LANCASTER COUNTY PLANNING COMMISSION
PUBLIC MEETING AGENDA

Monday, January 28, 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:

January 14, 2019
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
   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. Brecknock Township, Proposed amendment to the Zoning Map by changing the zoning classification of twenty-three tracts of land from the Residential Medium (RM) Zoning District to the Neighborhood Commercial (NC) Zoning District
   2. Lancaster Township, Proposed rezoning of three parcels totaling 25.1 acres situated on the southeast corner of Bean Hill Road & Wabank Road
   3. New Holland Borough, Proposed Zoning Ordinance update

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. #64-81-3A, Weaverland Mennonite Homes (Lincoln Christian Homes), Ephrata Borough & Ephrata Township
2. #68-116-5B, Heatherwoods – Phase 4 & 5, East Cocalico Township
3. #85-343-8, Millwood Road Lot 1, Pequea Township
4. #86-370-3, Amos K. Esh, Bart Township
5. #89-24-1, Conestoga North, Lancaster City
6. #89-59-1B, Brooklawn – Phase II, Manheim Township
7. #98-107-1, Lapp Subdivision, East Earl Township
8. #00-92-11, B.C. Desai, Rapho Township
9. #06-74-1G, StoneyBrook – Phase 2, West Donegal Township
10. #18-48, 239 Old Leacock Road, Leacock Township

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:** February 11, 2019
I. Call to Order: Chairman Haverstick opened the Public Meeting at 2:30p.m.

MEMBERS: Commissioners Scott Haverstick, Terry Martin, William Shaffer, Alice Yoder, Edward Fisher, Ismail Smith-Wade-El, and Gretchen Karr were present.

Commissioners Roni Ryan and Benjamin Bamford 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 Angie Rivera were present.

OTHERS: Ann Willets
Frank Nardo
Maynard Shirk
Sarah Shirk
Tom Kifolo
Charles & Kathy Giffing
David Plastino
Frank Christoffel

Lancaster Township/King’s Cottage B&B
Elizabethtown Borough
Lancaster
Lancaster
New Providence
New Providence
LCAR

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 – December 17, 2018: Commissioner Shaffer moved to approve the minutes as submitted. Commissioner Smith-Wade-El seconded the motion. The motion passed unanimously.
IV. **Appointments, Presentations and Reports:**

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

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

C. **Reports and Presentations from LCPC Staff:**

1. Mr. James Cowhey, Executive Director, reported that a motion of approval needed to be made for the Nominating Committee for 2019 Officers and the LCPC Bylaws.

   a. Ms. Alice Yoder reported that the same committee members would be nominated for the 2019 year. Those commissioners would be Scott Haverstick as Chair, Terry Martin as Vice-Chair and Roni Ryan as Secretary. After discussion, Commissioner Shaffer moved to approve the motion. Commissioner Smith-Wade-El seconded the motion. The motion passed unanimously.

   b. Mr. Cowhey made changes to the bylaws concerning the nominating process. He stated that part of the change was to create a nominating committee each November of each year to guide the process. Other changes were to clarify and simplify bylaws. After discussion, Commissioner Martin moved to adopt bylaws as presented. Commissioner Yoder seconded the motion. The motion passed unanimously.

2. **Division Directors:**

   a. Mr. Scott Standish, Director for Countywide Planning, reported that since the last meeting his team met with the Lancaster Borough Association and will be doing annual workshops. At the next workshop discussing will be about Regional Comprehensive Planning. They also met with Mark Hackenburg, East Lampeter and Alice Yoder from LGH to discuss varies projects. Scott Standish reported that Brad Stewart scheduled a meeting for infrastructure with DEP about getting a reliable data base for varies uses in Planning efforts.

   b. Mr. Bob Bini, Director for Transportation Planning, reported that Mr. Standish presented on places2040 to the Technical Advisory Committee which helped create the development of the Metropolitan Transportation Plan (MTP). The staff will be proposing for consulting assistance to support the developing plan, which will unfold over the next 15 months. The draft plan will be ready by April 2020 following
the adoption of the plan in June 2020. Mr. Bini reported that a request for transportation needs from municipalities was sent out, the deadline is February 1, 2019.

c. Mr. Dean Severson, Director for Community Planning, update the commission on Short-Term Rental Regulation. He reported that after a productive meeting to discuss and review comments on the guide, the staff are bringing back the guide for commissions consideration. Members of the public spoke out on their opinions of the Short-Term rental plan.

After discussion, Commissioner Yoder moved to adopt motion. Commissioner Shaffer seconded the motion. The motion passed unanimously.

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

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

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

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

3. **#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)

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

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

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

5. **#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

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

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

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

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

1. Requests for Modifications/Waivers: **None.**

2. Subdivision and Land Development Plans: **None.**

3. Unconditional Preliminary Plan Approval: **None.**
4. Requests for Time Extensions: **None.**

D. Subdivision and Land Development Plan Items – Advisory Reviews:

1. **#72-201-4**, Elam K. & Mary S. Beller, East Drumore Township
2. **#78-63-2**, Esh’s Hardware, Leacock Township
3. **#79-34-1**, Jeremiah N. Sensenig, Jr., Little Britain Township
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 Township

Commissioner Fisher moved to recommend approval of the above reviews. Commissioner Karr seconded the motion. The motion passed unanimously.

E. Other Planning Matters:

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

VII. Old Business:

VIII. New Business and Discussion Items:

IX. Adjournment: The meeting was adjourned at 4:55 p.m.
VI.
New Planning Matters for Discussion and Action

B. COMMUNITY PLANNING REVIEWS
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
Senior Community Planner

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

Date: January 22, 2019

Re: CPF #: 4-98, Zoning Map Amendment
Brecknock Township
LCPC Meeting of January 28, 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): Multiple
Applicant: Brecknock Township
Parcel ID #: Multiple
Address: Multiple
Location: Multiple

The Lancaster County Planning Commission (LCPC) staff has reviewed the above-referenced proposed rezoning of 23 parcels from Residential Medium (RM) to Neighborhood Commercial (NC) and recommends approval. The Future Land Use Map in the ELANCO Region Comprehensive Plan indicates the majority of the subject parcels as Village Mixed Use and two as Medium Density Residential. Places2040, the Lancaster County comprehensive plan, identifies Bowmansville as a Rural Community Character Zone and the subject parcels on the east side of Reading Road (SR 0625) as “Core” and those on the road’s west side as “Other Developed”.

