its agricultural land.**



The Township should make continued efforts to enroll more farmland in the Agricultural Land Preservation Program. Of primary importance is enrolling the land that currently lies adjacent to the DGAs and VGAs in order to create a greenbelt buffer around these areas. The presence of these greenbelts not only protects the Township character, but also acts as a development control, when used in conjunction with other policies such as limiting the expansion of public utility service outside of the DGA and VGA. The areas adjacent to the DGA and VGA are the most threatened because they are the closest areas into which public infrastructure could be extended and development correspondingly occur.

In addition to the county land preservation program, the Township should consider purchase of conservation easements or development rights on particular parcels of land, focusing first on two parcels which lie on either side of Lampeter Road, bordering the northern boundary of the VGA. The Township's existing Agricultural Security Advisory Committee or a separate committee should take a proactive role in seeking to have farmers enroll their land in protection programs, and/or in seeking outside preservation groups to purchase development rights or conservation easements on these lands.



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### Transferable Development Rights as an Agriculture Protection Program

A number of programs are available to assist with the preservation of agricultural land. The County of Lancaster has an Agricultural Land Preservation Program in which farmers are able to sell their development rights to the county in exchange for perpetual protection of their farms. Another option for farmers is the donation of land to the Lancaster Farmland Trust. The Township may wish to target particular pieces of land for purchase as open space, or for the purchase of conservation easements in order to prevent future development. Particularly useful, is a free market approach known as Transferable Development Rights (TDRs). The Pennsylvania Legislature has enabled Townships to create a new property owner's right known as a "development right." In essence, a property owner in the agriculturally zoned areas of the Township can be vested in a certain amount of development potential for the land that they own. The property owner cannot actually develop the land, but may sell the development rights in which he is vested, to a third party, for application elsewhere in the Township. Provision can be made in the ordinance for minor subdivision of parcels for construction of homes by family members, etc. By selling his rights to develop the land, the agricultural property owner recognizes a current monetary benefit from his land, but he forever protects the land from future development as rights to develop that land no longer exist. **A true TDR program must be established in the Township with designated "sending" and "receiving" areas. Such a system will allow farmers to more effectively market their greatest asset, the land, without actually developing the land itself. The Township should establish TDRs that allow those**



## CHAPTER 4

who own land zoned for Agricultural Protection to sell development rights vested in their land to third parties, including the Township itself. The third parties should be allowed to transfer these development rights to land in the R-1, R-2, and R-3 zoning districts, provided that the NDO option, contained within the Township Ordinance, is used to develop the respective parcels. One of the design incentives permitted in the NDO should be the use of TDRs to significantly increase permitted densities. With a provision for Transfer of Development Rights, the ability to subdivide parcels in agriculturally zoned areas should be limited. Subdivision should be allowed only if the end result is large, agriculturally viable lots, or, limited subdivision of small amounts of land to support dwellings and necessary on lot utilities. In addition to providing for TDR bonuses accompanying the use of the NDO, the Township should, as it develops its TDR ordinance, determine whether or not TDRs should be applicable for lots from 0-10 acres, to which the NDO does not apply.

The proposed LIMC plan opens up additional possibilities for TDRs. Not only could TDRs be transferred within West Lampeter Township, but they could also be transferred across the boundaries of those communities involved with the LIMC plan. The Township should establish its initial TDR program, but ensure that the option of TDRs that cross municipal boundaries is discussed during the LIMC planning process.



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### Additional Agricultural Zoning Techniques

**The Township should strongly enforce its agricultural zoning provisions. A zoning district should be implemented that is known as the Agricultural Protection Zoning district. These lands are worthy of special protection because of the significant amounts of prime farmland present, their importance to the local economy, and their importance to the regional agriculturally based economy. These lands should not be developed, and it is on these lands that the Township should concentrate its efforts to encourage owners to enroll in agricultural protection programs, purchase conservation easements, etc.**



### Farmer Preservation

In addition to farmland preservation, future regulations must focus on “farmer” preservation or preservation of farming as a way of life. The general rule on the family farm in Pennsylvania in recent economic times has been “diversification.” Small farming in and of itself is no longer a sufficient means of support for the farmer. As a result, there is a need to allow a limited amount of non-agricultural business on family farmland, or a need to allow farms to expand their uses. Currently, businesses allowed in Agricultural zones are limited to farm-related or other accessory uses. In order for the family farm to survive, additional businesses must be permitted on agriculturally zoned land. One possible method of providing this flexibility is by tying development not to the land itself, but rather to the landowner. That is to say, that additional



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businesses could be allowed provided that they are owned and operated by the farmer who owns the land. These businesses would still need to be limited in size and scope. Other businesses that may be permitted in agriculturally zoned areas include bed and breakfasts, stables, etc.

**The Township should broaden the uses that are permitted within agriculturally zoned lands. It should provide for additional conditional uses within these areas and tie development rights in the land not to the land itself but to the landowner. Uses that may be considered as appropriate include:**

- **Direct sale to the public of agricultural products provided that at least 25 percent of the products were produced by the farmer**
- **Structures associated with the production of energy for use on the farm and for sale to utility producers.**
- **Allow the sale of services or production and sale by persons in residence of agricultural goods, services, supplies and repairs, so long as the provision of those services and goods are incidental to a primary agricultural use of the land and are conducted by residents of the land. Maximum areas of these businesses should be specified.**
- **Allow the conduct of traditional trades, sale of home occupation goods, arts and crafts and other incidental goods by persons in residence so long as the goods sold are incidental to the agricultural use of the land. Maximum areas for these businesses should be specified.**
- **Allow the accommodation of tourists and visitors within principal family**



## CHAPTER 4

residential or agricultural structures provided that all provisions of local, state and federal law for the provision of such services are complied with by the owner.

- Provide as a condition a requirement for the conversion of non-agricultural businesses to other permitted uses should the business be terminated or abandoned. Provide a condition indicating that only the particular business approved by the Township Board of Supervisors may be transferred with the land and not the general right to conduct a non-agriculturally related commercial enterprise.

### RURAL RESIDENTIAL USE

The Township currently has 440 acres of land zoned for Rural Residential uses. No major additions or deletions to this land are suggested for the future land use map. The areas suggested for Rural Residential use are dispersed throughout the Township. Many of these lands are adjacent to natural resources such as Mill Creek and Pequea Creek and are therefore particularly suited to this less intense type of residential development.

Rural Residential areas are suitable for a number of uses. These include low density residential uses, home occupations, park and open space uses, agricultural uses, and public uses. Residential uses should be limited to single family homes on individual lots in order to provide sufficient open space to retain the rural character of the area, protect natural resources, and provide



## CHAPTER 4

sufficient room for on-lot utilities. Public infrastructure extensions into these areas, to the extent that they have not already occurred, should be limited and are not supported by the Township or this plan, unless and until specific clusters of need are identified during the Township's inspection of OLDS systems. Residential and non-agricultural development should generally be allowed at a density of one **dwelling unit for every two acres**, although slightly higher densities may be permissible.

**Wooded lands in Rural Residential zones should be afforded protection by the Township's ordinances. In addition significant amounts of riparian buffers, greenways and open space should be the hallmark of any multi-lot residential developments. The Township should consider the adoption of a mandated Open Space Design Option for these areas, designed to protect natural resources and provide the above-mentioned amenities in this zone. In the alternative, increasing the minimum lot size may serve a similar function if bolstered by requirements for riparian buffers, etc. Since the vast majority of development in this zoning area would not be served by public water, multi-lot development in this zone should be subject to a requirement for a hydrogeologic/groundwater yield study to ensure that an adequate supply of water is available.**

### **LOW DENSITY RESIDENTIAL (R-1)**

Low density residential lands are generally appropriate for multi-lot residential development. They are generally found within the DGA of the Township, although some significant areas of low density residentially zoned land can currently be found outside of the DGA. **One area currently zoned for R-1 development is the Witmer**



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farm in the northwest quadrant of the Township. Significant portions of this farm are preserved by a private conservancy organization and the remainder, to the extent not already developed, should be re-zoned from R-1 to Open Space. Other areas in the northeast quadrant of the Township along Rockvale Road are already developed or developing and it is recommended that these lands, while maintaining existing zoning, be brought inside of the DGA to facilitate consistent land use and infrastructure planning.

New developments within lands zoned R-1 should provide public sewer and water to serve development units. They should also be expected to provide the required road improvements necessary to permit sufficient ingress and egress from the development without increasing congestion or safety hazards on adjacent roadways. The uses appropriate to this type of land are expanded from those appropriate on rural residential land. Uses that are appropriate include single family detached dwellings and accessory structures. In addition, public uses may appropriately be permitted by right. Other uses that may be permitted by conditional use include churches and schools.

It may be appropriate, on a site specific basis, to consider a provision for a retirement community overlay in the Township. The overlay should be centered on the Willow Valley area, and should be designed to accommodate a community of active retirees. Consideration should be given in such an overlay to providing for an open space design option, allowing for a higher density, but preserving the intent of the underlying zoning classifications and to possibly requiring the purchase of TDRs for at least a portion of any density increase allowed over and



above the base zoning density.

The provision of open space and parkland should be encouraged in R-1 developments, particularly those that are developed at a density of more than one unit per acre. The Township's existing Neighborhood Design Option (NDO) makes provision for such open space and its use should be encouraged. The Township should encourage development utilizing the NDO option by allowing the co-incident consideration of the preliminary plan and the conditional use application for projects in this zone, or by allowing the submission of plans as preliminary/final after the conditional use process. In addition, the NDO option should contain a significant incentive, in the form of a bonus density, for the use of TDRs. Development rights purchased from agricultural uses located outside the DGA and VGA should be applicable to R-1 developments to increase the number of dwelling units permitted, however, a limit on the amount of development rights that could be transferred should be set.

**MEDIUM DENSITY RESIDENTIAL (R-2)**



Medium Density Residential lands are generally considered appropriate for multi-lot residential development at a higher density than R-1 lands. R-2 lands should be located within the DGA or VGA and all currently zoned R-2 land in the Township meets that requirement. These developments should be served with public water and sewer. **If public water is not available, a hydro-geologic study or water feasibility study should be required**



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for development, which ensures that sufficient water is available for residential uses. Uses appropriate in medium density residential areas include single family detached homes, townhomes and duplexes. Density for such developments should not be less than three units per acre.

The Township should encourage development of these areas using the NDO option by permitting co-incident consideration of the preliminary plan and the conditional use application for this zone, or by allowing consideration of the plan as preliminary/final after the conditional use hearing. In addition, the NDO option should contain a significant incentive, in the form of a bonus density, for the use of TDRs. The Township during the course of the development of its TDR ordinance should determine whether or not it wishes to apply TDRs to conventional development in the R-2 zone as well. The land that currently houses the Lampeter Community Center and Grounds should be re-designated from R-2 to Open Space/Recreation/Conservation in the Lampeter TVD plan.

### **HIGH DENSITY RESIDENTIAL (R-3)**

High density residential lands are generally considered appropriate for multi-lot development at a higher density than R-2 lands. R-3 land should be located inside of the DGA and VGA and all currently zoned R-3 land in the Township meets this requirement. Developments within this zoning classification should all be served by public water and sewer. Uses appropriate in the R-3 zone include single family detached homes, duplexes, townhouses, and multiple family dwellings. Permitted densities should vary depending on the type of unit being proposed.



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The Township should encourage development of these areas using the NDO option by allowing co-incident consideration of the preliminary plan and the conditional use application within this zone, or by allowing consideration of the plan as preliminary/final after the conditional use proceeding. In addition, the NDO option should contain a significant incentive, in the form of a bonus density, for the use of TDRs. The Township, through the development of its TDR ordinance, should determine whether or not it wishes to apply TDRs to conventional development in the R-3 zone as well.

### OPEN SPACE/RECREATION/CONSERVATION ZONING

The Township contains two primary parcels that should be rezoned to open space zoning. One of these parcels, which has already been discussed, is the Witmer farm in the northwest corner of the Township. A second parcel is currently designated for the new West Lampeter Township Community Park and Recreation Center.

A second pair of parcels located immediately north of the Lampeter VGA and lying on either side of Lampeter Road should be zoned for agriculture or open space uses and an immediate effort launched to permanently preserve these parcels. This action is necessary in order to maintain the viability of Lampeter as a village setting, by establishing a greenbelt around the village that separates it from the significant residential uses located to the north. Should the Township choose to



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outright purchase these parcels or to purchase the development rights, these parcels should be designated as open space. Otherwise, the parcels should be zoned for Agriculture and every effort made to permanently preserve them as agricultural lands. Other areas currently zoned for open space such as the county park and various neighborhood parks should continue to carry this zoning designation.

### OFFICE/TECHNOLOGY/RESEARCH PARK

One of the most under represented land uses in the Township is the provision of employment opportunities within the Township for a well-educated and diverse workforce. Currently the Township has one 22-acre business park, Willow Valley Lakes Business Center. Provision for additional jobs within the Township, through the transformation of the current Commercial/Office District and the establishment of an office/technology/research (OTR) district, which would serve the expected expansion in population, would provide a number of benefits. Such employment could serve to reduce the severe congestion on the Township's north-south arterials, as employees would only have to make a short east-west drive, bike or walk, from existing and proposed residential living areas to their places of employment. Such a business park would also serve to diversify the economy and tax base of the Township, which has become too heavily dependent on residential development; a dependence that is taking its toll on the ability of schools and local government to provide services.

**The Township should seek to provide 75-100 acres of land zoned for office/technology/research businesses, primarily in the western-central part of the Township. Uses appropriate to this land use designation may include: professional**



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office buildings, government buildings, graphic design and web-based businesses, daycares (as an accessory use), outpatient clinics, printing and publishing businesses, electronic assembly and distribution, and non-hazardous general labs for testing and research. The Future Land Use map shows two parcels designated for this use. The first consists of approximately 81.0 acres lying on the northern side of Beaver Valley Pike, east of the intersection with SR0272. The second area consists of approximately 26.67 acres lying on the northern side of the Beaver Valley Pike, east of the intersection with Eshelman Mill Road. The zoning and other ordinance provisions for this Township should ensure that the park is developed in harmony with the rural environment. Significant design standards should be put into place to provide for landscaping and buffering requirements. Lot coverages should not exceed 60 percent. Significant setbacks should be provided. Outdoor storage should be prohibited or severely restricted. The park tenants should be required to provide trail linkages to abutting residential neighborhoods. Ordinance provisions should also provide for self-sufficiency in the park by allowing first floor delis and lunchrooms, thereby eliminating significant amounts of traffic on Township roads at the mid-day lunch hour, as well as allowing daycares as an accessory use.

The Township should establish a business development committee or association. The intent of this committee would be to actively seek tenants for the new park. In addition, this committee should actively seek funds from state and private resources to develop infrastructure for the park thereby increasing its



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attractiveness to outside businesses. An alternative to the committee may be the establishment of a development authority for the sole purpose of developing the park. The establishment of such an authority would enhance the opportunities for grant and low interest loan funding for purposes such as park infrastructure improvements, transportation improvements, and advertising.

### TRADITIONAL VILLAGE DISTRICT (TVD)

The area around the Village of Lampeter, encompassed by the VGA boundary, is recommended for Traditional Village zoning. This type of zoning is typified by the presence of a village square, centered on the intersection of Village and Lampeter Roads, surrounded by a variety of other uses. In order to accomplish the goals of Traditional Village zoning, some basic rules should be observed. Zoning should encourage a mix of compatible residential and non-residential uses within the same block. Adaptive re-use of historic structures should be encouraged by recognizing that many old structures and lots may not conform to conventional zoning setbacks and lot area requirements. In addition to allowing a mix of compatible commercial and residential uses, zoning should provide for all of the typical uses that comprise a community. Within walking distance of the square should be found zoning for community uses such as parks, public buildings, schools, and residential development. The residentially zoned land in the Village should be designated as a TDR receiving area.



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The vision for Lampeter Village would be accomplished by adopting a



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Traditional Village District Ordinance. In this ordinance, the Township will specify the types of uses that are appropriate, the appropriate location for those uses, and design guidelines that will ensure development of the village in accordance with a common theme. The ordinance will ensure that the village is developed with a square, bordered by commercial and mixed uses, and surrounded by residential uses, at appropriate densities, as well as park and recreation facilities, public buildings, etc.

In developing such an ordinance, the Township hopes to accomplish a number of objectives. The Township hopes to see a revitalization of the village area. This revitalization would be characterized by an active, pedestrian friendly community, with a variety of residential uses and densities, retail, professional and institutional uses, eateries and bake shops, and recreational facilities.

### MAIN STREET

The main street development option is intended to revitalize the Willow Street area, taking into account the presence of limiting factors such as SR 0272 which effectively divides the Village of Willow Street. Pedestrian and automobile traffic, as well as public transportation, are all essential elements of the Main Street transportation network. This classification generally follows SR 0272 through the Village of Willow Street to a point north of Kendig Square. Non-residential permitted uses within this designation would be restaurants, retail shops, churches, health services, parking facilities, and professional offices. Strip style commercial establishments would be prohibited. Side streets may provide an opportunity for small shops such as are currently found in the Village at Willow Green. Residential uses would be permitted,



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including multi-family residential units that are developed with non-residential uses on the first floor and off-street parking to the rear. There would be no minimum lot area in this classification. The provision of this zoning classification would address one of the primary concerns raised at the business leaders meeting, which was the provision of additional land zoned for professional offices. The Township is also encouraged to hire a Main Street coordinator. This main street coordinator would begin the revitalization of the area by planning for improvements such as streetscaping, completion and upgrade of the sidewalk network, and the placement of new and existing utilities underground. New curb cuts should be limited and off street parking should be provided at spaced locations along the street. Sign regulations should be developed which are appropriate, generally consisting of smaller signs than would be permitted in a commercial district and disallowing the use of billboard signs completely. If SR 0272 is relocated in the future, the designation for this area could be changed to Traditional Village with a minimum of effort and rezoning. Until SR 0272 is reconfigured, however, this area is more appropriately suited to a Main Street designation than it is to a Traditional Village designation.



### **COMMERCIAL 1 (C-1)**

The Future Land Use map has designated several areas for C-1 use. These areas are spread throughout the Township to provide area residents with convenient opportunities for accessing the services provided within this district.



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The primary purpose of the C-1 zoning classification is to provide convenient services to local area residents. These services are generally those required by residents on a regular basis and may include larger and more intensive uses because of their provision of commercial convenience for local residents. Protective requirements, however, should be incorporated into the district regulations to protect adjoining land uses and to mitigate potential adverse impacts on local infrastructure and area character. Bulk area and density regulations should be designed to prevent high intensity commercial uses from being placed within this zone.

Uses generally permitted within the C-1 zone include professional and business offices, retail sale of goods and services, banks, personal services, medical services, and public use facilities. During the drafting of the zoning district language, the Township should pay particular attention to existing land uses that meet the primary purpose of and are of similar character to uses generally permitted within, the C-1 zone, but may be of a larger or more intensive nature. Issues such as use and new build and/or expansion should be reviewed and discussed with such existing businesses during this process in an attempt to ascertain compatibility with desired regulatory language.

### **COMMERCIAL 2 (C-2)**

The Future Land Use map designates several areas for C-2 use. These areas are primarily found along the major access routes of the Township including the Beaver Valley Pike and SR 0272 and SR 0741. In some places, the plan identifies commercial areas that already exist and that are likely to remain commercial within the lifetime of



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the plan.

The primary purpose of the C-2 category is to accommodate commercial activity within the Township which has a greater impact than the activities found in either the C-1 or Main Street land uses. The uses found in the C-2 category are generally more dependent on traffic generated by a major road or thoroughfare and the lands are therefore grouped together to facilitate shopping via the automobile. The location of the C-2 district, therefore, was chosen to promote safe and expedient conveyance of the expected high traffic volumes.

Uses generally permitted within this zone include amusement enterprises, fast-food restaurants, automobile services, shopping centers, commercial strip centers, personal services, business services, lumber yards, and motels and hotels.

For the reasons noted above, some land currently zoned for highway commercial use is recommended for a change in zoning designation. These areas have been re-designated as Main Street in the Willow Street corridor, and C-1 along the Beaver Valley, Willow Street and Strasburg Pikes.

The commercial category acknowledges the existence of strip commercial development along the Willow Street and Beaver Valley Pikes, but the future land use plan has been designed to discourage further highway commercial/strip type development.

### **INDUSTRIAL**

The Future Land Use map designates one primary area for Industrial Use. This tract of land is located along the southbound lanes of SR 0272, north of the Beaver



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Valley Pike.



The purpose of the Industrial zone is to promote industrial and manufacturing development, warehousing, and other forms of intense development, within the limits of the physical conditions of the land and available transportation system.

Allowable uses within the Industrial classification include fabricating, packaging, laboratories or experimental research facilities, warehousing, wholesaling, repair garages, and transportation facilities.

The Township should strengthen the requirements for buffering between residential uses and industrially zoned land. Buffering should be sufficient to ensure a minimal impact on adjacent residential uses.

### NEIGHBORHOOD DESIGN OPTION

The Township currently provides an open space housing option known as the Neighborhood Design Option. The option is a conditional use in the R-1, R-2 and R-3 districts. This plan recommends that the Township retain the NDO option a conditional use, in the three residential zoning districts (R-1 through R-3), but that it increase the efficiency of the NDO approval process by allowing coincident consideration of the conditional use application and the preliminary plan or, in the alternative, allowing the plan to be considered as preliminary/final after the conditional use hearing. The Township should also come up with a standard set of conditions that will be considered during the process, which, even if they do not



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apply to every individual project, will provide the developer with notice of the conditions that will be considered. By encouraging the use of the NDO option, the Township will benefit by increasing the capacity of the DGA and VGA and by enhancing the natural and cultural environment of the Township through maintaining large expanses of open space.

The existing design incentives in the NDO ordinance should be re-evaluated. While the overall densities with and without design incentives are not out of line with recommended densities, the primary incentives should be focused around attracting the purchase of TDRs for application within the NDO and providing housing which either through subsidy or by virtue of its reduced square footage is affordable to first time home-buyers. The incentive for TDRs would have the effect of providing additional sending areas for the development rights associated with the large acreage of agricultural land in the Township. The incentive for affordable housing is geared toward the development of a “community” which was a prevalent theme throughout the comprehensive plan process. A community is comprised of a group of people who know and help one another and have a sense of belonging to the area in which they live. It is difficult to build a community when the children who are raised in West Lampeter Township are forced to leave of the Township due to a lack of affordable housing. A transient population, that is to say one with no roots in the Township, does not have the long-standing bonds



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needed for a community to thrive. A recommended set of densities for development is included below:

Table 1 Development Densities for NDO Option (units/acre)				
Zoning District	Non-NDO Density	NDO Density	NDO w/affordable housing bonus	NDO w/affordable housing and TDR bonus
R-1	2.9	3.2	3.5	4.0
R-2	4.85	5.1	5.6	6.0
R-3	5.8	7.0	8.0	9.0

The Township should establish a definition for affordable housing. One possible definition is that affordable housing is that housing which is priced at eighty (80) percent of the mean home value for Lancaster County. Another possible definition is that affordable housing is that at which those who make eighty (80) percent of the mean income for Lancaster County can afford to purchase a home while not committing more than thirty (30) percent of their income to housing needs. There may be other definitions that the Township wishes to consider.

### SUMMARY

In summary, the Future Land Use plan adequately provides for every category

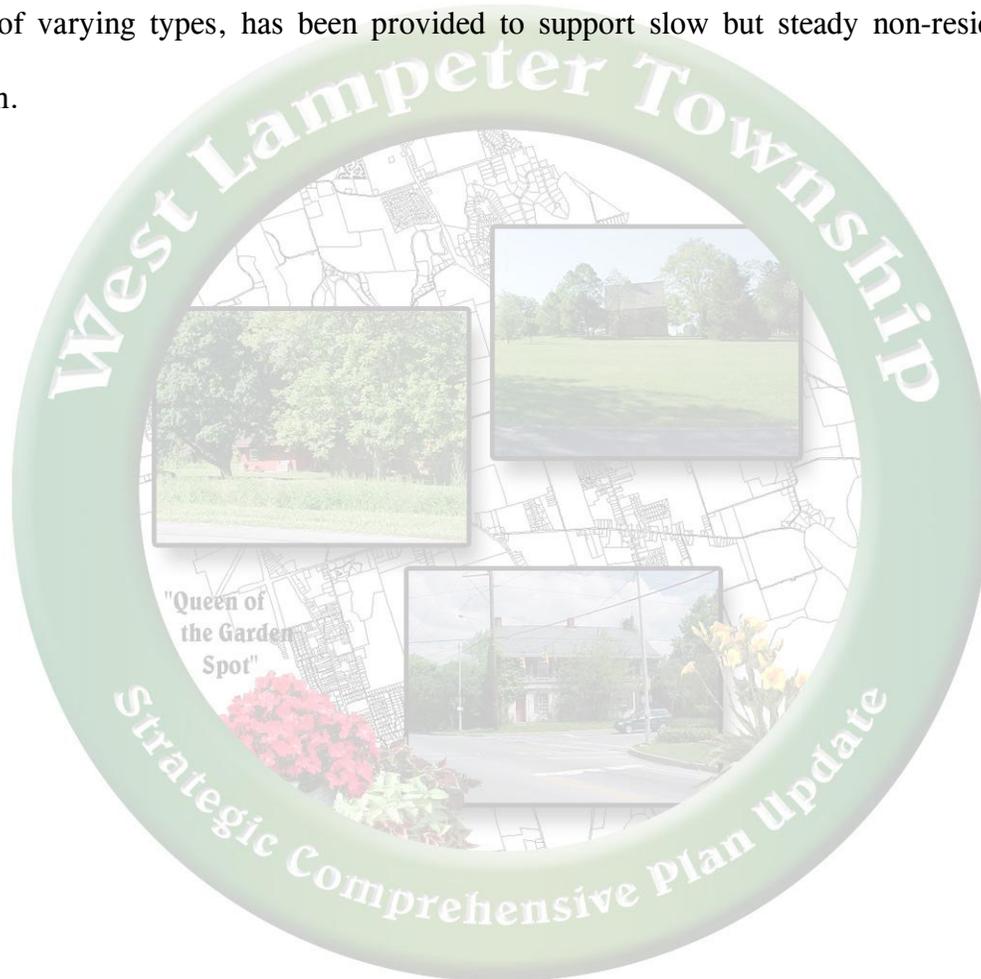


of land use, as required by state law. The plan contains provisions such as the continued strict enforcement of Agricultural Protection zoning, which will help to preserve farmers, farmland, and a way of life. Sufficient

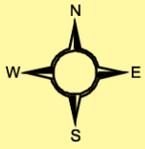


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residential land is provided to absorb projected growth out to the 2020 plan year. The presence of an OTR district classification will help to diversify the economic base of the Township and bring local jobs to residents, both present and future. Township villages will be revitalized, each according to its own needs, by the provision of a Main Street and Traditional Village District. Finally, sufficient commercial and industrial land, of varying types, has been provided to support slow but steady non-residential growth.



# Map 4 Future Land Use West Lampeter Township, Lancaster County

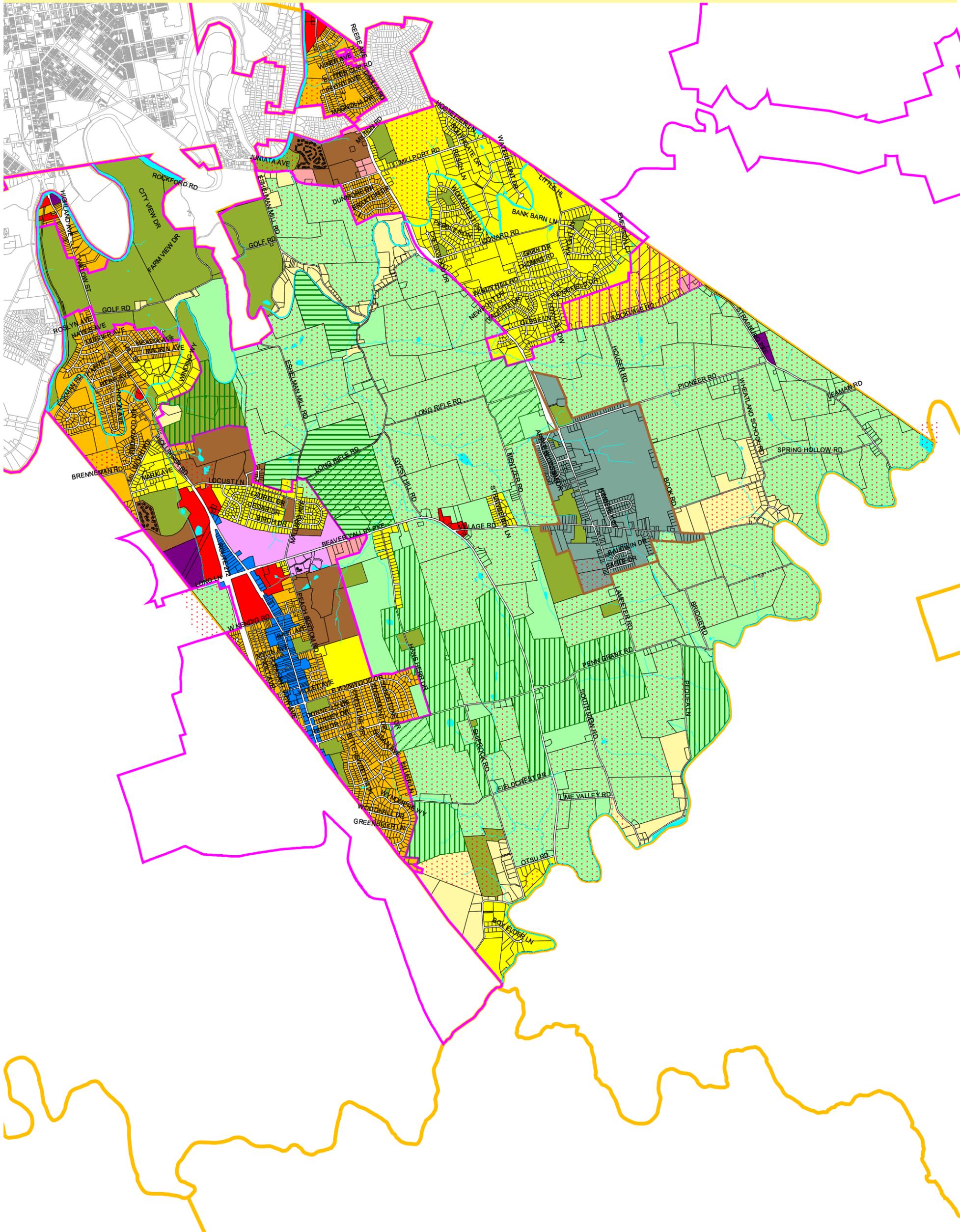


- Urban Growth Expansion Area
- Applications
- Parcels with Agricultural Security Area Designations (ACT 43)
- Preserved Farms (as of 4/18/02)
- Parcels Enrolled in Clean and Green (PA ACT 319)
- Urban or Village Growth Boundary
- CENTRAL LANCASTER COUNTY
- LAMPETER
- Future Land Use 10/03
- Agricultural Protection
- Open Space / Recreation / Conservation
- Rural Residential
- R-1: Residential
- R-2: Residential
- R-3: Residential
- Village
- Mainstreet
- C-1: Commercial
- C-2: Commercial
- Office / Technology / Research (OTR)
- Industrial

0 3000 Feet

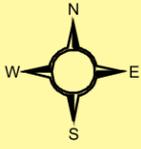
Source: Lancaster County GIS Landbase  
 Project: Pennsylvania State South, NAD 83, U.S. Feet  
 Date: June 9, 2002  
 Plot Date: October 30, 2003

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# Map 5 Transportation West Lampeter Township, Lancaster County

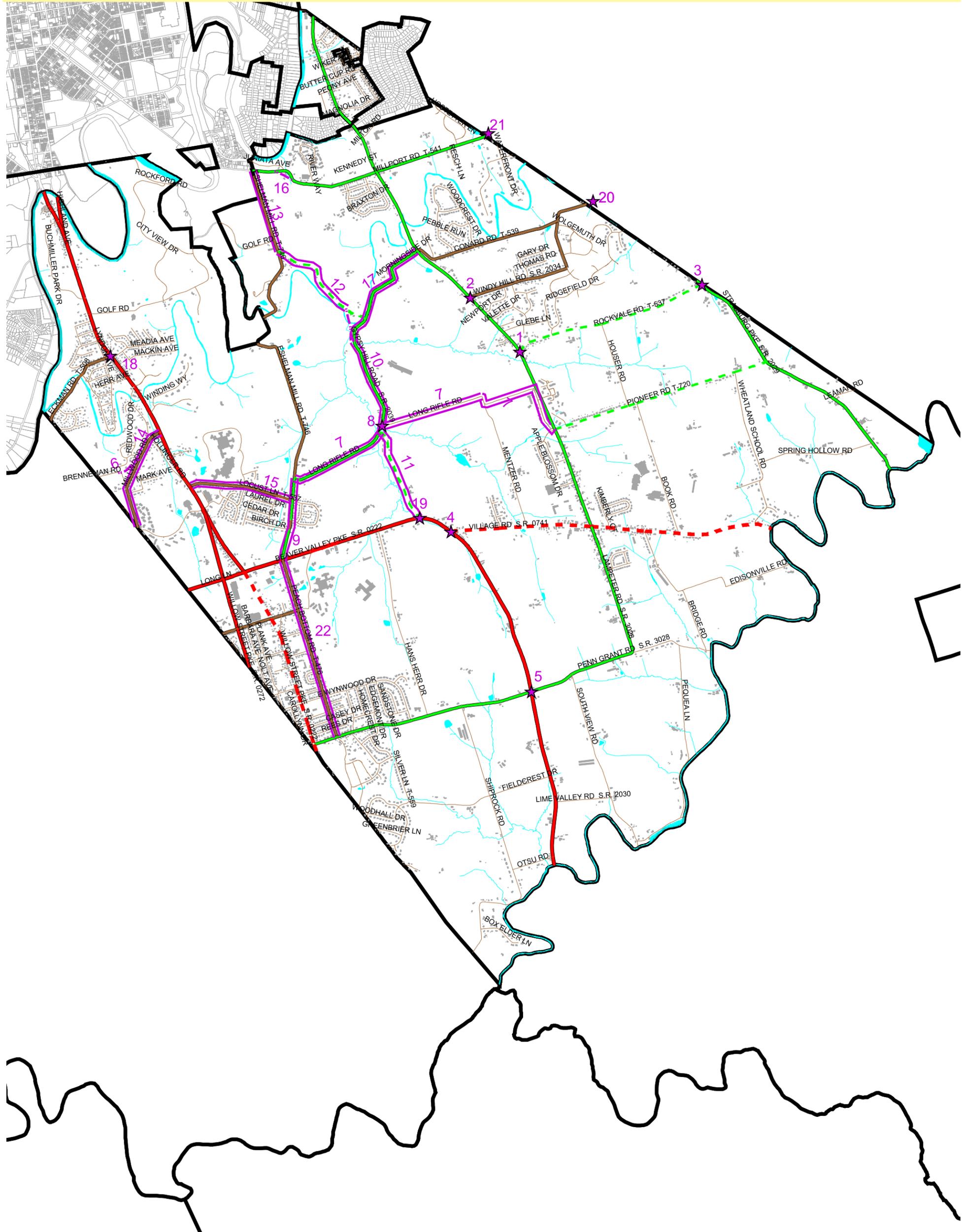
3000 0 3000 Feet



- Recommended Intersection Improvement/Study
- Recommended Roadway Widening
- Recommended New Road
- Road Classification**
- Principal Arterial Road
- Minor Arterial Road
- Major Collector Road
- Minor Collector Road
- Local Collector Road
- Local Road
- Lake or Pond
- Stream
- Buildings
- Municipal Boundary

Source: Lancaster County GIS Landbase  
Projection: Pennsylvania State South, NAD 83, U.S. Feet  
Draft Date: June 6, 2022  
Plot Date: July 21, 2023

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TRANSPORTATION STUDY

One aspect of growth management that has taken on increasing importance in recent years is that of transportation planning. The explosion of personal automobile



use, the lack of adequate public transportation, and to a great extent the planning practices of the last few decades have led to increasing congestion on both regional and local roadways. The peak hour design volumes for roads have long ago been surpassed by the volume of traffic actually using the roads. As congestion continues to increase, the level of mobility and safety of the roadways correspondingly continues to decrease. The level of congestion on roadways also plays a significant part in the ability of the Township to attract economic development. Decreased mobility tends to increase the cost of doing business in an area, thereby decreasing its attractiveness for economic development. No comprehensive planning effort can be considered complete without extensive consideration of future transportation improvements.

In this chapter of the comprehensive plan, transportation related issues are addressed. The major roadways in the Township are catalogued, volumes on these roadways provided, existing constraints identified, and improvements planned.

An inventory of existing Township roads, delineated by functional classification and ownership is useful in determining which roads are most significant in the Township in terms of their ability to carry traffic, and in determining which entities

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will need to assume primary responsibility for future maintenance and improvements.

Tables 1 and 2 provide a breakdown of Township roads using these parameters:

<b>Table 1</b>			
<b>State Owned Roadways and Classifications</b>			
Route Number	Road Name	Extents	Functional Class
S.R. 2039	Gypsy Hill Road	Beaver Valley Pk. To Long Rifle Rd.	Minor Collector
S.R. 2039	Gypsy Hill Road	Long Rifle Rd. to Eshleman Mill Rd.	Minor Collector
S.R. 3028	Penn Grant Road	Willow St. Pk. To Lampeter Road	Major Collector
S.R. 3028	Lampeter Road	Penn Grant Rd. to Pioneer Rd.	Major Collector
S.R. 3028	Lampeter Road	Pioneer Rd. to Twp. Line	Major Collector
S.R. 2034	Windy Hill Road	Lampeter Rd. to Twp. Line	Local Collector
S.R. 2030	Line Valley Road	Beaver Valley Pk. To Twp. Line	Local
U.S. 0222	Beaver Valley Pike	Twp. Line to Fieldcrest Drive	Minor Arterial
U.S. 0222	Willow Street Pike	Beaver Valley Pk. To Twp. Line	Minor Arterial
S.R. 0272	Willow Street Pike	Twp. Line to Boehms Rd.	Principal Arterial
S.R. 0272	Willow Street Pike	Boehms Rd. to Junction with U.S. 222	Principal Arterial
S.R. 0741	Village Road		Minor Arterial
S.R. 2029	Strasburg Pike		Major Collector

Table 2 Township Owned Roadways and Classifications		
Route Number	Road Name	Functional Class
T-508	Eckman Road	Local Collector
T-746	Eshelman Mill Road	Local Collector
T-537	Locust Lane	Local Collector
T-541	Millport Road	Major Collector
T-476	Peach Bottom Road	Local Collector
T-539	Conard Road	Local
T-563	Kendig Road	Local Collector
T-720	Pioneer Road	Local Collector
T-537	Rockvale Road	Minor Collector
T-559	Silver Lane	Local

\*All other roads not listed have been given a local status.

The roadway classifications used in this plan have been designed to correspond with the classifications used by the Lancaster County Planning Commission, and were developed in conjunction with the Commission staff, in order to ensure regional consistency of road classifications. The various classifications of roads are designed to serve different functions:

**Principal Arterials** – These roads are designed to provide land access while also providing a high degree of thru mobility. They serve major centers of urban activity and also serve major areas of traffic generation. They provide a high speed, high volume network for travel between major destinations in both rural and urban areas.

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**Minor Arterials** – These roads give a greater emphasis to land access with a lower level of thru traffic mobility than Principal Arterials. They serve the larger schools, industries, institutions and small commercial areas.

**Major, Minor and Local Collectors** – This classification of roadway serves a dual function. They collect traffic between local roads and arterial streets and provide access to abutting properties. They serve minor traffic generators such as local elementary schools, small industrial plants, offices and commercial facilities not served by principal and minor arterials.



**Local Roads** – These roads, as the name implies, are local in character, serving farms, residences, businesses, neighborhoods, and abutting properties. Through traffic is generally discouraged.

The volume of traffic on state and Township owned roadways has increased in the last decade. The Pennsylvania Department of Transportation provides year 2000 average daily traffic (ADT) numbers for many of the Township's state owned roadways. By comparing these numbers to those from previous studies, the extent of the increase in roadway congestion corresponding to advancing development can be analyzed. These numbers can be utilized, along with accident data and other relevant information, to identify areas where improvements may be required. This data can also be used to determine which routes may be underutilized, and should therefore be targeted to receive the traffic from residential and nonresidential growth, and which

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routes are currently over-utilized and may require improvement projects for the relief of current traffic congestion.

<b>Table 3</b>		
<b>Roadway Volumes for Select Roads in the Township</b>		
Roadway	1990 ADT	2000 ADT
S.R. 3028 Lampeter Road b/t Village Road and Windy Hill Road	10,548	11,000
S.R. 0741 Village Road b/t U.S. 222 and Lampeter Road	7,001	8,400
U.S. 0222 Beaver Valley Pike b/t Penn Grant Road and Gypsy Hill Rd	6,522	6,600
U.S. 0222 Beaver Valley Pike b/t Penn Grant Road and Lime Vly. Rd	10,124	11,000
S.R. 0741 Beaver Valley Pike b/t S.R. 0272 and Gypsy Hill Rd.	12,731	13,000
U.S. 0222 between S.R. 0741 and Mill Creek	22,790	21,000
S.R. 3028 Penn Grant Road	6,596	5,900
S.R. 2039 Gypsy Hill Road	1,960	2,300
S.R. 2029 Strasburg Pike	6,334	5,600

The data provided in Table 3 produced some surprising results. Traffic volume increases on many major roadways did not seem to keep pace with the growth in population and development within the Township. Although volume comparison data is not available for Township owned roadways, it is believed likely that many Township

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roads, of both collector and purely local status, are being utilized by traffic as bypass routes for the major arterials. Such a phenomenon is not unusual in Pennsylvania's municipalities, given the current congestion problems on many of the larger roadways. Anecdotal evidence also supports this theory, as a number of comments received during the public participation process indicated the frustration of local residents with the use



of local, less-improved roadways as bypasses for congested arterials. As bypass traffic heavily travels these roadways, problems associated with increased utilization begin to mount. These problems include a transfer of congestion, increased accidents, as the geometric and intersection designs of these local roadways were not intended to handle high traffic volumes, and increased maintenance problems due to heavier volumes of traffic on roads not engineered to withstand these volumes.

### Recent Improvements

In 1990, the Township commissioned a Comprehensive Traffic Study. As a result of that study a number of recommendations were made for roadway improvements. The following is a listing of the improvements made to date:

1. The Township has nearly completed the recommended update of its traffic signs.
2. A signal and turn lanes have been installed at the intersection of Lampeter Road and Morningside Drive/Conard Road
3. A traffic light and turn lanes have been installed at the intersection of Lampeter Road and Millport Road.

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4. Left turn lanes have been installed at the intersection of Beaver Valley Pike, Eshelman Mill Road and Peach Bottom Road.
5. Culvert Improvements have been completed on Millport Road, Eshelman Mill Road, Spring Hollow Road, Conard Road and Houser Road.

In addition to the projects already completed, the Township is currently undertaking a number of projects which should serve to greatly enhance vehicular and pedestrian traffic within the Township. These projects include the widening and provision of sidewalks along Peach Bottom Road and the widening, provision of turn lanes and addition of sidewalks at the Lampeter Road/Village Road intersection.



The list of completed improvements encompasses only a small portion of the total number of improvements recommended in the 1990 study. Many of the improvements recommended in that study, however, continue to have merit. In order to ensure that a better record of implementation is achieved, the improvements in this plan have been prioritized, and include recommendations for both active and passive improvements. One improvement, consistently recommended in the past, has not been included in this plan. It has been recommended on numerous previous occasions that the Willow Street Pike should be widened to four lanes with a raised median. It is clear that this improvement, due to the limitations imposed by a lack of funding and available right-of-way, will not occur in the foreseeable future. The Pennsylvania Department of Transportation is currently undertaking a project to resurface and widen parts of the Willow Street Pike, from S.R. 0741 north to the Lancaster City limits, to the maximum

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width possible, and install turn lanes where needed. These improvements to Willow Street Pike are welcome, and would seem to be the maximum that could be expected within the lifetime of this plan. The recommended improvements included as a part of this plan do recognize, however, the importance of maintaining north/south traffic flow through the Township. To that end, a number of improvements are recommended



which would ease the congestion on S.R. 0272/U.S. 0222 by providing adequately designed relief routes. The intent of these relief routes would be to continue to carry the traffic bypassing the arterial roadways, but to do so safely, on roadways that are engineered to withstand the heavier traffic counts. As previously mentioned, a comparison of 1990 and 2000 ADTs indicates that a significant portion of Township traffic may already be utilizing these relief routes in their existing, under-designed condition. The recommended improvements would bring these overflow routes up to appropriate engineering standards and increase the volume levels acceptable on these roads. Additionally, a number of improvements are recommended to improve east-west mobility from the Township's principal residential areas to numerous, upgraded north/south routes.

### **Transportation Improvement Plan (TIP) Improvements**

The Pennsylvania Department of Transportation and the Lancaster County Planning Commission report that a number of additional improvement projects are to be implemented within the current fiscal year. These projects include:

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- The replacement of the bridge deck carrying the Beaver Valley Pike over the Pequea Creek;
- The re-paving of Lampeter Road and Penn Grant Road starting at the intersection of Lampeter Road and Village Road and proceeding south to SR 272;
- The widening of Lime Valley Road by three (3) feet on each side; the resurfacing and widening of the Willow Street Pike from S.R. 0741 north to the Lancaster City limits, and
- The replacement of the bridge carrying SR 0222 over Mill Creek.

All of these projects are aimed more at maintaining current traffic flow than improving flow or providing additional capacity.

A number of proposed projects, affecting the residents of West Lampeter Township, also appear in the Lancaster County Long-Range Transportation Plan 2001-2025. These projects include:

- The replacement of the Village Road (S.R. 0741) bridge over the Pequea Creek (Strasburg Township);
- The replacement of the Gypsy Hill Road Bridge over Mill Creek;
- The replacement of the Hollinger Road Bridge over Mill Creek;
- The replacement of the Millport Road Bridge over the Conestoga River;
- Improvements to the intersection of US 0222 and the Meadia Avenue/Eckman Road;
- Upgrading the road, widening the shoulders to five (5) feet, and improving the stormwater facilities on U.S. 0222 from Quarryville to Willow Street; and
- Widening shoulders to eight (8) feet along S.R. 0741 to S.R. 0462.



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- US 222-Gypsy Hill Road to Lancaster City – widen shoulders to eight (8) feet

Because these projects are already in the long-range transportation plan, it is vital that the Township continue to push them, as appropriate, vis a vis other projects that will be pushed by other municipalities. Some of these projects directly correlate to projects in the Township's proposed Capital Improvements Plan, such as the improvement to the intersection of US 0222 and Meadia Ave/Eckman road and the widening of Gypsy Hill Road. The Township should ensure that the designs being contemplated correlate with the goals and objectives of this plan. In short, the first step has been overcome in getting the projects on the plan, continued diligence must be exerted to ensure that the projects remain on the plan and are funded.

### Safety Related Improvements

In addition to congestion related issues, safety also plays a significant role in determining future projects. Through an examination of police and PENNDOT records, a number of intersections within the Township were identified as having unusually high accident rates. These intersections included:

- ◆ Beaver Valley Pike and Penn Grant Road
- ◆ Willow Street Pike and Long Lane
- ◆ Willow Street Pike and Beaver Valley Pike
- ◆ Willow Street Pike and Penn Grant Road
- ◆ Willow Street Pike and Locust Lane
- ◆ Lampeter Road and Village Road

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- ◆ Peach Bottom Road and Kendig Road
- ◆ Eshelman Mill Road and Locust Lane
- ◆ Lampeter Road and Conard Road
- ◆ Willow Street Pike and Willow Valley Drive

Several of these intersections may experience a large number of accidents due to the large volumes of traffic present on one or both of the intersection roadways. Unfortunately, at some of these intersections, additional traffic control methods such as signalization may not be warranted because the cross street has a relatively low volume of traffic on it. However, many of these intersections could be improved with the addition of turning lanes, improving sight distance, etc. Some of these necessary improvements have been incorporated into the Capital Improvements Program outlined later in this chapter.



Other improvements, such as the re-grading of banks at intersections in order to improve sight distance should be incorporated into the *Streets* maintenance program recommended later in this chapter.

Citizen input from the comprehensive plan survey provided the following comments, which were seen consistently:

- ◆ Need a traffic light at Millport Road and Strasburg Pike
- ◆ Need an upgrade at Lampeter and Village Roads
- ◆ Need a light at Village Road and Beaver Valley Pike
- ◆ Need a light at Willow Street Pike and Eckman Road
- ◆ Need to provide, in general, more turning lanes at various intersections

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- ◆ Need to increase speed enforcement along SR 0272
- ◆ Need additional turning lanes at Millport and Lampeter Roads

These comments were also taken into consideration when developing the recommendations of this chapter.

