LANCASTER COUNTY PLANNING COMMISSION
PUBLIC MEETING AGENDA

Monday, March 11, 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:

February 25, 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. [10-29] Colerain Township, Proposed amendment to the Zoning Ordinance to (1) modify the regulations for subdivisions of parcel within the A-Agricultural District; (2) modify echo housing/elder cottage regulations and add provisions for tiny houses; (3) provide regulations for bed & breakfasts; (4) to provide regulations for forestry; and (5) to clarify and provide regulations for flag lots, and to amend the Subdivision & Land Development Ordinance to provide clarification and amendments to the flag lot regulations
   2. [29-235] East Hempfield Township, Proposed amendment to the zoning map to change the zoning classification for the tract of land identified as tax parcel no. 2907623400000 and for a 36.48 portion of the tract of land identified as tax parcel no. 2903773900000 from Agricultural Holding to Campus, and to change the zoning classification for the remaining 30.46 portion of the tract of
land identified as tax parcel no. 2903773900000 from Agricultural Holding to Enterprise

3. [ref] East Hempfield Township, Proposed Zoning Ordinance amendment to permit motor vehicle stations within the Campus Zoning District, to eliminate setbacks between motor vehicle fueling stations and nearby uses, to allow motor vehicle fueling stations to operate twenty-four hours a day without seeking a special exception, and to permit commercial day-care facilities in the Campus Zoning District

4. [ref] Leacock Township, Proposed amendment to the Zoning Ordinance to add Section 310-87 to include as conditional uses permitted in the Limited Manufacturing (LM) Zone and to add a new Article XVII - Limited Manufacturing-2 (LM-2) Zone

5. [ref] Leacock Township, Proposed rezoning of eight tracts of land totaling approximately 52.31 acres located on the west side of Old Leacock Road and south of Irishtown Road from Rural Village to Limited Manufacturing-2 & Commercial (C-2)

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. [ref] 1443 Eshelman Mill Road, West Lampeter Township
2. [ref] Eby’s Garage, LLC, Earl Township
3. [ref] 44 Queen Road, Leacock Township
4. [ref] Stone Gables, West Donegal Township
5. [ref] Stonebarn Place, West Earl Township
6. [ref] Lancaster Pump/CB Tool, Lancaster Township
7. [ref] Levi M. & Mary F. Stoltzfus, Colerain Township
8. [ref] Seldomridge Road, Salisbury Township
9. [ref] 239 Hossler Road, Rapho Township
10. [ref] Allen S. & Anna M. Newswanger, Earl 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: March 25, 2019
Call to Order: Chairman Haverstick opened the Public Meeting at 2:30p.m.

MEMBERS: Commissioners Scott Haverstick, Alice Yoder, Roni Ryan, Benjamin Bamford, Ismail Smith-Wade-El and Gretchen Karr were present.

Commissioners Terry Martin, William Shaffer and Edward Fisher were not present.

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

OTHERS: Aimee Tyson, Lancaster County Redevelopment Authority
        Nate Taggart, Manor Township

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 – February 25, 2019: Commissioner Smith-Wade-El moved to approve the minutes as submitted. Commissioner Yoder seconded the motion. The motion passed unanimously.
IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations:

1. Active Transportation Plan Presentation

Emma Hamme, Senior Countywide Planner and Mike Domin, Principal Countywide Planner, gave a power point presentation. The plan is available online http://www.lancasteratp.org. The plan includes existing conditions analyses, public input, Lancaster county active transportation network, Lancaster city bikeway network, greenway feasibility and implementation. A few of the main goals of the plan are, to improve access & connectivity, enhance health, protect the environment, create economic opportunity and increase safety. The plan’s recommendations are to connect the transportation network, implement complete streets, improve safety through education & awareness, align resources and work collaboratively to implement active transportation priorities. Also includes implementation strategy by establishing a permanent advisory committee, prioritize funding for ATP implementation and review & update the recommendations on a regular basis.