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PROPOSAL

Brecknock Township is proposing to rezone 23 parcels totaling 19.33 acres from Residential Medium (RM) to Neighborhood Commercial (NC). The subject properties are situated on the east and west sides of Reading Road, the south side of Olde School Lane, the west side of Mill Street, and on the north and south sides of West Maple Grove Road. No subdivisions are planned. All of the subject parcels are at least partially located within the proposed Bowmansville Village Growth Area (VGA). 21 of the parcels are entirely within the VGA and two are partially within its boundaries. There is public sewer throughout the proposed VGA but it lacks public water.

COMMENTARY

Brecknock Township’s proposal to rezone the subject parcels originates from an October 2018 request by Ron Hershey of Hershey Surveying, Inc. to rezone seven parcels along the east side of Reading Road from RM to NC. The lots are located at 1270, 1272, 1274, 1276, 1278, 1282, and 1286 Reading Road. The Brecknock Township Board of Supervisors suggested consideration of similarly rezoning nearby properties to the north and east of the parcels recommended for rezoning by Mr. Hershey. Further discussion at the October Board of Supervisors meeting led to consideration of additional properties on the west side of Reading Road in order to achieve consistency with the recommendation of the ELANCO Region Comprehensive Plan’s Brecknock Township Future Land Use map for the subject properties to be Village Mixed Use.

In places2040, a VGA is defined as an area appropriate for future development with a traditional village at its center and should be provided with public sewer and/or public water service where appropriate. The Future Land Use and Transportation Map in places2040 indicates the subject parcels as being located within the Rural Community Character Zone.

In the Brecknock Township Zoning Ordinance, the Statement of Purpose for the NC district states that this district is “intended to preserve and enhance the sense of place which is experienced within the Township’s existing villages through the blending of residential uses and commercial uses which primarily function to serve the needs of residents within the villages. Nonresidential uses are generally limited by size and intensity to allow a mixture of uses and to prevent the establishment of intensive commercial uses which exceed the local orientation of this district. Residential uses are permitted within the district to allow access to local goods and services without the use of the automobile.” The Township’s 2011 Official Map recommends “shoulder improvements” along the entire length of Reading Road. Additionally, places2040 policy recommendations for “Other Developed” land in Rural Community character zones include the addition or improvement of pedestrian/bicycle infrastructure. It is recommended that the Township make plans for infrastructure improvements in the subject area in order to encourage and facilitate pedestrian and bicycle accessibility in the village of Bowmansville.

It is further recommended that the Township also consider rezoning the two parcels that are adjacent to the western section of parcels currently proposed for rezoning. These parcels are
located at 1299 and 1303 Reading Road (Parcel Account # 0403692400000 and 0403584300000, respectively). Both parcels are identified for Village Mixed Use on the Brecknock Township ELANCO Region Comprehensive Plan's Future Land Use Map. Additionally, the Township should consider officially adopting Bowmansville as a VGA to further encourage future development in areas that have already been developed at a higher density relative to more rural areas within the municipality.

At its November 26, 2018 meeting, the Brecknock Township Planning Commission made a recommendation for the Brecknock Township Board of Supervisors to approve the proposed rezoning as presented.

CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan

The proposed rezoning is generally consistent with the future land use and policy recommendations of places2040. The Comprehensive Plan identifies the area in which the 23 subject parcels are located as a Rural Community Character Zone and the subject parcels as either “Core” or “Other Developed”. Policy recommendations for both include enhancement, infill, and reuse of existing structures. Rezoning the subject parcels would nurture this type of redevelopment and further the Comprehensive Plan’s goal of creating great places, specifically by creating a mixture of uses and encouraging community design that puts people first.

Municipal Comprehensive Plan

The ELANCO Region Comprehensive Plan’s Brecknock Township Future Land Use Map recommends that the area in which the subject lots are located function as Village Mixed Use. Rezoning the 23 subject lots from RM to NC will facilitate this type of land use. The proposed rezoning is also conducive to the Plan’s land use strategy of accommodating growth in rural areas near existing development and infrastructure.

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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 22, 2019

Re: CPF #: 34-59, Zoning Map Amendment
Lancaster Township
LCPC Meeting of January 28, 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): Wenzel Holdings, LLC / Daniel R. & Laura R. Knarr
Applicant: Wenzel Holdings, LLC
Parcel ID #: 3407286500000 / 3404443000000 / 3407944700000
Address: 640 Bean Hill Road / Bean Hill Road Lot 1 B-A (Rear) / 1750 Wabank Road, Lancaster PA 17603
Location: Southwest corner of Bean Hill Road and Wabank Road (SR 3034)

The Lancaster County Planning Commission (LCPC) staff has reviewed the above-referenced proposed rezoning of three parcels from Residential (R-3) to Industrial (I) and recommends approval. Though the Future Land Use Policy Framework Plan in Growing Together, the Central Lancaster regional comprehensive plan, indicates the subject parcels as residential, rezoning them for industrial use would bring them into conformance for their current and future land uses. Because of this, consideration should be given to revising the Future Land Use Policy Framework Plan to reflect the parcels as industrial. The Future Land Use and Transportation map in places2040, the County Comprehensive plan, identifies the parcels as being located in both
Suburban and Urban Character Zones and within the Central Lancaster Urban Growth Area (UGA).

PROPOSAL

The applicant is proposing to rezone three parcels totaling 25.1 acres from Residential (R-3) to Industrial (I). The subject properties are situated on the west side of Bean Hill Road and the south side of Wabank Road. Parcel 1 has served as the location of C-B Tool Co. for more than 60 years. Wenzel Holdings, the owner of Parcels 1 and 2, intends to relocate the operations of Lancaster Pump & Manufacturing Co./Lancaster Water Group from 1340 Manheim Pike in Manheim Township into an addition to the C-B Tool plant on Parcel 1. The applicant also plans to develop the land on Parcel 2 and extinguish its lot line with Parcel 1 at some point in the future. The owners of Parcel 4 intend to develop the land at the southwestern corner of the intersection of Wabank and Bean Hill Roads with a self-storage facility, a land use that is not permitted in the Township’s R-3 district but is permitted by special exception in the I district. Lancaster Township staff recommended that the petitioner include Parcel 4 in their rezoning proposal in order to reserve the land for future industrial development. It is likely that owners of the parcel will subdivide the parcel and the section that includes dwellings and a barn (to the west of Wabank Road’s intersection with Rabbit Hill Lane) will be dedicated to the Township as a park.

