

Keeping LANCASTER Current

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Lancaster County Growth Management Issues December 6, 2005

FYI

GROWING TOGETHER – The Lancaster Inter-Municipal Committee (LIMC) will hold two public forums to present an overview of the first complete draft of “Growing Together”, a multi-municipal comprehensive plan being completed for Central Lancaster County.

“Growing Together” will be a regional comprehensive plan for 11 municipalities in Central Lancaster County: Lancaster City; East Petersburg, Millersville, and Mountville Boroughs; and East Hempfield, East Lampeter, Lancaster, Manheim, Manor, West Hempfield, and West Lampeter Townships. When the plan is completed, the LIMC will recommend that those 11 municipalities adopt it as their comprehensive plan or as a component of their comprehensive plan.

The Plan has been prepared over a period of two years. There was an opportunity for extensive public participation early in the process. This was followed by a technical analysis of conditions, trends, and existing plans and regulations in Central Lancaster County. The project has been coordinated by a Steering Committee consisting of representatives from each of the 11 participating municipalities and from the Lancaster County Planning Commission.

Growing Together Public Meetings

**Thursday, December 8,
2005 -- 7:30 p.m.**

East Hempfield Township
Office, 1700 Nissley Road,
Landisville

**Friday, December 9, 2005
8:00 a.m.**

Lancaster City Council
Chambers, Southern Market
Center located at
South Queen and West Vine
Streets, Lancaster

“Growing Together” looks ahead to the year 2030.

The Plan includes 4 key themes – (1) **Regional cooperation among municipalities must be expanded**: this can include, among other things, cooperative funding on selected initiatives and shared land use regulations.

(2) **Land should be used more efficiently**; this should involve assuring that all growth occurs within the designated growth areas, encouraging more mixed use development, and directing substantial growth to 35 selected growth opportunity areas that have good characteristics to support development. (3) **The role of the LIMC should be expanded** so that it can take the lead in implementing many of the objectives and strategies in the plan. (4) **The economic role of Central Lancaster County should be**

A draft of the plan can be found at the Lancaster County Planning Commission’s website:
<http://www.co.lancaster.pa.us/planning/growingtogether>.

Following the public forums and the Steering Committee’s review of the complete draft plan, the plan will be finalized and forwarded to the municipalities for their formal review and comment. **Municipal adoption of the plan is anticipated in mid-2006.**

Interesting Articles/Websites

[Who Lives Downtown](#) – From [The Brookings Institution](#) a report that analyzes downtown population, household, and income trends in a selection of 44 cities, from 1970 to 2000. Over the past few decades, public and private officials have tried to re-invent their downtowns with a variety of tactics. One of the most popular—and arguably most successful—strategies of recent years has been downtown residential development. In this effort, creating a vibrant, “24-hour” downtown has become the mantra for injecting life into struggling main streets and business districts.

[Building a Better Urban Future: New Directions for Housing Policies in Weak Market Cities](#), from [Local Initiatives Support Corp.](#), looks at how U.S. cities have not shared equally in the economic gains of the past decade. While many cities have thrived, gaining new residents, companies, and visitors, others have not. Those “weak market cities” continue to lose population, jobs, and businesses into the new century. Their threats are not land and housing shortages, but population loss and stagnant economies.

[Replacing School Property Taxes In Pennsylvania: A Reality Check](#) - The biggest stumbling block to achieving local school tax restructuring is the challenge of replacing eliminated or reduced property taxes with another revenue source.

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