

# TRENDS REPORT

Conewago Township,  
Manchester Township,  
& North York Borough

October 2023



The Township  
YORK COUNTY



of Manchester  
PENNSYLVANIA



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# INTRODUCTION

## WHAT IS THE PURPOSE OF A TRENDS REPORT?

The purpose of a trends report is to identify and analyze emerging patterns, shifts, and developments in the various fields of demographics, transportation, parks & recreation, housing, economic develop, land use, and public facilities. It aims to provide valuable insights into current and future trends, enabling the community to anticipate changes and make informed planning decisions. The source of the data used throughout this report is the 2021 American Community Survey (ACS), capturing U.S. Census data for the 5-year period of 2017-2021.

- **Demographics** – Who resides in the region? What changes have occurred in the population throughout time? What is the predicted growth of the region? How do we make future plans for this growth?
- **Transportation** – How do locals get around? How do they commute? Where is the traffic congestion? How may the current situation be made more accessible?
- **Parks & Recreation** – Is there enough green space in the area? How is that area put to use? What leisure activities draw both present and potential residents?

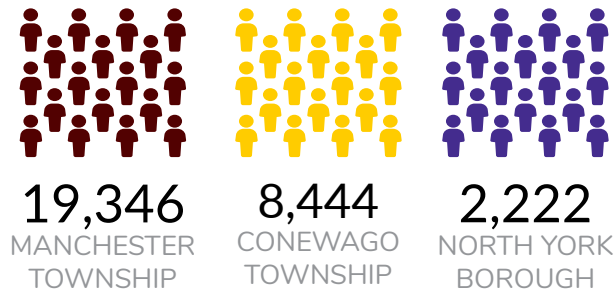
- **Housing & Affordability** – Are there sufficient housing options? Do locals own or rent more homes? Is it economically appealing and affordable?
- **Economy & Development** – What are the leading industries? Are they resilient? Do residents have jobs? What was or is the pandemic's effect?
- **Land Use** – How are residential, business, and industrial districts balanced? Does the zoning code need to be updated for potential future land uses?
- **Public Facilities & Amenities** – Who provides services? Are residents' needs being met? Are providers prepared for projected growth?
- **Natural & Cultural Resources** – What are important cultural site? Are there water, forest, or energy resources? Are there conservation and preservation considerations?

These are some of the questions this Trends Report explores.

*Note - When "Region" is used in this report, it refers to Conewago Township, Manchester Township and North York Borough.*

# GENERAL DEMOGRAPHICS

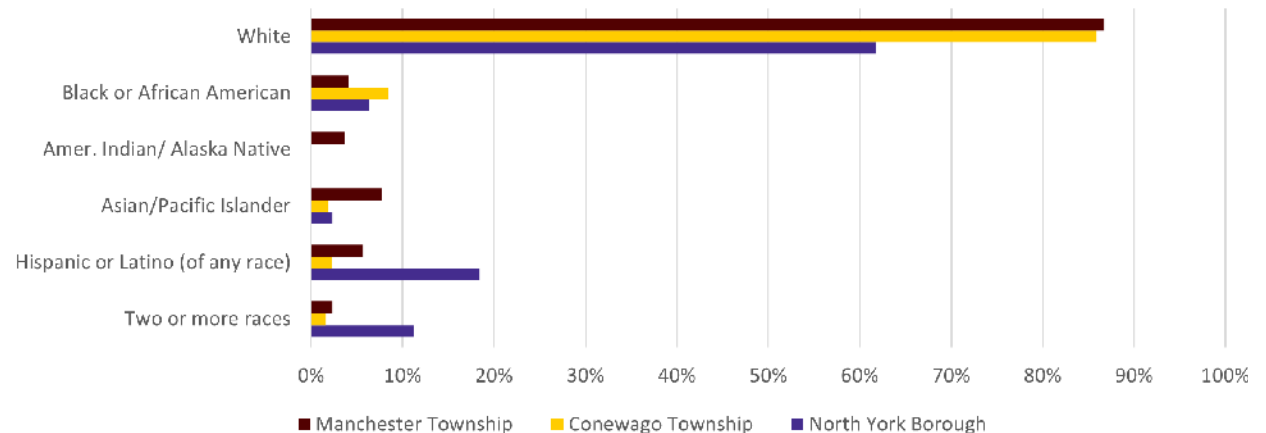
## TOTAL POPULATION



The American Community Survey (ACS) by the U.S. Census Bureau population data for 2011 to 2021 shows the region has experienced steady population growth with Manchester Township's population increased by 13%, Conewago Township's population increased by 6.5%, and North York Borough's population increased by 4.5%. According to population projections by the York County Planning Commission, significant growth will continue in Manchester (16%), and even more so in Conewago (20%). North York Borough is projected to have a population decline (-18%).

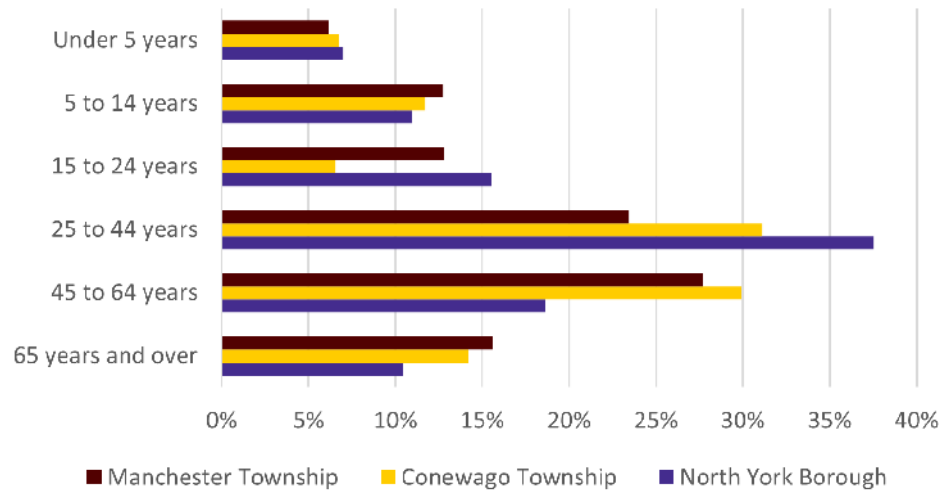
## RACE & ETHNICITY

Manchester and Conewago Townships are both populated with a racial demographic that is over 80% White (87% and 86%, respectively). North York Borough is more diverse, with 62% of the population in the White demographic, but significantly more residents identifying as Hispanic or Latino (18%), as well as identifying as two or more races (11%). Since 2011, the Hispanic or Latino population has increased in both Manchester Township and North York Borough but has decreased in Conewago Township. In turn, the Black or African American population has decreased in both Manchester Township and North York Borough, but has increased in Conewago Township.



## AGE

In Conewago Township, Manchester Township, and North York Borough, the total population is distributed across various age groups as seen in the following chart.

