

2021 Conewago Township Citizen Survey

Preliminary Results
September 2, 2021



Survey Design

Purpose

Conewago Township issued a citizen survey to residents, business owners, and landowners to understand citizen's values for land use, including land development and land preservation. The findings of the survey will inform the Township's land use policy, which is under review.

Methodology

The survey asked multiple-choice questions about length of residency/property ownership, township assets, and concerns for the future. It also asked respondents for their level of agreement with land use policy statements. Finally, it included an opportunity for open-ended comments.

The survey was promoted on the Township's website beginning August 2, 2021. Paper copies of the survey were also distributed to township properties as an insert to the August 4 and August 11 editions of the Merchandiser and return it to the township office.

One survey response per household or property in the Township was requested.

Survey Design

Response

Respondents had the option to 1) complete the survey online or 2) fill out a paper copy and submit it to the Township Office.

282 surveys were completed by September 1, 2021.

Preliminary Findings

- Value for open space
- Value for rural cost of living, low taxes
- Value for neighborhoods, schools

- Concern for development pressure and development that increases traffic
- Concern for agricultural preservation

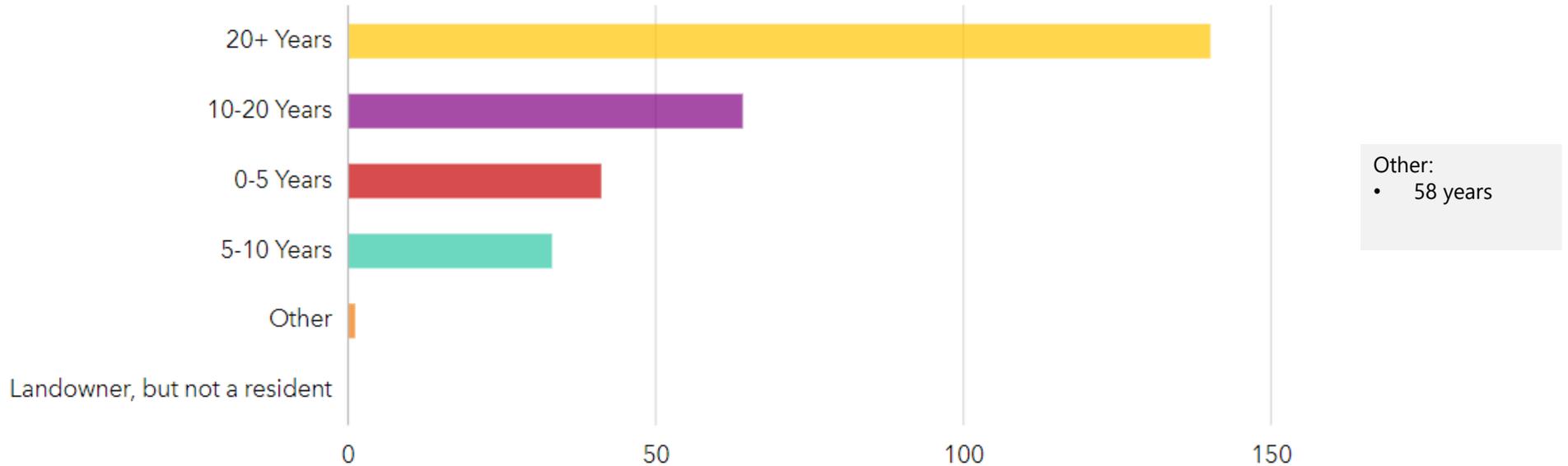
- Support for managed growth/new development, possibly higher for business and industry growth
- Support open space /resource preservation

- Mixed views on housing types

- Respondents are divided evenly by the 20 residency/property ownership mark.

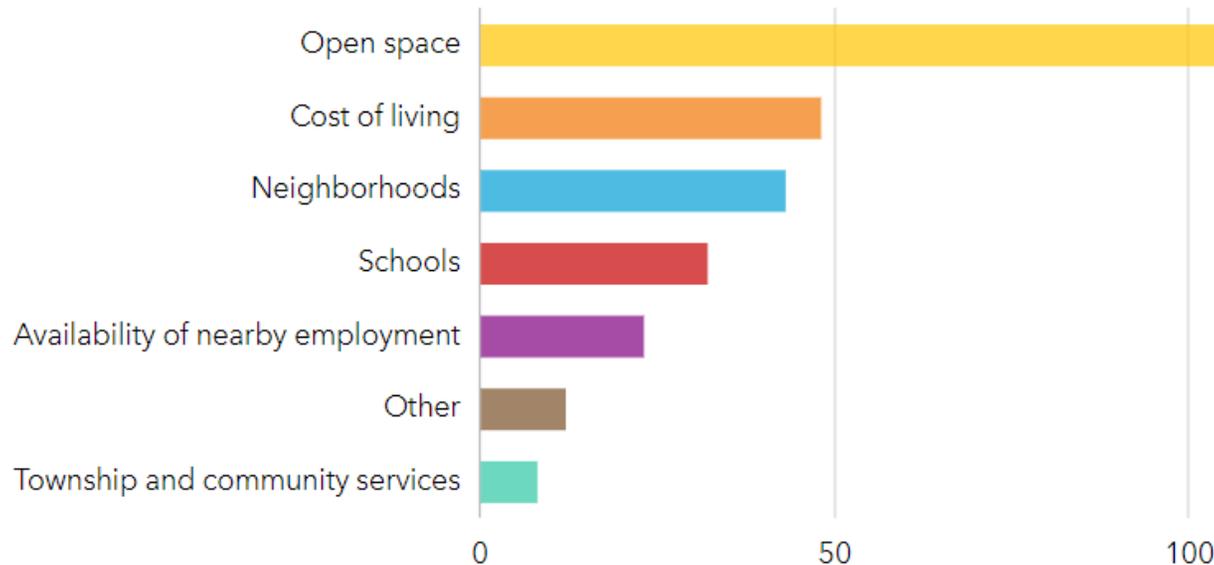
Q1 How long have you resided in Conewago Township?

Half of respondents (50%) have lived in the Township for 20+ years. N=279



Q2 What do you think is Conewago Township's greatest asset?

