

ISSUES

During the course of this planning process, the issues listed below have been identified. Opportunities presented by the issues are noted.

<u>Issue</u>	<u>Opportunity</u>
Increasing Regional Cooperation	Implement Regional Cooperation Program listed in Chapter 9. Appoint Regional Planning Commission. Formalize a process for the three Councils to meet regularly. Create regional commissions as necessary to address issues. (See discussion in Chapter 16.)
Maintaining a small town lifestyle and the quality of life	Make appropriate zoning revisions to assure retention of character. Consider design elements. Consider historic resource protection. Foster local businesses. Continue to improve community services and facilities. Regulate the large number of non-conforming buildings to mitigate impacts on neighborhoods. Address zoning map issues, such as existing inappropriate zoning and spot zoning. Address residential areas in need of enhancement.
Addressing the large number of residential rental properties. Encouraging the improvement of residential properties in need.	Prohibit conversions or strictly limit where they can occur. Institute strong conversion regulations where allowed (such as minimum size of building to convert, minimum size of unit, required off-street parking). Façade improvement programs. Enforcement of housing/property maintenance codes. Rental unit licensing and inspection programs.
Addressing traffic volumes and speed and improving pedestrian safety	Institute traffic calming measures (see Transportation Plan and Appendix 3). Address traffic issues on a regional basis. Make proposed road interconnections and intersection improvements and other proposed projects on Transportation Plan. Identify alternative routes to Routes 24 and 74.
Addressing parking concerns	Provide additional public parking areas. Address wayfinding to parking areas. Work with landowners to enhance, consolidate, and manage private parking areas. Review zoning requirements regarding parking.

Issue

Opportunity

Improving community appearance and enhancing commercial corridors such as Broadway, George Street, and Main Street

Streetscape improvements. Façade improvement programs. Zoning to address design considerations, historic resources, access management.

Maintaining public safety

Improve communications with Regional Police. Increase foot patrols. Emergency management planning on a regional basis. Maintain volunteer fire departments. Support EMS. Address areas of drainage concern.

Maintaining excellent community facilities

Make improvements to existing parks. Provide additional parks and recreation fields.

Providing for economic vitality and Borough revitalization.

Work to retain downtown businesses. Provide for adaptive reuse of vacant and underutilized industrial buildings. Attract residence-serving businesses to Yoe. Work with YCEDC to increase occupancy of vacant and underutilized buildings. Implement the program of the Economic Development Plan.

ISSUES IN THE REGION



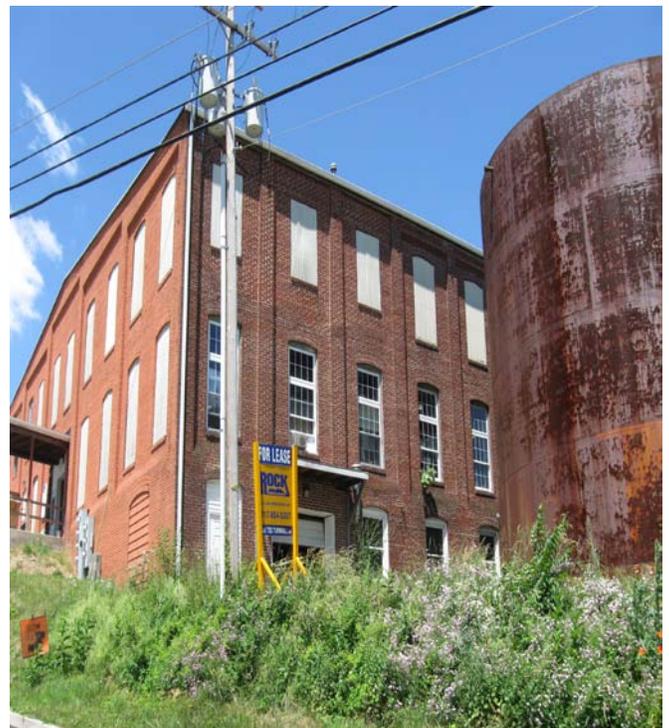
Overhead Lines at Main and George Streets in Yoe. Additional streetscape enhancement projects in the Region are desirable to improve community appearance and enhance Commercial Corridors



Single Dwelling Converted to Apartments on Main Street in Dallastown. The large number of rental properties in the Region is a concern.