COMMENTARY

Parcel 1 contains the headquarters of C-B Tool, a preexisting, non-conforming use. As noted above, industrial uses are not permitted in the Township’s R-3 zoning district. Wenzel Holdings intends to relocate Lancaster Pump’s operations to a planned addition to the existing C-B Tool plant and will eventually develop Parcel 2 following a lot add-on with Parcel 1. Rezoning these parcels from R-3 to I would bring them into compliance with the requirements of the zoning district.

Growing Together identifies the 58.41-acre parcel on the opposite side of Bean Hill Road from the subject parcels as a Growth Opportunity Area (GOA). This parcel is located at 1330 Wabank Road. It is recommended that any updates to the Future Land Use Policy Framework Plan also include the subject parcels as part of the GOA. Each of the three subject parcels qualify as buildable land per the term’s definition in “Lancaster County: Buildable Lands, 2015 – 2040,” an accompanying report to places2040. The report defines buildable lands as either vacant parcels with of an area of at least 0.06 acres or parcels with existing buildings with an area of at least 2 acres. Parcel 2 falls into the later category and Parcels 1 and 4 in the former. With this in mind and the fact that the parcels are located within a UGA, rezoning them from R-3 to I would encourage development consistent with the comprehensive plan’s recommendations.

As a final note, there is a mid-nineteenth century dwelling known as the Conrad Miller House located in the far western corner of Parcel 4 that is a historic resource according to the Pennsylvania Historical and Museum Commission (PHMC #104123). The applicant does not
indicate that the historic feature will be altered or demolished. If in the future, plans are made to
demolish the house, staff encourages the applicant and the Township to photo document the
structure and determine if there are any salvageable materials that can be used. If so, the
materials should be professionally salvaged for reuse in historic rehabilitation projects in the
County.

CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan

The proposed rezoning is generally consistent with the goals and policy recommendation in
places2040. The Plan identifies the three subject parcels as located within Suburban and Urban
Character Zones. Policy recommendations for both Zones include enhancement of current land uses as well as infill development. The rezoning would further one of the Plan’s Big Ideas, to
grow responsibly, specifically through the policy recommendations to grow where we are
already growing, prioritizing redevelopment and infill in UGAs, and managing the use of large
tracts of vacant land in UGAs.

Municipal Comprehensive Plan

The proposed rezoning is inconsistent with the Future Land Use Policy Framework Plan in
Growing Together, the Central Lancaster Regional Comprehensive Plan. The Plan recommends
the three subject lots for residential use. However, the plan is now twelve years old and Section
301(c) of the Municipalities Planning Code calls for municipal or multi-municipal
comprehensive plans to be reviewed at least every 10 years for analysis and possible update. The
applicant’s proposal to rezone the three subject lots will encourage effective land use and bring
non-permitted uses into compliance. It is recommended that Lancaster Township begin
discussion with neighboring municipalities on strategically updating the Growing Together
regional comprehensive plan.

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R-3 TO I (25.1 Acres)
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
Senior Community Planner

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

Date: January 22, 2019

Re: CPF #: 48-22, Zoning Ordinance Update
New Holland Borough
LCPC Meeting of January 28, 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

New Holland Borough has prepared a comprehensive update of its Zoning Ordinance. The draft ordinance will replace the existing Zoning Ordinance that was adopted in 1959. The proposed update is consistent with both the 2008 New Holland Borough Comprehensive Plan Update and places2040, the 2018 Lancaster County Comprehensive Plan. The Lancaster County Planning Commission (LCPC) staff has reviewed the proposed update and recommends approval.

PROPOSAL

New Holland Borough has undertaken a comprehensive update of its current Zoning Ordinance. The Borough sought to update some of the Ordinance's outdated language, remove sections that are no longer applicable to zoning review, revise or add several terms to its Definitions section, and update the maximum permitted height of buildings in the Commercial (C-1 and C-2) and Manufacturing (M) zoning districts. There are no proposed updates to the Borough's Zoning Map.
COMMENTARY

The Borough should be commended for increasing the maximum permitted height of structures in its Commercial and Manufacturing districts by one story (from 35' to 45' in the C-1 and C-2 districts and from 40' to 45' in the M district). This increase encourages higher densities for new land development and redevelopment projects. It also provides for mixed-use development with ground floor retail and residential units above.

The following comments are provided for the Borough’s consideration prior to the final action of the Zoning Ordinance update:

1. The Borough should provide definitions for various types of signage and indicate in which zoning districts interior and exterior signage lighting are permitted.

2. The Borough should provide a definition for the term “place of assembly”.


4. It is recommended that following the adoption of the updated Zoning Ordinance, the Borough consider adding provisions for medical marijuana dispensaries and grower/processor facilities in future amendments to the document.

The Borough is to be commended for taking the initiative to update its zoning regulations. LCPC staff recommends approval of the proposed Zoning Ordinance update.

CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan

The proposed Zoning Ordinance update is consistent with the goals and objectives of places2040, the Lancaster County Comprehensive plan. The update will promote the Plan’s goal of growing responsibly by encouraging growth and redevelopment in Urban Growth Areas (UGAs) and allowing for more compact and efficient building design with a proposed increase to the maximum height of structures in some of the Borough’s higher density areas.

Municipal Comprehensive Plan

The proposed update to the Borough’s Zoning Ordinance is consistent with the land use objectives and recommendations of the New Holland Borough Comprehensive Plan Update. In particular, the proposed increase to the maximum permitted height of buildings in the Borough’s C-1, C-2, and M zoning districts by one story is conducive to the Plan’s objective to “make downtown a destination for residents and tourists” as a means to revitalize the Borough’s central
business district. One of the actions recommended in the Comprehensive Plan is modifying the Borough’s Zoning Ordinance to include a mixed-use district or downtown revitalization district. While the addition of such a district is not proposed here, the Borough has encouraged a mixture of uses with the proposed maximum building height increase, especially in the two commercial zoning districts.