The plan will also be posted on the Lancaster County Planning Commission website. The public comment period ends March 22, 2019. A public open house is scheduled from 5-7p.m. on March 4, 2019 at Lancaster City Hall.

Chairman Haverstick commended staff for promoting the importance of physical activity through the ATP.

B. Committees and Task Forces: None

C. Reports and Presentations from LCPC Staff:

1. Executive Director: No report.

2. Division Directors:

   a. Mr. Scott Standish, Director for Countywide Planning, distributed an internal and external implementation teams structure document of Places2040. He said Brian Reid is going to provide a demonstration of the Draft Character Zone Map which is 90% complete at this time. This is a way to provide interactive online layer of utilizing the Character Zones. If you have any suggestion, please let staff know. This will be available to public in few weeks.
Brian gave an overview and explained how to access a symbolized layer file that is listed as “Places2040 Character Zones”. Staff is planning to apply the layer to various reviews and projects in future.

V. Previously Postponed Planning Matters for Discussion and Action:

A. Lancaster County Comprehensive Planning Items: None.

B. Community Planning Reviews:

1. #30-40 West Hempfield Township, Proposed amendment to the Zoning Ordinance to revise regulations governing off-street parking, uses not provided for recreation facilities and accessory uses

   Commissioner Ryan moved to recommend approval of the above review. Commissioner Smith-Wade-El seconded the motion. The motion passed unanimously.

2. #42-43 Marietta Borough, Proposed request for certification of 116 East Front Street as a blighted property in accordance with the Lancaster County Board of County Commissioners Ordinance Number 56 enacted October 17, 2001

   Commissioner Karr suggested to remove the comment that the reuse of the subject property would be for continued residential use.

   After discussion, Commissioner Yoder moved to recommend approval of the above review, as amended. Commissioner Barnford seconded the motion. The motion passed unanimously.

C. Subdivision and Land Development Plan Items – Approvals/Reviews: None.

C. Subdivision and Land Development Plan Items -- Advisory Reviews:

1. #71-9-1B, Daniel K. and Barbara S. Esh, Bart Township
2. #85-174-2B, River View Estates, West Lampeter Township
3. #86-23B, Abram K. Allgyer, Leacock Township
4. #88-7-1, 101 S. Queen Street, Lancaster City
5. #89-207-7, Bear Creek Elementary – Proposed Large Scale Solar Facility, Mount Joy Township
6. #93-184-1, 401 Locust Street, Columbia Borough
7. #19-2, St. Anthony of Padua Roman Catholic Church, Lancaster City
8. #19-3, Mel Hoffer, Jr., Mount Joy Township
9. #19-4, Brownstown Elementary School Additions and Renovations, West Earl Township
Commissioner Bamford moved to recommend approval of the above reviews. Commissioner Ryan seconded the motion. The motion passed unanimously.

E. Other Planning Matters: None.

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

VI. New Planning Matters for Discussion and Action:

A. Lancaster County Comprehensive Planning Items: None.

D. Community Planning Reviews:

1. #4-99, Brecknock Township, Proposed amendment to the Zoning Ordinance by amending Article II entitled "Definitions" to revise the definition of kennel; by amending Article V, Section 110-18, 110-19, and 110-20 to make kennels a use permitted by right in the Agricultural (AG), Agricultural-2 (AG-2), and Forest Recreation (FR) Zoning Districts; and by amending Article VII entitled "Performance Regulations" to revise Section 110-58 entitled "Veterinary Facilities and Kennels"

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

2. #41-157, Manor Township, Proposed amendment to the Subdivision and Land Development Ordinance by revising landscaping requirements and by adding landscaping requirements for refuse collection and containment stations

