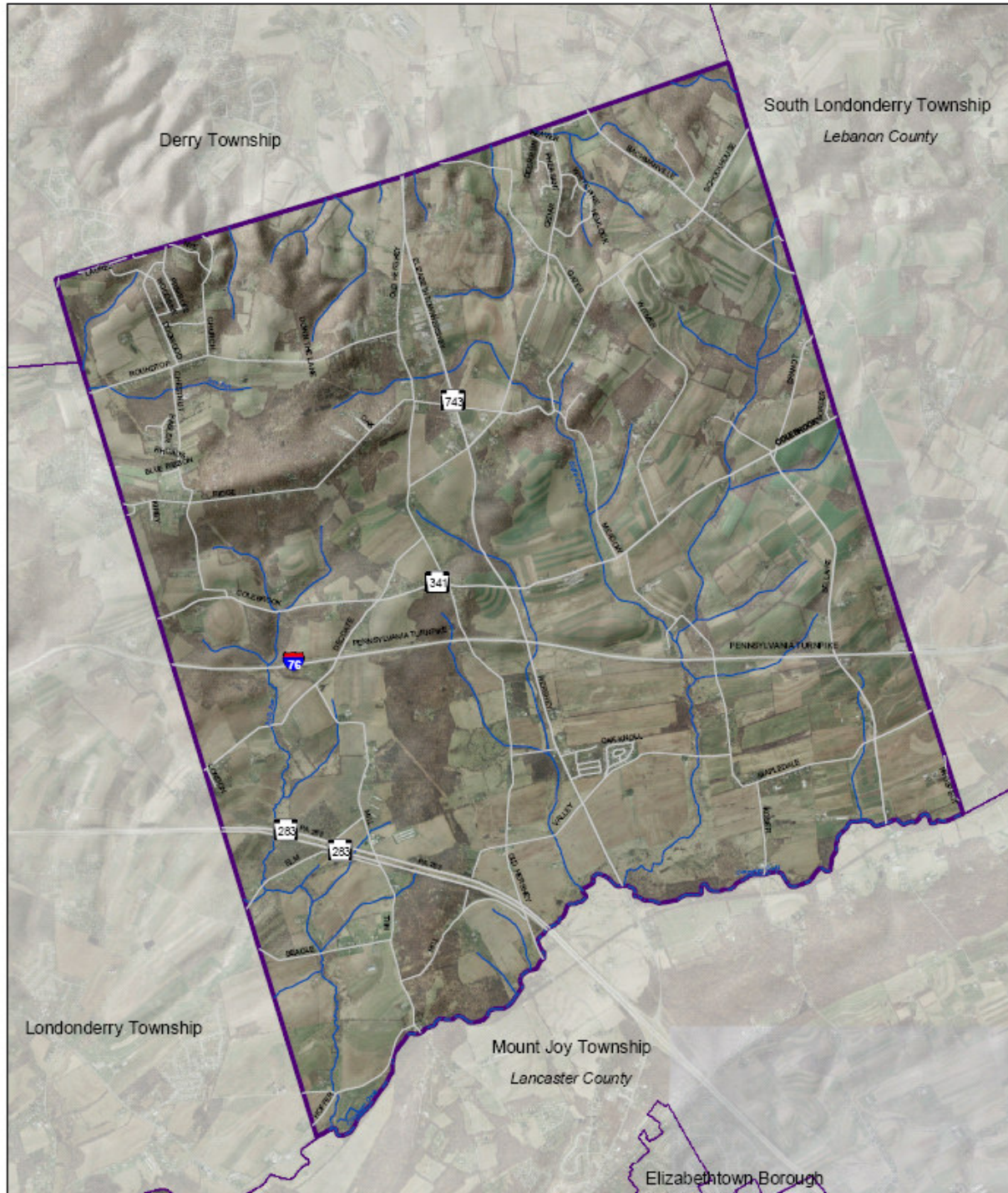


CONEWAGO TOWNSHIP

COMPREHENSIVE

PLAN



August 2008
Draft

CONEWAGO TOWNSHIP

COMPREHENSIVE PLAN

***August 2008
DRAFT***

Prepared for the Conewago Township Board of Supervisors

John D. Rochat, Chairman
Jay M. Brandt, Vice Chairman
Galen Shelly, Supervisor

RETTEWSM

TABLE OF CONTENTS

CHAPTER		PAGE
1	Introduction to the Comprehensive Plan	
	Planning as a Concept.....	2
	Legislative Authority.....	3
	Legal Base for the Plan.....	3
	Plan Organization.....	4
	Public Involvement.....	4
	Vision Statement.....	5
	Overriding Goals.....	6
	Expected Outcomes.....	7
2	Socioeconomic Profile	
	Historic Population Trends.....	1
	Population Projections.....	4
	Age Distribution of the Population.....	7
	Population Density.....	11
	Average Household Size.....	12
	Educational Attainment.....	12
	Employment by Occupation.....	14
	Employment by Industry.....	16
	Household Income.....	18
	Per Capita Income.....	20
3	Housing Profile	
	Historic Housing Unit Construction.....	1
	Recent Residential Construction.....	3
	Type of Housing.....	4
	Tenure and Occupancy Statistics.....	6
	Value of Housing.....	8
4	Community Facilities Profile	
	Public Schools.....	1
	Conewago Township Municipal Building.....	3
	Police Protection.....	3
	Fire Protection and Emergency Services.....	3
	Refuse Disposal and Recycling.....	7
	Road Maintenance.....	7
	Water System.....	8
	Sewerage System.....	8
	Parks and Recreation.....	9
	Churches and Faith Based Organizations.....	10
5	Transportation Profile	
	Regional Access.....	1
	Roadway Functionality.....	1
	Traffic Volume.....	2
	Level of Service.....	3

	Township Functional Classification.....	4
	Design Standards.....	6
	Crash Corridors.....	6
	Transportation Improvement Program.....	7
	Twelve Year Program.....	7
	Bridges.....	7
	Public Transportation.....	7
	Park-and-Ride Facilities.....	8
	Aviation.....	8
	Rail.....	8
	Bicycle and Pedestrian.....	8
	Travel Times to Work.....	9
6	Existing Land Use Profile	
	Land Use Classifications and Descriptions.....	1
	Composition of Land Use.....	3
7	Natural and Historic Resources Profile	
	Climate.....	1
	Physiography.....	1
	Topography and Steep Slopes.....	2
	Geology.....	2
	Water Resources.....	3
	Forested Areas and Woodlands.....	7
	Soils.....	7
	Wildlife.....	12
	Historical Perspective.....	13
	Historic and Cultural Resources.....	14