### Recommended Improvements

The following is a list of improvements recommended for enhancing the traffic flow and safety of roadways in the Township. The overall policy guiding these improvements is the desire to enhance north-south travel through the Township by



upgrading existing roads, and to provide east-west collectors that would increase the ability of the Township's roadway system to carry east-west traffic. The Township recognizes that many north-south routes in the Township are currently being used by motorists as bypasses for the primary high-speed north-south corridors of Willow Street Pike and Lampeter Road. By upgrading these bypass routes, the Township seeks to assure safe passage for existing and future motorists on these roadways, as well as provide some opportunities for pedestrian and bicycle travel. To that end, the Township believes that the upgraded roadways should be clearly marked to delineate travel lanes and shoulders. It is the intent of the Township that these bypass roadways retain their rural character and not be converted, during the period encompassed by this plan or beyond, into high-speed north-south corridors. The Township should limit the presence of high-speed corridors to the existing Willow Street Pike and Lampeter Road. To that end, some of the projects that already exist in Lancaster County's Long Range Transportation plan, such as the

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widening of shoulders along Gypsy Hill Road to eight (8) feet, have been reduced in scope to provide two minimum width travel lanes and four (4) foot shoulders. Many of this plan's recommendations are based on a 1990 Comprehensive Traffic Study completed for the Township. Other recommendations in that study have been removed from the present list, and still other recommendations from additional sources and analysis have been added. **Traffic counts would need to be done at various intersections to verify that they meet or continue to meet warrants for signalization. In addition, many upgrades are to state routes, requiring coordination with state and county level officials and staff to get projects affecting these routes into the County's Long-Range Transportation Plan and onto the TIP.**

### Recommended Improvements

1. **Lampeter Road and Rockvale Road** – Conduct an analysis to determine if a signal is necessary at this intersection. Install a traffic signal for improved intersection operation if warranted. In 1990, this intersection was found to be operating at unacceptable levels.
2. **Lampeter Road and Windy Hill Road** – Re-examine the traffic volume on Windy Hill Road to determine if a traffic signal is warranted. Left turn traffic off of Windy Hill onto Lampeter continues to experience significant delays.
3. **Strasburg Pike and Rockvale Road** – Install a traffic signal for improved intersection operation.
4. **Beaver Valley Pike and Village Road** – Install a left turn lane going south on Beaver Valley Pike.

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5. **Beaver Valley Pike and Penn Grant Road** – Install left turn lane on Beaver Valley Pike for traffic turning west onto Penn Grant Road.
6. **Brenneman Drive** (At Millwood Road Intersection) – Install 1000 feet of new roadway
7. **Long Rifle Road** (Extend to Pioneer Road) – Install approximately 2500 feet of roadway. Widen 6900 feet of roadway to 22 feet with four (4) foot shoulders between Eshelman Mill Road and Lampeter Road.
8. **Long Rifle Road** Realign intersection at Gypsy Hill Road.
9. **Eshelman Mill Road** – Widen approximately 2,250 feet of roadway to twenty-two (22) foot standard pavement with four (4) foot shoulders.
10. **Gypsy Hill Road** (Long Rifle Road to Morningside Drive) – Widen approximately 3,750 feet of roadway to twenty-two (22) feet with four (4) foot shoulders.
11. **Gypsy Hill Road** (Beaver Valley Pike to Long Rifle Road) – Widen approximately 3,500 feet of roadway to twenty-two (22) feet with four (4) foot shoulders.
12. **Gypsy Hill Road** (Morningside Drive to Eshelman Mill Road) - Widen approximately 3,500 feet of roadway to twenty-two (22) feet with four (4) foot shoulders.
13. **Gypsy Hill Road** (Eshelman Mill Road Intersection to Millport Road) – Widen approximately 3,000 feet of roadway to twenty-two (22) feet with four (4) foot shoulders.

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14. **Millwood Drive** Widen approximately 3000 feet of roadway to 20 feet with two (2) foot shoulders.
15. **Locust Lane** Widen approximately 3500 feet of roadway to 22 feet with four (4) foot shoulders.
16. **Millport and Rocky Springs Roads** Realign 750 feet of roadway to straighten existing curve.
17. **Morningside Drive** Widen and realign approximately 3500 feet of roadway between Gypsy Hill Road and Lampeter Road including two (2) new structures over Mill Creek.
18. **Eckman Road and Willow Street Pike** Realign the intersection of Eckman Road and Media Avenue with Willow Street Pike and install signal.
19. **Gypsy Hill Road and Beaver Valley Pike** Provide signal and turn lanes.
20. **Strasburg Pike and Windy Hill Road** Support efforts to install a signal (E. Lampeter).
21. **Strasburg Pike and Millport Road** Support efforts to install a signal (E. Lampeter Township).
22. **Peach Bottom Road** Widen and install sidewalks along Peach Bottom Road

Additional projects may be considered for inclusion on the capital improvements plan as development in the Township progresses. **It should be the policy of the Township, for example, to encourage a minimum number of traffic signals along the primary north-south corridors of the Willow Street Pike and Lampeter Road. Furthermore, the Township should look for opportunities to direct traffic to intersections with existing traffic signals. One opportunity for doing this may**

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present itself if the area of Rockvale Road is developed after being incorporated into the DGA. The road system of any development should seek to tie into Houser Road, which should be improved to Pioneer Road, so that traffic may use the signal at the intersection of Pioneer and Lampeter Roads.

### Capital Improvements Program

The twenty-two (22) improvements listed above are organized into a Capital Improvements Program (CIP) in Table 4. Table 4 shows the twelve priority projects listed with potential funding sources. The remainder of the projects are organized to provide a replacement pool of projects that should be integrated into the CIP as projects on the original list are completed. A timetable should be established for implementation and funding sought for the priority improvements.

Table 4 Transportation Capital Improvements Plan		
<u>Project No</u>	<u>Road Ownership</u>	<u>Funding Sources</u>
Long Rifle Road (7)	Township	Township, Lancaster County Municipal Transportation Grant (LCMTG)*, Federal
Eckman/Media and Willow St. Pike (18)	Township/State	Township, LCMTG, PENNDOT
Long Rifle/Gypsy Hill Intersection (8)	Township	Township, LCMTG
Eshelman Mill Road Widen (9)	Township	Township, LCMTG
Gypsy Hill Road-Morningside Drive to Long Rifle Road - Widen (10)	State	County, Federal, PENNDOT

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<b>Table 4 cont'd</b>		
<b>Beaver Valley Pike and Village Road- Left Turn Lane (4)</b>	<b>State</b>	<b>Township, PENNDOT</b>
<b>Beaver Valley Pike and Penn Grant Road – Left Turn Lane (5)</b>	<b>State</b>	<b>Township, PENNDOT</b>
<b>Morningside Drive – Widen/Realign (17)</b>	<b>Township</b>	<b>Township, LCMTG</b>
<b>Millwood Drive – Widen (14)</b>	<b>Township</b>	<b>Township, LCMTG</b>
<b>Strasburg Pike and Millport Road – Signal (21)</b>	<b>Township</b>	<b>East Lampeter Township, West Lampeter Township LCMTG</b>
<b>Strasburg Pike and Windy Hill Road – Signal (20)</b>	<b>Township</b>	<b>East Lampeter Township, West Lampeter Township, LCMTG</b>
<b>Peach Bottom Road – Widen and Sidewalks (22)</b>	<b>Township</b>	<b>Township, LCMTG</b>

\*Formerly known as LATS

( ) Corresponds to Project Description in Chapter Text

**The Township should establish a capital reserve budget for long-term financing.**

**New right-of-way should be delineated on the Township’s proposed Official Map.**



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<b>Table 5</b>		
<b>Transportation Improvements Additional Projects</b>		
<u>Project No</u>	<u>Road Ownership</u>	<u>Funding Sources</u>
Gypsy Hill Road Beaver Valley Pike to Long Rifle Road – Widen (11)	State	County, Federal, PENNDOT
Gypsy Hill Road/Beaver Valley Pike – Turn lane and signal – (19)	State	County, Federal, PENNDOT
Millport Road and Rocky Springs Road – Realign (16)	State	County, Federal, PENNDOT
Lampeter/Rockvale Road – Signal (1)	State	Township, Developer Fees, LCMTG
Lampeter/Windy Hill Road – Signal (2)	State	Township, Developer Fees, LCMTG
Brenneman Drive – New Roadway (6)	Township	Township, LATS
Gypsy Hill Road – Morningside to Eshelman Mill – Widen (12)	State	County, Federal, PENNDOT
Gypsy Hill Road – Eshelman Mill Road to Millport Road – Widen (13)	State	County, Federal, PENNDOT
Locust Lane – Widen (15)	Township	Township, LATS
Strasburg Pike/Rockvale Road – Signal (3)	State	Township, Developer Fees, LCMTG

Funding sources for these improvements will look for *Smart Growth* elements in funding applications and that is why transportation improvements are tied into other

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components of this plan such as village renewal and parks and recreation in succeeding chapters.

### Transportation and Village Renewal

The Village Renewal chapter of this plan outlines in detail the 2020 vision that the Township has for the Villages of Willow Street and Lampeter. An integral part of achieving that vision will be updating and enhancing the transportation system of the villages. Several of these improvements, such as the need for increased pedestrian accessibility are outlined in detail in the Village Renewal chapter and are only briefly mentioned in this chapter. Other elements are more suited for inclusion in this chapter and are discussed in detail.



The Village of Willow Street is to undergo a two-step process as it is transformed back into a traditional neighborhood village. The first step is to institute a Main Street program while efforts are made to relocate the two (2) northbound lanes of SR 0272 that bisect the village. The second step is to finish village transformation once those lanes are relocated. The relocation of these northbound lanes is essential for the revitalization of the Village of Willow Street as a traditional village, as outlined later in this plan.

The process for relocating the northbound lanes of SR 0272 begins with a feasibility study. The Lancaster County Planning Commission has a process by which requests for funding can be made to PENNDOT for special studies. This process involves the evaluation of applications from local municipalities for projects of special need that may not be listed on the Long Range Transportation Plan of the County. **It is**

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recommended that the Township submit, by January 1, 2004, an application to have the Feasibility Study for the Bypass of the Northbound Lanes of SR 0272 around Willow Street Village included as one of these special projects. In order to ensure that this project has a reasonable chance for funding, the Township should begin discussions with the District 8 office of PENNDOT, as well as with members



of the County's Planning Commission, in order to explain the need and merits of the proposed relocation. The proposed relocation is a natural outcome of the comprehensive planning focus on smart growth. The comprehensive plan has determined that

revitalization of Willow Street as a traditional neighborhood village is vital to the Township as a means of promoting and retaining a quality of life, as a means of encouraging higher density, pedestrian oriented development that will assist in reducing the number of automobiles that are placed on regional roadways by encouraging walking, biking and use of mass transit, and as a means to diversify and increase the tax base of the Township with additional, low-intensity commercial/professional development. Each of these goals is supported by the relocation of the northbound lanes of SR 0272.

In addition, the Township should make an effort to ensure that this relocation is studied as part of the LIMC regional plan. SR 0272 is a regional roadway with impacts beyond West Lampeter Township. The LIMC regional comprehensive plan should examine the advantages, in terms of reduced congestion and increased capacity, that will accrue to the region by virtue of the relocation of SR 0272.



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Pedestrian improvements will also be made to the Village's roads. An integral part of the Main Street program will be the rehabilitation and expansion of the existing sidewalk system within Willow Street Village, as well as the provision of connecting paths/trails to other parts of the Township, such as the potential link between the Village and the Willow Street Vo-Tech School and Lions Club Community Center.

This comprehensive plan also envisions the development of the Village of Lampeter as a traditional, pedestrian oriented village. Significant detail is included in the Village Renewal chapter of this plan regarding the provision of non-motorized transportation within the Village confines. Although efforts will be made to reduce the amount of traffic on Village roads, through the provision of employment in close proximity to residential areas and the provision of substantial trails and sidewalks for non-motorized use, there is no doubt that an increase in automobile traffic will be experienced as the Village continues to grow. In order to maintain the viability of the non-motorized transportation network and to retain the traditional village atmosphere, efforts should be made to limit this growth in traffic primarily to personal automobile traffic, generated in large part by the residents of the Village. Lampeter and Village Roads, particularly with recently completed, currently proposed, and future improvements, should be sufficient to accommodate the expected growth in residential traffic out to the year 2020. In order to prevent future congestion, this corridor should remain primarily a corridor for residential traffic. This residential corridor is not appropriate for traffic uses that are not primarily targeted for the personal automobile. Targeting this corridor for such uses would lead to a significant increase in congestion and decrease in safety on the roadway.

Maintenance Program

A properly integrated and regular program of maintenance is equal in importance to new capital projects when it comes to maintaining the functionality of a township's roadway system. Improperly maintained roadways will deteriorate. Drivers may bypass these



deteriorated routes and in the process put additional traffic on relief routes, increasing the rate at which the relief routes will deteriorate. Intersections where sight distance is inadequate either due to improper construction, or because adjacent landowners have been allowed to encroach upon clear sight triangles, act as bottlenecks in the Township's transportation system and increase the incidence of accidents at these intersections.

**In order to ensure that the Township's roadways are properly maintained, the Township should establish a multi-year *Streets* program, similar to the capital improvements program, but focused on maintenance issues. In order to establish this program the Township road manager and engineer should drive and catalogue the condition of every Township road.**



Once this task is completed, a prioritized list of maintenance needs, whether they be mill and overlay, tree removal, grading, etc. should be established and approximate costs assigned. These projects should then be placed into a five year program and a long-term budget established to fund them. The road survey should then be completed on an annual basis and the

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prioritized list updated so that the municipality continually finances its maintenance needs five years out.

### Funding

#### Federal/State

Major projects most often rely on funding from Federal or State sources.

The Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21) is the primary federal source of funds for replacing and repairing highway

bridges, roadways and other infrastructure, as well as providing a major source of funding for public transit.

The state will often supplement federal funds by providing a required share of funding, so, for example,



projects are often identified as 80/20 which indicates an 80 percent federal level of funding and a 20 percent state level of funding. One of the major drawbacks of relying

on this type of funding is that projects must compete on a statewide/countywide basis for a limited amount of funds. The state produces long range transportation plans and

local Metropolitan Planning Organizations (MPOs) produce Transportation Plans and Transportation Improvement Programs (TIPs) which list priority projects and the funds

available over a four year period. Projects on the long range planning horizon are not guaranteed to be funded and may be bumped by new or different projects depending on

funding priorities. Projects on the TIP have a better chance of coming to fruition.

Projects often receive their priority based on criteria of safety and regional impact.

Projects of purely local impact are less likely to receive priority funding.

**County/Local**

County and local municipalities rely on funding sources such as the liquid fuels funds, which is money that comes from the tax paid on purchased fuel. These monies are used by county and local authorities for maintaining and improving the roadway system. Additional funds are provided at the County level through the County's Municipal Transportation Grant Program. These monies are provided by bonds issued by the County Commissioners, County general fund revenues and liquid fuels monies. The projects funded by this source are required to have a local municipal match and can include projects focusing on safety improvements, congestion reduction and non-motorized transportation. Local governments can provide monies for their required match from their general funds, liquid fuels monies or issuance of bonds. Generally the cost of required roadway improvements precludes large local bond issues to pay for them, but other options are available to local municipalities.

**Impact Fees**

Traditionally, municipalities in Pennsylvania have relied on State and County level funding to provide the major upgrades to their transportation system often called for in comprehensive planning efforts. They have been reluctant to utilize significant tools provided by the legislature for funding those upgrades. As a result, many well meaning efforts at transportation planning have often failed during the implementation stage.



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One tool available to municipalities for funding transportation improvements is the establishment of Impact Fees. Act 209 of 1990 provides



municipalities with the legal authority to assess impact fees on developers for transportation improvements. The laws authorize the use of impact fees for improvements that are included in the municipality's Transportation Capital Improvements Program. The costs attributable to new development, including acquisition of lands and rights-of-way, engineering costs, legal costs and planning costs, debt service, and any other cost directly related to road improvements within the service area or areas may be paid for with these fees. In short, developers can be required to contribute to projects that may not lie directly adjacent to their site, costs that cannot be assessed without the use of the Impact Fee legislation.

Impact fees would appear to be a powerful tool for raising the necessary funds to pay for transportation improvements, yet they are rarely used in implementing comprehensive plans in Pennsylvania. The primary reasons for this lack of use is the limited utility of impact fees in areas with existing traffic congestion problems and the fact that that the existing laws require a lengthy and expensive process, culminating in the adoption of an "Impact Fee Ordinance," before such fees can be assessed. The up-front costs of this process are often considered to be too costly for municipalities to implement impact fee assessment, even if costs would eventually be recouped through increased efficiency of the Transportation system. This process, and its applicability to West Lampeter Township, is outlined below.

PA ACT 209 OF 1990

As previously stated, the applicable state law is PA Act 209 of 1990. This law created a new article within the State Municipalities Planning Code.

The procedures established in the state law must be followed if any traffic impact fees are to be charged. The procedures are rather elaborate, requiring substantial traffic studies.



Therefore, any land use studies conducted as part of a traffic impact fee system should not only be used for impact fees, but should also be designed to determine future impacts on the community and as a factual basis for considering major changes to the municipality’s zoning ordinance, zoning map, and Act 537 plan.

The impact fee law does not prevent a municipal Subdivision and Land Development Ordinance from requiring a developer to construct on-site improvements.

On-site improvements are defined as:

- 1) those within the applicant’s property or
- 2) those improvements to abutting streets that are needed for entering and exiting the development.

These improvements typically include traffic signals, turn lanes and modest widenings of adjacent road segments, but would not include improvements on a segment of road that is not adjacent to the applicant’s land.

An impact fee ordinance must be adopted by the



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governing body, with a specific fee schedule. The fee amount for each development is established as a condition of subdivision or land development approval. However, the fee is not paid until the time each building permit is issued.

Fees can only be required within each defined transportation service area. These areas cannot overlap and can include a maximum of seven square miles (4,480 acres). In addition, funds collected within one service area can only be spent within the same service area. The law does not provide for service areas crossing municipal boundaries unless the municipal governments involved have completed a joint comprehensive plan. Section 508-A of the MPC allows for the development of a joint municipal impact fee ordinance, a provision which may be significant and alter the applicability of impact fees to West Lampeter Township, when the LIMC Regional Comprehensive Plan is completed.

Fees can only be used for capital improvements listed in an official Transportation Capital Improvements Plan (CIP). Fees can only be used towards improvements and portions of improvements attributable to new development, as stated in the Transportation CIP, and **not** to remedy existing deficiencies.

Fees can be used for land and right-of-way acquisition, engineering, legal services, planning and debt service for specific road improvements. The impact fees can only fund that portion of the costs of developing the traffic impact fee system that is equal to the percentage of proposed road improvement costs that is attributable to new development.

The impact fee law states the following limitations:

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- a municipality cannot require the construction of, dedication of, or payment for any off-site improvement as a condition of development approval except as is provided for under the State Planning Code;
- a maximum of 50% of the costs of an improvement to a state road can be funded by traffic impact fees from new development;
- traffic impact fees cannot be used along interstate highways;
- fees cannot be used for operations, maintenance or repair or for improvements needed because of “deficiencies from lack of adequate municipal funding over the years for maintenance or capital costs;” and
- fees cannot be used for bicycle lanes, bus lanes or pedestrian ways.

A municipality may draft the impact fee ordinance to exclude any of the following from paying the traffic fees:

- housing that will involve rent or mortgage payments that are less than 30% of the state, regional or county average household income, after taking into account federal income tax deductions and household size,
- specific types of development listed in the ordinance that are determined to be in the “overriding public interest” (such as public schools or fire stations), or
- very small developments that would have only minimal traffic impacts.

The state traffic impact fee law requires that the following major procedures be followed, in order, in developing a traffic impact fee system:

1. Establish an Advisory Committee and the Study Areas
2. Complete a Land Use Assumptions Report
3. Complete a Roadway Sufficiency Analysis

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- 4. Complete a Transportation Capital Improvements Program (CIP)
- 5. Adopt an Impact Fee Ordinance with a Fee Schedule.

**WEST LAMPETER TOWNSHIP ASSESMENT**

A review of the available lands located within the Lampeter Village and Willow Street corridors was used to determine the amount of potential development left within the Township and to determine the potential amount of traffic that this remaining development could generate.

The following tables summarize the potential amounts of development, by zoning designation that could be developed.

Table 6 Lampeter Corridor		
<i>Zoning District</i>	<i>Inside UGB</i>	<i>Quantity</i>
<b>Lampeter VGB</b>	<b>Yes</b>	<b>233 DU's</b>
<b>RR</b>	<b>No</b>	<b>165 DU's</b>
<b>R-1</b>	<b>No</b>	<b>45 DU's</b>
<b>R-1</b>	<b>Yes</b>	<b>479 DU's</b>
<b>R-2</b>	<b>Yes</b>	<b>141 DU's</b>
<b>R-3</b>	<b>Yes</b>	<b>239 DU's</b>
<b>Clean &amp; Green</b>		<b>93 DU's</b>
<b>Total</b>		<b>1,395 DU's</b>
<b>Neighborhood Commercial</b>		<b>2.25 acres</b>



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Table 7  
Willow Street Corridor

<i>Zoning District</i>	<i>Inside UGB</i>	<i>Quantity</i>
<b>RR</b>	<b>Yes</b>	<b>165 DU's</b>
<b>R-1</b>	<b>No</b>	<b>45 DU's</b>
<b>R-1</b>	<b>Yes</b>	<b>87 DU's</b>
<b>R-2</b>	<b>Yes</b>	<b>299 DU's</b>
<b>R-3</b>	<b>Yes</b>	<b>871 DU's</b>
<b>Clean &amp; Green</b>		<b>93 DU's</b>
	<b>Total</b>	<b>1,560 DU's</b>
<b>Industrial</b>		<b>6 acres</b>
<b>Commercial Office</b>		<b>20.25 acres</b>
<b>Highway Commercial</b>		<b>22.25 acres</b>
<b>Mixed Used</b>		<b>7.5 acres</b>

Using standard trip generation rates from the ITE Trip Generation manual, peak hour traffic volumes were calculated for each area.

Table 8  
Lampeter Corridor

<i>Land Use</i>	<i>Quantity</i>	<i>AM Peak Hour Trips</i>	<i>PM Peak Hour Trips</i>
<b>Single Family Detached Dwelling Units</b>	<b>1,015 DU's</b>	<b>721 trips</b>	<b>873 trips</b>
<b>Townhouse Dwelling Units</b>	<b>141 DU's</b>	<b>67 trips</b>	<b>82 trips</b>
<b>Multi-Family Dwelling Units</b>	<b>120 DU's</b>	<b>65 trips</b>	<b>78 trips</b>
<b>Condominium Dwelling Units</b>	<b>119 DU's</b>	<b>80 trips</b>	<b>99 trips</b>
<b>Neighborhood Commercial</b>	<b>15,000 SF</b>	<b>52 trips</b>	<b>173 trips</b>
	<b>Total</b>	<b>985 trips</b>	<b>1,311 trips</b>

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Table 9 Willow Street Corridor			
<i>Land Use</i>	<i>Quantity</i>	AM Peak Hour Trips	<i>PM Peak Hour Trips</i>
Single Family Detached Dwelling Units	390 DU's	281 trips	367 trips
Townhouse Dwelling Units	299 DU's	133 trips	153 trips
Multi-Family Dwelling Units	436 DU's	187 trips	244 trips
Condominium Dwelling Units	436 DU's	292 trips	362 trips
Light Industrial	6 Acres	45 trips	44 trips
Commercial Office	27.75 Acres	521 trips	468 trips
Neighborhood Commercial	145,000 SF	200 trips	804 trips
<b>Total</b>		<b>1,649 trips</b>	<b>2,442 trips</b>

Our review of the limited information available, i.e., Traffic Impact Studies and PENNDOT Traffic Volume Data, shows that the arterial and collector roadways within the Township and within the two growth areas reviewed are currently operating at near capacity and handling a high volume of peak hour traffic. The magnitude of improvements to accommodate the projected traffic over the next 20 years will be significant, both from a cost point of view as well as an ease of implementation point of view. Based on our review of the current traffic levels, the undeveloped land inventory, and the projected traffic volumes, as well as our experience with the Impact Fee process, we would **not recommend** that the Township proceed with implementing an impact fee ordinance for the following reasons:

1. Intersections and/or roadway segments within the Township that are currently failing or close to failing would need to be improved to the acceptable level of

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- service at the Township's expense. Impact fees could **not** be applied to these improvements.
2. Intersections and/or roadway segments within the Township that would fail in the future due to internal (from other service areas within the Township) or external (adjacent municipalities) background traffic growth would need to be improved to the acceptable level of service at the Township's expense. Impact fees could **not** be applied to these improvements.
  3. Once improvements have been implemented to account for the existing traffic deficiencies, future background growth traffic deficiencies, and pass through traffic deficiencies only then could improvements that are required as a result of the undeveloped land's traffic be funded by the collected impact fees.
  4. The impact fee ordinance also requires ascertaining a 50-percent match for improvements along a state highway. Since funding projects with PENNDOT takes several years in the approval process, the Township may be forced to come up with additional funds to offset the state's portion.
  5. If the collected impact fee monies are not utilized within a 3 year period, they would need to be refunded. So if there is an intersection or roadway on the CIP and the Township does not have its portion of the money to improve it, there is a chance that the money would have to be refunded.
  6. The Township can continue a close relationship with the appropriate PENNDOT district in order to ensure that impacts on state roadways are adequately addressed, including off-site impacts.

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It should be noted, that this analysis encompasses only the imposition of Impact Fees within West Lampeter Township proper. It may be, that as part of the LIMC regional comprehensive plan, multi-municipal impact fees will be assessed that will benefit West Lampeter Township. **The Township should make an effort to ensure that an evaluation of such fees are included as part of the LIMC planning effort.**

### **Developer Contributions**

**Even without an impact fee ordinance, developers can be required to mitigate the effects of the traffic generated by their site, within their project area. The Township should ensure that with each new development project, appropriate traffic studies are completed and appropriate roadway and signal improvements are required of the developer. The Township should be very hesitant of granting waivers or accepting any type of fee-in-lieu of for required transportation improvements. All too often, in these cases, the required improvements are never made. In addition, the Township should take every opportunity to encourage different developers, working on projects in the same area, to pool their resources to provide necessary roadway upgrades.**

### **Passive Traffic Measures**

There are a number of passive traffic measures that can be utilized to reduce congestion and other problems on the Township's roadways. **One of the most underutilized, yet effective methods, is convincing employers to offset their shifts from the general working populace. For example, if rush hour traffic is generally at its worse at 8:30 am because the general population workshift starts at 9:00, large employers may begin their day shift at 8:30 in order to get their workers**

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through congested areas by 8:00. Because so many of the residents of West Lampeter Township work outside of the Township, an effort should be made to have these types of passive measures discussed and

promoted in regional planning efforts such as the LIMC Regional Comprehensive Plan. Employers may be more likely to adopt such measures if approached by a number of municipalities and provided with an explanation of the associated benefits.

One of the most often related traffic concerns of residents in many bedroom communities is the increasing incidence of cut-through traffic found on neighborhood streets. Motorists fed-up with congested main thoroughfares often look to take short-cuts through neighborhood streets to avoid that particularly bad light or intersection. The presence of high volumes of speeding traffic on neighborhood streets not designed to handle such traffic reduces the livability and desirability of the neighborhood and often has a negative impact on pedestrian movement. In order to address these concerns, “traffic calming” measures have been gaining in popularity in many areas.

In designing a traffic-calming program for neighborhood streets the intent is to:

- Improve neighborhood livability by mitigating the impact of vehicular traffic
- Influence driver behavior through education and design
- Encourage drivers to utilize main thoroughfares (collectors) not neighborhood streets
- Encourage pedestrian and bicycle traffic by enhancing safety or the appearance of safety.



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Some of the most often used methods for calming traffic on neighborhood streets are:

- Utilization of increasing traffic signage and signals
- Utilization of speed humps
- Utilization of textured pavement especially at crosswalks
- Utilization of curb extensions
- Utilization of traffic roundabouts

These methods are all applicable to neighborhood streets, but should not be used on main collector roads. It should be noted that a public participation program is essential to successful implementation of a traffic calming program. Unfortunately many traffic calming projects have failed or caused considerable discord within neighborhoods, because neighborhood residents, uninformed of the intent to install calming devices, did not appreciate it when they were required to obey the calming measures.

**The Township should encourage the use of traffic calming measures, particularly measures such as curb extensions and textured pavement, in new subdivision design. These types of measures should be incorporated into the Township's ordinances, in particular, the NDO ordinance should encourage traffic calming measures to encourage a pedestrian oriented community.**

### Public Transportation

Public transportation within the Township needs to undergo a considerable change in public perception before it can be considered as a viable transportation option. It is unfortunate that public transportation is a victim of that catch-22 in which residents say that they will utilize it as a means of transportation if there are frequent

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buses going to various business and community destinations throughout the day, but in which transit companies say that they cannot economically justify providing such a large number of buses and routes until transit ridership increases. In the Year 2000 census data for the Township, the number of actual persons commuting to work, who identified public transportation as their mode of travel was eight (8), including those taking taxis.

Currently the Red Rose Transit Authority operates only one (1) primary route servicing West Lampeter Township. This route serves the Willow Street Corridor and is numbered Route 15. The route as designed services downtown Lancaster, South Prince Street, Willow Street, Willow Valley Manor/Manor North, Willow Valley Square, Kendig Square, Willow Street Vo-Tech, Willow Valley Lakes Manor, and Willow View Heights. Currently the route has seven (7) stops.



**The Township should work with the RRTA to examine the feasibility of establishing park and ride lots for the Willow Street and Lampeter Corridors. The provision of park and ride lots tends to be more attractive to larger numbers of residents than individual bus stops with no nearby parking. A pilot program could be established to determine the feasibility of such lots. As stated above, it is doubtful that large portions of the population will adopt mass transit options until such time as more frequent trips are established. The success of any park and ride program could lead to significant benefits in terms of the reduction of traffic congestion and improvement in air quality.**

Non-motorized Circulation

An essential element of an overall transportation network is the development of means of non-motorized transportation. Individual elements of this plan, such as the village renewal element, transportation element, and parks and recreation element all contain parts of an overall non-motorized transportation network. These elements are summarized in the Parks and Recreation chapter, which contains a map connecting the greenways, trails, sidewalks and bikeways that are recommended as a part of the plan. A summary of the elements utilized follows.

The DGA and VGA contain the primary residential areas in the Township.



Furthermore, the villages lie totally within the boundaries of the DGA or VGA. The village renewal chapter indicates appropriate places for trails and sidewalks to provide connectivity within the pedestrian oriented village setting. **The Township should incorporate into**

**future construction/reconstruction projects, the installation and/or upgrade of sidewalks along parts of Village Road, Lampeter Road, Peach Bottom Road, Willow Street Pike and a small portion of Beaver Valley Pike. All of these proposed upgrades are shown on the Recreation and Non-Motorized Circulation map contained in Chapter 8 of this plan. New development should be required to construct sidewalks with exception only in cases of extreme hardship. It may be appropriate to allow the substitution of trails for sidewalks.**

Because the DGA and VGA are separated by significant areas of rural, non-developed land, it is not practical to connect these areas through sidewalks, therefore,

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the parks and recreations chapter shows connection of these major residential and business areas via greenways and trails established along existing, natural corridors within the Township.

The capital improvements recommended in the CIP within this chapter also take into consideration non-motorized transportation. The recommended widenings of roadways provide for ample room to establish bike lanes along all or parts of roads such as Eshelman Mill, Gypsy Hill and Long Rifle, providing an east-west and north-south bike route for residents of the Township. **It should be the established policy of the Township to consider the provision of non-motorized transportation improvements as part of every road reconstruction or maintenance effort. When reconstructing roadways, the Township should, as a practice, consider providing additional width along the roadway for a dedicated bike/pedestrian lane. These lanes should be clearly marked and striped as dedicated non-motorized traffic facilities. In addition, the Township should ensure that PENNDOT considers non-motorized travel when providing upgrades to state-owned roadways in the Township. Of particular interest is the provision of wider, clearly marked shoulders that could be used for non-motorized travel along Beaver Valley Pike and Village Road. Provision of these widened shoulders would provide an opportunity for non-motorized connectivity between the Willow Street Corridor and the Lampeter Road corridor. Future bike routes that should be considered include Long Rifle Road, Lampeter Road, Beaver Valley Pike, Village Road, and Eshelman Mill Road. In designating bicycle facilities, the Township should consider the recommendations of the Lancaster County Bicycle and Pedestrian**

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**Transportation Plan and the Statewide Bicycle and Pedestrian Master Plan produced by PENNDOT.**

The combination of sidewalks in residential/business areas, connectivity provided by trails and greenways, and the further provision of adequate room for bikeways along significant north-south and east-west routes, will provide the Township with a safe and functional non-motorized transportation system by the end of the 2020 plan year.

The Township Planning Commission and Supervisors should seek to implement this overall non-motorized transportation system through a number of funding sources including growing greener funds for trails and greenways, main street (new communities) funds in the Willow Street corridor, developer improvements (the Supervisors should require sidewalks be provided with all new developments and should be loathe to grant waivers of the requirement to install sidewalks), as well as County and Township funds.

In conjunction with the Planning Commission, the Supervisors should make the provision of linking trails and sidewalks a condition of any conditional approval proceedings. The Township ordinance should be updated to reflect a requirement for developers to provide greenways and trails in accordance with the Township's comprehensive plan, Official Map, the Lampeter-Strasburg Regional Comprehensive Recreation and Open Space Plan and the LIMC Regional Park and Open Space Plan.

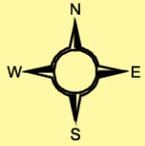


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The transportation plan for West Lampeter Township utilizes a variety of means to move people and resources throughout the Township. By upgrading existing facilities intended for the use of private automobiles, providing for bicycle transportation, providing a linked system of trails and greenways, and focusing on pedestrian oriented village redevelopment, the Township will be able ensure an adequate transportation system for current and future residents.



# Map 6 Cultural and Historical Sites West Lampeter Township, Lancaster County

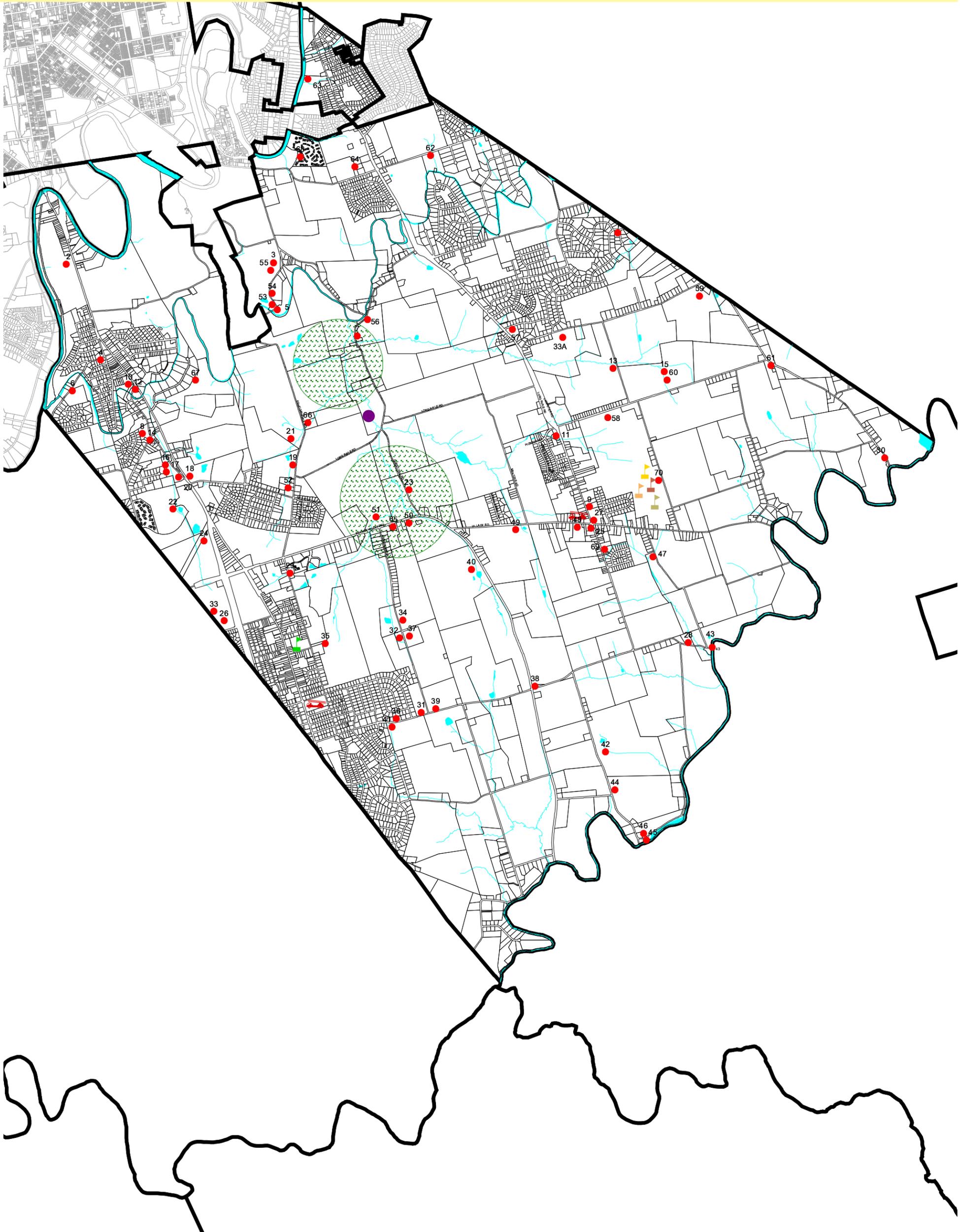


- School**
- Administration Building
  - Hans Herr Elementary
  - Willow Street Elementary
  - Martin Meylin Junior High School
  - Lampeter-Strasburg High School
- Fire Station
- Cave
- Historic Site
- Pennsylvania Natural Diversity Inventory Site

3000 0 3000 Feet

Source: Lancaster County GIS Landbase  
Projection: Pennsylvania State Spheroid, NAD 83, U.S. Feet  
Draft Date: June 8, 2022  
Plot Date: October 30, 2023

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## CULTURAL AND NATURAL RESOURCES

Municipalities throughout the Commonwealth have rediscovered the value of emphasizing *community* in comprehensive planning. The emphasis on developing neighborhoods and places where people can gather to develop a “sense of belonging” has occupied a deservedly prominent role in recent planning efforts. One way to foster a sense of community is by protecting the cultural and natural resources that all residents share. The preservation of historical structures and other significant locations in the Township not only provides an economic asset to the area by providing, for example, tourist activity, but also gives the people of the municipality a sense of history and pride regarding the role played by their Township in the development of local and regional character. Preservation of natural resources can, again, serve as an economic asset by providing tourist attraction(s), but can also provide residents with a sense of pride and enjoyment that enhances quality of life. The preservation of natural resources has the added benefit of providing clean air and water, as well as mental and physical recreational opportunities to residents, thereby improving the general health of a community. For all of these reasons, planning for the conservation of historical and natural resources deserves a prominent place in comprehensive planning efforts.



### Cultural Features

Today, West Lampeter Township comprises the western portion of the division



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of Old Lampeter Township. Lampeter's name is directly derived from a place name in the country of Wales. Some of the first permanent European settlements in Lancaster County located within West Lampeter Township. The fertile soils that are contained in West Lampeter Township have provided a rich history of farming in the community that is still prevalent today. Presently West Lampeter Township contains two villages, Willow Street and Lampeter, which were historically recognized as centers of trade and communication.

West Lampeter Township's history encompasses the story of one of the earliest settlements in Lancaster County. In 1719, a group of Mennonites, led by Hans Herr, settled in the Township. The Hans Herr House, noted as the oldest home in the County still stands south of Beaver Valley Pike in the western portion of the Township. This historical feature is just one among many of the structures located in West Lampeter Township's that chronicle its rich history. The Hans Herr House is one of several properties in the Township listed or eligible for designation on the National Register of Historic Places. Eligibility or inclusion in the National Register affords a municipality some power in protecting listed historical features. However, listing a feature on the National Register of Historic Places does not protect historic buildings or structures from demolition or inappropriate alterations by private property owners. The following provides a listing of all the properties in West Lampeter Township that have been listed or determined eligible to be listed in the National Register of Historic Places to date:



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1. The Johannes and Anna Harnish Farmstead; 202 Woodfield Crossing; listed 1999
2. The Herr or Graff House and Mill; Hollinger Road; eligible 1990
3. The Benjamin Herr Farmstead; 501 Penn Grant Road; eligible 1993
4. The Christian and Emma Herr Farm; 2131-2133 South View Road, listed 1994
5. The Hans Herr House; 1851 Hans Herr Drive; listed 1971
6. The Lamb Tavern; Hollinger and Millwood Roads; eligible 1990
7. The Lime Valley Covered Bridge; T-494; listed 1980
8. The John and Mary Miller House; Hollinger and Millwood Roads; eligible 1990
9. The Neff's Mill Covered Bridge; T-559; listed 1980
10. The Old Menonist Meeting House; Penn Grant Rd. and Hans Herr Dr.; eligible 1994
11. Park Site 36LA0096; listed 1985
12. The Henry K. Stoner Farm; Gypsy Hill Road; eligible 1993
13. The Weber/Weaver Farm; 1835 Pioneer Road; listed 1999
14. The Willow Street Pike Historic District, Willow Street Pike; eligible 1990

To further inventory the plethora of historical sites within the Township, the following table was extracted from the Lampeter - Strasburg Regional Comprehensive Recreation and Open Space Plan. This table lists historic resources identified by the Historic Preservation Trust of Lancaster County (the Trust) and the Lancaster County Planning Commission in windshield surveys conducted in 1972 and 1983. The information has been supplemented and updated where possible with information provided by the Lancaster County Planning Commission and the Trust:



Table 1

## Listing of Historic Sites in West Lampeter Township

Map Number	Survey Number	Description
1	071-61-A	M. Weaver House, 2-1/2-story stone farmhouse, c. late 1700s.
2	071-61-1A	2-1/2-story stone/brick house. c. early/mid 1800s.
3	071-71-2	Limestone and wood constructed bank barn located near the Andreas Shuts House. C. early 1800s.
4	071-61-2A	1-story common bond brick schoolhouse, c. 1875.
5	071-61-3	Eshleman's Mill. Stone mill constructed between 1750 and 1775. (structure removed)
6	071-61-3A	Michael and Veronica Kreider House. 2-1/2-story brick house built in 1851.
7	071-61-4	1-1/2-story frame and stone bank house. C. late 1700s/early 1800s.
8	071-61-4A	John H. and Mary Miller House. 1860.
9	071-61-5	Peter Yordy House. Germanic stone farmstead. 1739.
10	071-61-5A	Brick bank house and mill. 1890.
11	071-61-6	1-1/2-story frame/log house. Built before 1800. (structure removed)
12	071-61-6A	1-1/2-story stone bank house c. 1800.
13	071-61-7	2-1/2-story wood/stucco Germanic-style farmhouse. c. 1798.
14	071-61-7A	2-1/2-story brick bank house/tavern. c. 1850.
15	071-61-8	Hans Weber House. 2-story Germanic-style stone house. c. 1735-1740.
16	071-61-8A	Amos Hollinger House. 2-story brick house. 1870.
17	071-61-9	Hollinger outbuildings. Two, 1-story brick/frame/stone houses located to the rear of the Hollinger House. C. 1800.
18	071-61-9A	David and Barbara Harnish House. 2-1/2-story brick farmhouse. 1858.
19	071-61-10	Mylin Gun Shop. 1-story stone gun shop. 1719.
20	071-61-10A	Tudor-style stone house. c. 1920.
21	071-61-11	John and Elizabeth Forrer House. 2-1/2-story Germanic stone house. 1774.
22	071-61-11A	John and Katherine Greider House. 2-story Federal-style stone house. 1817
23	071-61-12	Christian Lefever House. 2-story brick farmstead. 1851.
24	071-61-12A	Christian and Susanna Hess House. 2-story brick/stone house. 1858.
25	071-61-13	Lampeter Tavern. 2-story Georgian brick tavern/house. C. 1760.
26	071-61-13A	John Kendig Mansion. "High Victorian Eclectic" brick mansion. C. 1875-1886. (structure removed)
27	071-61-14	Eagle Tavern. Federal-style stone tavern. 1815.
28	071-61-15	Stone lime kiln. C. 1800s.
29	071-61-15A	Mylin House. 2-story stone farmstead. c. 1776.
30	071-61-16	Emanuel Herr House. Stone house. c. mid-1700s.
31	071-61-16A	Old Mennonist Meetinghouse. Brick church. 1849.
32	071-61-17A	1-1/2-story stone/plaster bank house. c. 1800.
33	071-61-18	Isaac Kendig House. 2-story Germanic wood/brick house. c. 1798.
34	071-61-18A	Abraham Herr House. 2-story sandstone house. c. mid-1700s.
35	071-61-19	Martin and Barbara Mylin House. Georgian-style stone house. 1787.
36	071-61-19A	2-story sandstone/frame siding house. c. 1700s.
37	071-61-20	Christian Herr House (better known as the Hans Herr House), 1-1/2 story Germanic sandstone house. 1719.
38	071-61-20A	1-1/2-story brick schoolhouse. 1906.
39	071-61-21	Musselman House. 2-1/2-story stucco farmhouse. 1734.
40	071-61-21A	C. B. Herr Farm. 2-1/2-story Victorian brick farmhouse. 1857.
41	071-61-22	Large frame/stone bank barn. c. 1800.
42	071-61-22A	Herr Barn. Stone double-deck bank barn. 1761.
43	071-61-23	Huntzinger's Mill Covered Bridge. Wood/stone covered bridge. 1871.
44	071-61-23A	2-1/2-story late Federal stone/stucco farmhouse. 1833.
45	071-61-24	Lime Valley Mill. 3-1/2-story sandy limestone mill structure. 1846.
46	071-61-24-A	Harnish House. 2-1/2-story late Victorian-style brick house. 1899.



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47	071-61-25A	Flemish and common bond brick/frame house. c. 1800.
48	071-61-27A	Brick Art Deco/Modern-Style school building. c. 1930.
49	071-61-28A	John and Susan Herr House. 2-1/2-story brick house. 1848.
50	071-61-29A	Big Springs Tourist Home. 2-1/2-story limestone house. c. 1900.
51	071-61-30A	Fultonway Farm. Large mid-Victorian brick farmhouse.
52	071-61-31A	Mylin School. 1-story brick, one-room schoolhouse. 1888.
53	071-61-32A	Mill Creek Bridge. 1933.
54	071-61-33A	John and Barbara Eshelman House. 2-1/2-story Victorian brick house. 1878.
55	071-61-34A	Andreas Shuts House. Germanic stone house. 1769.
56	071-61-35A	Henry K. Stoner House. 2-1/2-story brick farmstead. 1852.
57	071-61-36A	John and Emma Houser House. 2-1/2-story late Victorian-style brick house. 1894
58	071-61-37A	2-1/2-story sandstone/plastered farmstead. c. 1800.
59	071-61-38A	Christian Houser House. 2-1/2-story Federal-style stone/stucco house. 1827.
60	071-61-39A	John Weaver House. Georgian-style brick house. 1765.
61	071-61-40A	Longenecker's Reformed Mennonite Church. Victorian-style brick Meeting house. 1899.
62	071-61-41A	Henry Resch House. 2-story Federal-style limestone house. 1816.
63	071-61-42A	2-1/2-story stone house. c. 1800.
64	071-61-43A	Benjamin and Betty Groff House. 2-1/2-story brick house. 1864.
65	071-61-44A	C. W. and Mary Shaub House. 2-1/2-story stucco house. 1856.
66	071-61-45A	2-1/2-story brick bank house. 1867.
67	071-61-66A	Johannes and Anna Harnish House. 2-1/2-story Germanic-style stone farmhouse. 1774.
68	071-61-67	Mansion at Rocky Springs Park. 2-1/2-story brick house/hotel. C. 1800.
69	071-61-68	A. Landis House. Typical mid-19th century farmhouse located within the village of Lampeter. C. 1855.
70	071-61-69	Daniel Book Farmhouse. Typical mid-19th century farmhouse; 1875 Atlas: D. Book; 1864 Atlas DI. Book; c. 1850.
71	071-61-70	Dr. Benjamin Frick House. Has historical significance for its association with Frick, a prominent Willow Street physician in the 19th century, as a public meeting place of the period, and as a contributing structure to Willow Street village. C. 1840.
72		Bejamin Herr Farmstead. Excellent Lancaster-style farmhouse with contributing farm complex; house built, according to its datestone, in 1844 for Benjamin Herr; house remodeled in 1932 by the Carpenter family, architect reported to have been designer of Conestoga House. C. 1844.

The project numbers contained in the left-hand column of Table 1 correspond to the project locations shown on the Cultural and Historical Sites map contained at the end of this chapter.

Each of these properties, in addition to others that are not on this list are worthy of consideration for protection. However, protection and preservation is an ethic, a belief the past plays an important role in our lives today and tomorrow. If this belief is not recognized by the residents of West Lampeter Township then any attempt at historic



protection is in vain. Preservation and adaptive re-use of historical properties was identified, during the public participation process, as an issue of importance in the development of this plan. Additional efforts should be made to validate and expand upon these issues in future planning endeavors. **A visioning process should be encouraged, as part of the Village Renewal process for Lampeter and Willow Street to determine not only the ideal streetscape but also the level of historical protection preferred by the village residents. The Village Renewal chapter in this plan explains in further detail options for protecting historical features within the Township.**

**Prior to executing any preservation plan, West Lampeter Township needs to thoroughly identify and inventory all properties, structures, or objects that are**



**worthy of preservation within the Township. The previous listings in this chapter provide an excellent starting point for the compilation of all known features of historical or cultural significance in the Township.**

**The Township should solicit volunteers within the community, in particular the Willow Valley Community, as well as the community at large, to cooperate with the Township’s proposed Historical Commission, and the Lancaster County Planning Commission’s Historic Preservation Specialist, in completing this inventory and identification process. This inventory should follow the Bureau of Historical Preservation’s “Guidelines for Historic Resource Surveys in Pennsylvania.” As part of this process, West Lampeter Township should consider**



developing this inventory in a Geographic Information System to geographically link the inventory. Finally, the Township should compare the inventory with those included or eligible for inclusion on the National Register of Historic Places to determine whether or not other features should be worthy of consideration for placement on the National Register. The Historical Commission should produce a final updated list of properties of historic significance that will be used in administering the demolition ordinance and historical and cultural features overlay that are proposed later in this chapter.