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

3. #41-158, Manor Township, Proposed amendment to the Zoning Ordinance by revising certain definitions; by revising Section 425-11(A)D.(2) relating to subdivisions in the Agricultural Zone; providing for a maximum lot coverage in the Rural Zone; adding veterinary clinics as a permitted use in the General Commercial Zone; revising the driveway requirements of Section 425-39; adding criteria for refuse collection and containment stations in the general provisions; adding specific criteria for communications antennas, towers, and equipment located within a street right-of-way; deleting the term echo housing and setting forth criteria for an accessory dwelling unit; by deleting echo housing in the Agricultural Zone and Rural Zone and substituting accessory dwelling unit therefore; and by adding accessory dwelling unit as a special exception in the Low-Density Residential Zone, Medium-Density Residential Zone, High-Density Residential Zone, Mixed Residential/Commercial Zone,
Village Zone, Low-Density Residential Flex Zone, Medium-Density Residential Flex Zone, and High-Density Residential Flex Zone

Commission Karr moved to recommend approval of the above review with suggestion to revise section C and remove Section H. Chairman Haverstick seconded the motion. The motion failed 1-5 (Commissioners Haverstick, Ryan, Bamford, Smith-Wade-El and Yoder voted nay).

In a second motion Commissioner Smith-Wade-El suggested regarding the section C of the Zoning Ordinance amendment that provides specific criteria for accessory dwelling units, that the Township allow detached accessory dwelling units in the Village zoning district and in all of the residential zoning districts. Also, in Section H the Township reconsider its requirement that accessory dwelling units be removed from the property within 12 months of vacancy given the financial difficulty this would impose on the property owner.

After discussion, Commissioner Smith-Wade-El moved to recommend approval of the above review, as amended. Commissioner Bamford seconded the motion. The motion passed 5-1 (Commissioner Karr voted nay).

4. #56-98, Salisbury Township, Proposed amendment to the Zoning Ordinance to revise regulations governing uses not provided for, amusement arcades, convenience stores, and off-street parking

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

E. 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.

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

1. #70-106-18B, Yarrum, LP, West Donegal Township
2. #73-556-6, Conestoga Valley Middle & High School for Conestoga Valley School District, East Lampeter Township
3. #74-91-1, Kendig Subdivision, Christiana Borough
4. #77-119B, Michael & Diane Miller Brown, Bart Township
5. #80-35D, Kingdom Christian Ministries, Drumore Township
6. #95-96-1A, Tractor Supply, Elizabeth Township
7. #19-5, 1399 Bowmansville Road, Brecknock Township
8. #19-6, David A. Blank, Salisbury Township

Commissioner Smith-Wade-El moved to recommend approval of the above reviews. Commissioner Yoder seconded the motion. The motion passed unanimously.

E. Other Planning Matters:

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

VII. Old Business: None.

VIII. New Business and Discussion Items:

IX. Adjournment: Commissioner Karr moved to adjourn the meeting. Commissioner Yoder seconded the motion. The meeting was adjourned at 5:05pm.
VI.
New Planning Matters for Discussion and Action

B. COMMUNITY PLANNING REVIEWS
MEMORANDUM

To: Lancaster County Planning Commission

From: Alex W. Rohrbaugh, AICP
Senior Community Planner

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

Date: March 4, 2019

Re: CPF #: 10-29, Zoning Ordinance Text Amendments – Residential Lots in Wooded Areas; Tiny Houses; Elder Cottages/ECHO housing, Bed and Breakfasts, Forestry, Flag Lot Clarifications
Subdivision/Land Development Ordinance Text Amendments – Flag Lot Definitions and Requirements
Colerain Township
LCPC Meeting of March 11, 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

Colerain Township proposes to make the following changes to its Zoning and the Subdivision/Land Development Ordinances. Below is a summary of the proposed changes:

- Permitting subdivisions for residential lots in the Agricultural (A) district, provided they are existing woods, front along existing roadways, and that the lesser of 30% of the lot or 20,000 square feet is cleared for development. Much like effective agricultural zoning, the number of new lots permitted is dependent on the size of the wooded area, with a maximum of 4 lots permitted to be created

- Defining a tiny house, as well as stating that tiny houses could be single-family dwellings, ECHO housing, and manufactured housing
- Converting Elder Cottages/ECHO housing from a special exception use to a permitted use, subject to performance standards

- Adding a definition for Bed and Breakfasts, permitting them by right in the Agricultural (A) and Village Center (VC) districts and by special exception in the Residential (R) and Light Business (LB) districts. Regardless of the zoning district, Bed and Breakfasts will be subject to performance criteria.

