



FROM THE DIRECTOR |

Partnerships: A Response to Challenges by James Cowhey, AICP

Here in Pennsylvania, what in other states is called a general plan is known as a comprehensive plan. Both terms are used to denote a community's long-term policies for development in such important areas as land use, transportation, green infrastructure, economy, housing, environment, and so forth. In a word, the plan is truly comprehensive. This issue of *FYI* is another example of Lancaster County's commitment to a very inclusive approach to managing change in the county. It highlights the commitment and involvement of one of our leading local elected officials and volunteers, Commission Vice-chair, Dennis Groff. This issue also highlights efforts at urban revitalization, water supply, practical preservation efforts, transportation planning, as well as environmental and heritage stewardship. As we've done with each issue of our newsletter, we attempt to highlight the range of activities of the commission and its many partners.



The issues surrounding the Chesapeake Bay cleanup strategy are not covered in this issue specifically, but I want to assure readers that the Lancaster County Planning Commission continues to move forward with completion of the Lancaster County Integrated Water Resources Strategic Plan. This plan will provide a countywide framework for addressing various aspects of water related issues; support growth management goals; and to act as the County's Watershed/Stormwater Management Plan. Additionally, we coordinate this work with the Lancaster County Conservation District and its work in soil and water conservation and in bringing various stakeholders together around these issues through the Chesapeake Bay Foundation, the Lancaster County Clean Water Consortium, and local watershed associations. The cleanup of the Bay is important but very complex. There is no one immediate answer for Lancaster County. But if we continue to respect our partnerships and communicate forthrightly we'll be able to respond to the challenge. The Lancaster County response will meet our need for clean water here in the county while doing our part to improve the environment of the Chesapeake Bay. 🌿

Upcoming Events

15th Annual International Preservation Trades Workshop,
August 2-6, Thaddeus Stevens College of Technology.

Smart Growth Transportation Program, July 20, 8:00-9:30 am,
Farm and Home Center, Public welcome to attend.

Smart Growth Transportation Program, July 27, 4:00-5:30 pm,
Lancaster Emergency Management Center, Public welcome to attend.

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In the Spotlight: Dennis Groff, LCPC Vice-Chairman



Dennis Groff

Dennis Groff took over the role of vice chairman of the Lancaster County Planning Commission in January after serving as chairman in 2009 and 2010. In

addition, Dennis serves the county in a number of other capacities including as a member of the Metropolitan Planning Organization and Transportation Technical Advisory Committee, as well as chairman of the committee which is developing a strategic water resources plan for the county.

Dennis said “I first got involved in local government about 20 years ago as a member of the Paradise Township Sewer Authority” of which he is currently the chairman. Since that time he has become increasingly involved in the local community as well Lancaster County. He also serves as vice-chairman of the Paradise Township Supervisors and Roadmaster for the township.

After graduating from Pequea Valley High School, Dennis worked in the HVAC industry for over 30 years. He and his wife Sondra have two children and four grandchildren. Dennis has a special affinity for the Lancaster area. He says “I have had the privilege of living in Paradise Township, Lancaster County all of my life, which is why I love this area so much.”

Because of his passion for Lancaster County, Dennis

wants to know that he has been a part of keeping this area a wonderful place to call home. Dennis says “As a County, just like at our local level, we have many opportunities and challenges ahead of us. New challenges are always knocking if you’re willing to respond. I find it not only interesting but extremely rewarding to serve in these capacities over years. I also have great respect for others that serve and for those currently working for LCPC.”

“I think my biggest asset, and at times others may tell you my biggest fault,” Dennis says “is trying to help as many people as I can. But what really drives me is seeing things accomplished, seeing actual results.” Dennis believes that one of the biggest challenges Lancaster County will be facing in the future will be water related. “With the help and support of our County Planners I believe we can tackle this issue successfully,” says Dennis

Dennis’ other planning interests are affordable housing and road and infrastructure improvements. He says, “Affordable housing will be more and more difficult to achieve as time goes by.” He believes that one of the solutions to transportation issues is educating the public on their own habits as well as encouraging mass transportation as much as possible and planning ahead to minimize the number of vehicle trips.