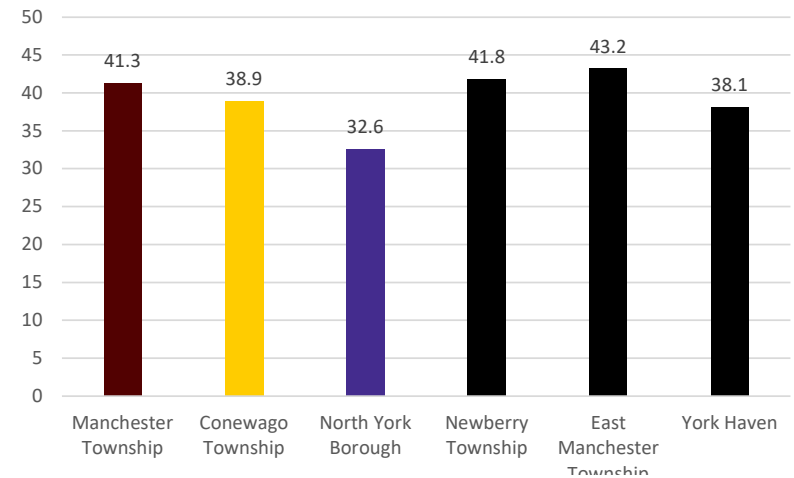


For both Conewago Township and North York Borough, the age category with the highest percentage is 25 to 44 years old. Conewago Township has the highest percentage of residents age 45 to 64 years old, while Manchester Township has the highest percentage of residents aged 65 years and older.

	Manchester Township	Conewago Township	North York Borough
Under 5 years	6%	7%	7%
5 to 14 years	13%	12%	11%
15 to 24 years	13%	7%	16%
25 to 44 years	23%	31%	38%
45 to 64 years	28%	30%	19%
65 years and over	16%	14%	10%

## MEDIAN AGE

Manchester Township experienced an increase in median age, from 40.1 years old to 41.3 years old. Conewago Township and North York Borough experienced a decreased in their respective median ages. Conewago Township's median age decreased from 40.2 years old to 38.9 years old, and North York Borough's median age decreased from 35.4 years old to 32.6 years old.



## POPULATION PERCENT BY GENDER



**53% FEMALE**  
**47% MALE**

MANCHESTER TOWNSHIP



**48% FEMALE**  
**52% MALE**

CONEWAGO TOWNSHIP



**54% FEMALE**  
**46% MALE**

NORTH YORK BOROUGH

In terms of gender distribution, 47% of Manchester Township residents identify as male, and 53% identify as female. In Conewago Township 52% of residents identify as male, and 47.7% identify as female. In North York Borough, 46% of resident identify as male, and 54% identify as female.

# EDUCATIONAL ATTAINMENT

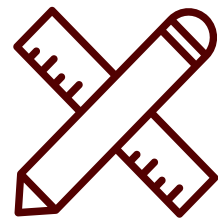
According to the 2021 ACS, of the population in the region that is 25 years of age or older:

- Manchester Township: 96% had at least a high school degree/ equivalent or higher, with 37% had a bachelor's degree or higher.
- Conewago Township: 92% had at least a high school degree/ equivalent or higher, with 25% had a bachelor's degree or higher.
- North York Borough: 90% had at least a high school degree/ equivalent or higher, with 16% had a bachelor's degree or higher.

Educational attainment is comparable to York County as a whole:

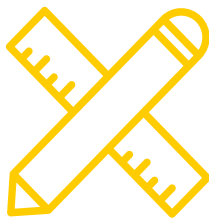
- 91% had a high school degree/equivalent or higher.
- 26% had a bachelor's degree or higher.

# ENROLLED IN SCHOOL



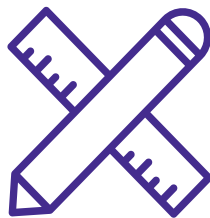
4,780

MANCHESTER  
TOWNSHIP



1,723

CONEWAGO  
TOWNSHIP

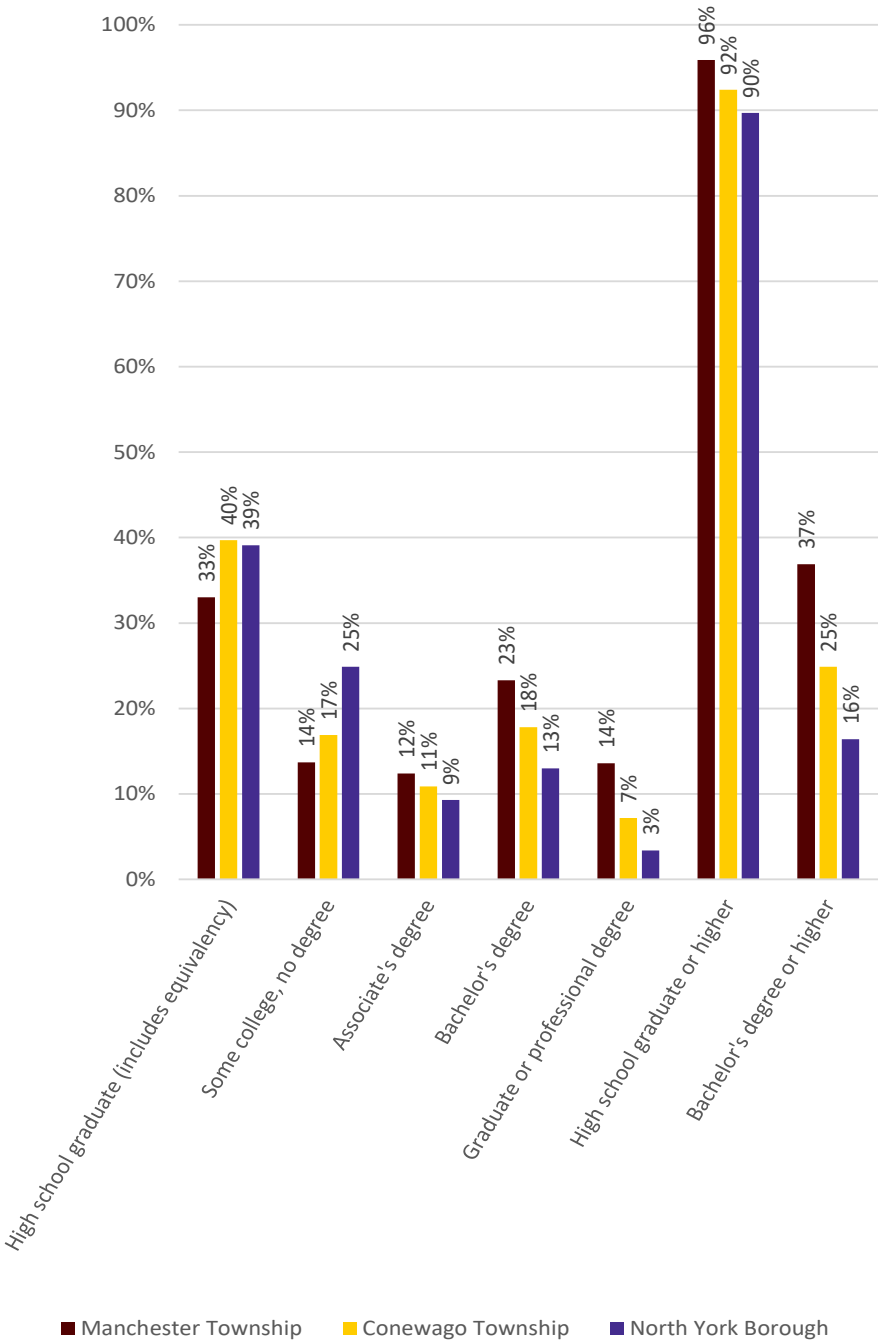


400

NORTH YORK  
BOROUGH

*\*Population 3 years and over in public school*

# EDUCATIONAL ATTAINMENT



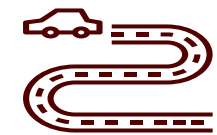
*\*All percentages are rounded*

# TRANSPORTATION

## TRANSPORTATION NETWORK

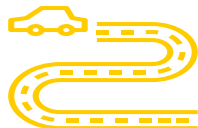
Within each Municipality, there is roadway mileage that is owned by the Municipality, and roadway mileage that is owned by the State. There is 83 miles of roadway in Conewago Township. The Township owns 55 miles of roadway, while the state owns 28 miles of roadway in the Township. Manchester Township has a total of 122 miles of roadway, with the Township owning 91 miles, and the state owning 30 miles of roadways. North York Borough has 6 miles of roadway. The Borough owns 5 miles of roadway, while the state owns 1 mile of roadway in the Borough.

