

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, MARCH 27, 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, William Shaffer, Alice Yoder, Roni Ryan, Pete Soto and Gretchen Karr were present.

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

OTHERS:

Aimee Tyson	Lancaster County Redevelopment Authority
Michaela Allwine	Lancaster County Redevelopment Authority
Joel Young	Rettew Associates, Inc.
John Biemiller	Economic Development Company
Greg Dunn	Conestoga Wood
Michael Vaughn	Conestoga Wood
Mark Heeb	BL Companies

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 – March 13, 2017: Commissioner Wasong moved to approve the minutes as submitted. Commissioner Haverstick seconded the motion. The motion passed unanimously (Commissioners Martin and Soto abstained).

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. James Cowhey, Executive Director, said the Lancaster County Agriculture Council has published their 2017 event brochure and the 1st event will be held on June 13-15, 2017. LHOP 2017 Home and Money Fair is scheduled for April 1, 2017.

2. Division Directors:

a. Mr. Scott Standish, Director for Countywide Planning, as part of the comprehensive plan update noted that staff recently had a meeting with municipal staff which went well and received good feedback. Next meeting is scheduled with design professionals at the Farm and Home center and then later will meet school districts. A meeting with partners for place will be held on March 29th, who meets quarterly for updates on the progress of the plan. A different group of stakeholders will also meet regarding each element, and staff has already met regarding *Blueprints* to determine what is still relevant. Later will talk about *Connections, Choices, Greenscape, Tourism and Heritage*.

Mr. Standish reminded the Commission about the Lancaster Active transportation plan survey and encouraged everyone to take the survey. He said this is open for another week and a half.

b. Mr. Bob Bini, Director for Transportation Planning, discussed the smart growth transportation program workshop flyer. The taskforce met last week to review program guidelines on how to operate the program for next cycle. The workshop will be held on Wednesday to provide information. The flyer will be e-mailed to different stakeholders, transportation providers and municipalities. Applications are due in July and selection process will run through fall. Selected projects will be on the 2019-2020 funding cycle of transportation improvement program.

In response to a question regarding BPAC vacancies, Mr. Bini said the committee met last week and is still continue to seek candidates for the two current vacancies. Vacancies are advertised on website. 15 candidates are interested to serve on the committee, who have diversity in interests. The applications will be reviewed soon. Also, the

committee developed mission statement which will be submitted to TTAC and MPO for review and approval.

- c. Mr. Dean Severson, Director for Community Planning, reported on the Economic Developing Company Borough's collaborative meeting. He said EDC is working on variety of things including education, Borough's inventory and to identify next steps. He also talked about working on parking issues and place making later in the year.

Additionally, working on building relationship between boroughs and townships. One property is picked in Ephrata borough and the group will be working on inventory and to see how this can be redeveloped to get it back on market.

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. **#11-66**, Columbia Borough, Proposed request for certification of 301 North Second Street as a blighted property 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 Shaffer seconded the motion. The motion passed unanimously.

- 2. **#21-78**, West Earl Township, Proposed amendment to the Zoning Ordinance to revise setbacks and to update administrative provisions

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

3. **#35-103**, Leacock Township, Proposed ordinance establishing and adopting a Leacock Township Official Map

LCPC suggested that Leacock Township should clarify if all sidewalks and pedestrian trails are located on the Official Map including those within the proposed intersection, street, and corridor improvement areas. Location of the existing walking paths and sidewalks in these areas will help determine what additional improvements may need to be required. As the draft official map narrative indicates, improvements associated with the streetscape and corridor improvements should be studied. A complete streets analysis could be taken by the Township as that study to further provide clarification to landowners of what transportation improvements the Township wishes to see within the corridors.

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

4. **#35-104**, Leacock Township, Proposed amendment to the Zoning Ordinance requiring the issuance of permits prior to the demolition of structures within the Township of Leacock

After discussion, Commissioner Haverstick moved to recommend approval of the above review. Commissioner Wasong seconded the motion. The motion passed 8-1 (Commissioner Shaffer voted nay).

5. **#58-47**, Strasburg Township, Proposed amendment to the Zoning Ordinance to revise definitions and steep slope requirements and add regulations governing historic resources

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

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. **#80-306-5**, UGI Corporate Headquarters, East Cocalico Township

Mr. Heeb of BL Companies addressed the Commission and responded to question regarding traffic impacts in the area.

LCPC expressed concerns for providing the necessary measures that will accommodate the increase in automobile traffic along the Colonel Howard Boulevard corridor. There should be future consideration in providing safe multimodal transportation facilities within the corridor which would accommodate the potential increase in daily visitor and employee traffic.

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

2. **#86-457-8**, Matthew Sipel, Martic Township

3. **#86-469-3**, Conestoga Wood Specialties – New Office Building, East Earl Township

4. **#88-289E**, 391, Diem Woods Road, East Earl & Salisbury Townships

5. **#96-11-2**, 110 Cocalico Road, West Earl Township

6. **#97-152-1**, St. Peter’s Catholic Church, Mount Joy Township

7. **#04-36A**, E-Zee Milking Equipment, LLC, Leacock Township

8. **#16-9-1**, Morr Outdoors, West Lampeter & Pequea Townships

9. **#17-8**, Derck and Edson Associates, Lititz Borough

Commissioner Haverstick moved to recommend approval of the above reviews. 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:

IX. Adjournment: Commissioner Wasong moved to adjourn. Commissioner Shaffer seconded the motion. The meeting was adjourned at 3:55 p.m.