Adaptive reuse of historical structures within the Township was also identified as an important issue during the public participation process. The concept of recycling historic structures stems from the 1970's when the U.S. was faced with increased energy and raw material costs making new construction projects prohibitively costly and therefore making the reuse of existing structures economically attractive. Although, a similar trend of higher new construction prices has not been witnessed since the 1970's, adaptive reuse of historical structures has continued to be recognized by many as a method of distinguishing villages and downtown areas, and also as a means of preserving a *sense of place* within the community. Careful

consideration of allowable reuses of historical structures should be analyzed to preclude any



detrimental affects associated with the reuse that would deter from the overall quality of life.



## CHAPTER 6

A number of tools are available for the preservation and protection of historical properties. Municipalities may protect historic areas through the enactment of Historic District Ordinances, Conservation Overlays, Traditional Neighborhood Developments, Official Maps, and Historic Preservation Zoning. In certain circumstances Historic Preservation Grants are available to local municipalities. **The first step in determining the most appropriate tool or mix of tools for historic preservation is to establish a body that will take ownership of the preservation process within the Township. It is therefore recommended that the Township create a Historical Commission. This commission should consist of 5-7 knowledgeable members of the community. One potentially fertile recruiting ground for such persons is the Willow Valley Retirement Community. One of the first steps undertaken by this committee should be the comprehensive inventory of historical features previously discussed. In West Lampeter Township's case, this inventory may amount to little more than a verification survey of the information already available from this plan and the Trust. Upon completion of the inventory a Historical and Cultural Features Map and Zoning Overlay should be adopted, that establishes the features of special significance that the Township wishes to protect, and establishes appropriate setback, buffering, separation, and other requirements for developments that may impact these features.**

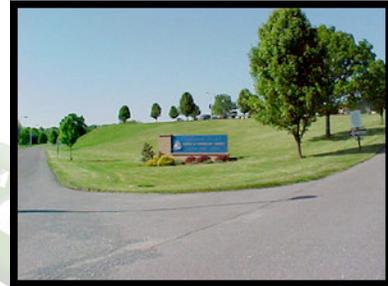


**community. One potentially fertile recruiting ground for such persons is the Willow Valley Retirement Community. One of the first steps undertaken by this committee should be the comprehensive inventory of historical features previously discussed. In West Lampeter Township's case, this inventory may amount to little more than a verification survey of the information already available from this plan and the Trust. Upon completion of the inventory a Historical and Cultural Features Map and Zoning Overlay should be adopted, that establishes the features of special significance that the Township wishes to protect, and establishes appropriate setback, buffering, separation, and other requirements for developments that may impact these features.**

**A demolition ordinance, that would be incorporated into the Township's**



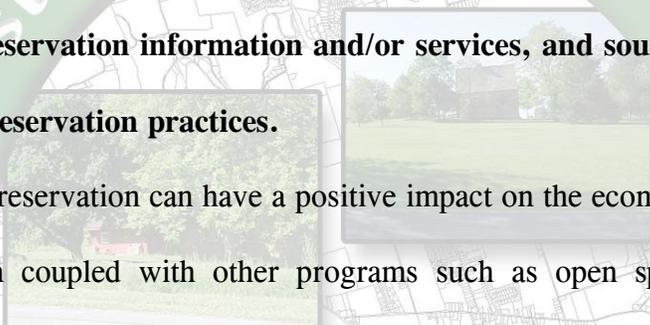
existing Zoning Ordinance, should be developed and put into place in order to protect buildings of historical and cultural significance. This ordinance would provide a process with specific criteria for review for all applicants for demolition permits. Demolition could be approved, approved with conditions, or denied based on the outcome of the review process. Properties initially requiring review would be any property that is currently shown in Table 1 of this comprehensive plan, as well as the updated list to be developed by the Historical Commission. Prior to completion of the updated list of historical resources, the Township should impose a 15 day waiting period for any demolition occurring on properties not listed in Table 1. During this 15-day period, the Township should forward the proposed demolition to the Trust, provided the Trust has an interest in reviewing the application, for their information, so that the Trust might be provided with the opportunity to evaluate the historical status of the building, and if desired, speak with the landowner about means of preservation. The Trust's role would be purely advisory and purely voluntary. A process should be implemented by which the landowner, if able to provide proof that the structure slated for demolition is less than 50 years old, will be exempted from the waiting period. Once the list of historical resources is finalized, the 15-day waiting period would be eliminated. In drafting the ordinance, particular attention should be paid to defining the word "demolition." It is not the desire of the Township that the demolition ordinance



apply to every conceivable change in a structure's configuration.

The Historical Commission should be a resource to the governing body and the residents of the Township. They may advise the Planning Commission and the Board of Supervisors on preservation issues; they may be involved in the comprehensive planning and plan implementation process; they may develop educational materials related to the Township's historic resources; they may provide links to other preservation resources such as: other municipalities that practice historic preservation planning; individuals, firms and organizations that offer historic preservation information and/or services, and sources of information about historic preservation practices.

Historic Preservation can have a positive impact on the economy of a Township, particularly when coupled with other programs such as open space protection and agricultural preservation. A recent survey of tourists in Pennsylvania indicated that the number one reason why they visit the state is to see the historic landscapes and downtowns. One of the underlying currents in developing office parks, particularly high tech office parks, in today's environment, is the provision of a livable community that includes access to historical and natural features. Often times, companies tout the community in which the employee will be living as a perk for accepting employment.



existing historical properties and neighborhoods within the Township.

**Natural Features**

**Soils**

Identification of Township soils can play a significant role in determining what types of development should/should not occur in particular areas. Some soils are severely limited, for example, in their ability to absorb flows from on-lot sewage disposal systems. As a result, significant development in these areas should be predicated upon the availability of public sewage disposal and water supply. Other soils are identified as prime farmland soils and are deserving of special protection in order to preserve the ability of the land to support a viable agricultural industry. The Soil Conservation Service has completed a recent (1985) soil survey for Lancaster County. That soil survey was used to provide the information presented in this plan.

The Soil Survey shows the entire Township located within the Letort-Pequea-Conestoga general soil group. The soils in this group are characterized as ranging from nearly level to very steep. The soils are widely cultivated and well suited to farming. The primary limitation for non-farm uses is slope. For the most part, the soils in the Township have been formed in place through the physical and chemical weathering of the underlying geologic formations.

The primary soils in the Township are as follows:



Soil Symbol	Soil Name	Agricultural Rating
CbB	Chester silt loam	Iie
CbC	Chester silt loam	IIIe
CkA	Clarksburg silt loam	IIIw
Can	Conestoga silt loam	I
CnB	Conestoga silt loam	Iie
CnC	Conestoga silt loam	IIIe
DbA	Duffield silt loam	I
GbB	Glenelg silt loam	Iie
GdB	Glenville silt loam	Iie
HfB	Hollinger silt loam	Iie
HfC	Hollinger silt loam	IIIe
HfD	Hollinger silt loam	Ive
LdA	Letort silt loam	I
LdB	Letort silt loam	Iie
LdC	Letort silt loam	IIIe
Lg	Linden silt loam	I
Ln	Lindside silt loam	Iiw
MaB	Manor silt loam	Iie
MaC	Manor silt loam	IIIe
MaD	Manor silt loam	Ive
Nc	Newark silt loam	Iiw
Ne	Nolin silt loam	I
Pa	Penlaw silt loam	IIIw
PeC	Pequea silt loam	IIIe
PeD	Pequea silt loam	Ive

**Prime Farmland**

The preservation of prime farmland is a topic of increasing importance in planning efforts across the Commonwealth, and is of particular importance in West Lampeter Township. **It is the Township’s policy to protect and preserve prime agricultural lands lying in the Township. Preservation of prime agricultural lands will be an important factor in reviewing all proposed development projects within the Township.** By preserving “prime farmland,” Townships preserve the land that produces the highest yield of crops while requiring the minimum input of labor and materials. Not only does farming on prime lands increase the return to the farmer, thereby helping to preserve the economic viability of farming, but it also helps to protect the environment, as lesser amounts of fertilizer need be applied, and less land need be turned over for farms to reap a profit. Prime farmland is characterized by favorable climatic conditions, proper chemical properties, good permeability to air and water with few or no rocks, resistance to erosion, and level or fairly level topography.

Across Lancaster County as a whole about 55 percent of soils are considered to be prime farmlands. Within West Lampeter Township, this number is significantly higher as Table 2 demonstrates.

Table 3

**Prime Agricultural Soils**

Soil	Approximate Acreage	Percent of Township
Prime Soils (Class I, II, and III)	9051	87.3
Non Prime Soils	1317	12.7



## CHAPTER 6

It is easy to see from Table 2, that a large part of the Township is covered by prime agricultural soils. This provides an opportunity for preservation, but also presents a planning dilemma. Since much of the non-prime soil consists of wetlands, steep slopes, etc., which limits their ability for development, development within the Township has been destined to occur on prime soils. Many of the lands already developed, and many of the lands within the Designated Growth Areas of the Township consist of prime soils. The planning efforts of the Township, as established in this plan, have been directed toward preserving the most valuable prime soils first, providing new growth within existing urban growth boundaries, encouraging infill development, and designating areas with the least amount of prime agricultural soils as areas into which future growth will be directed if necessary. **The Future Land Use and Economic Outline chapters of this plan describe in detail methods for preserving the Township's prime agricultural soils including: the use of Agricultural zoning, the use of transferable development rights, the active encouragement of farmers to enroll in agricultural preservation programs, and just as importantly, considerations and methods for promoting the ability of the farmer to make a "living income" while continuing to farm.**

### Constrained Soils

A number of soils that are present in the Township are constrained in terms of their ability to support development. Constraints on such soils can include steep slopes, wetness, depth to bedrock, frost action, shrink/swell, and flooding. Other soils are unable to support on-lot sewage disposal systems due to steep slopes, low percolation



rates, and flooding.

Future development should be carefully scrutinized in those areas where the soils are severely constrained. Development in these areas can be engineered to minimize threats to the environment and



the public health and welfare, and in some very limited cases it may even be valuable to examine the possibility of opening some areas with, for example, steep slopes to additional development, in order to preserve other, more valuable lands. Development on constrained soils, however, should be subjected to a heightened sense of scrutiny by the Township to ensure that such development occurs in a manner that protects Township residents. Recommendations made later in this plan for the implementation of tools such as best management practices and riparian buffers can go a long way toward mitigating the negative effects of development on or adjacent to constrained soils. **Provisions should be incorporated in the ordinances and codes of the Township which ensure that any development within these areas is subject to heightened review and strict regulation. Regulations and codes can be adopted to ensure that appropriate waterproofing and erosion and control methods are adopted when constructing in areas constrained by wetness and steep slopes. Particular care should be taken to ensure that the Township does not allow development to occur within the 100-year floodplains as delineated on FEMA mapping.** The following table lists soils that have “severe” constraints:



Table 4 Constrained Soils			
Soil Symbol	Building Dvlpmnt. Constraint	On-Lot Disposal Constraint	Approx. Acreage
CkA	Wetness and shrink/swell	Wetness and Slow Percs	933
GdB	Wetness	Wetness and Slow Percs	16.4
Hfd	Slope	Slope	65.2
Lg	Flooding	Flooding, Wetness, Poor Filter	4.6
Ln	Wetness and Flooding	Wetness and Flooding	80
MaD	Slope	Slope	96.1
MbD	Slope	Slope	45.5
MbF	Slope	Slope	75
Nc	Wetness and "Queen of Flooding Spot"	Wetness and Flooding	225.8
Ne	Flooding	Flooding	134.8
Pa	Wetness	Wetness and Slow Percs	366.9
PeD	Slope	Slope	677.3
PeE	Slope	Slope	343.8
		<b>TOTAL</b>	<b>3064.0</b>

As seen in Table 3, approximately 3064 acres of the Township, or 29.6 percent of the available land area is constrained for building purposes. Any development proposing use of these areas should be carefully scrutinized to minimize impacts on



public health or welfare. To the extent possible, however, the best policy is to direct development away from these areas. **One potential tool for preserving constrained areas, which receives strong support throughout this plan, is the use of the NDO option for future developments. Use of this option would allow areas of constrained soils to be used for open space, while other more appropriate areas could be used for construction purpose.**

### Geology/Groundwater

The geology of a region can have a significant impact on the location and type of development that can occur. As previously shown, geology can determine the types of soils incumbent to a Township. In addition, geology plays a significant role in determining the available amount of groundwater and its quality. Geologic limitations



may be found in some geologic formations, such as the formation of sinkholes in limestone areas, which make them poor candidates for development. The location of large areas of bedrock, close to the surface, may dissuade residential developers from attempting to build homes on those sites. Geologic characteristics can play a significant role in determining the pattern, type and extent of growth.

West Lampeter Township is almost entirely underlain by the Conestoga Formation. The formation generally consists of gray, finely to coarsely crystalline limestone, that commonly contains clay laminae. Sandy and silty limestones may occur near the base and are interbedded with conglomerate beds.



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The presence of limestone raises significant development issues. Limestone is characterized by its weak resistance to erosive forces. This characteristic has several implications for land use planning. As groundwater passes through limestone, it creates solution channels in the formation. These channels continue to enlarge, increasing their ability to carry groundwater and thereby accelerating the solution process. This process is a positive one for development, as water, within the solution channels, is readily available to be tapped by domestic wells. The process is also a detriment to development, however, as it may eventually lead to sinkhole formation. Development, particularly residential development, in sinkhole prone areas can be a significant hazard to property. Additionally, it can have a severe economic impact on residents who are impacted by the need to put thousands of dollars into the repair of sinkholes or face losing their homes. **The Township should include provisions in its subdivision and land development ordinance requiring developers to notify the Township and future homeowners of sinkhole potential. This may include the requirement for Karst geology and known sinkhole certification with each new development.**

In addition to the potential for sinkhole development, the presence of solution channels in the limestone, limits the suitability of these areas for on-lot sewage disposal systems. On-lot systems rely on the ground to filter effluent before it reaches groundwater. Solution channels in limestone can provide a ready conduit for effluent from sewage disposal systems to bypass filtering and reach groundwater sources directly. Such a situation can lead to



contamination of groundwater, the same groundwater used to supply domestic wells.

In addition to the Conestoga Formation which predominates, the Vintage Formation, the Antietam Formation and the Harpers formation also exist within the Township.

### Groundwater Supply

Understanding local groundwater conditions is important in allocating future land uses in order to protect important groundwater recharge areas, assure adequate well-water for rural and suburban neighborhoods, and in planning for sewage facilities. In Pennsylvania, the period from 1998-2002 saw periods of significant drought, particularly in areas south of U.S. 30, including West Lampeter Township. Drought conditions can have a particularly negative effect on groundwater supplies which require longer periods of time to recover after a drought, and which may not significantly benefit, unlike surface reservoirs, from the thundershowers or short duration/high intensity storms that are the source of much of the area rainfall. In addition, those who rely on groundwater often are located in the most rural areas of a Township, making it difficult and costly to provide assistance should wells in those areas go dry.

As stated earlier, the majority of the Township is underlain by the Conestoga formation. As a result, groundwater yields throughout the Township are generally good. A study entitled Summary Ground-Water Resources of Lancaster County, Pennsylvania, lists general groundwater yields for the geologic formations found in the Township as follows:



Table 5 Groundwater Yields			
Map Symbol	Formation Name	Yield Range (gpm)	Median Yield (gpm)
Osc	Conestoga Formation	20-250	NR
Cv	Vintage Formation	2-70	6
Cah	Antietam and Harpers Formation	1.5 to 40	5

Additional information obtained from the Groundwater Inventory System for Lancaster County shows that the average production of eight (8) wells tested in the Township was 36.4 gpm. The eight (8) wells tested ranged from a minimum of 0 gpm to 200 gpm. Residential structures are generally satisfactorily served by wells which produce a consistent 2gpm, particularly if the wells serving the structures are properly constructed and contain a reservoir of water for use in peak periods. Based on residential demands, all formations in the Township should, on average, be capable of producing sufficient water from domestic wells to serve household needs.

The quality of groundwater in West Lampeter Township can vary with the underlying geology. As previously stated, limestone geology creates significant opportunity for contamination of groundwater supplies via solution channels. In addition, the high concentration of farming in the area has exposed groundwater supplies to the potential of nitrate contamination through the application of fertilizers and



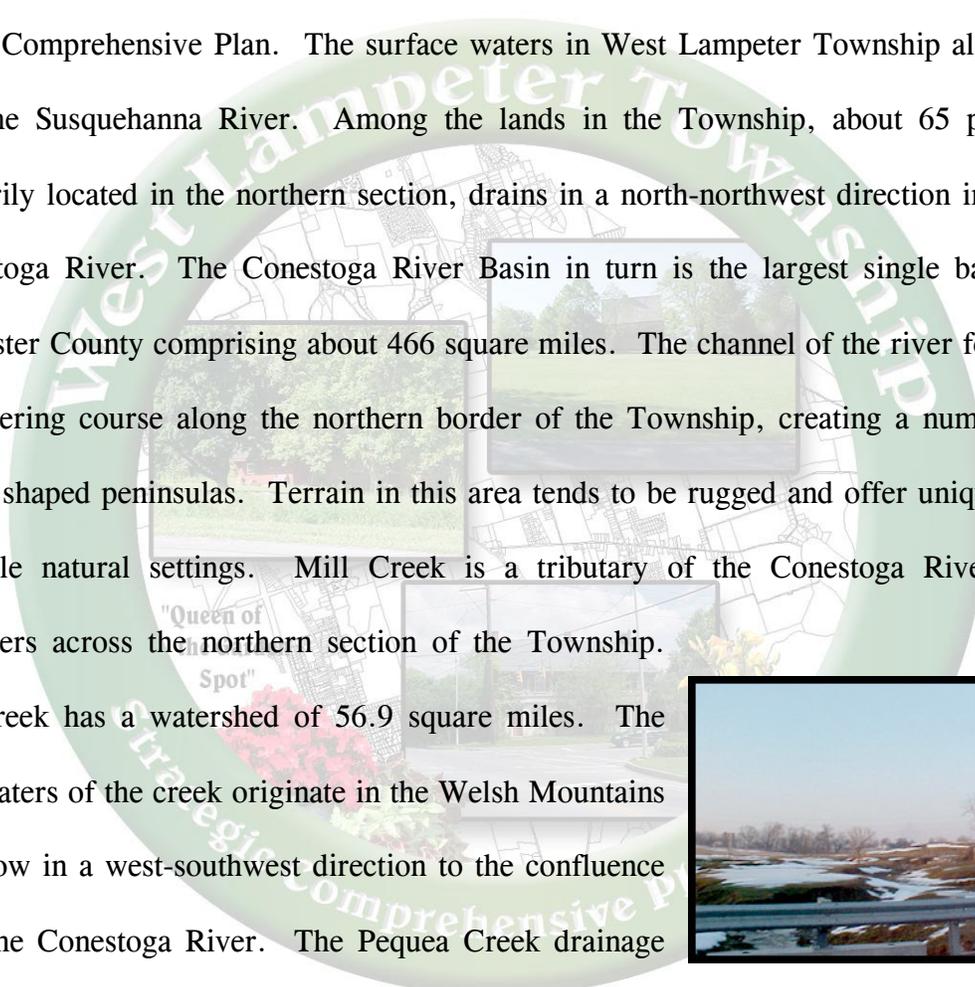
manure. Indeed, past testing in the County and Township have shown high



concentration of nitrates in Township wells. A further, detailed explanation of groundwater conditions in the Township is included in the Water Resources chapter of this plan.

Surface Waters

Surface waters are a significant resource well worth identifying and protecting in the Comprehensive Plan. The surface waters in West Lampeter Township all drain into the Susquehanna River. Among the lands in the Township, about 65 percent primarily located in the northern section, drains in a north-northwest direction into the Conestoga River. The Conestoga River Basin in turn is the largest single basin in Lancaster County comprising about 466 square miles. The channel of the river forms a meandering course along the northern border of the Township, creating a number of finger shaped peninsulas. Terrain in this area tends to be rugged and offer unique and valuable natural settings. Mill Creek is a tributary of the Conestoga River that meanders across the northern section of the Township. The creek has a watershed of 56.9 square miles. The headwaters of the creek originate in the Welsh Mountains and flow in a west-southwest direction to the confluence with the Conestoga River. The Pequea Creek drainage basin is the second major basin in the Township. This basin encompasses the entire width of the Township along the southern boundary and consists of 3580 acres or 35 percent of the Township's land area. The headwaters of the Pequea Creek are located in the Welsh Mountains in Salisbury Township.



"Queen of the North Spot"



## CHAPTER 6

The streams drained by the Township are characterized by relatively mild gradients, with low volume, sluggish flows. The streams tend to carry high sediment loads, particularly within the farmland portions of the Township during rainy periods. As a result, the value of the streams for recreation or drinking water supplies is greatly diminished. This does not mean, however, that protection and restoration efforts should be ignored.

Because the streams in question drain into the Susquehanna River, they are part of the Chesapeake Bay watershed. The Chesapeake has seen increases in its water quality in the last several years, largely as a result of extensive efforts by watershed states to minimize the amount of pollution flowing into the Bay. West Lampeter



Township should do its part to assist in that protection effort. In addition, reducing the amount of pollution and sediment load reaching the streams has the potential for opening some parts of the local watershed to recreational opportunities.

None of the watersheds within West Lampeter Township are designated as “high quality or exceptional value” waters. In addition, no State-designated Scenic River corridors are located within the Township.

**A Water Resources Protection Program is outlined in the Water Resources chapter of this plan.**



### Stormwater Management

Development of an area often leads to changes in stormwater runoff patterns which may cause problems with street flooding or re-direction of water onto existing properties. It is possible, however, to manage stormwater runoff to minimize these problems. The adoption and strict enforcement of a Stormwater Management Ordinance can minimize the problems associated with new development. West Lampeter Township has an ordinance that addresses the quantity issues associated with development.

One quantity issue that is often overlooked, is the effect that development can have on groundwater recharge. Often, important groundwater recharge areas are paved over during development. Water that once infiltrated into the ground to recharge aquifers, is not carried off via conventional stormwater conveyance systems and discharged directly into water courses. The negative effect of this practice on groundwater levels can be severe. **Contained elsewhere in this plan are provisions for encouraging open space zoning, in the form of the NDO option. The use of open space housing is recognized by the Chesapeake Bay Foundation as a means to both reduce pollutant loads to surface waterways, by reducing the impervious surfaces over which rain may run and collect pollutants, and as a means to increase groundwater recharge by providing additional, pervious space for recharge to occur.**



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Stormwater runoff from developed areas, however, can also affect the quality of receiving bodies of water. Increased amounts of sediment, oils and other foreign material in stormwater can reach receiving streams, exacerbating the quality issues already outlined. In order to minimize these effects, measures should be undertaken to limit the amount of pollution caused by new development. **Recommendations to address water quality issues, including measures to address NPDES Phase II requirements, are contained in the Water Resources chapter of this plan.**

### Floodplain Protection

For years the floodplains along streams and rivers were considered the ideal places for new development. The land tended to be relatively flat and the nearby waterways provided a source of power and commerce. Recently, however, the value of floodplains for carrying high volumes of water has been re-discovered. By keeping floodplains relatively free from development, damage is minimized. In keeping floodplain channels clear, more water can be carried downstream and upstream water elevations are lowered, limiting the effects of flooding. The Township currently participates in the State and Federal floodplain protection program and should continue to do so. Development within regulatory floodplains should be severely limited and development which contains hazardous materials should be prevented altogether.

### Wetlands

In much the same way that the benefits of unobstructed floodplains were ignored, in the past, the value of wetlands was ignored. Wetlands have been filled in so that additional productive land for farming and development can be created. Only



## CHAPTER 6

recently have the functions of wetlands for storage of floodwaters, filtering of



pollutants, and as habitat for a vast diversity of life

forms been re-discovered. Wetlands within the

Township have been identified using the National

Wetlands Inventory, and previously commissioned

efforts by the Township to identify such areas. **The**

**Township should continue to severely limit the construction of new development on**

**wetlands, and should seek to actively restore/create wetlands in identified areas. A**

**wetlands certification/report should be required of all new development, indicating**

**either a lack of wetlands at the proposed development location or cataloguing the**

**extent of wetlands on the property. The Township should ensure that all**

**development observe the Federal and State mandated regulations concerning**

**wetlands and wetland preservation.**

### Unique Geology

West Lampeter Township may be considered to lack a significant number of unique geologic features. One reason for this lack of features may be the limestone geology of the Township, which tends to produce a relatively flat landscape. One significant geological feature, however, is Lampeter Cave. The cave has unfortunately fallen victim to visitors over the years, reducing much of the natural beauty of the stalactites that once decorated it.

### PNDI Sites

Two sites in the Township are identified as sites of significance by the



## CHAPTER 6

Conservation District and the Pennsylvania Natural Diversity Inventory. The Township should work with the Conservation District to better delineate these sites, and then provide protection to the sites as appropriate in the form of a Natural Resources Conservation Overlay. Other features of importance such as riparian buffers and greenways could also be identified in this overlay. The purpose of the overlay would be to ensure compatible development on the most environmentally sensitive sites in the Township.



The cultural and natural environment of the Township forms a vital link in the overall health of the community. These elements must be protected and enhanced to ensure that a sense of place, a sense of belonging, and a sense of community can be fostered within the Township.

"Queen of the Garden Spot"

Strategic Comprehensive Plan Update



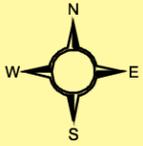
# Map 8 Geological Formations West Lampeter Township, Lancaster County

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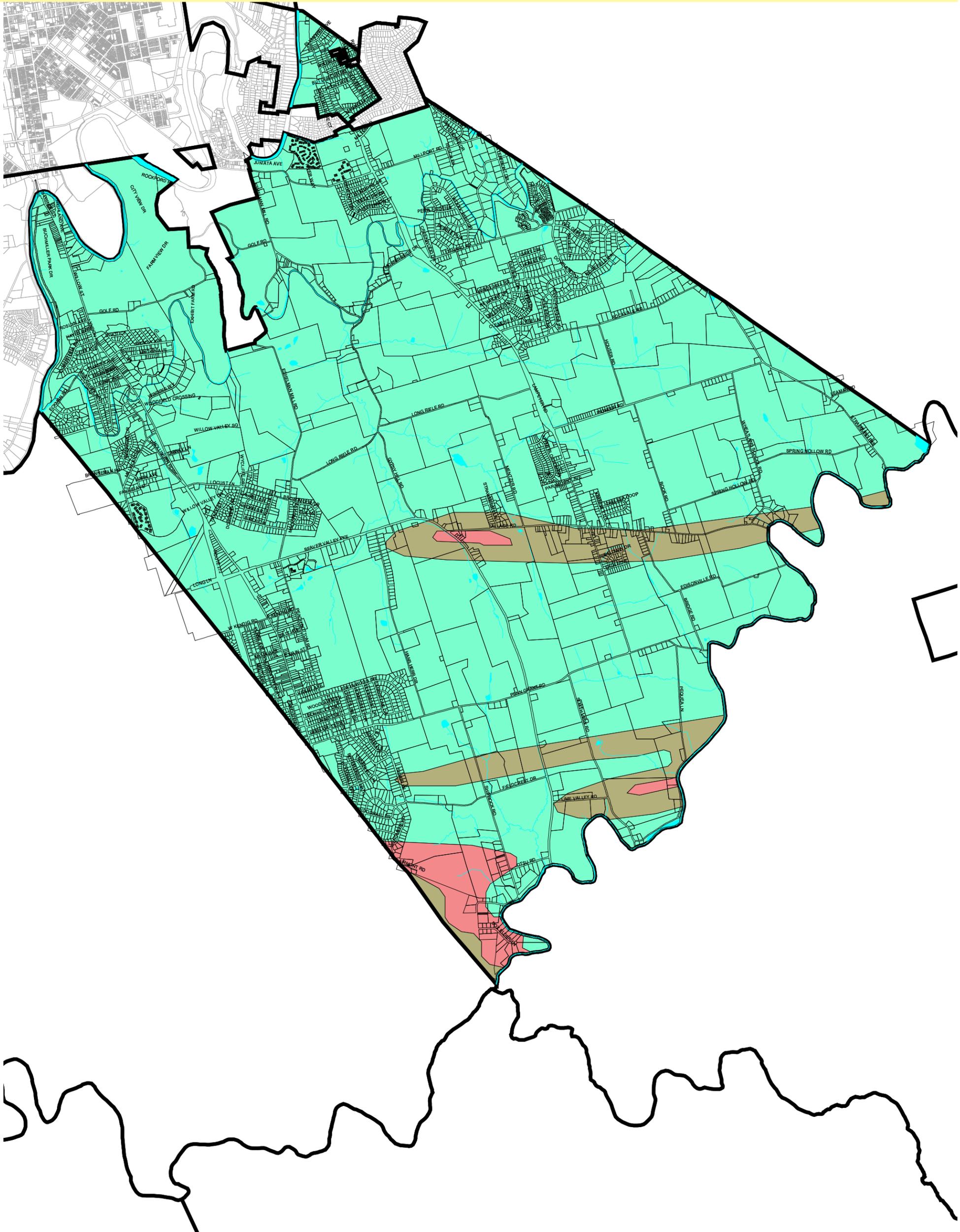
Source: Lancaster County GIS Landbase  
Projection: Pennsylvania State South, NAD 83, U.S. Feet  
Draw Date: June 9, 2002  
Plot Date: October 30, 2003

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# RETTEW

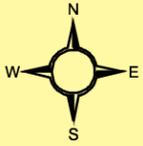
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- Parcel
- Lake or Pond
- Stream
- Municipal Boundary
- Geology
  - Antietam Fm and Harpers Fm Undiv
  - Conestoga Fm
  - Vintage Fm



# Map 9 Natural Features West Lampeter Township, Lancaster County

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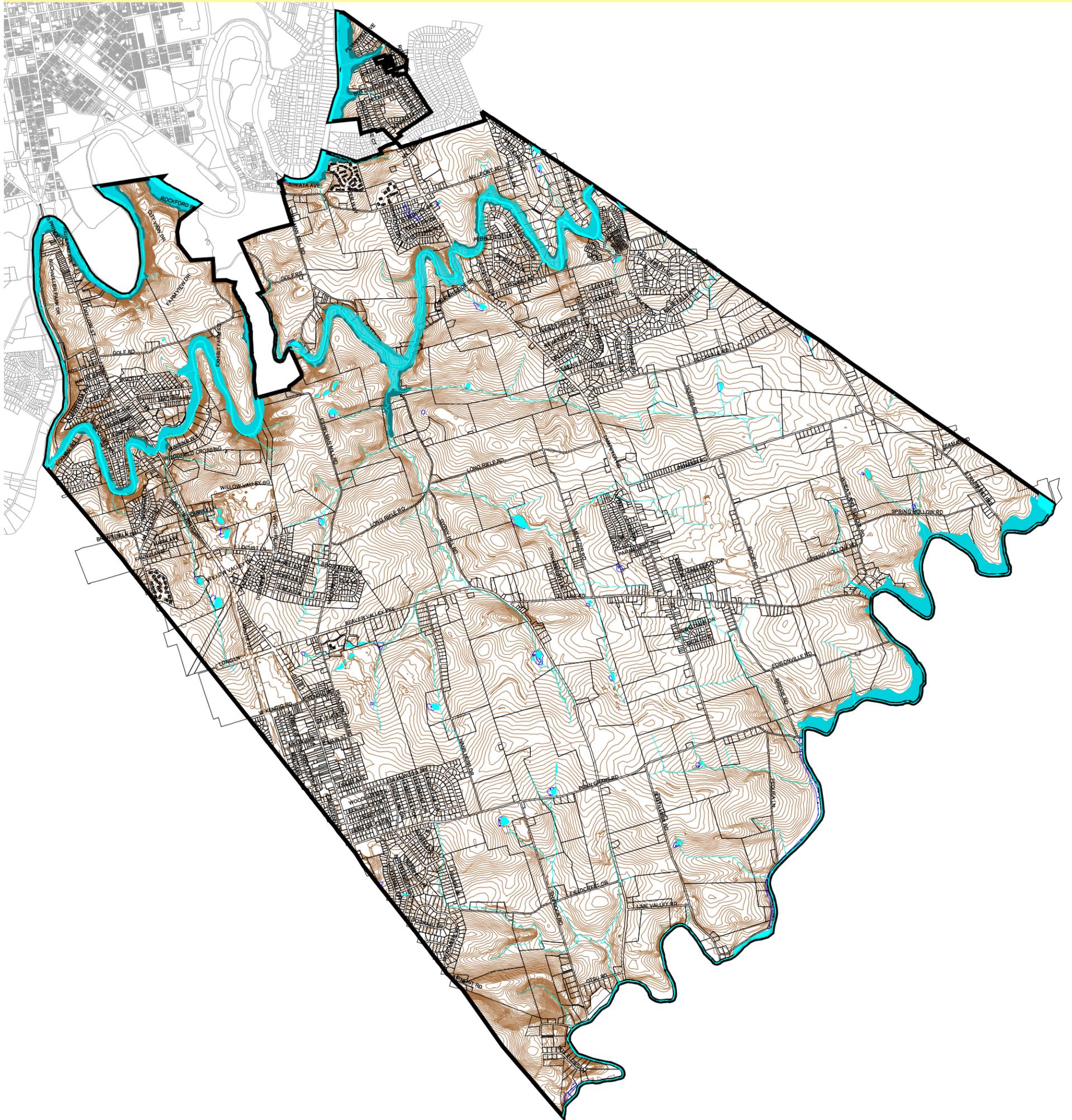


- Lake or Pond
- Stream
- FEMA Floodplain
  - 100 Year Floodplain
  - 500 Year Floodplain
- NWI Wetland
- Parcel
- Contour

Source: Lancaster County GIS Landbase  
Projection: Pennsylvania State South, NAD 83, U.S. Feet  
Draft Date: June 8, 2002  
Plot Date: October 30, 2008

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**RETTEW**<sup>SM</sup>

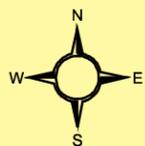


# Map 7 Soil Suitability for On-lot Sewage Disposal West Lampeter Township, Lancaster County

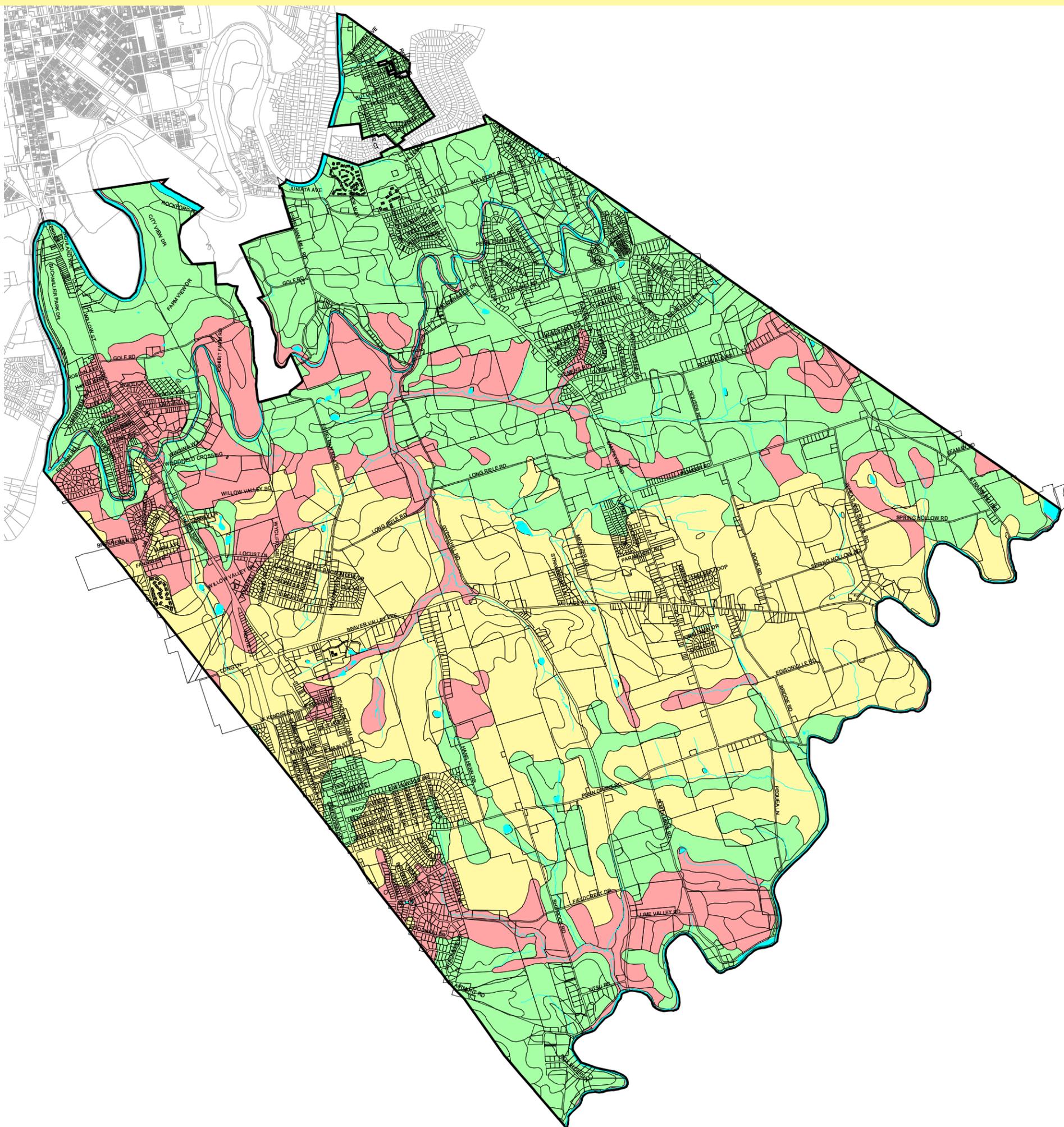
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Source: Lancaster County GIS Landbase  
Projection: Pennsylvania State South, NAD 83, U.S. Feet  
Date: June 9, 2002  
File Date: October 30, 2003

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-  Parcel
-  Lake or Pond
-  Stream
- Suitability for On-lot Sewage Disposal
  -  Suitable for On-lot Sewage Disposal
  -  Elevated Sand Mound
  -  Unsuitable for On-lot Sewage Disposal



**COMMUNITY FACILITIES AND UTILITIES**

It is necessary to study the availability of the community facilities and utilities offered within the Township in order to identify existing deficiencies and future needs.

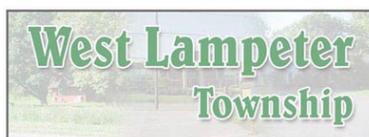


Schools, fire service, sewer and water service, etc. are all essential elements of a comprehensive planning effort. The Township must work on a continuing basis with the providers of community services in order to ensure that as the Township continues to grow, its residents can continue to rely upon the provision of adequate public services.

**Schools**

There can be no doubt that the public focus on education is at a significantly higher level now than in previous decades. The Lampeter-Strasburg School District is recognized as a positive asset to the community and, given the increasing concern of parents for their children’s education, as an asset that serves to draw growth to the community.

The Lampeter Strasburg School District receives students from an area of approximately 37 square miles that consists of the Townships of West Lampeter and Strasburg, the Borough of Strasburg, and a small portion of Lancaster City that was annexed from West Lampeter Township. A nine member School Board whose membership is elected at large governs the School District. The District currently employs the following grade format:



<b>Table 1</b>	
<b>Grade Format</b>	
<b>Grade</b>	<b>Designation</b>
<b>K-3</b>	<b>Elementary</b>
<b>4-5</b>	<b>Intermediate</b>
<b>6-8</b>	<b>Middle School</b>
<b>9-12</b>	<b>High School</b>

The students attend a number of facilities that are located throughout the area encompassed by the School District. The following table lists the District facilities and pertinent information about each:

<b>Table 2</b>				
<b>District Facilities</b>				
<b>Facility</b>	<b>Year Built</b>	<b>Renovations</b>	<b>Condition</b>	<b>Grades Housed</b>
<b>Hans Herr Elem.</b>	<b>1964</b>	<b>1992</b>	<b>Good</b>	<b>K-5</b>
<b>Strasburg Elem.</b>	<b>1948</b>	<b>1955,1961</b>	<b>Fair</b>	<b>K-3</b>
<b>Willow Street Elem.</b>	<b>1931</b>	<b>1950</b>	<b>Fair</b>	<b>K-3</b>
<b>Martin Meylin Middle School</b>	<b>1967</b>	<b>2000</b>	<b>Good</b>	<b>6-8</b>
<b>High School</b>	<b>1956</b>	<b>1988,1996</b>	<b>Good</b>	<b>9-12</b>

One of the leading positive attributes sought after by parents these days is a reasonable ratio of teacher to student in the classroom. The Lampeter-Strasburg school district has consistently kept its student to teacher ratio lower than both the average of its peer institutions, and the statewide average. In 1999, for example, the student to



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teacher ratio for the District was 16.3, while that for its peer districts was 16.5 and the statewide average was 16.7. A table of school capacity versus projected enrollment follows:

<b>Table 3</b>		
<b>Capacity vs. Current Enrollment</b>		
<b>Facility</b>	<b>Capacity</b>	<b>Current Enrollment*</b>
<b>Hans Herr Elem.</b>	<b>925</b>	<b>904 (+ 21)</b>
<b>Strasburg Elem.</b>	<b>300</b>	<b>248 (+ 52)</b>
<b>Willow Street Elem.</b>	<b>275</b>	<b>266 (+ 9)</b>
<b>Martin Meylin Middle Sch.</b>	<b>822</b>	<b>722 (+ 100)</b>
<b>Lampeter Strasburg H.S.</b>	<b>944</b>	<b>937 (+ 7)</b>

\*As of October 12, 2001

Table 3 indicates that as of October 12, 2001, there was an excess capacity, district-wide, for 82 elementary students (total capacity 1500), 100 middle school students (total capacity 822), and seven (7) high school students (total capacity 944). Short-term predictions of student enrollment are shown in Table 4:

<b>Table 4</b>					
<b>Capacity Analysis per Grade Level</b>					
<b>Grade Level</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>Capacity</b>
	<b>Enrollment</b>	<b>Enrollment</b>	<b>Enrollment</b>	<b>Enrollment</b>	<b>Shortfall (-)</b>
<b>Elementary</b>	<b>1428</b>	<b>1396</b>	<b>1387</b>	<b>1417</b>	<b>83</b>
<b>Middle</b>	<b>751</b>	<b>810</b>	<b>825</b>	<b>807</b>	<b>15</b>
<b>High School</b>	<b>987</b>	<b>986</b>	<b>969</b>	<b>1027</b>	<b>-83</b>

It seems clear from the preceding tables, and given the growth projections provided earlier in this plan, that District facilities are, or will shortly be, operating at



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or beyond their rated capacities. In order to serve the long-term needs of the community, at least through the 2020 time frame of this comprehensive plan, the District will be forced to consider a number of options. The most commonly used option is for the District to construct/expand additional facilities. This option has the disadvantage of being fairly expensive and, in Pennsylvania, of placing an increasing burden on those property owners who may be on a fixed-income, via the need for increased property taxes. Other options that should be examined by the district include combining a year around schooling effort with an increased use of existing facilities via double sessions.

The Lampeter-Strasburg School District enjoys a preeminent reputation among area school districts for the education that it provides. District students consistently score well on standardized testing, including the PSSA tests and the SAT. In 1999, the District average of 1370 for the PSSA test was above both the peer group average for the school and the state average. The mean SAT composite score of 1043 was significantly better than the statewide average of 987. The 1999 dropout rate of students was 0.7 percent, well below the state average of 1.8 percent. All of these factors combine to indicate that the School District will continue to act as a growth magnet for parents seeking the best education for their children.

**The School District is already attempting to address its projected capacity shortfalls and currently is in the process of getting approvals for an expansion of the existing High School to 1,100 students. This project is tentatively slated to**



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begin construction in 2003, with completion in 2004. While designing this facility, strong consideration should be given to how the school will fit into the village renewal plan for Lampeter. Provision should be made for pedestrian trails that connect the school grounds to the community. Consideration should also be made of integrating facilities at the school site, such as soccer fields, running tracks, etc. into the community's overall recreation scheme. The School District should also be considering land that it presently owns at the Lampeter Village campus as the primary candidate for a future elementary school, should such a school be needed to address expected shortfalls in elementary capacity over the next twenty (20) years.

The School District should open a dialogue with the Township regarding its student driving policy and consider limiting the number of students that may drive to school on a daily basis, thereby minimizing road congestion and maximizing bus use. The School District should coordinate with the Township, Fire Departments and other emergency service providers to develop a program by which students can study the operation of Pennsylvania municipal government and service organizations as part of their required community service.

The Township should seek to diversify its tax base by implementing an Office, Technology and Research (OTR) district with the intent of drawing environmentally benign business uses to the Township. The School District should promote this effort by partnering with incoming industries and with institutions such as the Lancaster County Career and Technology Center, to develop



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educational curriculum for students that support targeted industries, as well as offering facilities and classes for the purpose of educating or retraining the existing workforce for such industries.

In addition to the Lampeter-Strasburg School District, Township residents utilize other means of education. As of 2001, approximately 138 children within the District's geographic area were being home-schooled. Another 592 children were being schooled in private or parochial schools.



Together, these numbers represent approximately 16.5 percent of children living within the district. This percentage represents a significant number of children, some of whom could enter the Lampeter-Strasburg educational system, quickly eliminating excess student capacity in the District, with little advance notice.

In addition to the facilities listed above, the Township is host to a branch campus of the Lancaster County Career and Technology Center. This organization is sponsored by the sixteen (16) public schools in Lancaster County and offers approximately fifty (50) programs for high school students and adults interested in learning or updating job skills. The Willow Street Campus in West Lampeter Township is home to the overall program's Health Care and Transportation Technologies programs. The Medical Assistant and Practical Nurse program and the Automotive Mechanics curriculum represent programs offered at this campus. **This asset should be remembered as the Township attempts to attract high-tech and other businesses into the Township. One of the most powerful draws for such**



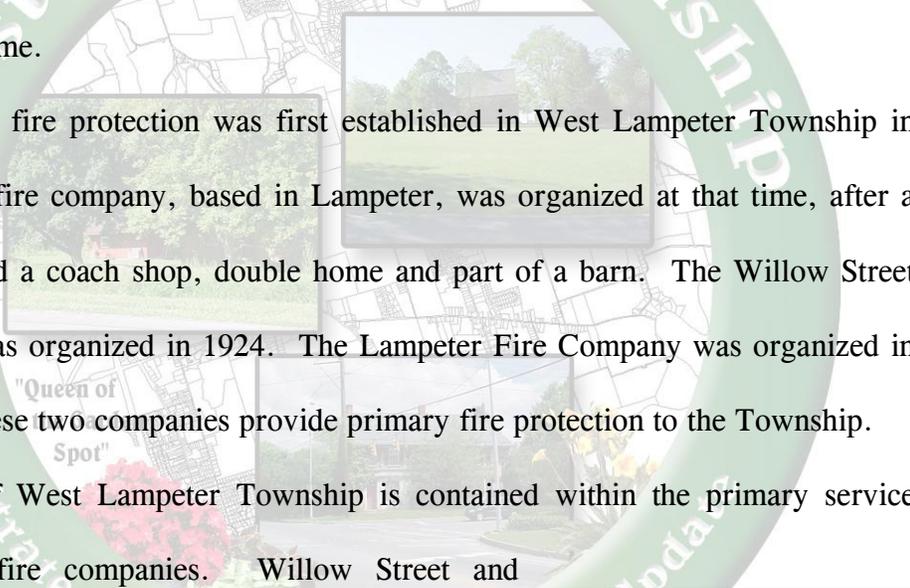
businesses is the availability of an educated/trained workforce. The Township should seek to partner with the Center to provide the types of skills required and sought by target businesses.

**Fire Protection**

Fire protection is a basic public service essential to the Township. As growth occurs, adequate fire protection must be provided to protect public health and safety, and to ensure that the insurance rates paid by area residents and businesses do not become burdensome.

Organized fire protection was first established in West Lampeter Township in 1916. The first fire company, based in Lampeter, was organized at that time, after a fire had destroyed a coach shop, double home and part of a barn. The Willow Street Fire Company was organized in 1924. The Lampeter Fire Company was organized in 1929. Today, these two companies provide primary fire protection to the Township. The land area of West Lampeter Township is contained within the primary service areas of three fire companies. Willow Street and Lampeter Fire Companies are situated within the Township. The Lafayette Fire Company is situated in East Lampeter Township and serves the northeastern corner of West Lampeter Township. The Willow Street and Lampeter companies serve the bulk of the Township.

In addition to primary service areas, companies within a defined service area also provide mutual aid assistance to one another. This secondary support allows companies to augment limited equipment stocks and provide a wider range of fire



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fighting capabilities. The Lampeter Fire Company provides and is provided mutual aid by the Willow Street, Lafayette, Strasburg Borough and Refton Fire Companies. The Willow Street Fire Company provides and is provided mutual aid by the Lampeter, West Willow, Rawlinsville and Refton Fire Companies. Lampeter and Willow Street Fire Companies are on dual response for all calls in West Lampeter Township.