- Revising definitions for flag lots and flag poles to be more consistent with the Subdivision/Land Development Ordinance as well as clarifying that the flagpole portion of a flag lot does not need to meet the minimum lot width standards. (Note: This change fixes a discrepancy between with the Zoning and Subdivision/Land Development Ordinances and flag lots will be regulated)

- Revising definitions for flag lots and flagpole in the Subdivision/Land Development Ordinance to be consistent the Zoning Ordinance as well as adding flagpole length requirements

- Adding Forestry as a permitted in all zoning districts, subject to performance standards, in order to be consistent with the requirements of PA Municipalities Planning Code

BACKGROUND

LCPC Community Planning Staff worked closely with the Colerain Township Planning Commission and Board of Supervisors in late 2017 through 2018 in developing the proposed zoning and subdivision/land development (SALDO) ordinances text amendments (except for residential lots in wooded areas zoned Agricultural). The purpose of the proposed amendments is to:

- Resolve discrepancies between the Zoning and SALDO regarding flag lots. This issue came to light as a result of review of a subdivision plan in 2017/2018 where proposed flagpole portions of lots were required to meet minimum lot widths in the Zoning Ordinance rather than the design standards in the SALDO. The Township recognized that flagpoles and flag lots are unique and are best treated as a SALDO design issue, which is under the Planning Commission's and Board of Supervisors' purviews, rather than under the Zoning Hearing Board. The proposed amendments transfer flagpole and flag lot design standards from the Zoning to the SALDO.

- Ensure that forestry regulations in the Zoning Ordinance are consistent with the Municipalities Planning Code (MPC). Section 603.f of the MPC states that zoning ordinances shall not unreasonably restrict forestry activities, and, presently, Colerain Township’s Ordinance as it relates to forestry, is not consistent with the MPC. The proposed amendments correct that issue and by allowing forestry in all zoning districts subject to certain performance standards.
• Simplify the Zoning Ordinance by taking cottages/ECHO housing from special exception to permitted, subject to performance standards which also include an annual permit for as long as they are in operation. In recent years this use has created a significant case load for the Zoning Hearing Board, and the proposed change reduces that load while still requiring that the units meet minimum standards in the Ordinance.

• Address emerging land uses within the township, including tiny houses and bed and breakfasts. The Township recognizes that tiny houses may be desirable housing alternatives on lots intended for single-family dwellings as well as for elder cottages/ECHO housing where the unit may not be permanent.

• Allow under limited circumstances residential lots in existing wooded areas in the Agricultural (A) district. The Township desires to allow limited residential use in wooded areas for lands that have not been historically been farmed, provided that the newly created lots are along existing roads and that the lesser of 20,000 square feet or 30% of the lot are cleared for the use. It is the desire of the Township to retain existing woodlands, and this provision is intended to incentivize an alternative to "clear-cutting" in the Agricultural district – this is especially true since the resultant residential lots are limited in their ability to clear trees and will also be required to provide easements to protect existing woodlands.

COMMENTARY

LCPC Staff commends Colerain Township for identifying discrepancies in the Zoning Ordinance and proposing to correct them as part of this text amendment package. The Township should also be commended for being proactive in addressing emerging land uses like tiny houses and bed and breakfasts, by adding them to the Ordinance well as recognizing common uses in the township, namely elder cottages, by making them permitted by right. These proposed changes reduce the uncertainty of future owners/applicants by decreasing the number of cases going before the Zoning Hearing Board.

