

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, MAY 22, 2017

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

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

Commissioner Pete Soto and Kathy Wasong were not present.

STAFF: Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Brad Stewart, Lauri Ahlskog, Mark Huber, Brian Reid and Farah Eustace were present.

OTHERS:	John Randolph	Ingerman
	Sandy Kime	EL Group, Inc.
	Chad Smith	Steckbeck Engineering
	David Horn	Lampeter-Strasburg School District
	Kevin Peart	Lampeter-Strasburg School District
	Terry Sweigart	Lampeter-Strasburg School District
	Dennis Stuckey	County Commissioner

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 – May 8, 2017: Commissioner Ryan 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. Bob Bini, Director for Transportation Planning, said that the Lancaster County Planning Commission, Lighten Up Lancaster County and the Coalition for Smart Growth will hold the next Complete Streets Workshop on May 25, 2017 at the Public Safety Training Center in Manheim. This will be an opportunity to learn about best practices and tools to implement Complete Streets. This workshop is designed for Planning Commission members and Board of Supervisors or Borough Council members. He encouraged members to attend and pass this on to their elected officials who would be interested in the workshop.
 - b. Mr. Scott Standish, Director for Countywide Planning, thanked the Commission members for attending the spring event that was held on May 10th. He said this event was very successful. Mr. Standish also thanked LCAR for sponsoring it. This event concluded most of civic engagement process. He said LNP has been a tremendous support in this process to reach the public to get their input. Staff will be working on how to accommodate population growth, future priorities and refining our places scenarios. In June staff will meet LCPC members and Partners for Place to discuss next steps of the plan in detail. Mr. Standish also shared two of the video vignettes that were produced of the 18 Partners for Place organizations.
 - c. Mr. Dean Severson, Director for Community Planning, introduced Roberto Vazquez, an intern who will be working on rural build-out scenarios and on some other topics during summer.

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. **#5-43**, Caernarvon Township, Proposed sale of approximately 9.84 acres of Eastern Lancaster County School District land located at 2156 Main Street

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

2. **#5-44**, Caernarvon Township, Proposed amendment to the Zoning Ordinance with respect to the definition of the term "floor area" and requirements for kennels

Commissioner Yoder moved to recommend approval of the above review. Commissioner Ryan seconded the motion. The motion passed unanimously (Commissioner Martin abstained).

3. **#29-230**, East Hempfield Township, Proposed amendment to Article 7, Section 2.2 of the Zoning Ordinance by revising certain sign related terms and definitions and adding certain terms and definitions, amending Section 7.4.A, Table 7.4.1 to clarify that business & identification signs are permitted in the Regional Commerce Center Zone (RCC) and adding new Section 7.4.D pertaining to mixed use development center signs in certain zones

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

4. **#29-231**, East Hempfield Township, Proposed amendment to the Zoning Ordinance to define and permit "micro acute care facilities" in the Regional Commerce Center Zone (RCC), subject to certain use-specific criteria

After discussion, Commissioner Ryan moved to recommend approval of the above review, with an additional comment regarding a minimum lot size of five

acres for this use. The Township should require a smaller lot size to provide for more efficient use of land for this land use. Commissioner Martin seconded the motion. The motion passed unanimously.

5. **#43-52**, Martic Township, Proposed vacation of a portion of Loop Road North extending in a northeasterly direction for a distance of approximately 0.13 mile from Pequea Creek

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

6. **#45-96**, Mount Joy Borough, Proposed amendment to the Zoning Ordinance to revise and add regulations governing accessory free libraries, certain communication towers, and by changing the zoning classification of a tract of land at the southwest corner of the intersection of Donegal Springs Road and Union School Road containing approximately 4.6 acres, from LDR Low Density Residential to NC Neighborhood Commercial, and to delete certain parking regulations from Chapter 255 Vehicles and Traffic

Commissioner Haverstick moved to recommend approval of the above review. Commissioner Yoder 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. **#72-483-11**, Warwick Financial Institution, Warwick Township
2. **#73-46-1B**, The Willows at Landisville, East Hempfield Township
3. **#74-269-7A**, Lampeter Strasburg School District – Athletic Fields 1 & 2 Enhancement, West Lampeter Township
4. **#76-79-3**, Sweetwater Propane, Salisbury Township
5. **#83-262A**, Edwin S. & Martha H. Sensenig, West Earl Township
6. **#86-33-1**, John Zimmerman – 1173 Reading Rd. Turkey Barns, Brecknock Township
7. **#86-302-3**, Emanuel S. Fisher, Leacock Township
8. **#87-46-2**, Stevie S. & Rebecca B. Miller, Sadsbury Township
9. **#97-167A**, Weavertown Coach, Leacock Township
10. **#00-76B**, Matthew M. Landis, Ephrata Township

11. #13-7A, Rachel C. Martin, Clay Township
12. #17-17, Pearl E. Musselman Loving Trust, Manor Township
13. #17-19, Dave B. and Rhoda Grace Martin, Ephrata Township
14. #17-20, Mountville Motor Sales, Columbia Borough

Commissioner Yoder moved to recommend approval of the above reviews. Commissioner Martin 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:

Chair Lutz mentioned that he and Commissioner Ryan attended a Stormwater management planning session in Harrisburg. It focused on stormwater best management practices, design management and maintenance of stormwater infrastructure. The Commission discussed the topic in detail and shared their experiences.

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