LANCASTER COUNTY PLANNING COMMISSION
PUBLIC MEETING AGENDA

Monday, January 14, 2019
150 North Queen Street, Binns Park Annex, 1st Floor LCPC Meeting Rooms
Lancaster, Pennsylvania

NOTE: The Planning Commission will accommodate handicapped and/or disabled persons who wish to attend this meeting. If you are a person with a disability and wish to request an auxiliary aid, assistance, or service, please contact the Planning Commission Administrative Secretary, at least forty-eight (48) hours prior to the meeting date by calling (717) 299-8333. The Lancaster County Government Center is a Tobacco-Free Workplace. In order to maintain a safe and healthy workplace environment, employees and visitors are prohibited from using any tobacco products on County of Lancaster property.

I. Call to Order: At or After 2:30 P.M.

[ ] Scott Haverstick, Chair
[ ] Terry Martin, Vice-Chair
[ ] Roni Ryan, Secretary
[ ] Benjamin Bamford

[ ] Edward Fisher
[ ] Gretchen Karr
[ ] William Shaffer
[ ] Ismail Smith-Wade-El
[ ] Alice Yoder

II. Call to Audience

Public Comment (any person who wishes to speak to the Planning Commission regarding any item not on the agenda should notify the Chair at this time)

III. Approval of the Minutes of Prior Meeting:

December 17, 2018
IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations: **None.**

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

C. Reports and Presentations from LCPC Staff:
   1. Executive Director
      a. Nominating Committee for 2019 Officers
      b. LCPC Bylaws
   2. Division Directors

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. **#21-83**, West Earl Township, Proposed amendment to the Zoning Ordinance to revise regulations governing outdoor lighting
   2. **#25-60**, Elizabethtown Borough, Proposed amendment to the Zoning Ordinance to reduce the required lot area in the R-3 High-Density Residential Zoning District to 3,000 square feet per dwelling unit on lots with a total net lot area greater than or equal to ten (10) acres, to amend the requirement that the front of any building face the street in situations where more than one
structure containing a permitted principal use is erected on a lot containing residential uses and to revise definitions

3. [43-54] Martic Township, Proposed amendment to the Zoning Ordinance to revise regulations governing uses permitted in various districts; to regulate short-term rentals; and to revise definitions

4. [52-40A] Providence Township, Proposed rezoning of 2.03 acres located at 321 Lancaster Pike from R-2 Residential to R-4 Manufactured Home Park

5. [52-41] Providence Township, Proposed rezoning of approximately 10 acres situated on the north side of Schoolhouse Road at Barr Road from Agricultural (A) to Residential (R-2)

6. [54-103] Rapho Township, Proposed amendment to the Zoning Map to include the 14.2 acre tract of land located at 936 Strickler Road within the Village Overlay Zone

C. Subdivision and Land Development Plan Items – Approvals/Reviews:

1. Requests for Modifications/Waivers: None.

2. Subdivisions/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. [72-201-4], Elam K. & Mary S. Beiler, East Drumore Township
2. [78-63-2], Esh’s Hardware, Leacock Township
3. [79-34-1], Jeremiah N. Sensenig, Jr., Little Britain Township
4. [83-211C], Joseph B. & Lydia K. Lapp, Colerain Township
5. [92-187-8], Cocalico School District – Service Center Addition, Denver Borough
6. [98-19-3], Garden Spot Village – Meadow View, Earl Township
7. [09-59-1], Parke H. Ranck, Paradise & Strasburg Townships
8. [18-44], 318 Staver Road, Brecknock Township
9. [18-45], AutoZone Store #3794, Elizabethtown Borough
10. [18-46], Sylvan M. & Annie S. Esch, Fulton & Drumore Townships

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

Next Scheduled Meeting: January 28, 2019
DRAFT
MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, DECEMBER 17, 2018

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

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

Commissioners Edward Fisher and Ismail Smith-Wade-El were not present.

STAFF: James Cowhey, Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Brad Stewart, Laura Proctor, Alex Rohrbaugh, Porter Stevens, Brian Reid and Farah Eustace were present.

OTHERS: Colin Siesholtz
        Cindy Schweitzer
        Jon E. Beck
        Grace Chesters
        B. L. Clark
        East Hempfield Township
        East Hempfield Township
        East Hempfield Township
        Fulton Bank
        Clark Group

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 – November 26, 2018: Commissioner Bamford moved to approve the minutes as submitted. Commissioner Ryan seconded the motion. The motion passed unanimously (Commissioner Shaffer 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, reported that the Board of County Commissioner approved the 2019 budget which includes implementation funds. Those funds will be used to print 500 copies of the plan.

2. Division Directors

   a. Mr. Scott Standish, Director for Countywide Planning, updated the Commission on Places2040 work program for 2019. He said the Lancaster County Association of Township Supervisors, County Boroughs Association, Lancaster Solid Waste Management Authority, Red Rose Transit Authority and United Way of Lancaster County joined as our newest Partners for Place. The Partners now include a total of 27 countywide, regional and citywide organizations and agencies. He distributed an executive summary of the plan and said the full plan will be printed in early 2019. As part of awareness, education and engagement; new logo is designed by the staff, LCPC and its partners will use this logo to highlight activities that implement the plan; Staff is working to develop an online planning and development activity map; and recently articles on Places2040 were printed in the Lancaster Chamber’s and BIA’s newsletters. In future the staff is planning on having an LNP insert and video. Funding from the LCPC budget, Ferree Foundation grant and Partners for Place will be used to create these inserts and video.

In 2019 e-institute, and Places institute in 2020, will be opportunities to educate residents about Places2040 and land use planning issues, partners for place may assist with curriculum. Leadership awards will be focused on the 5 big ideas and partners for place may help staff to develop criteria and sit on the review panel. As part of accountability, performance measures will be in place; partners for place are working on collecting data and LCPC will produce an annual growth management report; staff is working on an internal consistency review checklist for LCPC reviews of areawides and large land development plans.

Mr. Standish also talked about implementation teams, he said there are internal and external teams. The purpose is to identify challenges or barriers to implementation and solutions or opportunities to move
forward. Internal teams will work on place-based planning, official maps and collaboration. External teams will work on complete streets, infrastructure, simplify zoning and align resources.

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. **#8-187A,** East Cocalico Township, Proposed amendment to the Zoning Map by (I) changing a tract of land containing 56.77 acres from partly Rural Residential Zone (R) and partly Suburban Residential Zone (R-1) to Light Industrial Zone (I-1); (II) by changing a tract of land containing 75.66 acres from partly Rural Residential Zone (R) and partly Suburban Residential (R-1) to partly Light Industrial Zone (I 1) and partly Traditional Residential Zone (R-3); (III) changing a tract of land containing 4.11 acres from partly Rural Residential Zone (R) and partly Suburban Residential Zone (R 1) to Traditional Residential Zone (R-3); (IV) changing a tract of land containing 0.83 acre from Rural Residential (R) to Traditional Residential Zone (R-3); and (V) changing a tract of land containing 1.0 acre from Rural Residential Zone (R) to Traditional Residential (R-3)

After discussion, Commissioner Shaffer moved to recommend approval of the above review. Commissioner Bamford seconded the motion. The motion passed unanimously.

2. **#27-119,** Ephrata Township, Proposed amendment to the Zoning Ordinance to provide a minimum setback of one hundred (100) feet from the portion of a building containing a drive-through or fast food restaurant or a restaurant,
tavern or nightclub to any existing residential building or residential zoning district; to permit master-planned development signs in the Commercial (C) and the Mixed-Use (C-2) Zoning Districts subject to certain criteria; to define "master planned development" and "master-planned development sign"; to define "health and fitness center"; to permit health and fitness centers by right in the C and C-2 Zoning Districts; to require health and fitness centers to have (1) off-street parking space for each two hundred and fifty (250) square feet of gross floor area; and to establish the number of required off-street loading spaces for hotels, motels and resorts to one (1) space for each 10,000 to 100,000 square feet of floor area, and one (1) additional space for each additional 100,000 square feet of gross floor area or fraction thereof so used.

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

3. #29-234, East Hempfield Township, Proposed amendment to the Zoning Ordinance by revising the regulations for parking

Commissioner Karr 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. #71-354-1H, The Farmstead at Homestead Village, East Hempfield Township
2. #76-372-2, 601 Stony Battery Road, East Hempfield Township
3. #78-32-1, 122 City Mill Road, Lancaster Township
4. #78-240B, 73 S. Ronks Road, East Lampeter Township
5. #79-116-9, KRM – Stony Battery LLC, East Hempfield Township
6. #83-159-7, Willow Valley Communities – Herr Farm South Expansion, West Lampeter Township
7. #84-134-2, Riptide Car Wash, Warwick Township
8. #85-432-1A, Buchanan Elementary School, Lancaster Township
9. #87-387-2, 400 Becker Road, Manheim and Warwick Townships
10. #89-214-4, Pleasant View Retirement Community – Apartment Expansion, Penn Township
11. #95-142-1, 790 Little Britain Road, Little Britain Township
12. #01-92B, B. Scott Perry, Jr., Colerain Township
13. #18-14A, Mt. Zion Baptist Church, East Cocalico Township
14. #18-42, Paul J. & Aimee F. Satterfield, Little Britain Township

Commissioner Bamford moved to recommend approval of the above reviews. Commissioner Shaffer seconded the motion. The motion passed unanimously (Commissioner Bamford also abstained from voting on item #s 1, 3 and 8).

E. Other Planning Matters:

F. Additions to the Agenda (with 24-hour Public Notice): None.

VII. Old Business:

In response to Commissioner Yoder’s question regarding the Short-Term Rental Regulation document, Mr. Cowhey noted that he had received comments from LCAR and forwarded them to the County solicitor for review and comments. He also said as it was discussed at the last meeting that if this type of situation comes up in future, the Commission should postpone the item to a date certain so that it can be handled in a timely manner.

VIII. New Business and Discussion Items:

IX. Adjournment: The meeting was adjourned at 3:25 p.m.
B. COMMUNITY PLANNING REVIEWS
MEMORANDUM

To: Lancaster County Planning Commission

From: Porter Stevens, AICP
       Senior Community Planner

Thru: Dean S. Severson, AICP
       Director for Community Planning

Date: July 7, 2019

Re: CPF #: 21-83, Zoning Ordinance Text Amendment
    West Earl Township
    LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

The Lancaster County Planning Commission (LCPC) staff has reviewed the above-referenced zoning ordinance text amendment and recommends approval with modifications. The amendment, if adopted, would create new standards for lighting fixtures and illumination in the Township, including height limits for light fixtures, maximum light outputs for residential and commercial lighting, requirements that lighting fixtures be shielded to prevent light pollution, and requiring applicants to submit an exterior lighting plan for approval by the Township.