No on-street parking available in the Heart of Yoe. The Borough would like to increase parking opportunities.



Available industrial capacity in Dallastown. The Boroughs will work together to provide for economic vitality in the Region.

ISSUES IN THE REGION



Commercial Corridor on East Main Street in Dallastown. Corridor enhancement is desirable.



Non-conforming use near the Red Lion Area Schools. One of many non-conforming uses in the Region. Potential impact on surrounding properties is a concern.



Need to Improve Wayfinding Signage to parking to help address parking concerns



Need to calm traffic on Main Street in Yoe because of traffic volumes and speed.

ISSUES IN THE REGION



Local businesses, characteristic architecture in Red Lion contribute to maintaining smalltown lifestyle



One of the many historic structures in the Region. There is limited protection of these resources, which contribute to the quality of life in the Region.



Some of the streetscape enhancements made in downtown Red Lion, improving community appearance and enhancing commercial corridor



Facade improvements in Dallastown improve community appearance

REGIONAL LINKAGES

The Boroughs are currently linked in a number of ways. Most obvious are the roadway connections. Major elements in the linkages are State Routes 24 and 74, which are not under Borough jurisdiction.

Roadway connections among the Boroughs:

- Main Street - Broadway (State Route 74), connecting Dallastown and Red Lion
- Pleasant Avenue - Broad Street - Lombard Street - Main Street, which connect Dallastown and Yoe
- Pleasant Avenue - Elm Avenue, which connect Dallastown and Yoe
- George Street - Springwood Road - High Street, which connect Dallastown and Yoe
- Main Street (State Route 74) - Country Club Road, which connect Dallastown and Red Lion
- Broad Street - Locust Street - Springwood Road, which connect Dallastown and Red Lion
- Duke Street - Arbor Drive - Franklin Street, which connect Dallastown and Red Lion
- Main Street (State Route 24) - Lombard Road - Cape Horn Road - Main Street, which connect Red Lion and Yoe
- Duke Street - Dairyland Drive - Country Club Road, which connect Dallastown and Red Lion

Mill Creek flows through Yoe, almost to the Red Lion public works/recreation area in the western portion of Red Lion. It is likely that the Ma and Pa Trail will generally parallel the Mill Creek from Red Lion through Yoe. Another spur of the Ma and Pa Trail will branch off and run to the heart of Dallastown. Planning for the Trail is on-going.