The Lampeter fire station is located on the north side of Village Road in Lampeter Village. The location is central to the primary service area of the company. The maximum travel distance on primary calls is about four miles, with response times averaging five to seven minutes. The Willow Street station is located on the east side of the Willow Street Pike between Wynwood Avenue and Donnley Drive in Willow Street Village. This location is generally central to the primary service area of the company. The maximum distance traveled to respond to a call in the primary service area is four to five miles, with an average response time of five to seven minutes. Based on response times and according to the following standards fire protection throughout the Township appears to be adequate:

**Table 5**

**Fire Protection Standards**

Type of Development	Service Radius
High Value Commercial and Industrial	0.5 to 1.0 miles
High Density Residential	1.5 to 2.0 miles
Low Density Residential	3.0 to 4.0 miles
Rural Residential	4.0 to 6.0 miles



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The Township's fire departments are staffed entirely by volunteers. The general trend in finding volunteers willing to serve on the fire companies has been that companies are finding it increasingly difficult to attract and retain volunteers. The available pool of firefighters tends to be significantly lower during working hours due to the lack of employers within the Township. During the average workday, many volunteers commute outside of the Township to their places of employment.

The ability of the fire companies to raise funds has generally been sufficient over the last several years but it has also been difficult. Fundraising requires an inordinate amount of the volunteer's time, and it is a primary reason why many persons are unwilling to volunteer or remain volunteers. It requires too significant an expenditure of an individual's time to work full-time, engage in fire-fighting duties and engage in fund raising on a continual basis.

The Lampeter and Willow Street Fire Companies have responded to the following number of calls over the last five years:

**Table 6**  
**Fire Company Calls Answered**

Year	Primary Calls		Mutual Aid Calls		Total Calls	
	LFC	WSFC	LFC	WSFC	LFC	WSFC
1998	105	175	83	96	189	271
1999	124	171	92	125	216	296
2000	100	160	87	152	187	312
2001	119	200	107	168	226	368
2002	102	232	123	139	225	371



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The Willow Street Fire Station was constructed in 1976. It is a modern facility with five over-sized vehicle bays, meeting rooms, restrooms, a lounge and mass feed kitchen. A generator is provided to ensure power during power outages. The Company houses within this facility three engines, one ladder truck, one heavy rescue vehicle, one squad pickup truck, two ambulances, and two para-transit units. All totaled the value of the equipment is approximately \$3,000,000.00.

The Lampeter Fire Station was constructed in 1974 and has three vehicle bays, meeting rooms, offices, basement, restrooms, and kitchen and dining facilities. The current vehicle fleet of the company consists of three (3) engines and one (1) chief officer vehicle. Total value of the equipment is estimated at \$606,000.00.



Both companies train their personnel together to ensure familiarity with each other's equipment. Each company also complements the other with specialized or additional equipment when needed.

Some issues with fire fighting ability in the Township include the low water pressure available in many areas of the Township. In many areas of the Township the required flow of 1000 gpm necessary to extinguish a residential structure fire cannot be reached.

**In general the fire companies work closely together and will continue to provide adequate service to the residents in their respective coverage areas now and in the foreseeable future. The Township should ensure that it maintains close communication with the fire chiefs from each company and ambulance company**



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officials. The Township should work through the Supervisors and the Business Association (that is recommended as a part of this plan), to make sure that business owners, particularly those located within the Township itself, establish policies that support the efforts of volunteer firefighters, so that firefighters do not feel as if they must make a choice between their livelihood and community service. This effort to attract business support should extend beyond the Township's border and may be worthy of consideration in the LIMC Regional Comprehensive Plan. The Township should be willing to mount a public education campaign on its new web-site regarding fire protection in the Township. This campaign should emphasize the volunteer nature of the fire departments, the reliance of local fire companies on fund-raising activities, the advantages to the Township of new equipment purchases, and need for additional volunteers. Furthermore the Township should make such announcements in its newsletter and at public meetings. The School District should also be involved by inviting local fire chiefs/personnel into the classroom to explain how fire protection is provided in West Lampeter Township. The fire departments, Township, School District, and possibly Willow Valley Retirement Community should work together to develop an auxiliary support organization that can play a primary role in fundraising. Assisting this auxiliary, and even accepting responsibility for some of the operations of this auxiliary could fall on school students who are required to provide community service prior to graduation. The Lancaster County Career and Technology Center should also be contacted to determine if operation of the fire



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and ambulance auxiliary can be made part of the Center's curriculum. Finally, an attempt should be made to have the residents of the Willow Valley Communities apply their wealth of knowledge and experience to the auxiliary effort. The Township should work with its water service provider, the City of Lancaster, to upgrade the water system in areas of low pressure, as well as ensuring that developers are required to provide sufficient water for fighting fires to their developments. The fire departments should play a more active role in reviewing new land development proposals for safety concerns and provide a timely analysis to the Planning Commission and Supervisors. The Township should also continue to provide financial support to the fire companies and increase that support where necessary.

### Police

The role of the police in a community has generally taken on three functions. They include; law enforcement, maintenance of order, and community service. Law enforcement takes place when legal sanctions are imposed upon persons who deprive others of life or property. Maintaining order consists of handling disputes or behavior threatening to produce disputes. Community service encompasses functions such as traffic control, first-aid services, rescue operations, and so on.

West Lampeter Township began offering local police protection in the 1950s. Currently the staff consists of thirteen (13) full time officers, including the Chief of Police, one full-time administrative clerk and one part-time police clerk. The



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Department is currently able to provide twenty-four (24) hour protection to the Township. Supervisory personnel include one detective, one full-time supervisor/sergeant and the police chief.

Although currently operating out of the same old school building that the Township offices are located in, by the year 2004, the Department expects to be operating out of a new facility. This facility has been designed to accommodate a force of 25 police officers, with accompanying administrative staff and storage needs.

The Township is administratively divided into two basic patrol zones. The first covers the Willow Street area, and the second covers the Lampeter area. Years of experience have led the Department to a decision not to restrict officers to these particular zones for patrol purposes, but rather to let officers patrol potential problem areas Township-wide without restricting them to designated patrol zones.

Officers have responded to calls over the last five reported years at the following rate:

**Table 7**  
**Police Calls 1996-2001**

<b>1996</b>	<b>5173</b>
<b>1997</b>	<b>5876</b>
<b>1998</b>	<b>6524</b>
<b>1999</b>	<b>5970</b>
<b>2000</b>	<b>6277</b>



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In the year 2000, the police department investigated 505 reportable crimes, including 165 Part I (serious) crimes and 340 Part II (less serious) crimes. Of the serious crimes investigated, the vast majority, 123, were larceny/theft crimes. Of the less serious crimes the majority were DUIs (92), vandalism (60) and disorderly conduct (53).

The number of calls handled by police is expected to continue with the continued growth of the Township. The rate of growth could be as significant as ten (10) percent per year.

The total average response time for all calls in the Township for the period January-April 2002 was 6.79 minutes. For priority calls, this time is reduced to less than five (5) minutes. The average time for 2002 is an improvement of almost a full minute over the average response time reported in 2001, and compares favorably to that of surrounding municipalities.

One general standard used for evaluating current and needed police protection calls for the provision of one officer for every 1,000 residents. This standard allows the department to provide basic police protection and maintain a policy of always having at least two (2) officers on a patrol shift. This is the standard that has generally been followed by the Township Police Department. Using that standard, the number of officers currently (2002) needed by the department is fourteen (14). By the year 2010 it is projected that seventeen (17) officers will be needed, and by the year 2020, nineteen (19). This number reflects only those officers required to provide a basic level of protection to the Township. The West Lampeter Police force would like to take a proactive approach in many areas of law enforcement, in order to limit the negative effects of growth on public health, safety and welfare. To that end, the Department



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would like to provide specialized officers dealing with school students, addressing the continued rapid growth in the Lampeter-Strasburg School District population. In a related effort, the Department would like to provide additional focus on community policing. They would like to provide a full-time anti-drug effort, and in order to address the growing traffic that will come with Township development and the development of the area around the Township, would like to provide dedicated traffic enforcement units. In order to carry out these efforts, it is entirely possible that the year 2020 police force would need to consist of twenty-five full-time officers.

Additionally, the growth in the force and its responsibilities will require the provision of additional administrative staff. The Department foresees and ultimate need for two (2) full-time and one (1) part time administrative support staff person.

**The Township should take a proactive role in supporting the police force. The Township should, particularly in conjunction with the village renewal programs for Lampeter and Willow Street, seek to promote additional community policing via foot and bicycle patrols. This will require the Township to continue to support the department in its desire to have one (1) officer for every 1000 residents. The expected growth in the school population warrants the support of the Township in providing at least one (1) officer dedicated to dealing with the problems and issues faced by/caused by school-age residents, including anti-drug and anti-vandalism programs. The Township, Lampeter-Strasburg School District and police officials should communicate on a regular basis and jointly develop and implement programs for education and crime prevention.**



Ambulance Services

Ambulance and Emergency Medical Services within the Township are provided primarily by the Willow Street Fire Company EMS, whose service area covers the majority of the Township. Other areas of the Township are served by ambulance services from the Lancaster Emergency Medical Services Association (LEMSA). Willow Street EMS provides full coverage, 24 hours per day, seven days per week, three hundred and sixty-five days per year to its service area which includes not only West Lampeter Township, but also parts of Pequea, Conestoga, Providence, Martic, Strasburg, Eden, Drumore, East Drumore, Colerain, Bart, Little Britain, Fulton, Salisbury, Sadsbury and Paradise Townships, as well as Quarryville and Christiana Boroughs.

The Willow Street EMS currently has fifty (50) staff members. These members consist of 27 EMTs (10 full-time and 17 part-time) and 23 paramedics (7 full-time and 16 part-time). All of these individuals are paid and there are no volunteers. The current staff allocation is reported to be minimal, but workable, with competition among various Emergency Medical Groups being described as fierce, for the limited number of EMTs and Paramedics available. The Willow Street EMS supplies manpower support to the Providence and Christiana Ambulance Associations, with full support in manpower, equipment and management to the Quarryville Community Ambulance Association. To date, the organization has been able to meet its yearly personnel budget expectations by increasing cost-effectiveness and keeping an eye on expenditures. In the future, it may become more difficult to meet these expectations as



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increasing benefit and wage packages may be necessary to compete for the limited number of trained personnel.

The Willow Street Fire Company EMS responds to the following average volume of calls:

<b>Station</b>	<b>Emergency Calls</b>	<b>Routine Transports</b>
<b>Willow Street</b>	<b>1,700</b>	<b>1,600</b>
<b>Quarryville Station</b>	<b>1,500</b>	<b>500</b>

The total average number of calls per year, including both emergency calls and routine transports is 5,300. Average response time for calls is six (6) minutes from dispatch to arrival on scene. The EMS policy states that response time be no more than ten (10) minutes.

Services offered by the Willow Street EMS include emergency, advanced life support, basic life support, wheelchair and invalid coach transportation services. The staff consists of Certified EMTs, Paramedics, First Responders or first aid trained personnel who staff the appropriate service.

Current equipment for the organization includes four (4) full-sized modular ambulances with model years 1991, 1993, 1994, and 1999. In addition three (3) wheelchair lift type vans are available with model years 1997, 1997, and 2001. All of the ambulances are fully stocked and equipped to provide both advanced (Paramedic) and basic (EMT) life support.

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The current facility on Willow Street Pike is intended to remain the center of operations for the organization. The facility is reaching its capacity and it is expected that it will need to grow to accommodate additional office space, a crew lounge area, a conference and training area, and a minimum three (double bay) garage space area.

The organization receives funding from a number of different sources. Services provided are billed to those receiving them. In addition, there are grants, support from served municipalities, private industry support, individual public donations and support received through a yearly subscription campaign.

Current growth has led the organization to prepare activation of an additional basic life support ambulance that would operate on a twelve (12) hour day. This ambulance would allow the EMS to respond to the approximately 20-30 calls per month that it is unable to respond to currently. In order to be able to maintain levels of service as the Township continues to grow, a key effort of the organization will be to support consolidation of smaller EMS organizations within southern Lancaster County. This consolidation will be of great assistance in balancing future community needs with operational growth, and with limited available funding and limits on trained personnel. There is also consideration being given, since the World Trade Center disaster of September 11, 2001, to providing specialized EMS response groups to attend to terrorist threats and increased requirements coming from the National, State and Local level as a result of those threats.

The Lancaster Emergency Medical Services Association (LEMSA) is a nonprofit organization established in 1996. LEMSAs provides 911 services as well as specialized medical transport services to hospitals, nursing homes, medical centers,



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doctor's offices, insurance companies, and residences. LEMSA maintains a 24-hour staffing, seven (7) days per week. The primary service area for LEMSA encompasses the northeastern portion of West Lampeter Township.

LEMSA maintains a staff of professionals certified by the PA Department of Health. The staff consists of full-time, part-time, and volunteer workers. LEMSA operates from several locations across Lancaster County to include locations in East Lampeter Township, Millersville Borough, City of Lancaster, East Hempfield Township, and Strasburg Borough.

LEMSA operates a fleet of number of different types of vehicles. Included among these are twenty (20) Medic Units (Type I, II, and III), a road side service truck, a fleet of wheelchair units and invalid coach units, and paramedic and quick response units.

**The Township should continue to support ambulance services following the same basic recommendations provided for the support of fire services.**

### Municipal Facilities



Facilities owned and operated by the municipality will soon consist of a state of the art administration building. The building will be approximately 28,000 square feet and will contain modern offices for the

Administration and Finance, Community Development, Police and Public Works functions.

Part of the building will consist of a new garage, and repair and wash facilities for the Public Works department, while other parts of the building will contain



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detention cells and sally ports for the police. The local state representative and the Lampeter-Strasburg Recreation Commission will also have offices in the building. Although the new building will contain a large meeting room and smaller meeting room for public meetings, it will not provide a meeting place for the many citizen and civic groups that meet in the current facility. That function will be provided by the new Lions Club Community Building toward which the Township is contributing funds.

Funding for the new building was in large part provided by a 2.8 million-dollar bond issue recently approved by the Township. Of that amount, 2.6 million dollars is earmarked for the construction of the new building.

### OFFICIAL MAP

In order to facilitate the planning, acquisition and implementation of facilities with community impact, the Township should implement an Official Map. In particular, the Township should implement a map that focuses on transportation improvements, both vehicular and pedestrian, and on preservation of a greenbelt around the Village of Lampeter.

The Official Map is a useful, but underutilized planning tool. Its purpose is to identify private and public lands for which the general public has a current or future need. It can be used to legally establish the location of existing and proposed streets, waterways, parks, bikeways, pedestrian paths, floodplains, stormwater management areas, public facilities and historic sites. Any or all of these features may be shown on the Official Map of a municipality.



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One of the most common misconceptions about an Official Map is that the land reserved on the map constitutes a “taking” from the property owner. In fact, the Official Map merely reserves for the Township, the “first bite at the apple” should a landowner decide to develop or subdivide the property. The landowner is required to give the municipality written notice of his desire to develop the property, after which the municipality has one year to purchase the property, obtain easements, or seek condemnation.



The Official Map does not need to be surveyed. This requirement was eliminated in 1988. Since that time, an exact metes and bounds survey of reserved land is not required. Currently, other methods may be used to identify the land if they can sufficiently describe the location of the plan components.

The Official Map does not need to cover an entire community or contain all of the elements listed above. Since 1988, an Official Map has been permitted to cover only part of a municipality and may include one or all of the listed components.

**The Township of West Lampeter would benefit from the development of an Official Map. A number of different features should be placed on this map. Features related to village renewal that should go on the map include the two open space parcels currently located on the northern outskirts of Lampeter, between the Pioneer Woods Apartments and the beginning of the Designated Growth Area. Additional features to be placed on the map include the non-motorized circulation elements (trails, greenways and sidewalks) shown on the Recreation and Non-**



motorized Circulation and Village Renewal maps. Right of way needed for transportation improvements, such as the extension of Long Rifle Road, should be shown on the map. The map may also show existing and proposed waterways,



floodplains, riparian buffers and parks, as well as the new community park and recreation center and the municipal center. Other potential candidates for the Map include historic sites identified as part of the inventory recommended in this plan (a map of known sites is provided).

**Public Sewer**

The Surburban Lancaster Sewer Authority (SLSA) provides sewer service to the developed areas of West Lampeter Township. This regional authority has contracted with the City of Lancaster to provide sewage disposal services. Areas of West Lampeter Township, Lancaster and Pequea Townships and Strasburg Borough contract with the Authority to purchase disposal capacity. This waste is then transported to and treated at the City of Lancaster's Treatment Plant, located on the New Danville Pike in Lancaster Township. The treatment plant has a total capacity of 29.73 mgd, while the City is seeking, with its current Act 537 update to re-rate the plant to a total capacity of 32.08 mgd. The plant is currently in good condition and has continued to meet its discharge requirements under its NPDES permit.

There are currently 3,446 connections equating to 4,519 EDUs, in West Lampeter Township that are charged at a flat rate and 53 metered connections equating to 1,721 EDUs. The capacity allocated to West Lampeter Township as of December



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2002 was for 1,140 additional EDU's not accounted for on SLSA's capacity request list or on the management plan. An EDU is roughly equivalent to flows from one household. Based on the current growth projections for the Township, at some future point, additional EDUs will be required. The additional requirement, for residential development only, would be approximately 211 EDUs or 73,850 gpd if all growth in the Township were to consist of single family homes. Multifamily facilities/apartments of the type which predominate at the Willow Valley Complexes generally are not allocated 1 EDU per residential living unit, but instead are allocated based on a historical usage which is lower than 1 EDU per unit. Additionally, commercial flows will add to the needed increase in purchased treatment capacity. It is assumed for purposes of this report that business growth in the Township will continue to be of a light commercial/retail character that is not normally associated with exceptionally high water use. Using historical figures which show commercial water use in the Township to be about seven (7) percent of residential water use, and adjusting for the predominance of residential growth out to the year 2020, it is estimated that an additional 200 EDUs, or 70,000 gpd will need to be reserved to support commercial growth through the year 2020. In total the Township has a shortfall of approximately 411 EDUs needed to meet its year 2020 needs.

The Township should not expect that this shortfall in capacity would act to limit growth. Historically, additional capacity has been secured as growth has



continued to occur. In the 1990s, SLSA had reached the point of siting a new plant, when told that additional capacity would not be available at the Lancaster Treatment plant. In addition, surrounding Townships, based on their growth rates, may have extra capacity that could be purchased. The very fact that provisional plans had been

made to address a suspected shortfall in the 1990s, indicates that such plans would be revived to address potential future shortfalls. It is considered likely, therefore, that the additional capacity would be made available to the Township on a timely basis from one source or another.

Finally, SLSA had made its most recent capacity allocations based on population projections done in the 1990's. Based on that analysis, it was determined that West Lampeter Township had a sufficient allocation until approximately 2015. Current projections show capacity as being sufficient until approximately the year 2014. The Township should be aware that the needs of adjoining Townships for capacity may require SLSA to reconstitute negotiations for additional capacity allocations in the very near future. The Township should take advantage of this opportunity to purchase additional capacity since it is clear that additional capacity will be required to meet the 2020 plan year needs.

The conveyance system located within the Township makes use of a number of pumping stations including:



<b>Table 9</b>		
<b>Pumping Stations</b>		
<b>Name</b>	<b>Capacity</b>	<b>Area Served</b>
<b>Hans Herr</b>	<b>100 gpm</b>	<b>Willow Street</b>
<b>Silver Lane</b>	<b>175 gpm</b>	<b>Willow Street</b>
<b>Goods Run</b>	<b>2500 gpm</b>	<b>West Willow and Marticville Rd. P.S.</b>
<b>Mill Creek</b>	<b>4000 gpm</b>	<b>Big Spring Run and Trib.</b>
<b>Roslyn Avenue</b>	<b>100 gpm</b>	<b>Meadia and Roslyn Aves.</b>
<b>Lyndon</b>	<b>3500 gpm (9000gpm after current upgrade complete)</b>	<b>All areas described above. Receives P.S. flows</b>
<b>Jefferson Square</b>	<b>80 gpm</b>	<b>Jefferson Sq. Development</b>

Three of the Pumping stations serving the Township; Hans Herr, Jefferson Square, and Roslyn are reaching the end of their useful design lifetimes. One station, the Lyndon Street station is receiving a major upgrade more than doubling its capacity. Two stations identified in the previous comprehensive plan; Nolt Avenue and Penn Grant have been eliminated from the system by installing gravity mains to other pumping stations.

Another major upgrade to the conveyance system serving West Lampeter Township is the proposed Lampeter Interceptor. This project is required to eliminate overloading conditions in the conveyance system. The project involves the replacement of 4,500 feet of sewer line in Village Road from Mentzer Road to Bridge Road. The project will replace an existing 12-inch sewer line with an 18-inch line. The project is currently permitted and funded, but has been put on temporary hold at the request of



West Lampeter Township in order to accommodate a number of projects along Village Road through 2003.

It would appear that with the currently working and planned upgrades to the distribution system located within the Township, that the SLSA can adequately convey the Township generated sewage to the appropriate treatment facility out to the 2020 design year. As stated earlier, additional capacity will need to be purchased from the Authority to serve the projected 2020 population, however, it appears as if that capacity could be made available.

The Township has recently completed an Act 537 plan update that has been approved by the Pennsylvania Department of Environmental Protection. That plan recommended, and this plan concurs that the Township should adopt an on-lot management ordinance which will govern the inspection and pumping of on-lot disposal systems.

The Township should implement the five (5) and ten (10) year expansions of the sewer service growth boundaries shown in the 537 plan. These expansions are all slated to occur within the current or proposed designated growth areas.

The Township should implement its three-year inspection schedule of OLDS systems in the Township. Once malfunctions are identified, specific recommendations for extending sewer service outside of the designated growth areas should be made. These extensions should be made only to clusters of malfunctioning systems. Extension of service to these malfunctioning systems is not an endorsement of future growth along the extended lines.



Water Service

The City of Lancaster provides public water service to the Township. All of the current land in the DGA and VGA is served by public water. Areas in the expanded DGA should be served by public water and sewer in the future. The City of Lancaster



has made a concerted effort over the years to isolate the portion of its system located in West Lampeter Township as a separate pressure zone. To that end, the main portions of the system servicing the Willow Street and Lampeter Road corridors currently “float” off of the

Willow Street storage tank. The City does not anticipate any capacity issues in terms of serving the future growth projected in the Township. It is, however, seeking to have a study of the distribution system in West Lampeter Township completed, in order to develop capital improvements that would address currently known shortfalls in the system. These shortfalls include high pressures currently experienced in the Millport Road/Lampeter Road area and the possible need to relocate the pump station currently located at Longfellow Drive and Lampeter Road. **The Township and Lampeter and Willow Street fire chiefs should coordinate with the City of Lancaster as it prepares its system study for the West Lampeter Township Service Area. Problem areas that include low domestic or fire-fighting pressures, high pressures, quality problems, the need to serve contaminated areas as identified by the Act 537 plan, or by the Township and its SEO, should all be brought to the attention of the City so that the problems may be addressed in the upcoming study.**



## CHAPTER 7

An overall assessment of community facilities and utilities within the Township indicate that they can sufficiently serve the Township population through the 2020 plan year. The service providers are well organized and have plans in place to meet the needs generated by future growth. **The Township should maintain close and open communications with these service providers and provide support where necessary. Service providers should, on an annual or bi-annual basis be allowed to brief the Planning Commission and Board of Supervisors as to their current status, needs and ways that the Township can support their efforts to provide quality service to the community.**

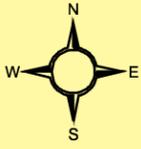


# Map 10 Public Sewer Infrastructure West Lampeter Township, Lancaster County

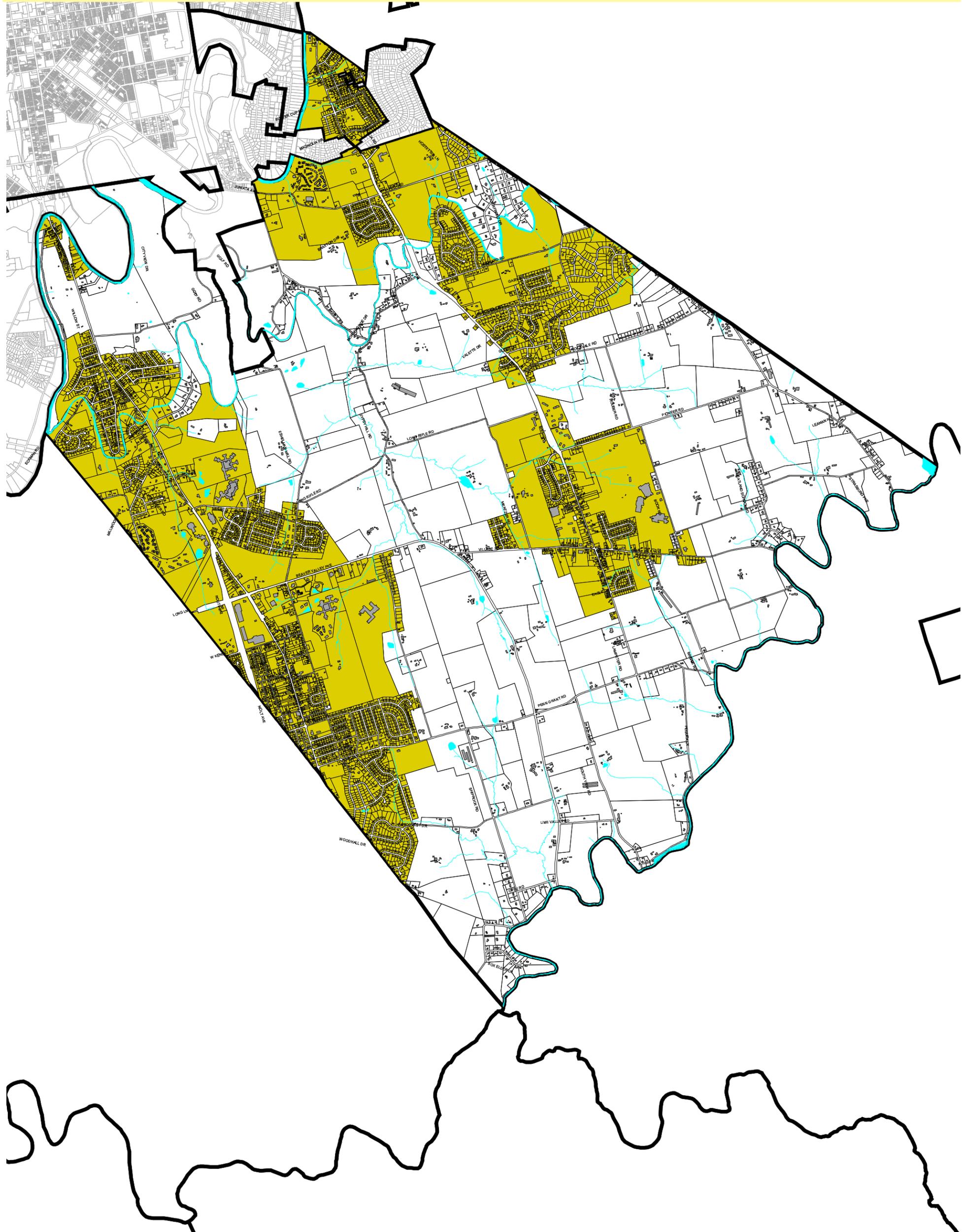
3000 0 3000 Feet

Source: Lancaster County GIS Landbase  
Projection: Pennsylvania State South, NAD 83, U.S. Feet  
Draw Date: June 9, 2002  
Plot Date: October 30, 2003

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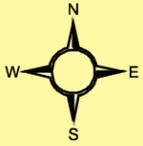


- Lake or Pond
- Stream
- Buildings
- Public Sewer Service Area
- Parcel
- Municipal Boundary



# Map 11 Public Water Infrastructure West Lampeter Township, Lancaster County

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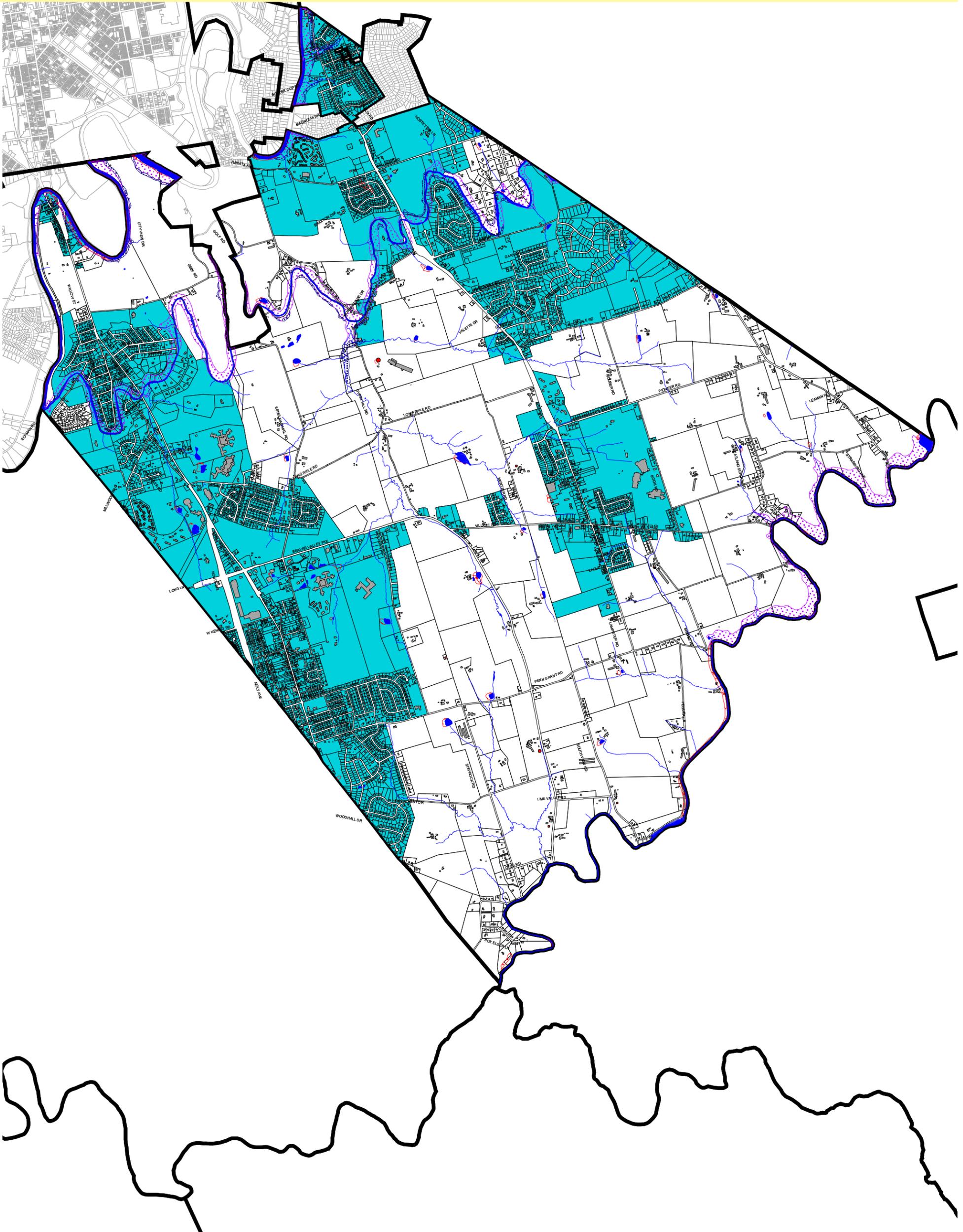


- Buildings
- Stream
- Lake or Pond
- NWI Wetland
- FEMA Floodplain
  - 100 Year Floodplain
  - 500 Year Floodplain
- Tanks
- Public Water Service Area
- Parcel
- Municipal Boundary

Source: Lancaster County GIS Database  
Projection: Pennsylvania State South, NAD 83, U.S. Feet  
Draw Date: June 8, 2002  
Plot Date: October 30, 2003

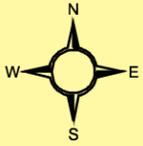
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# RETTEW

SM

# Map 12 Recreation and Non-motorized Circulation West Lampeter Township, Lancaster County

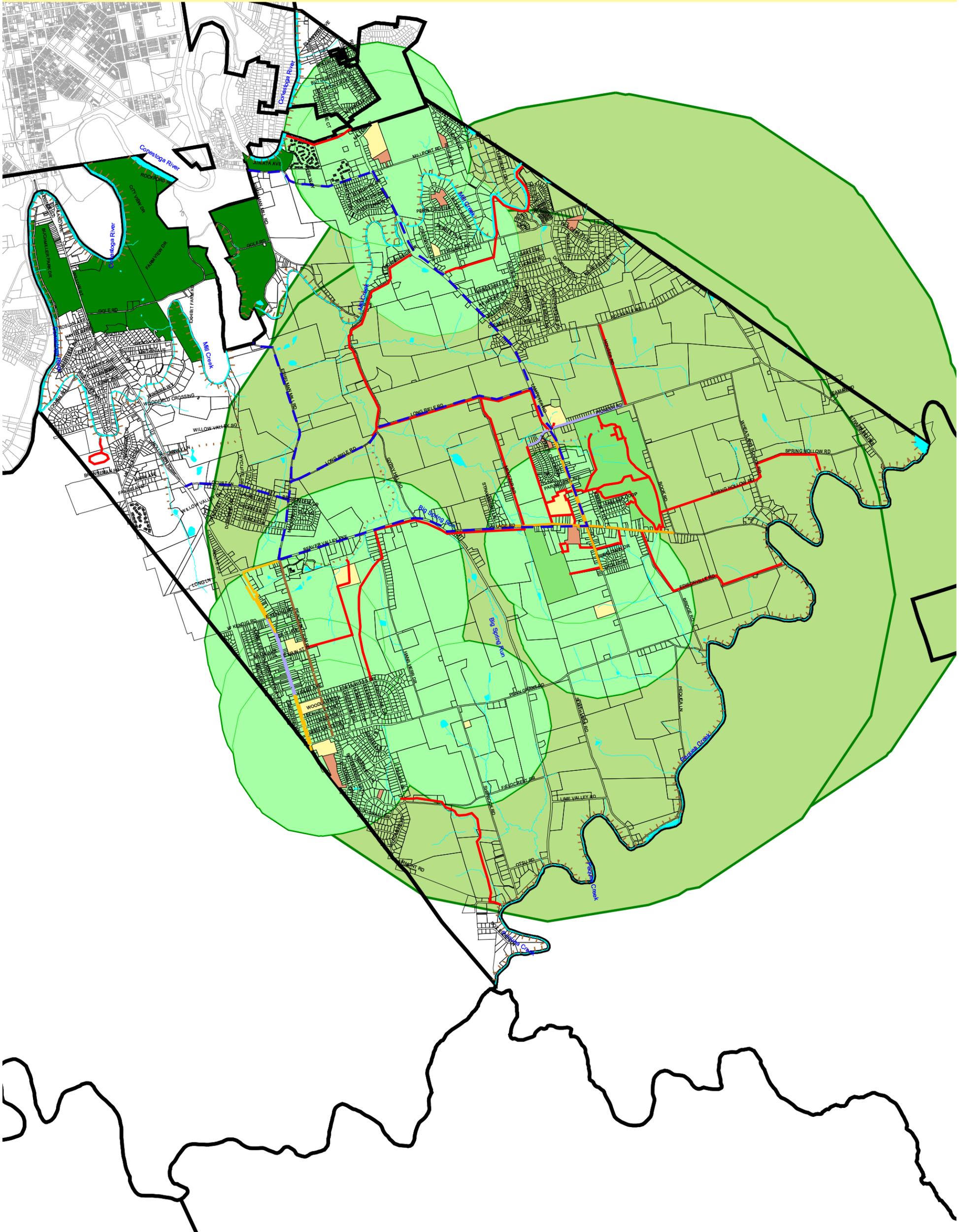
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- Proposed Bike Route
- Pending Sidewalk Project
- Proposed Sidewalk Location
- Existing Sidewalk Upgrade, Repair, or Replacement
- Proposed Trail
- Lancaster-Strasburg Regional Comprehensive Recreation and Open Space Plan Proposed Greenways
- "Regional" Greenways
- "Local" Greenways
- Lake or Pond
- Stream
- Park Classification
- Regional Park
- Community Park
- Neighborhood Park Not Owned by Township
- Neighborhood Park Owned by Township
- Parcel
- Municipal Boundary
- Neighborhood Park Half a Mile Service Area
- Neighborhood Park Half a Mile Service Area
- Community Park Two Mile Service Area

Source: Lancaster County GIS Landbase  
Projection: Pennsylvania State Plane, NAD 83, U.S. Feet  
Draw Date: June 9, 2002  
Plot Date: October 30, 2003

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**PARKS AND RECREATION**

There has been a renewed emphasis in municipal planning on creating a sense of community and family. One of the primary ways of building this sense of community



and family is to facilitate opportunities for family and neighbors to spend time together in recreational activities. A significant positive effect has been noticed on the mental and physical health of a community that is

provided with parks and open space, containing suitable amenities, which provide residents with opportunities to exercise or relax. A community with such facilities in sufficient abundance and adequately distributed generally has a higher quality of life than communities that lack these recreational amenities.

**EXISTING FACILITIES**

There are currently a number of private and public areas available for recreation in West Lampeter Township. These facilities range from small neighborhood parks, to the new West Lampeter Township Community Park and Recreation Center being developed along Village Road, to the 550 acre County Park located in the northwest quadrant of the Township. These facilities contain, or are planned to contain, a number of amenities such as passive trails, lighted fields and courts, golf courses, and fairgrounds.

**LANCASTER COUNTY CENTRAL PARK**

This County facility consists of approximately 550 acres and is located partially



within the northwest corner of the Township. The park is well developed with both active and passive activities. There are lighted ballfields, a soccer field, lighted tennis courts, and an outdoor swimming pool. Within the park there are a number of trails including an equestrian/cross-country trail, hiking

and mountain biking trails, and a fitness trail

(serving both handicapped and non-handicapped individuals). The park has several unique features

including a model airplane flying field, garden plots,

and a skate park. In addition, the park provides opportunities for passive recreation.

There is an Environmental Center (Shuts Environmental Center), woods, open space, a camping area, and a bird watching area. The park is located within two and a half

miles of the Township center. The park can be accessed via Golf Road on the eastern side of U.S. 222, the westside of Eshelman Mill Road from the north and south, and

Millport Road in the Township, as well via Chesapeake Street in the City of Lancaster.

### **BUCHMILLER PARK**

Buchmiller park is a 62 acre site with frontage along the Conestoga River. The park is also owned by Lancaster County and can be accessed from U.S. 222. The park has hiking trails, picnic areas with barbecue facilities, and three pavilions. The park also contains tennis courts, playground equipment, a softball field and a disc golf course. Access to the river is provided for canoeing and other activities.

### **LAMPETER-STRASBURG SCHOOL DISTRICT CAMPUS**

The school district campus is located just off of Village Road/SR 741. It



includes a significant number of athletic facilities. There is a lighted football stadium and a baseball stadium with bleachers, concession stand, restrooms and a press box. There are also areas for track and field and soccer, as well as additional practice fields. The school has two basketball courts and six tennis courts, with playground equipment at two locations. In addition to the mentioned outdoor facilities, the school also has indoor facilities.

**LANCASTER CHRISTIAN SCHOOL**

The Lancaster Christian School can be accessed by Milton Road in the northeastern portion of the Township and is located adjacent to Linville Circle Playground located along Millport Road. The nearly eleven acres of school grounds contain soccer/field hockey fields, picnic tables, a large play structure, and an open play area. The school also provides indoor recreational opportunities.

**SEVENTH DAY ADVENTIST SCHOOL**

The school lies on the north side of Conard Road in the northeastern portion of the Township. The Park is owned and maintained by the Eastern PA Conference Association of the Seventh Day Adventist. The half-acre site contains two basketball courts, a swing set, and seesaw.

**LAMPETER COMMUNITY CENTER AND GROUNDS**

The Lampeter Fire Company provides land for the operation of a Community Center. This facility is located behind the firehouse on Village Road. The Center provides a fairground for activities that may include agricultural shows, fairs, circuses, rodeos, etc. Also included is a picnic pavilion and a picnic grove. **The land on which**



**the Community Center is contained is currently zoned R-2 Residential and should be targeted for Open Space/ Recreation/ Conservation in the Lampeter Village TVD master plan.**

**TOWNSHIP BUILDING AND MAINTENANCE BUILDING**

The recreation facilities available at the township building consist of a playground and three picnic tables. There is a baseball field that is in good condition,



is lighted and has bleachers. The future relocation of the Township building will eliminate the baseball field and will likely eliminate the playground as well. The Township's maintenance building has a t-ball field. This site is separate from the Township building.

Should the maintenance building be moved in the future, the continued existence of the t-ball field would be in doubt.

**WILLOW STREET ELEMENTARY SCHOOL**

The area of the Willow Street Elementary School provides some unique recreational opportunities. Among these are the only two (2) inline hockey rinks in West Lampeter Township. The hockey rinks are moderate in size, and will soon require maintenance on their surfaces. Also located at the school are three basketball hoops and modular play structures on just over four and half acres.

**GARRETT FIELD**

This site is located on the south side of Penn Grant Road at the intersection of Willow Street Pike. This site is rented from the Garrett family by several local baseball



and softball associations. The property is well maintained by the owners and volunteers utilizing the facility and contains some room for expansion should future demands materialize.

**WILLOW STREET FIRE COMPANY’S AL STARR COMMUNITY FIELD**

The Al Starr Community Field is located along Willow Street Pike/US 222 and is used by youth football, cheerleading, and baseball programs as well as the local residents. The field is also used by the fire company for a festival (fundraising activity) on a yearly basis. A softball diamond and large open play area encompasses the 5.7 acre property.

**LANCASTER COUNTY CAREER AND TECHNOLOGY CENTER**

There are currently two baseball fields at this location. These fields both have backstops. The Willow Street Lions Club is currently constructing a Community Center and recreation area at this location. They are also considering an outdoor amphitheater for plays and concerts.

**LANCASTER CHURCH OF THE BRETHREN**

This facility is located south of the village of Lampeter along the west side of Lampeter Road. The park which lies upon 1.4 acres of land contains half a basketball court along with a pavilion with picnic tables.

**SHIPROCK ROAD PARK**

This facility is located in the southwestern portion of the Township along the east side of Shiprock Road. The land is privately owned and in the process of being developed.



**ADDITIONAL OPEN SPACE**

The Township as part of its Subdivision and Land Development Ordinance requires the dedication of parkland with new development. As a result, there are approximately 35.76 acres of land located or immediately to be located within a number of pocket parks/open spaces throughout the Township, which have been dedicated to the Township.

**PARK AND RECREATION ORGANIZATIONS**

Township residents have access to a number of recreational organizations. Among these is the Lampeter Strasburg Recreation Commission (LSRC), which is a cooperative effort of Strasburg Borough, Strasburg Township, West Lampeter Township, and the Lampeter-Strasburg School District. In 1994 the LSRC adopted a comprehensive recreation and open space plan for the region. The Plan inventoried, analyzed, and projected for the park and open space needs within the region. Several of the implementation tasks outlined in the plan have been completed since its adoption. An analysis of the plan demonstrates that many of the plan’s recommendations remain relevant today with some minor changes. Recommended changes/updates are noted within this chapter. The LSRC is responsible for organizing recreation groups such as roller hockey and basketball.



Another commission that has analyzed the recreation and open space needs within West Lampeter Township is the Lancaster Inter-municipal Committee (LIMC).



The committee is organized under the Pennsylvania Intergovernmental Cooperation Law and assisted by the Lancaster County Planning Commission. This council of governments which governs a 168-square mile area includes Lancaster City, East Petersburg, Millersville, and Mountville Boroughs as well as East Hempfield, East Lampeter, Lancaster, Manheim, Manor, Pequea, West Hempfield and West Lampeter Townships. In its 1993 Recreation and Open Space Plan this committee identified the recreational needs within this previously mentioned geographic region. The LIMC is



**in the process of developing a multi-municipal comprehensive plan over the course of the next two years. The 1993 Recreation and Open Space Plan will be updated as part of this effort.**

Additional organizations focused on park and recreation opportunities include the Lampeter-Strasburg Little League/Softball Organization, Strasburg-Willow Street Little League Baseball, and Lampeter-Strasburg Youth Soccer. Several other organizations represent the Strasburg Pool, football association and field hockey association.

Each of these organizations has a place in the future planning of recreational facilities within the Township. **In particular, a functional, cooperative relationship should be established among these organizations and the school district in order to provide maximum utilization and financial support for Township recreational facilities, both existing and currently under development.**



**CURRENT PARK AND RECREATION EFFORTS**

The Township is currently undertaking efforts to develop the West Lampeter Township Park and Recreation Center. A Master Site Plan has been completed and construction started on this 52 acre, multi-purpose recreational facility. This park shall be the Township’s first developed park and it will contain both active and passive recreational opportunities for all ages. The park will provide facilities for both organized league play and casual use. Efforts should be made to maximize utilization of the park by Township residents in order to build support for continued development and maintenance of the facility. Maximum utilization is facilitated by improving access to the park. **To that end, a series of trails, greenways and sidewalks connecting the park to the developed areas of the Township should be constructed.**

The Park and Recreation Center is being built on an approximately 52-acre parcel of land. This land is currently in the Agricultural District of the Township and is used for agricultural purposes. The proposed park site is located on the south side of Village Road, which is the only road adjacent to the site. The park is located approximately two miles from the major residential population areas along Lampeter Road and less than two miles from Willow Street Village. The majority of the site consists of



gently rolling topography and a stream runs along the western property line. Public utilities including water, sewer, and electric will be provided from facilities located in Village Road.



The park is intended to provide comprehensive and diverse recreational opportunities upon its completion. These facilities include:

- Linear Paths – These paths will serve to provide both access and as multi-purpose trails. Uses supported will include walking, biking and hiking.
- Central Meadow with Metered Trails – This area will consist of a centrally located meadow with a loop trail  $\frac{1}{4}$  mile in length.
- Wooded Areas and Buffers – These areas will be created by supplementing existing trees with additional plantings to create wooded areas and buffers. The areas will be used to provide screening and wildlife habitat.
- Natural Detention Wetland Marsh – This area will serve to detain water from development activities in lieu of a conventional detention pond. Benefits of this approach include the provision of a natural filtering system for contaminants and sediment and the creation of wildlife habitat.
- Playground – A playground will be provided for all ages of children.
- Tot-Lot – A tot lot will be provided near the athletic fields on the southern end of the site.
- Pavilion and Picnic Area – These facilities will be provided in support of the recreation activities occurring on site.
- Community Pavilion – A large community pavilion will be located near the entrance of the park.
- Little League/Softball Fields – The Township needs to have a centralized location of fields for the community. This park will provide those centralized fields.



- Baseball Field – There is a need for a baseball field with 90’ bases in the community, particularly when the School District is utilizing the fields located on its property. The Community Park will contain such a field.
- Multi-Use Fields – The Community Park will contain fields for multiple uses to include soccer, lacrosse, football and field hockey.
- Inline Hockey – Inline hockey courts will be provided to support this increasingly popular sport.
- Basketball – Courts at the park will support the league play sponsored by the LSRC.
- Volleyball – A grass court will be provided near the community pavilion.
- Recreation Center and Pool – Provision has been made for providing a recreation center and outdoor and/or indoor pool. This option is currently being studied by the LSRC.

**PARK AND RECREATION STANDARDS**

One of the most difficult aspects of park and recreation planning is that of providing sufficient opportunities to all residents of a community. Providing adequate



facilities is a function of the amount of land that is made available for recreation, its distribution, and the amenities that are associated with it. There are a number of standards used to determine the amount of parkland that should be present in a community. More difficult,

however, is the determination of where that parkland should go.

There are several different types of parks that should be included in any park



planning effort. These include regional parks, community parks, and neighborhood parks. Other types of parks such as linear parks and greenways should also be included in overall planning, but do not necessarily have established standards associated with them.

Regional parks are the largest parks and in general contain about 200 acres of land. The typical standard is that such parks be located within about one hour’s drive from the populations that they serve. These types of parks are most often intended to serve the population of several Townships, Boroughs and/or Cities. They may have a focus on passive recreation such as hiking and camping or active recreations such as tennis and soccer, or preferably a mixed-use orientation. Lancaster County has a number of regional recreational opportunities:

**Table 1**  
**Recreational Opportunities – Lancaster County**

<b>OWNER AGENCY</b>	<b>ACREAGE</b>
<b>Lancaster County</b>	<b>1,939</b>
<b>Bureau of State Parks</b>	<b>224</b>
<b>Bureau of Forestry</b>	<b>10</b>
<b>PA Fish Commission</b>	<b>148</b>
<b>PA Game Commission</b>	<b>8,031</b>
<b>Public Organizations</b>	<b>3,005</b>
<b>Total</b>	<b>12,499</b>

The two regional parks located in West Lampeter Township are both County owned and are the Lancaster County Central Park and Buchmiller County Park. The former



## CHAPTER 8

contains a wide variety of activities to include picnicking, biking, hiking, swimming, and more. The latter has picnicking, playground and ball field opportunities.