PROPOSAL

The proposed amendment would apply to Section 184-40, lighting standards, of the West Earl Township Zoning Ordinance. Currently, this section contains two sections: one regulating “direct glare” and one regulating “indirect glare.” Each section includes a definition of the subject term, design standards dictating the height, angle, and placement of light fixtures, and maximum footcandle limits.
The amendment proposes to completely replace the existing language with a new, expanded system of objectives, design standards, and light pollution limits. Section A lists four purposes or intents for the new regulations:

1. Promote indirect lighting standards that will enhance the safety and enjoyment of pedestrians, bicyclists, and motorists.
2. Prevent the creation of nuisances caused by unnecessary intensity and glare of outdoor lighting onto neighboring properties, roadways, and into the night sky.
3. Promote lighting practices and systems to conserve energy without decreasing safety.
4. Protect and retain the rural character of the Township.

To fulfill those mandates, Section B lists illumination requirements for lighting installations in commercial, industrial, and residential developments. The standards in this section limit light levels for a variety of different light installations; examples include:

1. Under canopy lighting, for gas stations, hotel marquees, fast-food drive ups, etc., are limited to 20 maintained footcandles.
2. Lights designed for entryways and decorative purposes that exceed 2,000 lumens (equivalent of a 150-watts incandescent bulb) shall have cut off-type luminaires.
3. Flag lighting sources shall not exceed 10,000 lumens (equivalent of a 750 watts incandescent bulb)
4. The maximum permitted illumination projected from any use onto a residential use shall at no time exceed 0.1 footcandle.

The language of Section B also includes design standards for parking lot lighting and other, larger light fixtures. It limits light fixtures to a height of 20 feet above grade, unless it is installed in a parking lot with at least 100 contiguous parking spaces, is serving an off-street loading space, or lighting a recreational field; in those cases it can be installed at a height of 30-35 feet. If parking lot lights are “of a particular period or architectural style,” they are limited to a height of 15 feet and to an output of 2,000 lumens. Additionally, Section B requires lighting fixtures to be shielded or angled so to prevent light pollution onto adjacent properties or into the night sky.

Finally, the amendment requires any applicant for any approval to submit an exterior lighting plan to the Township, and lists requirements (grid of illumination levels, number of lighting fixtures, height and location of fixtures, etc.) for what must be included in any submitted plan. It also includes a section centered on non-conforming lights, and standards by which they would be required to be brought into conformance.

**COMMENTARY**

This ordinance amendment is a significant improvement over how lighting and light fixtures are regulated in West Earl Township. The revisions proposed for Section 184-40 would create a comprehensive set of design standards that would be significantly more effective at curbing light pollution, improving the aesthetics of new development (both during the day and at night), and protecting the character of low density residential and agricultural portions of the Township.
After reviewing the proposed ordinance language, LCPC staff has the following recommendations:

- Create definitions for “cut off light fixtures” and “shielded light fixtures,” that meet Illuminating Engineering Society of North America (IESNA) standards, as referenced in the Illumination Requirements. This will help clarify for applicants what types of fixtures should be included in their exterior lighting plans. Definitions could be accompanied by drawings or photographs of light fixtures that meet the requirements of the ordinance.
- Add a requirement to Section B that limits light fixtures to a lower height within 50 ft of a residential zoning district. This, along with the existing shielding requirements, will serve to prevent excessive light trespass onto residential properties in the Township; it will also prevent excessive visual clutter from taller light fixtures near residential homes or neighborhoods. A height limit common in other municipalities is 15 feet.
- Add minimum and maximum illumination levels for open air parking facilities. This will ensure a consistent lighting level for new or retrofitted parking facilities in the Township, that will be high enough to ensure proper security but low enough to avoid excessive light pollution. Recommended standards typically range from 0.5 to 5.0 footcandles.
- Reduce the maximum permitted illumination intensity for under-canopy lighting, in Section B (1) from 20 footcandles to 5 footcandles. This would bring the proposed ordinance into compliance with general recommendations from private and public organizations, to prevent excessive light pollution. Five footcandles is still significantly above the minimum recommended illumination level for commercial areas; it will ensure that lighting can still be maintained a level to ensure visibility and security.

CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan

The changes proposed in this ordinance are not directly addressed in Places2040, the Lancaster County Comprehensive Plan. It does, however, assist with preserving the existing character of rural and low-density residential areas, and assist with ensuring higher quality development in the Township. These effects mesh well with several of the “Big Ideas” proposed in Places2040, including “Creating Great Places” and “Taking Care of What We Have”

Municipal Comprehensive Plan

The changes proposed in this ordinance are not directly addressed in the 2003 Conestoga Valley Region Strategic Comprehensive Plan. However, they do assist with several goals listed in the plan, like protecting identified visual character resources, ensuring high quality development in the region’s urban growth areas, and preserve the historic character of towns and villages.

* * *
TOWNSHIP OF WEST EARL
Lancaster County, Pennsylvania

ORDINANCE NO. __________

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF WEST EARL TOWNSHIP, CHAPTER 184, ZONING, TO REVISE REGULATIONS GOVERNING OUTDOOR LIGHTING.

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of West Earl, Lancaster County, Pennsylvania, as follows:

Section 1. The Code of Ordinances of West Earl Township, Chapter 184, Zoning, Article V, Supplementary Regulations, §184-40, Lighting Standards, shall be amended to provide as follows:

A. Legislative intent. It is the intent of the Board of Supervisors in adopting these regulations to:

(1) Promote indirect lighting standards that will enhance the safety and enjoyment of pedestrians, bicyclists, and motorists.

(2) Prevent the creation of nuisances caused by unnecessary intensity and glare of outdoor lighting onto neighboring properties, roadways, and into the night sky.

(3) Promote lighting practices and systems to conserve energy without decreasing safety.

(4) Protect and retain the rural character of the Township.

B. Illumination requirements.

(1) Under-canopy lighting, for such applications as gas/service stations, hotel/theater marquees, fast-food/bank/drugstore drive-ups, shall be accomplished using flattens, full cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be below the light source at all lateral angles. The average illumination intensity in the area directly below the canopy shall not exceed 20 maintained footcandles.

(2) Wall-mounted luminaires intended for parking lot illumination on commercial, industrial, nonresidential, and multifamily residential buildings and structures shall
have fixtures that cut off direct light from view. All parking lot and site perimeter lighting shall be located on poles or at ground level and must be directed towards the property interior. All luminaires designed for entryways and decorative purposes on nonresidential and multifamily residential buildings and structures which exceed 2,000 lumens (150-watts incandescent) shall have fixtures that cut off direct light from view.

(3) All nonresidential site light sources, and residential light sources higher than 12 feet, shall be directed away from public streets and private properties. The lamps shall be shielded in a manner so that they are not visible from the adjoining property. Sensor-controlled lamps exceeding 2,000 lumens (150-watts incandescent) shall have cutoff-type luminaires.

(4) Parking lot lighting designs may include luminaires of a particular "period" or architectural style as an alternative or supplement to the cutoff luminaires, provided that:

(a) If the fixtures are not cutoff luminaires, the maximum output shall not be more than 2,000 lumens (150-watts incandescent).

(b) Maximum luminaire mounting height shall not exceed 15 feet.

(5) In parking lots, luminaires shall be located on mast arms, where necessary, such that trees do not interfere with the required lighting.

(6) Parking facility, vehicular and pedestrianway lighting (except for safety, security applications and all-night business operations) for commercial, industrial, and institutional uses shall be automatically extinguished no later than one hour after the close of business or facility operations. When safety and security lighting is proposed for after-hours illumination, it shall not be in excess of 33% of the number of fixtures required or permitted for illumination during regular business hours.

(7) Light fixtures shall not exceed a height of 20 feet above grade except for the following:

(a) Where a parking lot contains at least 100 contiguous parking spaces, the maximum permitted height shall be 30 feet and luminaires must be fully shielded and have a cutoff angle of less than 90°.

(b) When the light source serves an off-street loading space and related maneuvering area, the maximum permitted height shall be 30 feet and luminaires must be fully shielded and have a cutoff angle of less than 90°.

(v) Recreational lighting for playing fields shall be permitted to have fixtures with a maximum height of 35 feet above finished grade, and luminaires must be fully shielded and have a cutoff angle of less than 90°.

(8) When required, streetlights shall be constructed in accordance with the regula-
tions of Chapter 155, Subdivision and Land Development, except to the extent in which streetlights are required for a specific use as indicated in this chapter.

(9) Temporary holiday and special event lighting is permitted and shall be placed to prevent glare.

(10) Flood and/or spot lights shall be so shielded, installed, and aimed so that they do not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway or pedestrianway.

(11) Barn light (a.k.a. "dusk-to-dawn lights"), where visible from other properties, shall not be permitted unless fully shielded.

(12) Luminaries shall not be permitted which shine into the night sky. Flood and/or spot lights utilized for the uplighting of building facades and landscaping shall have luminaires with a maximum output of no more than 1,800 lumens (100 watts incandescent) and shall be completely shielded to prevent glare into the night sky.

(13) All flags and flagpoles may be illuminated from dusk till dawn. Flag lighting sources shall not exceed 10,000 lumens (750 watts incandescent) per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.

(14) Externally illuminated billboards and signs shall be lighted by fixtures mounted at the top of the billboard or sign and aimed downward. The fixtures shall be designed, fitted, and aimed to place the light output onto and not beyond the sign or billboard.

(15) Interior illuminated signs shall consist of colored or opaque backgrounds utilizing lighter-colored text.

(16) Light Trespass Requirements.

(a) The maximum permitted illumination projected from any use onto a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight from any point on the receiving residential property.

(b) The maximum permitted illumination projected away from any property to a nonresidential use shall at no time exceed 1.0 footcandle, measured line-of-sight from any point on the receiving property.

(17) Vegetation screens shall not be employed to serve as the primary means for controlling glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields, baffles, and appropriate application of fixture mounting height, wattage, aiming angle, and fixture placement.

