

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, JULY 10, 2017

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

MEMBERS: Commissioners Leo Lutz, Scott Haverstick, Kathy Wasong, Pete Soto, William Shaffer, Alice Yoder, Roni Ryan, and Gretchen Karr were present.

Commissioner Terry Martin was not present.

STAFF: James Cowhey, Dean Severson, Bob Bini, Gwen Newell, Brad Stewart, Laura Proctor, Roberto Vazquez, Brian Reid and Farah Eustace were present.

OTHERS: Emanuel Walker PA DOT

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 – June 12, 2017, 2017: Commissioner Haverstick moved to approve the minutes as submitted. Commissioner Wasong seconded the motion. The motion passed unanimously (Commissioner Soto abstained).

IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations:

1. Alice Yoder – Planners for Health

Mr. Cowhey noted that about two years ago the American Planning Association linked health and planning, most recently they provided funding to PA chapter for health and planning initiative. The Chapter put a task force together and Commissioner Yoder volunteered to join the taskforce. Mr. Cowhey asked Commissioner Yoder to update the Commission on the topic.

Commissioner Yoder then gave a presentation on healthy communities in PA. The Healthy Communities in PA Task Force combines the expertise of health and planning professionals to discuss the best ways to encourage healthy communities design implementation in Pennsylvania. The PA Task Force was created with the assistance of a CDC Partnerships in Community Health Planners4Health grant from the national American Planning Association (APA).

Commissioner Yoder explained how community design can affect our health and highlighted some of the benefits. She also talked about the County Planning Directors survey which is still open and encourage others to take that. Next steps of the taskforce is to create a forum for information and resource sharing and making partners more active and effective in promoting healthy community design; create a continuing organization for resource and information sharing; and surveys to better understand needs and available resources on reaching every part of Pennsylvania. Visit planningpa.org/advocacy/healthy-communities-in-pa for more information on healthy communities.

2. Matthew Sternberg – Lancaster County Redevelopment Program

Mr. Cowhey noted that due to scheduling conflict Mr. Sternberg is not in attendance, he will be presenting the above item at the next LCPC meeting.

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

C. Reports and Presentations from LCPC Staff:

1. Mr. Cowhey, Executive Director, who is also current president of the American Planning Association PA Chapter referring healthy communities in PA said Pennsylvania is a diverse state and Lancaster County is very dynamic part of the state. It is very important to make changes. Mr. Cowhey thanked Commissioner Yoder for being part of the taskforce.

2. Division Directors:

- a. Mr. Dean Severson, Director for Community Planning, asked the Commission to authorize newly hired senior community planner, Laura Proctor to sign plans.

Commissioner Haverstick moved to authorize Laura Proctor to sign plans. Commissioner Wasong seconded the motion. The motion passed unanimously.

- b. Mr. Bob Bini, Director for Transportation Planning, said at today's TTAC meeting representatives of New Holland borough presented a proposal of a route 23 relief roadway. The proposal will utilize the existing goat path, suggesting two-way lane roadway accompany by other improvements for a safe adjoining of path for pedestrian and bikes. Committee instructed the representative to share the idea with other communities along the right of way to get their feedback.

Also, Neil Ward of Commuter Rail of Lancaster presented a proposal regarding lands around Lancaster station to develop in future. Committee suggested staff to review this proposal and see if this can be a part of long range plan.

V. Previously Postponed Planning Matters for Discussion and Action:

- A. Lancaster County Comprehensive Planning Items: **None.**

- B. Community Planning Reviews:
(Rescheduled from the June 26, 2017 Meeting)

1. **#2-40**, Akron Borough, Proposed miscellaneous amendments to the Zoning Ordinance

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

2. **#11-67**, Columbia Borough, Proposed request for certification of 324 Union Street as a blighted property in accordance with the Lancaster County Board of County Commissioners Ordinance Number 56 enacted October 17, 2001

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

3. **#31-172A**, East Lampeter Township, Proposed Zoning Ordinance & Map update

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

4. **#48-20**, New Holland Borough, Proposed amendment to the Code of Ordinances by amending Chapters 18 (Sewers and Sewage Disposal), 22 (Subdivision and Land Development), & 26 (Water) to allow additional rules and regulations to be passed by resolution or ordinance

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: **None.**

D. Subdivision and Land Development Plan Items – Advisory Reviews:
(Rescheduled from the June 26, 2017 Meeting)

1. **#72-197-2E**, Signature Custom Cabinetry, Inc., Ephrata Township
2. **#73-529-1A**, Paul L. Fisher, East Earl Township
3. **#74-42C**, Clair S. & Mary Jane Garman, Penn Township
4. **#75-370-1**, Tobacco Avenue, Lancaster City
5. **#88-19-5**, Reuben L. Stoltzfus, Sadsbury Township
6. **#89-111G**, Country Meadows Estates – Phase IV, West Lampeter Township
7. **#00-127-1**, Creek Corner, Ephrata Township
8. **#01-127-3B**, PDQ Industries, Inc. (Lot 6 – Lime Spring Square), East Hempfield Township
9. **#02-45-2A**, Area 18, Manheim and East Hempfield Townships
10. **#05-63A**, C.L. Self-Storage, Quarryville Borough
11. **#09-61-1**, Jeffrey L. & Peggy J. Buckwalter, Rapho Township
12. **#12-54-1D**, Fire Line Properties, LLC, East Earl Township

Commissioner Shaffer moved to recommend approval of the above reviews. Commissioner Wasong seconded the motion. The motion passed unanimously.

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:

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. #77-58-5, Bardon Development LP – Proposed Warehouse Expansion, West Hempfield Township
2. #81-128-1A, Mervin J. Beiler, Sadsbury Township
3. #89-209-1, Zion Mennonite Chapel, West Cocalico Township
4. #91-251-4B, Landis Homes – North Campus, Phase 2, Manheim Township
5. #17-23, PennDOT Lancaster Facility, Vehicle Wash, East Lampeter Township
6. #17-24, New Providence Church of God, Providence Township
7. #17-25, Melvyn & Martha Wenger, Ephrata and Earl Townships

Commissioner Wasong moved to recommend approval of the above reviews. Commissioner Soto 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's referred to a lot add-on plan presented at today's meeting to create two lots subdivision from an existing lot, approximately 20 acres each. There is a barn on one of the properties. Generally, after subdivision it removes productive farmland which makes it difficult for a family to survive if a farm is less than 40/50 acres. Commissioner Shaffer wanted LCPC members and staff to keep this in mind when considering or reviewing these type of plans.

Mr. Cowhey said this issue has been discussed within staff as working on comprehensive plan update and planning to address issues like this. The Commission will have an opportunity to review these kind of issues in a draft of an updated plan soon. Mr. Severson noted that staff had provided recommendations to the municipalities regarding agricultural zoning as they come up.

IX. Adjournment: Commissioner Wasong moved to adjourn the meeting. Commissioner Soto seconded the motion. The meeting was adjourned at 3:31 p.m.

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