A second type of park is the Community Park. These facilities contain approximately 25 acres of land and are intended to serve populations of between 50,000 and 100,000. The general rule is that parks should be sized to provide five (5) to eight (8) acres of land for every 1000 persons served. Community parks are intended to serve populations located within 1-2 miles of the park. The parks should generally contain significant improvements including athletic fields and playgrounds. Large school sites may have sufficient facilities and land to qualify as community parks. West Lampeter Township has two areas that would qualify as community parks. These include the Lampeter-Strasburg School District Campus in Lampeter which provides approximately 61 acres of facilities, and the new Community Park, which is owned by the Township, also in Lampeter, which will provide approximately 52 acres of facilities. Current plans project 113 acres of Community Park land in West Lampeter Township. Based on population projections prepared for this plan and utilizing the above-mentioned standard West Lampeter Township's Community Park needs will be the following:



Table 2 Community Parkland Needs Analysis				
Year	Population	Publicly Owned Parkland	Recommended Park Acreage	(Deficiency) Acres
2000	13,145	113	65 to 105	--
2010	16,900	113	85 to 135	0 to (22)
2020	19,200	113	96 to 154	0 to (41)

The community parkland currently owned within West Lampeter Township is sufficient to serve Township needs to the year 2020 if a standard of five (5) acres per 1000 persons is adopted, but requires the additional acquisition and development of 41 acres of land if the standard of eight (8) acres per 1000 persons is adopted.

In addition to looking at the amount of Community Parkland provided, it is also necessary to look at the location of that parkland. Community parks are intended to provide all residents with recreational opportunities. This need translates into a standard of locating such parkland within about two (2) miles of residents. The existing and proposed Community Parkland in West Lampeter Township serves the majority of



the residents of the Township, and the fastest growing portion, as well. The land is located within two (2) miles of the significant residential development. However, the northwestern part of the Township, known locally as the Lyndon area, falls outside of this two (2) mile radius.

This shortfall may be mitigated by the presence of Regional facilities such as the



Lancaster County Central Park and Buchmiller Park; but it is not wholly eliminated by the presence of those features. During the public participation process, many residents expressed a reluctance to use the County facilities. **It is recommended that a number of neighborhood parks be provided in this part of the Township to mitigate the shortfall. The neighborhood park analysis also supports this need. The parks should, to the maximum extent possible lie adjacent to and contiguous with one another to maximize the dedicated park area.**

The third type of publicly owned park is the neighborhood park. These facilities are generally of one (1) to twenty (20) acres in size. The targeted size of the population is 2,000 to 10,000 persons. In general these parks are intended to serve populations within ¼ to ½ mile of residences. These facilities may contain either active recreation opportunities such as playgrounds (i.e. Tot lots) or passive opportunities such as reading benches and picnic pavilions. General standards indicate that one to two acres of publicly owned neighborhood parks should be supplied for each 1,000 residents. The Township currently contains a number of areas that can be defined as neighborhood parks. The following table provides park location and acreage for all of the neighborhood parks in the Township not owned by the Township:

Table 3 Neighborhood Parks not Owned by Township		
Neighborhood Park	Location	Acreage
Garrett Field	South-western	7.4
Lampeter Church of the Brethren	South-central	1.4



Table 3 cont'd Neighborhood Parks not Owned by Township		
Lampeter Community Center and Grounds	Central	1.2
Lancaster Christian School	North-eastern	10.9
Lions Club Community Center	Central-west	10
Linville Circle Neighborhood Playground	North-eastern	3.5
Seventh Day Adventist School	North-eastern	.5
Shiprock Road Park	South-western	1.1
Willow Street Elementary School	Central-west	4.6
Willow Street Fire Company's Al Starr Community Field	South-western	5.7
Pioneer Woods	Northeastern	6
	<b>Total Acreage</b>	<b>63.1</b>

The total non-Township owned neighborhood park acreage in the Township is therefore 63.1 acres. Township-owned neighborhood parkland consists of a number of pocket parks located within throughout the Township. Table 4 outlines these parks:



Table 4 Township-Owned Neighborhood Parks		
Park	Location	Acreage
Millstream	Northeast	3.86
Windy Hill	Northeast	2.57
Applecroft	South-central	1.07
Heatherfield	South-west	8.51
Hayward Heath	South-west	0.9
Windy Ridge	Northeast	1.45
Mill Creek	Northeast	11.3
Northeast Community Park	Northeast	3.6
Southgate	Northeast	2.5
	<b>Total Acreage</b>	<b>35.76</b>

Upon completion of the new municipal building, which will be constructed on the same parcel as the existing municipal building and neighborhood park grounds, the neighborhood park total acreage will decrease by 2.9 acres. This acreage, therefore, is not included in the total found above. In addition, approximately two (2) acres in Hunters Glen will be provided with a public easement for public access, but since this land will not be owned in fee-simple by the Township, it was not included in the total acreage shown above. As can be seen in Table 5, the amount of neighborhood parkland Township-wide has only minor deficiencies through the 2020 plan year when viewed strictly in terms of the amount of land present:



Table 5 Publicly Owned Neighborhood Park Land Assessment				
Year	Population	Neighborhood Parkland	Recommended Parkland	(Deficiency) Acres
2000	13,145	35.76	13 to 26	0
2010	16,900	35.76	17 to 34	0
2020	19,200	35.76	19 to 38	0 to (2.24)

Additional factors must be taken into consideration, however, when determining the future acquisition and dedication of neighborhood parks in the Township. First and foremost is the function of the neighborhood park, which is to serve the neighborhood. In addition to the common service area radius of ¼ to ½ mile for neighborhood parks, residents should not be forced to cross major roadways or bypass natural obstacles in order to access a neighborhood park. Therefore, the Township should continue to require the dedication of parkland in new developments in order to ensure that each resident has the ability to conveniently access neighborhood parkland. The Township Ordinance currently has a provision requiring the dedication of such land. **The Ordinance should be revised to ensure that dedication standards meet the standards outlined above of one (1) to two (2) acres of land for every 1,000 projected residents.**

The Lampeter-Strasburg Recreation and Open Space Plan divided West Lampeter Township into a number of neighborhoods in order to analyze the distribution of neighborhood parkland. In order to provide a comparison to that plan, the following



analysis updates the neighborhood analysis of the L-S Recreation and Open Space Plan.

**Neighborhood 1** This neighborhood is in the extreme northeast corner of the Township. It was recommended in the L-S plan that this neighborhood be provided with 5.8 acres of neighborhood parkland at buildout. The existing Northeast neighborhood park and the Southgate park provide a total of 6.1 acres of parkland. With the recommendation in this plan to promote the use of the NDO it is intended that the build-out population of this area will be increased. It is therefore recommended that an additional two (2) acres of neighborhood parkland be developed in this area.

**Neighborhood 2** This neighborhood is located just south of Neighborhood 1 in the northeast portion of the Township. The build-out potential of this area has been increased with the recommendation to include Rockvale Road within the DGA. The dedication of 3.6 acres of land as part of the Millstream development, 11.3 acres of land as part of the Mill Creek development, 2.57 acres as part of the Windy Hill development, and 1.45 acres as part of the Windy Ridge development, provide sufficient land for an ultimate buildout of 9,500 persons. Even with the inclusion of the additional land along Rockvale Road and the encouragement of the NDO, the ultimate buildout of this area should not exceed one-half of that number. In order to account for the needs of future populations to access neighborhood parkland, however, two (2) acres of additional parkland should be dedicated with development that occurs immediately south of Conard Road and two (2) acres dedicated with development that occurs immediately north of Rockvale Road. To the maximum extent possible, the parkland in these listed developments should be tied together with a combination of trails, greenways and sidewalks.

**Neighborhood 3** This neighborhood consists of the Village of Lampeter. Although the neighborhood currently has two neighborhood parks in the form of Applecroft and the Municipal Building grounds, the parkland at the municipal building will disappear with the construction of the new municipal building. It is not essential that additional parkland should be developed in this neighborhood, as the presence of Applecroft, Pioneer Woods, the L-S school district campus, the Lampeter Community Park and Fairgrounds and the newly dedicated West Lampeter Township Park and Community Center, provide ample opportunity for park recreation. In the future, care should be taken to ensure that as many of these areas as possible are interconnected, and connected



to all corners of the Village via a series of trails and sidewalks.

**Neighborhood 4**

This neighborhood is located in the Southwestern portion of the Township. This area currently contains approximately 9.4 acres of neighborhood parkland in the form of Heatherfield and Hayward Heath. The acreage found in this area should be sufficient to serve buildout needs. The Township should focus on providing access to existing park areas by implementing the system of sidewalks and trails shown on the Recreation and Non-Motorized Circulation map at the end of this chapter.

**Neighborhood 5**

The potential buildout of this neighborhood, which encompasses the center of the Willow Street area, indicates that a total of 5.8 acres of neighborhood parkland should be acquired for this area. The nature of future development in this area makes it unlikely that such a significant amount of parkland can be dedicated. Therefore, the Township should seek the dedication of at least one (1) acre of additional parkland in this area from future development. In addition, should the L-S school district be required to eliminate the Willow Street Elementary School in the future, the Township should seek to acquire at least part of this property to provide parkland, parking and a potential community center as part of the Willow Street Village renewal effort.

**Neighborhood 6**

This neighborhood is located in the northwest portion of the Township. The ultimate build-out of this area indicates that approximately 7.3 acres of neighborhood parkland should be acquired. This acreage would best be provided by a number of neighborhood parks, contiguous to one another to the extent that it is practical.

In addition to the shortfalls in acreage that are noted above, the neighborhood parks in the Township are in need of development. One of the most significant comments that came from the public participation process was the need to develop the Township’s neighborhood parks. This recommendation can also be found in the Lampeter-Strasburg



Comprehensive Recreation and Open Space Plan. **The Township should develop a**



long-term capital improvements plan for improving neighborhood parks. In addition, in future developments, where possible, the Township should require developers to provide amenities on dedicated parkland. Even the improvement of one park per year would provide amenities in all of the recommended neighborhood parks by the end of the plan year.

In addition to the three types of parks already discussed, greenways/linear parks can form an integral part of the Township's park system. Greenway dedication not only provides additional parkland to the Township, but with development, it provides opportunities for connecting parts of the Township with pedestrian trails. In addition, the provision of greenways, which lie along/adjacent to natural resources such as streams, provides environmental benefits to the Township by isolating development and filtering pollutants before runoff reaches streams. West Lampeter Township has ample opportunities to provide greenways within the Township. Areas along the Conestoga River and Mill Creek can be developed as regional greenways, connecting numerous municipalities together. Greenways along the Pequea Creek could provide opportunities for connecting East Lampeter, West Lampeter and Pequea Townships. Finally, tributaries to Mill and Pequea Creeks provide opportunities for local greenways. **West Lampeter**



**Township should mandate the provision of greenways along streams when areas are being developed, and should encourage the development of interlocking greenways on those lands that are not slated for development. The greenways**



shown on the Recreation and Non-motorized Circulation Map contained at the end of this chapter have been developed and expanded from those shown in the Lampeter-Strasburg Comprehensive Recreation and Open Space Plan.

In addition to providing parkland and greenways throughout the Township, it is important to provide links between these various facilities and to residential neighborhoods to the maximum extent practicable. Residents in Lampeter Village, for example, should be able to walk from the residential portions of the Village to the new Community Park, as opposed to the need to drive their automobile. In the absence of these pedestrian pathways, the only alternative for residents is to drive, which has its attendant problems of road congestion, sufficiency of parking, etc. It is better to maximize pedestrian/biking opportunities to get residents to these facilities than to take up valuable land in providing parking at these facilities. In the eastern part of the



Township, for example, it should be possible to link the residential neighborhoods along Millport Road to the Village via regional and local greenways. Within Lampeter Village itself, residential neighborhoods can be linked to the Lampeter-Strasburg Campus Park, the

Lampeter Community Park and Fairgrounds and the West Lampeter Township Park and Community Center via a system of pedestrian trails and sidewalks. In the western portion of the Township, Willow Street Village should encourage pedestrian and bicycle improvements to reach the various recreational, civic, and commercial facilities within this region. The more interlocking opportunities provided to the residents, the



more attractive and useful the recreational facilities.

**At the end of this chapter a Recreation and Non-motorized Circulation map is provided on which a non-motorized transportation system has been delineated. The Township should implement the elements of this non-motorized system and, where appropriate, reserve rights to the recommended amenities by placing them on the Township's proposed Official Map.**

**COMMERCIAL / PRIVATE RECREATIONAL FACILITIES**

West Lampeter Township residents are afforded additional recreational opportunities through commercial/private development facilities located within the Township. The following facilities are only a portion of the commercial/private recreational facilities located within the Township but provide an understanding of the additional recreational opportunities afforded Township residents. Willow Valley Resort contains both active recreational opportunities through its nine-hole golf course and various passive recreational opportunities through its hiking and jogging trails located in the northwestern portion of the Township. Meadia Heights Country Club is also located in the northwestern portion of the Township. The country



club contains an eighteen-hole golf course, clubhouse, and pro shop. Rocky Springs Bowling Alley is located in the northeastern portion of the Township and provides bowling alleys and a video arcade. However, further analysis of these types of facilities was not included in this plan based on the fact that the Township does not have any



direct control of the provisions within these facilities.

As the Township seeks to improve its park and recreational facilities it has a number of opportunities that it should take advantage of and constraints that it must overcome.

**Opportunities**

- There is a strong community support for the preservation of open space and provision of recreational programs.
- The existing dispersal of parkland throughout the Township is relatively good, with the exception of providing Township parkland in the northwest quadrant.
- There are a number of potential partners in the Township who can work together to address park and recreation needs including: the Township, the Lampeter-Strasburg School District, The Lancaster County Career and Technology Center, the Lampeter-Strasburg Recreation Commission, and the Willow Street Lions Club.
- Large areas of open space/agricultural land still remain in the Township, providing opportunities for preservation, and undeveloped areas over which greenways and trails can be developed.
- Many areas of the Township have natural environments that provide scenic vistas.



**Constraints**

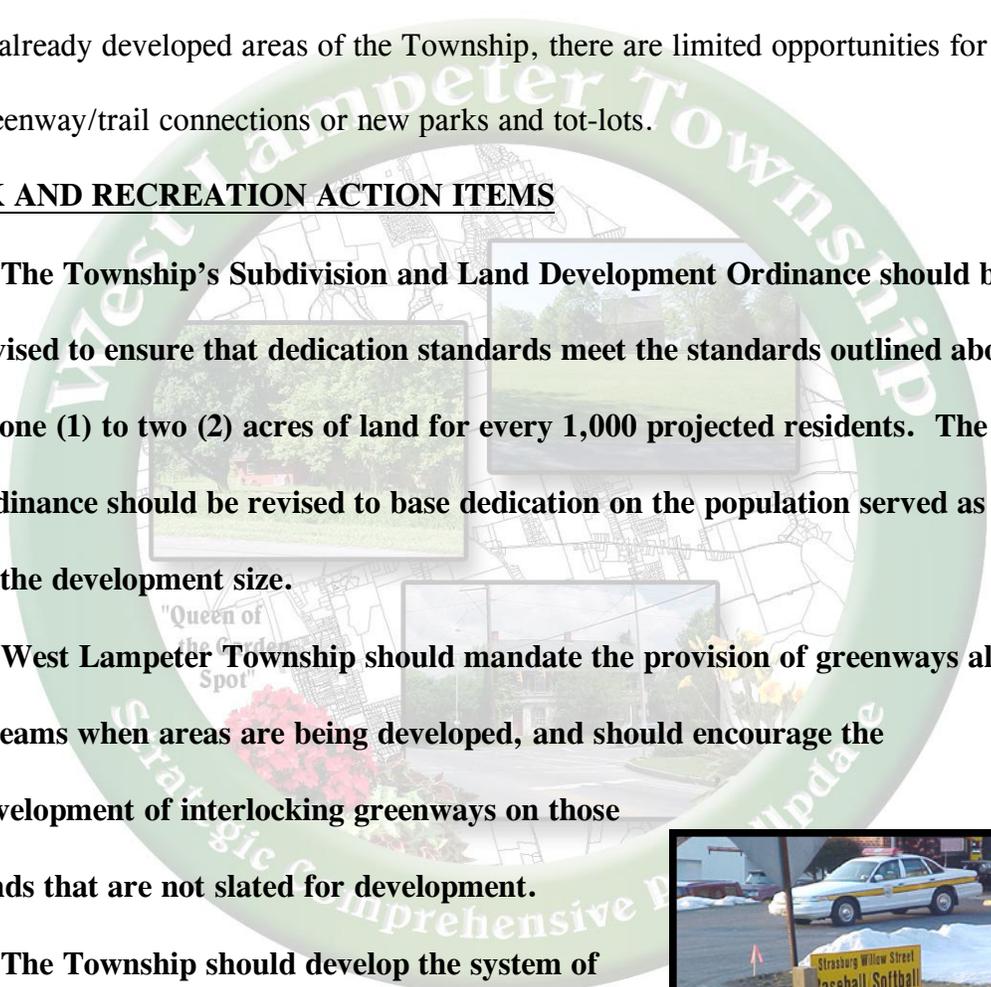
- There are limits on public funding restricting the ability to react quickly to purchase lands or easements on those lands when they become available.
- There may be a conflict between landowner rights and preservation interests.



- Landowners, although protected by the Pennsylvania Recreation Use of Land and Water Act, may seek additional indemnification from the Township for trails and greenways that cross their land.
- Limited information is available on the needs/desires of users in particular neighborhoods.
- In already developed areas of the Township, there are limited opportunities for greenway/trail connections or new parks and tot-lots.

**PARK AND RECREATION ACTION ITEMS**

- **The Township’s Subdivision and Land Development Ordinance should be revised to ensure that dedication standards meet the standards outlined above of one (1) to two (2) acres of land for every 1,000 projected residents. The ordinance should be revised to base dedication on the population served as well as the development size.**
- **West Lampeter Township should mandate the provision of greenways along streams when areas are being developed, and should encourage the development of interlocking greenways on those lands that are not slated for development.**
- **The Township should develop the system of trails, greenways, and sidewalks shown on the Recreation and Non-motorized Circulation Map in this chapter to ensure that the major developed areas of the Township are linked to recreational facilities by pedestrian access. Greenways should consist**



of a multi-zoned system, with a streamside layer of 50-100 feet maintained in a natural state, a middle zone of 50-100 feet suitable for low intensity uses such as hiking trails and an outer zone of 25 feet which could be maintained in turf/crops.

- Survey neighborhood residents to provide insights regarding recreational preferences and priorities within the parks and open space land that was dedicated to the Township during the subdivision process.
- A number of neighborhood parks should be provided in the northwestern portion of the Township to mitigate the community and neighborhood parkland coverage shortfall.
- The Township should develop an Official Map to identify future park and greenway infrastructure.
- A maintenance schedule for all Township parks should be initiated in an effort to maintain and improve the existing quality of park facilities within the Township.
- Continue to work with adjacent municipalities in identifying and projecting future park needs as well as identifying areas where financial savings can be afforded to the Township by shared programs, personnel, and infrastructure.
- Develop a partnership with the Lampeter/Strasburg School District for the shared use of recreational facilities associated with the schools.
- Concentrate on improving the existing, dedicated neighborhood parkland.

In the future encourage developers to install tot lots in residential developments



**in addition to merely dedicating ground. The Township should work toward a goal of providing tot lots, accessible to children on foot, in every neighborhood.**

- As village renewal progresses in Lampeter, the Township should work with the Village Renewal Committee to develop a historic walk.**
- As village renewal progresses in Lampeter and Willow Street, the Township should work with the Village Renewal Committees to examine the feasibility of providing an outdoor stage or amphitheater for amateur performances.**
- The Township should initiate the Act 153 process for providing an increased local income tax with the increased portion dedicated to the purchase and conservation of open space.**
- The Township should prohibit development of any portion of a property located within the 100-year floodplain.**
- The Township should encourage landowners to take advantage of potential tax benefits that can accrue from the donation of land for conservation purposes by placing information articles in its newsletter and on its website.**
- The Township should develop a series for publication on its web-site and in its newsletter touting the general benefits of providing parks, open space and greenways.**
- As the Parks, Greenway and Trail System in the Township is developed, provide a permanent link on the Township's web site, and a once-a-year newsletter article showing the location of the various amenities and publicizing the recreational system features and promote their use.**



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- As the greenways, trails and parks are developed, mark all facilities at their entrances with signs specifying permissible uses, hours, etc. Also provide litter and recycling receptacles at main entrances.
- Construct greenway and trail crossings at grade where possible.
- Design trail and greenway entrances and park facilities to be accessible to the Township's handicapped and elderly.
- Encourage as a part of conditional use applications, particularly for the NDO development option, the provision of usable greenways and trails interconnecting developed areas of the Township and recreational land.
- Work with the Lancaster County Conservation District during the construction of Greenways to identify areas that may contain threatened or endangered plant and animal species and avoid disturbance during greenway design and construction.
- Re-zone the land which contains the Lampeter Community Center and Grounds from R-2 Residential to Open Space/Recreation/Conservation.
- Continue to implement the amenities improvement recommended by the Lampeter-Strasburg Comprehensive Recreation and Open Space Plan.
- Ensure that the Park and Recreation Board has an opportunity to review new development proposals to make suggestions for appropriate open space/trails, etc. to be constructed in conjunction with development.



## WATER RESOURCES



The importance of protecting and conserving water resources has received particular attention over the last several years. The drought conditions of 1998-2002 reinforced the importance of protecting not only our surface water sources, but also our groundwater sources, from over-utilization. In addition, the drought reinforced the importance of safeguarding all of our water resources from contamination. In order to meet the needs of a growing population, all remaining clean sources of water will need to be tapped. We can no longer afford to contaminate our future water supply. Although the vast majority of West Lampeter Township residents receive their water supply from the nearby City of Lancaster, and relatively few residents rely on personal wells for their water supply, conservation and protection of water resources remains of vital interest to the growing population of the area.

### Water Service

The City of Lancaster provides public water service to the Township. All of the current land in the DGA and VGA is served by public water. **Areas in the expanded DGA should be served by both public water and public sewer in the future.** The City of Lancaster has made a concerted effort over the years to isolate, as a separate pressure zone, the portion of its system located in West Lampeter Township. To that end, the main portions of the system servicing the Willow Street and Lampeter Road



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corridors currently “float” off of the Willow Street storage tank. The City does not anticipate any capacity issues in terms of serving the projected growth in the Township. It is, however, seeking to have a study of the distribution system in West Lampeter Township completed, in order to develop capital improvements that would address currently known shortfalls in the system. These shortfalls include high pressures currently experienced in the Millport Road/Lampeter Road area and the possible need to relocate the pump station currently located at Longfellow Drive and Lampeter Road.

### Surface Waters

Surface waters are a significant resource well worth identifying and protecting in the comprehensive plan. The surface waters in West Lampeter Township all drain into the Susquehanna River, which subsequently drains into the Chesapeake Bay. About 65 percent of the Township, located in the northern section, drains in a north-northwest direction into the Conestoga River. The Conestoga River Basin in turn is the largest single basin in Lancaster County comprising about 466 square miles. The Conestoga River is designated as a Warm Water Fishery (WWF) stream. These streams generally contain aquatic life, flora and fauna indigenous to a warm water habitat. The channel of the river forms a meandering course along the northern border of the Township, creating a number of finger shaped peninsulas. Terrain in this area tends to be rugged and offer unique and valuable natural settings. Mill Creek is a tributary of the Conestoga River that meanders across the northern section of the Township. The creek has a watershed of 56.9 square miles. The headwaters of the creek originate in the Welsh Mountains and flow in a west-southwest direction to the



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confluence with the Conestoga River. Mill Creek is designated as a WWF stream. An Act 167 Watershed Study for Mill Creek was completed in 1998 and included those portions of the watershed located in West Lampeter Township. Township ordinances currently reflect the results of this study.

The Pequea Creek drainage basin is the second major basin in the Township. This basin encompasses the entire width of the Township along its southern boundary and consists of 3580 acres or 35 percent of the Township's land area. The headwaters of the Pequea Creek are located in the Welsh Mountains in Salisbury Township. The creek is designated as a WWF stream.



The streams drained by the Township are characterized by relatively mild gradients, with low volume, sluggish flows. The streams tend to carry high sediment loads, particularly within the farmland portions of the Township during rainy periods. As a result, the value of the streams for recreation or drinking water supplies is greatly diminished. **This does not mean, however, that protection and restoration efforts should be ignored.**

Because the streams in question drain into the Susquehanna River, they are part of the Chesapeake Bay watershed. The Chesapeake has seen some improvements in its water quality over the last several years, largely as a result of extensive efforts by individual, contributing states to minimize the amount of pollution flowing into the Bay. West Lampeter Township should do its part to assist in that restoration and protection effort by adopting policies that require and promote the reduction of pollutant loads to

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streams. In addition, reducing the amount of pollution and sediment load reaching the streams located in the Township has the potential for opening some parts of the watershed to recreational opportunities. Various stretches of Mill Creek have been recommended for the stocking of small-mouth bass, with one minor section recommended for upgrade from WWF to TSF (trout stocked fishable). By continuing to improve the quality of the stream, additional opportunities for recreational opportunities such as fishing, may become available.

None of the watersheds within West Lampeter Township are designated as “high quality or exceptional value” waters. In addition, no State-designated Scenic River corridors are located within the Township.

### **Floodplain Protection**

For years the floodplains along streams and rivers were considered the ideal places for new development. The land tended to be relatively flat and the nearby waterways provided a source of power and commerce. Recently, however, the value of floodplains for carrying high volumes of overbank flows has been re-discovered. By keeping floodplains relatively free from development, flood damage is minimized. By keeping floodplain channels clear, more water can be carried downstream, and upstream water elevations are lowered, limiting the effects of flooding. **The Township currently participates in the State and Federal floodplain protection program and should continue to do so. Development within regulatory floodplains should be severely limited and development which contains hazardous materials should be prevented altogether.**



Wetlands

In much the same way that the benefits of unobstructed floodplains have been ignored, in the past, the value of wetlands has been ignored. Wetlands have been filled in so that additional productive land for farming and development could be created. Only recently have the varied and critical functions of wetlands such as floodwater storage, filtering of pollutants, and habitat for a vast diversity of life forms been re-discovered. Wetlands within the Township have been identified using the National Wetlands Inventory, and previously commissioned efforts by the Township. **The**



**Township should continue to severely limit the construction of new development on wetlands, and should seek to actively restore/create wetlands in specific, identified areas. These efforts may take place on Township owned park and open space land,**

**or they may take place in conjunction with farmers as part of an effort to reduce the pollution loads placed on the streams as a result of widespread farming in the Township. Efforts at restoration and protection of wetlands can be funded through Growing Greener and other state grants.**

Groundwater Quality and Supply

Understanding local groundwater conditions is important in allocating future land uses in order to protect important groundwater recharge areas, assure adequate well-water for rural and suburban neighborhoods, and in planning for sewage facilities. Groundwater resources can be disrupted in two ways: the usable quantities of



groundwater may be changed (usually reduced), or the quality of the water may be impaired. The slow “turnover” of groundwater may make quality disruptions virtually permanent. Groundwater quality problems tend to be both more common and more localized than quantity concerns.

### **Groundwater Quantity Problems**

The quantity of groundwater available for use within a local area depends upon the relationship between the flow of water into and out of the aquifer. Under normal circumstances, aquifers exist in a state of dynamic balance between recharge, evapotranspiration, leakage to or from other aquifers, and discharge to surface waters. This balance determines groundwater levels and flow patterns.

In Pennsylvania, the period from 1998-2002 saw a time of significant drought, particularly in areas south of U.S. 30, including West Lampeter Township. These drought conditions had a negative effect on groundwater supplies, which require longer periods of time to recover from such stress, and which may not significantly benefit, unlike surface reservoirs, from the thundershowers or short duration/high intensity storms that are the source of much of the area’s rainfall. In addition, those who rely on groundwater often are located in the most rural areas of a Township, making it difficult and costly to provide assistance should wells in these areas go dry.

As previously stated in this plan, the majority of the Township is underlain by the Conestoga formation. As a result, groundwater yields throughout the Township are generally good. A study entitled Summary Ground-Water Resources of Lancaster County, Pennsylvania, lists general groundwater yields for the geologic formations



found in the Township as follows:

Table 1 Groundwater Yields			
Map Symbol	Formation Name	Yield Range (gpm)	Median Yield (gpm)
Osc	Conestoga Formation	20-250	None Recorded
Cv	Vintage Formation	2-70	6
Cah	Antietam and Harpers Formation	1.5 to 40	5

Additional information obtained from the Groundwater Inventory System for Lancaster County shows that the average production of eight (8) wells tested in the Township was 36.4 gpm. The eight (8) wells tested ranged from a minimum of 0 gpm to 200 gpm. Residential structures are generally satisfactorily served by wells which produce a consistent 2 gpm, particularly if the wells serving the structures are properly constructed and contain a reservoir of water for use during peak periods. Based on residential demands, all formations in the Township should, on average, be capable of producing sufficient water from domestic wells to serve household needs.

Just as human activity can reduce the rate of recharge to an aquifer, humans can also artificially increase or decrease the flow of water into the aquifer.



Fluctuations in recharge levels occur when water that would otherwise filter into the aquifer is diverted to surface water or taken out of the groundwater recharge basin completely. Diversion may occur when the impermeable surface in an aquifer recharge



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area is increased, resulting in higher rates of runoff and consequently lowering rates of recharge. Withdrawals of water from an aquifer that are not returned, or are otherwise lost, also have the effect of lowering groundwater levels.

The over-pumping of aquifers (withdrawing groundwater faster than it is recharged) often impairs groundwater supplies. This process, called mining the aquifer, results in lower groundwater levels. Although such aquifer drawdown may temporarily be circumvented by drilling deeper wells to tap the aquifer, these deeper wells require more powerful pumps that consume greater amounts of electricity to bring the water to the surface.

Finally, by reducing groundwater levels, the natural discharge of groundwater to surface streams is also reduced. Groundwater accounts for approximately thirty to eighty percent of the base-flow of streams. Reduced stream base-flow may harm wildlife, reduce the recreational value of streams, and alter the soil moisture and species composition of wetlands. Lower base-flows can also affect the amount of waste assimilation capacity of streams that receive discharges from wastewater treatment plants.

Groundwater quantity problems also often lead to groundwater quality issues. With the lowering of the amounts of groundwater available to a community, the contamination concentration level increases as does the effects on public health.

### **Groundwater Quality Problems**

Groundwater quality problems can render individual and community water supplies unusable for indefinite periods. The slow movement and minimal reduction of



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contaminants in groundwater, the impracticality of remediation in many cases, and the high cost of water treatment make prevention of contamination the only really effective means of protecting groundwater quality.

The potential for groundwater contamination depends upon the degree of contaminant reduction that takes place between the source of the pollution and the aquifer. Reduction varies with different geological materials and environmental conditions and with the distance a pollutant must travel through unsaturated materials to reach the groundwater. Pollutants are commonly introduced at the ground surface in the unsaturated zone below the surface but above the aquifer, or directly to the aquifer.

Causes of contamination from the ground surface include: agricultural pesticide use, animal waste, leakage from above-ground material storage and stockpiles, infiltration of stormwater contaminated with oils and other chemical substances, accidental spills, and sewage sludge disposal. Contaminants that may be introduced into the unsaturated zone include leakage from underground storage tanks, pipelines, sewers, and malfunctioning domestic septic systems. Although contaminants that are discovered in the unsaturated zone can be traced to a distinct source, their occurrence is more troublesome because it is not apparent or visible on the surface.



Contamination introduced at the surface or in the subsurface unsaturated zone may be attenuated by soils and underlying materials before it reaches the aquifer. Since liquid contaminants move downward through the unsaturated zone, the degree of reduction depends upon

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the physical, chemical and biological characteristics of the soil and underlying materials, as well as the time it takes for the pollutant to infiltrate to the aquifer. Once contaminants reach the saturated zone of an aquifer, fewer mechanisms exist to attenuate pollutant concentrations than in the unsaturated zone. The principle method of reduction in the saturated zone is dilution by the surrounding groundwater. Because groundwater rarely contains turbulent flow, contaminants from point sources remain in a fairly compact area and often do not significantly disperse. The combination of compact contaminant sources with drought conditions causes increased contamination levels due to the limited amount of available water in the aquifer for dilution purposes.

### **Water Resources Protection Program**

Any community undertaking a water resources protection program must be willing to make a long-term commitment to protecting its water resources. Currently, the most significant water quality issue facing West Lampeter Township is nitrate contamination. In addition the Township, like the rest of the region affected by the drought, is concerned about the issue of adequate water quantity. Therefore, this plan judiciously selected several specific management techniques best suited to West Lampeter's current situation and financial capability. In implementing this plan, West Lampeter Township will need to cultivate public support by educating the general public and specific groups to the nature of water resources quantity and quality issues and the need to take action. Finally, an ongoing effort to monitor surface and groundwater quality is needed in order to determine the program's effectiveness.

The water resource protection program identified for implementation in the



Township, as outlined in the following paragraphs, is based on a combination of sensitive-area and contamination source controls. This program recognizes that a combination of federal and state statutes, addressing various aspects of water pollution, and protecting both ground and surface waters in West Lampeter Township, including regulations governing the impact of activities such as mineral extraction and commercial agriculture on water supply resources, currently exists and it strives to be consistent with those regulations.

### **Floodplain Management and Riparian Buffers**

West Lampeter Township currently protects its residents against the negative impact of flood hazards through the implementation of a 100- and 500-Year Floodplain Overlay District in the Township's Zoning Ordinance. **The Township should develop a Vegetative Riparian Buffer Overlay Zone that extends out from the stream corridors within the Township. Vegetation along streambanks provides a critical function by maintaining water temperature through shading, filtering nutrients and sediment that move toward rivers and streams from upland areas, and by providing increased soil stabilization to combat erosion. Vegetative Riparian Buffer Zones serve and act as a safeguard from activities that create non-point source pollution. Some sources of this pollution include agriculture activities such as planting right up to the edge of a streambank, or allowing farm animals to enter streams along the entire length of the stream. An effective riparian buffer zone can extend as little as thirty feet wide from the top of the bank, although many overlay boundaries extend one hundred feet from the top of the bank. When the**



top of the bank is not clearly defined, the overlay distance would extend inland from the center flow line of the body of water. The riparian buffer would consist of trees and other vegetation that can intercept surface runoff and subsurface flow in order to remove or mitigate the presence of nutrients, sediments and other harmful substances. The Township by incorporating the overlay into its ordinances would make the provision mandatory for all new subdivisions and land developments that affect perennial watercourses. In existing agricultural areas, the Township should act as a facilitator and funding coordinator for voluntary restoration of riparian buffers along these watercourses as well as the institution of “fencing” projects to keep livestock out of watercourses (see page 20 for a listing of funding and technical resources). By incorporating the Vegetative Riparian Buffer Overlay Zone, West Lampeter Township will also comply with recommendations from the 1993 Regional Park and Open Space Plan prepared by the Lancaster Inter-Municipal Committee.



West Lampeter Township should strive to reduce erosion and thermal pollution in Township stream corridors. Factors that affect thermal pollution and erosion in Township waterways may include excessive upstream runoff, floodplain obstructions, eroded streambanks, point bar depositions, and constricted channels. The presence of a vegetated riparian buffer along waterways will have a significant positive effect on all of these elements of stream health.



In addition to providing a riparian buffer overlay, the Township should provide a buffer strip along all Township owned roadways, within the dedicated right-of-way. Within this buffer strip, activities such as agriculture should be prohibited, and natural vegetation allowed to grow. The effect of such a buffer would be to reduce the volume of sediment laden runoff washing onto roadways and subsequently into streams.

**Land Use Controls**

Water resource protection can also be integrated into overall growth management systems. West Lampeter, by continuing to proactively plan effective future land use patterns, by utilizing tools such as agricultural preservation areas, designated growth areas, open space development, and the transfer of development rights, will positively impact the water quantity and quality in the Township and the region. These tools will serve to protect large areas of open space, which in turn will act as natural buffers for waterways. By encouraging the use of open space development housing options such as the NDO, additional open space will be provided for groundwater recharge, and additional natural buffers will be created along streambanks.

The Township should work with its water service provider, the City of Lancaster, to ensure that public water is extended only to growth that occurs within the designated growth areas of the Township. By keeping growth inside of these areas and serving that growth with public water and sewer, the amount of unregulated groundwater withdraw that will occur from domestic and other wells



will be minimized and the Township will be better able to manage drought and other emergency situations. The Township will also be able to maximize health benefits to Township residents by minimizing the population that may be exposed to groundwater contaminated by malfunctioning on-lot septic systems. In general public service providers are better able to manage water supplies during times of drought, are at all times required to meet minimum drinking water standards, and are better able to treat wastewater flows, ensuring that both quantity and quality can be more effectively managed.

### Stormwater Management



Development of an area often leads to changes in stormwater runoff patterns, which may cause problems with street flooding or the re-direction of water onto existing properties. It is possible, however, to manage stormwater runoff to minimize these problems. The adoption and strict enforcement of a comprehensive Stormwater Management Ordinance can minimize the problems associated with new development. West Lampeter Township already has in place an ordinance that addresses the quantity issues associated with development.

As identified earlier in the chapter, development has a significant impact on groundwater recharge. Often, important groundwater recharge areas are paved over during development. Water that once infiltrated into the ground to recharge aquifers, is now carried off via conventional stormwater conveyance systems and discharged



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directly into water courses. The negative effects of this practice on groundwater levels can be severe and therefore alternatives that address this issue should be analyzed and incorporated in the current Stormwater Management Ordinance. **The ordinance should encourage the use of infiltration as a means of stormwater control. Methods utilizing infiltration techniques provide benefits in terms of recharging groundwater supplies and using the natural filtering effect of the soil to minimize pollutants. For projects that occur in proximity to wetlands, developers should be required to submit a report cataloging the source(s) of water feeding the wetlands and, where groundwater contribution is found to be significant, be required to install groundwater recharge devices with their development.**

Stormwater runoff from developed areas can affect the quality of receiving bodies of water even if the quantity of runoff is controlled. Increased amounts of sediment, oils and other foreign material in stormwater can reach receiving streams, exacerbating the quality issues already outlined. In order to minimize these effects, measures should be undertaken to limit the amount of pollution caused by new development. **The Township should incorporate stormwater quality design standards (Best Management Practices BMPs) associated with a fixed storm level, such as the two-year storm. The Township should allow a wide range of BMP methods to be utilized. BMPs are a necessary element of the Township's compliance with NPDES Phase II regulations which are currently being finalized by the Pennsylvania Department of Environmental Protection.**

The Township should begin development of a program to address the



forthcoming requirements of the NPDES Phase II program. This regulation will require the Township to institute a program for addressing water quality issues associated with municipally owned stormwater



conveyance systems. As previously stated, part of the strategy used for meeting the Township’s obligations under this new regulation will be the implementation of BMPs. Other requirements include the development of a public outreach and education program. This obligation can be met, in part, by including information in the Township’s newsletter and on the Township’s web site. The web site would be particularly useful as a link to water quality information that could be permanently established on the site. Also necessary is an element for detecting and eliminating illicit discharges. The stormwater management ordinance of the Township should be rewritten to encompass all of the elements listed above.

**Agriculture Uses**

As referenced in other sections of this Plan, agriculture remains West



Lampeter’s largest land use and is a significant Township industry. Agriculture provides significant economic and aesthetic benefits, but also can have adverse environmental effects.

Because agriculture plays such a significant role in the Township, the water quality and quantity issues attendant to agricultural practices are separately addressed in this section. Agricultural practices can have a number of detrimental effects on both



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surface and groundwater quality and quantity. Just like any use, the more intensive the use becomes the more the positive and negative effects from the activity increase in magnitude. In the past, the agricultural industry maintained a healthy balance between the intensity of the use and the assimilative effects of the natural environment. However, recent trends in the economy have driven the agricultural community to more intensive or “mass production” practices. Intensive uses such as Concentrated Animal Feeding Operations (CAFOs), which are agricultural enterprises where large numbers of animals are kept and raised in confined situations, are examples of the balancing act between intensity and detrimental environmental effects.

Other examples of the balancing act farmers must perform today as compared to in the past are numerous. Farmers must decide whether to farm to the streambank or roadway edge so as to be able to produce more of a product, and in turn make more money, or whether to provide a buffer between the stream or roadway and the crop row to prevent negative impacts on the environment such as soil run-off and sediment transportation. Farmers also need to determine whether or not to allow livestock to access the stream for water consumption and thus degrade the quality of the water or take the time to haul water to the field.

A list of the major adverse environmental effects that agricultural operations may have on water resources contains a number of items, for example groundwater may be polluted by nutrients, coliform bacteria, and pesticides. Of these effects, nutrients pose the largest problem, particularly in the case of nitrate contamination. As previously stated, limestone geology, such as is present in the Township, creates



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significant opportunities for the contamination of groundwater supplies via solution channels. The presence of these channels, coupled with the high concentration of farming in the area increases the exposure of groundwater supplies to nitrate contamination through the application of fertilizers and manure. Indeed, past testing by the County and Township have shown a high concentration of nitrates in Township wells. Once the level of nitrate contamination exceeds 10ppm, the water no longer meets safe drinking water standards, and may be dangerous, particularly to pregnant women. Nitrates can also have a negative effect on surface waters, once it reaches those waters in stormwater runoff. One of the reasons that nitrate contamination is so severe a problem is that, currently, all denitrification systems previously approved by the Department of Environmental Protection have been deemed ineffective in removing nitrate contamination from groundwater. Unlike bacterial contamination and other problems, the Township and its residents cannot effectively address nitrate contamination problems, after they occur, until a denitrification system that meets Department of Environmental Protection approval is identified. The only effective means of control is prevention of the contamination in the first place.

**The Township should utilize its newsletter and web site to educate those who live and practice farming in agricultural areas about the negative effects on health and the environment of nitrate contamination. Nitrates are a particular problem on agricultural lands due to the high use of fertilizers and the likelihood that water in such areas is supplied by on lot wells. The Township should encourage organizers of the West Lampeter Community Fair to seek out and invite**



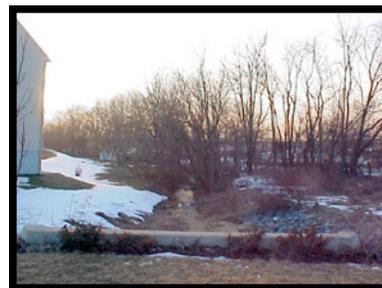
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capable individuals who would conduct educational sessions for local farmers, during the fair, regarding methods for reducing the use of nitrate-laden fertilizers on fields, as well as methods for reducing other pollutant loads, without a significant adverse effect on farm economics. Summaries of these presentations could be included in the Township newsletter and on the web site. The Lancaster County Conservation District, Future Farmers of America, Susquehanna River Basin Commission, Chesapeake Bay Foundation, as well as other local agricultural organizations could assist in this education process. Another potentially valuable education source is the Pennsylvania Farm-A-Syst program which will assist farmers in evaluating the current status of their farms as it relates to groundwater and surface water pollution potential, and will also provide suggestions for improving conditions on the farm.

Agricultural operations may have a negative effect on streams and wetlands. Contamination caused by nitrates, sediments, phosphates, coliform bacteria, and other contaminants all serve to degrade not only local streams, but waterbodies of regional and national significance, such as the Chesapeake Bay. These problems may be exacerbated by farmers who allow livestock to water all along the length of streams and who plow farm fields up to the edge of streambanks and roadways. **The Township should include on its web site and in its newsletter an educational piece that details the beneficial effects of farmers providing riparian buffers along streambanks and of fencing off streams from livestock. Funding is available from various sources to provide streambank fencing and riparian buffer restoration. The Township**



should partner with local farmers and funding agencies to restore riparian buffers along streams that run through farm fields, and to minimize the access to streams by livestock. As part of its Greenway construction effort, the Township should seek funding for the restoration of riparian



buffers and wetlands along streams in agricultural areas. A host of private, state and federally funded programs exist for assisting in the development and funding of environmental best management practices such as riparian buffer and wetland restoration and streambank fencing. These programs apply in both agricultural and non-agricultural areas. Current programs include:

- The Pennsylvania Department of Conservation and Natural Resources Growing Greener program and grants
- The Pennsylvania Department of Environmental Protection Streambank Fencing Program
- The Pennsylvania Game Commission Streambank Fencing Program
- The Pennsylvania Fish and Boat Commission Adopt a Stream Program
- The Conservation Reserve Enhancement Program
- The Chesapeake Bay Foundation Farm Stewardship Program
- The Chesapeake Bay Foundation Stream Stewardship Program
- The Ducks Unlimited PA Clean Water Program

The Lancaster County Conservation District is able to provide information regarding all of these programs to interested parties. At the time that this plan



was produced, the Conservation District Contact for obtaining information on such programs was:

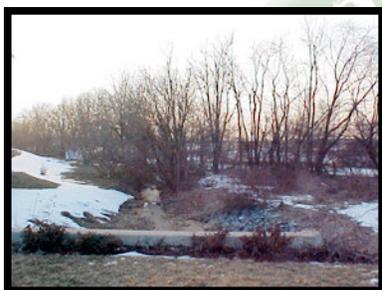
**Matthew W. Kofroth, Watershed Specialist  
Lancaster County Conservation District  
Room # 6, Farm and Home Center  
1383 Arcadia Road  
Lancaster, PA 17601  
717-299-5361 (Ext. 124)**

Large, intensive animal raising operations, typically known as Concentrated Animal Feeding Operations, may have a negative effect on water quality and quantity within the Township. These operations typically contain a large number of animals in a relatively small area. These animals require significant amounts of water, typically from groundwater withdraw, which may impact groundwater levels for a significant radius from the actual operation. The animals produce significant amounts of waste, typically stored on-site, in waste containment structures. These containment structures have the potential to fail, or overflow, causing significant contamination of water resources. **The Township should require the submission of a hydrogeologic study for large farming operations, ensuring that sufficient groundwater is available to supply not only the farming operation, but also to neighboring properties, without an unacceptable adverse effect.** The regulation will need to be reasonable, as demonstrated by recent cases in which local municipalities were forced to rescind unreasonable requirements. Unfortunately, the Township may be pre-empted in its regulation of manure handling facilities by the Nutrient Management Act. The Township should, however, examine adding a provision to the floodplain protection provisions of its ordinance, prohibiting the siting of manure storage



facilities in the 100-year floodplain, in much the same way that it can prohibit the storage of other hazardous materials.

Agricultural operations can have a negative effect on water resources due to increased surface runoff, decreased infiltration, and a decrease in the water-holding capacity of soils, caused by tillage and soil compaction. Tillage may aid in the development of a hard pan, a layer of increased soil density and decreased permeability that restricts the movement of water into the subsurface.



**The Township should work with local agricultural organizations to educate farmers, via use of its newsletter and web-site, on available methods to maintain soil permeability and decrease sediment loads in run-off. These methods may include increased use of residue farming, and reduced tillage.**

As the Township strives to improve water quality in upland segments of Township watersheds by requiring BMPs and encouraging open space zoning, it cannot afford to see those quality gains neutralized as water flows through agricultural areas. **The Township should actively partner with resident farmers and agricultural organizations to mitigate the negative effects of agricultural pollution.**

### **On-lot Management Program**

Domestic, on-site wastewater disposal systems constitute widespread potential sources of groundwater pollution. Although public sewer services over eighty percent of the Township, efforts should be made to educating on-lot sewage disposal system



owners about the merits of routine inspection and pumping of their system. **West Lampeter should develop an on-lot system management ordinance that will require regular inspections of OLDS systems and track septic tank pumping frequency in the Township.**

The Township Zoning Ordinance requires any new dwelling utilizing on-lot sewage disposal methods to provide easements for both a primary and replacement system. West Lampeter should continue to properly site and control the density of any on-lot sewage disposal systems in the Township to aid in contamination prevention.

### Hydro-geologic and Water Feasibility Studies

**Multi-lot residential development, commercial development and industrial development which occurs, which does not propose to use public water, should be required to provide a hydro-geologic study or water feasibility study which clearly demonstrates that sufficient groundwater is available for the proposed use.** Recent years of drought in Pennsylvania, and Southern Lancaster County have re-emphasized the particular vulnerability of groundwater to drought conditions. Groundwater, in general, takes significantly more time to recover from drought than the surface waters and reservoirs that feed public water suppliers. A number of communities have seen wells go dry during recent drought(s) and provision should be made to minimize the effects of drought on future development.

Safe, clean water for both consumption and recreation is a necessity for existing and future residents of the Township. By aggressively implementing the water resources protection program outlined in this chapter, the Township will not only



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protect water resources from future degradation, but will also improve existing conditions, providing increased opportunities for Township residents.



ADJACENT AND REGIONAL PLANNING

The importance of adjacent and regional planning is just now coming to the forefront in Pennsylvania. Recent amendments to the MPC allow municipalities that



participate in joint planning, zoning and other efforts to reserve for themselves certain benefits not reserved for a municipality that plans on its own. Among these

benefits is the ability to provide for all land uses somewhere in the two, three or more municipalities engaging in the joint planning effort, rather than requiring that all uses be provided for in each municipality. In addition, the promise of increased grant funding is being used to encourage joint planning efforts. Those grant applications that represent joint or regional efforts are being given preference in the selection process.

Regional planning has always made sense. When a major access route travels through a number of municipalities, for example, it is clearly reasonable to expect those municipalities to work together to maintain the freedom of movement on that access route. If one municipality prohibits highway commercial zoning in order to minimize congestion on the route, it makes little sense for the adjacent community to allow highway commercial zoning which causes congestion on the roadway. This type of coordination has not always occurred, however, given the strong nature of local government in Pennsylvania and the relative lack of incentives prior to the changes to the enabling legislation and grant funding process described above. West Lampeter



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Township strongly believes that the Township, adjacent municipalities and Lancaster County should work together in a cooperative effort to plan the future of the region.