(18) Nonconforming lighting. Any lighting fixture or lighting installation existing on
the effective date of this section that does not conform with the requirements of
this chapter shall be considered as a lawful nonconformance. A nonconforming
lighting fixture or lighting installation shall be made to conform with the require-
ments of this chapter when:

(a) Minor corrective action, such as re-aiming or shielding can achieve con-
formity with applicable requirements of this chapter.

(b) It is deemed by the Township to create a safety hazard.

(c) It is replaced by another fixture or fixtures, abandoned, or relocated.

(d) There is a change in use.

(19) Emergency lighting, as may be required by any public agency while engaged in
the performance of its duties is exempt from the provisions contained within this
chapter.

(20) Federal and state- required security lighting shall be exempt from the provisions
contained within this chapter.

B. Exterior lighting plan.

(1) Any applicant for any approval shall submit an exterior lighting plan with the ini-
tial application. If the proposed use is authorized by special exception, the appli-
cant shall present the exterior lighting plan as part of the application for a special
exception. If the proposed use is as of right and requires subdivision or land de-
velopment approval, the applicant shall submit an exterior lighting plan with the
sketch plan if a sketch plan is mandatory or, if a sketch plan is not mandatory,
with the preliminary subdivision or land development plan. Applicants desiring
to install exterior lighting who do not require approval of a special exception or a
subdivision or land development plan shall submit an exterior lighting plan with
the application for a zoning permit.

(2) An exterior lighting plan shall include, but not be limited to, a detailed grid of
illumination levels, a calculation as to the average illumination levels, the number
of lighting fixtures, the height and location of the mounting fixtures, including the
underside of any canopies, details as to how lighting will be recessed, and re-
quired details of how lighting will be shielded and the angle of the shielding when
required, and details of any building- or canopy-mounted lighting to show that the
outline and roofline provisions have been met.

Section 2. All other sections, parts and provisions of the Code of Ordinances of the
Township of West Earl shall remain in full force and effect as previously enacted and amended.

Section 3. In the event any provision, section, sentence, clause or part of this Ordinance
shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such
invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions,
sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 4. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of West Earl as provided by law.

DULY ORDAINED AND ENACTED this ______ day of ______________, 2019, by the Board of Supervisors of the Township of West Earl, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF WEST EARL
Lancaster County, Pennsylvania

Attest: ____________________________        By: ____________________________
(Assistant) Secretary          (Vice) Chairman
Board of Supervisors

[TOWNSHIP SEAL]
MEMORANDUM

To: Lancaster County Planning Commission

From: Brad Stewart  
Senior Community Planner

Thru: Dean S. Severson, AICP  
Director for Community Planning

Date: January 7, 2019

Re: CPF #: 25-60, Borough Zoning Text Amendment  
Elizabethtown Borough  
LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

The Lancaster County Planning Commission (LCPC) has reviewed the above-referenced ordinance text amendment. The amendment is consistent with the goals, objectives and policies of the Lancaster County Comprehensive Plan. The amendment is also consistent with the Northwest Regional Strategic Plan. LCPC recommends the Borough to consider the 3,000 square feet lot requirement for all apartment dwellings in the R3 zone.

PROPOSAL

Elizabethtown Borough is proposing to amend the existing zoning ordinance to reduce the required lot area in the High-Density Residential Zoning District (R-3) to 3,000 square feet per dwelling unit on apartment dwellings lots with a total net lot area greater than or equal to ten (10) acres, adds a provision that will require the front of any building face the street in situations where more than one structure containing a permitted principal use is erected on a lot containing residential uses, and to add a definition for "owner occupied dwelling".
COMMENTARY

Apartment complexes are only allowed in the R-3 zone. The existing minimum lot area for apartment dwellings in the R-3 zone is 4,500 square feet per unit. In the proposed amendment, this requirement will remain the same for apartment dwellings built on lots less than 10 acres. The minimum lot area required for apartment dwellings built on lots equal to or greater than 10 acres would be 3,000 square feet per unit. According to a land availability analysis conducted by staff, there are 8 undeveloped or underdeveloped lots that are 10+ acres. Only one of those lots are in the R-3 zone and is already approved for townhouse development. The other seven lots are in nonresidential zoning districts. Section 1321, the Special Yard, Lot and Screening Requirements in the zoning ordinance will also be amended to provide a provision that will require the front of any building face the street or, in the case of a corner lot, a street where the corner lot faces in situations where more than one structure containing a permitted principal use is erected on a lot containing residential uses.

Two years ago, Elizabethtown Borough amended the existing code of ordinances to provide regulations for short-term rentals. The existing code of ordinances only allows owner-occupied short-term rentals in the Borough. Owners of short-term rentals are required to register their facilities under the residential rental unit regulations within the Borough’s code enforcement ordinance. This ordinance requires all rental units to be inspected and requires owners and/or assigned managers to reside within 20 miles of the rental facility. To provide clarity, the proposed zoning amendment will add a definition term for owner occupied or occupied by owner. The definition is as follows:

A dwelling unit that is the primary, permanent residence and domicile of a natural person who is identified as the owner or one of the owners on the deed for the property. In order for a dwelling unit to be considered owner occupied, the dwelling must be considered the domicile of the record owner or at least one of the record owners under Pennsylvania law, and the owner must physically reside in the dwelling not less than six (6) months each calendar year, and the owner cannot be registered to vote at any other address, and the owner must use the dwelling at the owner’s address for payment of taxes including, but not limited to, earned income taxes.

LCPC commends Elizabethtown Borough for proposing to increase the supply of multi-family dwellings within its borders. Even though most of the 10+-acre undeveloped lots are not zoned R-3, this amendment will have these density options if one of these properties are rezoned or if developed properties of this size are retrofitted. This could provide for more housing options for perspective residents and the student population. LCPC also commends the Borough for including the different scenarios that can be considered an owner-occupied dwelling in the definition. Because of the shortage of 10+ acre properties in the Borough, LCPC recommends the Borough to consider the 3,000 square feet lot requirement for all apartment dwellings in the R3 zone. This would increase housing options for the projected population growth in the Northwest Region and it would also be consistent with the minimum lot area requirements for other residential dwelling units (two-family detached dwellings, single-family attached) in the R3 zone.
CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan

The proposed text amendment is consistent with the Places 2040 policy that encourages municipalities to Build More Compactly and Efficiently. The proposed text amendment encourages building apartment dwellings at a higher density which could be useful if the Borough were to rezone one of the remaining 10+ -acre properties or retrofit an underutilized gray field.

Municipal Comprehensive Plan

The amendment is consistent with the Northwest Region Comprehensive Plan’s goal to maintain and expand housing options with a focus on the region’s Urban Growth Areas and Rural Centers to meet the needs of the region, consistent with municipal population projections and regardless of age, income, or household size.

*   *   *

DSS/BLS/jbc

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BOROUGH OF ELIZABETHTOWN
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. _________

AN ORDINANCE OF THE BOROUGH OF ELIZABETHTOWN, LANCASTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES, CHAPTER 27, ZONING, TO REDUCE THE REQUIRED LOT AREA IN THE R-3 HIGH-DENSITY RESIDENTIAL ZONING DISTRICT TO 3,000 SQUARE FEET PER DWELLING UNIT ON LOTS WITH A TOTAL NET LOT AREA GREATER THAN OR EQUAL TO TEN (10) ACRES, TO AMEND THE REQUIREMENT THAT THE FRONT OF ANY BUILDING FACE THE STREET IN SITUATIONS WHERE MORE THAN ONE STRUCTURE CONTAINING A PERMITTED PRINCIPAL USE IS ERECTED ON A LOT CONTAINING RESIDENTIAL USES AND TO REVISE DEFINITIONS.

BE IT HEREBY ENACTED AND ORDAINED BY THE COUNSEL OF ELIZABETHTOWN BOROUGH, COUNTY OF LANCASTER, COMMONWEALTH OF PENNSYLVANIA, AND IT IS HEREBY ENACTED AND ORDAINED AS FOLLOWS:

Section 1. The Code of Ordinances of the Borough of Elizabethtown, Chapter 27, Zoning, Part 8, R-3 High Density Residential District, Section 807, is hereby amended to change the lot area requirements for apartments dwellings in the R-3 High-Density Residential Zoning District as follows:

<table>
<thead>
<tr>
<th>Lot Area (square feet)</th>
<th>Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>Street (feet)</td>
</tr>
<tr>
<td>Single-family detached</td>
<td>6,000</td>
</tr>
<tr>
<td>Single-family semidetached</td>
<td>3,000/unit</td>
</tr>
<tr>
<td>Single-family attached</td>
<td>2,500/unit</td>
</tr>
<tr>
<td>Two-family detached</td>
<td>3,000/unit</td>
</tr>
<tr>
<td>Conversion apartments</td>
<td>4,000</td>
</tr>
<tr>
<td>Apartment dwellings on lots with a net lot area greater than or equal to 10 acres</td>
<td>3,000/unit</td>
</tr>
<tr>
<td>Apartment dwellings on lots with a net lot area less than 10 acres</td>
<td>4,500/unit</td>
</tr>
<tr>
<td>Nonresidential uses</td>
<td>5,000</td>
</tr>
</tbody>
</table>
Section 2. The Code of Ordinances of the Borough of Elizabethtown, Chapter 27, Zoning, Part 13, Supplementary Regulations, Section 1321, Special Yard, Lot and Screening Requirements, Subsection B(1)(c) shall be amended to provide as follows:

The front of any building (containing the front entrance) which contains two or fewer dwelling units shall face the street, or, in the case of a corner lot, a street on which the corner lot abuts.

Section 3. The Code of Ordinances of the Borough of Elizabethtown, Chapter 27, Zoning, Part 2, Definitions, Section 201, Definitions, Subsection 2, shall be amended by inserting the following definition in alphabetical order:

OWNER OCCUPIED OR OCCUPIED BY OWNER – A dwelling unit that is the primary, permanent residence and domicile of a natural person who is identified as the owner or one of the owners on the deed for the property. In order for a dwelling unit to be considered owner occupied, the dwelling must be considered the domicile of the record owner or at least one of the record owners under Pennsylvania law, and the owner must physically reside in the dwelling not less than six (6) months each calendar year, and the owner cannot be registered to vote at any other address, and the owner must use the dwelling at the owner’s address for payment of taxes including, but not limited to, earned income taxes.

Section 4. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Borough that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

Section 5. All other sections, parts and provisions of the Borough of Elizabethtown Code of Ordinances shall remain in full force and effect as previously enacted and amended.

