MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, FEBRUARY 13, 2017

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

MEMBERS: Commissioners Leo Lutz, Scott Haverstick, Terry Martin, Kathy Wasong, Alice Yoder, and Gretchen Karr were present.

Commissioners Roni Ryan, William Shaffer and Pete Soto were not present.

STAFF: James Cowhey, Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Mark Huber, Emma Hamme, Brian Reid and Farah Eustace were present.

OTHERS:

Aimee Tyson	Lancaster Co. Redevelopment Authority
Matthew Sternberg	Lancaster Co. Redevelopment Authority
Frank Christoffel	LCAR
Steve Risk	Quarry Edge
Jeff Helm	Borough of Columbia
Steven M. Kaufhold	Borough of Columbia
Francis Joseph Mongeau, Jr.	Columbia

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 – January 23, 2017: Commissioner Martin 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. Executive Director: No report.

2. Division Directors:

a. Mr. Scott Standish, Director for Countywide Planning, as part of the Comprehensive plan process, reported that a spring event is scheduled for May 10, 2017 at 6:30 p.m. at Brick Gables. He thanked LCAR for submitting a grant from the National Association for Realtors. Mr. Glendening, past Governor of Maryland, and now with Smart Growth America will be the featured speaker at the event. The comprehensive online survey attracted over 1600 participants bringing the total involvement of the public to over 5000 people. He thanked staff for working hard to make this happen.

Additional *places2040* meetings will be held over the next few weeks. The Coalition for Smart Growth is co-sponsoring meetings with school districts, municipal managers/staff, municipal engineers and landscape architects regarding their role in *Places2040*.

In response to Commissioner Yoder's question Mr. Standish said staff is working on FAQ's on smart growth to be posted on *Places2040* website.

Mr. Domin informed the Commission the first Lancaster Active Transportation Plan pubic meeting will be held on March 2, 2017 at the Farm and Home Center. It's an open house to get public input, he encouraged all to attend. More information and survey is available at LancasterATP.com.

b. Mr. Bob Bini, Director for Transportation Planning, said TTAC met today. The main topic was a completed traffic study of the Rohrerstown Road and Good Drive corridors. This traffic study was initiated by the Lancaster County Transportation Authority to identify the transportation network improvements necessary to accommodate expected future travel demands along the Rohrerstown Road and Good Drive corridors in East Hempfield Township. The study evaluated four options to accommodate projected future traffic for both 2025 and 2045 with cost options.

V. Previously Postponed Planning Matters for Discussion and Action:

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

B. Community Planning Reviews: **None.**

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

D. Subdivision and Land Development Plan Items – Advisory Reviews: **None.**

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. **#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

Commissioner Haverstick moved to recommend approval of the above review. Commissioner Wasong seconded the motion. The motion passed unanimously.

2. **#11-64,** Columbia Borough, Proposed request for certification of 247 North Second Street, 121-123 North Fifth Street, 494 Manor Street, 554 Walnut Street, 331 North Third Street, & 320 Perry Street as blighted properties in accordance with the Lancaster County Board of County Commissioners Ordinance Number 56 enacted October 17, 2001

Commissioner Haverstick moved to recommend approval of the above review. Commissioner Wasong seconded the motion. The motion passed unanimously.

3. **#41-151,** Manor Township, Proposed rezoning of 6.149 acres located on the southwest corner of Walnut Hill Road and Rock Hill Road from A - Agricultural District to R - Rural District

Mr. Severson mentioned there is a typo on page 3, 2nd line where acreage should be corrected to 6.15 acres.

After discussion, Commissioner Martin moved to recommend approval of the above review, as corrected. Commissioner Yoder seconded the motion. The motion passed 5-1 (Commissioner Haverstick 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:

   a. **# 78-22-2A,** Quarry Edge Properties, LP, Eden Township & Quarryville Borough, (90 days)

Steve Risk addressed the Commission and provided update on the above plan. He also requested the Commission to grant 30 day extension if not 90 days.

Commissioner Wasong moved to approve disapproval as recommended by staff. The motion failed for lack of a second. In a second motion Commissioner Karr moved to approve extension of 90 days. The motion failed for lack of a second.

Contrary to the staff recommended disapproval, the Commission decided to approve a 45 days' time extension to meet all conditions of approval.

After discussion, Commissioner Martin moved to approve extension of 45 days for the above item. Commissioner Yoder seconded the motion. The motion passed 4-2 (Commissioners Karr and Wasong voted nay).

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

1. **#67-41-3,** 5305 Lincoln Highway, Salisbury Township
2. **#68-9-1,** Peony Road Tract, West Lampeter Township
3. **#86-364-2,** Advance Auto Parts, Providence Township
4. **#03-70-7,** Sheetz – Airport Road, Manheim Township
5. **#17-1,** 160 & 162 Bridgeville Road, East Earl Township
6. **#17-2,** Thomas A. Lascoskie, Ephrata & West Cocalico Townships
7. **#17-3,** Bainbridge Elementary School – Elizabethtown Area School District, Conoy Township

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

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:

Commissioner Haverstick suggested that the Commission sometime should meet the LCPC staff that don't attend the meetings. Their role is as important as the ones who attends the meetings on regular basis. Mr. Cowhey said this can be arranged.

IX. Adjournment: Commissioner Wasong moved to adjourn the meeting. The motion was seconded by Commissioner Haverstick. The meeting was adjourned at 3:59 p.m.

F:\My Documents\LCPC Agenda&MinutesMisc\2017\2-13-17.doc