Because most of the existing woodland in Colerain Township’s Agricultural zone does not have the necessary frontage along a road, contains steep slopes, contains floodplain, or is under an existing ag preservation easement, LCPC staff believes the proposed changes regarding creation of residential lots in wooded areas proposed under Section 5.01.04.A.9. should have a minimal impact on existing woodlands. LCPC Staff cautions the Township that increased levels of rural residential development could be an unintended consequence from this proposed amendment; therefore, it should evaluate this provision periodically to determine its effectiveness.

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 consistent with the following places2040 catalytic tool:

- **Simplify Zoning** – The proposed text amendments, if adopted, will permit elder cottages/ECHO housing by right, as opposed to by special exception. The proposed amendments also remove the discrepancy between Zoning and SALDO regarding flag lot design by regulating them in the SALDO. These amendments will simplify zoning by reducing discretionary reviews and the case load for the Zoning Hearing Board.

The proposed text amendments are also generally consistent with the following places2040 policies:

- **Preserve the Farm as well as the Farmer (Page 45)** – The proposed text amendments will permit bed and breakfasts in owner-occupied farm dwellings within the Agricultural district. This provides an opportunity for farmers to supplement their farm income with a small, on-site hospitality business.

- **Improve water quality (Page 45)** – The proposed text amendments add performance standards on forestry activities. Having these standards in place should assist in the protection

- **Provide a greater supply and diversity of housing types to own and rent (Page 31)** – The proposed text amendments, if adopted, support this policy by permitting elder cottages/ECHO housing by right (versus by special exception) as well as allowing tiny houses as a viable alternative to the traditional single-family dwelling. This may reduce the regulatory barriers that increase the cost of housing.


The proposed text amendments are generally consistent with the following Plan policies:

- **Provide a range of housing types, values (includes housing for all income levels - low, moderate, and high – and housing for special community needs), and styles to meet the needs of existing and future residents of the region.** The proposed text amendments, if adopted, support this policy by permitting elder cottages/ECHO housing by right (versus by special exception) as well as allowing tiny houses as a viable alternative to the traditional single-family dwelling.

- **Continue to allow the addition of new homes (detached and attached) within the confines of the farmstead for aging parents or other family members.** Much of Colerain Township’s population is made up of the Amish/Plain Sect community. The proposed text amendments will allow by right elder cottages/ECHO housing, which are common housing choices within this community.
Ensure regulations are in place to preserve the integrity of the agriculture land and its soils while providing opportunities for supplemental activities. The proposed text amendments will permit bed and breakfasts in owner-occupied farm dwellings within the Agricultural district. This provides an opportunity for farmers to supplement their farm income with a small, on-site hospitality business.

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DSS/AWR/fc

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AN ORDINANCE TO AMEND THE COLERAIN TOWNSHIP ZONING ORDINANCE, 2011, TO: (1) MODIFY THE REGULATIONS FOR SUBDIVISIONS OF PARCEL WITHIN THE A-AGRICULTURAL DISTRICT; (2) MODIFY ECHO HOUSING/ELDER COTTAGE REGULATIONS AND ADD PROVISIONS FOR TINY HOUSES; (3) PROVIDE REGULATIONS FOR BED AND BREAKFASTS; (4) TO PROVIDE REGULATIONS FOR FORESTRY; AND (4) TO CLARIFY AND PROVIDE REGULATIONS FOR FLAGLOTS, AND TO AMEND THE COLERAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO PROVIDE CLARIFICATION AND AMENDMENTS TO THE FLAGLOT REGULATIONS

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

WHEREAS, Colerain Township adopted and enacted a new Zoning Ordinance in July 2011 ("Zoning Ordinance"). Since that time it has been determined that revisions needed to the Zoning Ordinance to add certain regulations and to amend and correct other sections of the Zoning Ordinance; and

WHEREAS, Colerain Township adopted and enacted the Colerain Township Subdivision and Land Development Ordinance in March 2016 ("Subdivision Ordinance"). Since that time it has been determined that revisions needed to the Subdivision Ordinance to add certain regulations and to amend and correct other sections of the Subdivision Ordinance.

