

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, JUNE 12, 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, Laura Proctor, Mark Huber, Lindsay Graham, Brian Reid and Farah Eustace were present.

OTHERS:	Gib Armstrong	Strasburg Township
	Martha Armstrong	Strasburg Township
	Paula Jackson	City of Lancaster
	Bradford Grauel	OTM, 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 – May 22, 2017: Commissioner Haverstick moved to approve the minutes as submitted. Commissioner Karr seconded the motion. The motion passed unanimously (Commissioner Wasong 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. Cowhey, Executive Director, informed that one of the two newly hired senior planner has joined LCPC today and another planner will be joining later next month. He thanked the Commission for their support in hiring process. Mr. Cowhey also thanked the Commission for sending a letter to the Board of Commissioners commending the work of LCPC staff on the comprehensive plan. A letter of appreciation was also received from the Building Industry Association.

2. Division Directors:

a. Mr. Bob Bini, Director for Transportation Planning, said TTAC met today and talked about Smart Growth Transportation Program (SGT) funding. LCPC staff held a workshop in April to provide information about the program and issue the Notices of Intent (NOIs) to municipalities. A total of eight NOIs were received. The SGT Task Force met to review the NOIs and determine if they meet the criteria of the program. Applications for qualifying NOIs were issued in the beginning of this month and decision will be made in July.

TTAC approved a recommendation to appoint Brenda Buescher and George Tobler to the BPAC committee to fill two vacant membership Positions for pedestrian interests. This item will be on the next MPO meeting for approval.

Mr. Bini said that Bart Township, in partnership with Quarryville Borough, Eden Township and Sadsbury Township, has submitted an \$800,000 grant application to DCNR for design and a portion of construction for the eastern section of the Enola Low Grade Trail from Quarryville Borough to the Chester County line. To match the DCNR grant, they are seeking \$1 million from the MPO. With a total project cost of \$1.8 million, funding from the MPO would complete the funding package. TTAC recommended that during the development of the next TIP the MPO approve to fund \$1 million for the construction of the eastern section of the Enola Low Grade Trail.

The Pennsylvania Department of Transportation (PennDOT), is hosting a Local Government Safety Seminar on July 19, 2017. The target audience for the Local Government Safety Seminar includes

individuals involved in roadway safety planning for their local government organizations. He distributed a flyer for more information and said that this will also be emailed to all municipalities.

Last week PennDOT held a workshop “Access the Keystone” involved three municipalities in the county that has train stations. The purpose of the workshop to assess and identify opportunities to integrate multi-modal access along the Amtrak Keystone Corridor to provide better connectivity. Results of this workshop will be provided to the MPO.

Mr. Bini also said that the PennDOT Deputy Secretary for Multimodal Transportation, will be at the MPO meeting in July to provide updates on an additional parking at the Lancaster Amtrak station.

Mr. Domin mentioned that the Lancaster Chamber of Commerce has an article on their website which talks about the impacts of trails. Mr. Domin also stated that areas around the trail network are experiencing economic growth because of these connections. Commissioner Shaffer asked if a meeting can be arranged with the Lancaster Chamber of commerce and Quarryville borough. Staff will make that arrangement. The Commission discussed economic impacts of the low grade trail in details.

- b. Mr. Dean Severson, Director for Community Planning, introduced Laura Proctor, newly hired senior community planner and said today is her first day at job. He also noted that there is a revised report of one of the reviews that will be discussed later.
- c. Mr. Scott Standish, Director for Countywide Planning, as part of the comprehensive plan staff will be working on results of civic engagement process. Staff will soon have eight of different templates/concepts to discuss with LCPC members, Partners for Place and stake holders. Mr. Cowhey will be meeting with the BOC to provide an update on the comprehensive plan update.

Mr. Standish also shared two of the video vignettes that were produced of the 18 Partner 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. **#33-135**, Lancaster City, Proposed miscellaneous amendments to the Zoning Ordinance

LCPC suggested to add a comment that the City consider creating requirements for short-term rentals occupied by owners as well. Short-term rental systems, like AirBNB, do not have set standards concerning structural safety issues. LCPC feels that the City should not assume that an owner-occupied short term rental will be considered safe just because the owner lives at the residence.

Ms. Paula Jackson, addressed the Commission and responded questions.

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

- 2. **#36-70**, Upper Leacock Township, Proposed rezoning of a tract of land identified as a portion of Tax Parcel #360871460000 containing approximately 6.67 acres from Agricultural (A) to Mixed Use (MU)

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

- 3. **#52-38**, providence Township, Proposed miscellaneous amendments to the Zoning Ordinance

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

- 4. **#54-99**, Rapho Township, Proposed rezoning of a tract of land identified as Tax Parcel #540345320000 containing approximately 14.22 acres from Agricultural (A) to Mixed Residential (R-2)

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

5. **#58-48**, Strasburg Township, Proposed amendment to the Subdivision and Land Development Ordinance to revise regulations governing required information for plans

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. **#64-111-1**, Blue Stone Estate, Strasburg Township
2. **#68-116-5**, Heatherwoods, East Cocalico Township
3. **#72-162-9B**, Overlook Town Center – Phase 2, Manheim Township
4. **#73-110-3**, Grace Community Church, West Lampeter Township
5. **#73-338-1B**, Beiler Tract – Peters Road, Leacock Township
6. **#76-297-7B**, Wetherburn Commons – Lot 59, Manheim Township
7. **#77-451-5**, Abner K. King, Drumore Township
8. **#78-224-1C**, Scott E. Shoemaker, Colerain Township
9. **#81-284-2**, Aquilla R. Stoltzfus, Bart & Colerain Townships
10. **#85-108-3B**, Phase 2 – Lititz Land Trust, LLC, Warwick Township & Lititz Borough

After a brief discussion the Commission suggested to add a note that bicycle racks could be located under cover.

11. **#85-353B**, Lountzis Minor Subdivision, East Hempfield Township
12. **#86-250-3**, David King, Jr., Leacock & Salisbury Townships
13. **#89-308-2**, Gideon E. Fisher, Jr. & Barbara B. Fisher, Warwick Township
14. **#90-76-1D**, Watson Run – Phase 3B, Leacock Township
15. **#95-115-1**, EFP, LLC, Elizabeth Township
16. **#99-96-5A**, Burma Road Associates, LLC, East Donegal Township
17. **#01-52-1**, Tru Denver, East Cocalico Township
18. **#17-21**, Lantoga Farms, Upper Leacock Township

19. #17-22, JMS Motors, Inc., East Hempfield Township

Commissioner Shaffer moved to recommend approval of the above reviews, item #10, as amended. Commissioner Ryan 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 Martin moved to adjourn. Commissioner Yoder seconded the motion. The meeting was adjourned at 4:17 p.m.