



LANCASTER COUNTY
PLANNING

**Pequea Valley Regional Comp Plan
Committee Meeting – Thinking Beyond Boundaries & Issue and Opportunities Map
Exercise**

Salisbury Township Municipal Building
Wednesday, February 26, 2025, at 1:30 p.m.

Attendees

Lancaster County Planning Department

Kip Van Blarcom, Sharon Cino, Mark Huber, Aim Terranova, Gary Jones

Partners

Karen Farra (Paradise Township), Kirsten Peachey (Salisbury Township), Damian Clawser, Wally Hockensmith, Dale Hershey, (Salisbury Township), Christopher Slaymaker, (Leacock Township), Mike Sensenig (Leacock Township), Gordon Hoover (Lancaster Farmland Trust, Salisbury Township), Dylan Coleman, Rich Eby (Pequea Valley School District), Merv King, (MK Builders, LLC.)

Public

Bruce Slater, Salisbury Township

Agenda /Overview | Sharon Cino

- The fifth and last Big Idea, Thinking Beyond Boundaries, includes policies based on *places2040*.
- Thinking Beyond Boundaries is about taking partnerships to the next level and getting from where we are now to where we want to be.
- Place based planning is a concept that runs throughout places 2040- Instead of focusing on traditional boundaries, we're looking at: Landscape Character Sectors and Small Areas.
- With the introduction of the new guide on landscape character sectors our goal is to ensure that landscapes with similar characteristics are managed and treated in a consistent manner. We are looking at how we can encourage people to adopt this approach and manage similar landscapes in a similar way.
- We are focusing on small areas – communities and corridors a visitor would recognize. Small areas encompass communities, ranging from neighborhoods to metro areas, while corridors refer to linear spaces such as trails, roads, railroads, streams and rivers.

Thinking Beyond Boundaries | Kip Van Blarcom

- It is important to break down silos, particularly in rural communities. It's essential to ensure representation from the public, private, and nonprofit sectors. Additionally, it is important to engage younger generations to continue the work we have started.
- We can create stronger links between public, private and nonprofit groups, Integrate the work of different levels of government, cultivate local leadership and make planning and regulation more efficient, consistent and regional.
- There are challenges in breaking down silos in Lancaster County. Countywide, there are over 560 unique zoning districts. There are 30 zoning districts in the Pequea Valley region. With different zoning districts and water and sewer authorities sharing resources can be beneficial. Storm water issues affect the entire watershed. Navigating state regulations is often complex and costly to comply with.
- A solution to integrating the work of different townships is to track, share and report data more consistently, work jointly with municipalities on managing growth, participate in the countywide Act 167 Stormwater management plan.
- Creating a more diverse housing stock will lower prices and better meet housing demand.
- With so many single-family homes and apartments, we are seeing a gap in the middle.
- There are concerns about the need for variances and the economic feasibility of development.
- There is a need to support both businesses and agricultural land.
- Countywide, data is showing that we have more rural residential land than we need.

Issue and Opportunity Map Exercise

- We gathered input with maps covering the following topics:
 - Natural & Agriculture – Natural areas, farmland preservation, water quality, recreation
 - Growth Management – Housing, jobs, industry, infill and redevelopment
 - Transportation – Congestion and safety
 - Placemaking – Places where people gather; places that could be made safer and more attractive
- The purpose of the Issue and opportunity maps is to visually represent the areas where we intend to focus our efforts. We want to identify specific locations where changes are desired, improvements are necessary, or preservation is a priority. These maps are not official but serve as a tool to highlight areas of concern or appreciation. They allow us to pinpoint issues that may need addressing and

determine what keeps us up at night. Additionally, they help identify where increased investment would be beneficial.

Natural and Agricultural

- West of Intercourse and to the North of Rt. 340 Leacock Township does not want to see development. It's currently zoned Agricultural.
- Salisbury Township has ample open space in the north, including the Welsh Mountains and Money Rocks County Park. There are no trails in the region. There are opportunities to add them by acquiring portions of privately owned State Game Lands 52, Money Rocks County Park, and the Welsh Mountain Nature Preserve to enhance outdoor recreation for the entire region.
- Salisbury is doing great with farm preservation; they get 3-4 farms added a year to the Farmland Trust.