NOW, THEREFORE, it is hereby ordained and enacted by the Board of Supervisors of Colerain Township, Lancaster County, Pennsylvania, that the Zoning Ordinance and Subdivision Ordinance shall be amended as follows:

1. Amendment to Zoning Ordinance to modify regulations for the subdivision of parcels in the A-Agricultural District:

   a. Permitted uses and structures in A- Agricultural Districts. Zoning Ordinance Section 5.01.04.A.9.c shall be amended to read as follows:
c) Notwithstanding the limitations set forth in above subsections 9.a and 9.b, portions of existing parcels may be subdivided for single-family detached dwelling use only, if such areas are located in natural, non-manmade wooded areas, which wooded areas existed as of March 1, 2019, and so long as the following conditions are met:

i) Such subdivided lots shall not be less than forty thousand (40,000) square feet;

ii) Such subdivision rights shall only apply to the wooded areas of any existing parcels;

iii) Further, for any lots subdivided pursuant to this subsection, the owner/applicant shall enter into a recorded deed restriction, in a form satisfactory to the Township, running to the benefit of the Township and all adjacent property owners, to preserve the existing woodlands, with the exception of the area to be developed as a single-family home, in perpetuity;

iv) Tree removal must comply with Section 6.52, Tree Clearing, and a maximum of 30%, or 20,000 square feet, whichever is less, of any proposed lot may be clear cut to construct the single-family detached home, driveway, utility areas and yard area for the same;

v) No additional roadways shall be built to provide access or street frontage for any proposed lot. Any proposed lot shall meet the Lot Frontage and Lot Width requirements of the A- Agricultural District on a public roadway that exists as of March 1, 2019; and

vi) Regardless of the size of the original Lot or the wooded area of the same, no more than 1 additional lot may be created pursuant to this subsection 9.c, for wooded areas which are between 80,000 square feet and less than 3 acres. For wooded areas that are from 3 to 5 acres, no more than 2 additional lots may be subdivided pursuant to this subsection 9.c. For any wooded areas which are over 5 acres, a maximum amount of 4 lots maybe created pursuant to this subsection 9.c.
2. Amendment to Zoning Ordinance to modify ECHO Housing/Elder Cottage regulations and add provisions for Tiny Houses:

a. The following definitions shall be amended/added, in alphabetical order in Article III, Section 3.02 of the Zoning Ordinance:

Campground: A Parcel of land used by campers for seasonal, recreational or similar temporary living purposes in buildings of a moveable, temporary or seasonal nature, such as cabins, tents or mobile travel trailers or motor homes. A Tiny House shall not be permitted in a Campground.

Dwelling, Tiny House: A dwelling unit placed on a property for occupancy with a habitable floor area between 150 square feet and 400 square feet constructed with a permanent foundation or on block pillars, tie-down strapping, and skirting provided around the base perimeter of the dwelling. The Tiny House shall meet the requirements of Pa. UCC, and Appendix Q of the 2018 International Residential Code and shall be connected to approved and permitted well and septic systems.

Dwelling, Single-Family Detached: A dwelling unit designed and occupied exclusively by one (1) family, having no walls in common with any other dwelling unit or building. For the purposes of this Ordinance, a single-family detached dwelling may also be a Tiny House provided that the Tiny House is constructed on a permanent foundation and is connected to approved and permitted well and septic systems.

ECHO Housing: A temporary additional dwelling unit placed on a property for occupancy by either an elderly, handicapped, or disabled person related by blood, marriage, or adoption, to the occupants of the principal dwelling. Caregivers can live in the additional dwelling unit. For the purposes of this Ordinance, an ECHO Housing unit may also be a Tiny House, provided that the Tiny House is connected to approved and permitted well and septic systems, and is either constructed on a permanent foundation or on block pillars, tie-down strapping, and skirting provided around the base perimeter of the dwelling.