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BOROUGH OF NEW HOLLAND
Lancaster County, Pennsylvania

ZONING ORDINANCE

Published by the Authority of the Borough

Prepared by:

ARRO Consulting, Inc.
108 West Airport Road
Lititz, PA 17543

DRAFT Submitted
December 17, 2018
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VI.
New Planning Matters for Discussion and Action

D. REVIEWS
MEMORANDUM

To:         Lancaster County Planning Commission
From:      Porter Stevens
           Senior Community Planner
Thru:       Dean S. Severson, AICP
           Director for Community Planning
Date:       January 22, 2019
Re:         Advisory Plan Review Comments
           LCPC #: 64-81-3A, Weaverland Mennonite Homes
           Ephrata Borough/Ephrata Township
           LCPC Meeting of January 28, 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:        1307 Apple St, Ephrata, PA, 17522
Location:       East side of Apple Street, approximately 400 feet north of its intersection with West Main Street
Parcel ID #:     2602216100000; 602452400000; 2701810100000
Owner(s):       Weaverland Mennonite Homes
Applicant:      Weaverland Mennonite Homes
Firm:           Diehm & Sons
Received:       December 26, 2018
Proposal: Construction of one (1) 13,155 sq ft addition (dementia care unit) to an existing retirement home, with 65 new parking spaces, loading dock and space, landscaping, and other associated infrastructure. This project is located in the Ephrata-Akron DGA.

Utilities: Public sewer; public water

Zoning: Residential Low Density (Ephrata Borough); Residential Medium Density (Ephrata Township)

Present Use: Agricultural; Institutional

RECOMMENDATIONS

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

1. It is recommended that a sidewalk or striped walkway, connecting the existing walkway along the western side of the building to Apple Street, be added to the development plan. This will allow pedestrians walking along Apple Street to access the property without having to encroach into the adjacent entrance/exit driveway.

2. The development plan proposes to create a total of 132 parking spaces on the site, while the relevant municipal zoning ordinance only requires 29 spaces. It is recommended that the applicant explore reducing the number of proposed parking spaces; this could substantially reduce the amount of impervious surface that would be added to this site. This in turn would lower the amount of stormwater being produced by the development, reduce its contribution to the urban heat island effect, and other benefits.

3. The landscaping plan currently proposes to plant red and sugar maples in the expanded parking lot, including one adjacent to a proposed horse and buggy shelter. The leaves of the maple tree, especially the red maple tree, are known to be toxic if ingested by horses and other large animals. It is therefore recommended that different tree species be selected for the landscaping plan, that do not present a health risk for horses.

Additionally, it is recommended that any new landscaping plan utilize tree species native to the state of Pennsylvania; the Lancaster County Planning Commission has a resource, Pennsylvania Native Trees and Shrubs: A Landscaping Guide, that can be made available to the applicant.
4. A Professional Engineer or Professional Land Surveyor stamp should be added to the cover sheet.

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/fe

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FINAL LAND DEVELOPMENT PLAN
for
WEAVERLAND MENNONITE HOMES
(LINCOLN CHRISTIAN HOME)
EPHRATA BOROUGH & EPHRATA TOWNSHIP, LANCASTER COUNTY, PA

CERTIFICATES - EPHRATA BOROUGH:

4. LANDOWNER CERTIFICATE

LANDOWNER:

ZONING DATA - EPHRATA BOROUGH:

ZONING DATA - EPHRATA TOWNSHIP:

PARKING / LOADING DATA:

SITE DATA:

INDEX OF SHEETS:

REVISIONS:

CERTIFICATES - EPHRATA TOWNSHIP:

CERTIFICATES - EPHRATA BOROUGH:

CERTIFICATES - MISC.

CERTIFICATES - OWNER:

ZONING DATA - EPHRATA TOWNSHIP:

LANDOWNER:

SOURCE OF TITLE - LOT NO. 1:

SOURCE OF TITLE - LOT NO. 2:

LOT AREAS:

1.  COVER SHEET
2.  ELEVATIONS
3.  SITE PLAN & ELEVATIONS
4.  SITE PLANS & ELEVATIONS
5.  SITE PLANS & DETAILS
6.  SITE PLANS & DETAILS
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4. LANDOWNER CERTIFICATE

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Experience in:
GENERAL NOTES:
1. The subject tract is comprised of 16 separate, existing properties, all owned by Nathaniel Mead Tenants, the developer of Forest Hill. The subject tract is adjacent to the proposed development and is currently zoned Residential with a Planned Development Approval.
2. The property has been previously approved for development as part of the Forest Hill Project, and the subject project is an extension of the approved development.
3. The project complies with all applicable regulations and requirements.
4. The project is in accordance with the proposed development plan and approved by the PUD Commission.
5. The project is in accordance with the applicable zoning regulations.
6. The project is in accordance with the applicable building codes.

POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES:
1. The proposed stormwater management system is designed to manage the stormwater runoff from the subject project.
2. The project complies with all applicable stormwater management regulations.
3. The project complies with the U.S. Environmental Protection Agency's (EPA) stormwater regulations.
4. The project complies with the applicable state stormwater management regulations.
5. The project complies with the applicable local stormwater management regulations.

EPHRAIM BOROUGH WAIVER / MODIFICATIONS:
- 

EPHRAIM TOWNSHIP WAIVER / MODIFICATIONS:
- 

INSPECTION SCHEDULE:
1. The inspection schedule is mandatory and must be followed during construction.
2. The inspections must be performed by an independent inspector.
3. The inspections must be performed at the request of the developer.
4. The inspections must be performed at the request of the local authority.
5. The inspections must be performed at the request of the homeowner.