Growth Management

- Paradise Township would like to include a 25 acre area into the growth boundary that was rezoned commercial and industrial.
- Paradise Township has Residential and Rural Residential areas where future housing could be developed, but the landowners prefer to continue farming rather than sell their land.
- There are two types of housing the municipality should consider in the future. They should consider ¼ acre lots, and the area with the required infrastructure to support them is in the Gap area between PA 897 and PA 772. This location would be a logical place for some of the areas of growth.
- They also have a demand for 1 to 2 acre lots. There's a high Plain Sect population, about 2/3 of the Region. Often, they have multiple children and require land for their horses and gardens. A good area for this is in South Hermitage south of White Horse where there are 100 acres, it's currently zoned Agricultural, but none of the farms are preserved in the area. There's also an area in Cambridge that has an addition 20-30 acres that could be used for this type of development.
- The biggest challenge of this development would be the need to construct new roads.
- While there is a need for more development there are also young plain sect couples moving east to Chester and Berks County looking for larger 3-5 acre lots. Not only are they looking for cheaper land and housing, but also to get out of the "hustle and bustle" of the region.
- Paradise Township will be considering updating the official map.

Transportation

- Traffic Signals are needed at the intersection of PA 340 and Queen Road and at S. New Holland Road and PA 772.
- There is a sight distance issue at Hershey Avenue.
- There is freight congestion on Old Philadelphia Pike, Rt. 741 RT. 772 and Rt 41.
- There is concern regarding the use of wayfinding apps like Google Maps, which direct trucks over the 741 Bridge to Chestnut Street in Gap as a shortcut. A local resident expressed that Chestnut Street has reached a "crisis point." A concerned citizen highlighted that the area is residential and poses significant danger to the public. The road is suffering from deterioration due to the heavy traffic, and large tractor-trailers have already knocked over utility lines twice. The resident pointed out that in New Jersey, citizens successfully convinced Google to remove vulnerable side roads from suggested shortcuts, and he is wondering if a similar solution can be implemented in Pennsylvania.
- Trucks are bypassing the weigh station on Route 30 by using PA 772, leading to increased congestion.
- The Gap Fire Station is facing issues at its current location. It's tucked away in a residential area where many kids play outside. It's also difficult for them to make a right turn out of the station that they need to. It's not financially feasible for them to move now.
- Additional service roads are needed to bypass some of the congestion in the region. Some examples are between Vintage Road and Mcilvaine Road, and Clearview Road and Center Street.
- The sidewalk improvements to Intercourse have been in the planning phase for 10 years. Leacock Township reported that the proposed changes, once completed, will be sufficient.
- A safety concern exists on PA 772 due to the mix of freight traffic and horse and buggies, highlighting the need for a wider shoulder to improve safety for all road users.

Placemaking

- Teenagers need a place to hang out like a cybercafé or skate park to gather and connect with each other. This need is mostly in Gap and Paradise Township around the Rt. 30 corridor. In Paradise there is low-income housing, with small to no yards leaving young people without adequate places to gather and enjoy recreational activities.
- The PV school district is seen as a community hub. It's where the community gathers for meetings. During the pandemic they used it for a community food drive.
- There's no YMCA in the region, however the PV high school fitness center is open to the public. The PV school district is renovating the high school to include new tennis

courts, baseball field, and frisbee golf on the school grounds. They will have a lighted walking trail and there will be an indoor turf area that the public can rent.

- The PV school district provides transportation services available to the youth center helping mentorship for teens located at The Factory.
- There are two public libraries in the Region, the Intercourse library and the Gap library. The Intercourse and Gap library receives local, state and private contributions. One fourth of the region's population has a library card. The Plain Sect population uses the library frequently to read the news.

Next Steps | Sharon Cino

- The Issue and Opportunities map are included in the presentation and can be found here: <https://lancastercountypa.gov/301/Pequea-Valley-Region>. If you think of anything else you'd like to go on the maps email Sharon, Shcino@lancastercountypa.gov.
- The county is in the planning stage of a Freight study to address the significant truck traffic issues in the region, and we welcome your input on that study. The Transportation Planning team is putting a committee together now contact Will Clark for more information – Wclark@lancastercountypa.gov
- The Next Meeting will be in April and the topic will be the overall Vision of the Plan. This is where we will the committee will be asked to draft the vision statement focusing on aspirations for the region in the future. We will send out a Doodle poll for everyone's availability.