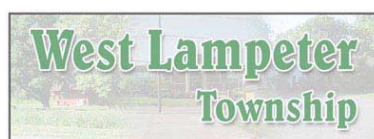


## GOALS AND OBJECTIVES

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

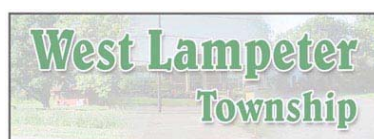


history. The impact of new growth is minimized through the careful attention that is paid to providing open space, the provision of adequate transportation and utility services, and the provision of adequate recreational opportunities for all residents. The Township government and staff proactively engage 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.

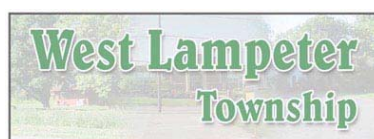
The agricultural way of life and rural landscapes of the Township have been preserved. The farms within the Township continue to be abundant producers, taking advantage of the vast expanses of prime farmland, and farmers have been given the flexibility that they need to thrive in the modern economy.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

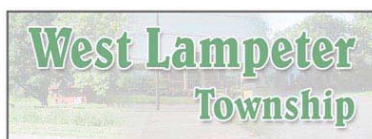
The Villages of Lampeter and Willow Street have become focal points within the Township. The historic character of these areas has been retained and enhanced by both regulating and partnering with developers. Village centers have been created. Existing historic buildings have been adapted to modern uses. 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.

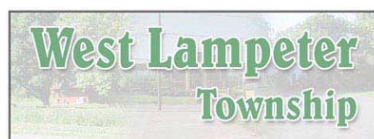
The Lampeter-Strasburg School District continues to provide a quality education to Township residents. Diversification of the tax base has reduced the reliance of the district on residential property taxes. Fire, police and ambulance services continue to provide quick and efficient emergency services 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

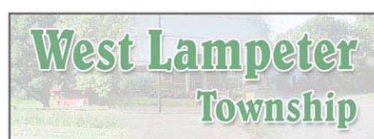


## ECONOMY AND RURAL WAY OF LIFE

### 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:

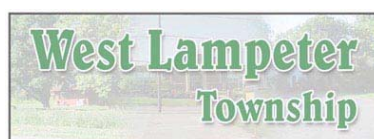
1. Direct 90 percent of the Township's future growth into the areas of the Township currently designated for growth.
2. Coordinate with utility service providers to ensure that those providers' policies support the Township's growth management strategies by providing for new services only within the 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



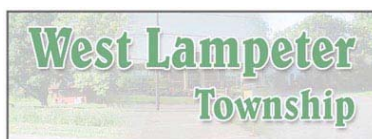
participate in the LIMC Regional Comprehensive Planning process to ensure that the Township's regional objectives are addressed. When possible seek funding for projects as a regional or multi-municipal effort.

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,



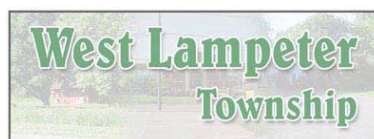
professional offices, general stores, mixed uses with second floor apartments and other small-scale commercial uses.

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.

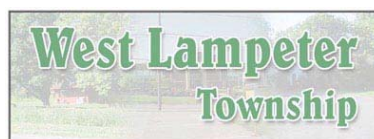


6. Seek to provide a community based library or library extension in the Township.
7. Provide a method to obtain the land(s) necessary to implement park and recreation improvement via an Official Map.

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



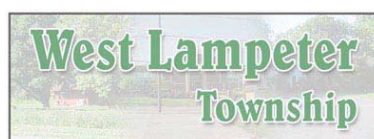
protection by establishing requirements for greenways, riparian buffers, and other environmental features.

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.

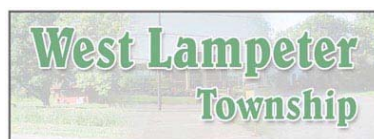


4. Develop a series of educational articles for posting in the Township newsletter and on the web site to explain the benefits of consistent water conservation.
5. Encourage the continued upgrade of utility services such as telephone, cable and high speed internet access.

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.

