

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

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

MEMBERS: Commissioners Scott Haverstick, Kathy Wasong, William Shaffer, Alice Yoder, Roni Ryan, and Gretchen Karr were present.

Commissioners Leo Lutz, Terry Martin and Pete Soto were not present.

STAFF: Scott Standish, Dean Severson, Gwen Newell, Brad Stewart, Mark Huber, Kip Van Blarcom, Lindsay Graham, Brian Reid and Farah Eustace were present.

OTHERS:

Steve Kaufhold	Columbia Borough
Matthew Sternberg	LC Housing & Redevelopment Authority
Aimee Tyson	LC Housing & Redevelopment Authority
Ray D’Agostino	Lancaster Housing Opportunity Partnership
Gary P. Klinger	Historic Preservation Trust of Lancaster County

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 – February 27, 2017: Commissioner Shaffer moved to approve the minutes as submitted. Commissioner Karr 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. Scott Standish, Director for Countywide Planning, provided an update on phase 2 of the places2040 civic engagement process which includes results of MetroQuest/Online survey. He discussed the key takeaways from nearly 6,000 participants, so far, as well as new opportunities or challenges that have been raised including: concern about population growth; rural areas & villages have unique challenges that require unique strategies; a communication/education gap exists between experts, elected officials, and general public; and use innovative planning tools to achieve better growth. Mr. Standish also shared a few examples of the video vignettes that were produced of the 17 Partners for Place organizations. These video clips will soon be available on Places2040's website.

Mr. Standish also noted that staff recently had meetings with Agricultural and Natural resources stakeholders regarding refining the "places" scenario. Additionally, staff met with water resource stakeholders to discuss Blueprints – the county's water resources plan – to determine relevancy and identify what needs to be addressed in places2040. Staff is also working with the Coalition for Smart Growth on series on Planning for Lancaster County's Future. Also, staff has created an exhibit on places2040 for the BIA Spring Home Show. The display will be interactive and engage participants in selecting a "preferred" future for Lancaster County.

The spring event "Framing our Future" will be held on May 10, 2017 at 6:30 p.m. at Brick Gables. He thanked LCAR for submitting and receiving the grant from the National Association for Realtors. Mr. Parris Glendening, of Smart Growth America will be the featured speaker at the event. He asked LCPC members to attend.

b. Mr. Bob Bini, Director for Transportation Planning, informed the Commission about receiving supplement funds from PennDOT for corridor study/land use study of route 230 & 283. Last week current collaborators met including Economic Development Company and

Farmland Trust to prepare scope of work. He hopes to have this study underway by mid-year. The Smart Growth transportation taskforce will meet in April/May and will be soliciting for projects for smart growth and transportation alternative program. At the Active Transportation kickoff meeting there was discussion about the membership of Bicycle & Pedestrian Advisory Committee. LCPC will continue to seek candidates for the two current vacancies and work through the Active Transportation plan process to identify additional members. These vacancies will be posted on LCPC website.

For Commission member's information, Mr. Bini noted that Bicycle & Pedestrian Advisory Committee meets five times in a year and looking for members who have diversity in interests.

Vice-Chairman Haverstick thanked County Commissioner Dennis Stuckey for his continued interest in Planning Commission work.

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. **#11-65**, Columbia Borough, Proposed request for certification of 318 South Third Street and 556 Union Street as blighted properties in accordance with the Lancaster County Board of County Commissioners Ordinance Number 56 enacted October 17, 2001

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

2. **#30-136A**, West Hempfield Township, Proposed Zoning Ordinance amendment to modify Section 403 pertaining to modifications to area and bulk requirements in the Traditional Village District

Mr. Severson said the LCPC reviewed a similar zoning text amendment at its January 9th meeting and apologized for not providing that report.

Vice-Chairman Haverstick advised staff in future to provide copies of previously reviewed plans to the Commission for reference.

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

3. **#47-19**, Mountville Borough, Proposed Zoning Ordinance amendment to define fuel storage facilities and to permit the use in certain zoning districts and to rezone approximately 0.73 acres (tax parcel no. 4705800500000) from Low Density Residential (R-1) to Industrial (I-1)

After discussion, Commissioner Ryan moved to recommend approval of the above review. Commissioner Wasong seconded the motion. The motion passed unanimously (Commissioner Shaffer abstained).

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. **#73-290-2**, Christian A. Stoltzfus, East Lampeter Township
2. **#74-137-7**, Christy R. & Robin Montgomery Lapp, Quarryville Borough & Eden Township
3. **#75-301-2B**, Kettering Leola, Upper Leacock Township
4. **#76-125-4C**, Westminster Presbyterian Church of Lancaster, Manheim Township

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6. #86-12-3, Amos L. Fisher, East Earl Township
7. #87-136A, James L. & Patricia A. Metzler, Eden & Providence Townships
8. #95-160-1D, Lititz Reserve – Phase 5 & 6, Warwick Township
9. #03-101-1, Environmental Recovery Corp., Manheim Township
10. #17-5, Oakfront Limited Partnership, Lititz Borough
11. #17-6, Denver House, Denver Borough
12. #17-7, Marietta’s Old Town Hall, Union Meeting House, Parking Area, and Surrounding Streetscapes, Marietta Borough

Mr. Ray D’Agostino, Executive Director, Lancaster Housing Opportunity Partnership spoke regarding item # 11. He provided some background and other details of the project. The building was constructed in the 1800s as a railroad hotel and had most recently been used as a boarding house. The proposed building will contain two business offices, medical/dental office, retail spaces, and 10 affordable apartments. He said this plan could be a show case for the community.

After discussion, Commissioner Shaffer moved to recommend approval of the items 1 through 4 and 6 through 12, as presented. Commissioner Wasong seconded the motion. The motion passed unanimously.

5. #81-59-3E, Traditions of America – Phase 5, Warwick Township

Mr. Gary Klinger, President, Historic Preservation Trust of Lancaster County, addressed the Commission opposing the demolition of a historic structure. He said something could be done to preserve this building.

LCPC strongly opposed the unnecessary demolition of the irreplaceable historic house. Every effort should be made to preserve the historic house located within the open space area of the Traditions of America community. An important historic resource should not be demolished for open greenspace. The home could be picked up and relocated onto a lot within the adjacent subdivision to the west.

After discussion, Commissioner Wasong moved to recommend disapproval of the above item, as amended. Commissioner Yoder 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:

Mr. Standish commend staff for their good work on the comprehensive plan update especially Brian Reid, Marie Quigg, Kip Van Blarcom and Mark Huber. He said having limited staff is a challenge to accomplish this big task but everyone is working very hard.

Commission members were agreed and suggested to write a letter of appreciation.

IX. Adjournment: The meeting was adjourned at 4:30 p.m.