POST-CONSTRUCTION STORMWATER MANAGEMENT OPERATIONS & MAINTENANCE AGREEMENT:
1. The following requirements apply to all stormwater management facilities:
   - Operation and maintenance of stormwater management facilities is the responsibility of the developer.
   - Stormwater management facilities must be inspected and maintained on a regular basis.
   - Stormwater management facilities must be kept in good condition.
   - Stormwater management facilities must be adequately protected.

UNITED STATES DEPARTMENT OF THE INTERIOR
OFFICE OF LAW ENFORCEMENT

LEGAL NOTICES

LCPC #:64-81-3A
MEMORANDUM

To: Lancaster County Planning Commission

From: Brad L. Stewart
Senior Community Planner

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

Date: January 22, 2019

Re: Advisory Plan Review Comments
LCPC #: 68-116-5B, Heatherwoods – Phase 4 & 5
East Cocalico Township
LCPC Meeting of January 28, 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 and Land Development Plan
Address: Cranberry Circle
Location: At the existing terminus of Cranberry Circle & Heatherwoods Lane
Parcel ID #: 0808781900000
Owner(s): Heatherwoods LLC
Applicant: Same
Received: December 21, 2018
Proposal: This phase involves the subdivision of a 13.85-acre vacant tract into 39 single-family home lots at a density of 2.82 units per acre. The extension and new connection of two existing neighborhood streets and associated sidewalks will be included in this project. The project is located within the Cocalico Urban Growth Area.

Utilities: Public Sewer and Public Water

Zoning: (R-6) Mixed-Use Residential
(C) Conservation District

Present Use: Vacant Residential

RECOMMENDATIONS

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

1. The Township should consider constructing a public bicycle/pedestrian path that connects this housing development, the neighboring lots to the north, and the municipal building to the Horseshoe Trail to the north.

2. The applicant should sign and seal the certification of survey and plan accuracy with the resubmittal 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/BLS/fe
MEMORANDUM

To:        Lancaster County Planning Commission

From:      Porter Stevens
           Senior Community Planner

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

Date:      January 22, 2019

Re:        Advisory Plan Review Comments
           LCPC #: 85-343-8, Millwood Road Lot 1
           Pequea Township
           LCPC Meeting of January 28, 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:    620 Millwood Road, Willow Street, PA, 17584
Location:   Northwest corner of Millwood Road and Sprecher Road
Parcel ID #: 5106270200000
Owner(s):   Building Forward Partners LLC
Applicant:  CGS Building Group
Firm:       David Miller Associates, Inc
Received:   December 21, 2018
Proposal: Construction of one (1) 26,000 sq ft office and warehouse building (with 8,000 sq ft future expansion), 25, 335 sq ft gravel and concrete storage area, 59 parking spaces, stormwater management facilities, landscaping, and other associated infrastructure. This project is located in the Central Lancaster UGA.

Utilities: Public sewer; public water

Zoning: Industrial

Present Use: Agricultural

RECOMMENDATIONS

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

1. The applicants are requesting a waiver from Section 602.12 of the Pequea Township Ordinance, which requires the installation of sidewalks along Millwood Road. It is strongly recommended that the Township does not grant this waiver request. Places2040, the Lancaster County Comprehensive Plan, prioritizes the construction of sidewalk networks in Designated Growth Areas as part of a comprehensive effort to implement Complete Streets. There may not currently be a strong need for pedestrian infrastructure along Millwood Road; but as new development continues to be located within the surrounding DGA, demand on local transportation infrastructure will continue to increase. It is therefore crucial that the Township encourage applicants to install sidewalks whenever feasible, to ensure that Millwood Road can be utilized safely by current and future pedestrians.

   If it is determined that including sidewalks in this development plan is not feasible or appropriate at this time, then it is recommended that the Township grant a deferment, until adjacent properties along Millwood Road are being developed; this will create an opportunity for multiple properties to install a larger, more usable network of sidewalks.

2. The development plan proposes 59 parking spaces, while the Township Zoning Ordinance only requires 34 spaces. It is recommended that the applicant explore reducing the number of proposed parking spaces; this could substantially reduce the amount of impervious surface that would be added to this site. This in turn would lower the amount of stormwater being produced by the development, reduce its contribution to the urban heat island effect, and other benefits.

3. It is recommended that safe stopping distances and clear sight triangles for the proposed driveway entrance/exit be added to the development plan.
4. It is recommended that the location for a dumpster and dumpster enclosure, or note for how refuse will be collected and removed from the site, be added to the plan set.

5. It is recommended that plant species native to Pennsylvania be utilized in the proposed Landscaping Plan. The Lancaster County Planning Commission has a document, Pennsylvania Native Trees and Shrubs: A Landscaping Guide, that can be shared with the applicant.

6. It is recommended that a photometric plan be created and added to the plan set.

7. A Professional Engineer or Professional Land Surveyor Stamp should be added to the cover sheet.

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/fe

S:\COMM\UP:\LCPC2019\1-28-19\DRAFT\85-343-8 MillwoodRoadLot1-CPS.doc
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 22, 2019

Re: Advisory Plan Review Comments
LCPC #: 86-370-3, Amos K. Esh
Bart Township
LCPC Meeting of January 28, 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 and Land Development Plan
Address: 1363 Valley Road, Quarryville
Location: Southwest corner of intersection between Valley Road (PA Route 372) and Georgetown Road (PA Route 896), Greentree area
Parcel ID #: 0302767400000
Owners: Amos K. & Susie F. Esh
Applicant: Same
Firm: IMPACT Engineering Group
Received: December 31, 2018
Proposal: Subdivision of 6.92-acre lot (Lot 1) off an existing ~57-acre agricultural tract (zoned General Business). The plan also calls for development of an ~18,000-square foot dairy store and warehouse with 55 parking spaces on Lot 1.

Utilities: On-Lot Well and Septic

Zoning: General Business (GB)

Present Use: Agricultural

RECOMMENDATIONS

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

1. The Applicant is requesting a waiver of sidewalks for the development; however, LCPC Staff recommends the Applicant install either a sidewalk or an asphalt side-path along the property’s frontage on Valley and Georgetown Roads. The proposed development is located near a significant Plain Sect population who relies on non-motorized transportation. In addition, the development is located at a major four-way intersection with narrow shoulders. The provision of a sidewalk or a side-path at this location, especially given the expansive road frontage, would provide pedestrians, scooters, and bicycles a safer option than having to use the intersection.