### REGIONAL PLANNING EFFORTS

Lancaster County is generally considered to be the most progressive county in the State of Pennsylvania, and one of the most progressive in the country in terms of its recognition of the importance of regional planning efforts. The County has established a Lancaster County Comprehensive Plan that sets forth a number of primary focus areas including:

- Protecting and preserving our natural and cultural heritage
- Revitalizing our urban communities
- Developing livable communities
- Creating a sustainable economy
- Celebrating, investing in and mobilizing the talents of our human resources
- Promoting strong leadership, awareness, responsibility and involvement in community issues

All of these goals in a direct or in a slightly modified form are goals of the West Lampeter Township Comprehensive Plan. West Lampeter Township must continue to work cooperatively with the County to ensure that these goals are achieved both within the Township and County-wide. The most visible effort of cooperation in achieving County goals to date is the establishment, within the Township, of Designated Growth Areas (DGAs). West Lampeter Township has adopted DGAs, including a Village Growth Area (VGA) for Lampeter Village. As already discussed, this plan continues



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to support the intent of the DGA and VGA by providing zoning and land use recommendations that ensure the intent of these land management tools is met for the next twenty years.

This plan seeks to provide additional protection to West Lampeter Township's natural and cultural heritage. The plan recommends additional measures for protecting open space and prime agricultural farm areas. In addition to other sources of funding and political support, the Township will be seeking help from the County to ensure that these objectives are met. In addition, the Township's plan contains renewal recommendations for the villages of Lampeter and Willow Street. The Township will, in particular, be looking for assistance from the County as it further develops these renewal plans in the hopes of revitalizing and maintaining these traditional neighborhoods.



In providing for agricultural protection, additional residential growth, and in recommending the addition of a high tech business park in the Township, West Lampeter Township will continue to do its part to help the County economy to grow. It is desired that the County play an integral part in establishing the proposed OTR park, which will provide jobs to the residents of the Township and the County.

### **OTHER REGIONAL PLANNING**

West Lampeter Township has always recognized the importance of inter-municipal planning. To that end, it has participated in other regional planning efforts. One of these efforts was the 1994 Comprehensive Open Space and Recreation Plan



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jointly developed with Strasburg Borough, Strasburg Township, the Lampeter-Strasburg School District and The Pennsylvania Department of Community Affairs (now the Department of Community and Economic Development).

In addition, the Township is an active member of the Lancaster Inter-Municipal Committee (LIMC). This group is dedicated to addressing at a regional level, the



issues facing a twelve-municipality area. The LIMC has recently started the process of preparing a Regional Comprehensive Plan for eleven of the twelve municipalities which comprise the LIMC. This regional plan should encompass the goals and objectives of the

West Lampeter Township Comprehensive Plan. Through looking at the Township's comprehensive planning process from a regional perspective, it is hoped that the objectives put forth in this plan will coincide with the objectives of the Regional Comprehensive Plan.

West Lampeter Township believes in actively partnering with its neighboring communities. It has been a leader in attempting to develop joint planning efforts, which, to this point, have not received a great deal of support. It is hoped that the recent state-level emphasis on regional planning, coupled with the continuing County level interest, the efforts of the LIMC, and the general good sense that it makes to plan at a regional level, will encourage adjacent municipalities to be more receptive to future joint planning efforts.



**ADJACENT MUNICIPALITIES**

**EAST LAMPETER:**

East Lampeter Township adjoins West Lampeter along a major portion of its eastern boundary. East Lampeter adopted its Comprehensive Plan in 1987 and is currently in the process of updating the plan as part of the Conestoga Valley Regional Strategic Comprehensive Plan. It currently has both zoning and subdivision and land development ordinances in effect, adopted in 1997 and 1980 respectively. Along its border with West Lampeter Township, the majority of the zoning is Agricultural. This use is highly compatible with the zoning on the West Lampeter side of the boundary which includes a mixture of Agricultural and Low-Density Residential uses. The northernmost portion of the boundary is zoned for High-Density Residential use on the East Lampeter side of the boundary and Low-Density (R-1) use on the West Lampeter side. Although this condition is not optimal, the uses are compatible and the presence of the Strasburg Pike and S.R. 0462 on the East Lampeter side of the boundary, relieve the traffic pressure, from the housing on Millport and Lampeter roads in West Lampeter. There is a small portion of the boundary that is zoned for Urban Residential in East Lampeter and Low Density Residential (R-1) in West Lampeter. Again, although this condition is not optimal, the uses are compatible.



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### STRASBURG TOWNSHIP:

A majority of the southern boundary of the Township borders Strasburg Township. Strasburg Township adopted its Comprehensive Plan in 1995 in conjunction with Strasburg Borough. It currently has a zoning ordinance adopted in 1995 and uses the County subdivision and land development ordinance. The vast majority of zoning



on the Strasburg Township side of the boundary consists of Agricultural zoning. The same can be said for the majority of the zoning on the West Lampeter Township side of the border as well; except that there are small areas of Rural Residential zoned land, as well as some Low-Density Residential land. Again, the uses are generally compatible. A small portion of the boundary between the two townships is zoned for Urban Residential on the Strasburg Township side and Rural Residential and Agricultural on the West Lampeter Township side of the township line. Although the Pequea Creek forms a natural boundary separating these uses, the presence of a greenway or open space buffer between the Urban Residential use in Strasburg Township and the Pequea Creek should be explored.

### PROVIDENCE TOWNSHIP:

Providence Township shares a small portion of West Lampeter's southern boundary. The Township adopted its Comprehensive Plan in 1991. It too has adopted zoning and subdivision and land development ordinances in 1983 and 1992



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respectively. The uses zoned on both sides of the municipal boundary are agricultural.

### PEQUEA TOWNSHIP:

Pequea Township forms the majority of West Lampeter's western border. Pequea Township adopted its Comprehensive Plan in 1990. It has its own zoning ordinance adopted in 1992 and uses the County subdivision and land development ordinances. The land uses on both sides of this boundary line are varied. They include Willow Street on the West Lampeter side with its mix of Medium and High-Density Residential, Commercial, Industrial and even some Agriculturally zoned land. To the south of Willow Street there is also some Rural and Low-Density Residential zoning. The Pequea Township side of the boundary contains, for the most part, compatible uses. The majority of land on the Pequea side that is adjacent to residential uses on the West Lampeter side is zoned for High-Density Residential uses. The majority of the zoning on the West Lampeter side of the boundary abutting these uses is Medium-Density Residential (R-2). Industrial zoning on the Pequea side mirrors similar zoning on the West Lampeter side. A small area of Commercial zoning on the Pequea side abuts Medium-Density Residential zoning on the West Lampeter side, but the relatively small area affected does not warrant a need for rezoning efforts. The remainder of the land is zoned for Agricultural uses on the Pequea Township side of the boundary, and it presents no conflicts with uses on the West Lampeter side of the boundary.



The majority of the zoning on the West Lampeter side of the boundary abutting these uses is Medium-Density Residential (R-2). Industrial zoning on the Pequea side mirrors similar zoning on the West Lampeter side. A small

area of Commercial zoning on the Pequea side abuts Medium-Density Residential zoning on the West Lampeter side, but the relatively small area affected does not

warrant a need for rezoning efforts. The remainder of the land is zoned for

Agricultural uses on the Pequea Township side of the boundary, and it presents no

conflicts with uses on the West Lampeter side of the boundary.



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### LANCASTER TOWNSHIP:

The Lancaster Township border lies largely adjacent to the Lancaster County Central Park, and the two townships are further separated by the Conestoga River. Lancaster Township last adopted a Comprehensive Plan Update in 2002. The Township has its own zoning and subdivision and land development ordinances in effect, adopted in 1999 and 2000 respectively. The zoning on the Lancaster Township side of the Conestoga River consists of a mix of Medium-Density Residential, High-Density Residential, Commercial and Industrial land. The natural barrier provided by the river mitigates the incompatibility of any of these uses. Generally, uses between the Townships are consistent.

### LANCASTER CITY:

Lancaster City abuts the Township to the north. The common border of the City and the Township is extremely irregular in shape. The City adopted its latest Comprehensive Plan in 1993. It has both subdivision and land development and zoning ordinances adopted in 1997 and 1996 respectively. Portions of the County Park are located along the border between the City and the Township, in these areas land uses are generally compatible. The extreme northern areas of the Township which are zoned for high density residential are abutted by City lands zoned for either High-Density or Medium-Density Residential uses. These uses are compatible. The areas on the City side of the border zoned for Commercial uses are abutted by similarly zoned areas on the West Lampeter side.



**SUMMARY OF ADJACENT MUNICIPAL ZONING:**

In general, the zoning along the Township's borders is compatible with that of its neighboring municipalities. The few areas of incompatibility are generally mitigated through the separation of uses by natural barriers. Efforts to further mitigate incompatibility may be undertaken as part of the LIMC Regional Comprehensive Plan, but the extent of the incompatibility does not appear to be critical.

**SUMMARY**

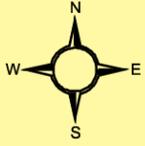
In general, the zoning of West Lampeter Township is compatible with that of its neighbors. The objectives of the West Lampeter Plan are consistent with those espoused in the County Plan. Efforts must therefore be focused on ensuring that the West Lampeter Township plan receives the political and financial support necessary to be fully implemented.



The goals and objectives of the West Lampeter Township Comprehensive Plan have been formed with a regional outlook in mind. As the LIMC proceeds in producing a Regional Comprehensive Plan, the representatives of West Lampeter Township should make it known that the plan was produced with regional issues in mind, and makes every effort to integrate the components of the West Lampeter Township plan with the Regional Plan of the LIMC.



# Map 13 Lampeter Village Sketch Plan West Lampeter Township, Lancaster County



- Proposed Bike Route
- Community Grounds
- Historic Site
- Stream
- Lake or Pond
- Proposed Trail
- Proposed Sidewalk
- Village Center
- Industrial Use
- Municipal Building
- Lampeter Strasburg School Campus
- Fire Station
- Recreation Area  
Lampetervillage.shp

0 750 Feet

Source: Lancaster County GIS LandBase  
Project: Pennsylvania State Univ. PA02 03, U.S. Feet  
Draft Date: October 21, 2002  
Print Date: October 30, 2003



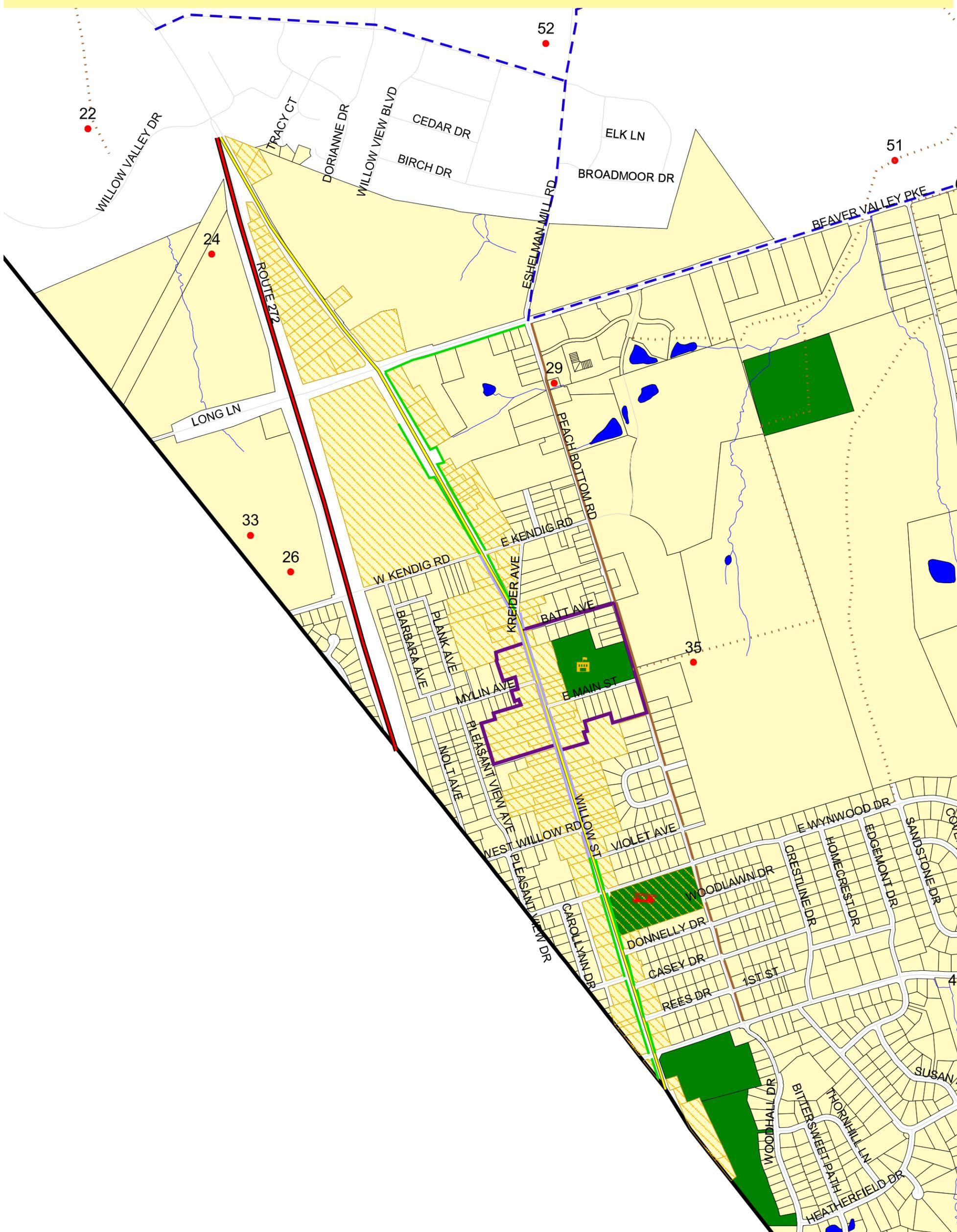
Map 14  
 Willow Street Sketch Plan  
 West Lampeter Township, Lancaster County



- Proposed Bike Route
- Pending Sidewalk Project
- Proposed Sidewalk Location
- Existing Sidewalk Upgrade, Repair, or Replacement
- Proposed Trail
- Historic Site
- Proposed Two Lane Willow Street
- Proposed Four Lane 222 Bypass
- Village Center Boundary
- Fire Station
- Main Street Willow Street
- Willow Street Elementary School
- Stream
- Lake
- Recreational Area
- Willow Street Area

0 750 Feet

Source: Lancaster County GIS Landbase  
 Projection: Pennsylvania State South, NAD 83, U.S. Feet  
 Draft Date: October 23, 2002  
 Post Date: October 30, 2003



## VILLAGE RENEWAL

West Lampeter Township has a unique asset in the presence of the two Villages of Lampeter and Willow Street. Only recently has planning philosophy started to recognize and emphasize the merits of village renewal. This recognition is reflected in the increasing use of provisions of the MPC, such as the Traditional Neighborhood



District, that are designed, in essence, to create new villages. Municipalities have rediscovered the merits of creating an area where residential, commercial and recreational opportunities can be combined and accessed by a well developed pedestrian and/or bicycle system.

The creation of these village environments provides substantial benefits to a Township. Some of these benefits include a revived sense of community, retention of cultural resources, and decreased traffic on roadways, as the personal automobile trip is not necessary for the completion of every daily task.

Village renewal can accurately be described as a process of creating a neighborhood. As such, a few guiding principles must govern a village renewal effort:

- The village should be an integrated community of houses, shops, workplaces, schools, parks and civic facilities.
- Each of these elements should be within reasonable walking distance of one another.
- A diversity of housing types should be provided to enable citizens from a wide range of economic levels/age groups to reside there.

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- There should be a center focus to the community that combines commercial, civic, cultural and recreational uses.
- The community should have a well-defined edge such as an agricultural greenbelt permanently protected from development.
- Materials and methods of construction should be specific to the region, exhibiting continuity of history and culture.

### Lampeter Village

#### Existing Conditions

The Village of Lampeter has some particular advantages in terms of recreating a traditional village neighborhood. In examining the principles outlined above, the following observations can be made about the Village of Lampeter:

As of yet, the area has not seen a great deal of modern “strip-type” commercial growth, with the only exception being the Turkey Hill at the intersection of Lampeter and Village roads. The opportunity is present, however, for commercial and office development to occur that would be consistent with a traditional village. The Village contains a number of historical buildings that could be, and in some cases are being, refurbished, with

low intensity commercial or professional uses on the first floor, and perhaps a small number of studio apartments located on the second floor. In addition to the existing structures, a number of vacant lots are available for new development. Within approximately ½ mile of the center of the Village, which is defined as the intersection of Lampeter and Village Roads, can be found significant residential development. This



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development is generally medium density development (R-2). Further out from the village center, and adjacent to the village boundary is land zoned for low density residential uses (R-R). Also within ½ mile of the village center are the proposed locations for the new municipal building and the Township community park and recreation center (both currently under development), as well as the existing West Lampeter Community Fairgrounds, which will combine to provide the civic facilities components of the village. A truly unique asset to the village is the presence of the Lampeter-Strasburg School District Campus within the village boundaries. There even exists some industrially zoned land on the fringes of the village boundary. In short, all of the elements are present for the creation of a village environment, if, in the future, significant emphasis is placed on encouraging the development of needed commercial assets and workplaces, mixed with residential uses, and centered on the intersection of Lampeter and Village roads. The assets that generally are the most difficult to establish such as park and civic facilities are already established in Lampeter.



The elements that are present in Lampeter are generally within easy walking distance of one another. The general rule of thumb is that facilities should be located within ½ mile walking distance from the village center. Lampeter has, or will have, a variety of the village elements, listed above, that fall within that ½ mile radius of the intersection of Lampeter Road and Village Road. Unfortunately, there are few sidewalks and trails for pedestrian access currently developed within the village. In addition, Village Road and Lampeter Road both serve as major thru-ways within the

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Township and split the village nearly in two. Neither of these roads contains significant amounts of sidewalk for pedestrian access. There does exist, however, ample opportunities to devise walking trails that would interconnect the village elements.

There exists sufficient green space, connecting sidewalks within developments, and public/civic owned facilities and corridors to develop

a viable system of pedestrian/bikeways that would provide good circulation throughout the village.

These corridors and facilities should be included on the Township's proposed Official Map to ensure that

the opportunity for implementing a non-motorized circulation system is not lost.



### Required Elements

The most prevalent type of housing currently found within the village confines is single family detached housing. In order to develop a true neighborhood environment, the diversity of housing types must be increased and the affordability of housing must be extended to more economic levels. The village concept envisions a multi-faceted community, containing persons of varied marital, economic and parental status. This diversity serves to maintain the vitality of the village by providing family and non-family perspectives, employees for varying types of commercial and professional uses, and incentives for continued development and progress.

The focus of Lampeter Village, the village center, should be the intersection of Lampeter Road and Village Road. Within a short distance from this intersection are found residential, recreational, and civic uses. There are a number of buildings of

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historic stature that could be refurbished to provide commercial, residential and cultural use opportunities.

A well defined-edge currently exists around Lampeter Village. This edge coincides largely with the current boundary denoting the Village Growth Area. Importantly, however, there are some steps that must be taken to ensure that the existing greenbelt is not inundated by outside growth. The area to the west of the village is generally less threatened, as significant parts of agricultural land are already in agricultural protection or security areas. These protected farmlands provide a buffering greenway against further development extending from the Willow Street corridor. To the south and east additional protection is needed for the village boundary, as the open space and farms in these locations are not, in significant numbers, protected from development. The development pressure in these areas, however, is not severe. It is along its northern edge that the village is most



significantly threatened. The encroachment of the Central Lancaster County Urban Growth Boundary (Designated Growth Area) on the village has been halted by the presence of a thin line of open space provided by two parcels located on either side of Lampeter Road.

Lampeter Village faces the threat of becoming another tentacle of development spiraling out from Lancaster City, similar to the fate that befell the Willow Street Corridor, should this open space ever be developed. Should such development occur, the Village of Lampeter would lose its defined boundary, and it is likely that the village would be

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consumed by development pressures. It is vital to the village concept that the northern greenbelt be permanently established.

The Village of Lampeter still retains a historic character and historic structures. In order for the Village concept to flourish, the Township must encourage and require adherence to materials, methods and location of construction that protect, preserve and enhance the character of the village. This includes the preservation and enhancement of historic structures, the general conformity of new construction to the same style and dimensions as existing historical buildings and the preservation the rural environment as a gateway into the village.

### Implementation

Lampeter Village has all of the necessary elements required to develop as a traditional village and a positive community asset and attraction. The Township should take a number of steps designed to assist and encourage this development.

**In order to facilitate and guide the development of Lampeter Village, the following measures should be undertaken. First and foremost, an organization must be put in place that will take ownership for guiding the development of the village. This *village renewal committee* should be small, perhaps 5 to 7 people, and it should consist of neighborhood residents and stakeholders. The primary responsibility of this committee would be to work with the Township staff and a planning consultant to develop and implement a *Traditional Village District (TVD)* master plan. The master plan would develop in more detail the ideas presented in the**



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comprehensive plan, recommend specific funding sources, establish a timeline for renewal, establish design standards, and in general provide a detailed plan for development. The village renewal committee should have the backing of the Supervisors and act as an advisory board to both the Planning Commission and the Supervisors. On a quarterly basis the Supervisors should allocate time at their monthly meetings for a briefing from the committee.

A vision should be established for the Village. In this particular instance it might be said that implementation of a Lampeter Village Master Plan is intended to: “Provide a pedestrian oriented community where citizens have access to residential, commercial/professional and recreational opportunities. The existing historic structures within the village should be protected and adaptive re-use of these structures encouraged. New structures should be architecturally compatible with existing historic structures so as to maintain the historic character of the neighborhood.”

The geographic extent of the village should be delineated and protected. It is important to know “how far” the village will ultimately extend. A village center should be selected, in this case the recommended choice being the intersection of Lampeter Road and Village Road. Characteristics utilized in selecting this village center include the ability to walk from the center to residential, commercial and recreational uses within 15 to 20 minutes (i.e. a distance of ½ to ¾ miles). The geographical boundaries of the Village must remain distinct. In the case of the



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Village of Lampeter, that distinction can be maintained by a greenbelt of land preserved for agriculture that surrounds the village. The most threatened portion of the existing greenbelt lies along the northern edge of the village boundary. Two existing parcels of open space, which sit astride Lampeter Road, currently provide the only buffer between the village boundary and the Central Lancaster Urban Growth Boundary (Designated Growth Area).

These parcels should be protected. Both parcels should be placed on the proposed Official Map of the Township and should be given primary consideration should the Township devote any monies to the purchase of open space/easements. If the village is allowed to merge with the current Designated Growth Area, it will become extremely difficult to retain/reestablish a village culture.



Existing projects within Lampeter Village, to the extent possible should be reviewed for consistency with the character of the village and, if possible, corrections made to ensure consistency with that character. The most significant project slated to occur within the village is the construction of a new municipal building close to the village center. Although design of this facility was largely complete before the comprehensive plan was undertaken, consideration should be given to the implementation of village principles in the final design and construction of the facility. Traditional village streets are characterized by greatly reduced setbacks so that the structures along the street provide the primary

component of the street façade. Parking generally consists of parking areas/structures located behind the shops, municipal buildings, parks, etc. that line the streets. The design of the municipal building currently has a significant building setback, with parking located in the front of the building, fronting on Village Road. While it may be too late to alter the location of the building itself, it may still be possible to soften the effect of the design on the village atmosphere.



The presence of a significant greenbelt between the parking area and Village Road, which could be developed as a linear park, and perhaps contain a large gazebo or outdoor amphitheater area, combined

with landscaping features such as a decorative fence and street trees, may serve to maintain the village atmosphere without requiring significant redesign of the facility.

A demolition ordinance should be developed in order to protect buildings of historical and cultural significance. This ordinance could be applied Township- wide until such time as a historical resources inventory is completed, and would serve to make demolition a conditional use,



requiring review in accordance with certain defined standards before demolition could occur. After the historical resources inventory is complete, the ordinance could be amended to apply only to specific, historically significant areas of the Township.

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Architectural guidelines should be established and enforced. There are a number of ways in which these guidelines could be established. Application could be made to establish all or part of the Village of Lampeter as a Historic District under the Historic District Act. It is beneficial for the Township to undertake at least the first part of this process, which is to submit the Pennsylvania Historical and Museum Commission's Inventory Resource Form. After submitting this form, the Township will receive, from the PHMC, an opinion as to whether or not the area has the historical significance needed to qualify as a Historic District.

The inventory of historical places within the village should take place as part of the township-wide inventory recommended later in this Plan. The village inventory should be guided by the Historical Commission, whose establishment is also recommended in this plan, and the area of Lampeter Village should receive priority in the township-wide survey. The Historical Commission may wish to coordinate with the Willow Valley Retirement Community to determine whether or not there are qualified volunteer(s) in the community who may be willing to complete this inventory, and corresponding Inventory Resource Form, for minimal cost.

If all or part of Lampeter were to qualify as a Historic District, the Township could then adopt a Historic District Ordinance. In order to take full advantage of adopting such an ordinance, under the Historic District Act, the Act mandates the establishment of a Historical Architectural Review Board (HARB) to review exterior work on buildings and structures that can be seen from the public

right of way. This Board must consist of a licensed architect, a licensed real estate broker, a building inspector and two members with general knowledge of historic preservation. Filling and maintaining such a Board is often a tall order for Township Supervisors. This difficulty is reflected in the fact that throughout Pennsylvania, there are only eighty-nine historic districts managed by sixty nine HARBs. If the provisions of the Historic District Act can be fulfilled, however, Townships may regulate both rehabilitation and new construction in designated Historic Districts.

If no area of the village qualifies as an historic district under the Historic District Act, or if the Township is not able, or does not desire to establish a HARB, however, the process of determining whether or not all or part of Lampeter should



be designated as a Historic District is still useful and necessary. The inventory of places of historical significance can be used by the Township to establish historic preservation regulations the designation of a

Historic Preservation Overlay within the zoning ordinance. The overlay can be used to guide demolition and alteration of historic structures by mandating setback requirements, buffering requirements, demolition requirements, and standards for alterations, additions, reconstruction, and rehabilitation.

Whether or not all or part of Lampeter Village qualifies for the protections of the Historic District Act, this plan recommends that the Township take advantage of a newly strengthened option that is available to municipalities for the

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protection of historical and culturally significant features. This option is to use the Traditional Neighborhood Development (Article 7A) provisions of the MPC to effect historical preservation and enhancement. Section 702-A gives municipalities the right to give a traditional neighborhood development designation, either outright, or by means of an overlay to “extension of existing development or urban infill.” Section 706-A.d goes on to indicate that the provisions adopted by the municipality to govern the Traditional Neighborhood Development include “all of the following.” Section 706-A.d.4 then says that the municipality should adopt standards that govern the “location, design, type and use of structures proposed” in the Traditional Neighborhood Development District. This subsection goes on to talk about design standards for structures such as the provision of porches and covered entryways. Finally, Section 708-A gives the municipality the power to adopt “written and graphic design guidelines” for the Traditional Neighborhood District. In Lampeter, the Township should adopt the entire village as a Traditional Neighborhood District (to be called a Traditional Village District - TVD). It should identify the unique characteristics that define the Village of Lampeter such as structure design, material selection, setbacks and yards, etc. The village renewal committee, a consultant, and the Township should prepare a master plan for the development of the village and adopt a corresponding set of regulations governing the district that require new construction and rehabilitation to incorporate those unique characteristics that define the village. The guidelines should be specific and clear in order to aid developers in compliance, thereby

making development within the TND reasonable and competitive compared to development elsewhere. The Traditional Village District could incorporate a smaller cluster of structures that may be separately defined as a Historic District, should such a cluster be identified in completing the PHMC's inventory resource form. Separate regulations, with stricter provisions, could be integrated into the



TVD, to further protect the historical character of these structures.

Whatever method of maintaining and enhancing the character of Lampeter is chosen, a mix of land uses must be encouraged. Within

villages it is appropriate to have, intermixed, residential and commercial/office structures, as well as community buildings and recreational opportunities. It is not uncommon in traditional neighborhood environments to find residential apartments or office uses located on the second floor of commercial uses. Often, zoning ordinances tend to discourage this type of mixed use unless properties are separately zoned. The village renewal plan must incorporate mixed uses, and existing zoning provisions must be modified to allow and encourage this type of mixed-use development.

Conventional area and bulk regulations should be reviewed and if necessary they should be modified as part of the village renewal plan to encourage the adaptive re-use of historic structures.



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The existing Turkey Hill should be approached about becoming a partner in the village renewal process. Incremental improvements could be made to the facility over a number of years that would help it to blend into the village environment. In addition, the store will almost assuredly undergo a facelift during the planning period encompassed by this plan. Discussions should be held with the management of the store to evaluate ideas for materials, landscaping and layout, that could be incorporated during the rehabilitation that would make the facility blend into the village environment. It is generally too late to hold those discussions once the announcement of the rehabilitation effort has been made.

Pedestrian and bicycle oriented trails should be established. There appears to be ample opportunity for trails connecting residential, recreational, educational and community facilities portions of the village with the village center to be developed at the intersection of Lampeter and Village Roads. The map for Lampeter Village contained within this chapter shows a pedestrian and bicycle circulation system consisting of trails and sidewalks that connect the major elements of the village. This pedestrian access system is part of a larger plan that connects major geographical areas of the Township together using sidewalks, trails and greenways.

The provision of off-street parking is a required element in village revitalization. Not all of these parking areas need to be asphalt surfaces. Gravel parking areas will suffice for several lots, although some asphalt lots will be required for handicapped service. Several opportunities exist for such parking.

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The new Community Park and Recreation Center will provide a limited amount of



parking once connected to the village center by usable pedestrian facilities. There is also the potential to provide access to the Community Fairground for parking, during the majority of the year when it is not

in use for the community fair. Finally, there is the opportunity to utilize the parking area proposed for the new municipal building and acquire, as needed, additional parking on Township land.

Contact should be made and maintained with PENNDOT in order to determine what can be done to make the crossing of Lampeter and Village roads easier for pedestrians. Historically, PENNDOT has been loathe to restrict freedom of movement on state roads except as required for signalization, and in fact, the signal at the intersection of Lampeter and Village Roads does, in itself, provide some opportunity to create a pedestrian friendly crossing. The recent emergence of traffic calming as a recognized issue statewide may provide the impetus needed to provide additional safe crossings on these roadways. In addition, PENNDOT has indicated that their designs will be “context sensitive” in the future, which may provide additional opportunities for traffic calming on Lampeter and Village Roads. In the context of a revitalized, pedestrian friendly village, the provision of traffic calming devices within the village center should be considered as part of the village renewal plan.

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Efforts should be made to retain the existing Lampeter post office. The post office is currently the only true meeting or gathering spot for Lampeter residents that is open on a daily basis. Locations which generate community interaction are a vital part of a village renewal effort. Other potential centers for community interaction include the existing Lampeter Firehouse, the new Lampeter Park and Community Center, the new municipal building, and the existing community fairgrounds. Further efforts should be made to encourage development that would generate community interaction by seeking to attract a bookstore, coffee shop, bakery, or some combination of these uses that would provide an area for residents to sit and communicate.



Lampeter Village provides a unique opportunity to create a traditional village environment. It is easy to stand at the village center and envision a quaint village community. Immediate steps should be taken, however, to preserve this potential before it is eliminated by the development of additional facilities such as the existing Turkey Hill which detract from the traditional character of the area.

Willow Street Village

Existing Conditions

Returning the Village of Willow Street to a traditional village will require a long term expenditure of resources before a vision can be fully realized. Willow Street has some particular disadvantages in terms of returning the area to a traditional village



setting and a transitional goal may be necessary while work proceeds on overcoming these disadvantages. First and foremost among these obstacles is the presence of the two northbound lanes of SR 0272 that effectively split the Village of Willow Street in two. One of the targets of

village renewal is the creation of an integrated, pedestrian oriented community. The presence of SR 0272 prevents the Willow Street area from achieving this target, as the roadway acts as a deterrent to pedestrian travel from east to west. The lack of parking on the main street of the village (SR 0272) combined with the lack of off-street parking also serves as a deterrent to creating a pedestrian oriented community, as people have limited opportunities to park and walk.

The village has seen significant amounts of “strip” type highway commercial development. Gas stations, laundromats, etc. are particularly prevalent in the southern part of the village and are not architecturally compatible with the remaining residential portions of the village. A shopping center anchored by a Kmart store is the predominant feature in the northern part of the village and, again, is not compatible with the remaining residential/mixed use portions of the village.

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There is not any one area that can be identified as a village “center” or “square” that will, in its current configuration, provide a focal point for the establishment of mixed uses. The area has instead been developed as a series of strips that carry Highway Commercial, Village Commercial (a misnomer), Mixed Use and Residential designations.

There is significant land zoned for R-2 residential located within the village. This includes areas immediately along S.R. 0272 and areas that lie, in some depth, on both sides of the S.R. 0272. The houses along the pike have a distinct architectural style and character and are set on lots with minimum setbacks. There are sidewalks in front of these houses for much of the length of Willow Street, but most of the sidewalks are in need of repair. Overhead utilities are prevalent along Willow Street Pike and streetscaping/street trees are limited. The residential areas to the east and west of Willow Street Pike contain limited amounts of sidewalk or other pedestrian pathways.



The Village of Willow Street currently does have a well-defined border to the east. More importantly, much of this border area is enrolled in one of the several agricultural preservation programs that are available. To the west, significant lands in Pequea Township are zoned for either agricultural or open space uses. Assuming that this zoning remains constant, the western edge of Willow Street will remain defined. To the south, land is currently zoned for rural residential use. Ideally, this land would be zoned for agricultural or open space use, but rural residential should be sufficient to isolate the main part of the village from growth encroachment from the south. Finally,

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to the north, there is little formal definition of the village boundary until the Lancaster County Central Park is reached. For future planning purposes, the Beaver Valley Pike provides a suitable delineation point for the northern boundary of the area to be renewed as a village.

There are elements present in the Willow Street Area that form the basis for a traditional village. A significant number of residential properties located along the Willow Street Pike provide the opportunity for mixed uses including stand alone residential structures and structures with commercial or professional uses on the first



floor and residential uses on the second floor. The

Willow Street Elementary School on Main Street provides a civic facility and some recreation space in the middle of the village. In fact, the intersection of Main Street and Willow Street Pike may provide the

opportunity for a village square/center in the future. Just to the south of this intersection, the Willow Street Firehouse may provide additional opportunities for civic functions. The shops at Village Square provide a base of commercial facilities located close to this potential square. Within ½ mile of the intersection of Main Street and SR 0272 can be found land designated for neighborhood parks and the Willow Valley Retirement Community and Willow Street Vo-Tech properties. An opportunity may exist to tie the Willow Street elementary school and the Vo-Tech property/Lions Club project together via a pedestrian trail through the Willow Valley Retirement property. Along the Willow Street Pike, a basic pedestrian transportation system, in the form of sidewalks is present, although most of these sidewalks are in need of significant repair.

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Within ½ mile of the intersection of Main Street and the Willow Street Pike are located high-, medium-, and low-density housing. The Village of Willow Street still retains a historic character and historic structures. This historic presence is felt to its greatest extent in certain areas along the Willow Street Pike, where houses with a generally consistent architectural style front along the street. In order for the area to eventually flourish as a traditional village, these structures must be retained, and the appearances and uses of structures in the northern and southern portions of the village must be rehabilitated to maintain a consistent village character. The listed elements are some of the basic building blocks for a traditional village, but the obstacles detailed above must be overcome. Overcoming these obstacles requires the implementation of short and long term goals, and a transitional district known as *Main Street*, which will remain in place until enough obstacles have been removed to designate Willow Street as a “Traditional Village District.”



### Implementation

**An organization must be put into place that will take ownership for guiding the development of the Village of Willow Street. This organization would at first be known as a *main street committee* until the relocation of SR0272 takes place, at which point it would become a *village renewal committee*, in the same vein as the committee appointed for Lampeter Village. The committee should consist of 5 to 7 members who are stakeholders in the neighborhood. The primary task of this committee would be to work with the Township staff, Supervisors, Planning**

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Commission and a Main Street (New Communities) Coordinator to develop and implement a main street program for the Willow Street Pike. Later, the committee would work to develop a village renewal plan for Willow Street. The committee should receive time, on a quarterly basis, to report to the Supervisors at a regularly scheduled Supervisor meeting.

One of the primary tasks of the committee, staff, Supervisors and main street coordinator should be to begin the process necessary to bypass the northbound lanes of SR 0272 around Willow Street Village and return the main street through the village to a two lane thoroughfare. The first step in this process



would be to work with the local MPO to provide funds for a feasibility study that would examine the costs and practicality of providing such a bypass.

On a yearly basis, the MPO requests funding for special projects, such as feasibility studies, from PENNDOT. The feasibility study for a relocation of SR 0272 would be a prime candidate for one of these special funding requests. The proposed relocation incorporates the planning elements of transportation, economic development, urban revitalization and quality of life. Projects which serve to tie these elements together receive priority in funding. The Township should make every effort to submit, through the MPO, a request for funding a bypass feasibility study. The application process usually ends in January, and the Township should attempt to submit an application by January 1, 2004. Until such time that the bypass of SR 0272 is completed, or at least funded,

the idea of returning Willow Street to a traditional village atmosphere is unrealistic.

A vision should be established for the Main Street (New Communities) Program. In this particular instance it might be said that implementation of the Main Street Program is intended to: “Provide an area along the Willow Street Pike where a mix of low intensity commercial, professional and residential uses are present. These uses would be characterized by stand-alone residential structures, stand-alone shops and professional offices, and structures that provide commercial/professional offices on the first floor and residential living on the second floor. The street would be connected along its entire length by a system of well-maintained, functioning sidewalks. Utilities will to the maximum extent possible be placed underground, and streetscaping and street trees will be liberally used to enhance the appearance of the street. Existing historic structures within the area will be protected and adaptive re-use of these structures encouraged. New structures will be architecturally compatible with existing historic structures. The existing lanes of SR 0272 will be relocated after which a Traditional Village District will be established for the area.”



The Willow Street Elementary School should remain an integral part of the village. There are some indications that the Lampeter-Strasburg School District

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may, at some point in the future, be required to retire this facility. Close contact with the School District should be maintained and should that retirement become a reality, plans can be made for integrating the Willow Street Elementary School into the neighborhood as a community center, or community park. Consideration should be given to linking the area of the elementary school to the Willow Street Vo-Tech/Lions Club Project property through Willow Valley. The school grounds may also provide an opportunity for a small, off-street parking lot.

Land currently reserved for neighborhood parks should be developed as parks with amenities. This includes two parcels located in the southwestern part of Willow Street.

As part of the main street program, discussions should be held with the owners of existing commercial facilities about enhancing the façade of their structure(s) and improving landscaping on site. Again, the presence of a main street committee and coordinator who would approach these landowners about providing landscaping on their lots, or at least providing land for landscaping efforts, and about materials and facades that should be considered during rehabilitation, will be vital. It is necessary for this dialogue to begin early and to be ongoing.

Funding should be requested which would be used to hire a main street coordinator. The primary source of this funding would be the DCED Main Street (now known as the New Communities) program. The main street coordinator will work with the main street committee on revitalizing the area along the Willow

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Street Pike. This revitalization will take the form of attracting an appropriate mix of business and residential uses, enhancing streetscapes and providing the other elements outlined in the main street master plan.

As with Lampeter Village, it would be appropriate to initiate the process of designating Willow Street Village as a Historic District. The first step would be to fill out the PHMC's Inventory Resource Form in order to receive a PHMC opinion as to whether or not the area has the historical significance required to qualify it as a historic district. Protecting Willow Streets historic structures would be accomplished by following a similar plan to that provided for preserving structures in the Village of Lampeter.



After the relocation of SR 0272, the Township should build on the successes of the Main Street Program by designating the area as a Traditional Village District. Again, as with the Lampeter Village plan, a master plan would be created for the village containing all of the elements of village renewal. A village renewal committee would work to ensure that the master plan was implemented. Note that the Main Street program that will have been in place up to this point will have concentrated on providing many of the elements of a revitalized Willow Street Village. These elements would include an improved pedestrian access system, streetscaping, off-street parking, and mixed-use businesses and offices. The Main Street program is intended to act as a stepping stone to a traditional village, a transition that cannot occur prior to the location of SR 0272.

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As part of the Traditional Village District a village center will be designated. One area recommended for this center is the intersection of Main Street and the Willow Street Pike. As previously discussed, this center should contain within walking distance, civic, residential, commercial, professional and recreational facilities. The work completed during the Main Street Program will have created this mix of facilities, and village center development should be able to focus on development in the east-west and not north south direction.

Off street parking should be developed in conjunction with revitalization.



The main street/village renewal committee should always be mindful of opportunities to develop off-street parking. One potential opportunity, previously discussed was the potential vacating of the

Willow Street Elementary School by the school district. While it is not recommended that this area be turned into a single, large scale parking lot, a parking element could be integrated into any rehabilitation plans for the facility.

A dialogue should be opened with the owners and proprietors of Kendig Square that focuses on ways to soften the appearance of that area. Initial efforts might focus on landscaping and sidewalks. At some point in the future, the buildings that occupy the area will be rehabilitated. It will be beneficial to have a continuing dialogue of the type of materials and design that would be appropriate for that rehabilitation effort.

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A pedestrian access system should be integrated into the renewal design. As part of the Main Street effort, existing sidewalks along the Willow Street Pike should be repaired and upgraded. Missing links in this sidewalk network should be completed in order to provide a continuous system of sidewalks from Penn Grant Road to the Beaver Valley Pike. Sidewalk should be continued from its existing endpoint in the northern portion of the village, along Kendig Square, to the Beaver Valley Pike, on the west-side of Willow Street Pike. Sidewalk should also be constructed along the south side of Beaver Valley Pike connecting to the sidewalk that is currently planned for construction along Peach Bottom Road.



The area of Willow Street will require a significant effort before it can again be called a traditional village. This effort should be undertaken in two steps, the first is the implementation of a Main Street program. Such a program will restore many of the elements of a traditional village and is more appropriate for the area while the northbound lanes of SR 0272 continue to bisect Willow Street. The second step will occur after the relocation of the northbound lanes of SR 0272 and will consist of designating the area as a Traditional Village District and completing the village elements not implemented by the Main Street program. The process of returning Willow Street to a traditional village environment is doable, but it will require a consistent and long-term effort on the part of those involved.

ECONOMIC PROFILE

The following chapter is intended to provide an overview and outline of the economic issues facing West Lampeter Township. It is not a detailed economic



analysis, but the information contained herein was useful in developing the Future Land Use Plan for the Township as well as other parts of the Comprehensive Plan.

West Lampeter Township and Lancaster County are located in a geographic area that is conducive to economic growth. Businesses located in this area are within 500 miles of half of the buying power in the United States and 40% of the U.S. population. The County has a well-developed transportation system that provides easy access to points north, south, east and west. Two seaports, Philadelphia and Baltimore are within easy driving distance, approximately 95 minutes each, as are a number of international airports, and one local airport, Lancaster Airport, which has air cargo service.

**Township Profile – Existing Conditions**

West Lampeter Township can be defined as the typical “suburban community.” Large numbers of those who live within the Township commute to adjoining municipalities to work. In fact, in the public participation survey for the Township, approximately 82 percent of those surveyed indicated that the primary working adult worked outside of the Township. The largest portion of Township residents within the



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labor force identifies themselves as *professional* or a closely related field.

The civilian labor force within the Township was identified in the Year 2000 census as consisting of 5,906 individuals of whom 5,783 were employed at the time of the census. Management/Professional employment topped the list of jobs held, consisting of 37.3 percent of the workforce. Sales and office occupations were next with 26.1 percent. Production/transportation and material moving was identified as a primary occupation by 15.1 percent of the population and a service occupation was held by 12.4 percent. Despite the presence of large amounts of working farmland, only 1.8 percent of those surveyed by the census identified themselves as working in agriculture and related industries. The vast number of workers identified themselves as private pay/salary workers, with 10.7 percent employed as government workers and 8.5 percent self-employed.



The median household income as reported in the Year 2000 census was \$51,043. The median family income was \$61,053 and the per capita income was \$24,713. Median household income reflects all households, including single-person households, while median family income reflects only those households with a family unit. For Lancaster County as a whole, these numbers were \$45,507, \$52,513, and \$20,398 respectively. On the whole, the Township numbers were slightly higher than countywide numbers. Only 2.2 percent of the families in the Township were reported as living in poverty in 1999, while the countywide number was reported as 5.3 percent.



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The rate of home ownership in the Township was 68.7 percent which was slightly lower than the County average of 70.8 percent, a difference that may be explained by the relatively large proportion of housing units provided by the Willow Valley facility.



The median monthly mortgage of homeowners in the Township was \$1,140 compared to a County median of \$1,054. Census 2000 data indicates that approximately 56.6 percent of households paying rent were paying more than 30 percent of their income for rent. Thirty (30) percent has been established as a benchmark number for determining whether or not rental rates are too high in an area, but in this case, the numbers presented may be influenced, again, by the presence of large numbers of units in Willow Valley.

### Development Costs

There are differing costs incurred by a municipality depending on the type of development that is projected to occur within the community. Residential, non-residential, agricultural and other uses all differ in the fiscal costs and benefits that they provide a community.

Residential land uses are generally considered to have a negative impact on the fiscal position of a municipality/school district. The costs of services such as road maintenance and repair, street cleaning, garbage pick-up and local recreational services tend to outstrip any positive fiscal impact generated by additional residential development. This is particularly true in “suburban communities” where the positive impacts of employment/shopping often benefit adjacent municipalities rather than the



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home municipality. More expensive housing, or housing that is not targeted to large families has fewer fiscal impacts on the municipality and the schools than single family homes with a large number of bedrooms, townhouses and multifamily units. Generally, residential development generates significant costs in both the school service and municipal service area while only producing moderate revenues from property taxes.

Nonresidential uses are usually considered to have a slightly positive impact on the financial status of a municipality and school district. Generally, this type of development is considered to produce more revenue than cost in terms of taxes and dollars provided to the local economy and school district. Other positive impacts of local nonresidential development can include a reduction in vehicle miles traveled by residents, and correspondingly in road maintenance and construction costs, due to the availability of employment for the residents within the local area.

One negative aspect of nonresidential development is that, while it tends to pay its own way, it is a magnet for residential development which does not, as previously discussed, pay its own way.



Predominantly agricultural properties tend to provide more revenues to a municipality than they require in services, or at worst these properties tend to break even. In short, agricultural and unimproved open space areas fall between residential and nonresidential uses in terms of their impacts on a municipal economy.

Typical municipal expenditures include those for general government costs, public safety, highways/roads/streets and other public works, health and welfare,



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recreation, miscellaneous costs, debt service and so on. Schools expend monies on instruction, support and other services. Revenue sources for the municipality include property and other taxes such as deed transfer and earned income taxes, monies from licenses, fees, fines and interest earnings, and a small amount of intergovernmental funds. A financial summary for the year ended December 31, 2002, follows:

<b>West Lampeter Township</b>		
<b>Table 1</b>		
<b>Township Revenues - 2002</b>		
<b>Revenue Source</b>	<b>Dollar Amount</b>	<b>Percentage of Total</b>
<b>Real Estate Taxes</b>	<b>530,345</b>	<b>15.5</b>
<b>Earned Income Tax</b>	<b>1,256,350</b>	<b>36.7</b>
<b>Realty Transfer Tax</b>	<b>291,108</b>	<b>8.5</b>
<b>Other Taxes</b>	<b>5,627</b>	<b>0.2</b>
<b>Licenses and Permits</b>	<b>95,383</b>	<b>2.8</b>
<b>Fines and Forfeits</b>	<b>51,991</b>	<b>1.5</b>
<b>Interest and Rents</b>	<b>29,213</b>	<b>0.9</b>
<b>Intergovernmental Sources</b>	<b>120,552</b>	<b>3.5</b>
<b>Building Permits</b>	<b>252,839</b>	<b>7.4</b>
<b>Solid Waste Collection Fees</b>	<b>544,444</b>	<b>15.9</b>
<b>Other Charges for Services</b>	<b>60,024</b>	<b>1.8</b>
<b>Park and Road Improvement Fees</b>	<b>103,436</b>	<b>3.0</b>
<b>Other Revenue Receipts</b>	<b>81,226</b>	<b>2.3</b>
<b>Total</b>	<b>3,422,538</b>	<b>100.00</b>



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<b>West Lampeter Township</b>		
<b>Table 2</b>		
<b>Township Expenditures – 2002</b>		
<b>Expenditure</b>	<b>Dollar Amount</b>	<b>Percentage of Total</b>
<b>General Government</b>	<b>288,725</b>	<b>10.0</b>
<b>Public Safety</b>	<b>1,198,054</b>	<b>41.6</b>
<b>Public Works – Sanitation</b>	<b>476,227</b>	<b>16.6</b>
<b>Highways, roads, and Streets</b>	<b>330,040</b>	<b>11.5</b>
<b>Parks and Recreation</b>	<b>91,640</b>	<b>3.2</b>
<b>Debt Service</b>	<b>37,184</b>	<b>1.3</b>
<b>Stormwater and Flood Control</b>	<b>24,321</b>	<b>0.9</b>
<b>Insurance and Employee Benefits</b>	<b>412,393</b>	<b>14.3</b>
<b>Miscellaneous</b>	<b>18,583</b>	<b>0.6</b>
<b>Total</b>	<b>2,877,167</b>	<b>100.00</b>

In addition to its General Fund, the Township also maintains two (2) special funds in the form of a Special Revenue Fund and a Capital Projects Fund. The Township also invests in the Pennsylvania Local Government Investment Trust (PLGIT) at interest rates that approximate United States Treasury Rates.

