

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE: MONDAY, MAY 8, 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:** Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Brad Stewart, Emma Hamme, Brian Reid and Farah Eustace were present.

**OTHERS:** Al Patel                      NBA Hotels, LLC

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 24, 2017: Commissioner Haverstick moved to approve the minutes as submitted. Commissioner Ryan seconded the motion. The motion passed unanimously (Commissioners Martin, Wasong and Yoder 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 was not in attendance.

2. Division Directors:

a. Mr. Scott Standish, Director for Countywide Planning, reminded the Commission of the spring event that will be held on May 10<sup>th</sup> at Brick Gables at 6:30p.m. Partners for Place and LCPC breakfast with Gov. Parris Glendening of Smart Growth America will be at the General Sutter Inn on May 11<sup>th</sup>.

Mr. Standish also shared two of the video vignettes that were produced of the 18 Partners for Place organizations.

Commissioner Yoder noted that Annual Health Summit on managing stress will also be held on May 11<sup>th</sup>, Dr. Sapolsky will be a keynote speaker.

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. **#21-79**, West Earl Township, Proposed rezoning of certain properties located at 111 Rose Hill Road, Ephrata, and 3919, 3929 and 3939 Oregon Pike, Ephrata, from Residential (R-1) to General Commercial (C-2)

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

2. **#35-105**, Leacock Township, Proposed amendment to the Subdivision and Land Development Ordinance by adding a new section and supplemental design requirements relative to the Village Overlay Zone

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

3. **#39-260**, Manheim Township, Proposed rezoning of approximately 3.990 acres situated near the northeast corner of Delp Road & Manheim Pike, Rt 72 from Industrial I-1 to Business B-4

After discussion, Commissioner Wasong moved to recommend approval of the above review, inclusive of a comment that a conservation easement be placed on the portion of the subject property that contains floodplains and wetland areas, and that this easement permit future public access to this portion of the property. Commissioner Ryan 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. **#67-115-4**, 101 North Queen Street, Lancaster City
2. **#70-141-3**, Featherton Crossing – Phase 4, Mount Joy Township
3. **#75-387B**, Oakview Estates, East Lampeter Township
4. **#77-318-2**, 35 Erick Road, LLC, Lancaster City
5. **#84-134-1**, Stobro/Fulton Bank, Warwick Township
6. **#84-135-3**, M & G Realty – Lots 1 & 1A, Upper Leacock Township
7. **#96-71-3**, 5363 Lincoln Highway, Salisbury Township
8. **#97-140-3**, Ephrata Re-Uzit Stores, Inc., Ephrata Borough
9. **#16-36-1**, 1046 Manheim Pike, Manheim Township
10. **#17-13**, Verizon Wireless – Old Line Site, Rapho Township

11. #17-14, Columbia Public Library Association, Columbia Borough
12. #17-15, Jacob E. King, Leacock Township
13. #17-16, Lidl US Operations, LLC, East Lampeter Township

Commissioner Wasong 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:

Commissioner Shaffer shared information he received from a meeting that was arranged by the Amish community to try and work through the processes involved with rebuilding after disaster strikes. After a disaster such as fire, storm or flood damages a home or business, most of the insurances do not compensate for lost revenue during the rebuilding process. Therefore, volunteers help to rebuild so that their neighbor are up and running as soon as possible. But the approval procedures like engineering, approval of building plans and permits could take long time. Providence Township supervisors have suggested a committee to oversee this permitting process. This committee will help after a disaster and help the owner to obtain the proper certification and permits.

Commissioner Shaffer said a letter will be sent to PA Department of Labor and Industry and also to the code administration officers. The movement can hopefully be endorsed countywide and possible statewide. He said the talks will continue on this topic in the future.

Commissioner Shaffer also asked planners to encourage municipalities to create a similar disaster plan to help their community.

IX. Adjournment: Commissioner Haverstick made a motion, seconded by Commissioner Yoder to adjourn the meeting at 3:29 p.m. The motion was carried unanimously.