

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, JANUARY 9, 2017

I. Call to Order: Chairman Lutz opened the Public Meeting at 2:30p.m.

MEMBERS: Commissioners Leo Lutz, Scott Haverstick, Terry Martin, William Shaffer, Alice Yoder, Roni Ryan, and Gretchen Karr were present.

Commissioners Pete Soto and Kathy Wasong were not present.

STAFF: Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Brad Stewart, Brian Reid and Farah Eustace were present.

OTHERS:	Frank Christoffel	LCAR
	Dennis W. Wade	West Donegal Township
	Steve Artz	Summit Living, LLC

II. Call to Audience

No one from the audience addressed the Planning Commission regarding an item not on the agenda.

III. Approval of the Minutes of Prior Meeting – December 12, 2016: Commissioner Shaffer moved to approve the minutes as submitted. Commissioner Haverstick seconded the motion. The motion passed unanimously.

IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations: **None.**

B. Committees and Task Forces: **None.**

C. Reports and Presentations from LCPC Staff:

1. Mr. Cowhey, Executive Director, was not in attendance.

2. Division Directors:

- a. Mr. Bob Bini, Director for Transportation Planning, said that Dean Severson and Bob Bini attended a meeting of municipal managers in the corridors of routes 283 and 230 to kick off a land use and transportation study. The purpose of this study and issues in these corridors were discussed with involved municipalities. Discussion was encouraging and the concept was well received by the 8 represented municipalities. This is a collaborated effect of the LCPC and Economic Development Company of Lancaster who has interest in evaluating site issues in different corridors. This would be beneficial in implementing the Lancaster County comprehensive plan and future transportation growth.

Mr. Bini also noted that in TTAC meeting he provided an update on PennDOT Connects, in December the Secretary of Transportation issued a formal policy which will be an attempt to collaborate with MPO and local government on transportation program and individual transportation projects.

MPO and TTAC nominations will be presented in February's LCPC meeting.

Commissioner Haverstick introduced newly appointed Commission member, Gretchen Karr to the Planning Commission.

- b. Mr. Dean Severson, Director for Community Planning, reported that a workshop on zoning is sponsored by the Pennsylvania Municipal Planning Education Institute (PMPEI) is scheduled in March. Another workshop on zoning administration will be held in fall. This workshop is open to municipal officials only. Previous workshop on SALDO administration was very successful. That was organized for the municipalities who adopted their Subdivision and Land Development Ordinances.

- c. Mr. Scott Standish, Director for Countywide Planning, noted that we need to encourage municipalities not to update their plans until the completion of the Lancaster county comprehensive plan. Staff met with Leadership Lancaster, gave a presentation and talked about *Places2040*. The LCPC online survey is still open, an article to encouraged public to take that survey will be printed in Merchandiser. Another article will be printed in Lancaster Newspaper on smart growth in few weeks.

The Coalition for Smart Growth is agreed to be a partner with LCPC to meet with municipal managers, engineers, professional planners and school districts to have conversation regarding *Places2040*.

Mr. Standish said staff is working on one minute vignettes with each of a leader of 18 organizations which will be posted on website. The focus will be the importance of *Places2040* and why they are involve in it.

Staff is also working to organize an event in spring and looking for a speaker who will talk about work beyond boundaries to achieve common goals.

V. Previously Postponed Planning Matters for Discussion and Action:

A. Lancaster County Comprehensive Planning Items: **None.**

B. Community Planning Reviews:
(Rescheduled from the December 27, 2016 Meeting)

- 1. **#7-85**, Clay Township, Proposed rezoning of certain tracts of land located on the north & south sides of West Main Street, Rt 322 from the AG - Agricultural District to the R-2 Residential District and the NC Neighborhood Commercial District

After discussion, Commissioner Haverstick moved to table the above review to a later date. Commissioner Martin seconded the motion. The motion passed unanimously.