### Municipality-Owned Roadway Mileage



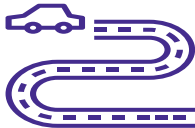
75%

MANCHESTER  
TOWNSHIP



66%

CONEWAGO  
TOWNSHIP



81%

NORTH YORK  
BOROUGH

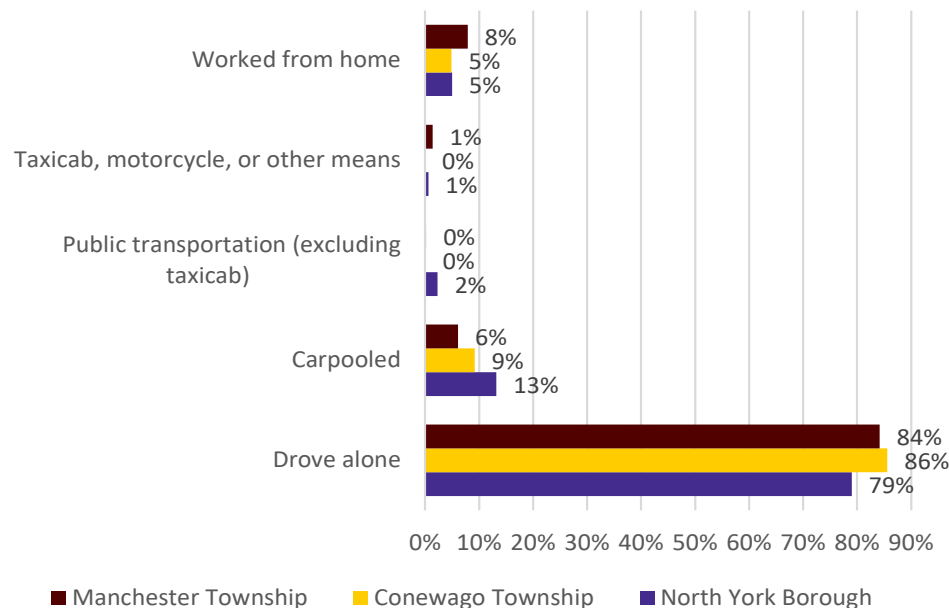
## TRAFFIC VOLUMES

Average Annual Daily Traffic (AADT) counts for 2021 are available through the Pennsylvania Department of Transportation (PennDOT) for roadways in the region. I-83 runs through both Manchester Township and Conewago Township and sees up to 56,000 trips per day. The highest count for North York Borough is Pennsylvania State Route 181 with an average of 13,000 daily trips. Additional roadway counts for the region include, Pennsylvania State Route 238 with an average of 15,000 trips per day and Pennsylvania State Route 295 with an average of 12,000 daily trips. State Road 4001 (Roosevelt Avenue) has an average of 14,000 daily trips, and State Road 4009 (Lewisberry Road) has an average of 17,000 daily trips.

## COMMUTING

In all three municipalities, 90% or more individuals used a personal vehicle to travel to and from work – this includes those who drove alone and those who carpooled. North York has the largest percentage of carpooling (13%), more than double that of Manchester. North York also has the only significant percentage (2%) of individuals using public transportation. Alternate modes of transportation, everything from taxicabs and motorcycles to bicycling and walking, are 1% or less.

### Mode of Transportation to Work



## RESIDENTS DROVE ALONE TO WORK



84%

MANCHESTER  
TOWNSHIP



86%

CONEWAGO  
TOWNSHIP



79%

NORTH YORK  
BOROUGH

\*Workers 16 years and over

## MEAN TRAVEL TIME TO WORK



23 MINS

MANCHESTER  
TOWNSHIP



32 MINS

CONEWAGO  
TOWNSHIP



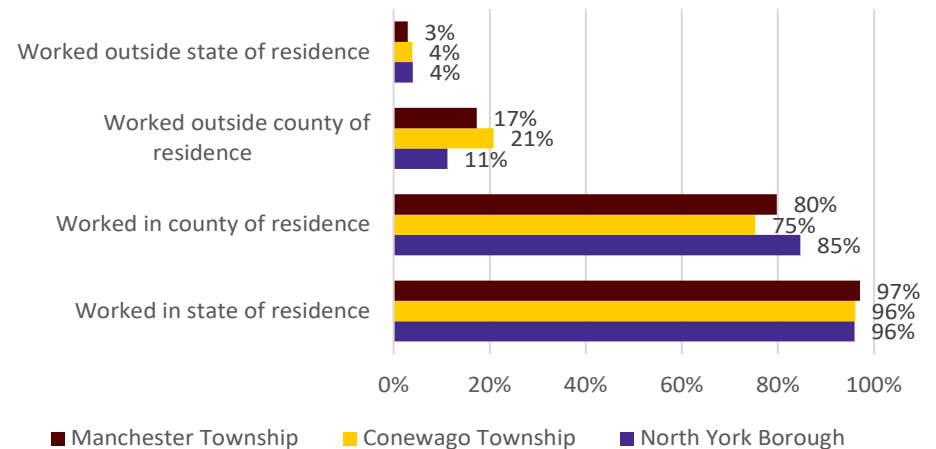
23 MINS

NORTH YORK  
BOROUGH

The mean travel time to work within the region is comparable to the mean travel time of York County residents. York County mean travel time is 27 minutes, while Manchester Township and North York Borough are 23 minutes, and Conewago Township is about 5 minutes longer than the county average, at 32 minutes.

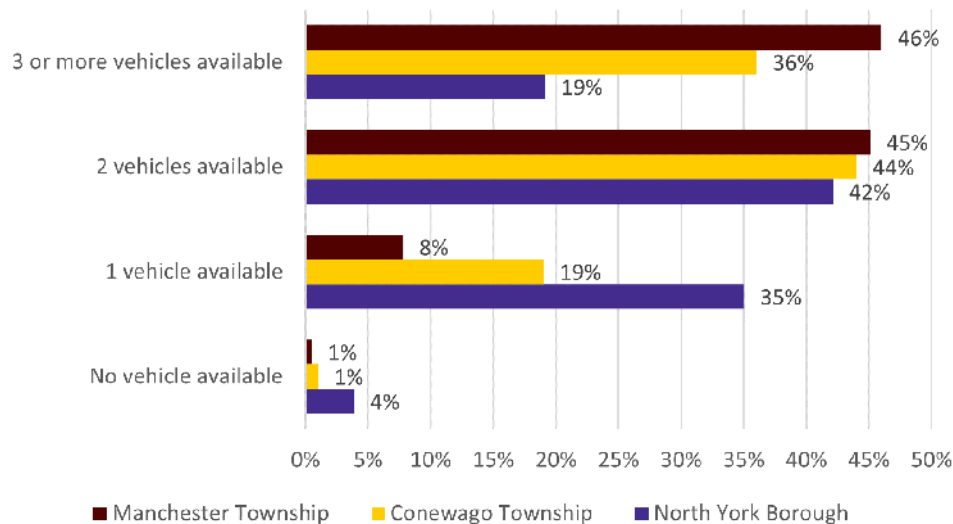
## LOCATION OF EMPLOYMENT

For the region over 96% of workers 16 years and over commute and work in Pennsylvania. 75% of residents in the region live and work within York County and 21% work outside of York County. 4% of workers within the region work in a different state than their state of residence (Pennsylvania).



