

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, APRIL 10, 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, and Gretchen Karr were present.

Commissioner Pete Soto was not present.

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

OTHERS:

Ron Funk	Brecknock Township resident
Michael Reinert	Brecknock Township Engineer
Jerry Long	Brecknock Township Supervisor
Jeff Stauffer	West Cocalico Township resident

II. Call to Audience

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

Commissioner Yoder moved to amend agenda to add LCPC staff commendation letter for discussion. Commissioner Haverstick seconded the motion. The motion passed unanimously.

III. Approval of the Minutes of Prior Meeting – March 27, 2017: Commissioner Haverstick moved to approve the minutes as submitted. Commissioner Shaffer 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, said that there is a meeting scheduled with PennDOT regarding parking issues at the Lancaster train station. He said he will update the Commission of the outcome.

2. Division Directors:

a. Mr. Bob Bini, Director for Transportation Planning, said there will be a Smart Growth Transportation funding workshop next Wednesday, April 12th, from 1-3 PM at the Lancaster City Council Chambers. This workshop will cover program guidelines that includes helpful information about eligible projects and review process.

Mr. Bini also informed the commission about the public comment period on PennDOT's 12 year program is open until April 19, 2017, and the survey to provide input is also available by visiting <http://www.talkpatransportation.com>. Please take a few minutes to take the survey if you already haven't done so.

He also said, at today TTAC meeting PennDOT reported regarding 222/322 interchange, PennDOT is considering diverging diamond design at that interchange. There will be an opportunity for public input beginning this summer.

b. Mr. Scott Standish, Director for Countywide Planning, said Partners for Place met last week, which meets quarterly for updates on the progress of the plan. The spring event "Framing our Future" will be held on May 10, 2017 at 6:30 p.m. at Brick Gables.

Mr. Standish also shared a couple of examples of the video vignettes that were produced of the 17 Partners for Place organizations.

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. **#4-93**, Brecknock Township, Proposed amendment to the Zoning Map by changing the zoning classification of twenty-one tracts of land from the Agricultural Zoning District to the Highway Commercial District, four tracts of land from the Residential Low Zoning District to the Light Industrial Zoning District and four tracts of land from the Agricultural and Residential Low Zoning District to the Light Industrial Zoning District

Jerry Long, Brecknock Township Supervisor, briefed the Commission supporting the above rezoning request and explained how the township is struggling to maintain its infrastructure.

Ron Funk, Brecknock Township resident, addressed the Commission opposing the proposed rezoning from agricultural to highway commercial. He said Brecknock Township residents are concerned about the proposed rezoning and have signed a petition to express their concerns. The signed petition was also provided to the Brecknock Township Planning Commission at their meeting last month. He distributed copies of a signed petition for reference.

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

2. **#9-30**, West Cocalico Township, Proposed amendment to the Zoning Ordinance to add to and amend definitions, provide for certain uses by special exception in certain zoning districts, to apply the standards for mobile home parks to manufactured home parks, and to make other edits for the purpose of providing consistency

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

3. **#16-67**, West Donegal Township, Proposed rezoning of approximately 10.634 acres located on the southwest corner of North Market Street, Rt 230 & Industrial Road from General Commercial (GC) to General Industrial (GI)

The Commission suggested adding a comment that since the township official map indicates a proposed extension of the Conewago Trail along Industrial Road, when development occurs on the subject property, it should include the planning of the trail extension.

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

4. **#20-81C**, East Earl Township, Proposed Zoning Ordinance update

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

5. **#46-139**, Mount Joy Township, Proposed amendment to the land use ordinances of Mount Joy Township codified as Chapters 113, Storm Water Management, 119, Subdivision and Land Development, and 135, Zoning

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

6. **#49-46**, Paradise Township, Proposed rezoning of 2.3 acres of a 4.1 acre tract located at 3385 Lincoln Highway East from Commercial/Industrial to Village Mixed Use and to amend the future land use map of the Comprehensive Plan

The Commission expressing concerns regarding historic resources said that the rezoning of the parcel containing the Leaman Mansion is a positive step in encouraging the preservation and adaptive reuse of this building, but Paradise Township should make every effort to strengthen its historic resource regulations to apply to additional buildings and structures located throughout the township.

After discussion, Commissioner Haverstick moved to recommend approval of the above review, as amended. Commissioner Wasong 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. #72-385E, Stephen J. Fisher, Salisbury Township
2. #77-462-2C, Elam S. Beiler, East Drumore Township
3. #78-58C, Wy Enterprises, LLC, Lancaster City
4. #78-296-3, Reuben L. Petersheim, Bart & Sadsbury Townships
5. #79-220-9C, Sylvan View – Phase 3, West Hempfield Township
6. #80-414D, David S. Smucker, Salisbury Township
7. #81-59-4A, Buckwalter Trace Subdivision – Phase 1, Warwick Township
8. #88-303-3, Public Water Storage Tank, Leacock Township
9. #90-76-2, Watson Run – Lot 187, Leacock Township
10. #93-8A, Glenn M. Brendle, Sadsbury Township
11. #06-145A, Pequea Valley School District, Paradise Township
12. #09-60-1, Scott A. Wagner, Little Britain Township
13. #17-9, Fertrell, Conoy Township

Commissioner Haverstick moved to recommend approval of the above reviews. Commissioner Wasong 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 Yoder presented a draft letter to be sent to the Board of County Commissioners commending LCPC staff's work on the comprehensive plan.

Commissioner Haverstick moved to approve letter of commendation to the Board. Commissioner Wasong seconded the motion. The motion passed unanimously.

IX. Adjournment: Commissioner Shaffer moved to adjourn the meeting. Commissioner Yoder seconded the motion. The meeting was adjourned at 4:00 p.m.