According to Dennis “Solving our challenges will continue to require us to take many ideas from many people and shape them into solutions. We can achieve many good things working together, and that is what we need to strive to do.” 🌱

Urban Enhancement Fund Project Spotlights

During its five year run from 2006 until 2010, the Urban Enhancement Fund Program funded over 100 projects within Urban and Village Growth Areas, helping to promote critically needed private and public sector reinvestment in communities throughout Lancaster County. Two municipalities have been especially successful in the completion of their projects – Denver Borough and Christiana Borough.



Denver Redevelopment



Moores Memorial Library

Denver Borough Downtown Redevelopment Fund

In 2006, the Borough of Denver applied for and received a \$250,000 Urban Enhancement Fund Grant to establish the Downtown Denver Redevelopment Fund. This fund was used to acquire properties in the downtown Main Street area for commercial and mixed use development, to provide matching grants to private property owners for façade improvements, and to rehabilitate existing commercial properties.

The Borough used the initial proceeds from the UEF Grant to purchase the vacant, mixed use properties at 224-226 Main Street, located in the Borough’s Main Street Business District. The Borough then sold these properties to a local veterinarian, Dr. Marianne Fracica, who in turn invested \$700,000 in private funds and \$79,000 in façade and commercial rehabilitation grants to renovate the structures into an Animal Hospital that now serves Denver Borough and surrounding communities.

Michael Hession, Denver Borough Manager, stated that the UEF funding of the Downtown Denver Redevelopment Fund has served as a driving force in the Borough’s Main Street Revitalization Strategy leading directly to the purchase and renovation of an additional vacant structure for commercial use and the development of two new businesses along Main Street.

Christiana Borough Moores Memorial Library Building Project

In 2007, the Borough of Christiana applied for and received a \$250,000 grant for the acquisition and renovation of a long time vacant bank building at 9 W. Slokom Avenue for use as a public library. Christiana Borough, in partnership with the Moores Memorial Library Board of Trustees was able to use the UEF grant to leverage significant public and private resources to ensure completion of the project, including a \$500,000 PA Department of Education Keystone Grant, United Disabilities Services Grant for \$35,000, a \$15,000 grant through the office of PA State Senator Mike Brubaker, a \$15,000 grant from the PA Department of Community and Economic Development, a Brownfield grant of \$3,200 from Lancaster County, and private contributions from many citizens and library supporters in Christiana Borough and surrounding communities.

This project is a testament to the importance of people working together. The Moores Memorial Library Project resulted in the successful renovation of a vacant blighted building at the heart of the Christiana Borough community and the provision of an important public amenity that was critical to the economic resurgence of Christiana Borough. Laverne “Bud” Rettew, Christiana Borough Manager and President of the Moores Memorial Library Board, deserves special recognition for ensuring the success of this project and bringing together the community to support this very important project. 🐾

Call for Entries for *Envision* Leadership Awards Program

The Lancaster County Board of Commissioners and the Lancaster County Planning Commission invite you to submit entries for the 2011 *Envision* Lancaster County Leadership Awards Program. Award recipients will be announced in December 2011 at an award ceremony where the achievements of the winners will be publicly celebrated and shared.

The *Envision* Leadership Awards Program is intended to raise design and planning awareness in our community, while encouraging the support of planning activities and projects that foster smart growth. By recognizing the actions of municipalities, developers, consultants and/or others who embrace smart growth concepts, this awards program

highlights the advantages of good planning.

Applications must be postmarked no later than 5 P.M., Friday, September 30, 2011. See [Call for Entries](#) for details. 🐾



ELANCO Source Water Protection Plan



The Eastern Lancaster County Source Water Protection project has been an ongoing task since its inception in the early

1990's with the U.S. Environmental Protection Agency's (EPA's) fracture trace analysis that was done in the region. There have been many positive steps taken in the past 20 years to protect groundwater resources in the region.