Section 6. This Ordinance shall become effective immediately upon its enactment by the Council of Elizabethtown Borough, County of Lancaster, Commonwealth of Pennsylvania.
ORDAINED AND ENACTED this ____ day of _______________, 2019.

BOROUGH OF
ELIZABETHTOWN

ATTEST ____________________________ BY: _____________________________
Borough (Assistant) Secretary Council (Vice) President

Examined and approved as an Ordinance this ____ day of ________________,
2019.

By: ________________________________
Mayor
MEMORANDUM

To: Lancaster County Planning Commission

From: Alex W. Rohrbaugh, AICP Senior Community Planner

Thru: Dean S. Severson, AICP Director for Community Planning

Date: January 7, 2019

Re: CPF #: 43-54, Zoning Ordinance Text Amendments, Short-Term Rentals & Elimination of “Like or Similar Uses” Provision Martic Township LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

PROPOSAL

Martic Township proposes to make the following changes to its Zoning Ordinance: Below is a summary of the proposed changes:

- In Article X Definitions, Revise definition for “dwelling unit” and add definitions for “residential occupancy” and “short-term rental”.

- Removal of the following special exception use from the Rural Conservation, Agricultural, Residential Low Density, and Shoreline Recreational zoning districts – “Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.” This is sometimes known as the “Like or Similar Uses” provision

- Add “Short-term rentals, subject to Section 619” as a special exception use in Rural Conservation, Agricultural, Residential Low Density, and Shoreline Recreational.

- Add a new section under Article VI, Special Exception Regulations, establishing performance criteria for Short-term rentals (Section 619). These criteria include provisions
like establishing bedroom limits based on the dwelling's square footage, making sure that fire safety equipment is installed, and designating a local contact person that can assume management of the short-term rental.

BACKGROUND
Martic Township is experiencing an increase in demand for short-term rentals, and, at present, the Township does not enumerate short-term rentals as a use in its Zoning Ordinance. The Township is proposing these short-term rental regulations so that they are allowed (by special exception) to operate while addressing potential issues such as noise, light, public safety, and oversight and accountability of the rental if the owner is not present.

The Township is also proposing to remove the "Like or Similar Use" provision from its Zoning Ordinance because of two recent zoning cases where the Applicants have used the "Like or Similar Use" provision to propose uses that are beyond the spirit and intent of that zoning district. Both cases were heard and denied by the Zoning Hearing Board, and at least one has appealed all the way to the Commonwealth Court. The Township Solicitor has advised the Township to remove this provision from the Zoning Ordinance to avoid similar legal challenges in the future.

COMMENTARY
LCPC Staff commends Martic Township for proposing provisions for short-term rentals as the sharing economy is becoming popular in Lancaster County as well as the United States. Additionally, recent Pennsylvania Commonwealth Court case decisions (namely Rehiner v. City of Scranton Zoning Hearing Board) made it clear that municipalities must establish specific definitions and standards for short-term rentals that are distinctive from normal, long-term rentals. The proposed text amendments appear to be consistent the recent court decisions as well as issues concerning health, safety, and welfare of the tenants.

The elimination of the "Like or Similar uses" provision in the Township Zoning Ordinance removes an ambiguity that has historically opened the door for allowing uses that have not been consistent with the intent of that zoning district. Therefore, the elimination of this provision also provides more predictability for adjacent property owners and can reduce potential legal challenges against the Township for approval of uses that are not cleared defined in the Ordinance. Additionally, Section 206 of the Township Zoning Ordinance does make provisions for similar uses not enumerated in the ordinance, if an Applicant proves to the Zoning Hearing Board the proposed use is similar to and can meet performance standards of a listed use in the Ordinance.

LCPC STAFF RECOMMENDATION
LCPC Staff recommends approval of the proposed text amendments.
CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan (places2040)
The proposed text amendments are generally consistent with the following Policies:

- **Preserve the Farm as well as the Farmer.** The proposed text amendments allow by special exception short-term rentals in the Agricultural zoning district, which may provide farmers additional income streams by re-using vacant dwellings on farms as well as supporting agritourism opportunities.

- **Use existing buildings and maintain public infrastructure.** The proposed text amendments may encourage use of underutilized, existing dwellings.

Martic Township Comprehensive Plan (1991)
The Township Comprehensive Plan does not specifically address the proposed text amendments; however, the Plan does caution that text amendments should not be done casually, and not before reviewing the pertinent policies of the Comprehensive Plan (Page 166).

This review was developed with the assistance of Brad Stewart, Senior Community Planner.

* * *

DSS/AWR/jbc

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TOWNSHIP OF MARTIC
Lancaster County, Pennsylvania

ORDINANCE NO. __________

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF MARTIC TOWNSHIP TO REVISE REGULATIONS GOVERNING USES PERMITTED IN VARIOUS DISTRICTS; TO REGULATE SHORT-TERM RENTALS; AND TO REVISE DEFINITIONS.

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Martic, Lancaster County, Pennsylvania, as follows:

Section 1. The Zoning Ordinance of Martic Township, Article X, Definitions, Section 1002, Terms, shall be amended by revising or adding the following definitions in alphabetical order:

DWELLING UNIT – a building or portion thereof used for residential occupancy by not more than one family and having separate cooking and sanitary facilities.

RESIDENTIAL OCCUPANCY – the non-transient occupancy of a dwelling unit by one family for a continuous period of thirty (30) or more days. In order for the occupancy of a dwelling unit to be considered residential occupancy, such dwelling unit shall be owner-occupied or shall be leased to a family (as defined in this Ordinance) for a period of not less thirty (30) continuous days.

SHORT-TERM RENTAL – the use of a structure which would be considered a dwelling if it were residentially occupied in a manner which does not meet the definition of residential occupancy, i.e. occupancy for a period of less than thirty (30) continuous days by the same occupants. A dwelling unit with an approved bed and breakfast as an accessory use shall not be considered a short-rental.

Section 2. The Zoning Ordinance of Martic Township, Article IV, Section 401, Rural Conservation District (RC), Subsection B, Uses and Structures, Paragraph 2, Special Exceptions, shall be amended by revising Subparagraph h to provide as follows:

h. Short-term tental subject to Section 619.

Section 3. The Zoning Ordinance of Martic Township, Article IV, Section 402 Agricultural (A), Subsection B, Uses and Structures, Paragraph 2, Special Exceptions, shall be amended by revising Subparagraph i to provide as follows:
i. Short-term rental subject to Section 619.

Section 4. The Zoning Ordinance of Martic Township, Article IV, Section 403 Residential Low Density (RLD), Subsection B, Uses and Structures, Paragraph 2, Special Exceptions, shall be amended by revising Subparagraph h to provide as follows:

h. Short-term rental subject to Section 619.

Section 5. The Zoning Ordinance of Martic Township, Article IV, Section 404 Shore Line Recreational (SR), Subsection B, Uses and Structures, Paragraph 2, Special Exceptions, shall be amended by revising Subparagraph e to provide as follows:

e. Short-term rental subject to Section 619.

Section 6. The Zoning Ordinance of Martic Township, Article VI, Special Exception Regulations, shall be amended to add a new Section 619, Short-Term Rentals, which shall provide as follows:

Section 619. Short-Term Rentals. Where authorized by Article IV, a short-term rental may be permitted by special exception subject to the following criteria:

A. No modification to the external appearance of the building (except fire escapes) which would alter its residential character shall be permitted.

B. All floors above-grade shall have direct means of escape to ground level.

C. Any sign shall comply with the requirements for signs for home occupations.

D. A smoke alarm shall be placed in each guest bedroom.

E. A fire extinguisher shall be placed in the kitchen.

F. Minimum lot area – One (1) acre if public sewer and public water are provided. If not serviced by both public sewer and public water, there shall be a minimum lot area of two (2) acres.

G. Maximum number of bedrooms available for overnight guests shall be determined by the building size as follows:

1. Minimum building size less than two thousand two hundred (2,200) square feet – Four (4) bedrooms.

2. Minimum building size two thousand two hundred (2,200) square feet or greater – Five (5) bedrooms. No more than five (5) bedrooms for use by overnight guests shall be permitted regardless of size.

H. The Applicant shall prepare and present to the Zoning Hearing Board a notice which shall be prominently and conspicuously posted at the short-term rental which shall contain, at a minimum, all of the following information:
1. The name of the local contact person or owner of the short-term rental and a telephone number at which that party may be reached on a 24-hour basis.

2. The address of the property which Lancaster County Communications uses for emergency response purposes.

3. The maximum number of occupants permitted to stay in the short-term rental.

4. The maximum number of all vehicles allowed to be parked on the property and a statement that parking is not permitted in any public street right-of-way.

5. A statement notifying the occupants that trash and refuse shall not be left or stored on the exterior of the property except in secure, water-tight metal or plastic cans or similar containers designed for such storage.

I. The Applicant shall designate a local contact person who shall have access and authority to assume management of the short-term rental and take remedial measures. An owner who resides within the Township or within 30 miles of the short-term rental may designate himself/herself as the local contact person. If the special exception is approved, the local contact person shall respond to the Township or to a police officer within one hour after being notified by such official of any disturbance on the property. There shall be a local contact person at all times the short term rental is operated. The owner of a short-term rental may change the local contact person only after written notice to the Zoning Officer, and any new local contact person shall meet all requirements of this subsection.

J. If on-lot sewer sewage disposal is provided, DEP and the Sewage Enforcement Officer shall approve the method of sewage disposal.

K. No accessory buildings shall be used to provide rooms for overnight guests. Only one (1) building per lot shall be used for overnight guests.

L. Lighting shall be arranged and shielded so that no glare or direct illumination shall be cast upon adjacent lots or public streets.

M. The owner of the short-term rental shall submit an application each year for a permit to authorize continued operation of the short-term rental, accompanied by any fee which the Board of Supervisors may establish by resolution. The application shall require that the owner provide sufficient information for the Zoning Officer to confirm that the short-term rental meets all requirements of this Section 619.

Section 7. All other sections, parts and provisions of the Zoning Ordinance of Martic Township shall remain in full force and effect as previously enacted and amended.

Section 8. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such
invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall be and shall remain in full force and effect.

Section 9. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Martic as provided by law.

