



*Connecting Our Communities*



***Facilitating  
communication and  
exchange of ideas in  
local municipal planning***

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**What is Adaptive Reuse?**

*As our communities grow, sometimes uses that previously filled a need in the community are no longer needed, and the building/property sits vacant. What can we, as planners and municipal officials, do to help revitalize the buildings/spaces that these uses once occupied, and make them meet the ever-changing needs of our communities?*

Below is a link to the Chester County Planning Commission's website for an in-depth description of Adaptive Reuse, and information on how municipalities can work with developers to repurpose these types of structures and bring them back into use.

<https://www.chescoplanning.org/MuniCorner/eTools/02-AdaptiveReuse.cfm>

There are many examples of successful Adaptive Reuse projects that have been completed throughout York County as well. Below is a list of a few recent projects that have successfully reintroduced vacant or underused buildings back into the community:

- Hanover Borough - Residence at Hanover Shoe: The conversion of a former shoe factory into 70 low-rent apartments.
- Dallastown Borough - Lombard Commons: The conversion of a former industrial building into 43 senior housing apartments.
- West Manchester Township - West Manchester Mall Redevelopment: The redevelopment of a struggling mall into a "Town Center" shopping center, essentially turning the existing mall inside-out and bringing new uses to the site. The possibility of further redevelopment still exists for this site.

**Farmers Markets in York County**

*by Explore York*

**There's nothing quite like the crisp crunch of locally grown produce or the juicy sweetness of freshly picked fruit. You'll find bountiful offerings, including delicious baked sweet and savory treats, artisan creations, and greenhouse plants in the many farmers markets of York County, PA.**

**Although many markets are open year-round, days and hours of operation may change seasonally, just like the selection of fresh produce and goods.**

<https://www.yorkpa.org/blog/post/top-farmers-markets-in-york-county-pa/>

<b>YCPC Project #24-001</b> - Glen Rock Borough: Zoning Ordinance Amend Text: Zoning Permits	Adopt	Adopt	Adopt
<b>YCPC Project #24-002</b> - New Freedom Borough Zoning Ordinance Amend Text: Signs	Not Adopt	Adopt	Not Adopt
<b>YCPC Project #24-003</b> - North Hopewell Township Zoning Ordinance Amend Text: Definitions, Personal Shooting Range	Not Adopt	Not Adopt	Not Adopt
<b>YCPC Project #24-004</b> - Windsor Township: Zoning Ordinance Amend Map: Neighborhood Commercial (CN) to Low Density Residential (R-1)	Adopt	Adopt	Adopt

Urban Growth and Rural Preservation  
Online Training

Are you considering implementing an Urban Growth Area (UGA)? Many municipalities in Pennsylvania are challenged with demand for development in rural areas, leading to a loss of important agricultural or forested resources. Establishing UGAs to define growth areas and preserve rural character can be an important component of a comprehensive plan.

Review the “[Urban Growth and Rural Preservation](#)” PennDOT Connects online training at your convenience to learn how to encourage development in appropriate areas, Identify potential urban growth areas, and conceptualize urban growth areas that create or enhance economic development opportunities while preserving the rural character of the community.

PennDOT Connects Educational Opportunities  
Go to the [PennDOT Connects webpage](#) to learn more about upcoming educational opportunities. Click the down arrows next to the Drop-Ins and Workshops tabs to view the current offering and past recorded sessions.



UPDATE - YORK COUNTY HAZARD MITIGATION PLAN

York County Planning Commission staff are working hard to pull together a draft of the 2024 York County Hazard Mitigation Plan. Previous public comment opportunities, along with community and municipal surveys have helped to guide the direction of draft plan. Be on the lookout for an additional opportunity in the next two months for an upcoming public meeting. This public meeting will provide an overview of the draft plan and additional public comment will be accepted. To keep updated on the progress of the plan, and to get information on upcoming meetings and next steps, please visit [www.YorkHazmit.org](http://www.YorkHazmit.org).



# Municipal Spotlight

## Recreating in York Township

Over the last decade, York Township has seen a steady growth in population totaling almost 2,000 additional people moving into the Township, which has led to a higher demand by the community for the use of the Township's park facilities and amenities, which currently consists of nine township parks.

In 2021, York Township acquired a 65-acre property adjacent to the York Township Municipal Complex. The property, located at 155 Oak Road, is currently farmland but the Township intends to use it for the future growth of Township services including, but not limited to, recreation, public works, and administration.

At a recent Board of Commissioners meeting, the Board approved a proposal for a Recreation Study to be conducted on the 65-acre property. The proposal is to include a master plan, the evaluation and repurposing of the existing structures and a trail feasibility study.

Prior to the start of the Recreation Study, the Board requested a survey of the property lines at 155 Oak Road to be completed. After the survey is completed, the Township will begin the study. To follow our progress in the upcoming months, visit our website at [www.yorktownship.com](http://www.yorktownship.com).



**Keystone GIS** created **Pennsylvania Municipal GIS Professionals initiative** in an effort to bring Pennsylvania municipalities together to connect and collaborate with each other on mapping. You can find more information on their website.



**If you have any questions, you can reach out to: Joe Livoti II**  
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# York County Trail Towns Program: An Economic Driver

By Pam Shellenberger, AICP  
Chief, Long Range Planning  
York County Planning Commission



**Trail Towns are communities adjacent to public trails that choose to embrace the trail as an opportunity for economic growth and improved quality of life.**

The program considers each town's existing resources, character, local businesses, and other assets to develop a memorable and inviting trail experience for trail users, including both residents and visitors. The basic premise is that most towns already have what trail users want: food, supplies, accommodations, bathrooms, and history - and with a little tweaking, they can become welcoming places that entice trail users to visit for longer periods of time. The longer a trail user stays in town, the more money they are likely to spend in local businesses.



**Read the full article in the  
APA Chapter News**

[APA PA Chapter News:  
January - APA -  
Pennsylvania Chapter  
\(planningpa.org\)](https://planningpa.org)

AARP invites you to submit applications for tangible improvement projects that can help YOUR community become more livable for all residents, especially those 50 and older. Applications are being accepted through March 6, 2024, 5:00 p.m. ET for grants to improve public places; housing; transportation; community resilience; digital connections; and community health and economic empowerment across three funding opportunities - Flagship Grants, Demonstration Grants, and Capacity-Building Microgrants. Since 2017, AARP has invested \$16.4 million through 1,370 projects across all 50 states, D.C., Puerto Rico, and the U.S. Virgin Islands. Visit [AARP.org/CommunityChallenge](https://AARP.org/CommunityChallenge) to learn more and apply if eligible.