Currently four municipalities in the ELANCO Region are working together to develop a regional source water protection plan (SWPP). These four municipalities are East Earl Township (Blue Ball Water Authority), Terre Hill Borough, Earl Township (Western Heights Water Authority), and New Holland Borough. The municipalities are taking pro-active steps to protect their sources of drinking water

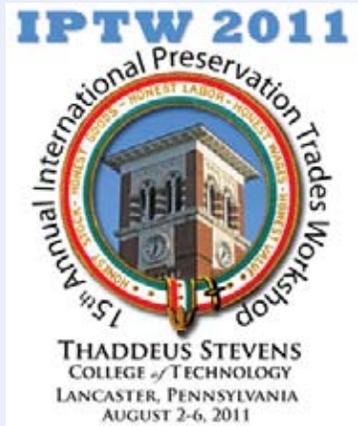
by actively participating in the PA Department of Environmental Protection's (DEP) Source Water Protection Technical Assistance Program or SWPTAP. It is through this program, coupled with assistance from Pennsylvania Rural Water, and the SSM Group, Inc., that the municipalities will develop a regional source water protection plan (SWPP). This effort is a great example of the ELANCO region municipalities working together and cooperating jointly to effectively meet the needs of the community they serve.

“A source water protection plan will help the ELANCO municipalities identify potential sources of contaminants inside their wellhead protection zones and determine the best way to manage them, said Nate Merkel, PA Rural Water Wellhead Protection Specialist. “The management options can range from public education to a more legislative approach,” he added. The wellhead protection zones will be identified by the SSM Group, Inc. through computer modeling which will be in the form of rigorous delineations. These delineations will be mapped and will indicate which path the municipalities' ground water is taking to their wells.

This plan will implement action steps found in both the ELANCO Region Comprehensive Plan (2008) and the New Holland Borough Comprehensive Plan Update (2008). Furthermore, the Lancaster County Planning Commission is presently developing a strategic water resources plan which will be a functional element of *Envision, the Lancaster*

County Comprehensive Plan. This source water protection plan will help implement the water resources element of *Envision*. The final SWP plan is slated for completion and approval in late summer or early fall 2011 by DEP. 🌿

International Preservation Trades Workshop to be held at Thaddeus Stevens College



This August, Thaddeus Stevens College of Technology and the Pennsylvania Historical and Museum Commission (PHMC) is partnering with the Preservation Trades Network to bring the 15th annual International Preservation Trades Workshop (IPTW) to

Heritage noted the necessity of such programs as a vital component for the preservation of our built environment. While Lancaster County possesses an incredibly rich architectural heritage, few craftspeople have the expertise to perform sensitive repairs and maintenance. From the program's inception, LCPC has been involved with PHMC, Stevens College, and other local stakeholders to develop and promote the Preservation Trades Program. The ultimate goal is to provide an incubator for the preservation trades from secondary schools through continuing adult education. 🌿

Lancaster. The [IPTW](#) draws historic preservationists and traditional trade enthusiasts from around the world. Four immersive pre-conference workshops will offer hands-on experience in topics ranging from the painting of historic buildings to heavy timber framing. The Workshop itself runs August 2-6 and will feature over 50 presentations and hands-on demonstrations on the campus of Stevens College.

Stevens College is also home to a previous collaboration with PHMC, the Preservation Trades Program. Designed to educate students and incumbent workers alike, the Preservation Trades curriculum is a unique combination of historic preservation and the building trades. The program is the only one of its kind in Pennsylvania, and one of the few nationally.



Long Range Transportation Plan Survey

As part of the Long Range Transportation Plan (LRTP) update, LCPC developed a survey to obtain public opinion on whether the goals in the existing LRTP, **Connections**, are still relevant and how well the existing transportation system is performing. The survey was placed on the LCPC website from January-April 2011. A total of 289 people took the survey. While some respondents were municipal managers, planners and transportation service providers, the vast majority were ordinary citizens who are interested in planning in the county.

According to Dave Royer, Director of Transportation, “The results show that the goals in the existing LRTP continue to be relevant. Nearly 75% of the respondents rated the plan’s five major goals as either very relevant or mostly relevant.” Less than 3% rated the goals as no longer relevant. The LRTP goals are:

- Target transportation investments to support the Envision Lancaster County Vision, Goals and Strategies and the County’s Smart Growth Program
- Maintain and improve the county’s multi-modal infrastructure and services to provide an acceptable level of service
- Improve safety and security for all users of the transportation system
- Manage and operate the transportation system to reduce congestion
- Ensure that transportation investments address protection of the county’s agricultural, natural, historic and cultural resources and environmental quality