8	Future Land Use Plan	
	Maintaining Consistency.....	1
	Community Policies and Recommendations.....	1
	Goal and Objectives.....	2
	Future Land Use Classifications.....	2
	Agriculture.....	3
	Rural Resource.....	3
	Low Density Residential.....	4
	Medium Density Residential.....	5
	Mixed Use.....	6
	Commercial/Light Industrial.....	7
	Industrial.....	7
	The Overlay Concept.....	8
	Conservation Overlay.....	8
	Eleemosynary Overlay.....	9
	Distribution of Land Uses.....	10
	Toolbox.....	11
	Statement of Municipal Interrelationships and Consistency.....	15
	Statement of Plan Interrelationships.....	17

9	Natural and Historic Resources Plan	
	Goal and Objectives.....	1
	Overview of Key Findings	2
	Interrelationship of Natural Resources to Other Plan Elements	4
	Conservation Overlay.....	5
	Development Styles that Support the Conservation of Natural Features	7
	Water Resources Protection Toolbox	8
	Historic and Cultural Resources Preservation Plan.....	15
10	Housing Plan	
	Goal and Objectives.....	1
	Overview of Key Findings	2
	Interrelationship of Housing to Other Elements of the Comprehensive Plan	4
	Housing Projections	5
	Analyzing Housing Cost Burden and the Need for Affordable Housing	6
	Toolbox – Reducing Barriers to Affordable Housing.....	9
	Preserving Existing Housing Stock.....	11
	Housing Choices Toolbox.....	11
11	Community Facilities Plan	
	Goal and Objectives.....	1
	Overview of Key Findings	2
	Interrelationship of Community Facilities to Other Plan Elements.....	3
	Community Needs Assessment.....	4
12	Transportation Plan	
	Goal and Objectives.....	1
	Overview of Key Findings	1
	Interrelationship of Transportation to Other Elements of the Comprehensive Plan	4
	Transportation Improvement Needs	6
	Township Road Functional Classification	11
	Transportation Planning Toolbox	12
13	Implementation	
	Introduction	1
	Organization.....	1
	Capital Improvements Plan.....	1
	Reviewing and Updating the Planning Program	2
	Implementation – Land Use Plan.....	3
	Implementation – Natural and Historic Resources Plan	4
	Implementation – Housing Plan	6
	Implementation – Community Facilities Plan.....	8
	Implementation – Transportation Plan.....	10

APPENDIX – Public Outreach Results

1 **Public Outreach Initiative**
 Common Themes..... 1
 Identified Issues by Topic 2
 Identified Strengths by Topic 6
 Preliminary Overriding Goals 8