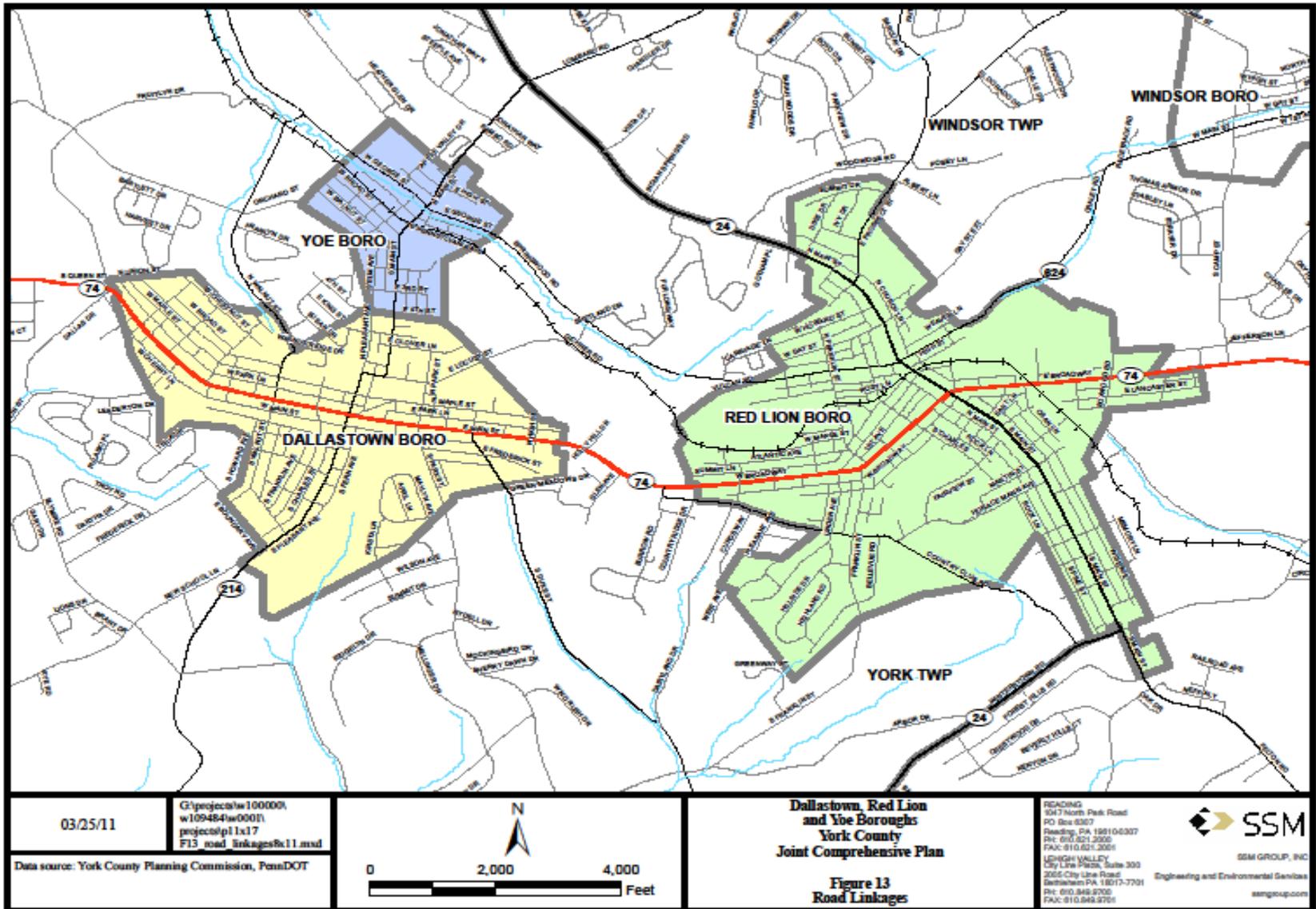
The Boroughs also work with the York County Planning Commission, York County Economic Development Corporation and PA DOT to address common issues to the Boroughs. Whether it be land use planning, revitalization, economic development or enhancements to Routes 24 and 74, which link the Boroughs.

SERVICE LINKAGES

The Boroughs are linked organizationally through the Regional Police Department, mutual assistance among emergency service providers, dependence on the Kaltreider-Benfer Library, water supply, and the Dallastown Area School District (Dallastown and Yoe).

- York Area Regional Police Department
- Yoe Ambulance Association
- Red Lion Ambulance Association
- Leo Independent Fire Engine Company No. 1
- Rescue Fire Company No. 1
- Yoe Fire Company
- Red Lion Municipal Authority
- Dallastown-Yoe Water Authority
- Dallastown Area School District
- Kaltreider-Benfer Library

Chapter 16 contains a Regional Cooperation Program to continue and enhance regional linkages. The focus is on new organizational linkages which will help implement this comprehensive plan and increase intermunicipal cooperation in grantsmanship; equipment and staff utilization; recreation and other municipal services; regional promotion; and project planning, such as corridor enhancement plans and bicycle/pedestrian pathway plans.