## CAR AVAILABILITY

In both Manchester Township and Conewago Township, approximately 90% (92% and 89%, respectively) of individuals have 2 or more vehicles available for use, compared with 61% in North York Borough. The balance of this is, in North York Borough, 39% of individuals have access to 1 or no vehicles. This adds relevant context to the commuting data wherein carpooling and public transportation are more significant in North York Borough than in Manchester Township and Conewago Township.



## BUS STOPS



All of the municipalities in the region are served by rabbittransit, with there being greater bus service and routes offered in North York Borough and Manchester Township due to their proximity to the City of York. Conewago Township is only serviced by the Rabbittransit's rabbitEXPRESS 83N Route which offers morning and afternoon weekday trips between Harrisburg and York.

## CURRENT & FUTURE ROADWAY & BRIDGE PROJECTS\*

### Conewago Township

Canal Road and Bull Run Road intersection improvements  
 Newberrytown exit ramp resurfacing  
 Canal Road Betterment Project (privately funded)

### Manchester Township

I-83 Exit 24 - Southbound ramp improvements  
 Church Road/Susquehanna Trail Widening  
 Susquehanna Trail resurface  
 North York Widening Demo  
 US-30: PA 74 to North George Street resurfacing

### North York Borough

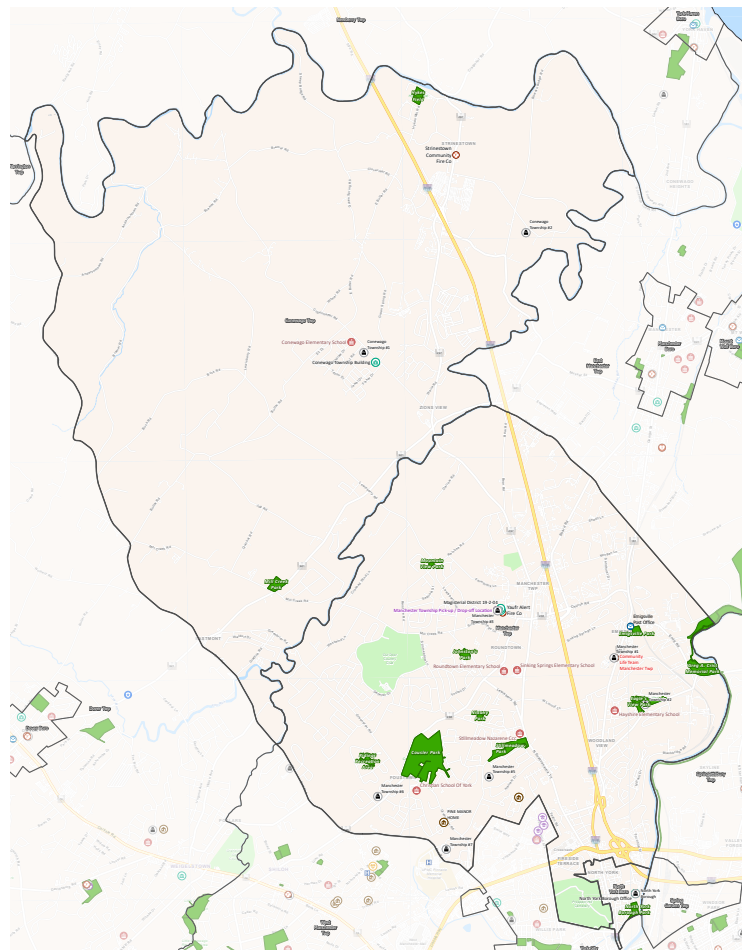
North York Widening #2  
 North George Street Resurfacing and Bicycle Infrastructure

### Future Potential Projects:

Manchester and Conewago - I-83 Exit 26  
 Emig Road Bridge Replacement  
 Emig Road and North George Street Intersection Improvements

\*Information provided by York County Planning Commission

# PARKS & RECREATION



## PARKS & RECREATION SPACES

In the region there are 13 parks and recreation spaces. There are nine parks in Manchester Township, three in Conewago Township, and one in North York Borough.



**9 PARKS**  
MANCHESTER  
TOWNSHIP



**3 PARKS**  
CONEWAGO  
TOWNSHIP



**1 PARK**  
NORTH YORK  
BOROUGH

## ACRES OF PARK SPACE

Manchester Township has 153 acres of park land which is about 126 people per acre of park land. Conewago Township has 20 acres of park land which is about 440 people per acre of park land. North York Borough has 9 acres of park land which is about 246 people per acre of park land.

**153 ACRES**  
MANCHESTER  
TOWNSHIP

**20 ACRES**  
CONEWAGO  
TOWNSHIP

**9 ACRES**  
NORTH YORK  
BOROUGH

## Parks in Manchester Township

**Cousler Park** a 106.8 acre park located at 1060 Church Road. Due to the size of the park there are a number of different amenities. Some of the amenities include a 1.1 mile and 1.4 mile walking trail routes, 4 baseball / softball fields, 6 soccer fields, playground structures, tennis and basketball courts, a sand volleyball court, pavilions, and a pond.

**Eagle's View Park** is a 11.2 acres park located at 2399 Friesian Road. There is currently a development plan to update the park which includes a walking trail, play structures and a pavilion.

**Emigsville Park** is a 5 acre park is located at 15 Emig Road. Amenities available at this park include a baseball field, pavilion, a tot lot play structure, tennis courts, basketball courts and sand volleyball courts. The Emigsville Recreation Building is located at this park which can be rented by residents.

**Johnston's Park** is located at 2985 Lewisberry Road. This 4 acre park includes benches, picnic tables, a tot lot play structure and a gazebo. There is also a smaller indoor facility at this park that can be rented by residents.

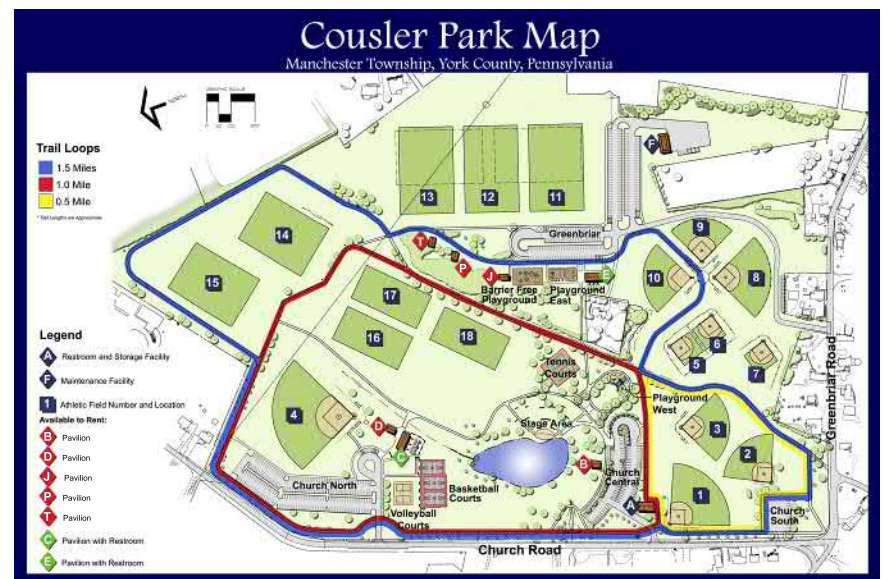
**Mountainview Park** is a 1.6 acre park is located at 3298 Raintree Road. This park has a pavilion, playground structure, paved walking paths and public restrooms.