- 2. **#12-22A**, Conestoga Township, Proposed Act 537 Sewage Facilities Plan update

After discussion, Commissioner Shaffer moved to recommend approval of the above review. Commissioner Yoder seconded the motion. The motion passed unanimously.

3. **#14-32**, Denver Borough, Proposed amendment to the Zoning Ordinance by adding Section 200-108F, Subpart 1 providing that crushed or loose stone is not an accepted material for use in the front yard of any property for a driveway or parking area; providing for the repeal of inconsistent ordinance; providing for the severability of the ordinance; and providing that the ordinance shall take effect as provided by Pennsylvania Law

After discussion, Commissioner Ryan moved to recommend approval of the above review. Commissioner Yoder seconded the motion. The motion passed 6-1 (Commissioner Haverstick voted nay).

C. Subdivision and Land Development Plan Items – Approvals/Reviews: **None.**

D. Subdivision and Land Development Plan Items – Advisory Reviews:
(Rescheduled from the December 27, 2016 Meeting)

1. **#71-354-1D**, U-Gro, East Hempfield Township
2. **#72-438-8**, West Hempfield Township Municipal Services Complex, West Hempfield Township
3. **#79-53-1**, Ivan S. Smucker, Caernarvon Township
4. **#87-17-1**, Verizon Wireless – Halfville Site, Elizabeth Township

Commissioner Haverstick moved to recommend approval of the above reviews. Commissioner Shaffer seconded the motion. The motion passed unanimously.

E. Other Planning Matters: **None.**

F. Additions to the Agenda (with 24-hour Public Notice): **None.**

VI. New Planning Matters for Discussion and Action:

A. Lancaster County Comprehensive Planning Items: **None.**

B. Community Planning Reviews:

1. **#30-136**, West Hempfield Township, Proposed Zoning Ordinance amendment to modify Section 403.3.B.3 pertaining to modifications to area and bulk requirements in the Traditional Village District

Steve Artz, developer, addressed the Commission, he said their proposal meets all the requirements and it's confusing for him to understand the recommendation. He said sketch plan of the project was reviewed by the Board of Supervisors and Planning Commission of West Hempfield Township. It's not written the way he expected.

The Commission said that the comments are on the ordinance not on the proposal. The Township should look into this to modify before make any decision.

After discussion, Commissioner Ryan moved to recommend approval of the above review. Commissioner Shaffer seconded the motion. The motion passed 6-1 (Commissioner Karr voted nay).

C. Subdivision and Land Development Plan Items – Approvals/Reviews:

1. Requests for Modifications/Waivers: **None.**
2. Subdivision and Land Development Plans: **None.**
3. Unconditional Preliminary Plan Approval: **None.**
4. Requests for Time Extensions: **None.**

D. Subdivision and Land Development Plan Items – Advisory Reviews:

1. **#66-155-3A**, George & Lorraine Lewis, West Hempfield Township
2. **#70-106-20A**, Conewago Industrial Park – Lot 6, West Donegal Township
3. **#72-137A**, Isaac S. Zook, Bart Township
4. **#73-147-1B**, 6057 Wertztown Road, Salisbury Township
5. **#74-132-5A**, Aldi Inc. Ephrata, Ephrata Township
6. **#77-348A**, Aaron F. Esh, Bart Township
7. **#15-5-1**, 1580 Fruitville Pike Hotel, Manheim Township

Commissioner Haverstick moved to recommend approval of the above reviews. Commissioner Yoder seconded the motion. The motion passed unanimously (Commissioner Martin abstained from voting on item # 3).

E. Other Planning Matters:

F. Additions to the Agenda (with 24-hour Public Notice): **None.**

VII. Old Business: **None.**

VIII. New Business and Discussion Items:

IX. Adjournment: Commissioner Shaffer moved to adjourn the meeting. Commissioner Karr seconded the motion. The meeting was adjourned at 4:25p.m.