4 of 10 respondents think **open space** is the Township's greatest asset (40%), followed by **cost of living** (17%) and **neighborhoods** (15%). N=279



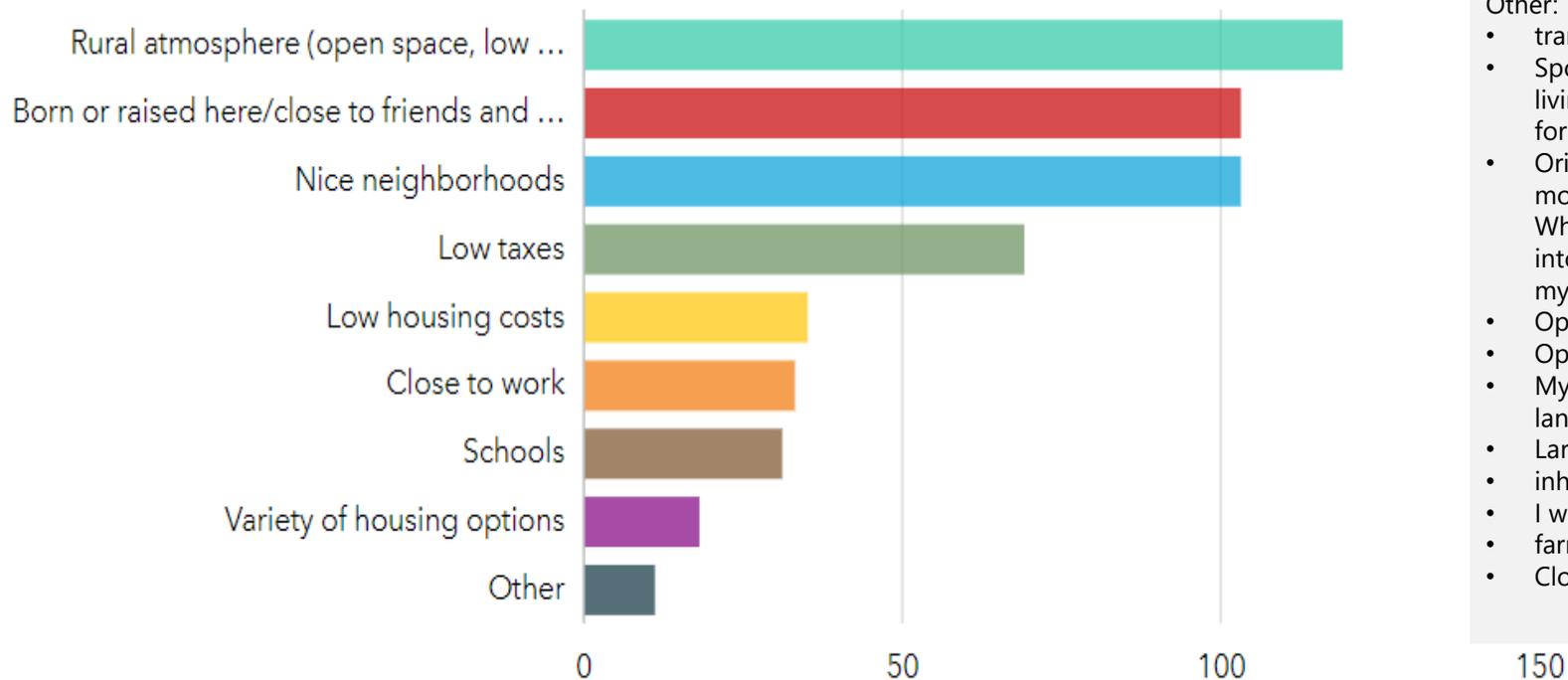
Other:

- Township and community services, and neighborhoods
- the citizens, great people live here
- residents
- open space, farm ground
- nothing so far very disappointed
- comfortable
- citizens
- Churches
- availability of nearby employment, open space & neighborhoods
- all of the above
- a mix of green spaces and community activities and services

Q3 What influenced your decision to live, operate a business, or own land in Conewago Township?

Rural atmosphere (42%) was the most common factor in residency or property ownership, followed by a tie for **nice neighborhoods and born or raised here/close to friends and family (36%)**.

N=282

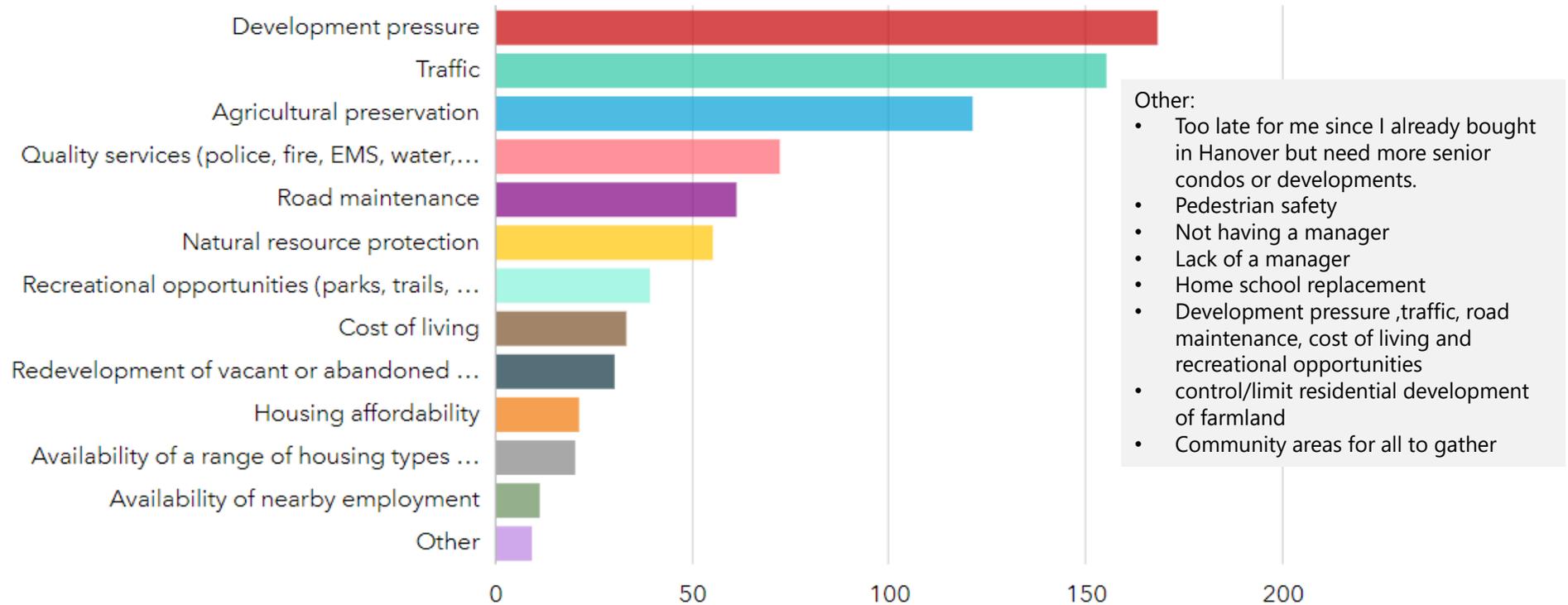


Other:

- transportation
- Spouse is from here. I would still be living in Lancaster County if it wasn't for him.
- Originally from Reisterstown MD but moved out of state until 4 yrs ago. When I retired I wanted to move back into the area but not MD. Hanover met my needs.
- Open spaces
- Open space
- My family has lived here on the same land since the 1700's
- Large Catholic community
- inherited
- I was assigned here
- farmland
- Close to grandchildren

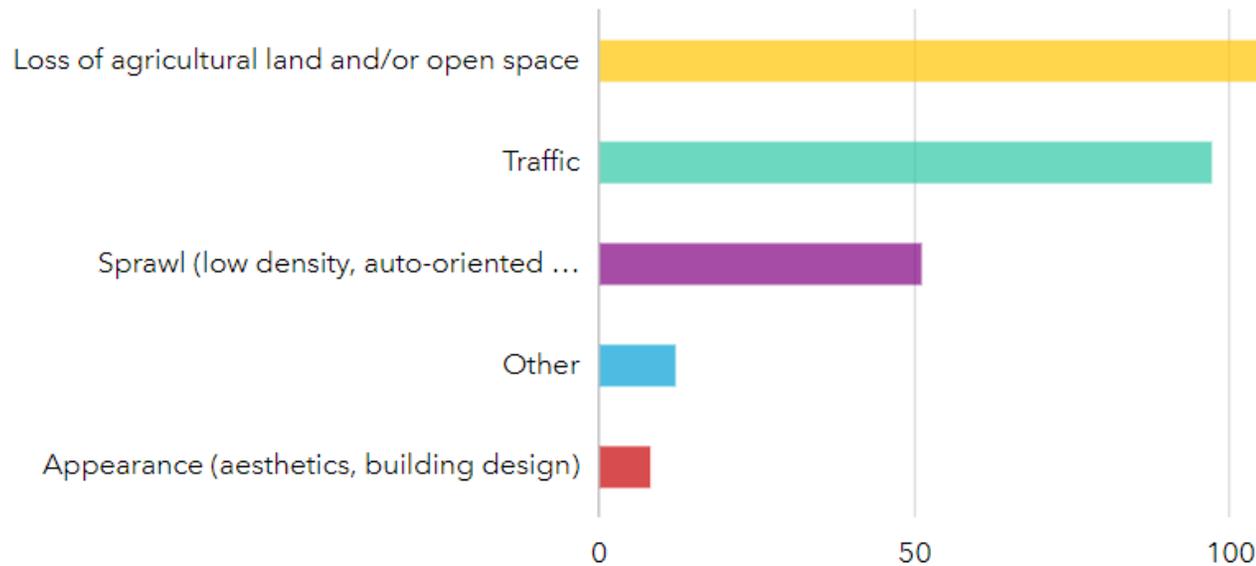
Q4 What are the greatest planning challenges facing the Township?

Most respondents consider **development pressure** (60%), followed by **traffic** (55%), and **agricultural preservation** (43%), as the greatest challenges. N=281



Q5 What concerns you most about new development?

Respondents are concerned about the **loss of agricultural land and/or open space** (39%), followed by **traffic** (34%), and **sprawl** (18%). N = 277



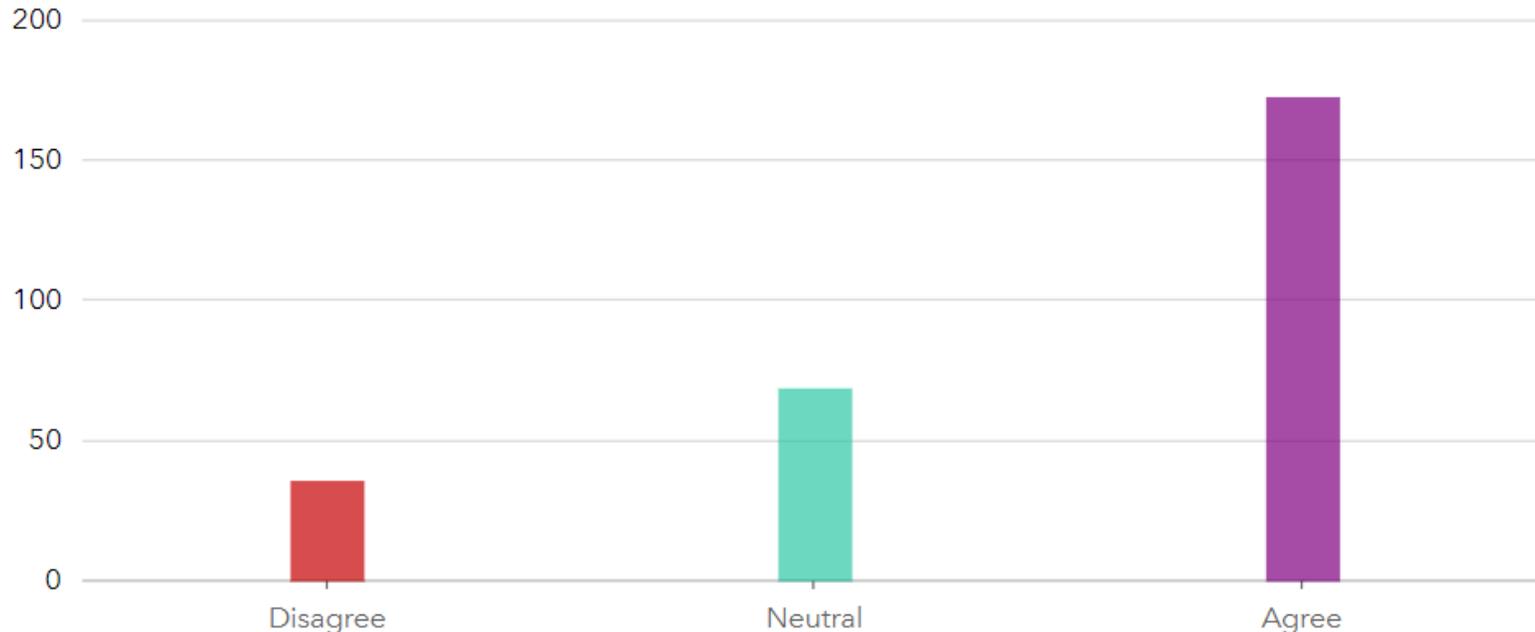
Other:

- traffic, loss of agricultural land and/or open space
- traffic, sprawl & loss of agricultural land and/or open space
- taxes going up
- Possibility of high-density housing
- nothing
- losing safe neighborhoods
- increased strain on water and sewage. developers should pay for infrastructure.
- appearance, loss of agricultural land and/or open space
- All of the above

Q6 Rate your level of agreement with the following statement:

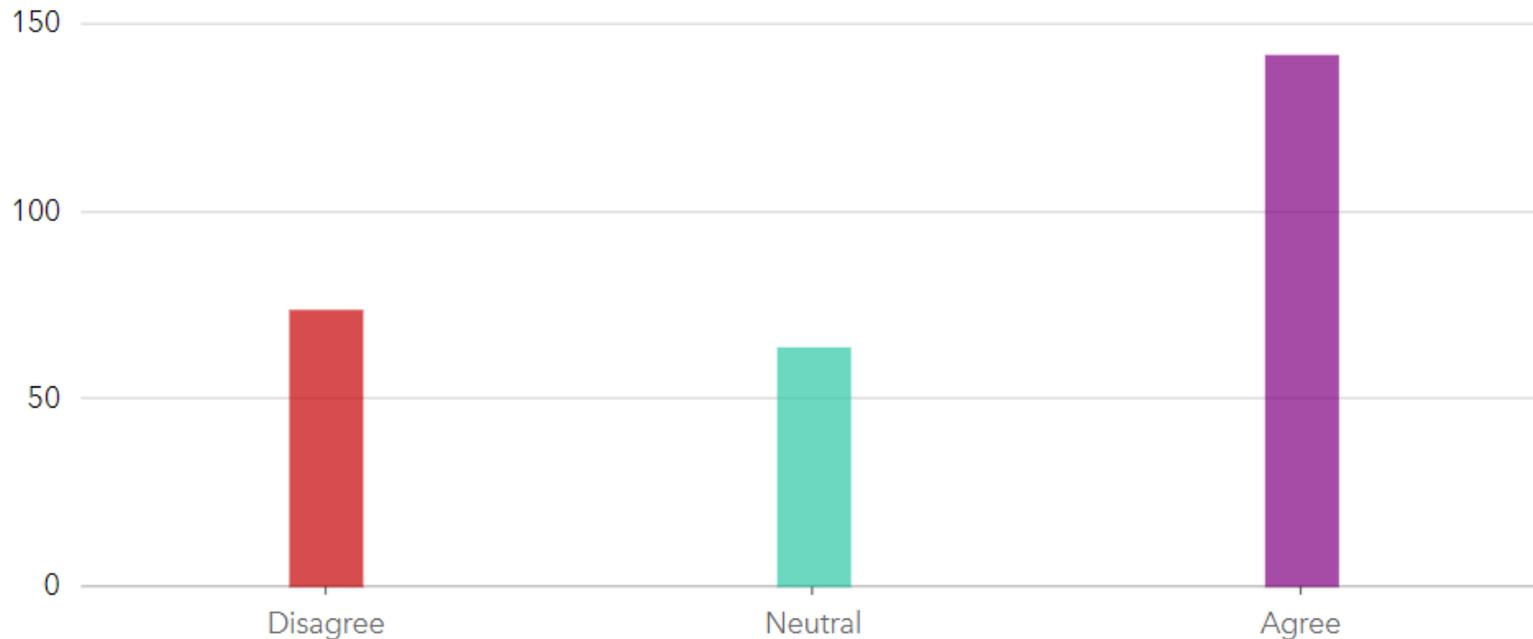
Concentrate development around and adjacent to the Boroughs and existing neighborhoods, rather than isolated tracts of land.

N=278



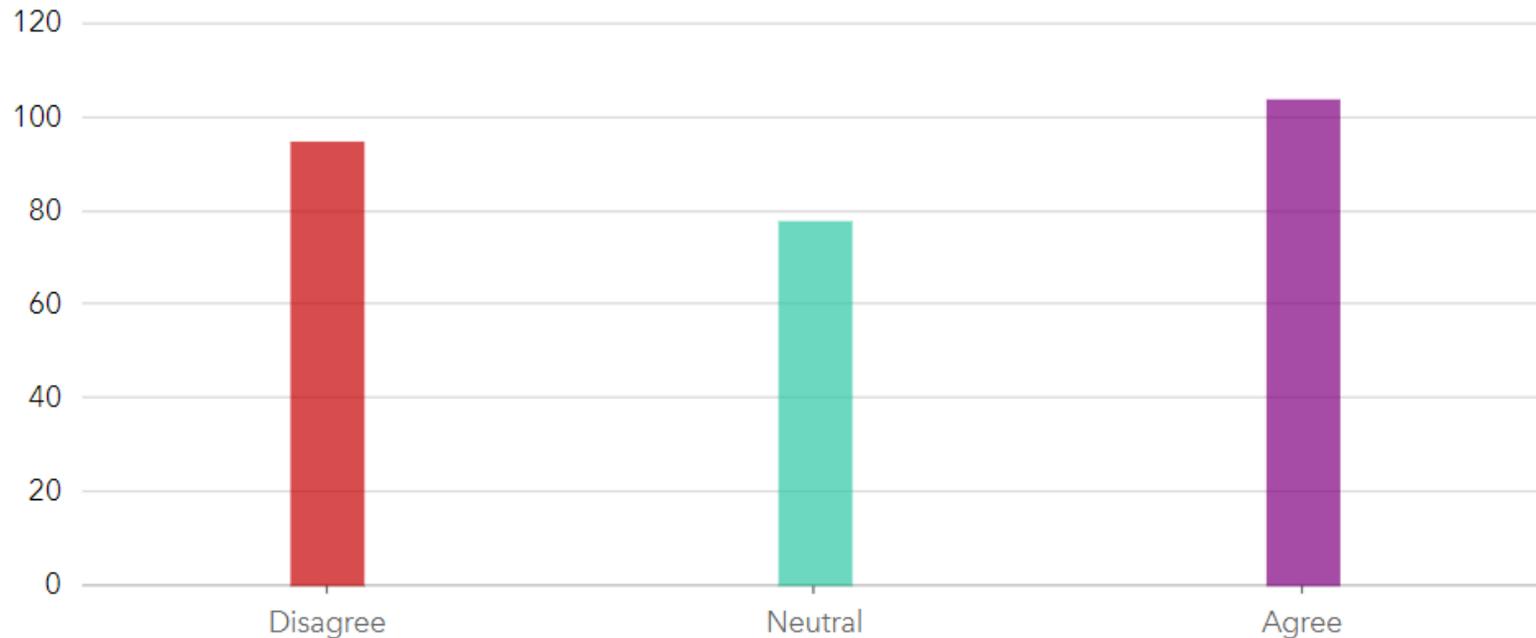
Q6 Rate your level of agreement with the following statement:

Allow for the growth and expansion of industrial and commercial development to provide additional employment opportunities and expand the tax base. N=280



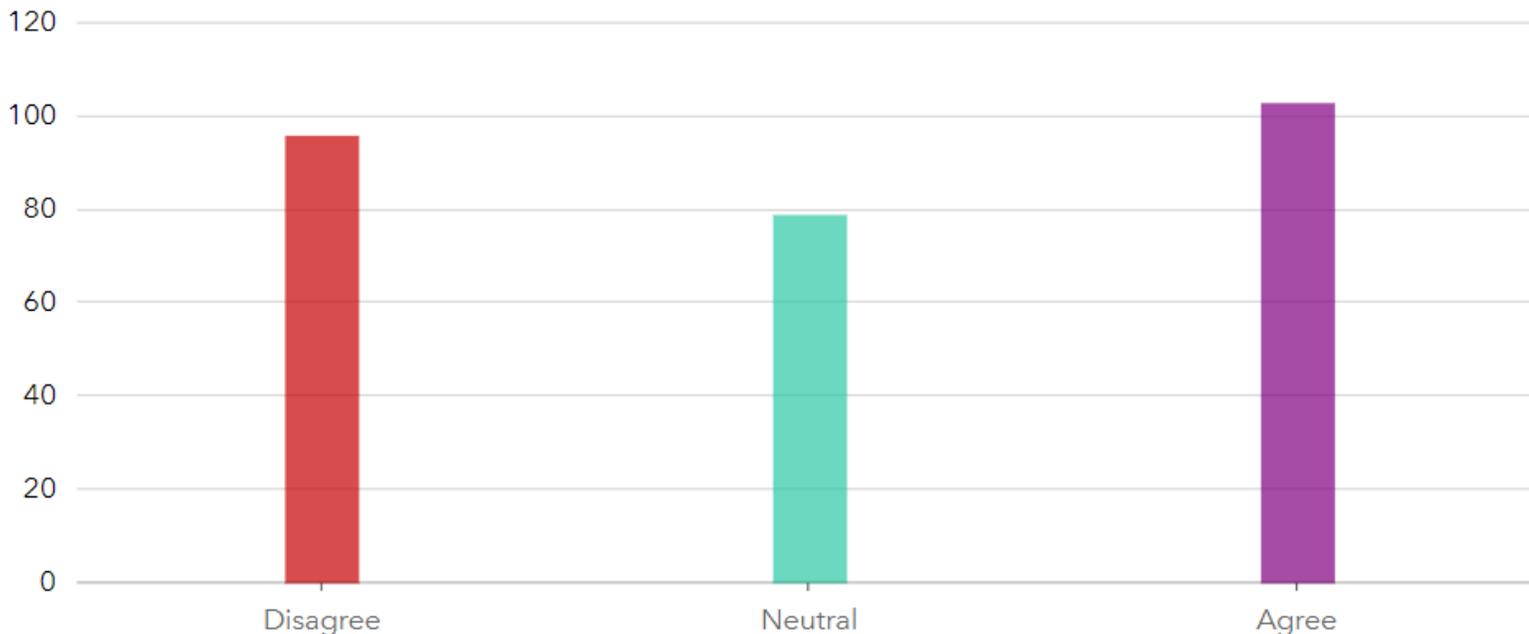
Q6 Rate your level of agreement with the following statement:

Provide opportunities for the development of housing affordable to all age ranges (i.e., varied housing unit types and sizes). N=277



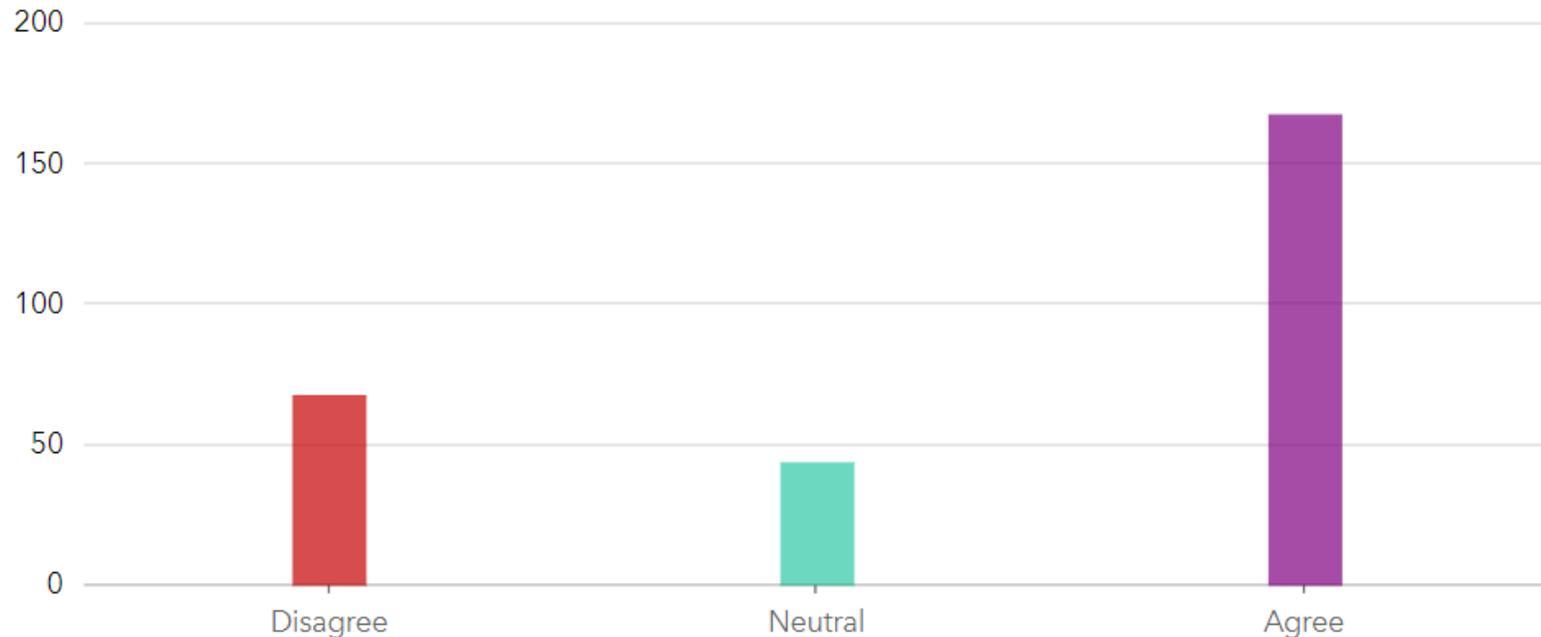
Q6 Rate your level of agreement with the following statement:

Promote more R-2 Village Development: medium density, residential units with smaller lots, sidewalks, front porches, street/shade trees, on-street parking, and detached garages in rear yards. N=278



Q6 Rate your level of agreement with the following statement:

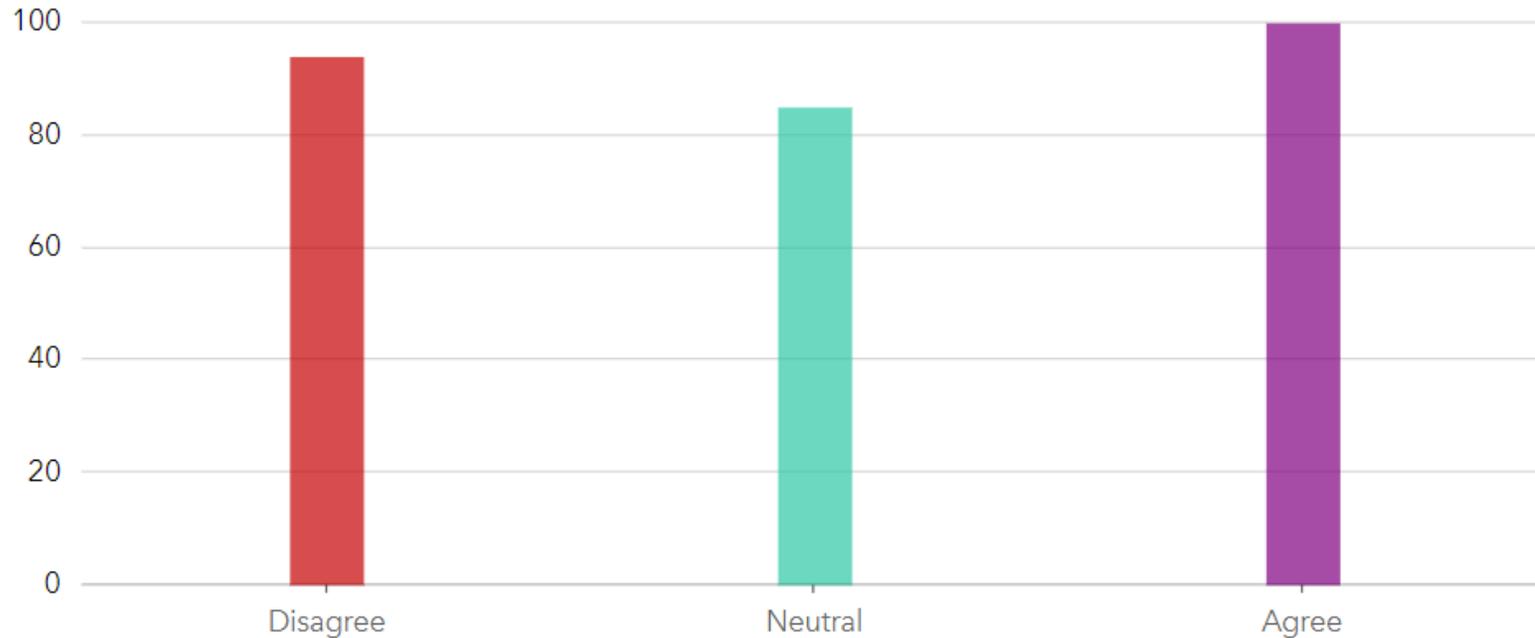
Encourage development to protect open space, e.g., clustering homes closer together so that a larger percentage of land remains undeveloped. N=280



Q6 Rate your level of agreement with the following statement:

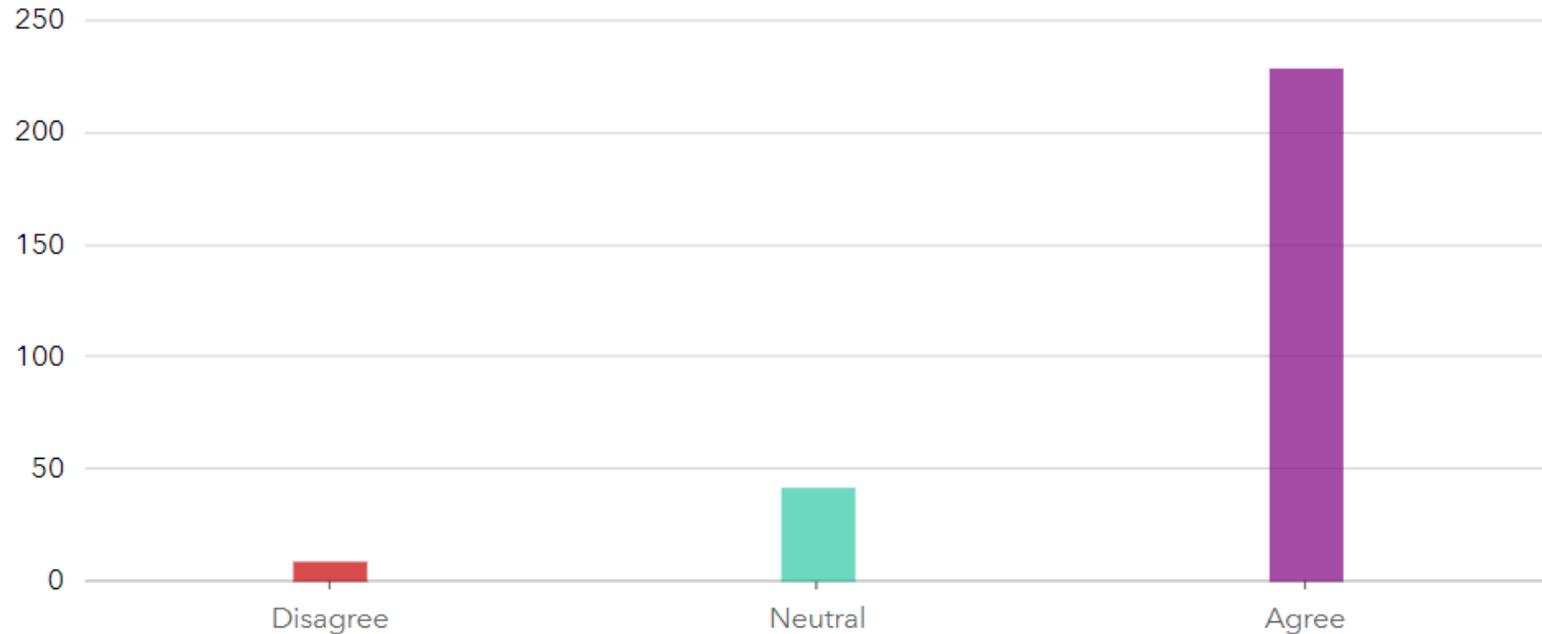
Encourage a mix of compatible land uses in walkable patterns, e.g., allow commercial and residential uses in the same zoning district.