**Municipal Building Multi-Purpose Room** located at the Township Municipal Complex, 3200 Farmtrail Road. The multi-purpose room is available for rental and includes an indoor basketball or volleyball court.

**Nittany Park** is located at 606 Olmstead Way. This 1.6 acre park offers a playground structure and pavilion.

**Ridings Recreation Area** located in the Ridings Development at 19 Martingale Drive. This 5.2 acre area is currently a natural open space area that features a picnic area.

**Stillmeadow Park** is a 17.6 acre park located at 600 Kayla Boulevard and currently has a double tennis court, 0.8 mile walking path, tot lot play structure, a pavilion, and restroom facility.



## Conewago Township

**Zion View Athletic Park & Community Center** is a 5.1 acre park and is located 140 Copenhaffer Road. Some of the park amenities include a baseball field, pavilion, playground, and a BBQ area. The Community Center located at this park is available for residents to rent throughout the year.

**Mill Creek Park** is a 9.6 acre park located at 704 E. Canal Road. The park has a playground structure, pavilion and plenty of open space.

**Hykes Mill Park** is a 4.5 acre park located 295 Hykes Mill Road, and features a baseball field.

## North York Borough

**North York Borough Park** is a 9.1 acres park located 306 E 5th Avenue. Current amenities include a basketball court, a playground structure, and a volleyball court.



North York Borough Park



Zion View Athletic Park & Community Center



# HOUSING & AFFORDABILITY

## HOUSEHOLDS



7,169

MANCHESTER  
TOWNSHIP



3,400

CONEWAGO  
TOWNSHIP



944

NORTH YORK  
BOROUGH

From 2011 to 2021 the region saw a steady increase in the number of households. Manchester Township households increased from 6,672 to 7,169 households, a 8% increase. Conewago Township increased from 2,717 to 3,400 households, a 25% increase. North York Borough increased from 710 to 944 households, a 33% increase.

## PEOPLE PER HOUSEHOLD



2.7

MANCHESTER  
TOWNSHIP



2.5

CONEWAGO  
TOWNSHIP



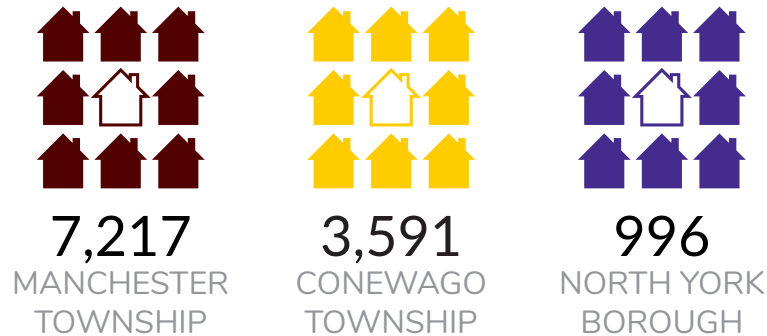
2.3

NORTH YORK  
BOROUGH

According to 2021 ACS data there was an average of 2.7 people per household in Manchester Township, 2.5 people per household in Conewago Township, and 2.3 people per household in North York Borough. This is comparable to the average of York County which is 2.5 people per household.

## TOTAL HOUSING UNITS

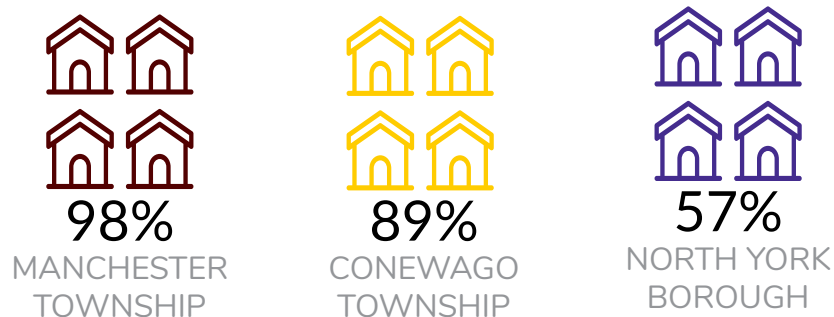
The majority of the housing units in the region are located in Manchester Township. In 2021, there were 7,217 housing units in Manchester Township, 3,591 housing units in Conewago Township and 996 housing units in North York Borough. Over the past decade (2011 to 2021) the region saw a 12% increase in the total number of housing units. Manchester Township's total housing units increased by 4%, Conewago Township's housing units increased by 23%, and North York Borough's total housing units increased by 31%.



## TYPES OF STRUCTURE

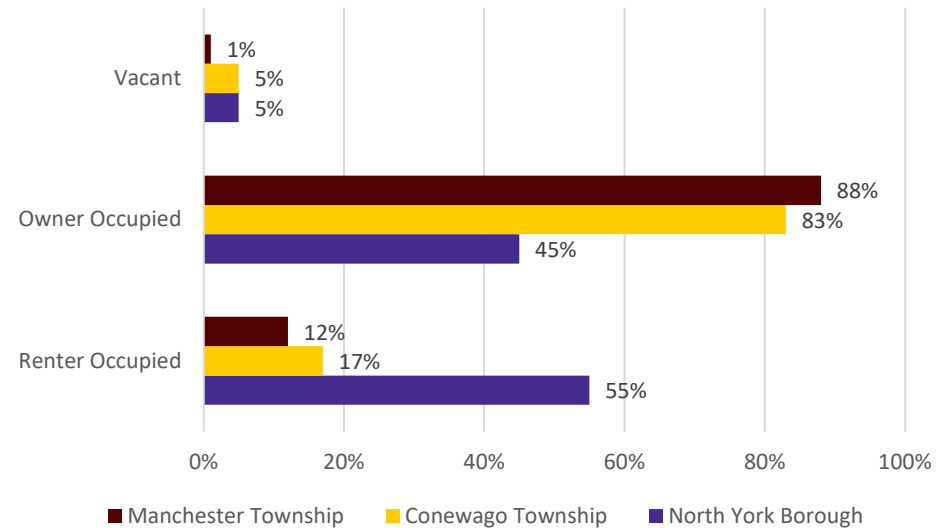
Manchester Township's housing structure types include 98% single unit, 3% multi-unit, and mobile homes equate to less than 1%. Conewago Township's housing structure types include 89% single unit, 2% multi-unit, and 9% mobile homes. North York Borough house structure types include 57% single unit, and multi-unit 43%.

