

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, APRIL 24, 2017

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

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

Commissioners Terry Martin, Kathy Wasong, Pete Soto and Alice Yoder, were not present.

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

OTHERS:	Nick Kohr	LCSWMA
	Bob Zorbaugh	LCSWMA
	James Appleby	Inashco
	Alex Henderson	LCSWMA
	Bill Swiernik	David Miller Associates, Inc.
	Scott Hain	David Miller Associates, Inc.

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 – April 10, 2017: 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:

1. LCSWMA Metals Recovery Facility presentation – Dean Severson

Bob Zorbaugh of LCSWMA gave a power point presentation on Metals Recovery Facility (MRF) plan. He said the purpose of the plan is to recover valuable metals from LCSWMA trash-to-energy ash streams not captured in current metal recovery processes. LCSWMA chose Inashco as project partner because of their extensive experience with processing ash and proposed a strong business case. Proposed MRF at the Frey Farm Landfill will be fully enclosed, no dust or odor and with minimal exterior lighting. Mr. Zorbaugh also explained benefits and timeline of the project.

James Appleby of Inashco provided some background of the company which is consistently improving and has substantial experience.

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

C. Reports and Presentations from LCPC Staff:

1. Mr. Cowhey, Executive Director, updated the Commission on parking issues at the Lancaster train station. In a briefing last week from PennDOT deputy secretary for multimodal transportation, Toby Fauver said the Commonwealth now owns a parcel on Keller Ave and intends to use it for future parking but it is in very preliminary stages.

2. Division Directors:

a. Mr. Scott Standish, Director for Countywide Planning, asked Emma Hamme, Senior Countywide Planner, to answer a question from a previous LCPC meeting regarding demolition of a historic resource few weeks ago. She said the fine for demolishing a historic structure is \$500 and it accrues on a daily basis as long as the violation continues. It could go to magisterial district court where the maximum fine is up to \$12000 and up to the judge to make that determination.

Mr. Standish, reminded the Commission of upcoming active transportation event and of the spring event that will be held on May 10th, he encouraged all to attend. He also shared two of the video vignettes that were produced of the 17 Partners for Place organizations.

b. Mr. Bob Bini, Director for Transportation Planning, said there are three public events for the public to participate in the planning process

of the Lancaster Active Transportation plan. (1) Proposed “Goat Path” Trail Open House - April 25th, from 3-5:00 PM, at the Upper Leacock Township War Memorial Building. This event will focus on the “Goat Path” trail section of the proposed Greater Lancaster Heritage Pathway. (2) Trails and Greenways Open House - April 25th, from 5-7:00 PM at the Lancaster City Council Chambers. This event will focus on some of the featured trails and greenways in the Active Transportation Plan such as Lancaster City’s NE Greenway section of the Greater Lancaster Heritage Pathway and the Engleside Greenway. (3) Lancaster Active Transportation Plan Open House – April 26th, from 9:00 AM – Noon, at the Lancaster City Council Chambers. This event will focus on the process of developing the Lancaster Active Transportation Plan and its status with consultant.

Mr. Bini encouraged all to attend and said this is a good opportunity for the public to review, comment and learn more about plans.

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. **#3-22**, Bart Township, Proposed amendment to the Zoning Ordinance by clarifying certain language therein and fixing typographical type errors, plus adding substantive provisions relating to conservation plans, and kennels; clarifying offstreet loading facilities, clarifying improved surfaces for parking and landscaping for parking, redefining "driveway" and providing language relating to driveway use and providing other similar amendments

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

2. **#7-86**, Clay Township, Proposed rezoning from R-2 Residential to Neighborhood Commercial a portion of property located at 70 Clay School Road, a portion of property located at the intersection of Clay School Road and West Main Street, Rt 322, and a portion of property located along Clearview Road near the intersection of Clearview Road & West Main Street, Rt 322

Commissioner Ryan moved to recommend approval of the above review. Commissioner Karr seconded the motion. The motion passed unanimously.

3. **#15-85**, East Donegal Township, Proposed rezoning of approximately 52 acres from Agricultural (A) to Industrial (I) and approximately 7 acres from Agricultural (A) to Urban Extension Residential (R-3) situated southeast of the south end of South Barbara Street

Bill Swiernik, representing applicant, addressed the Commission and responded to questions regarding stormwater and truck traffic.

After discussion, Commissioner Karr moved to recommend approval of the above review, inclusive of a comment made by Commissioner Ryan that there should be consideration in adopting an institutional zoning district in the next zoning update to cover the institutional uses within the Township which include the sewer treatment plant property and the Donegal School District campus. Commissioner Shaffer seconded the motion. The motion passed 4-1 (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: **None.**

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

1. **#71-199-16**, Metals Recovery Facility, Manor Township

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3. **#78-467-3**, Garden Spot Frame & Alignment Service, Inc., East Cocalico

Township

4. #79-69-3D, Holly Tree Farms Apartments, Penn Township
5. #79-263-3J, Lot 99 and 100, of Eagles View, West Hempfield Township
6. #06-74-1E, StoneyBrook – Lot 318A, West Donegal Township
7. #17-10, Wilson Avenue Subdivision, East Hempfield Township
8. #17-11, Sporting Valley School – Amish Schoolhouse, Rapho Township

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

2. #75-173A, Todd & Kadaeja Lee Burkholder, Conestoga Township

After discussion, Commissioner Haverstick moved to recommend approval of the above review. 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:

In response to a question from Commissioner Haverstick regarding filling senior planner positions, Mr. Cowhey said the positions are being advertised and had received applications from 5 candidates to date. Staff will keep you posted.

IX. Adjournment: Commissioner Shaffer moved to adjourn. Commissioner Karr seconded the motion. The meeting was adjourned at 4:08 p.m.