DULY ORDAINED AND ENACTED this ______ day of ____________, 2019, by the Board of Supervisors of the Township of Martic, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF MARTIC
Lancaster County, Pennsylvania

Attest:__________________________
(Assistant) Secretary

By:_____________________________
(Vice) Chairman
Board of Supervisors

[TOWNSHIP SEAL]
MEMORANDUM

To: Lancaster County Planning Commission

From: Alex W. Rohrbaugh, AICP
Senior Community Planner

Thru: Dean S. Severson, AICP
Director for Community Planning

Date: January 7, 2019

Re: CPF #: 52-40A, Rezoning, Frederick Steudler
Providence Township
LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

SITE INFORMATION

Owner(s): Frederick Steudler
Applicant: Same
Parcel ID #: 5207185600000
Address: 321 Lancaster Pike North, New Providence
Location: East side of Lancaster Pike North (PA Route 272), approximately 500 feet south of Enola Low Grade Trail overpass

PROPOSAL

The applicant/owner, Frederick Steudler, has re-filed an application with Providence Township to rezone a ~1.6-acre property from R-2 Residential to R-4 Manufactured Home Park Zone. The subject property, zoned R-2 Residential, is located on the east side of Lancaster Pike North and contains two, existing single-family dwellings. The subject is also surrounded on three sides by an existing manufactured home park (also owned by the Applicant), zoned R-4. The Applicant proposes the property to be rezoned so that he can develop the site for manufactured housing and
that the zoning between his two properties would be consistent. The Applicant also states that the 1.6 acre-site is suitable for manufactured home development due to limited tree coverage, favorable topography, and adequate vehicular access to Lancaster Pike North.

This rezoning request was previously reviewed by the Lancaster County Planning Commission on July 23, 2018, and the Commission recommended approval of the rezoning from R-2 to R-4. The Providence Township Board of Supervisors considered the rezoning and, after holding a public hearing, denied the rezoning. In light of that decision the Applicant has elected to re-apply for the rezoning.

COMMENTARY

Prior to the Township’s 2014 Zoning Ordinance Update this area was zoned entirely Rural; however, when the Zoning Ordinance was updated many properties with “Rural” zoning, including the subject property, were rezoned as “R-2 Residential”. According to the Township Zoning Ordinance, the purpose of R-2 Residential is to “provides opportunity for low density residential growth that serves to meet the Township’s projected fair share of its housing demand”.

Also, during the 2014 Ordinance Update the adjacent property was rezoned from “Rural” to “R-4 Manufactured Home Park Zone”. It is assumed that this done to make the existing manufactured home park conforming. According to the Zoning Ordinance, the R-4 zone “acknowledges the various existing manufactured home park sites within the Township and protects their continued existence.” In addition, the Zoning Ordinance states that R-4 zones should not be expanded outside of Urban Growth Areas as adopted by the Township’s 2008 Comprehensive Plan.

There are, however, two aspects about the subject property that make it unique and should be considered:

**Removal of “Spot” Zoning.** One additional consideration with the proposed rezoning is that it is surrounded by either R-4 or Commercial zoning. During the 2014 Ordinance Update occurred, the adjacent properties were rezoned to these other classifications, but the subject received R-2 zoning because the “Rural” zone under the previous Ordinance was retired. The result was a single property, or “orphan”, left of R-2 zoning, which is generally not consistent with the surrounding zoning. Rezoning to R-4 would remove the *de facto* “spot” zoning created in 2014 and create a more uniform zoning pattern in this area.

**Minimal Impact due to Property Size.** The adjacent manufactured home park has an overall density of 3.5 dwelling units per acre (115 units over 32 acres). Given the relatively small size of the subject property, the impact of new manufactured housing would be minimal if rezoned and developed for manufactured housing at the same density.

**LCPC STAFF RECOMMENDATION**

Based on the uniqueness of the subject property, LCPC staff recommends approval of the rezoning.
CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan (places2040)

The Future Land Use and Transportation Map identifies this area as “Natural - Conservation”. The “Natural – Conservation” area generally warrant strong protection; however, these areas are not a priority for preservation. Additionally, places2040 recommends that development in “Natural Conservation” areas should be limited and sensitive to natural resources. While the proposed rezoning is generally inconsistent with places2040, the rezoning should have a minimal impact on rural areas due to its small size and the surrounding, existing land uses.

Providence Township Comprehensive Plan (2008)

The Township’s Future Land Use Plan identifies the area of rezoning as “Agricultural”. The Plan states that while this future land use is intended to discourage development on Class I, II, or II soils and protect agricultural resources from incompatible land uses. The property’s current zoning and land use are already inconsistent with the Future Land Use Map. Due to the property’s small size and surrounding land uses, a rezoning to R-4 is no less consistent than the current R-2 zoning.

*     *     *

DSS/AWR/jbc

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MEMORANDUM

To: Lancaster County Planning Commission

From: Alex W. Rohrbaugh, AICP
       Senior Community Planner

Thru: Dean S. Severson, AICP
       Director for Community Planning

Date: January 7, 2019

Re: CPF #: 52-41, Rezoning, Maynard Shirk
    Providence Township
    LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

SITE INFORMATION

Owner(s): Maynard Shirk
Applicant: Same
Parcel ID #: 5207600900000
Address: ~235 Schoolhouse Road, New Providence
Location: North side of Schoolhouse Road, approximately 0.25 miles east of Schoolhouse Road / Truce Road intersection

PROPOSAL

The applicant/owner, Maynard Shirk, has filed an application with Providence Township to rezone a ~10-acre property from Agriculture (A) to R-2 Residential. The subject property, zoned Agricultural, is located on the north side of Schoolhouse Road and currently contains an agricultural outbuilding. The property is adjacent to the area to the west zoned R-2 Residential, which is primarily made up of single-family dwellings on half-acre lots. The areas to the north and south contain tracts of farmland and woodlands and are also zoned Agricultural. The
Applicant wishes to have his property rezoned to R-2 so that he may subdivide the tract into four (4) lots and develop them each as single-family residential dwellings for family members. The Applicant claims that no more than 3 of the 10 acres on the property are tillable and that steep slopes, existing woodlands, and a stream make the property not suitable for agricultural activities.

COMMENTARY

LCPC Staff have identified several concerns with the proposed rezoning from Agricultural to R-2 Residential:

Appropriateness of R-2 Residential Zoning. The Township Zoning Ordinance states that the purpose of R-2 is to provide for low density residential that meets the housing demand for the township, and the zone is intended to continue “low density residential uses as infill in existing development areas”. LCPC Staff believes that the proposed rezoning does not meet the intent of “infill” as defined by the Ordinance because the property is nearly surrounded by existing agricultural uses and zoning.

Potential Loss of Prime Agricultural Resources. The Applicant states that less than 30% of the property is tillable and that environmental constraints (steep slopes, woodlands, stream) restrict its agricultural viability. The property, however, is comprised primarily of Class II and III prime soils and less than 1 acre is considered steep slopes in excess of 25%. LCPC Staff have observed properties in neighboring municipalities of similar size and site characteristics maintain a rural, agricultural viability. It should be noted that Providence Township is currently exploring Zoning Ordinance updates that potentially address agriculture and agricultural-related enterprises on smaller parcels of land.

Encroachment of R-2 into Agricultural Areas. In addition, the property is located adjacent to active farms that are presently not under preservation easements. While R-2 does allow for agriculture uses on properties 10 acre in size, it also allows for uses not generally consistent with agriculture. As a result, the proposed rezoning to R-2 and subsequent large-lot residential subdivision may put pressure on these adjacent lands to follow suit with rezonings to something other than agriculture.

Inconsistency with Existing Plans. The proposed rezoning appears to be inconsistent with both the Township Comprehensive Plan as well as places2040 (please see “Consistency with Comprehensive Plans” below).

LCPC STAFF RECOMMENDATION

LCPC staff recommends denial of the rezoning for the reasons stated in the “Commentary” and “Consistency with Comprehensive Plans” sections.
CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan (places2040)

The Future Land Use and Transportation Map identifies this area as “Agricultural – Conservation”, which generally warrants strong protection; however, these areas are not a priority for preservation. Additionally, places2040 recommends that development in “Agricultural - Conservation” areas should be limited and related to the agricultural context of the area. Because the proposed rezoning and subsequent use are in residential in nature, it is inconsistent with the Plan.

Additionally, the proposed R-2 zoning and subsequent development of 4 residential lots are also inconsistent with the following policies in places2040:

- **Grow where we’re already growing** – The proposed rezoning is outside of a Designated Growth Area. And, except for some large-lot residential development to the west, the area is rural in nature and is not otherwise experiencing growth and development.

- **Limit large-lot suburban development in rural areas** – Approximately 17,000 acres are zoned for large-lot residential development outside Designated Growth Areas, and the Plan estimates that only 8,400 acres are needed to accommodate rural population growth. The proposed rezoning increases the acreage of this type of rezoning, and; therefore, may encourage more of this kind of development.

- **Preserve large, contiguous areas of agricultural and natural land** – While the subject property is only 10 acres in size, it is contiguous to large, existing agricultural lands and woodlands to the north, south, and east. A rezoning to R-2 and, with it, a residential subdivision can fragment the existing agricultural and natural landscapes and may have the unintended consequence of putting pressure on the adjacent agricultural tracts to follow suit.

Providence Township Comprehensive Plan (2008)

The Township’s Future Land Use Plan identifies the area of rezoning as “Agricultural”. The Plan states that while this future land use is intended to discourage development on Class I, II, or II soils and protect agricultural resources from incompatible land uses. Therefore, the proposed rezoning is inconsistent with the Township Comprehensive Plan.

* * *

DSS/AWR/jbe
MEMORANDUM

To:      Lancaster County Planning Commission

From:    Gwen E. Newell, AICP
         Senior Community Planning

Thru:    Dean S. Severson, AICP
         Director for Community Planning

Date:    January 7, 2019

Re:      CPF #: 54-103, Zoning Code Map Amendment
         Rapho Township
         LCPC Meeting of January 14, 2019

Notice:  This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

GENERAL INFORMATION

Subject: Rapho Township Zoning Map amendment
Address: 936 Strickler Road, Mount Joy PA
Location: West side of Strickler Road, south of Mount Joy Road (SR 772)
Parcel ID #: 5403453200000
Owner(s): Elm Tree Properties, LLC
Applicant: Same
Received: December 11, 2018

The Lancaster County Planning Commission (LCPC) staff has reviewed the above-referenced Zoning Ordinance Map Amendment. The amendment, when adopted, will include the parcel within the Village Overlay (VO) Zone.
PROPOSAL

In July 2017, the Rapho Township Supervisors rezoned this parcel from Agricultural to R-2. The parcel consists of 14.22 acre located on the west side of Strickler Road and south of Mount Joy Road. The site is located outside the Donegal Urban Growth Area (UGA) but is adjacent to the UGA on the south, east, and west boundaries. Rapho Township now proposes to rezone the parcel to R-2 with a Village Overlay Zone.