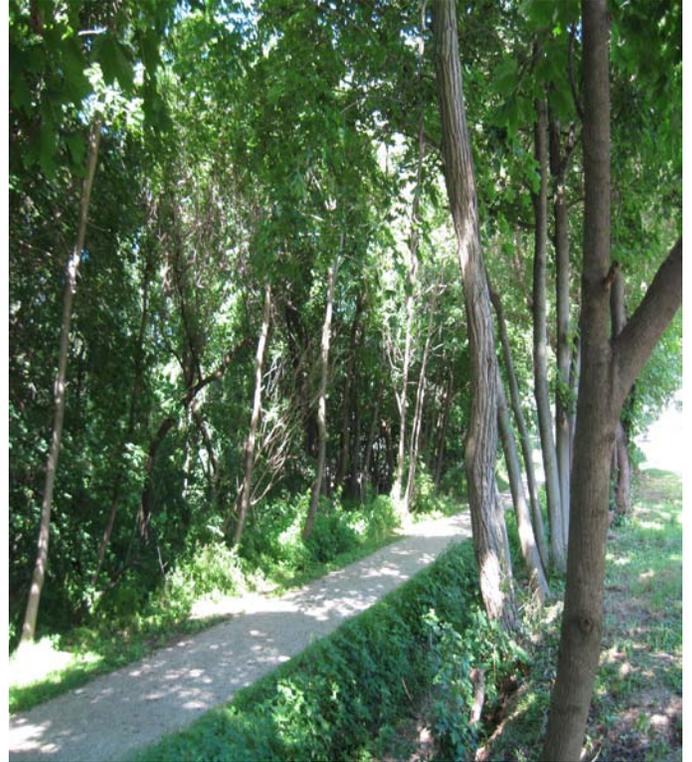
REGIONAL ASSETS

A number of regional assets have been identified.

<u>Assets</u>	<u>Opportunity</u>
Historic Historic Buildings Existing and Potential Historic Districts Historical Societies	Protect districts and buildings with historic preservation zoning. Consider an historic and architectural review board. Support efforts of historical societies. Increase municipal involvement through historical commissions. Consider adoption of design guidelines.
Economic Downtowns Small Local Businesses Industrial Areas	Continue downtown revitalization efforts with streetscape enhancements, façade and beautification improvements, pedestrian enhancements, signage control, parking enhancements, business retention and recruitment. Work cooperatively with YCEDC to increase reuse and utilization of industrial areas. Create a regional economic development entity.
Natural Resources Mill Creek Deller Farm/Slope Area	Retain Mill Creek in Yoe as open space and incorporate into Ma and Pa Greenway System. Promote creation of a park in the Deller Farm/Slope Area in Dallastown.
Community Facilities and Services Fire Companies EMS Schools Churches Kaltreider Benfer Library Public Sewer and Water Systems Red Lion Community Center	Continue municipal financial support where provided. Promote regional cooperation. Continue to maintain, improve and enhance facilities and services.
Recreational Red Lion Mile/Ma and Pa Greenway Dallastown Community Park Cougar Field Fairmount Park Yoe Park Yoe Ballfield	Continue to plan, maintain and improve facilities. Address parking issues. Construct new facilities to supplement existing.