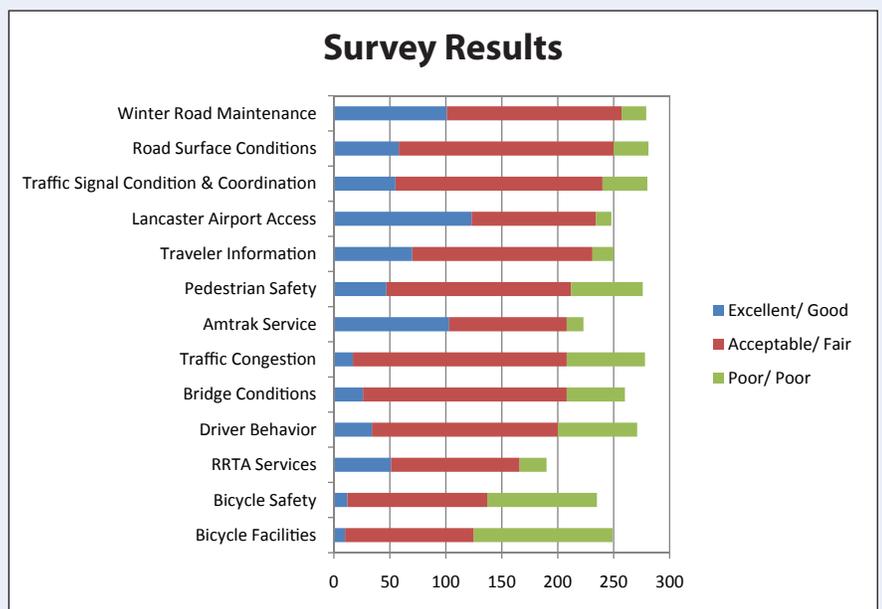
To measure the performance of the existing transportation network, people were asked to rank various aspects of the system (roads, bridges, congestion, bicycle facilities) as either excellent, good, acceptable, fair or poor. The areas that received the highest number

of positive ratings were: winter road maintenance, road surface conditions, traffic signal condition and coordination, access to the Lancaster Airport, pedestrian safety, Amtrak service and traveler information. The areas that received the greatest number of poor ratings were: bicycle facilities, bicycle safety, driver behavior, traffic congestion and bridge conditions.

Seventy-five people provided additional public comments. The desire for improved or expanded transit service was the topic most frequently mentioned. This was followed by the need to build additional roadway capacity (e.g. improve the Pikes and build bypasses at key locations) and the need to improve bicycle and pedestrian facilities.

A Spanish version of the survey was developed and distributed to church and social service organizations that are in regular contact with the county’s Hispanic/Latino community. These results will be combined with the online survey results. All of the survey results will be used by the LRTP Update Task Force and LCPC staff in the development of the new plan.

For further information on the LRTP Update survey and process, contact: Harriet Parcels, Senior Transportation Planner at hparcells@co.lancaster.pa.us 🐾



Smart Growth Transportation Program Meetings Set

The Smart Growth Transportation Program is a new program of Lancaster County that will fund transportation projects in the county's Designated Growth Areas that support economic development and promote sustainability and livability. Only projects that meet the program's smart growth criteria will be eligible for funding.

The program will be funded at \$1 million per year and require a 20% match by municipalities that submit projects for funding. Details of the program will be provided at the workshops.

LCPC is partnering with the Coalition for Smart Growth to offer two workshops on the new Smart Growth Transportation Program.

The public is welcome to attend.

The Smart Growth Transportation Program Meetings will be held July 20 at the Farm and Home Center from 8:00-9:30 am and July 27 at the Lancaster Emergency Management Center from 4:00-5:30 pm. 🐾

Pennsylvania Native Trees and Shrubs – A Landscape Guide now available on the LCPC's Smart Growth Toolbox



The Lancaster County Planning Commission's recently developed *Pennsylvania Native Trees and Shrubs – A Landscape Guide* is now available on the LCPC's Smart Growth Toolbox. This guide provides general characteristics, liabilities, and features of trees and shrubs native

to Pennsylvania. The guide is divided into sections for trees, shrubs, and plants which could either be listed as trees or shrubs depending on their size characteristics. The guide provides both Latin and common plant names (when in doubt, use the Latin name), and indicates if the plants are deciduous or evergreen.