COMMENTARY

The Rapho Township Village Overlay Zone provides a set of design standards that seeks to achieve a village-type setting using substantial density bonuses that offset the increased development costs associated with construction “that features historic building and streetscape design with historically authentic construction materials such as stone, brick, wood, and slate with abundant and diverse native landscape materials, and other streetscape and public amenities”. The Village Overlay district also is intended to encourage “flexibility, economy, and ingenuity in the development” by permitting the developer to “consider and utilize innovative methods of design”. Objectives of the Overlay Zone include:

- Incorporation of significant environmental or topographic features,
- Diversity of housing types, styles, and costs with particular emphasis on scattered-site affordable housing opportunities,
- Convenient vehicular access to the neighborhood’s edge and increase reliance on pedestrian movements within its bounds,
- Integrate local businesses and trades and offer limited employment opportunities,
- Make efficient use of local infrastructure and services,
- Reflect historic and traditional building styles,
- Reserve and feature civic uses and open space as community focal points,
- Provide safe, efficient, and compatible linkages with existing nearby land uses, streets, sidewalks, etc.,
- Invite social interaction among inhabitants.

Within the underlying R-2 Zone, the maximum density is 6 dwelling units/acre and raised to 8 units/gross acre when the Village Overlay Zone is used. Permitted dwelling types include single family detached, single family semi-detached, two family detached, and single family attached dwellings.

CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan

The proposed map amendment is consistent with design policies found in places2040, the Lancaster County Comprehensive Plan but until this parcel is located in the Donegal Urban Growth Area, the proposal is not fully consistent with the County goal to grow responsibly. All
land zoned Village Overlay in Rapho Township should be located within an adopted Urban Growth Area. The proposed map amendment would be consistent with the Donegal Urban Growth Area target average density of 6.5 dwelling units/acre and meet the following County policies:

- Creates a mix of uses in our communities and corridors
- Provides a greater supply and diversity of housing types
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Grow where we are already growing
- Fill in the gaps in urban areas
- Build more compactly and efficiently

**Municipal Comprehensive Plan**

The 2010 *Manheim Central Region Comprehensive Plan* indicates this lot is located within a “future growth area” (growth is expected in the long-term) and within an area listed as “adjustments to growth area”. The underlying land use is projected to be residential. Rezoning this lot to R-2 with a Village Overlay Zone is generally consistent with the Township Comprehensive Plan. Strong consideration should be given to including the site within the Donegal Urban Growth Area.

* * *

DSS\GEN\jbc

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VI.
New Planning Matters for Discussion and Action

D. REVIEWS
MEMORANDUM

To: Lancaster County Planning Commission

From: Porter Stevens, AICP
Senior Community Planner

Thru: Dean S. Severson, AICP
Director for Community Planning

Date: January 7, 2019

Re: Advisory Plan Review Comments
LCPC #: 72-201-4, Elam K. & Mary S. Beiler
East Drumore Township
LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of subdivision and land development plans. The Lancaster County Planning Commission offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to the project.

GENERAL INFORMATION

Subject: Lot Add-On Plan
Address: 533 St Catherine Dr, Quarryville, PA, 17566
Location: East side of Saint Catherine Drive, approximately 1,500 ft south of its intersection with Blackburn Road
Parcel ID #: 1806686200000; 180017460000
Owner(s): Elam K. & Mary S. Belier; Edwin M, Jr. & Kathryn S. Martin
Applicant: Elam K. & Mary S. Belier; Edwin M, Jr. & Kathryn S. Martin
Firm: Register Associates, Inc.
Received: December 14, 2018
Proposal: Subdivide one (1) 19.512 acre parcel from one (1) 68.039 acre parcel, and transfer to one (1) 103.9 acre parcel. This will create one (1) 48.527 acre parcel and one (1) 123.4 acre parcel. This project is not located in a Designated Growth Area.

Utilities: Private on-lot sewer; private on-lot water

Zoning: A-Agricultural

Present Use: Agricultural; single family detached residential

RECOMMENDATIONS

Based upon this review, staff recommends that the Lancaster County Planning Commission offer the following comments or recommendations:

1. The parcel designated as “Lot 2 Block A” is subject to an Agricultural Conservation Easement. It is recommended that the following note be added to the cover sheet:

   Account 1800174600000, referenced as Lot 2 Block A, is subject to an easement in the nature of a restriction on the use of the land for the purpose of preserving productive land according to the terms of a Deed of Agricultural Conservation Easement to the County of Lancaster dated December 27, 2000 and recorded in the Lancaster County Recorder of Deeds Office on December 28, 2000 in Deed Book 6897, Page 0364. Parcel A, 19.512 acres, are to be conveyed from Lot 1, Block “A” and joined with Lot 2, Block “A” is NOT subject to a Deed of Agricultural Conservation Easement nor will it be after joined with Lot

2. The double dwelling identified on Lot 1 Block A has been identified as a historic resource by the Historic Preservation Trust of Lancaster County. It is recommended that the following note be added to the plan set:

   “The existing double dwelling situated on Lot 1 Block A is designated as a historic resource according to the Historic Preservation Trust of Lancaster County (HPT#170192). There is no intent, as part of this plan, to alter, demolish, move, or make exterior modifications to this historic feature.”

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

DSS/CPS/jbc
MEMORANDUM

To: Lancaster County Planning Commission

From: Gwen E. Newell, AICP
      Senior Community Planner

Thru: Dean S. Severson, AICP
      Director for Community Planning

Date: January 7, 2019

Re: Advisory Plan Review Comments
    LCPC #: 78-63-2, Esh's Hardware
    Leacock Township
    LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of subdivision and land development plans. The Lancaster County Planning Commission offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to the project.

GENERAL INFORMATION

Subject: Final Land Development Plan
Address: 54 Clearview Road, Ronks, PA 17572
Location: West side of Clearview Road, north of Harvest Drive
Parcel ID #: 3505075700000
Owner(s): John E. Esh Jr. & Rebecca Ann Esh
Applicant: Same
Firm: Impact Engineering Group
RECOMMENDATIONS

Based upon this review, staff recommends that the Lancaster County Planning Commission offer the following comments or recommendations:

1. Due to the parallel location of the proposed handicap parking, the plans should note the location of the required signage per Sheet 5 of 8.

2. Much of the proposed parking spaces are currently used as location for storage. The plans should include a detail for striping the required parking spaces beyond the detail for handicap spaces.

3. Lighting, landscaping and associated details should be provided.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

DSS\GEN\jbc

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MEMORANDUM

To: Lancaster County Planning Commission

From: Porter Stevens, AICP
       Senior Community Planner

Thru: Dean S. Severson, AICP
       Director for Community Planning

Date: January 7, 2019

Re: Advisory Plan Review Comments
    LCPC #: 79-34-1, Jeremiah N. Sensenig, Jr.
    Little Britain Township
    LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of subdivision and land development plans. The Lancaster County Planning Commission offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to the project.

GENERAL INFORMATION

Subject: Lot Add-On Plan
Address: 11 Widdowson Road, Quarryville, PA, 17566
Location: South side of Widdowson Road, approximately 200 ft west of its intersection with Little Britain Road North
Parcel ID #: 3804713900000; 3801022800000
Owner(s): Jeremiah N. Jr. and Barbara Ann Sensenig
Applicant: Jeremiah N. Jr. and Barbara Ann Sensenig
Firm: Strausser Surveying and Engineering, Inc.
Received: December 4th, 2018
Proposal: Subdivide one (1) 0.882 acre parcel from one (1) 128.01 acre parcel; join in common subdivided parcel with one (1) 0.385 acre parcel. This will create one (1) 127.128 acre parcel and one (1) 1.267 acre parcel. This project is not located within a Designated Growth Area.

Utilities: Private on-lot sewer; private on lot water

Zoning: A-1 Agricultural

Present Use: Agricultural; single family detached residential

RECOMMENDATIONS

Based upon this review, staff recommends that the Lancaster County Planning Commission offer the following comments or recommendations:

1. The parcel designated as "Lot 2 Block A" is subject to an Agricultural Conservation Easement. It is recommended that the following note be added to the cover sheet:

   Account 3801022800000, referenced as Lot No. 2, Block "A" is subject to an easement in the nature of a restriction on the use of the land for the purpose of preserving productive land according to the terms of a Deed of Agricultural Conservation Easement to the County of Lancaster and the USDA NRCS, dated September 30, 2008 and recorded in the Lancaster County Recorder of Deeds Office on October 1, 2008 to Document Number 5736717 and re-recorded on January 1, 2009 to Document Number 5757355. Parcel A, .882 acres, area to be conveyed from Lot 1, Block "A" and joined with Lot 2, Block "A" is NOT subject to a Deed of Agricultural Conservation Easement nor will it be after joined with Lot 2.

2. The dwelling identified on Lot 2 Block A has been identified as a historic resource by the Historic Preservation Trust of Lancaster County. It is recommended that the following note be added to the plan set:

   "The existing c1870s farmhouse situated on Lot 2 Block A is designated as a historic resource according to the Historic Preservation Trust of Lancaster County (HPT#32-0074). There is no intent, as part of this plan, to alter, demolish, move, or make exterior modifications to this historic feature.”

3. It is recommended that a note listing the number of future subdivision rights allowed under current zoning be added to the cover sheet.

4. It is recommended that the existing size of Lot 2 Block A be added to the plan set.
Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

DSS/CPS/jbc
LOT ADD – ON PLAN
FOR

JEREMIAH N. SENSENIG, JR.