2. LCPC has received a technical deficiency letter from PA Department of Environmental Protection (DEP) concerning the location of well samples for the hydrogeologic study performed on the site (see attached). The Applicant should address these deficiencies with DEP prior to subdivision/land development plan approval.

3. The subject property and project immediately to the south was recently rezoned by Bart Township from Light Business (LB) and Agricultural (A) to General Business (GB). The Location Map on Sheet 1 should be revised to show the current zoning of the area.

4. It appears that Lot 1 will carry the “Clean and Green” designation. When development occurs on this site, the Applicant should review the requirements of the Pennsylvania Clean and Green Act to determine on-going eligibility.

5. 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.
6. Please add the LCPC File # 86-370-3 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/fe
December 12, 2018

Bart Township Supervisors
46 Quarry Road
Quarryville PA 17566

Re: Technical Deficiency Letter – Revision
Act 537 Planning
Amos K. Esh Subdivision
DEP CODE NO. A3-36913-213-2
APS ID # 975624, AUTH ID # 1241609
Bart Township, Lancaster County

Dear Supervisors:

The Department of Environmental Protection (DEP) has reviewed the above referenced application and has identified the following significant technical deficiency. The item is based on applicable laws and regulations, and the guidance sets forth DEP’s preferred means of satisfying applicable regulatory requirements.

**Technical Deficiencies**

The well sample used in the preliminary hydrogeologic study does not accurately reflect the background nitrate-nitrogen concentration in the shallow aquifer under the proposed lot. The sample location is west of Nickel Mines Run, a perennial stream which is a discharge groundwater barrier. The proposal is east of Nickel Mines Road at the intersection of Georgetown Road and Valley Road. Background nitrate-nitrogen concentrations could be the same or very different on either side of the stream and a sample on one side does not necessarily represent conditions on the other. It is important to accurately characterize the background nitrate-nitrogen in the groundwater beneath the proposed building site and use that number in the mass balance equation.

Note: To accurately characterize the background nitrate-nitrogen concentration of the shallow aquifer, the applicant could drill a test well to sample the shallow groundwater. See page 11 of the instructions for completing Component 2, Section L.2.b. for guidance on this issue. Alternately, there appear to be a number of existing wells directly across Valley and Georgetown Roads which would better represent nitrate-nitrogen concentrations in the area of the subdivision. There is even a residential lot along Georgetown Road south of the proposed lot which would better represent conditions on the east side of Nickel Mines Run.

You must submit a response fully addressing the significant technical deficiency set forth above by December 28, 2018 or DEP may deny the application.
All submitted materials must be submitted by the municipality, and all deficiency items must be submitted together in one package. A cover letter signed by the municipal secretary will be accepted by DEP as documentation that the municipality has determined the resubmission to be consistent with Act 537 sewage planning requirements.

If you believe that any of the stated deficiencies are not significant, instead of submitting a response to that deficiency, you have the option of asking DEP to make a decision based on the information with regard to the subject matter of that deficiency that you have already made available. If you choose this option with regard to any deficiency, you should explain and justify how your current submission satisfies that deficiency. Please keep in mind that if you fail to respond, your application may be denied.

If you have any questions or concerns regarding the identified deficiency, please contact Mark Sigouin at 717-705-4768, and refer to DEP Code No. A3-36913-213-2, Application No. 975624 and Authorization No. 1241609 to discuss your concerns or to schedule a meeting. The meeting must be scheduled before December 28th, unless otherwise extended by DEP.

You may also follow your application through the review process via eFACTS on the Web at www.ahs.dep.pa.gov/eFACTSWeb.

Sincerely,

Timothy K. Wagner
Environmental Group Manager

cc: Amos K. Esh
    Impact Engineering Group
    Marvin Stoner, SEO
    Lancaster County Planning Commission
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
Senior Community Planner

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

Date: January 22, 2019

Re: Advisory Plan Review Comments
LCPC #: 89-24-1, Conestoga North
City of Lancaster
LCPC Meeting of January 28, 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 Subdivision and Land Development Plan
Address: 95 Chesapeake Street, Lancaster PA 17602
Location: Northwest side of Chesapeake Street, approximately 250’ south of South Duke Street
Parcel ID #: 3375484200000
Owner(s): Conestoga North, LLC c/o Carlos Graupera, Member
Applicant: Same
Firm: Harbor Engineering, Inc.
Received: December 28, 2018
Proposal: To subdivide a 1.32-acre lot for a Planned Residential Development (PRD) including twenty-one lots and the construction of eighteen townhouses. The plans also call for the construction of new parking areas for residents along with a central access drive, and the installation of stormwater management facilities. The applicant also proposes to remove all vegetated material from the wooded site and plant pockets of native trees and shrubs in addition to the required street and parking lot trees. The project is located within the Central Lancaster Urban Growth Area (UGA).

Utilities: Public water and sewage disposal exist

Zoning: MU – Mixed Use

Present Use: Undeveloped/Vacant

RECOMMENDATIONS

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

1. The applicant should be commended for proposing to develop housing at a density that is consistent with the target density of 9 dwelling units per acre in the Central Lancaster UGA as recommended in places2040, the Lancaster County Comprehensive Plan. The proposed townhouses will have a density of 13.6 dwelling units per acre.

2. The applicant should indicate which plan sheets are to be recorded.

3. The applicant should provide truck-turning templates for fire and emergency medical vehicle access.

4. The applicant should provide a lighting plan.

5. Consideration should be given to locating a bicycle rack onsite.

6. Please add the LCPC File # 89-24-1 to the lower right-hand corner of the plan.

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

8. 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/fè
MEMORANDUM

To: Lancaster County Planning Commission

From: Gwen E. Newell, ASLA, AICP
      Senior Community Planner

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

Date: January 22, 2019

Re: Advisory Plan Review Comments
    LCPC #: 89-59-1B, Brooklawn – Phase 2
    Manheim Township
    LCPC Meeting of January 28, 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 and Land Development Plan
Address: Dolly Drive, Lancaster PA, 17601
Location: East end of Dolly Drive, south of East Delp Road, east of Bonnie Drive.
Parcel ID #: 3906469400000
Owner(s): Landis Valley Holdings, LP
Applicant: Same
Firm: Strausser Surveying and Engineering, Inc.
Received: December 28, 2018
Proposal: To subdivide 46 lots on 19.854 acres in Phase 2 of a 73 lot, 40 acre project. The project is located inside the Central Lancaster Urban Growth Area.