Schools rely on significantly more state support, in addition to a primary reliance on property tax assessments, than do municipalities. Unfortunately, school property taxes, if kept at an affordable level, many times fail to keep pace with the increasing cost of educating children in an area with predominantly residential growth. The Lampeter-Strasburg School District is beginning to see the negative impact of this residential growth trend, as increasing expenditures, attributable to the significant



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residential growth experienced over the last ten years, have started to outstrip the increasing revenue from property tax assessments, despite the district's low expenditure/student cost. The school district's 2002-2003 budget report bears out the negative impact that increasing amounts of residential versus commercial growth within the Township are having on District finances. Although the current tax millage rate of



15.18 mills for West Lampeter Township is not inconsistent with the rates for surrounding boroughs and townships, this rate will be increased in the near future to accommodate current and future growth patterns. As previously stated, West Lampeter Township is presently and for the near term future will continue to be a Township that is dominated by residential growth. It is projected that approximately 2500 residential dwellings will be built within the Township between the years 2000 and 2020. There are a limited number of existing commercial/industrial operations in the Township and a limited amount of additional, unoccupied land zoned for such uses. As a result, fiscal models would tend to indicate that, under current land use philosophy in the Township, future growth will not pay its own way in terms of either school district or municipal services.

### **Employment**

West Lampeter Township can be described as a typical "suburban" community. By and large the residents of the Township commute elsewhere to work. There are, however, two large employers located within the Township. These employers include the Willow Valley communities and the Exide corporation.



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Willow Valley is a retirement community which will, at the completion of currently underway building projects, contain approximately 1600 living units of various types. It has complexes at three primary locations in the Township and employs about 1,100 persons. The facility was listed as 15<sup>th</sup> out of the 20 top employers in Lancaster County in 2001 in terms of number of people employed.



Exide corporation is a maker of batteries and other ancillary equipment. Its facility is located on the western edge of Lampeter Village. It too is a primary employer in the area.

Several small professional office and commercial operations in the Township provide additional employment. One large retailer, K-Mart, also employs a significant number of individuals, as does the Willow Valley Resort and Conference Center.

### Agricultural Economy

The economy of West Lampeter Township is a mix of agricultural and commercial uses, with a small number of industrial type operations. Agricultural operations form a significant part of the local economy.



Lancaster County is the most productive county in the Commonwealth of Pennsylvania, in terms of agriculture, generating over \$725,000,000 dollars in total cash receipts in the year 2000. The number of farms in the County in 2000 stood at 5910, with an average acreage of 71 acres per



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farm and a total acreage of 421,000 acres. Although individual numbers for West Lampeter Township farms are not available, based on the amount of land in agricultural production, it is clear that farming is a major industry within the Township.

In recent years considerable effort has been made in the Township and Lancaster County to preserve farmland. Various programs have put projects into agricultural security areas, preserved farmland with conservation easements, and so on.

In West Lampeter Township, a considerable amount of farmland now falls under some form of agricultural protection status. Equally

important to farmland preservation, however, is

“farmer preservation.” Farmers continue to face a number of marketplace negatives as they try to earn a

living from the land. Among these are:

- A. The continued 1970’s pricing of farm products.**
- B. The high cost of modern farming equipment.**
- C. Continuing increases in property taxes.**
- D. Increasingly restrictive local zoning provisions limiting the farmer’s ability to diversify operations.**

Reserving the land for farming will be of little use, if farmers cannot make a profit working the land. Modern farming dynamics require that farmers diversify their business in order to make the family farm profitable and attractive. Farmers must also be allowed to receive benefits from their greatest asset, their land. High property taxes, inheritance taxes and low profitability due to an agricultural surplus in many



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commodities, all conspire to negatively affect the farmer's ability to make a living wage from farming alone. The farmer has limited options to ensure the survival of the farm.

Among these are:

- A. Increase production on the farm.**
- B. Increase herd sizes to the level of concentrated animal feeding operations.**
- C. Increase production or herd sizes to the point where the farmer can qualify for federal subsidies.**
- D. Turn to activities such as “intensive grazing” which reduces feed and overhead costs (ie. manure collection efforts).**
- E. Conduct niche marketing to local consumers**
- F. Grow and sell certified organic products**
- G. Eliminate the middle-men by conducting on-site sales such as a local dairy store or produce stand.**

Not all of the impediments to farming success can be addressed at the local level.

Zoning and other ordinance provisions can be designed, however, to provide economic flexibility to the farmer, while still maintaining the agricultural use of the land. Zoning regulations that allow on-site sales, and the diversification of farm businesses into areas such as equipment repair, can provide farmers with the supplemental source of income needed to make farming a business in which families can earn a living wage.

If the economy of West Lampeter Township is to continue to rely in large part on farming operations, the Township must remain cognizant of the ways in which new



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regulations can both help and hurt farmers. **The Township should continue to encourage farmland preservation efforts, by encouraging farmers to enroll their farms in the County’s Agricultural Preservation program, or by encouraging farmers to sell private conservation easements on their land. In addition, the Township must not strangle with regulations the ability of the farmer to diversify his business. Zoning regulations should be carefully drafted, and should be innovative where necessary, perhaps including a mix of standard regulations, and regulations based on performance standards, in order to ensure that farmers can survive, while still protecting the health, safety and welfare of other Township residents.**

### Villages as Centers of Economic Growth

The Village Renewal chapter of this plan goes into great detail on the desire of the Township to revitalize the Villages of Lampeter and Willow Street. In addition to the advantages previously listed, such revitalization efforts will serve to diversify the tax base of the Township reducing its reliance on residentially based taxes.



Although it is not the intent of the Township to revitalize the villages as tourist attractions, the essential components of revitalization will, in and of themselves, serve to make the villages economic centers of the Township. The Main Street program in Willow Street will focus on the development of small businesses and



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professional offices. Many of these businesses will consist of commercial or office space on the first floor and residential living on the second floor. After the rerouting of SR 0272, the creation of a Village Center in Willow Street will serve to attract even more professional/village commercial development. By the same token, the development of a Village Square in Lampeter will provide a location for similar types of commercial/professional land uses. Together, the Village Square and Main Street in Willow Street Village and the Village Square in Lampeter Village will serve to provide hubs of commercial/professional activity in the Township, further balancing future residential growth.

### **Township Potential – Looking Forward**

Although future land use in the Township is destined to remain largely agricultural and residential, the Township should seek to balance the expected residential growth with the development of additional commercial and professional uses. These expanded uses will occur within the villages, within the limited existing commercially zoned land in the Township and within the newly designated OTR areas.

In order for economic development efforts to succeed, whether it is development of the agricultural economy, or development of the non-agricultural business sectors, local government must be willing to become involved. Local government must perceive economic development as a part of its job and not cede that responsibility to developers. In short, local government should engage in a process of economic



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gardening, seeking to grow and attract the kind of businesses that it wants in the Township, and not engage in economic hunting, seeking out any and all developers, rezoning properties at will and doing anything to attract any kind of non-residential development to the Township.

There are four basic elements of economic development and West Lampeter Township is poised to have strengths in all four. These elements are:

1. **Land – ready, available and in the right place**
2. **Labor – ready, available and skilled**
3. **Capital – access to capital at all stages of development**
4. **Infrastructure – access to critical infrastructure**

Of the elements listed, the implementation of the future land use map and the village renewal plans would ensure that ample land was available for all types of professional and commercial growth. Within the designated growth areas of the Township, land would be provided for every need from an attorney's office to a biomedical sciences research facility. Because the land is located within the designated growth areas, utility service would be readily available. For areas such as the newly designated OTR zones, infrastructure would



already be available or would require only enhancement as opposed to new construction.

Human Resources has become the most critical element in economic development, particularly when looking at high-tech development. The presence of a



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well-educated workforce with progressive educational facilities is a primary factor in a majority of business siting decisions. West Lampeter Township, with its well-educated workforce, ample and growing parks and open space, preservation of agricultural lands and quality of life, historic resources and a desire and plan to protect and enhance all of these features is ideally suited to attract today's technology based and driven businesses. The Township also contains and is located close to several vocational schools and colleges that could be encouraged to partner with businesses to provide the type of training and workforce development that is needed.

The Township will be in a strong position, particularly with the establishment of an EDA or working relationship with Lancaster County and the EDC, to obtain the capital needed to fund improvements that will attract businesses. The progressive nature of the Township's planning efforts and the success of socially oriented goals such as village revitalization and reduction of child poverty will increase the Township's political capital as it seeks funding for economic development projects.

The designated growth areas of the Township are served by a well-developed system of infrastructure. The areas designated for economic growth within the Township will fall within the designated growth areas and so will be served in close proximity with all of their infrastructure needs. To the extent that infrastructure must be developed, it will largely take the form of upgrades and not new infrastructure which will serve to reduce development costs as expensive and time-consuming efforts, such as right-of-way acquisition, will be minimized.



Recommendations

Encouragement of nonresidential growth within the Township would have a positive impact on the bottom line of both the Township and the School District.

This growth does not have to be strip commercial, or a heavily polluting industry, as it would appear that the Township has ample

opportunity to attract high-end office park or technical/professional development. Two parcels with good access to major roadways and proximity

to residential development, both located off of the

Beaver Valley Pike, have been targeted for development as

Office/Technology/Research park(s). These areas are discussed in more detail in the Future Land Use chapter. The Township should take an active role in ensuring that the “right” kind of development is attracted to these areas.



The Township should encourage the establishment of an Economic Development Authority whose primary purpose would be to develop the proposed OTR park(s). The EDA would act as a primary source of funding for infrastructure improvements to the park (see Funding Sources chapter and Appendix). The EDA would also be responsible for attracting appropriate businesses to the park that fit with the parks desired character. In lieu of the establishment of the EDA, the Township should partner with the County and organizations such as the Lancaster County Economic Development Corporation to



promote the development of the OTR park.

The Township should encourage the establishment of a Business Association. This business association would work with the Township, the Lampeter Village Renewal Committee and the Willow Street Village Main Street committee, to implement village revitalization. The Association's purpose would be to advise members, outside agencies such as the EDC, and the Township in



regard to the needs of the West Lampeter Township business community. One example of the type of activity that the Association would undertake would be the development of a business retention and

expansion plan for existing businesses in the Township. The Association could also act as a social force in the Township, assisting the Township in its goal of reducing childhood poverty by offering contributions toward daycare scholarships, or flexible occupations to parents who desire to work.

The Business Association, or the Township independently, should coordinate with the Lancaster County Economic Development Corporation (EDC) as it seeks to develop its own Strategic Comprehensive Plan encompassing the next twenty years. The EDC and the Township should develop a strategy for fitting West Lampeter Township into a set of regional economic development goals. The EDC can also act as a partner in attracting new businesses to the OTR park established in the Township. One vehicle that the Township should propose for the



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development of a regional economic strategy is the LIMC Regional Comprehensive Planning Process, which will be taking place coincident with the development of the EDC's strategic plan.



The Township, Business Association, EDA, Lampeter-Strasburg School District and the Willow Street Campus of the Lancaster County College of Technology should work together to support economic development in the Township. The educational institutions should establish entrepreneurial programs and specialized courses of training that will support the technology-based firms that the Township desires to attract to the OTR park.

The EDA or the Township proper should develop a community profile for use in attracting businesses to the Township. This profile should contain information of various aspects of the Township to include:

1. Workforce characteristics and labor supply
2. Local industry structure
3. Local occupational structure
4. Cost of living
5. Taxes and workers compensation rates
6. Labor climate
7. Available sites



- 8. Public resources
- 9. Public amenities/quality of life



The preservation of open space and agricultural lands will enhance the economic situation of the Township and the School District by controlling the amount of land available for residential development. These preservation efforts will comprise in themselves a balanced land use where public expenditure and revenue are approximately equal, and will preserve the physical attractiveness of West Lampeter Township that is in and of itself an asset.

Focus must be made not just on farmland preservation, but on “farmer” preservation. In order for the farmer to succeed in the modern economy, he must be allowed to diversify his operation into what may not be considered to be traditional farming uses. Additional recommendations for “farmer” preservation are included in the Future Land Use chapter of this plan.

The Villages of Lampeter and Willow Street should become centers of economic activity in the Township. The development of Village Squares and a Main Street, with their mixes of residential and non-residential development will help to make the villages the focus of renewed economic and cultural activity within the Township.

The Township should continue to develop its Capital Project Improvement



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**Funds for both Parks and Roads. The growth of these funds should be directly tied to the Transportation and Parks improvement needs identified in this plan. A plan should be put in place to ensure that these special funds will provide monies for development projects in a consistent and timely manner.**



## IMPLEMENTATION STRATEGIES

Implementation is the most significant facet of comprehensive planning. So many past comprehensive plans have failed because implementation was not given sufficient consideration during and after the planning process. This failure of consideration has taken both an overt form in those plans where the implementation discussion amounted to little more than providing a matrix of tasks to be accomplished, and it has also taken a covert form in those plans where, although tasks were discussed and timelines established, no individual or group was given specific responsibility for ensuring that the tasks were completed. It must be remembered that the comprehensive plan itself is only paper and ink. It is people, taking specific responsibility for implementing the plan's initiatives, that determine whether or not a plan will be successful.

Implementation has been a major focus throughout the West Lampeter Township Comprehensive Planning process. Within each chapter, the plan discusses not only what tasks need to be completed, in order to achieve the ultimate vision, but also how those tasks are to be completed. Each chapter contains boldface type describing implementation needs and tools. This chapter is intended to put all of those implementation needs and tools in one place for easy reference. A table has been included at the end of the chapter detailing the implementation initiative, responsible parties, implementation time period, and record of action taken. The implementation



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strategies listed below have been cross-referenced with the *Goals* of the plan. The strategies have also been divided into four categories: short-term (intended to be implemented within 1-3 years of plan adoption); mid-term (intended to be implemented within 4-8 years of plan adoption); long-term (intended to be implemented within 8-20 years of plan adoption), and continual (those activities that are intended to be adopted and enforced throughout the planning period).

The implementation strategies for the West Lampeter Township Comprehensive Plan are intended to:

- **Further the Goals and Objectives found at the beginning of this plan**
- **Ensure that the vision developed during the planning process is achieved**
- **Ensure that the plan and the Township conform to all applicable Federal, State and Local regulations, including but not limited to, the Municipalities Planning Code.**

### Goals and Implementation Strategies

**Goal: Protect the Township's farms and farmers, agricultural economy, and rural way of life.**

1. Refine the Designated Growth Area boundary and Township Zoning Map to eliminate inconsistencies, including bringing developed land into the growth boundaries where warranted (Rockvale Road), and removing preserved land (the Witmer farm) from residential zoning. Areas zoned for development that are outside of the Designated Growth Areas should be limited to existing developed



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- areas and those areas zoned for Rural Residential development. By establishing consistency in zoning, the Township will be in a better position to resist requests for the rezoning of significant agricultural parcels.
2. Maintain a system of agricultural zoning. Agricultural zoning would be given to those parcels that contain significant portions or prime agricultural soils, or that support existing farming operations. Establish specific criteria for expanding the DGA or VGA to additional parcels.
  3. Coordinate with utility service providers to develop and enforce a consistent policy of serving development only within the DGA and VGA. This policy should be incorporated into all future planning documents of the Township, such as the Township's Act 537 plan.
  4. Provide sewer service outside of the DGA and VGA only to specific and limited clusters of on-lot system failures, that cannot be readily replaced, and that are identified during the Township's three (3) year evaluation and inspection of on-lot systems.
  5. Provide farmers with Transferable Development Rights (TDR's) which allow them to reap the benefit of their greatest asset, the land, without converting the land into development.
  6. Work with the LIMC Regional Comprehensive Plan Committee to establish a system of inter-municipal TDRs, allowing for greater flexibility to farmers in an expanded land market.
  7. The Township's Agricultural Security Advisory Committee should actively



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- solicit farmers who own land within the lands zoned for Agricultural Protection to apply for Agricultural Preservation designation within the County Program.
8. The Township's Agricultural Security Advisory Committee should actively solicit outside conservation entities that may be interested in purchasing TDRs or conservation easements from farmers in land zoned for Agricultural Protection.
  9. Promote the use of the NDO by keeping it a conditional use, but allowing consideration of the preliminary land development plan co-incident with the conditional use hearing to reduce the time required for developers to complete the approval process, or by allowing plans to be submitted as preliminary/final following the conditional use process. Promotion of the NDO will provide additional time to get farmland into preservation programs by increasing the utilization of land, within the designated growth areas of the Township, for development.
  10. Institute zoning regulations that promote flexibility of uses on agriculturally zoned property. The regulations should recognize the modern farmer's requirement for diversifying operations. Direct sale uses should be permitted with limitations on size. Other types of uses such as machinery repair should be permitted as conditional uses.
  11. Conduct public outreach meetings targeting farmers and developers and explaining the benefits and procedures of the TDR system.
  12. Conduct public outreach meetings targeting farmers and private conservation



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groups (such as the Lancaster Farmland Trust, etc.) explaining the benefits and procedures associated with the use of conservation easements.

**Goal: Manage growth in a sound manner, directing the majority of future growth into the DGA and VGA currently located in the Township.**

1. Revise the official Township Zoning Map to reflect the changes outlined in Chapter Four (4) of this plan. The following chart summarizes the districts provided for in this plan.

<b>Land Use Category</b>	<b>Zoning District</b>
Agricultural Use	Agricultural Protection
Rural Residential	Rural Residential
Low-Density Residential	R-1 Residential
Medium-Density Residential	R-2 Residential
High-Density Residential	R-3 Residential
General Commercial	C-1 and C-2 Commercial
Low Intensity, High Tech Commercial	OTR (Office, Technology Research)
Lampeter Village/Mixed Use	Traditional Village District
Willow Street Village/Mixed Use	Main Street
Industrial	Industrial

2. Encourage the enrollment of current agricultural parcels that border the DGA and VGA in Agricultural Preservation programs. These parcels must be



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- preserved in order to provide a greenbelt around the existing growth boundaries that will act as a brake on development when coordinated with other policies of this plan.
3. Focus on enrolling the two existing agricultural parcels, lying on either side of Lampeter Road, and bordering the VGA immediately to the north, in an agricultural preservation program. In the alternative, the Township should consider the purchase of TDRs from the owners of these parcels. These are the only specific parcels for which this plan recommends the purchase of TDRs by the Township.
  4. The two parcels north of the Lampeter VGA, on either side of Lampeter Road, should be placed on an Official Map to be developed by the Township.
  5. The Township should expand the permitted and conditional uses allowed on agricultural lands. Preservation of farming as a way of life will ensure the preservation of farmland, and correspondingly require developers to develop land within the delineated growth areas of the Township.
  6. Redefine Rural Residential Zoning to provide for one dwelling unit per two (2) acres.
  7. Rezone the area surrounding the Witmer Farm, in the northwest quadrant of the Township, from R-1 to Open Space.
  8. In the northeast quadrant of the Township extend the Designated Growth Area to the centerline of Rockvale Road. This extension of the DGA is intended to make the zoning policies of the Township consistent with this plan, and to the



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- extent possible correct past inconsistencies in land use planning.
9. Rezone approximately 81 acres of land currently zoned as R-2 as OTR (Office/Technology/Research). This land lies on the northern side of the Beaver Valley Pike, east of SR 0272. Rezone approximately 26.67 acres of land located on the northern side of the Beaver Valley Pike, east of Eshelman Mill Road as OTR. The OTR should contain significant limitations on lot coverage and provide for extensive buffering and landscaping. Outdoor storage should not be a permitted use. Ordinance provisions should provide for a system of trails/pedestrian ways that link to surrounding neighborhoods. Accessory uses such as delis and lunchrooms should be permitted within the OTR.
  10. Provide a retirement community overlay for the areas of the Township that encompass the Willow Valley Retirement Communities. Design the overlay to allow adequate development of active retiree communities. The overlay should make use of open space design options and should contain significant setback and buffering requirements. Increased densities in the overlay zone may require, in part, the purchase of TDRs.
  11. Re-write the NDO provisions of the Township Ordinance, keeping the use of the NDO a permitted use but allowing the preliminary plan approval process to be co-incident with the conditional use process or allowing the consideration of post-conditional use hearing plans as preliminary/final.
  12. Re-write the NDO to provide incentives for use of TDRs and for providing affordable housing for first time and low to middle income homebuyers.



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13. A standard set of conditions that will be considered by the Township when reviewing the NDO should be developed and offered to developers for review. This standard set of conditions should be sufficiently developed to provide notice to the developer of a majority of the conditions that it will have to adhere to in development.
14. Adopt a new zoning district for the Village of Lampeter known as a Traditional Village District. The district would allow for a mix of compatible residential and low intensity commercial uses. These uses should be allowed within the same building. Design guidelines should be provided that take advantage of the existing character and historical structures located in the village. Bulk and area regulations should be modified to reduce front and site yard setbacks, encourage parking at the rear of buildings, discourage off-site signing, and encourage building mounted signs. The pedestrian trail and sidewalk network, included as a part of this plan, should be implemented.
15. Adopt a new zoning district for the Village of Willow Street and its surrounding area. This *Main Street* district would allow restaurants, low intensity retail shops, churches, health offices, and professional offices. The intent would be to create a mixed-use area with both stand alone commercial/professional facilities, and facilities that contain both residential and commercial/professional uses in the same building. Successful revitalization will attract people to these already developed areas to live, reducing the pressure for greenfield development. In addition, more affordable housing opportunities would be made available for a



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wider range of individuals and families.

16. Apply for available state funding to institute a Main Street (New Communities) program.
17. Hire a Main Street/New Communities coordinator to manage the development of the Main Street district.
18. Establish and enforce a strict Property Maintenance program in order to prevent areas of the Township from deteriorating. A successful program will make areas within the delineated growth areas of the Township more attractive and encourage in-fill development.
19. Increase the buffering requirements between residential uses and adjacent industrially zoned land.
20. Rezone the current Lampeter Community Center grounds from R-2 to open space within the TVD plan.
21. Develop an Official Map for the Township.

**Goal: Develop a Transportation system that supports future growth projections and land uses. Analyze the system on both a local and regional level.**

1. Develop a functional classification map of Township roadways that coordinates classifications with those used by the Lancaster County Planning Commission.
2. Upgrade roads, based on existing and desired functional classification, to ensure that they meet minimum design standards.
3. Coordinate with the County MPO to ensure that projects benefiting the Township, that are currently on the Lancaster County Long Range



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Transportation Plan, are funded and completed in a timely fashion. Projects that should receive priority political support include the replacement of the Gypsy Hill Road bridge over Mill Creek, improvements to the intersection of US 222 and the Media Avenue/Eckman Road intersection, and the widening of Gypsy Hill Road.

4. Institute the Capital Improvements Program (CIP) outlined in the Transportation Chapter of this plan.
5. Coordinate with the County MPO, PENNDOT, state and national representatives to secure funding for the projects listed on the CIP.
6. Establish a capital reserve budget for long-term financing of transportation improvement projects.
7. Required right-of-ways for the transportation improvement projects should be shown on the Township's proposed Official Map.
8. Submit an application for a feasibility study for the relocation of the two northbound lanes of SR0272 around the Village of Willow Street and work with the County MPO and adjacent municipalities to develop support for funding the project.
9. Ensure that the relocation of the two northbound lanes of SR 0272 is considered as part of the LIMC Regional Comprehensive Plan.
10. Ensure that, as part of the LIMC Regional Comprehensive plan, alternate north-south truck routes to Willow Street Pike and Lampeter Road are established.
11. Develop a multi-year *Streets* maintenance program for Township Roads



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- including the budgeting of maintenance on a multi-year basis.
12. Ensure that as part of the LIMC Regional Comprehensive Plan process the imposition of regional transportation impact fees is examined.
  13. Continue to require every developer to submit the appropriate traffic impact analyses to the Township for proposed development. Grant waivers to required improvements only in the most extreme of cases.
  14. Develop a liaison with PENNDOT District 8-0 to ensure that appropriate off-site improvements are required from developers and that the Township has an opportunity to comment on HOP requirements.
  15. Encourage, and if in a conditional use setting require, developers working on projects in the same transportation impact area to coordinate their resources for needed traffic improvements.
  16. Encourage passive traffic management measures such as encouraging employers, via the Business Association, to institute differential shift starting times so that AM and PM peak hours are minimized. Ensure that this concept is promoted regionally as part of the LIMC plan.
  17. Require the use of traffic calming measures, particularly in developments utilizing the NDO option, for future development.
  18. Coordinate with RRTA to conduct a feasibility study and/or pilot program examining the viability of several small park and ride lots in the Township.
  19. Adopt the non-motorized circulation system contained in this plan, by placing regional and local greenways, trails, sidewalks, and potential bicycle routes on



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- the official map of the Township.
20. Limit the granting of waivers to sidewalk construction for new development projects.
  21. Require as part of conditional use proceedings that developers construct linking trails, sidewalks, and greenways as they apply to their specific development.
  22. Submit funding applications for development of the non-motorized transportation system including those for Growing Greener funds, County funds, and PENNDOT funds, as identified in the funding chapter of this plan.
  23. Work with the school district to minimize the number of students permitted to drive and park at the high school campus located in the Village of Lampeter confines.
  24. Coordinate with emergency services providers to ensure that appropriate reviews of circulation patterns and geometric design standards are conducted prior to approving development plans.

**Goal: Re-establish the villages of Willow Street and Lampeter as traditional neighborhoods/villages and centers of community activity**

1. Establish a village renewal committee for the Village of Lampeter consisting of five to seven village residents.
2. The village renewal committee should establish a vision statement for the village revitalization effort.
3. Establish a liaison procedure between the village renewal committee and the Planning Commission and Board of Supervisors, including quarterly briefings,



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- to ensure coordination of effort.
4. Develop a village master plan with the intent of implementing a Traditional Village District (TVD) based on the Traditional Neighborhood Development provisions of the MPC.
  5. Place the two existing agricultural parcels, lying immediately north of the Village Growth Area, on either side of Lampeter Road, on the Township's Official Map.
  6. Attempt to enroll the parcels outlined in (5) in the Agricultural Preservation Program, or in the alternative, purchase development rights or a conservation easement for these properties.
  7. Have either the village renewal committee or proposed historical commission inventory the structures within the Village to determine their historical value.
  8. Institute a demolition ordinance in the Township ordinances to preserve identified historical resources.
  9. Complete the Pennsylvania Historical and Museum Commissions Resource Inventory Form to determine if parts of the village may qualify for Historic District designation.
  10. Establish a historical preservation overlay for identified historical features located within the village.
  11. Encourage adaptive re-use of identified structures of historical significance.
  12. Establish design guidelines in the Traditional Village District regulations.
  13. Establish a mix of uses within the village. These uses should include mixed



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- commercial and residential uses in the identified village center.
14. Approach the existing Turkey Hill Market to begin discussions regarding upgrading the property's appearance to help it better blend into the village environment.
  15. Implement the non-motorized circulation system shown on the village renewal map. Place identified non-motorized features on the Township's proposed Official Map.
  16. Develop off-street parking opportunities including utilizing the proposed municipal building parking area and the parking area of the Community Fairgrounds.
  17. Coordinate with PENNDOT to develop pedestrian friendly crossings at the intersection of Village and Lampeter Roads.
  18. Encourage development that generates community interaction including retention of the Lampeter post office and attracting a bookstore, bakery, coffee shop, etc., or combination of such uses.
  19. Establish a Main Street Committee for the Village of Willow Street consisting of five to seven village residents. This committee should later transition to a village renewal committee after the relocation of the northbound lanes of SR 0272.
  20. Establish a vision for the Willow Street revitalization effort.
  21. Apply for Main Street/New Communities funding.
  22. Hire a Main Street/New Communities coordinator.



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23. Develop a Main Street revitalization plan.
24. Institute a feasibility study for the relocation of the northbound lanes of SR 0272.
25. Develop the land currently reserved as neighborhood parks, in the southwest portion of Willow Street, as actual parks with amenities.
26. Begin discussions with owners of existing commercial properties, including Kendig Square, about partnering opportunities for landscaping, pedestrian improvements and façade upgrades that would enhance the character of the village.
27. Inventory the structures within the village to assess their historical value.
28. Complete the Pennsylvania Historical and Museum Commission's Resource Inventory Form to determine if parts of the village may qualify for Historic District designation.
29. Include appropriate historic structures in the proposed Township-wide Historic Preservation Overlay.
30. Have a person or persons become an expert in potential funding sources for Historic Preservation.
31. Encourage a mix of uses within the village including mixed commercial/residential uses.
32. Develop off-street parking opportunities.
33. Implement the non-motorized circulation system shown on the Willow Street village renewal map. Place identified non-motorized features on the proposed



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Township Official Map.

34. Encourage development that generates community interaction.

**Goal: Provide recreational opportunities to every resident in the Township.**

1. Develop a series of neighborhood parks in the Lyndon Area of the Township to eliminate a shortfall in the coverage of Township parkland. Coordinate parkland location to provide the largest area of contiguous parkland possible.
2. Review dedication provisions of the Township Ordinances to ensure that the dedication standard, at a minimum, provides one (1) to (2) acres of land for every 1,000 projected residents.
3. Ensure that the regional and local greenways and trails, as shown on the Park and Recreation and other mapping of this plan are contained on the Township's proposed Official Map.
4. Develop a prioritized capital improvements plan for park, greenway and trail improvements.
5. Ensure that all available parks and recreation sites, with appropriate descriptions, are shown on the Township's web site.
6. Work with regional organizations such as LIMC and the Lampeter-Strasburg Recreation Commission to implement regional trails and greenways.
7. Have the Park and Recreation Board begin a landowner outreach and education program for those landowners that will need to provide land opportunities for successful greenway and trail implementation.
8. Mandate that developers construct their proportionate share of the greenways and



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- trails shown on the Official Map, if contained within their proposed development.
9. Solicit, on a neighborhood basis, input into what amenities the residents would prefer to see installed on lands already dedicated for parks.
  10. Focus on providing amenities in those park areas that have already been dedicated.
  11. Develop and institute a maintenance plan and schedule of existing and future parkland located in the Township.
  12. Continue to build on the relationship with the Lampeter-Strasburg Recreation Commission and other adjacent municipalities in an attempt to develop a regional system of parks, greenways and trails linking the regional municipalities.
  13. Coordinate with the Lampeter-Strasburg school district to identify current and future opportunities for use of school district recreational facilities by the residents of the Township.
  14. In the future encourage developers to actually install tot-lots and park amenities in addition to merely dedicating ground. Work toward a goal of providing tot-lots, accessible to children by foot, in every Township neighborhood.
  15. Complete the development of the West Lampeter Community Park and Recreation Center, including the provision of a swimming pool.
  16. Seek to provide a community based library or library extension in the Township.



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17. Work with the future Lampeter Village Renewal Committee to develop an historic walk.
18. As part of the Lampeter and Willow Street village renewal processes work with the village renewal committees to examine the feasibility of an outdoor stage or amphitheater for amateur performances.
19. Initiate the Act 153 process for providing an increased local income tax, with the increase dedicated to open space preservation.
20. Place information articles in the Township newsletter and on the web site touting the benefits of providing parks, trails and greenways, the location of developed and developing facilities in the Township, and tax benefits that can accrue from landowner donation of recreational lands.
21. Have a person or persons dedicated to becoming an expert in funding opportunities for parks and recreational facilities.
22. When possible apply for funding in conjunction with adjacent municipalities in order to demonstrate a regional benefit of the project.
23. Continue to implement applicable portions of the Lampeter-Strasburg Regional Comprehensive Recreation and Open Space Plan.

**Goal: Develop and maintain adequate public services as a part of the Township's growth management strategy.**

1. Establish a system of bi-annual community outreach meetings to provide the Township with the opportunity to disseminate information to residents and receive comments from residents in an informal setting. One of these meetings



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- should be held in the Willow Street area and the other in the Lampeter area.
2. The Township and committees should use the Strategic Comprehensive Plan as a blueprint for Township decisions and initiatives.
  3. The Township should conduct an annual review of the Strategic Comprehensive Plan's implementation plan and assess the effectiveness of implementation to date as well as methods of improving implementation.
  4. All committees and elected officials in the Township should be thoroughly briefed on the comprehensive plan's policies and initiatives.
  5. Throughout the implementation process of this plan, the Township should make continuous use of the expertise of the staff of the Lancaster County Planning Commission. The LCPC has a number of planners and topic specialists on staff that can provide valuable insights and tools for the municipality in a wide range of topic areas from historic preservation to agricultural preservation, from transportation to the development of village centers.
  6. Provide leadership in coordinating the planning efforts of adjacent municipalities, including those municipalities that are not part of the LIMC, with the planning efforts of the Township. Emphasize the importance of regionalization.
  7. Continue to develop the Township web site as an effective means of communicating with residents. Develop the web site as both an informational and educational tool, providing links to historical resources protection information, environmental protection information, and providing information



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- regarding the process and purpose of zoning and land development approvals. Provide opportunities for the various established committees and proposed committees such as Parks and Recreation, Historical and the Village Renewal committees to explain their initiatives on the Township web site.
8. Coordinate with the Lampeter-Strasburg School District to ensure the provision of linking trails and sidewalks as shown on the Township's Official Map.
  9. Work with the school district to establish an education program by which students can complete their community service requirements by assisting organizations such as the Township government, fire department, police department, and ambulance services.
  10. Work with the school district to develop programs, such as an entrepreneurial program that is geared toward attracting appropriate businesses to the OTR park.
  11. Integrate school district recreational facilities into the Township's recreation program.
  12. The school district should schedule at least one public outreach meeting per year to brief the residents on new initiatives and listen to resident concerns.
  13. Coordinate with the Lancaster County Career and Technology Center to develop programs that will provide the types of skills sought after by the businesses that the Township wishes to attract to the OTR.
  14. Coordinate with the fire departments and the proposed Township Business Association to encourage businesses to support policies that will encourage



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- residents to become volunteer firefighters without fearing negative effects on their employment. Encourage a regional education program for business leaders as part of the LIMC regional plan.
15. The Township should mount a public education campaign on its web site emphasizing the volunteer nature of fire protection in the Township, the reliance of the departments on local fund-raising and the advantages to the Township of new equipment purchases and adequate numbers of volunteers.
  16. The school district and the fire department should work together to provide opportunities for the departments to conduct public outreach programs in the schools.
  17. The fire departments should take an active role in the review of proposed land developments to ensure adequate safety measures are included in the designs.
  18. The Township should work with the City of Lancaster and the fire departments to address, in the City's upcoming study of the West Lampeter Water Service Area, any known shortfalls in pressures or flows for firefighting purposes.
  19. The fire departments should consider the institution of auxiliaries for fund raising purposes. The departments and school district should consider working together to provide opportunities for students to complete their community service requirements by serving on these auxiliaries. The auxiliaries should be promoted as opportunities for those who wish to volunteer for the department, but are unable to due to physical limitations or other commitments to provide a service to the departments.



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20. The fire departments should conduct at least one community outreach meeting per year to discuss new initiatives and listen to public concerns.
21. The Township should support an effort to increase community policing in the villages as part of the village revitalization effort.
22. The Township should continue to target a ratio of one (1) officer per 1000 residents, as a minimum required for basic police services.
23. The Township police force should develop a student outreach program in conjunction with the Lampeter-Strasburg School District and dedicate an officer to dealing with student related crime and mischief.
24. The Township police force should conduct at least one community outreach meeting per year to brief the public on new initiatives and listen to public concerns.
25. The Township should continue to provide financial support to the Willow Street Fire Company EMS.
26. The Township should seek to have regionalization and sharing of scarce EMT and Paramedic resources considered as part of the LIMC planning process.
27. The Township should seek to work with the proposed Business Association, the Lampeter-Strasburg School District, and civic leaders to target an elimination of poverty for children under five (5) within the Township and a reduction of the overall rate of poverty for persons under 18. Methods that might be employed in this effort include the provision of child-care scholarships to local day cares for low-income families to allow a second parent to go to work, as well as the



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- provision of job opportunities by local business for these parents.
28. The Township should develop and uniformly enforce a strong property maintenance and building code in order to prevent the deterioration of Township neighborhoods and promote in-fill.
  29. To enforce property maintenance, the Township should establish a regular, yearly schedule in which driving surveys are made of all areas of the Township in order to identify code violations.
  30. Encourage the codes enforcement staff to adopt a strict policy of promptly and uniformly issuing citations to landowners unwilling to cooperate.
  31. The Township should seek to improve refuse and recycling services to Township residents including loose-leaf pick-up and cardboard recycling.

**Goal: Sustain and enhance natural, scenic and historical resources for the benefit of Township residents.**

1. Establish a Historical Commission within the Township. This commission should consist of five (5) to seven (7) individuals. Recruitment of committee members should take into consideration the potential availability and expertise of the residents of Willow Valley. The inventory should also take into account information available for organizations such as the Lancaster Historical Trust.
2. A thorough inventory of the Township's historical features should be conducted. The inventory should be conducted to the standards of the PHMC and utilize that organization's resource inventory form.
3. Upon completion of the inventory, a Historical and Cultural Features Map and a



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- Historic Preservation Overlay should be adopted.
4. The Township should consider the placement of its cultural and historical features on a geographic information system format for better tracking.
  5. The Historical Commission should take advantage of funding opportunities provided by the PHMC and other organizations and explained further in the funding resources chapter of this plan.
  6. A demolition ordinance should be adopted to protect features of cultural and historic significance.
  7. Encourage voluntary adaptive re-use by considering provisions that allow for a wider range of uses of historical structures including professional offices, two principal uses on the same lot, and specialty stores.
  8. The Township should revisit its ordinances to ensure that any development allowed in soils identified as *constrained* is subject to appropriate regulations regarding waterproofing for soils constrained by wetness and erosion and sedimentation protection for soils constrained by steep slopes.
  9. The Township should require developers to provide a Karst geology and known sinkhole statement/certification on each new development plan.
  10. A wetlands certification report should be required of all proposed development indicating either a lack of wetlands or cataloguing the extent of wetlands on the property.
  11. The Township should require that all future development within the VGA and DGA be served by public water and sewer.



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12. The Township should continue to severely limit development on wetlands and seek to actively restore/create wetlands on Township owned land, or in cooperation with local landowners. Growing Greener and other state grants can fund efforts at restoration and protection.
13. The Township should develop a Vegetative Riparian Buffer Zone along stream corridors in the Township. This zone should be enforced for all new developments, and retrofitted to existing development in cooperation with the landowners and grant funding.
14. The Township should work with its public utility providers to ensure that water and sewer service will not be extended to development outside of the designated growth areas of the Township.
15. The Township should re-write its stormwater ordinance to require the use of BMPs and in particular to encourage the use of infiltration as a means of stormwater control in appropriate geologic areas. For projects occurring in proximity to wetlands, where infiltration is a primary source of water for the wetlands, groundwater recharge devices should be mandatory in the development.
16. The Township should begin an education program utilizing the Township web site and newsletter, educating residents regarding the effects of stormwater pollution on the environment and the effects that the dumping of oil, cleaning products, paint, etc. can have on polluting waterways and groundwater. This education component will be a requirement of the Townships compliance with



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NPDES Phase II regulations.

17. The Township should re-write its stormwater ordinance to comply with the requirements of the NPDES Phase II program.
18. The Township should utilize its web-site, as well as individual programs developed in conjunction with the state, conservation district and organizations such as the Susquehanna River Basin Commission to educate farmers regarding ways to reduce sediment and fertilizer contamination of runoff and streams. This program could be modeled after the FARM\*A\*SYST Cooperative Extension Service Program.
19. The Township should enforce a buffer requirement along Township roads within the dedicated right-of-way that would provide a vegetative buffer between the road and farming uses.
20. The Township should utilize its web site to educate residents regarding the importance of conserving water at all times and not just in times of drought.
21. The Township should require the submission of a hydrogeologic study for large farming operations proposing to use groundwater for irrigation or animals.
22. The Township should add a provision to its floodplain management regulations prohibiting the siting of manure storage facilities in the 100-year floodplain.
23. The Township should develop an on-lot management program including a program to track the pumping of tanks.
24. The Township ordinances should require multi-lot residential, commercial and industrial development that does not propose to use public water to provide a



## CHAPTER 13

water feasibility or hydrogeologic study as part of the approval process.

25. The township should encourage the formation of citizen conservation groups by offering Township support in obtaining grants, providing information, providing meeting facilities, etc.
26. The Township should encourage private groups such as Lancaster County Conservancy to purchase conservation easements on lands identified as significant for agricultural protection or as sites of interest by the PNDA.
27. Examine and discuss implementing the ACT 153 process for providing an additional local income tax dedicated to the purchase and preservation of open space.

**Goal: Work with utility providers to meet the utility needs of the Township, protect the environment and support the growth management strategies of the comprehensive plan.**

1. Coordinate with SLSA to determine the amount of additional capacity that must be purchased by the Township to support its 2020 population projections.
2. Purchase the required additional capacity from SLSA as soon as available.
3. Coordinate with SLSA to establish a written policy that sanitary sewer service will not be extended to new developments located outside of the designated growth areas of the Township.
4. Coordinate the Township's Act 537 plan to identify areas where service is needed to address existing on-lot system failures and coordinate with SLSA to provide service if practicable and if necessary for health, safety and welfare



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- reasons.
5. Provide an opportunity annually or bi-annually for SLSA representatives to brief the Board of Supervisors and be briefed by the Board of Supervisors regarding sanitary sewer service in the Township.
  6. Develop an on-lot management system ordinance including a program of regular inspections and pumping of on-lot systems.
  7. Coordinate with the City of Lancaster to establish a written policy that water service will not be extended to new developments located outside of the designated growth areas of the Township.
  8. Coordinate with the City of Lancaster and the fire departments to ensure that the City addresses areas with fire fighting flow or pressure concerns in its upcoming study of the West Lampeter Township water system.
  9. Coordinate with the City of Lancaster to ensure that areas with contaminated groundwater wells/supplies are considered in the City's upcoming study of the West Lampeter Township water system.
  10. Provide an opportunity annually or bi-annually for City of Lancaster personnel to brief the Board of Supervisors on water service in West Lampeter Township and be briefed by the Supervisors and residents of the Township regarding shortfalls in water service.
  11. Work with the village renewal committees and appropriate utility companies toward having future and existing utilities placed underground in the Township's villages.



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12. When locating or relocating facilities underground, encourage utility companies to upgrade services to allow for the latest in telecommunications and data transfer operations.
13. Work with utilities, the business association and the proposed development authority to extend high-speed telecommunications capabilities to the areas of the proposed OTR districts.
14. Provide utility operators with a copy of and briefing on the objectives of the comprehensive plan so that their future operations can support plan implementation.
15. The Township should contact utilities and obtain a list of appropriate contacts for citizen concerns so that the Township staff is able to direct citizens to the appropriate person within a utility for assistance.

**Goal: Retain an agriculturally based economy but encourage diversification with the addition of appropriate commercial uses.**

1. The Township should continue to encourage farmland preservation efforts through enrollment in the County's Agricultural Preservation Program, the facilitation of TDRs, and the encouragement of the sale of private conservation easements.
2. The Township should revisit its zoning regulations to expand the permitted and conditional uses allowed on agriculturally zoned lands in order to allow farmers to diversify their operations.
3. The Township should incorporate a mix of business opportunities, professional,



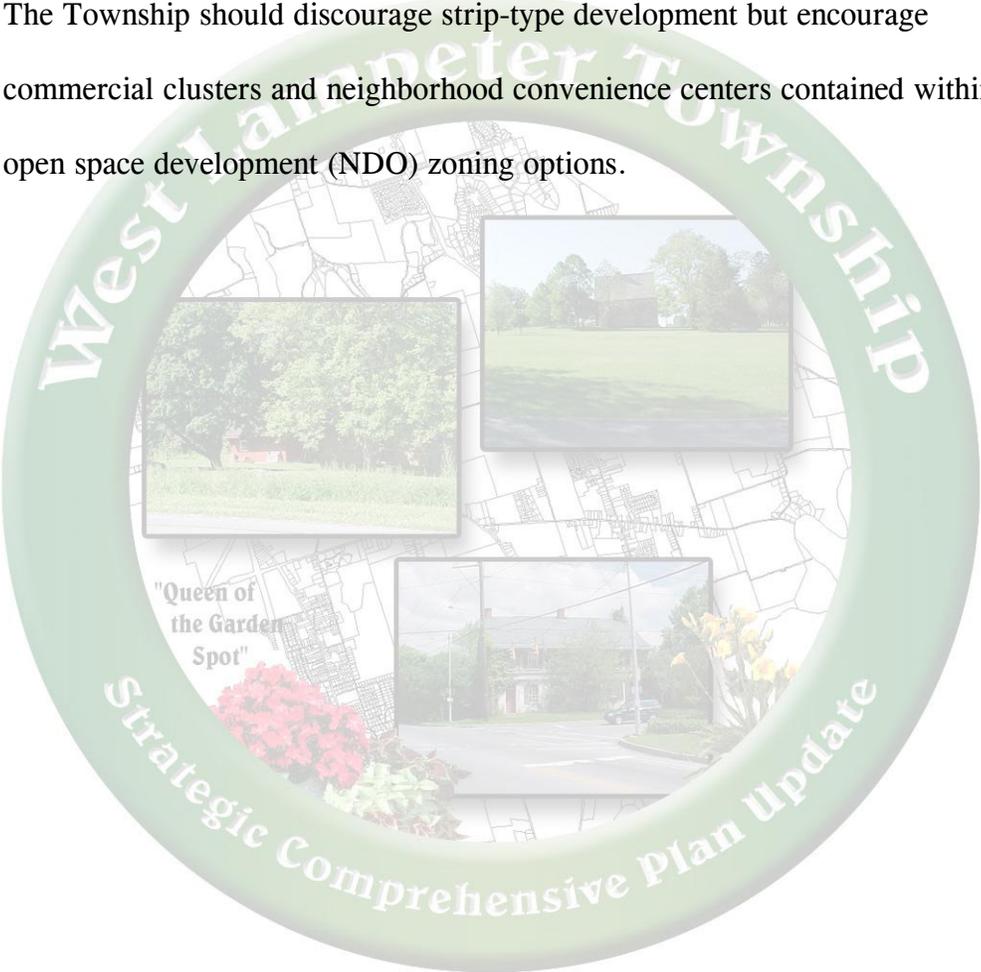
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- specialty store, and light retail in the village renewal effort.
4. The Township should rezone two parcels of land to create the OTR districts outlined in the Future Land Use Chapter of this map.
  5. The Township should work with West Lampeter Township businesses to develop a Business Association.
  6. The Township should work with the County, the County EDC and consider the creation of an Economic Development Authority to acquire funding for infrastructure improvements necessary for the OTR park, as well as for developing a business strategy to attract appropriate businesses to the park.
  7. The Township Business Association, EDA, Lampeter-Strasburg School District and the Lancaster County Career and Technology Center should coordinate their activities to develop training programs that will attract appropriate new businesses to the OTR park.
  8. The Township, Business Association and EDA should work to develop a community profile of the Township.
  9. The Township, Business Association and EDA should work with the Lancaster County EDC as it prepares its Strategic Plan, which will encompass the next twenty years of economic development in the County. The Township should encourage the participation of the EDC in the LIMC Regional Comprehensive Plan process, ensuring that a tactical opportunity for regional economic planning is not lost during the strategic planning process.
  10. The Township should develop multi-year budgets for capital improvements such



as roads, parks, and trails.

- 11. The Township should work with local farmers, the Business Association and farming organizations to create a local farmers market. Information on developing a farmers market is found at [www.ams.usda.gov/farmersmarkets](http://www.ams.usda.gov/farmersmarkets) or by calling 1-800-384-8704.
  
- 12. The Township should discourage strip-type development but encourage commercial clusters and neighborhood convenience centers contained within open space development (NDO) zoning options.