N=279



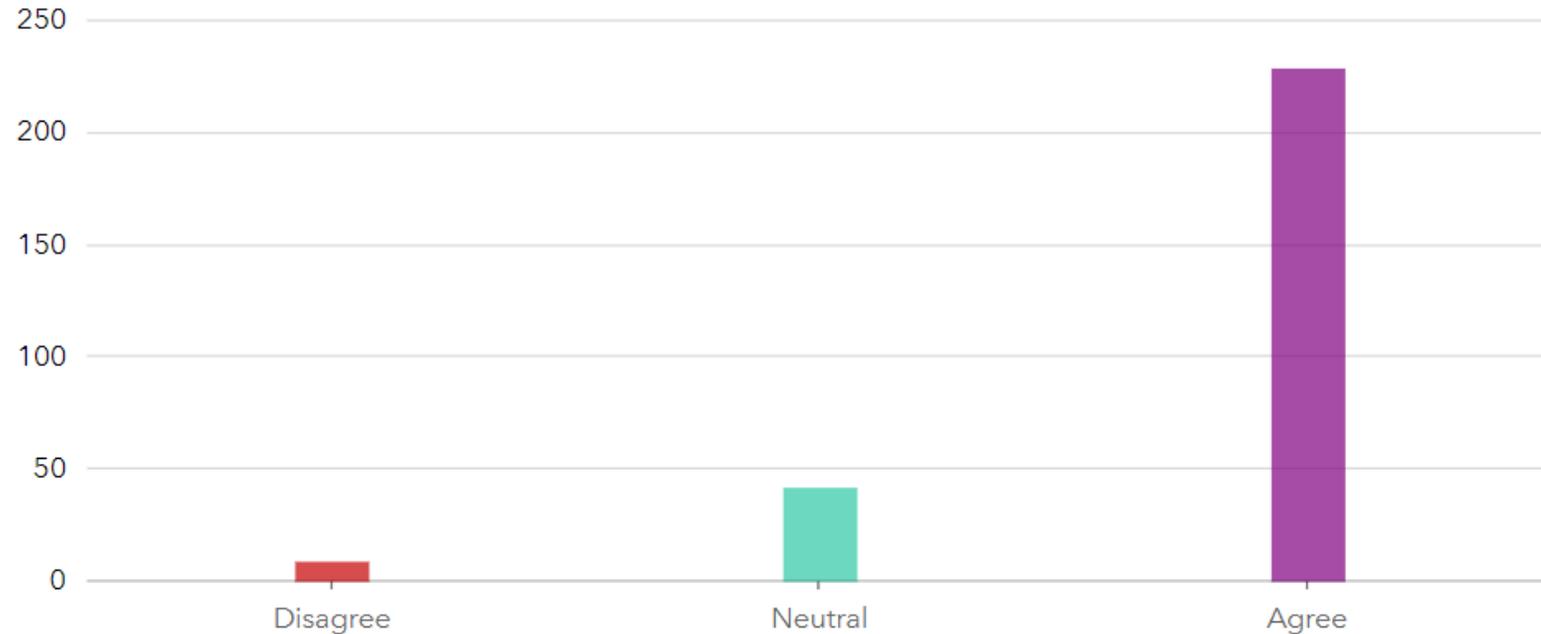
Q6 Rate your level of agreement with the following statement:

Encourage development to preserve open space, such as woodlands, through permanent easement. N=279



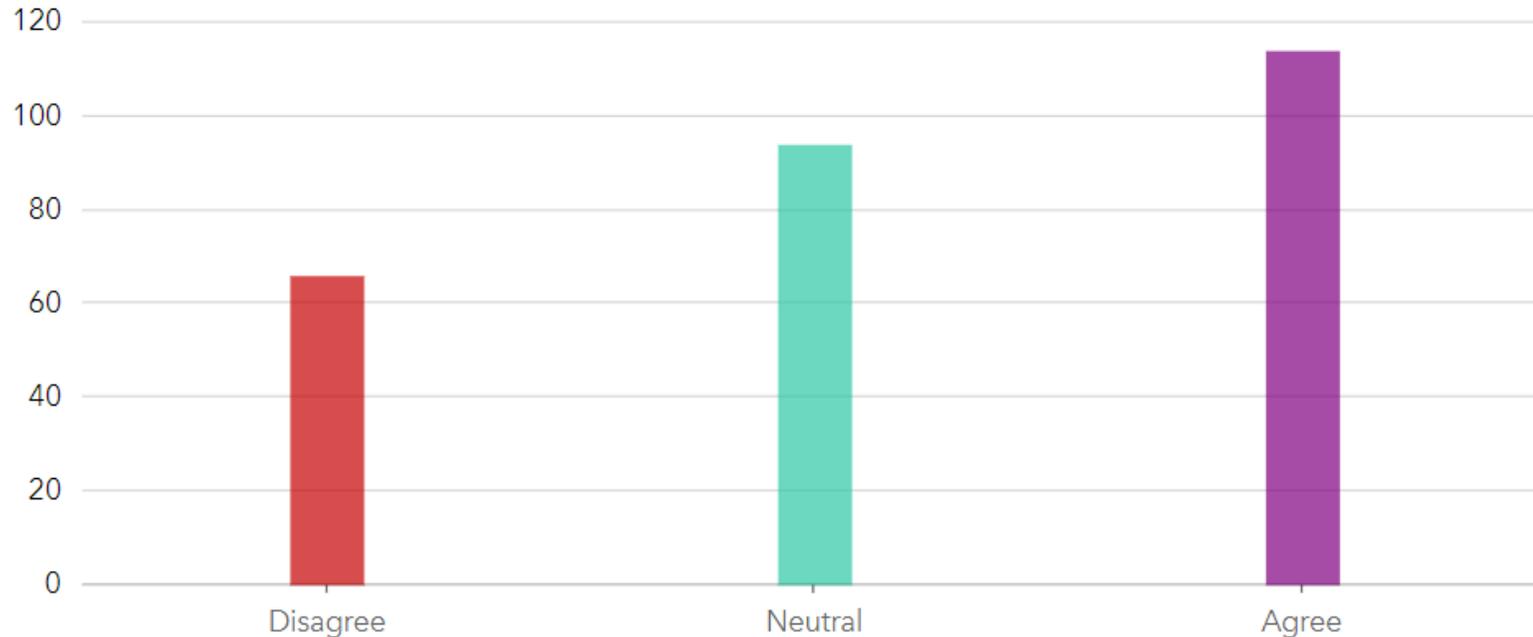
Q6 Rate your level of agreement with the following statement:

Work with the County and conservation partners to preserve farmland in the Township. N=280



Q6 Rate your level of agreement with the following statement:

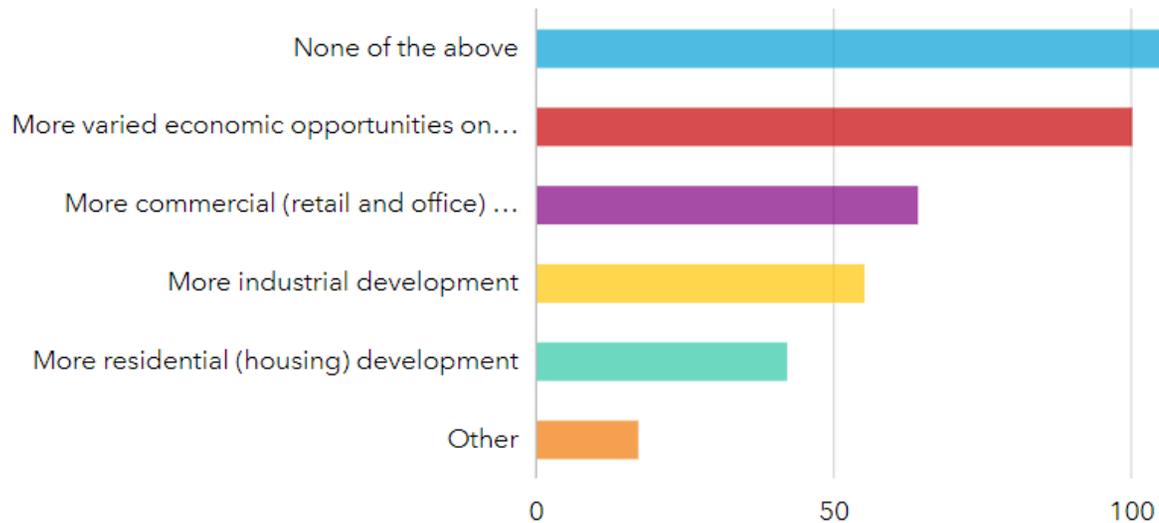
Recruit commercial and industrial businesses, e.g., through regular communication with County economic development, tax incentives, etc. N=274



Q7 Should the Township allow or encourage any of the following? Select all that apply.

Many respondents selected none of the above (41%), followed by more varied economic opportunities on farms, woodlands, and open spaces (35%), and more commercial (retail and office) development (23%).

N=280

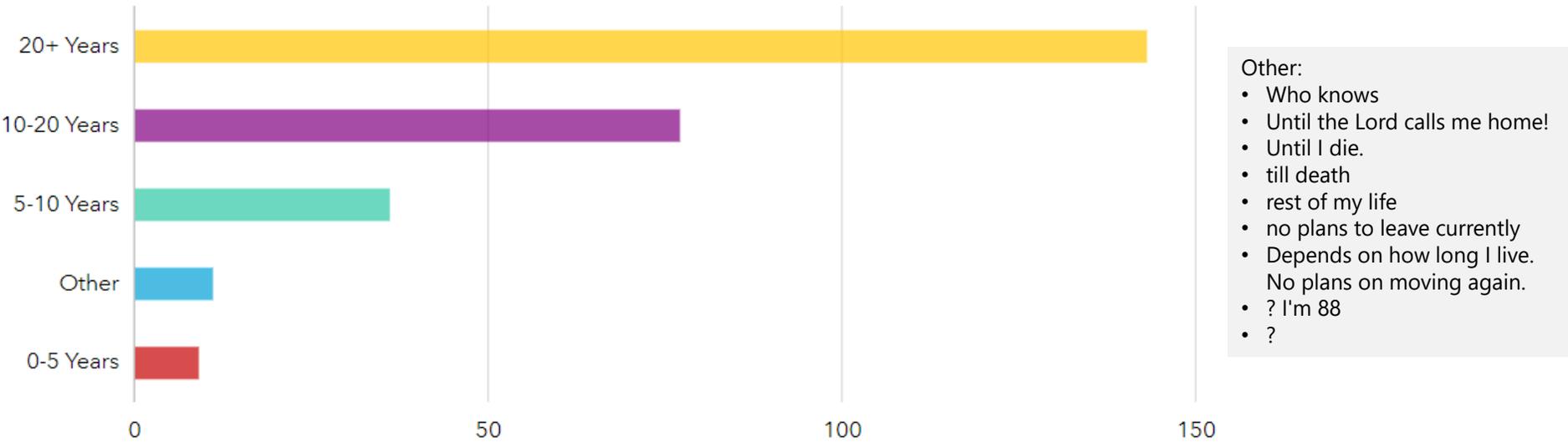


Other:

- Well planned yet affordable single family home development
- TND – total neighborhood development. It's a mixture of housing, business/retail and recreational space. Target areas in/around areas with growth or developments and preserve large open areas like farms.
- See below
- Quality of life
- Preserve precious farmland
- Preserve farmland
- Please be careful to safeguard our safe and family friendly township. I am against too much high-density housing happening too fast that completely changes the rural culture
- More land preservation.
- Moratorium on development until developers pay for infrastructure improvements
- Mixed use housing opportunities,
- Limit further building to single family homes with much larger building lots.
- Keep our rural areas
- Controlled small industry development
- Blending of the above options
- A branch of hack at nearby elementary middle and high schools

Q8 How long do you plan on living or owning land in the Township?

Most respondents (51%) plan to live or own land in the Township for **20+ years**. N=276



Q9 If you could change one thing about land use or land preservation in Conewago Township, what would it be?

N=186

These text-based responses will be analyzed and presented in the final report, available in October 2021.

Q10 Please use the space below for any additional comments.

N=118

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