LITTLE BRITAIN TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

OWNER
JEREMIAH N. JR. & BARBARA ANN
SENSENIG

SOURCE OF TITLE
DOCUMENT ID
No. 522391 – LOT 1
No. 5736716 – LOT 2

ACCOUNT NUMBER
380-47139-0-0000
LOT 1
380-10228-0-0000
LOT 2

MODIFICATIONS

SITE DATA

NUMBER OF LOTS

NUMBER OF BUILDING UNITS

USE OF LAND

MINIMUM LOT SIZE

MINIMUM LOT WIDTH

MINIMUM LOT DEPTH

MAXIMUM BUILDING HEIGHT

FOR LOT 1

3

FOR LOT 2

3

RESIDENTIAL

2,000 SF

400'

35'

28'

FOR LOT 1

Residential

2,000 SF

400'

40'

28'

FOR LOT 2

Residential

2,000 SF

400'

40'

28'

30'

28'
MEMORANDUM

To: Lancaster County Planning Commission

From: Alex W. Rohrbaugh, AICP AnX
Senior Community Planner

Thru: Dean S. Severson, AICP
Director for Community Planning

Date: January 7, 2019

Re: Advisory Plan Review Comments
LCPC #: 83-211C, Joseph B. & Lydia K. Lapp
Colerain Township
LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of subdivision and land development plans. The Lancaster County Planning Commission offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to the project.

GENERAL INFORMATION

Subject: Final Subdivision Plan
Addresses: 1444 Noble Road, Kirkwood
Location: East side of Noble Road, approximately 0.6 miles south of Bartville Road / Noble Road intersection
Parcel ID #: 1008885700000
Owners: Joseph B. & Lydia K. Lapp
Applicants: Same
Firm: Concord Land Planners & Surveyors, Inc.
Received: November 30, 2018
Proposal: Subdivision plan to divide a 33.2-acre parcel into two parcels, Lots 1 and 2. The resultant sizes of Lots 1 and 2 are 6.8 acres and 26.4 acres, respectively. No development is proposed.

Utilities: On Lot Well and Septic

Zoning: Agricultural (A)

Present Use: Agriculture with Single-Family Residential Dwelling

RECOMMENDATIONS

Based upon this review, staff recommends that the Lancaster County Planning Commission offer the following comments or recommendations:

1. It appears that, even after subdivision, Lot 1 (6.8 acres) will continue to have agricultural activities occurring on it. Colerain Township’s Agricultural zoning district permits only a minimum lot size of 10 acres for agricultural activity. The Applicant should consider redrawing the north property line for Lot 1 so that it has at least 10 acres.

2. The plan should conform to the requirements of Colerain Township’s Zoning and Subdivision/Land Development Ordinances, unless variances or modifications from the requirements of these Ordinances are granted.

3. Revised deeds for the resultant lots should be recorded as part of this plan approval. Recording new deeds with a perimeter legal may avoid possible confusion in future title research of the affected properties.

4. Please add the LCPC File # 83-211C to the lower right-hand corner of the plan.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

DSS/AWR/jbc
MEMORANDUM

To: Lancaster County Planning Commission

From: Brad L. Stewart
Senior Community Planner

Thru: Dean S. Severson, AICP
Director for Community Planning

Date: January 7, 2019

Re: Advisory Plan Review Comments
LCPC #: 92-187-8, Cocalico School District -Service Center Addition
Denver Borough
LCPC Meeting of January 14, 2019

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The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of subdivision and land development plans. The Lancaster County Planning Commission offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to the project.

GENERAL INFORMATION

Subject: Preliminary/Final Land Development Plan
Address: 800 S. 4th Street
Location: Northwest side of South 4th Street at Jefferson Avenue
Parcel ID #: 140825700000
Owner(s): Cocalico School District
Applicant: Same
Received: December 14, 2018

Proposal: The project involves the construction of a 6,708 square feet addition to an existing school service center on a 57.11-acre lot owned by the Cocalico School District. Associate parking lot and stormwater modifications are also involved in the project. The site is located within the Cocalico Urban Growth Area.

Utilities: Public Sewer and Public Water

Zoning: INS - Institutional

Present Use: Institutional

RECOMMENDATIONS

Based upon this review, staff recommends that the Lancaster County Planning Commission offer the following comments or recommendations:

1. The applicant should indicate on the cover sheet the plan sheets that will be recorded.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

DSS/BLS/jbc
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
Senior Community Planner

Thru: Dean S. Severson, AICP
Director for Community Planning

Date: January 7, 2019

Re: Advisory Plan Review Comments
LCPC #: 98-19-3, Garden Spot Village – Meadow View
Earl Township
LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of subdivision and land development plans. The Lancaster County Planning Commission offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to the project.

GENERAL INFORMATION

Subject: Final Land Development Plan
Address: 448 South Kinzer Avenue, New Holland PA 17557
Location: Southwest side of South Kinzer Avenue across from Kraybill Avenue
Parcel ID #: 1906554600000
Owner(s): Garden Spot Village, Inc.
Applicant: Same
Received: December 17, 2018
Proposal: To construct a ±37,000-square foot forty-bed memory care facility on a ±5-acre portion of an 88.5-acre parcel adjacent to the Sycamore Springs West campus of the Garden Spot Village Retirement Community. The project is located within the ELANCO South Urban Growth Area (UGA).

Utilities: Public water and sewage disposal exist

Zoning: R – Residential

Present Use: Agricultural and Undeveloped/Vacant

RECOMMENDATIONS

Based upon this review, staff recommends that the Lancaster County Planning Commission offer the following comments or recommendations:

1. The Existing Conditions Plan (Sheet 4) shows the subject parcel as being split-zoned Residential (R) and Agricultural (AG). However, Lancaster County GIS records indicate that the entire parcel is zoned R. This discrepancy should be clarified on this plan sheet.

2. Note 2 under General Plan Notes on the first of the two General Notes plan sheets (Sheet 2) states that plan sheets 1-6 shall be recorded. However, the Drawing Index on the Cover Sheet indicates that plan sheets 1-7 are to be recorded. The applicant should clarify which plans sheets are to be recorded.

3. The applicant should provide the Safe Stopping Sight Distance (SSSD) and a clear sight triangle for the intersection of Kraybill Avenue and South Kinzer Avenue on the Layout Plan (Sheet 6) and on the Road Profile plan sheet (Sheet 12).

4. Plan sheets 6 and 12 should also include a stop sign at the southwestern corner of the intersection of Kraybill Avenue and South Kinzer Avenue.

5. The applicant should include a lighting plan as part of the plan application.

6. Please add the LCPC File # 98-19-3 to the lower right-hand corner of the plan sheets.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

DSS/LHP/jbc
MEMORANDUM

To: Lancaster County Planning Commission

From: Gwen E. Newell, ASLA, AICP
Porter Stevens, AICP
Senior Community Planners

Thru: Dean S. Severson, AICP
Director for Community Planning

Date: January 7, 2019

Re: Advisory Plan Review Comments
LCPC #: 09-59-1, Parke H. Ranck
Paradise and Strasburg Townships
LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of subdivision and land development plans. The Lancaster County Planning Commission offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to the project.

GENERAL INFORMATION

Subject: Final Subdivision Plan
Address: 230 Paradise Lane, Ronks, PA 17572
Location: East and west side of Paradise Lane, at the south side of the intersection with Herr Road and South Ronks Road.
Parcel ID #: 490747700000 / 490758300000 / 5800651300000 / 490443900000
Owner(s): Parke H. Jr. & Sheila A. Rank, Park H. & Emma V. Ranck, and Paul M. & Petrina J. Westfall
Applicant: Same
Firm: Strausser Surveying & Engineering, Inc.
Received: December 13, 2018
Proposal: To subdivide a 39.77 acre lot on the west side of Fairview Road/Paradise Lane and a 10.946 acre lot located on the east side of Fairview Road/Paradise Lane from a 96.066 acre lot. To join-in-common a 45.35 acre parcel from the 96.066 acre lot to a ±111.8 acre lot for a resultant ±157.15 acre lot. To join-in-common a 2.121 acre parcel from the ±111.8 acre lot to a 2.122 acre lot. The project is located outside a Designated Growth Area.

Utilities: Private water and sewage disposal exist

Zoning: Paradise Township – Agriculture
Strasburg Township - Agriculture

Present Use: Agriculture and Residential

RECOMMENDATIONS

Based upon this review, staff recommends that the Lancaster County Planning Commission offer the following comments or recommendations:

1. A shared access easement and agreement should be recorded if the existing driveway for Lot 2, Block A is to continue to be located on adjacent lot; J-222 page 59.

2. Historic Preservation Trust records indicate that the dwelling located on proposed Lot 3 is listed as HPT# 430103 and the dwellings on Lot 2 are referenced as HPT# 430101 and 430102. The plan should note that there is no intent, to alter, demolish, move, or make exterior modifications to these historic features.

3. The plans should note the number of future subdivision rights allowed under current zoning. It is strongly recommended that Paradise Township consider adopting a maximum residential lot size and a minimum lot size for farms which is greater than the current minimum lot area of 2 acres in the Paradise Agricultural Zone. The combination of a maximum residential lot size and a minimum farm size should ensure that, in almost all situations, non-farm development consumes as little of productive farmland as possible and farm sizes are maintained at a sufficiently large enough size for continued economic production.

4. Revised deeds for the receiving and new lots should be provided and recorded as part of this subdivision plan approval. We encourage the owners to record deeds to avoid possible future confusion in the real estate and title community.
Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

DSS/GEN/CPS/jbc

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MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor LHP
Senior Community Planner

Thru: Dean S. Severson, AICP
Director for Community Planning

Date: January 7, 2019

Re: Advisory Plan Review Comments
LCPC #: 18-44, 318 Staver Road
Brecknock Township
LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the
Lancaster County Planning Commission. It does not necessarily represent the final
recommendation of the Lancaster County Planning Commission.

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review
of subdivision and land development plans. The Lancaster County Planning Commission offers the
following advisory comments and recommendations, which are for your consideration in the
application of municipal subdivision and land development regulations to the project.

GENERAL INFORMATION

Subject: Lot Add-on Plan
Address: 318 and 332 Staver Road, Reinholds PA 17569
Location: North side of Staver Road, approximately 500’ west of Bowmansville Road
Parcel ID #: 040262010000 / 040068310000
Owner(s): Randall L. Martin Builder, Inc. / Matthew A. & Laura A. Zamperini
Applicant: Same
Firm: Hershey Surveying, Inc.
Received: December 6, 2018
Proposal: To join-in-common a 4,056-square foot parcel (Parcel “A”) from a 3.246-acre lot to a 13,063-square foot lot (Existing Lot 1). The project is not located within an Urban Growth Area (UGA) or Village Growth Area (VGA).

Utilities: Private on-lot water and sewage disposal exist

Zoning: AG – Agricultural

Present Use: Residential (Single-Family Detached) and Agricultural

RECOMMENDATIONS

Based upon this review, staff recommends that the Lancaster County Planning Commission offer the following comments or recommendations:

1. The plans should show all significant environmental or topographical features that are within the subject lots, or within 200’ of each lot, including land contours and manmade features.