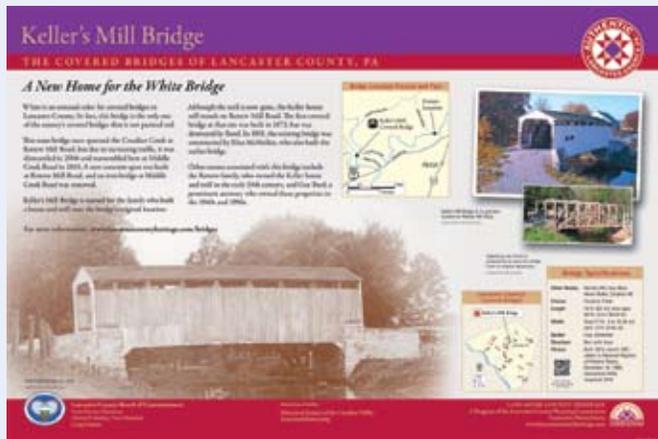
LCPC, along with other organizations, encourages the planting of native vegetation whenever possible. Gwen Newell, LCPC Senior Planner, said "there are two issues to consider when using native species. The first is 'How do I know what is native and what is not?' The second is 'Will it grow where I want to

plant it.'" She said "This guide will help answer these questions."

Being able to sell "native plants" is good for a nursery's business, and the more plants a nursery can list as native, the more they can sell. What the nurseries don't generally state is that they decide the range of geographic region in which plants are identified as being "native." Most nurseries use a larger Mid Atlantic or Delaware Valley region which typically includes parts of Maryland, Delaware, New Jersey, Pennsylvania, and even New York as their geographic region when labeling plants as native. LCPC created this guide to help landowners think even more locally by providing a guide that specifies what is native to Pennsylvania and even more specific to what is native to Lancaster County.

The second question is whether the native species will grow where you want to plant them. The guide provides some clarification as to where each plant species grow best and what liabilities they may have. In addition to the trees and shrubs which the guide recommends for Lancaster County, it also includes a list of the invasive trees and shrubs that should *not* be planted in this area. 🐾

County Creates First in Series of Interpretive Signs for Covered Bridges



Keller's Mill Bridge, the only one of Lancaster County's covered bridges that is painted white, reopened last December in a new location. Built by Elias McMellen in 1873 and rebuilt in 1891 after a flood, the bridge once spanned the Cocalico Creek at Rettew Mill Road.

When increasing traffic put the structure at risk, the Lancaster County Engineer's Office disassembled it and placed it in storage. Fortunately, the bridge would not have to go far to find a new home. Two miles downstream, an iron bridge on Middle Creek Road had been closed since 1990. The iron bridge was removed, and Keller's Mill Bridge was reassembled at that site in early 2010.

To mark the occasion, the Lancaster County Board of Commissioners asked Lancaster County Planning Commission staff to develop an interpretive panel sharing the story of Keller's Mill Bridge. This panel, which will soon be installed at the bridge's new location, is the first in a series of panels that will celebrate the iconic covered bridges of Lancaster County. 🐾

Municipal Updates

Manheim Central Region



Following the adoption of the Manheim Central Comprehensive Plan update, Penn Township adopted a comprehensive update of their zoning ordinance on May 9, 2011 which includes concepts of form based codes. The Township also updated their subdivision and land

development ordinance at the same time and is hopeful that will be adopted on June 27, 2011. Both Manheim Borough and Rapho Township, also part of the Manheim Central Comprehensive Plan are also in the process of updating their zoning ordinances.

The Penn Township ordinance is available online at www.penn.co.lancaster.pa.us/penn/cwp/view.asp?a=3&Q=649512&pennNav=|11578|

East Cocalico Township Traffic Impact Fees Ordinance

The East Cocalico Township Board of Supervisors adopted a traffic impact fees ordinance on April 6, 2011, the third Lancaster County municipality to do so. The impact fees ordinance applies township-wide and will generate revenues for funding the costs of transportation capital improvements within the township necessitated by and attributable to new development. The adopted ordinance can be found at <http://www.co.lancaster.pa.us/eastcocalicotwp/cwp/view.asp?a=3&q=614008>. 🐾