Elder Cottage: A temporary additional dwelling unit placed on a property for occupancy by either an elderly, handicapped, or disabled person related by blood, marriage, or adoption, to the occupants of the principal dwelling. For the purposes of this Ordinance, an Elder Cottage unit may also be a Tiny House, provided that the Tiny House is connected to approved and
permitted well and septic systems, and is either on a permanent foundation or on block pillars, tie-down strapping, and skirting provided around the base perimeter of the dwelling.

**Mobile Home/Manufactured Home:** A transportable, single family dwelling intended for permanent occupancy; contained in one (1) unit or two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, and constructed so that it may be used with or without a permanent foundation when attached to the required utilities. The term does not include park trailers, travel trailers, recreational and other similar vehicles which are placed on site for more than 180 consecutive days. In no event shall a manufactured home be used for any purpose other than a dwelling. The term Mobile Home is interchangeable with Manufactured Home. For the purposes of this Ordinance, a Mobile Home / Manufactured Home may also be a Tiny House, provided that the Tiny House is connected to approved well and septic systems, and is either on a permanent foundation or on block pillars, tie-down strapping, and skirting provided around the base perimeter of the dwelling.

b. Section 6.16 Elder Cottage or Echo Housing shall be re-written to read as follows:

**6.16 Elder Cottages or Echo Housing**

6.16.01 Elder Cottages and/or Echo Housing shall be permitted as a temporary accessory use in any zoning district as an accessory use to a principal dwelling on a Lot.

6.16.02 An Elder Cottage or Echo Housing may not exceed one thousand (1,000) square feet of floor space, must be a transportable one (1) or two (2) bedroom mobile home or a Tiny House constructed so that it may be used without a permanent foundation, or the residential conversion of an accessory building permitted in accordance with this Ordinance.

6.16.03 The unit must be serviced by utilities, including water and sewer.

6.16.04 All yard, set back and side yard requirements shall be met.
6.16.05 The unit may be occupied by no more than two (2) persons, who must be related by blood or marriage to the owner of the property on which the cottage is to be installed.

6.16.06 The occupants of the Elder Cottage or Echo Housing must be at least 62 years of age or have qualified for social security disability benefits.

6.16.07 The right of occupancy shall terminate upon either (1) the date of death of the persons set forth in above subsection 6.16.05, or (2) the date of sale of the property, whichever comes first.

6.16.08 The Elder Cottage or Echo Housing shall be physically removed from the premises no later than six (6) months from the date the right of occupancy is terminated, and the premises shall be restored to its previous condition.

6.16.09 The Landowner shall execute and record an Agreement, which runs to the benefit of the Township, in a form acceptable to the Township, which identifies the temporary nature of the proposed use, the restrictions, and requires any current and future land owners to comply with the requirements of this Ordinance. The said Agreement shall be completed by the Landowner and submitted to the Township for recording. All costs and expenses of the Township shall be paid for by the Landowner.

6.16.10 The owner of an Elder Cottage or Echo Housing shall obtain a permit from the Township prior to occupancy. The permit shall be renewed annually with the Township, on or before July 31 of each year after occupancy of the same, for as long as the elder cottage or Echo Housing is in use. The Township may assess an annual fee sufficient for the permit. For any Elder Cottage or Echo Housing in existence at the time of the adoption of this subsection, the annual permit shall begin in July 2020.

3. Amendment to Zoning Ordinance to provide regulations for Bed and Breakfasts:

   a. The following definitions shall be amended/added, in alphabetical order in Article III, Section 3.02 of the Zoning Ordinance:
Bed and Breakfast: A dwelling where up to two (2) bedrooms are rented to overnight guests on a daily basis for periods not exceeding fourteen (14) days. Meals may be offered only to registered overnight guests.

b. Section 5.01.04.A.12 shall be rewritten and subsection 5.01.04.A.13 shall be added as follows:

12) Bed and Breakfast, subject to the requirements for the same as set forth in Article VI.