2. The applicant should denote a 100’ well isolation area for the well on the property at 332 Staver Road.

3. Please add the LCPC File # 18-44 to the lower right-hand corner of the plan.

4. Revised deeds for the resultant lots should be provided and recorded as part of this plan approval.

5. Plans in which land is conveyed, transferred, or owner name and/or address is amended after submission to the Lancaster County Planning Commission, must notify LCPC staff prior to plan recordation. Failure to do so will result in complications during the plan recording process due to incorrect paperwork necessary for plan recordation.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

DSS/LHP/jbc

S:\COMM\N:\JC\LCPC\2010\1-14-19DRAFT\18-44 318StaverRoad-LHP.doc
MEMORANDUM

To: Lancaster County Planning Commission

From: Brad L. Stewart  
Senior Community Planner

Thru: Dean S. Severson, AICP  
Director for Community Planning

Date: January 7, 2019

Re: Advisory Plan Review Comments  
LCPC #: 18-45, AutoZone Store #3794  
Elizabethtown Borough  
LCPC Meeting of January 14, 2019

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Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of subdivision and land development plans. The Lancaster County Planning Commission offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to the project.

GENERAL INFORMATION

Subject: Preliminary Subdivision and Land Development Plan
Address: 1237 S. Market Street
Location: Northeast side of South Market St, Rt. 230, southwest side of South Mount Joy St. at Ridgeview Ave.
Parcel ID #: 2505420700000
Owner(s): James A. Nardo, Sr.
Applicant: AutoZone Development, LLC., c/o Kevin Murphy
Firm: McIlvried, DiDiano, & Mox, LLC  
Received: December 7, 2018

Proposal: This project consist of the consolidation of a 0.45-acre vacant lot and a 0.84-acre vacant lot creating a 1.29-acre commercial lot. The project will also involve the construction of a 6,816 square feet AutoZone store and associated parking on the resultant lot. The project site is within the Elizabethtown Designated Growth Area.

Utilities: Public sewer and Public Water

Zoning: C-G – General Commercial  
R-1 – Residential

Present Use: Vacant

RECOMMENDATIONS

Based upon this review, staff recommends that the Lancaster County Planning Commission offer the following comments or recommendations:

1. The Borough and the applicant should consider installing a bicycle and/or pedestrian path on the site providing a connection between S. Mount Joy Street and S. Market Street.

2. The applicant should indicate on the cover sheet the plan sheets that will be recorded.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

*   *   *

DSS/BLS/jbc
Site Development Plans For Proposed

AutoZone Store #3794
1235 South Market Street
Borough of Elizabethtown
County of Lancaster
Commonwealth of Pennsylvania

Applicant / Developer:
AutoZone Development, LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103

Architect:
AutoZone Development, LLC
c/o: Lew Ellis
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103

Civil Engineer:

Contents:
CS COVER SHEET
1 of 1 ALTRANSPS LAND TITLE SURVEY
C1.0 SITE PLAN
C1.1 GRADING PLAN
C1.1A STORMWATER MANAGEMENT SITE PLAN
C1.2 EROSION & SEDIMENTATION CONTROL PLAN
C1.3 EROSION & SEDIMENTATION CONTROL DETAILS
C1.4 STORMWATER DETAILS
C1.2A STORMWATER DETAILS
C1.5 EROSION & SEDIMENTATION CONTROL DETAILS
D1.0 DEMOLITION PLAN
L1.0 LANDSCAPE PLAN
PH1.0 PHOTOMETRIC LIGHTING PLAN
U1.0 SATELLITE PLAN
U1.1 SATELLITE UTILITIES
PD-1 PennDOT SITE AND GRADING PLAN & NOTES
PD-2 PennDOT NOTES AND DETAILS

GENERAL NOTES:
1. The drawings shown herein were based on those of final instrumental survey or on a plot of record with the County or County Record of Deeds.
2. The applicant shall secure a building permit from the Borough of Elizabethtown prior to the beginning of construction and shall submit to the Borough a permit application and such plans and specifications as may be required by such permit.
3. The Borough of Elizabethtown reserves the right to approve or disapprove any proposed changes in street rights-of-way, streets, or sidewalks construction or regulating.
4. The Borough of Elizabethtown reserves the right to approve or disapprove any proposed changes in street rights-of-way, streets, or sidewalks construction or regulating.
5. The Borough of Elizabethtown reserves the right to approve or disapprove any proposed changes in street rights-of-way, streets, or sidewalks construction or regulating.
6. The Borough of Elizabethtown reserves the right to approve or disapprove any proposed changes in street rights-of-way, streets, or sidewalks construction or regulating.
7. The Borough of Elizabethtown reserves the right to approve or disapprove any proposed changes in street rights-of-way, streets, or sidewalks construction or regulating.
8. The Borough of Elizabethtown reserves the right to approve or disapprove any proposed changes in street rights-of-way, streets, or sidewalks construction or regulating.
9. The Borough of Elizabethtown reserves the right to approve or disapprove any proposed changes in street rights-of-way, streets, or sidewalks construction or regulating.
10. The Borough of Elizabethtown reserves the right to approve or disapprove any proposed changes in street rights-of-way, streets, or sidewalks construction or regulating.
11. The Borough of Elizabethtown reserves the right to approve or disapprove any proposed changes in street rights-of-way, streets, or sidewalks construction or regulating.
12. The Borough of Elizabethtown reserves the right to approve or disapprove any proposed changes in street rights-of-way, streets, or sidewalks construction or regulating.
MEMORANDUM

To: Lancaster County Planning Commission

From: Porter Stevens, AICP
Senior Community Planner

Thru: Dean S. Severson, AICP
Director for Community Planning

Date: January 7, 2019

Re: Advisory Plan Review Comments
LCPC #: 18-46, Sylvan M. & Annie S. Esch
Fulton & Drumore Townships
LCPC Meeting of January 14, 2019

Notice: This document is the staff draft of a review scheduled for discussion and action by the Lancaster County Planning Commission. It does not necessarily represent the final recommendation of the Lancaster County Planning Commission.

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of subdivision and land development plans. The Lancaster County Planning Commission offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to the project.

GENERAL INFORMATION

Subject: Preliminary/Final Subdivision Plan
Address: 1782 Cherry Hill Rd, Peach Bottom, PA, 17563
Location: East side of Slate Hill Road, West side of Cherry Hill Road, North side of Peters Creek Road
Parcel ID #: 2807265000000; 2805550800000
Owner(s): Sylvan M. and Annie S. Esch
Applicant: Sylvan M. and Annie S. Esch
Firm: Regester Associates, Inc.
Received: December 13, 2018
Proposal: Vacation of 250 ft wide PP&L transmission line right-of-way; subdivision of one (1) 110 acre parcel and one (1) 209.9 acre parcel into three new parcels: one (1) 50 acre parcel, one (1) 88.157 acre parcel, and one (1) 181.108 acre parcel. This project is not located in a Designated Growth Area.

Utilities: Private on-lot sewer; private on-lot water

Zoning: Agricultural

Present Use: Agricultural; single-family detached residential

RECOMMENDATIONS

Based upon this review, staff recommends that the Lancaster County Planning Commission offer the following comments or recommendations:

1. The parcel designated as “Lot 2 Block A” is subject to an Agricultural Conservation Easement. It is recommended that the following note be added to the cover sheet:

   “Land referenced as Proposed Lot 1, consisting of 181.0108 acres that is part of existing Account 280726500000 & existing Account 2805550800000 is subject to an easement in the nature of a restriction on the use of the land for the purpose of preserving productive land according to the terms of a Deed of Agricultural Conservation Easement to the Commonwealth of Pennsylvania dated November 20, 2017 and recorded in the Lancaster County Recorder of Deeds Office on November 21, 2017 to Document Number 6368708.”

2. Two dwellings and a stone outbuilding on proposed Lot 1 have been identified as historic resources by the Historic Preservation Trust of Lancaster County. It is recommended that the following note be added to the plan set:

   “The circa 1820 farmhouse, circa 1850 farmhouse, and circa 1860 stone creamery building situated on proposed Lot 1 are designated as historic resources by the Historic Preservation Trust of Lancaster County (HPT#27-0162.01, 27-0164, 27-0165). There is no intent, as part of this plan, to alter, demolish, move, or make exterior modifications to these historic features.”

3. It is strongly recommended that Fulton and Drumore Townships examine adopting a minimum lot size for farms greater than the current minimum lot size of ten (10) acres. This will ensure that farms in each township will remain at a size that will permit continued economical agricultural production.
4. It is recommended that the existing lot sizes for the two parent tracts are added to the plan set.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

DSS/CPS/jbc
PRELIMINARY/FINAL SUBDIVISION PLAN for  
SYLVAN M. & ANNIE S. ESCH  
SITUATE IN FULTON TOWNSHIP & DRUMORE TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  

LANDOWNERS:  
SYLVAN M. & ANNIE S. ESCH  
1320 FURNACE ROAD  
Peach Bottom, PA 17563  

TAX ACCOUNT NUMBERS:  
28072650000000  
28055500000000  

SOURCE OF TITLE:  
DEED NO. 6187212  
DEED NO. 6187212  

LOCATION MAP SCALE - 1" = 200'

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1. The Subdivision Plan was prepared by Register Associates, Inc. on June 7, 2017. 
2. The Landowner is the customer who ordered the Plan. 
3. The Site Plan includes all necessary information required by local authorities. 
4. The Plan is intended for governmental approval and construction purposes only. 
5. The Plan is not intended for public distribution or sale. 
6. The Plan is subject to change without notice. 
7. The Plan is protected by copyright. 

CERTIFICATE OF CONFORMANCE: 
This Plan has been reviewed and approved by the appropriate local authorities. 

CERTIFICATE OF COMPLIANCE: 
This Plan complies with all applicable codes, regulations, and requirements. 

CERTIFICATE OF ACCURACY: 
The information on this Plan is accurate to the best of our knowledge. 

CERTIFICATE OF AUTHORITY: 
The person(s) listed below certify that they have reviewed this Plan and are authorized to execute it. 

SIGNED:  
John M. Esch  
Ann S. Esch  

TITLE:  
Surveyor  

SIGNATURE:  
John M. Esch  

Revised:  
None  

Printed:  
None  

File #:  
6187212  
6187212  

Printed Date:  
June 7, 2017  

Page:  
1  

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