### Percentage of Single Unit Housing Structures



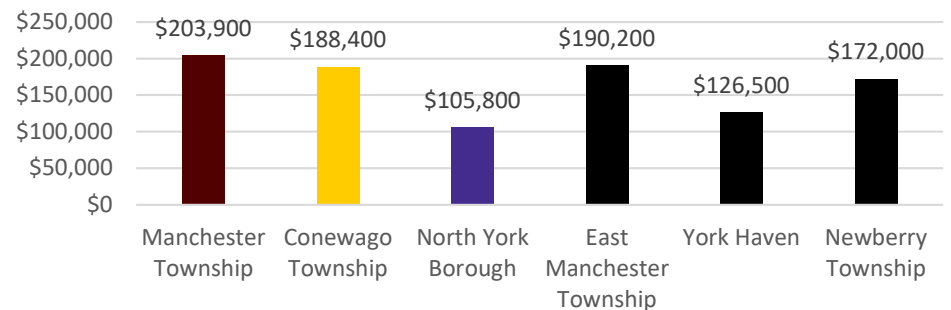
## OWNER, RENTER, & VACANCY PERCENTAGE

The graph below shows the percentage of housing unit vacant owner occupied, and renter occupied.



## MEDIAN VALUE OWNER-OCCUPIED HOUSING UNIT

The median value of owner-occupied housing units varies among the municipalities in the region. Manchester Township has the highest median home value at \$203,900, Conewago Township's median home value is \$188,400, and North York Borough's median home value is \$105,800. Manchester Township is the only municipality in the region above York County's median home value of \$191,000.



## HOUSING DENSITY

Housing density in the region is as follows:

- Manchester Township has a density of 1.4 housing units per acre.
- Conewago Township has a density of 4.3 housing units per acre.
- North York Borough has a density of .19 housing units per acre.

## POPULATION MIGRATION

Population migration rates in the region shows that many residents remaining in the same home. According to 2021 ACS data both Manchester Township and Conewago Township 93% of residents resided in the same home the previous year. 78% North York Borough residents resided in the same home as the previous year.

Total Houses	19,021	8,234	2,190
Same house 1 year ago	17,540	7,700	1,725
Moved within same county	1,018	291	353
Moved from different county within same state	302	60	80
Moved from different state	131	133	18
Moved from abroad	30	50	14

■ Manchester Township   ■ Conewago Township   ■ North York Borough

## HOUSING AFFORDABILITY

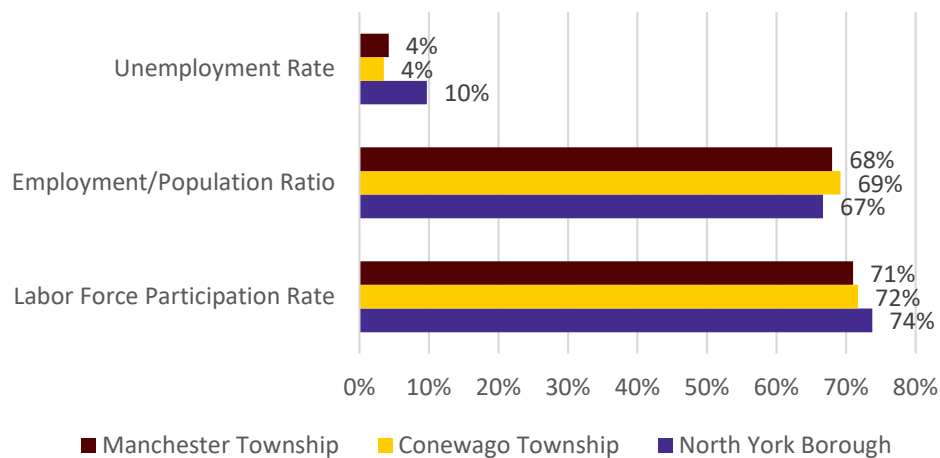
A value of 100 in the NAR Affordability Index means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that families earning the median income have more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. For example, a composite HAI of 120.0 means a family earning the median family income has 120% of the income necessary to qualify for a conventional loan covering 80 percent of a median-priced existing single-family home. An increase in the HAI, then, shows that this family is more able to afford the median priced home.

In 2023, Conewago Township's housing affordability index was 100, which means a family making the median family income has 100% of the income required to be eligible for a conventional loan. Manchester Township's housing affordability index in 2023 was 132, meaning a family earning the median family income has 132% of the income necessary to qualify for a conventional loan. North York Borough housing affordability index in 2023 was 141 meaning a family earning the median family income has 141% of the income necessary to qualify for a conventional loan.

# ECONOMY & DEVELOPMENT

## EMPLOYMENT

Over 71% of the population in the region, age 16 years and older are a part of the labor force. Manchester Township and Conewago Township both have an unemployment rate of 4%. North York Borough has the highest unemployment rate in the region at 10%, which is higher than York County at 5%.



## HOUSEHOLD MEDIAN INCOME

From 2011 to 2021 median household income increased in all 3 municipalities in the region. Manchester Township's median household income increased from \$76,517 to \$95,671 (25%). Conewago Township's median household increased from \$61,698 to \$73,971 (20%). North York Borough's median household income increased from \$38,559 to \$57,955 (50%).