Cougar Field in Dallastown



Red Lion Mile

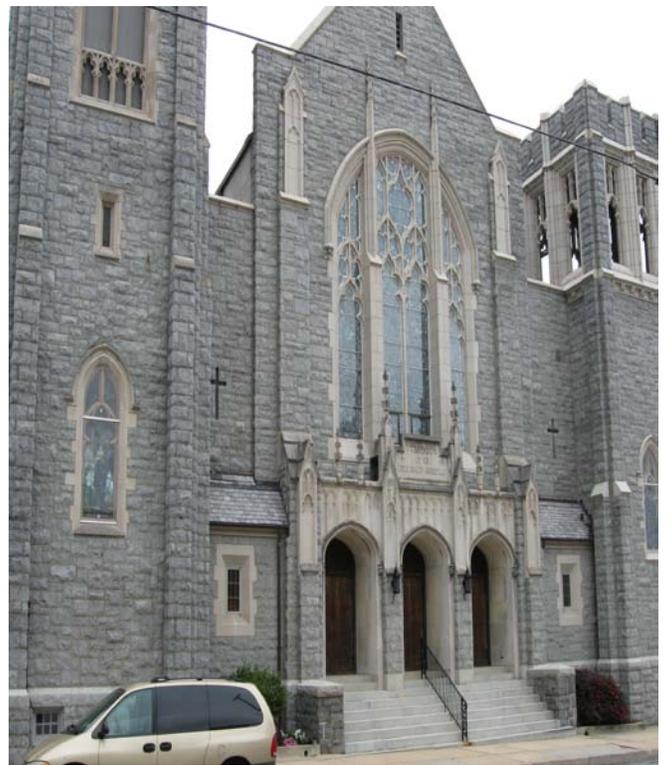
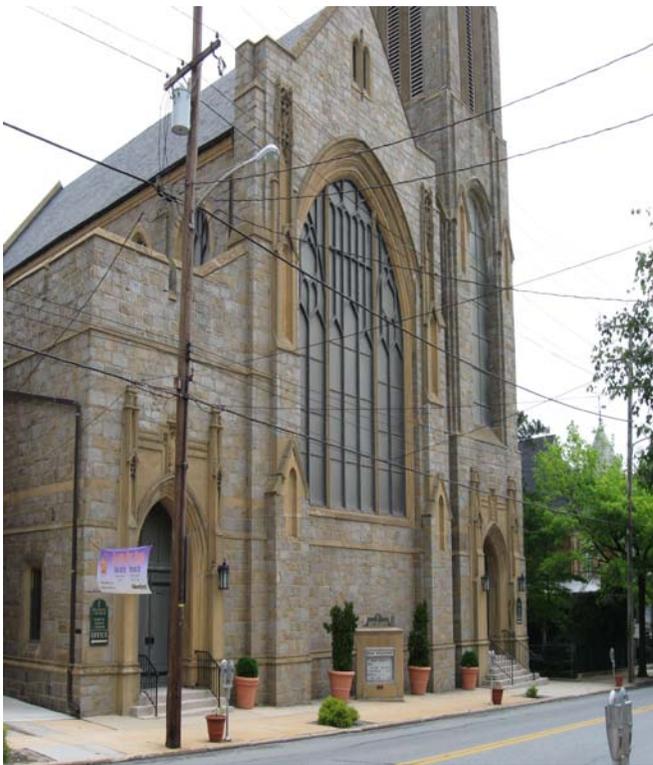
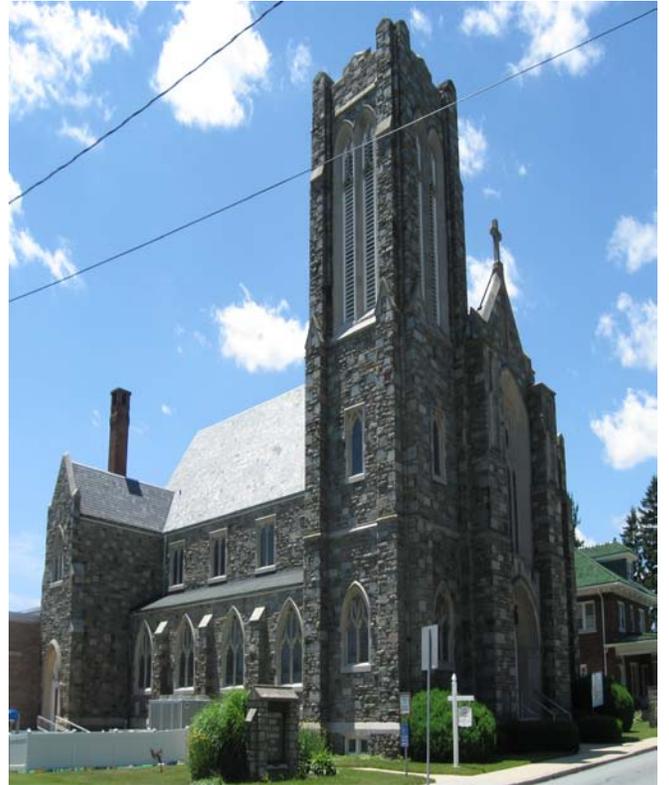


Deller Farm/Slope Area in Dallastown - Potential Park



Industry in Red Lion

SOME OF THE IMPRESSIVE LOCAL CHURCH BUILDINGS



Some church parking lots can provide opportunities for sharing parking.