Utilities: Public water and sewage disposal exist

Zoning: R-2 Residential with TDR Overlay

Present Use: Agricultural and Residential

RECOMMENDATIONS

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

1. The applicant should consider placement of a crosswalk to Blocks F and G at the linear pedestrian tail easements at Lots 49-50 and 40/41.

2. The plan set should include a landscaping and lighting plan with associated details.

3. 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\GEN\fe
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
Senior Community Planner

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

Date: January 22, 2019

Re: Advisory Plan Review Comments
LCPC #: 98-107-1, Lapp Subdivision
East Earl Township
LCPC Meeting of January 28, 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: Sheep Hill Road Rear / Ranck Road / 793 Ranck Road, New Holland PA 17557
Location: North side of Ranck Road, approximately 500' east of Sheep Hill Road
Parcel ID #: 2005709000000 / 2003837500000 / 2001226500000 / 2004369800000
Owner(s): Nathan R. Lapp / Benuel S. & Sadie L. Stoltzfus
Applicant: Nathan R. Lapp
Firm: Impact Engineering Group
Received: December 31, 2018
Proposal: To join-in-common a 0.343-acre parcel (Parcel A) from a 3.91-acre Lot (Lot 2) and a 0.275-acre parcel (Parcel D) from a 2.662-acre lot (Lot 3) to a 6.153-acre lot (Lot 1). The plan also proposes to join-in-common a 0.343-acre parcel (Parcel B) from a 6.153-acre lot (Lot 1) to a 3.91-acre lot (Lot 2) and to join-in-common a 0.275-acre parcel (Parcel C) from a 6.153-acre lot (Lot 1) to a 2.662-acre lot (Lot 3). Finally, the plan proposes to extinguish the lot line between Lot 3 and Lot 4, reducing the total number of lots from four to three. The project is located outside of the ELANCO South Urban Growth Area (UGA).

Utilities: Private on-lot water and sewage disposal exist

Zoning: CO – Conservation/Open Space

Present Use: Undeveloped/Vacant and Residential (Single-Family Detached)

RECOMMENDATIONS

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

1. On the Lot Add-on Plan (Sheet 1) and PCSM Plan (Sheet 9), the deed date for Lot 1 should be December 6, 2006 instead of September 13, 2018.

2. The Existing Conditions Plan (Sheet 3) should show all significant environmental or topographical features that are within the subject lots, or within 200' of each lot, including existing on-lot wells and wooded areas.

3. The plans should note that the dwelling located on Lot 1 is a historic resource according to the Historic Preservation Trust of Lancaster County (HPT #180197). There is no intent, as part of this plan, to alter, demolish, move, or make exterior modifications to this historic feature.

HPT#180197 – House, Not Named
4. The applicant should note the required safe stopping sight distance (SSSD) and a clear sight triangle for the intersection of Lot 2's access drive with Ranck Road.

5. Please add the LCPC File # 98-107-1 to the lower right-hand corner of the plan.

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

7. 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/fe
MEMORANDUM

To: Lancaster County Planning Commission

From: Gwen E. Newell, ASLA, AICP
Senior Community Planner

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

Date: January 22, 2019

Re: Advisory Plan Review Comments
LCPC #: 00-92-1, B.C. Desai
Rapho Township
LCPC Meeting of January 28, 2019

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GENERAL INFORMATION

Subject: Final Subdivision and Land Development Plan
Address: East Main Street, Mount Joy PA 17552
Location: Southwest of the intersection of East Main Street and South Esbenshade Road at the intersection of Route 230.
Parcel ID #: 5402367700000
Owner(s): Pa-Rapho-Rt 230 LP c/o Wesley E. Murry
Applicant: B.C. Desai
Firm: ELA Group, Inc.
Received: December 18, 2018
Proposal: To develop a 54,233 square foot building and associated infrastructure on 4.619 acre lot. The project is located inside the Donegal Urban Growth Area.

Utilities: Public water and sewage disposal exist

Zoning: Mixed Use Commercial

Present Use: Undeveloped

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**RECOMMENDATIONS**

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

1. A sign should be provided at the exit onto East Main Street (SR 230) to indicate no left turns and no pedestrian crossing. Signs should also be provided that indicate westbound on SR230 to Mount Joy is via Authority Drive.

2. The County has a concern about vehicles exiting the right-out onto PA230 and immediately getting into the left turn lane for Sheetz and either turning into Sheetz or making a U-turn. Consideration should be given to either 1) installing a No U-turn sign on the median of PA230 at the left turn lane into Sheetz, or 2) making the flare of the pork chop at the right-in/right-out access onto PA230 a sharper angle to impede drivers from trying to make an immediate left after exiting the right-out only. There does not appear to be enough distance for vehicles exiting the site to be completely in the turn lane without blocking part of the thru-traffic cartway.

3. 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.

* * *
MEMORANDUM

To: Lancaster County Planning Commission

From: Brad L. Stewart
Senior Community Planner

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

Date: January 22, 2019

Re: Advisory Plan Review Comments
LCPC #: 06-74-1G, Stoneybrook - Phase 2
West Donegal Township
LCPC Meeting of January 28, 2019

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GENERAL INFORMATION

Subject: Final Subdivision and Lot Add-on Plan
Address: 1710 Bainbridge Road
Location: North side of West Ridge Road at West View Drive
Parcel ID #: 1605741200000
Owner(s): Robert Gruber
Bainbridge Road LLC
Applicant: Same
Firm: DC Gohn Associates, Inc.
Received: December 18, 2018
Proposal: This phase involves the reconfiguration of an existing 29.82-acre agricultural lot and a 49.53-acre vacant lot creating a 29.58-acre agricultural lot and a 49.77-acre vacant lot. The resultant vacant lot will be further subdivided into 54 single-family home lots at a density of 2.47 units per acre. This phase will also involve the extension of two existing neighborhood streets (Randolph Drive and Pebble Drive), the installation of 2 new neighborhood streets (West View Drive and Marsh Run), and a proposed walking trail that will connect to the existing walking trail. The project site is in the Elizabethtown Urban Growth Area.