**\$95,671**  
MANCHESTER  
TOWNSHIP

**\$73,971**  
CONEWAGO  
TOWNSHIP

**\$57,955**  
NORTH YORK  
BOROUGH

## PER CAPITA MEDIAN INCOME

**\$41,822**  
MANCHESTER  
TOWNSHIP

**\$39,076**  
CONEWAGO  
TOWNSHIP

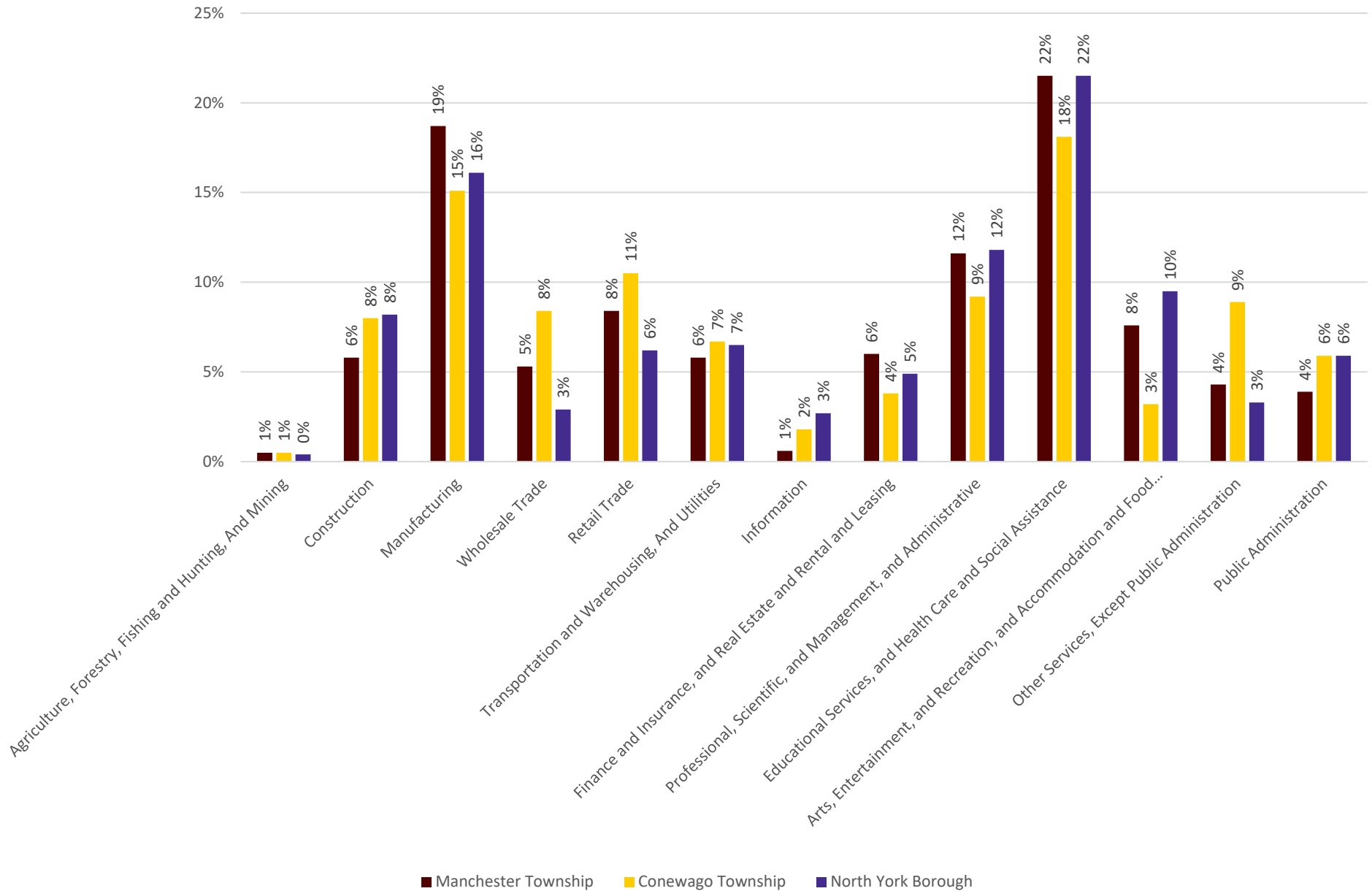
**\$27,904**  
NORTH YORK  
BOROUGH

## POVERTY

Within York County, 9% of the population is living in poverty. Both Manchester Township and Conewago Township has a lower percentage than the County living in poverty, at 6% and 9% respectively. In North York Borough has about 12% of the population is living in poverty.

## MAJOR INDUSTRIES

According to the American Community Survey (ACS) by the U.S. Census Bureau population data for 2021, major industries in the region include manufacturing, education, health care and social services, and professional, scientific, management, and administrative. As of 2021 the leading industry in the region are educational, social, and healthcare services followed by manufacturing.



# LAND USE

## INTRODUCTION

Land use policies play a crucial role in shaping the physical, social, and economic development of municipalities. These policies guide development and determine how it is allocated for different purposes, such as residential, commercial, industrial, agricultural, recreational, or conservation purposes.

## AREA BY SQUARE MILES OF MUNICIPALITIES



In the region, the municipality that has the largest area by square mile is Conewago Township followed by Manchester Township then North York Borough.

## ZONING DISTRICTS



The region is currently home to a healthy blend of zoning districts. Manchester Township having 10 different zoning districts. Conewago Township has 7 different zoning districts, while North York Borough has 5 different zoning districts.

A Zoning Map is attached to this document.

## LAND USE

Within the region the highest land use type is agriculture at 35%. Most of the agricultural land uses are found in Conewago Township, where nearly half of the Township's land is agricultural. The second highest land use type in the region is single family detached residential at 24%. This is the highest land use type in both Manchester Township and North York Borough but is the second highest in Conewago Township. Within the region all residential types together equate to 26% of the regions land area. Both Conewago Township and Manchester Township have larger amounts of undeveloped land. Conewago Township has nearly 20% undeveloped land which is their third highest land use type. Manchester Township has 12% and North York Borough is largely developed with only 2% of their land are being undeveloped. It should be noted that only 1% of the Region's land area is public parks, recreation or open space.

	Conewago Township	Manchester Township	North York Borough	Region
Agriculture	49%	15%	0%	35%
Commercial	1%	6%	11%	3%
Industrial	5%	14%	10%	8%
Institutional - Government	0%	5%	10%	2%
Institutional - Other	1%	3%	13%	2%
Mixed Use	0%	0%	1%	0%
Private Open Space	1%	8%	8%	4%
Recreation/Parks/Open Space	1%	2%	4%	1%
Residential- Mobile Home	3%	0%	0%	2%
Residential- Multi-Family or Apartments	0%	0%	11%	0%
Residential- Single Family- Attached	0%	1%	6%	1%
Residential- Single Family- Detached	21%	30%	24%	24%
Undeveloped	19%	12%	2%	16%
Utilities	0%	2%	2%	1%
Total Acres	15,415.1	9,638.5	164.0	25,217.5

# PUBLIC FACILITIES & AMENITIES

## POLICE SERVICES

Law enforcement services in Conewago Township, Manchester Township and North York Borough are provided by the Northern York County Regional Police Department. The Regional Police Departments offers a daily police activity log via their website as well as some community outreach programs like the Officer Dorothy program which was started and named after the passing of Dorothy Kling a Manchester Township resident and an avid supporter of the police department. The program is designed to share safety information, officer awareness and the story of Dorothy Kling.



## FIRE SERVICES

Manchester Township is serviced by York Area United Fire and Rescue, Station 895, located in Manchester Township. Strinestown Fire Company provides fire services to Conewago Township. Strinestown Fire company has two stations located in Conewago Township and is a 100% volunteer fire department. They provide fire suppression services, disaster services during weather events, as well as fire safety educational programs. North York Borough is serviced by the City of York Department of Fire and Rescue Services which has four fire stations. It is comprised of full-time paid personnel as well as volunteer firefighters. The volunteer personnel is organized with nine volunteer fire companies within the City of York.

## EMS

Conewago Township and Manchester Township is serviced by WellSpan EMS. As of May 1, 2023, Northeastern Area EMS equipment and other assets were transferred to WellSpan EMS to accommodate a new operational model for the transition of services for the region. WellSpan has over a dozen different facilities in York County that offer a different range of medical services. EMS services in North York Borough is provided by University of Pittsburgh Medical Center (UPMC) for Central PA.

## WASTE & RECYCLING SERVICES

The region is provided recycling services by the York County Solid Waste Authority (YCSWA). York County Solid Waste Authority handles residential waste, construction waste, medical waste, and industrial waste. YCSWA has a processing facility and two drop off facilities in Manchester Township. The three municipalities are also serviced by Pennwaste. Pennwaste not only offers residential waste and recycling services they also offer roll off container rentals. Pennwaste also offers commercial waste and recycling services, which include the roll off container service, compactor equipment, event cleanup, and con-



## STORMWATER MANAGEMENT

Manchester Township, Conewago Township, and North York Borough all abide by MS4 – Municipal Separate Storm Sewer System & Program standards. All municipalities handle illicit discharge with the stormwater regulations from Pennsylvania's Department of Environmental Protection (DEP). York County Conservation District is Manchester Township's direct investigator of all erosion and sediment control concerns.

## UTILITIES SERVICES

The York Water Company supplies over 20 million gallons of water every day to more than 76,000 residential, commercial, and industrial customers. York Water provides water services to North York Borough, Manchester Township and nearly half of Conewago Township.

North York Borough Sewer Authority provides wastewater conveyance and treatment services to both North York Borough, and Manchester Township residents. Conewago Township has a sewer authority that provides wastewater services to Townships residents.