## IMPLEMENTATION SCHEDULE

<b>Protect the Township's farms and farmers, agricultural economy, and rural way of life.</b>			
<b>Implementation Strategy</b>	<b>Lead Agency</b>	<b>Priority</b>	<b>Record of Action Taken</b>
1. Refine the Township's Designated Growth Areas to eliminate inconsistencies	Planning Commission	Short term	
2. Maintain and enforce a system of agricultural zoning.	Planning Commission	Short-term	
3. Establish specific criteria for expanding the DGA or VGA to additional parcels	Planning Commission	Short-term	
4. Coordinate with utility providers to develop a consistent policy of service only within the DGAs	Township Staff, City of Lancaster, SLSA	Short-term	
5. Provide sewer service outside DGA and VGA to clusters identified during Township's on-lot evaluation and inspection program	Township Staff, SLSA		
6. Provide a Transferable Development Right (TDR) system	Planning Commission, Township Planner	Short-term	
7. Work within the LIMC Regional Comprehensive Plan to establish regional TDRs	LIMC representatives, Planning Commission	Short-term	
8. Have the Ag Security Advisory Committee of the Township actively solicit farmers with lands zoned as Ag to apply for Ag preservation	Ag Preservation Board	Continuous	
9. Have the Township's Ag Security Advisory Committee solicit outside conservation entities to purchase TDRs or conservation easements	Ag Preservation Board	Continuous	
10. Promote the use of the NDO by making the approval process more efficient.	Planning Commission	Short-term	
11. Revise zoning regulations to allow flexibility of uses on agriculturally zoned lands allowing farmers to diversify their business.	Planning Commission, Supervisors	Short-term	
12. Conduct public outreach meetings to educate farmers on the benefits of TDRs.	Township Staff, Planning Commission, Ag Preservation Board	Mid-term	
13. Conduct public outreach meetings to bring together farmers and private conservation groups to discuss the benefits of conservation easements	Township Staff, Planning Commission, Ag Preservation Board	Short-term	
<b>Manage growth in a sound manner, directing the majority of future growth into the DGA and VGA currently located in the Township.</b>			
<b>Implementation Strategy</b>	<b>Lead Agency</b>	<b>Priority</b>	<b>Record of Action Taken</b>
1. Revise the official zoning map of the Township to adopt the land uses outlined in Chapter 4 of this plan	Planning Commission; Supervisors	Short-term	
2. Encourage the enrollment of current agricultural parcels bordering the DGA and VGA in the Ag Preservation program	Ag Preservation Board, Supervisors	Continuous	
3. Focus on preserving through TDRs, conservation easements or by enrolling in Ag Preservation the two parcels that border the VGA to the north	Ag Preservation Board, Supervisors	Mid-term	
4. Place the two parcels lying immediately to the north of the VGA on the proposed Official Map of the Township	Township Staff, Planning Commission	Short-term	
5. Expand the permitted and conditional uses allowed on agricultural lands in order to allow farmers to diversify their businesses	Planning Commission	Short-term	
6. Redefine Rural Residential Zoning to provide for one (1) dwelling unit per two (2) acres	Planning Commission	Short-term	
7. Rezone the area bordering the Witmer Farm, in the northwest quadrant of the Township from R-1 to Open Space	Planning Commission	Short-term	
8. Extend the DGA in the northeast quadrant of the Township to the centerline of Rockvale Road.	Planning Commission	Short-term	
9. Rezone 81.0 acres of R-2 land north of Beaver Valley Pike and 26.67 acres north of the Beaver Valley Pike as OTR	Planning Commission	Short-term	
10. Provide a retirement community overlay in the R-1 district.	Planning Commission	Short-term	
11. Re-write the NDO provisions of the Township Ordinance to make the approval process more efficient.	Planning Commission	Short-term	
12. Re-write the NDO provisions to provide incentives for the use of TDRs and the provision of affordable housing	Planning Commission	Short-term	
13. Develop a set of standard conditions that will be examined by the Township, even if not applied, for NDO developments	Planning Commission; Supervisors	Short-term	
14. Adopt a Traditional Village District zoning district for the Village of Lampeter encompassing the current VGA	Planning Commission	Short-term	
15. Adopt an interim zoning district for the Village of Willow Street known as the Main Street District	Planning Commission	Short-term	
16. Apply for available state funding to institute a Main Street (New Communities) program	Township Staff, Township Planner	Mid-term	
17. Hire a Main Street/New Communities coordinator to manage the development of the Main Street District	Supervisors	Mid-term	
18. Establish and enforce a strict property maintenance program in order to prevent deterioration in developed portions of the Township	Township Staff	Mid-term	
19. Increase the buffering requirements between residential uses and adjacent industrially zoned land.	Planning Commission	Short-term	
20. Rezone the current Lampeter Community Center grounds from R-2 to Open Space	Planning Commission	Short-term	
21. Develop an Official Map for the Township	Planning Commission	Short-term	

Short-term (1-3 years after plan adoption)

Mid-term (4-8 years after plan adoption)

Long-term (8-20 years after adoption)

Continual (those activities that are intended to be adopted and enforced throughout the planning period)

### IMPLEMENTATION SCHEDULE

<b>Develop a Transportation system that supports future growth projections and land uses. Analyze the system on both a local and regional scale.</b>			
<b>Implementation Strategy</b>	<b>Lead Agency</b>	<b>Priority</b>	<b>Record of Action Taken</b>
1. Develop a Functional Classification map of the Township that is coordinated with the classifications used by the Lanc. County Planning Commission	Township Staff, Township Planner	Short-term	
2. Upgrade roads based on existing and desired functional classifications to minimum design standards	Township Staff, Township Engineer	Continuous	
3. Coordinate with the MPO to ensure that projects benefiting the Township, currently on the County Long Range Transportation Plan are funded	Township Staff, Supervisors	Continuous	
4. Institute the Capital Improvements Program (CIP) outlined in the Transportation Chapter of this plan	Township Staff, Supervisors	Continuous	
5. Coordinate the County MPO, PENNDOT, state and national representatives to secure funding for projects on the CIP	Township Staff, Supervisors	Continuous	
6. Establish a capital reserve budget for the long-term financing of transportation improvement projects	Township Staff, Township Engineer, Supervisors	Short-term	
7. Show required rights-of-way for proposed improvement projects on the proposed Official Map	Planning Commission, Township Planner	Short-term	
8. Submit an application study for the relocation of the northbound lanes of SR 0272 around Willow Street	Township Staff	Short-term	Submitted 12/02
9. Ensure the relocation of the northbound lanes of SR 0272 is considered in the LIMC Regional Comprehensive plan	LIMC representatives, Planning Commission	Short-term	
10. Ensure that as part of the LIMC Regional Comprehensive Plan alternate north-south truck routes are considered other than Lampeter Road	LIMC representatives, Planning Commission	Short-term	
11. Develop a multi-year "Streets" maintenance program for Township roads including multi-year budgeting	Township Staff, Supervisors	Mid-term	
12. Ensure that as part of the LIMC Regional Comprehensive Plan the imposition of regional transportation impact fees is analyzed.	LIMC representatives, Planning Commission	Short-term	
13. Require developers to submit traffic impact analyses with each development and grant waivers only in the most extreme cases	Planning Commission, Township Engineer	Short-term	
14. Develop a liaison with PENNDOT District 8-0 to ensure appropriate off-site improvements are being required of developers	Township Staff, Township Engineer	Continuous	
15. Encourage, and if in a conditional use proceeding mandate, adjacent developers to coordinate resources for area traffic improvements	Township Staff, Planning Commission	Continuous	
16. Encourage passive traffic management methods such as staggered start/stop times for businesses	Township Staff, Supervisors	Mid-term	
17. Require the use of traffic calming measures, particularly in NDO developments	Planning Commission	Short-term	
18. Coordinate with RRTA to conduct a feasibility study/pilot program for park and ride lots in the Township	Township Staff, Planning Commission	Long-term	
19. Adopt the non-motorized circulation system included in this plan by placing non-motorized features on the proposed Official Map	Township Supervisors	Short-term	
20. Limit the granting of waivers to sidewalk construction in new developments	Planning Commission, Supervisors	Continuous	
21. Require during conditional use proceedings that developers construct linking trails, sidewalks and greenways as they apply to their specific projects	Planning Commission, Supervisors	Continuous	
22. Submit funding applications for non-motorized system development to the County, DCNR and PENNDOT	Township Staff	Continuous	
23. Work with the School District to minimize the number of students permitted to drive and park at the school campus in the Village of Lampeter	Planning Commission, Supervisors, School District	Mid-term	
24. Coordinate with emergency service providers to ensure review of circulation patterns and emergency access during plan approval.	Planning Commission, Township Staff, Fire Chiefs	Short-term	
<b>Re-establish the villages of Willow Street and Lampeter as traditional neighborhoods/villages and centers of community activity.</b>			
<b>Implementation Strategy</b>	<b>Lead Agency</b>	<b>Priority</b>	<b>Record of Action Taken</b>
1. Establish a Village Renewal Committee for the Village of Lampeter	Planning Commission, Supervisors	Short-term	
2. Establish a vision statement for Lampeter Village renewal	Village Renewal Committee	Short-term	
3. Establish a liaison procedure between the Village Renewal Committee, the Planning Commission and the Supervisors to ensure coordination of effort	Village Renewal Committee, Planning Commission, Supervisors	Short-term	
4. Develop a village master plan as part of implementing a Traditional Village District	Village Renewal Committee/Planning Consultant	Mid-term	
5. Place the two agricultural parcels lying on the northern boundary of the VGA on the Township's proposed Official Map	Planning Commission/Supervisors	Short-term	
6. Enroll the parcels outlined in (5) in Ag Preservation or purchase TDRs or purchase a conservation easement on these parcels	Ag Preservation Board, Supervisors	Mid-term	
7. Have the Village Renewal Committee and/or the Historical Commission inventory village structures for historical value.	Village Renewal Committee, Historical Commission	Mid-term	
8. Institute a demolition ordinance in the Township to preserve identified historical resources	Planning Commission, Supervisors	Mid-term	
9. Complete the PHMC Resource Inventory Form to determine if parts of Lampeter Village may qualify for Historic District designation	Village Renewal Committee, Historical Commission	Mid-term	
10. Establish either separately or as part of a Township-wide plan a historical preservation overlay for identified historical resources	Planning Commission	Mid-term	
11. Allow adaptive re-use of structures with historical significance	Planning Commission	Mid-term	
12. Establish design guidelines in the TVD regulations	Village Renewal Committee, Planning Consultant	Mid-term	
13. Establish a mix of uses within the village including mixed commercial and residential uses in the village center	Village Renewal Committee, Consultant, Planning Commission	Mid-term	
14. Open negotiations with the existing Turkey Hill about blending the store's appearance into the village setting during future upgrades	Village Renewal Committee, Planning Commission	Mid-term	

Short-term (1-3 years after plan adoption)

Mid-term (4-8 years after plan adoption)

Long-term (8-20 years after adoption)

Continual (those activities that are intended to be adopted and enforced throughout the planning period)

### IMPLEMENTATION SCHEDULE

<b>Re-establish the villages of Willow Street and Lampeter as traditional neighborhoods/villages and centers of community activity. (continued)</b>			
<b>Implementation Strategy</b>	<b>Lead Agency</b>	<b>Priority</b>	<b>Record of Action Taken</b>
15. Coordinate with PENNDOT to develop pedestrian friendly crossings at the intersection of Lampeter and Village Roads	Township Staff, Supervisors	Short-term	
16. Encourage development in the village that encourages community interaction such as a bookstore, bakery, coffee shop or combination	Village Renewal Committee, Planning Commission	Continuous	
17. Establish a Main Street Committee for the Village of Willow Street	Planning Commission, Supervisors	Short-term	
18. Establish a vision statement for the Willow Street revitalization effort	Main Street Committee	Short-term	
19. Apply for Main Street/New Communities funding	Township Staff, Supervisors	Mid-term	
20. Hire a Main Street/New Communities coordinator	Supervisors	Mid-term	
21. Develop a Main Street revitalization plan	Main Street Coordinator, Main Street Committee	Mid-term	
22. Institute a feasibility study for relocating the northbound lanes of SR 0272 through Willow Street	Township Staff, Consultant	Mid-term	
23. Develop currently reserved parkland, in the southwest portion of Willow Street as a neighborhood park with amenities	Parks and Recreation Board, Supervisors	Mid-term	
24. Open discussions with the owners of Kendig square about blending future upgrades into the village environment	Township Staff, Supervisors	Mid-term	
25. Inventory structures in the Willow Street area to assess their historical value	Village Renewal Committee, Historical Commission	Mid-term	
26. Complete the PHMC Resource Inventory Form for the Willow Street area	Village Renewal Committee, Historical Commission	Mid-term	
27. Include identified historic structures on an individual or Township-wide Historic Preservation Overlay	Planning Commission	Mid-term	
28. Have a person or persons become an expert in funding sources for historical preservation	Historical Commission	Short-term	
29. Encourage a mix of uses within the Village of Willow Street including mixed commercial and residential uses	Planning Commission	Continuous	
30. Develop off-street parking opportunities	Planning Commission, Main Street Committee	Mid-term	
31. Implement the non-motorized circulation system shown on the Willow Street Village renewal map	Planning Commission, Main Street Committee	Continuous	
32. Promote development that encourages community interaction	Planning Commission, Main Street Committee	Continuous	
33. Transition the Main Street Committee to a Village Renewal Committee	Main Street Committee	Long-Term	
34. Institute a Traditional Village District for the Willow Street Village	Planning Commission	Long-Term	
<b>Provide Recreational Opportunities to every resident</b>			
<b>Implementation Strategy</b>	<b>Lead Agency</b>	<b>Priority</b>	<b>Record of Action Taken</b>
1. Develop a series of neighborhood parks in the Lyndon area	Parks and Recreation Board, Supervisors	Mid-term	
2. Review dedication provisions of the Township Ordinances to ensure a minimum dedication standard of 1-2 acres per 1000 projected residents	Planning Commission	Short-term	
3. Place the regional and local greenways and trails on the proposed Official Map of the Township	Planning Commission, Supervisors	Short-term	
4. Develop a prioritized capital improvements plan for park, greenway and trail improvements	Parks and Recreation Board, Supervisors	Mid-term	
5. Ensure that all available parks and recreations sites, with descriptions and directions, are shown on the Township web site	Township Staff	Mid-term	
6. Work with regional organizations such as the LIMC and Lampeter-Strasburg Recreation Commission to implement regional trails and greenways	Parks and Recreation Board, Planning Commission	Mid-term	
7. Have the Park and Recreation Board begin a landowner outreach and education program for landowners who will need to dedicate recreation land	Parks and Recreation Board	Continuous	
8. Mandate that developers construct their proportionate share of greenways and trails as shown on the Official Map	Planning Commission	Short-term	
9. Solicit, on a neighborhood basis, input into what amenities neighbors would like in their neighborhood parks	Parks and Recreation Board	Continuous	
10. Focus on providing amenities in the park lands that have already been dedicated	Parks and Recreation Board	Mid-term	
11. Develop and institute a maintenance plan and schedule for existing and future parkland in the Township	Township Staff	Continuous	
12. Continue to build regional relationships such as the Lampeter-Strasburg Rec. Commission and adjacent municipalities to work on regional trails, etc.	Parks and Recreation Bd, Township Staff, Planning Commission	Short-term	
13. Coordinate with the Lampeter-Strasburg School District to identify current and future opportunities for use of school district facilities	School District, Parks and Recreation Board	Short-term	
14. Encourage developers to install tot-lots and park amenities in addition to dedicating ground	Planning Commission	Short-term	
15. Complete the development of the West Lampeter Township Park and Community Center	Parks and Recreation Board	Long-term	
16. Seek to provide a community library or library extension in the Township	Parks and Recreation Board, Supervisors	Long-term	
17. Work with the future Lampeter Village Renewal Committee to develop a historic walk linking proposed trails and the village center	Village Renewal Committee, Parks and Recreation Board	Long-term	
18. Work with the village renewal committees to examine the feasibility of an outdoor stage or amphitheater	Village Renewal Committees, Parks and Recreation Board	Long-term	
19. Initiate the Act 153 process for providing an increased local income tax dedicated to open space preservation	Township Staff, Supervisors	Mid-term	
20. Place informational articles about the progress and benefits of greenways, trails, parks, etc. in the Township newsletters and web site	Township Staff	Mid-term	
21. Have a person or persons dedicated to becoming an expert in park and recreation funding opportunities	Parks and Recreation Board	Short-term	
22. Rezone from R-2 Residential to Open Space/Recreation/Conservation the land that houses the Lampeter Community Center and Grounds	Planning Commission	Short-term	
23. When possible apply for funding in conjunction with adjacent municipalities to demonstrate a regional benefit	Parks and Recreation Board, Township Staff	Continuous	

Short-term (1-3 years after plan adoption)

Mid-term (4-8 years after plan adoption)

Long-term (8-20 years after adoption)

Continual (those activities that are intended to be adopted and enforced throughout the planning period)

### IMPLEMENTATION SCHEDULE

<b>Develop and Maintain Adequate Public Services</b>			
<b>Implementation Strategy</b>	<b>Lead Agency</b>	<b>Priority</b>	<b>Record of Action Taken</b>
1. Conduct bi-annual public outreach meetings providing citizens with the opportunity to discuss services with Township staff/officials	Township Staff, Commissions, Supervisors	Short-term	
2. Use the Strategic Comprehensive Plan as a blueprint for Township decisions and initiatives, including plan reviews	Township Staff, Commissions, Supervisors	Continuous	
3. Conduct an annual review of the Strategic Comprehensive Plan's progress and determine methods to improve implementation	Township Staff, Commissions, Supervisors	Continuous	
4. Thoroughly brief all committees, staff and officials of the Township on the Strategic Comprehensive Plan's goals and objectives	Township Staff, Planning Commission	Short-term	
5. Provide leadership in coordinating adjacent municipalities both within and outside of the LIMC effort	Township Staff, Supervisors	Continuous	
6. Develop the Township's web site as an effective means of communicating with residents. Allocate space for the various committees on the web-site	Township Staff	Short-term	
7. Coordinate with the Lampeter-Strasburg School District to ensure the provision of the various trails shown on the Official Map	School District, Planning Commission	Short-term	
8. Coordinate with the school district to allow students to complete their community service requirements by assisting service providers in the Township	School District, Service Providers, Supervisors	Mid-term	
9. Coordinate with the school district to develop an entrepreneurial program geared toward attracting OTR tenants	School District, Business Association, IDA	Mid-term	
10. Integrate school district recreational facilities into the Township recreation program	Parks and Recreation Board, School District	Short-term	
11. Coordinate with the school district to conduct one public outreach meeting per year to discuss resident concerns	School District, Township Staff	Short-term	
12. Coordinate with the Lancaster County Career and Technology Center to develop programs geared toward attracting OTR tenants	Career and Technology Center, IDA, Business Association	Mid-term	
13. Coordinate between the fire departments and proposed Township Business Association to develop policies that support emergency services workers	Fire Departments, Business Association, Township Staff	Short-term	
14. Mount a public education campaign on the Township web-site regarding the volunteer nature of emergency services and reliance on fund-raising	Township Staff, Fire Departments	Mid-term	
15. Coordinate between the school district and fire departments to develop a public outreach program geared toward students	School District, Fire Departments	Short-term	
16. Have the fire departments take an active role in conducting a safety review of proposed developments	Fire Departments, Planning Commission, Township Staff	Short-term	
17. Work with the City of Lancaster and fire departments to address water service shortfalls in the City's upcoming study of the W. Lampeter area	City of Lancaster, Fire Departments, Township Staff	Short-term	
18. Establish a fire service auxiliary to assist with fund-raising and outreach efforts	Fire Departments, Supervisors	Mid-term	
19. Coordinate with the fire departments to conduct at least one community outreach meeting per year	Fire Departments, Township Staff	Short-term	
20. Support an effort to expand community policing in the villages as part of the village renewal effort	Police Department, Village Renewal Committee	Long-term	
21. Continue to target a ratio of one (1) officer per one thousand (1000) residents	Supervisors, Police Department	Continuous	
22. Coordinate between the police department and the school district to develop a student outreach program with an officer dedicated to these issues	School District, Police Department	Mid-term	
23. Coordinate with the police department to conduct at least one public outreach meeting per year to seek resident input	Police Department, Township Staff	Short-term	
24. Continue to provide financial support to the Willow Street Fire Company EMS	Supervisors	Continuous	
25. The Township should seek in include regionalization of EMT and Paramedic resources considered in the LIMC Regional Comprehensive Plan	LIMC representatives, EMS providers	Short-term	
26. Work with various entities in the Township to target the elimination in poverty for children under five (5) and overall reduction of child poverty	Supervisors, Business Association	Mid-term	
27. Develop and uniformly enforce a strong property maintenance code in order to promote in-fill and prevent deterioration	Planning Commission, Township Staff	Mid-term	
28. Establish a regularly yearly schedule for conducting driving surveys of the Township to discover property code violations	Township Staff	Mid-term	
29. Encourage a policy of prompt and strict issuance of citations to landowners unwilling to cooperate on property maintenance issues	Township Staff	Continuous	
30. Improve refuse and recycling services by expanding the service to include loose-leaf pick-up and cardboard recycling	Township Staff, Supervisors	Short-term	

Short-term (1-3 years after plan adoption)

Mid-term (4-8 years after plan adoption)

Long-term (8-20 years after adoption)

Continual (those activities that are intended to be adopted and enforced throughout the planning period)

### IMPLEMENTATION SCHEDULE

<b><i>Sustain and enhance natural, scenic and historical resources for the benefit of the Township residents.</i></b>			
<b>Implementation Strategy</b>	<b>Lead Agency</b>	<b>Priority</b>	<b>Record of Action Taken</b>
1. Establish a Historical Commission	Planning Commission, Supervisors	Short-term	
2. Conduct a thorough inventory of Township historical features	Historical Commission	Mid-term	
3. Prepare a Historical and Cultural Features Overlay after completion of the resource inventory	Historical Commission, Planning Commission	Mid-term	
4. Consider the placement of cultural and historical features in a GIS inventory for better tracking	Township Staff, Supervisors	Long-term	
5. The Historical Commission should apply for funding opportunities provided by PHMC and other entities	Historical Commission	Continuous	
6. Adopt a demolition ordinance to protect features of cultural and historical significance	Planning Commission, Supervisors	Mid-term	
7. Encourage voluntary adaptive re-use by adopting provisions allow a wide range of new uses	Planning Commission	Mid-term	
8. Revise ordinance provisions to provide additional requirements for development in constrained soils	Planning Commission	Short-term	
9. Require developers to provide an Karst geology and known sinkhole statement/certification on each new development plan	Planning Commission	Short-term	
10. Require a wetlands certification report of all proposed developments	Planning Commission	Short-term	
11. Require that all future developments in the DGA and VGA be served by public water and sewer	Supervisors, Planning Commission	Short-term	
12. Continue to severely limit future development on wetlands and seek funding and landowner cooperation to restore/create wetlands	Planning Commission	Short-term	
13. Institute a Vegetative Riparian Buffer Zone requirement in the Township ordinances	Planning Commission	Short-term	
14. Coordinate with public water and sewer providers to ensure that service will not be extended to development outside of the DGA and VGA	Supervisors, Township Staff	Continuous	
15. Implement BMPs in the Township ordinances	Planning Commission	Short-term	
16. Develop an education program regarding pollution caused by stormwater as part of the Township requirement to meet NPDES Phase II standards	Township Staff, Township Engineer	Mid-term	
17. Re-write the stormwater ordinance to comply with all provisions of NPDES Phase II	Planning Commission	Mid-term	
18. Utilize the web site and coordinate efforts to educate farmers about the methods for and benefits of reducing sediment and nutrient runoff	Township Staff	Mid-term	
19. Enforce a vegetative buffer requirement along Township roads within the dedicated right-of-way	Planning Commission	Short-term	
20. Utilize the web site to educate residents regarding the importance of conserving water at all times not just during droughts	Township Staff	Short-term	
21. Require a hydrogeologic study for all large farming operations proposing to use groundwater for irrigation or watering animals	Planning Commission	Short-term	
22. Add a provision to the Township's floodplain regulations prohibiting the construction of manure storage facilities in the 100-year floodplain	Planning Commission	Short-term	
23. Develop an on-lot management system including a program to track tank pumping	Township Staff	Mid-term	
24. Require multi-lot residential, commercial and industrial developments not proposing to use public water to submit a hydrogeologic study	Planning Commission	Short-term	
25. Encourage the formation of citizen conservation groups by providing support for obtaining grants, providing meeting facilities, etc.	Township Staff, Supervisors	Continuous	
26. Encourage private entities such as the Lancaster County Conservancy to purchase conservation easements on critical lands	Ag Preservation Board, Supervisors	Continuous	
27. Examine and discuss implementing the Act 153 process for providing additional local income tax dedicated to conservation	Planning Commission, Supervisors	Mid-term	

Short-term (1-3 years after plan adoption)

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Continual (those activities that are intended to be adopted and enforced throughout the planning period)

### IMPLEMENTATION SCHEDULE

<b>Work with utility providers to meet the utility needs of the Township, protect the environment and support the growth management strategies of the comprehensive plan.</b>			
<b>Implementation Strategy</b>	<b>Lead Agency</b>	<b>Priority</b>	<b>Record of Action Taken</b>
1. Coordinate with SLSA to determine the amount of additional capacity that must be purchased to meet year 2020 needs	Township Planner/Staff	Short-term	
2. Purchase the required additional capacity from SLSA as soon as available	Township Supervisors	Short-term	
3. Coordinate with Township Act 537 plan and SLSA to provide service where necessary to address existing problems	SLSA, Township Staff, SEO	Short-term	
4. Coordinate with SLSA to establish a written policy that sanitary sewer service will not be extended to development outside the DGA and VGA except as necessary to address failing systems	SLSA, Township Staff, Supervisors	Short-term	
5. Provide an annual or bi-annual opportunity for SLSA representatives to brief and receive input from the Board of Supervisors	SLSA, Supervisors	Continuous	
6. Develop an on-lot management system with a program of regular inspections and pumping	Township Staff	Short-term	
7. Coordinate with the City of Lancaster to establish a written policy that public water service will not be extended to development outside the DGA/VGA	City of Lancaster, Township Staff, Supervisors	Short-term	
8. Coordinate with the City of Lancaster and fire departments to ensure that pressure/flow problems are addressed in the City's upcoming water service study	Township	Short-term	
9. Coordinate with the City of Lancaster to ensure that known areas of well contamination are considered in the City's upcoming water service study	Township Staff	Short-term	
10. Provide an annual or bi-annual opportunity for City of Lancaster staff to brief and receive comment from the Supervisors regarding water service	Supervisors, City of Lancaster	Continuous	
11. Work with village renewal communities and utilities to have future and existing utilities placed underground	Village Renewal Committees, Utilities, Supervisors	Long-term	
12. When relocating facilities underground encourage utilities to provide state of the art telecommunications and data transfer options	Supervisors, Utilities	Long-term	
13. Work with utilities, the business association and proposed development authority to extend high-speed telecom to the proposed OTR sites	Utilities, Business Association, IDA	Mid-term	
14. Provide utility operators with a briefing and copy of the objectives and implementation steps of the comprehensive plan	Township Staff	Short-term	
15. Obtain a list of appropriate utility contacts so that Township staff can pass resident utility questions to the appropriate person	Township Staff	Short-term	
<b>Retain an agriculturally based economy but encourage diversification with the addition of appropriate commercial uses.</b>			
<b>Implementation Strategy</b>	<b>Lead Agency</b>	<b>Priority</b>	<b>Record of Action Taken</b>
1. Encourage farmland preservation through enrollment in Aq Preservation, selling of TDRs and selling of conservation easements	Aq Preservation Board, Planning Commission, Supervisors	Continuous	
2. Revisit zoning regulations to expand permitted and conditional uses on agricultural lands to allow farmers to diversify	Planning Commission	Short-term	
3. Incorporate regulations encouraging a mix of professional, specialty store and light retail in the village renewal effort	Village Renewal Committee, Planning Commission	Mid-term	
4. Rezone identified parcels of land to create OTR district(s)	Planning Commission	Short-term	
5. Work with Township businesses to develop a Business Association	Township Businesses, Lancaster County Chamber, Supervisors	Mid-term	
6. Work with the County and County EDC and consider establishment of an EDA to acquire funding for improving OTR sites	Business Association, School District, Technology Center	Mid-term	
7. Coordinate efforts of EDA, Business Association, school district and Career and Technology Center to develop programs attractive to OTR tenants	Business Association, School District, Technology Center	Mid-term	
8. Coordinate the efforts of the Township, EDA and Business Association to develop a formal community profile	Township Staff, Planning Commission, IDA, Business Association	Mid-term	
9. Work with the Lancaster County EDC as it prepares its strategic plan to ensure that tactical opportunities are exploited during the planning process	Planning Commission, Township Staff, EDC	Short-term	
10. Develop multi-year budgets for capital improvements such as roads, parks and trails	Township Staff, Supervisors	Mid-term	
11. Work with local farmers, the Business Association and farming organizations to create a local farmers market	Business Association	Mid-term	
12. Discourage strip-type development but encourage commercial clusters and neighborhood convenience centers in cluster zoning options	Planning Commission, Supervisors, Township Staff	Continuous	

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# FUNDING SOURCES

Realization of the improvements and strategies outlined in this document will require financial support from a variety of sources. These sources will consist of



internal Township funds generated by general obligation funds and bond issues, etc. and will also consist of external sources. External sources can come in the form of grants and low-interest loans from a variety of Federal, State and County programs. In

order for the objectives of this plan to be accomplished in a timely fashion, all relevant means of support must be explored and if applicable pursued.

Resources are available to address every aspect of the plan. For example, at the time that this plan was produced, there were no less than five major programs in Pennsylvania supporting parks, greenways, and trails. Other programs are available to support Main Street initiatives and transportation improvements. Outlined below, by subject area, are some of the main means of financing the improvements recommended as a part of this plan. Included in the Appendix to the plan is an in-depth description of the outlined programs, plus a number of additional programs that are available.

Note that there are several keys to successful application for these highly competitive grants. One key is to show that the project for which the grant funding is requested is a part of a well thought-out and comprehensive overall plan. This key has been accomplished with the completion of the 2003 West Lampeter Township Strategic



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Comprehensive Plan Update. A second key is to show that the projects for which the grant funding is being requested have a regional effect. It is especially effective if the funding is jointly applied for by more than one municipality in a region. To that end, West Lampeter Township should make every effort to partner with adjacent municipalities and organizations such as the Lampeter-Strasburg Recreation Authority, when it applies for grant funding.



It is particularly important to read the particulars of each grant program. It may very well be that projects can be funded by programs that, on their face, do not appear to apply. For example, funding provided by PENNDOT's Transportation Enhancement Program can be used to fund trails and greenways that are part of an overall non-motorized circulation pattern.

### Parks and Recreation/Natural Resources

The Pennsylvania Department of Conservation and Natural Resources (DCNR) administers five programs that are geared toward the completion of parks and recreation and conservation projects. The types of projects funded include planning and construction of parks, trails, greenways, acquisition of land for conservation purposes, and natural resources restoration projects such as streambank stabilization. These programs include:

- ◆ **Community Grants** – These grants are available to municipalities for recreation, park, and conservation projects. The types of projects funded include the



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rehabilitation and development of parks and recreational facilities, acquisition of land for park and conservation purposes, feasibility studies, trail studies and site development planning.

- ◆ **River Conservation Grants** - These grants are awarded to enhance and conserve water resources. Planning grants are available for identifying natural and cultural resources, threats, concerns and planning opportunities and to develop river conservation grants.
- ◆ **Keystone Land Trust Grants** - These grants are awarded for the acquisition and planning of open space and natural areas that are in threat of loss. These lands must be open for public use and priority is given to the protection of habitat for threatened species.
- ◆ **Rails to Trails Program** - These grants are available for the planning, acquisition and/or development of rail/trail corridors.
- ◆ **Heritage Parks Grants** - These grants are available for the preservation and enhancement of natural, cultural and historic recreation resources that may stimulate economic development through heritage tourism. The grants may be used for feasibility studies, development of management action plans and the hiring of heritage park managers.

In addition to DCNR, other state agencies have programs available which may be used for funding of park and recreation projects. PENNDOT has a program available which is described below:

- ◆ **Transportation Enhancements Program** - This program is designed to fund



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transportation projects that are over and above what is considered to be routine construction or maintenance. The program may be used to fund the construction of bike/pedestrian paths that function as a part of an overall transportation plan. Funds can be used for design, acquisition, utility relocation or project construction.

The Department of Environmental Protection also has grants available for growing greener type projects. One program that is available is outlined below:

- ◆ **Section 319 Nonpoint Source Management Grant** – This program is designed to fund projects that are intended to limit nonpoint sources of pollution into waterways. Grants may be used to institute programs such as fencing of streams in order to prevent access by farm animals.

### **Transportation**

There is a great deal of competition among Pennsylvania municipalities for limited funds available from PENNDOT and other sources for highway improvements. The Township will need to work actively with the local PENNDOT District Office, the County MPO and local elected officials to secure funding for the primary projects outlined in this plan. Additional sources of funding may come from sources such as Transportation Impact Fees that may be available to the Township after the completion of regional planning efforts.

- ◆ **Lancaster County Municipal Transportation Grant (formerly LATS)** – This county funded program is a 50-50 match program that funds transportation related



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projects. The pool of money from which these grants are awarded is funded by liquid fuel money from the state gasoline tax and other sources. The grant is administered by the Lancaster County Planning Commission.

- ◆ **PENNDOT Funded projects** – PENNDOT has limited funds available for funding projects on state roads.
- ◆ **TEA 21** – This Federal Program provides funds for highway, bridge, safety and transit improvements. The projects may include pedestrian and bicycle facilities, acquisition of scenic or historic sites and control and removal of outdoor advertising.
- ◆ **Transportation Project/Land Use Planning Coordinating Initiative** – This program is designed to provide funding for major project/land use coordination studies, corridor studies and transportation impact studies. The initiative is intended to fund those projects and studies that will examine projects in light of an overall land use and transportation plan, such as this comprehensive plan. Projects such as the SR 0272 relocation feasibility study are prime candidates for this funding.
- ◆ **Transportation Enhancements Program** – This program was explained in more detail above.
- ◆ **Pennsylvania Infrastructure Bank** – This program provides low interest loans to municipalities and counties for transportation capital improvements projects.

Projects that involve state roads or bridges



or that require significant amounts of funding should be placed on The County Transportation Improvement Program and the State Transportation Improvement Program. The placement of projects on these lists requires significant political effort and perseverance and local officials should ensure that they develop and utilize the support of their local MPO, state elected officials and national elected officials to secure funding of required projects. Again, projects that can be shown as having regional significance will receive priority for funding. As part of the upcoming LIMC regional planning effort, West Lampeter Township should endeavor to make sure that the projects listed on the CIP in this plan are evaluated on a regional level, in order that projects of regional significance may receive the support of all of the municipalities associated with the LIMC effort.

**Historic Preservation Funding**

Funding is available for Historic Preservation programs. The Keystone Historic Preservation Grant program provides funding to projects that address properties listed on the National Register of Historic Places. Communities can apply for these grants to hire preservation architects or specialists to provide them with assessment of a historic property's condition.

- ◆ **PHMC Technical Assistance Grant** – This grant is available to provide on-site training to preservation organizations. This training may encompass preservation planning, long range planning and developing a project scope in preparation for applying for PHMC grants.
- ◆ **Keystone Historic Preservation Grant Program** – This program provides funding



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for preservation, restoration and rehabilitation of sites listed or eligible for listing in the National Register. It is available to nonprofit organizations and local governments.

- ◆ **Pennsylvania History and Museum Grants** – These grants generally are placed into ten (10) different sub-categories. They include grants to conduct cultural resource surveys, National Register nominations, planning and development assistance, and grants for improving organization and professional skills in the area of preservation.
- ◆ **PHMC Historic Preservation Grants** – These grants are available to support projects such as cultural resource surveys, National Register nominations, and planning and development assistance.

Many of these grants may be applied for only by local governments or other tax-exempt organizations. This requirement makes the formation of a Township Historical Commission a necessary first step in applying for such grants.

### Downtown/Village Revitalization

Grants are available for implementing downtown and village improvement projects. The most significant of these is the Main Street/New Communities Grant which is outlined below:

- ◆ **DCED Main Street/New Communities Program** – This program is designed to assist in downtown revitalization by establishing a local organization dedicated to such revitalization and hiring a professional revitalization coordinator. Funds may be used to support business development in the downtown, downtown façade



renovations, equipment purchases, and modernization.

**Business Revitalization/Development**

Several programs are available to help municipalities, development authorities

and development corporations expand or establish businesses, including agriculture, in the municipality.



These programs will be useful in developing the OTR (Office/Technology/Research District) within the

Township, and in some cases will be useful for existing

businesses. Some of the most prevalent programs available include:

- ◆ **Infrastructure Development Program (IDP)** – This program offers grants and low interest loans for public and private infrastructure improvements needed for a business to locate or expand at a specific site. Applicants must be municipalities or economic development organizations such as IDAs or IDCs.
- ◆ **Pennsylvania Industrial Development Authority Financing** – This program provides low interest loans for construction, renovation, and site preparation for buildings for new employers.
- ◆ **Opportunity Grant Program** – This program offers grants to create or preserve jobs. May be used for job training, infrastructure, land and building improvements, machinery and equipment, working capital, or environmental assessment and clean-up.
- ◆ **Pennsylvania Industrial Development Authority** – This program makes available low-interest financing to businesses and industrial development agencies to create or



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retain business jobs. The funds can be used for a number of needs to include site acquisition, building construction and industrial park development. A lower rate is available for advanced technology projects.

- ◆ **Nutrient Management Plan Development Incentive Program** – This program provides grants of up to \$4 per acre for farmers to cover up to 75% of the cost of preparing nutrient management plans.

Other community services are eligible for grants from different organizations. For example the United States Fire Administration, a division of the Federal Emergency Management Agency, has a Firefighters Grant Program. Funds from this program may be used by fire departments to purchase firefighting equipment, personal protection equipment, training programs, etc.



Private entities also provide funding opportunities such as the Eastman/Kodak American Greenways Awards, providing assistance in the planning and design of greenways. Private utility companies such as electric, gas and water utilities all generally have programs which will provide grant funding or extension of service lines to an area for little or no cost, provided that they can reap a sufficient return on their investment.



Planning grants are available in the form of LUPTAP grants. These grants will pay up to fifty (50) percent of the cost of developing or revising



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comprehensive plans or land use ordinances. These grants also encourage joint and regional planning where possible. This funding is administered by the Department of Community and Economic Development (DCED) which has developed a Resource Directory of Funding Sources, as well as a Single Application for Assistance that allows applicant to apply for any DCED source of funding.

The Township itself is a source of funding for the projects recommended as part of this plan. Certainly general obligation funds can be used for any of the projects outlined in the plan. In addition, many counties and municipalities across the state have taken the initiative of issuing bonds for projects in the area of park, open space and recreation, and transportation. **To the extent that they are not already in place, funds such as a transportation capital projects reserve fund and parks and recreation reserve fund should be established as part of the Township's financial structure.**

**Because the Township is passionate about protecting its existing open space areas, it should investigate the possibility of undertaking the Act 153 process to provide funds for the preservation of open space lands. The Act 153 process allows the Township, after placing the question on the ballot, to implement an increase in the local income tax. The additional monies raised by the tax must be dedicated to and used for the preservation of open space lands via outright purchase, purchase of**



conservation easements, etc.

The list of funding sources provided above is not exhaustive. The list was intended only to highlight some of the programs that may have particular application and importance to the recommendations made in this plan. The Appendix to this plan contains documentation of funding sources which highlights additional programs, and significant additional detail to that provided in this section of the plan.

There is literally a wealth of financial assistance programs available for everything from transportation improvements to business development. The key to taking advantage of these programs is organization. It is beneficial to:

- ◆ **Have a person or persons dedicated to learning, in-depth the available funding programs and application procedures. It may be helpful to have, for example, members of the historical commission become experts in historical preservation funding, members of the parks and recreation committee become experts in growing greener funding, etc.**
- ◆ **Have an ongoing dialogue with county, state and local officials and representatives so that funding requests will at least be heard by the appropriate agencies. It is also important to maintain open lines of communication with those funding agencies, seeking their help where necessary to strengthen applications.**
- ◆ **Have an overall, comprehensive plan, such as this comprehensive plan, which can be used to justify and support funding requests. In particular, tying a**



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particular project into an overall land-use scheme will be beneficial in the application process.

- ◆ Where possible apply for funding in conjunction with other municipalities or authorities, demonstrating a regional benefit to the project.
- ◆ Make use of positive coverage of the Township, including efforts to revitalize the villages and mitigate poverty to support funding requests.

Funding sufficient to cover all of the recommendations presented in this plan will not be received in the first year of the plan's implementation. A continuous effort at applying for these funds, and actively supporting those applications should, however, yield significant financial resources for the Township as it seeks to implement this comprehensive plan.



PUBLIC PARTICIPATION

The input of Township citizens is absolutely vital to the comprehensive planning process. This importance is demonstrated particularly in the implementation stage of the plan. If citizens feel that they did not have a voice in the plan composition, they are less likely to provide the volunteers, cooperation and political support necessary to fully



implement the plan. This *disconnect* has largely been responsible for the failure of many comprehensive planning efforts. Even when the tenets of good planning go against the popular opinion or will, residents are

more likely to maintain an open mind if they have been involved in the plan process. Efforts to include the public provide an initial opportunity to educate residents as to how and why various components of the plan were developed. These efforts also provide the Township staff and government with a gauge of future subject areas and level of effort required to continually educate the public, and thereby ensure adequate support for the plan.

In order to ensure adequate public participation, this plan relied on a number of methods:

- ◆ A citizen survey was prepared and mailed to every household in the Township.
- ◆ Public participation meetings geared toward both the general public and Township business leaders were held.
- ◆ Open Comprehensive Plan Advisory Committee (CPAC) meetings were held. A



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regular meeting time was established and advertised inviting all residents to attend.

- ◆ Newspaper releases were used to advertise major events like the distribution of the citizen survey and the public participation meetings.
- ◆ Mailers were used to invite members of the business community to the business leaders meeting.
- ◆ A project specific web site was established on the consultant's external server to post dates and times of upcoming events, planning updates, and draft and final chapters.

### CITIZEN SURVEY

The first public participation tool utilized by the Township was the citizen survey. A comprehensive questionnaire containing some sixty-six (66) questions was mailed out to each household in the Township. Questions covered a range of topics from transportation issues, to land use issues, to issues of village renewal. The response by Township residents was phenomenal.

Of the 6200 surveys distributed, approximately 2,228 were returned for an overall return rate of 35.9 percent. For the purposes of conducting the survey, the Township was divided into four general

survey areas, and one area dedicated to the Willow Valley Retirement Complex, in order to ensure that results would not be skewed by the responses of any particular group. Those general survey areas included:

- Area A: West of Gypsy Hill Road and north of Beaver Valley Pike (US 0222)



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- Area B: East of Gypsy Hill Road and north of Village Road (SR 0741)
- Area C: West and south of Beaver Valley Pike (US 0222)
- Area D: East of Beaver Valley Pike (US 0222) and south of Village Road (SR 0741)

A complete summary of the survey results can be found in the Appendix. A number of major themes were developed from the comments in the comprehensive plan survey and sorted according to the same topic areas utilized during the public meeting process.

These themes include:

### Recreation and Open Space

- Need a community pool
- Need some upscale restaurants
- Increase recreation opportunities in Willow Street area
- Library needed
- Community recreation center needed

### Transportation

- Turning lanes and arrows needed at many intersections in the Township
- Control speeding
- Traffic light at Millport and Strasburg Pike
- Improve Lampeter Square
- North/South bypass

### Quality of Life/Land Use

- More cluster and open space in residential developments with a mix of housing



opportunities

- Provide farmers with supplemental business opportunities
- Farmers market with local produce/baked goods/crafts
- Keep Township rural
- More agricultural preservation

Municipal Services

- Control light pollution
- Better enforcement of ordinances – fewer waivers and variances
- Trash collection is inconsistent – needs improvement
- Concern with current drought situation and wells
- Better communication with residents

Village Renewal

- Provide a mix of commercial and residential uses utilizing existing buildings or similar architecture
- Leave Lampeter alone
- Provide a central market area
- Historic preservation along Willow Street Pike
- Provide a town square in Willow Street
- Remove above-ground utilities
- Improve traffic flow and speed enforcement on Willow Street Pike – two way traffic

**PUBLIC PARTICIPATION MEETINGS**

Two general public participation meetings were held at the Martin Meylin



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Middle School on July 24, 2002 and August 8, 2002. At both meetings, residents were asked to provide input in a number of different topic areas to include:

- ◆ Recreation and Open Space
- ◆ Transportation
- ◆ Quality of Life/Land Use
- ◆ Municipal Services
- ◆ Village Renewal
- ◆ Township Vision

At the outset of each meeting, a short presentation was conducted to educate the residents on the purpose(s) of completing a comprehensive plan, some of the results of the comprehensive survey, information collected to date that would be of use in the planning process, and other relevant topics.

The residents in attendance were next divided into a number of smaller “brainstorming” groups. Each group was given approximately fifteen (15) minutes to discuss each of the six (6) topics listed above. Utilizing a flip chart, all comments identified by each individual were recorded. After each topic area was addressed, attendees were asked to identify the issues, as delineated



by all of the groups, that they felt were the most important and that presented the greatest challenge to the Township. A comprehensive listing of the comments from the meetings is located in the Appendix.

West Lampeter Township recognizes the importance of all of the comments



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expressed by the citizens in attendance at both public meetings, however, only the top five responses for each topic area were targeted for immediate further explanation and analysis. The top five issues for each of the topic areas, divided by meeting, are listed below. The number following each bulleted comment represents the number of residents present who identified that comment as a major item of concern.

*For the July 24, 2002 meeting the top results were:*

### Recreation and Open Space

- Develop and implement a comprehensive linear park/greenway/pedestrian/non-motorized vehicle plan – 15
- Link the parks and new housing developments for pedestrians and bikes – 12
- More sidewalks in the Willow Street area – 5
- Greenways along Mill Creek and all other waterways – 3
- Open Space in Willow Street Area needed - 3

### Transportation

- Improve Village/Lampeter Road – 13
- Need pedestrian and non-motorized vehicle plan, particularly in villages – 12
- Add shoulder with road improvements for safety, bikes, etc. – 8
- SR 0741 bridge at Township line – widen and improve – 7
- Integrated trail system between developments – 7
- Improve SR 0272 north of Willow Street to Lyndon - 7

### Quality of Life/Land Use

- Promote NDO as a “by right” use as long as the density can be high enough to



minimize land consumption – 13

- More sidewalks – 6
- A high tech business center, clean industry (helps tax base) reduced burden on schools – 5
- Preservation and access of natural resources – 5
- Address issue of farm equipment vs. vehicle conflict on roads serving primarily the agricultural community – 4
- Address speed enforcement on SR 0272N, Peachbottom Road -4

Municipal Services

- Expedite construction of Township park and pool – 11
- Monthly newsletter and web site with minutes of public meetings, project status – 8
- Better garbage service needed, yard waste, leaf collection, more over-sized item pick-ups, slower truck drivers – 6
- Better communication with residents needed – 4
- Farmer's market (not just road-side stand) - 4

Village Renewal

- More pedestrian friendly – 9
- Protect historical aesthetics – 9
- In Lampeter promote uses to support residential use (small commercial, pizza shop, coffee shop, bakery – pedestrian oriented uses – 8
- Reduce light pollution – 6
- Streetscape improvements – benches, sidewalks, trees, adaptive re-use of historic



buildings vs. tear-down – 4

*For the August 8, 2002 meeting the top results were:*

Recreation and Open Space

- Connectivity trails/greenways with existing parks/uses/school/villages – 20
- Want neighborhood parks established and maintained – 9
- Utilize open space designated within developments – parks/amenities/paths – 9
- Continue to support the Lampeter-Strasburg Recreation Commission – 8
- People utilizing parks need to respect adjacent property owners – 8
- Recognize historical sites and protect them with an ordinance – 7

Transportation

- Improve and widen shoulders of roadways and add sidewalks – 34
- Connectivity of various uses to one another (hike/bike) – 15
- Lampeter Square sidewalks – 8
- Street lighting needs improvement – 7
- Do not add sidewalks, they ruin the scenery, too dangerous – 7

Quality of Life/Land Use

- Bike and pedestrian friendly facilities – 22
- Contain growth in existing areas – 17
- Sidewalks in villages – 12
- Planned residential development within UGBs – 10
- Preserve historic areas – 9
- Identify residential uses that can be placed on steep slopes or other natural features



- do not waste good land - 9

Municipal Services

- Newsletter/website - 20
- Monitor trash/recycling service - cleanliness - 12
- Community library or extension of public library in Township - 11
- Loose leaf pick-up - 9
- Cardboard recycling (magazine/phone books) - 9

Village Renewal

- Farmers market - 20
- Use existing buildings for re-use (includes school bldgs) - 17
- Revitalize historic buildings at square - 17
- Better reasons to go to villages - shops/stores - 13
- Bypass “through” traffic - trucks, etc. - 5
- Promote more community atmosphere within villages - 5
- Pedestrian walkways in Lampeter - 5

Each of the public meetings culminated with the residents providing input that was used to develop a Mission Statement and Vision Statement for the comprehensive plan. Attendees were asked to provide adjectives/descriptions of how they would want their

Township described in twenty (20) years. These adjectives were then used by the CPAC to form the mission and vision statements of the plan.



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In addition to the general public meetings, a specialized business leaders meeting was also held. This meeting followed a similar format to that of the general public meetings but focused on business issues. At the meeting there were a number of *obstructions and opportunities* identified for consideration in the plan. These included:

### Obstructions

- Insufficient commercial/professional office space zoned
- Revisit sign ordinance – size, location, make the regulations fit the use
- Need a *place for gathering* in Willow Street – a square
- Mixed use setbacks make it hard to build anything except residential
- Existing regulations restrict farmer's ability to diversify
- Lack of a Business Association – Supervisors need to plant seed
- Need to create a Willow Street bypass with two (2) lanes in each direction

### Opportunities

- Availability/Extension of DSL lines
- Opportunity to add to or change MU district
- Millport and Lampeter – opportunity for low impact commercial- adaptive re-use of existing homes
- Partner with Vo-Tech and large active high school
- Develop a farmers market
- Transferable Development Rights to help save farmland
- New state law regarding no impact home businesses



**OPEN CPAC MEETINGS**

Early in the process, a regular meeting time was established for the CPAC. This meeting time was advertised both in the newspaper and continuously on the project specific web site. The CPAC meetings were held on a monthly basis, in a workshop format, to review and comment on the different plan elements being prepared.

**PROJECT SPECIFIC WEB SITE**

West Lampeter Township took advantage of Web-based information dissemination during the comprehensive plan process. As part of the process, a project specific web site was established on the consultant's external server. This web site was continuously updated with meeting dates/times, informational bullets, draft and final plan chapters, etc. The public was made aware of the site's availability via newspaper releases and through the comprehensive survey process.



**MAILERS AND NEWSPAPER RELEASES**

Throughout the process newspaper releases and mailers were used to inform the public. Newspaper releases of the initiation of the comprehensive plan survey may, in part, be responsible for the extraordinary return rate for the survey. Mailers were sent to businesses advertising the business leaders meeting. Throughout the process, additional news releases and mailers were used where appropriate.

**SUMMARY**

In summary, the Township Board of Supervisors and the CPAC realized early



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the importance of public participation in the comprehensive planning process. Through numerous avenues, the public was given a chance to voice its opinion, and in turn, the CPAC was given the opportunity to educate the public regarding the plan, and was able to identify areas where further education was required. These efforts will pay dividends as the plan is implemented by providing the basis for continued communication between the public and the Township's elected officials and staff.