Utilities: Public Sewer and Public Water

Zoning: R – Rural
R-1 – Low Density Residential

Present Use: Agricultural, Vacant.

RECOMMENDATIONS

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

1. The applicant should include a general plan note identifying 1710 Bainbridge Road as a participating property in the Act 319 (Clean and Green) preferential assessment program, as follows:

“NOTICE: According to county records, the subject property is subject to the Pennsylvania Farmland and Forest Land Assessment Act of 1974, (a.k.a. the Clean and Green Act), Act 319 of 1974, P.L. 973; 72 P.S. 5490.1, as amended, and as further amended by Act 156 of 1998, as amended. These Acts provide for preferential property tax assessment and treatment. It is the property owner’s responsibility to be aware of the laws, rules and regulations applicable to his or her property, including the following provisions: (a) Preferential property tax assessment and treatment will remain in effect continuously until the land owner changes the agricultural use from the approved category. (b) If a transfer, split-off, or separation of the subject land occurs, the property owner is responsible for submitting 30 days notice to the County Assessor of a proposed change in use of the land, a change in ownership of any portion of the land, or any type of division or conveyance of the land. (c) The payment of roll-back tax, plus interest, for the period of enrollment, or a period not to exceed 7 years, whichever is less, may be required. (d) If the property owner fails to provide 30 days notice to the County, the property owner may be subject to a $100.00 civil penalty. (e) If the property owner fails to pay the roll-back tax, a municipal lien could be placed on the property under existing delinquent tax law.”
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.

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DSS/BLS/fe

S:\COMMUN\FL\LCPC\2019A1-29-19DRAFT\06-74-1G StonyBrookPhase2-BLS.doc
PROJECT PHASING

The StoneyBrook Development will have multiple phases:

<table>
<thead>
<tr>
<th>Phase No.</th>
<th>No. of Units</th>
<th>Anticipated Construction Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>LA</td>
<td>9</td>
<td>Complete</td>
</tr>
<tr>
<td>IB</td>
<td>54 (Excludes Existing House)</td>
<td>Site Work complete; 42 units constructed</td>
</tr>
<tr>
<td>IC</td>
<td>38</td>
<td>Under Construction</td>
</tr>
<tr>
<td>2</td>
<td>54</td>
<td>2021</td>
</tr>
<tr>
<td>3</td>
<td>72</td>
<td>2023</td>
</tr>
<tr>
<td>4</td>
<td>92</td>
<td>2025</td>
</tr>
</tbody>
</table>

Market conditions and the sale of units in any phase will drive the completion of each additional phase. As the approval of Final Plans and construction of units progresses, the Developer will provide updates to the phasing schedule as market conditions require.

NOTE:

3. ABOVE PLANS SHALL BE SUBMITTED AT THE COMPLETION OF EACH PHASE.
MEMORANDUM

To: Lancaster County Planning Commission

From: Gwen E. Newell, ASLA, AICP
       Senior Community Planner

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

Date: January 22, 2019

Re: Advisory Plan Review Comments
    LCPC #: 18-48, 239 Old Leacock Road
    Leacock Township
    LCPC Meeting of January 28, 2019

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GENERAL INFORMATION

Subject: Final Land Development Plan
Address: 239 Old Leacock Road, Paradise PA 17562
Location: Southeast corner of the intersection of Old Leacock Road and Mill Lane
Parcel ID #: 3502536700000
Owner(s): Omar S. & Michelle L. Fisher
Applicant: Same
Firm: David Miller and Assoc. Inc.
Received: December 19, 2018
Proposal: To develop a 4,962 square foot, 4 unit residential building and associated infrastructure on 1.09 acre lot. Five dwelling units currently exist. One will be demolished and replaced with the proposed 4 new units for a total of 8 dwelling units on the 1.09 acre lot. The project is located inside the Gordonville Village Growth Area.

Utilities: Public sewage disposal and private water exist

Zoning: Rural Village

Present Use: Residential

RECOMMENDATIONS

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

1. The land development plan should note the required 6 foot high privacy fence along southern and southwestern property line to the right-of-way of Old Leacock Road per the Zoning Hearing Board decision. The limit of disturbance line should incorporate the fence on the E&S plan and details should be provided.

2. The existing site improvements are located on the same lot as the proposed improvements and should meet existing regulations. Parking for the existing apartment building should be redesigned so that vehicles are not required to back out onto the existing Township road of Mill Lane.

3. The required and proposed safe stopping distance for the proposed access drive onto Mill Lane should be noted on the plans.

4. The plans should note the location of all trash disposal and recycling facilities and provide associated details.

5. A lighting plan and associated details should be noted on the plan to provide public safety within the parking lot and sidewalk.

6. 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.

* * *

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PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN
FOR 239 OLD LEACOCK ROAD
LEACOCK TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

NOTES

GENERAL DESIGN NOTES:
1. The purpose of the Plan is to obtain land development for the construction of a residential unit with a
   commercial component.
2. All design and layout information provided by DMA for the site development plan must be
   provided by DMA to the Township.
3. The site development plan must be submitted to the Township on or before October 31, 2023.
4. The site development plan must be approved by the Township on or before December 31, 2023.

SITE CONDITIONS:
1. The site must be suitable for the proposed development.
2. The site must be free of any easements.
3. The site must be free of any deed restrictions.

ZONING DATA

UTILITY LIST
1. Water: Provided by DMA.
2. Sewer: Provided by DMA.
3. Electric: Provided by DMA.

INDEX OF PLANS
1. Site Plan
2. Development Plan
3. Stormwater Management Plan
4. Environmental Impact Statement

REVISIONS
1. None

OTHER APPLICABLE PLAN SETS
1. None

CERTIFICATE OF COMPLIANCE WITH PLAN
1. The plan complies with all applicable Township regulations.
2. The plan complies with all applicable State regulations.

borg public