Electric Service in all three municipalities is provided by FirstEnergy Corp.

## SCHOOL DISTRICTS

Manchester Township is serviced by both the Northeastern York School District and Central York School District with Hayshire Elementary School, Roundtown Elementary School, and Sinking Spring Elementary located in the Township. Conewago Township is served by the Northeastern York School District. Conewago Elementary is the school located in the Township. North York Borough is served by Central York School District. The school districts offer community outreach program opportunities and resources such as adult education classes, a fitness center and walking track, community aquatics programs, and art events.

### List of schools located in the region

- Hayshire Elementary School
- Sinking Spring Elementary School
- Roundtown Elementary
- Conewago Elementary School



**Northeastern  
School District**

# NATURAL & CULTURAL

## WATER

The water resources for the region include 3 creeks. Conewago Creek, Little Conewago Creek, and Codorus Creek. These streams are used recreationally for fishing, canoeing and kayaking.

Little Conewago Creek is a 24.9-mile-long tributary of Conewago Creek in York County. Little Conewago Creek joins the Conewago Creek between the boroughs of York Haven and Manchester.

Conewago Creek is an 80.2-mile-long tributary of the Susquehanna River with its watershed draining into a small portion of Carroll County, Maryland

Codorus Creek is a 42.4-mile-long tributary of the Susquehanna River in York County. Codorus Creek rises on Beecher Hill in Manheim Township, just 2 miles north of the Pennsylvania-Maryland line and the town of Lineboro, Maryland.

The creeks are a cold water fisheries with a wide range of fish which include smallmouth bass, walleye, bluegill, rock bass, sunfish, carp, channel catfish, flathead catfish, yellow perch, rainbow trout, muskellunge and crappie. Conewago Creek allows for kayaking and canoeing when water levels are high enough (during spring time or after heavy rains) and the Codorus Creek has a history for fly fishing.

## CONSERVATION EASEMENTS

A conservation easement is a deed restriction that restricts and limits development on private property, while protecting important natural resources such as soils, woodlands, streams & more. All conservation easements in the region are held by the non-profit land preservation organization Farm & Natural Lands Trust of York County. Farm & Natural Lands Trust of York County have 4 properties roughly 914.4 acres of land under conservation easements, with the majority of this land located in Manchester Township.

## AGRICULTURAL SECURITY AREAS

Agricultural Security Areas (ASA) are a tool for protecting farms and farmland from non-agricultural uses. To establish an ASA, a petition is submitted to the township supervisors by the farmers. If the land meets the requirements of a combined minimum of 250 acres is required for the establishment of an ASA and are re-evaluated every seven years. An ASA may include non-adjacent farmland parcels of at least 10 acres or be able to produce \$2,000 annually from the sale of agricultural products. However, new parcels of farmland may be added to an established ASA at any time. Within the region there is a combined 3,330.7 acres of land under ASA's, with 2,035 acres located in Conewago Township and 1,296 acres in Manchester Township.

## HISTORICAL AND CULTURAL SITES

### Harry's Place

About 1925, Harry Hare left his job at the Ford plant in Detroit and moved to Manchester Township. Harry built a house along Susquehanna Trail and operated a convenience store in his home offering gasoline. He also sold candy, tobacco, hamburgers, hot dogs, sandwiches, and ice cream. When Prohibition was repealed, Harry served alcohol as well. Today, Harry's Place is known as The Pub On The Trail.

### Emig Mansion

Emig Mansion is a historic home located in Manchester Township. It was built in about 1810. It measures about 66 feet long by 30 feet wide. It is five bays wide and two bays deep and has a slate-covered gable roof. A large wing was added in about 1885. The wing is four bays by two bays and integral porches. The house was remodeled in the early-20th century to add a large two-story bay window and porches. The front porch has Doric order columns and the porch on the south facade is semi-circular.

### Sinking Springs Farms

Sinking Springs Farms is a historic farm and national historic district located in Manchester Township. This includes 32 contributing buildings, 2 contributing sites, and 17 contributing structures.

### The Willis House

The Willis House is an historic, American home that is in Manchester Township. The builder of this historic residence, William Willis (1726–1801), was a Quaker who received 480 acres from Thomas Penn and Richard Penn in 1752.



# FINDINGS

## WHAT DID WE LEARN FROM THIS TRENDS REPORT?

### **Demographic**

The region will have to make considerations with the growth of the Asian and Hispanic demographic. The increase in the Hispanic population is highlighted in North York with a 16% increase. This is reflective of York County with an overall increase in the Hispanic population. Additional considerations must be made in reference to the rate of overall population in the region. This is very visible in Manchester Township with a 13% increase in population. The region must plan simultaneously for the overall population growth as well as the trend of increased diversity in the population.

### **Transportation**

The region has a sizeable commuting population due to the lack of public transportation options. Even though there was a slight increase in public transportation use the lack of an expansive bus route throughout the region contributes to the numbers of commuters who drive to work and the varying number of commuters who carpool. The region should make planning consideration to increase the use of public transport which can impact commuting times in the region. Particularly in Conewago Township which has a commute time of 32 minutes above York County average of 27 minutes. These planning decisions for the region also will need to

consider all the current and future roadway projects happening in the region, especially the I-83 Exit 26 Interchange at Canal Road, and various projects in North York which has a lot of street improvement projects happening or scheduled to happen.

### **Parks and Recreation**

Manchester Township has the most park space with Cousler Park being the highlight and development plans to update Eagle View Park. The region has a few recreational complexes that offer additional amenities for the population. Conewago Township's dispersed parks pose unique planning decisions since the park and recreational space are so spread out. Planning considerations should be made whether parks and recreation needs are being met for the entire region and the development of new park spaces for Conewago Township and North York Borough.

### **Housing and Affordability**

The region experienced an increase in housing units, but it is not keeping up with the projected population growth for York County. The low number of vacant units and high percentage of single unit housing has also affected the median value of owner-occupied

homes in Manchester Township. North York has a broader range of single unit and multi-unit housing but do have the highest renter population in the region at 55%. Planning decisions will have to be made with the type of housing units being developed in the future for the region to account for the steady increase in population, address the inventory issues with that population growth, encourage first home buyers to buy in the area, and address affordable housing concerns.

### **Economy and Development**

The region experienced an increase in overall median household income which is in line with York County. North York Borough, however, is still well below the county average for median income. North York also has a poverty rate above York County of almost 12% while the county is at almost 9%. High employment in educational services, health care, social assistance, and manufacturing is expected to continue in the region. Overall job creation is on track with the rest of York County, which is expected to create 5,000 additional jobs. Planning decisions need to be made considering the project median income increase rate and addressing the poverty rates and income rates in North York Borough.

### **Land Use**

The data highlights a positive approach to land use planning in the region, particularly in zones for agriculture. The consideration of future development, openness to zoning changes, to address house inventory issues and diversity in land use indicate a proactive and adaptable approach to managing population growth and ensuring the region's long-term sustainability and livability.

### **Public Facilities and Amenities**

The report shows a well-functioning and responsive local administration in the region. The emphasis on meeting current needs through varied service offerings and the involvement of volunteers demonstrates a community-oriented approach. Additionally, the prioritization of stormwater management through proper information access, easy point of contact and communication showcases the region's commitment to environmental safety and public welfare.

Together these findings provide a foundation, to begin work on a Comprehensive Plan for Manchester Township, Conewago Township, and North York Borough.