13) Customary accessory uses and structures incidental to the above permitted uses.

c. Section 5.04.02.I shall be rewritten and subsection 5.04.02.M shall be added as follows:

L. Bed and Breakfast, subject to the requirements for the same as set forth in Article VI.

M. Customary accessory uses and structures incidental to the above permitted uses.

d. Section 5.03.03.M shall be rewritten and subsection 5.03.03.N shall be added as follows:

M. Bed and Breakfast.

N. Customary accessory uses and structures incidental to the above permitted uses.

e. Section 5.05.03.O shall be rewritten and subsection 5.05.03.P shall be added as follows:

O. Bed and Breakfast.

P. Customary accessory uses and structures incidental to the above permitted uses.

f. Section 6.06A shall be added as follows:

6.06A  Bed and Breakfasts

Bed and Breakfasts shall be permitted as set forth in Article V, so long as the following criteria are met.
6.06A.01 The Operator of the Bed and Breakfast shall reside on the premises and must be present at all times during periods when any room is rented to a guest or guests.

6.06A.02 There shall be no external alteration of the dwelling structures located on the premises except as may be necessary for reasons of safety. Fire escapes and outside stairways shall, where practical, be located to the rear of the building in so far as permitted by applicable building codes.

6.06A.03 The bedrooms rented to guests shall be located within a single-family detached dwelling or an associated accessory structure.

6.06A.04 There shall be no cooking facilities in any bedroom.

6.06A.05 Lighting shall be arranged and shielded so that no glare or direct illumination shall be cast upon adjacent lots or public streets.

6.06A.06 If on-lot sewer disposal is provided, DEP and the Sewage Enforcement Officer shall approve the method and adequacy of sewer disposal.

6.06A.07 Any signage erected shall be in accordance with Article VII.

6.06A.08 Parking shall be provided in accordance with Article IX.

g. Section 7.01.13 shall be added as follows:

7.01.13 **Bed and Breakfast Sign.** A Bed and Breakfast may erect one (1) on-site, non-illuminated sign no larger than three and one half (3.5) square feet in size, which shall be set back a distance of at least equal to the height of the sign from the ultimate right-of-way. The height of the sign shall not exceed four (4) feet.

h. Section 9.03.09 shall be rewritten and subsection 5.03.10 shall be added as follows:

9.03.09 **Bed and Breakfast.** In addition to the parking required for the principal use(s), and any other existing accessory use(s), there shall be a minimum of one (1) additional off street parking space per each bedroom being offered for rent as part of the Bed and Breakfast use.
9.03.10 All Structures and Uses Not Specifically Mentioned Above. Sufficient space as determined by the Zoning Officer shall be provided to accommodate the vehicles of all persons regularly to be employed, to have business on, or to reside on the premises. Applicant shall provide to the Zoning officer all necessary information for determining the parking spaces required.

4. **Amendment To Zoning Ordinance To Clarify And Provide Regulations For Flag Lots.**

   a. The following definitions shall be amended/added, in alphabetical order in Article III, Section 3.02 of the Zoning Ordinance:

      **Lot, Flag** - An irregularly shaped lot where the buildable portion of the lot is connected to its street frontage by an arm (or flagpole) of the lot, designed to be utilized as a means of ingress and egress that does not meet the minimum lot width and street frontage standards specified for the zoning district in which the lot is located. This portion of the lot designed as an area of access (see Flagpole) shall not be calculated into the lot area requirements.

      **Lot, Flagpole** - A narrow extension of property on a flag lot from the buildable area of a lot to the street, and which is not part of the required lot area and does not meet minimum lot width requirements nor is included in the measurement of yards or lot area specified for the zoning district in which the lot is located, but serves as access to the lot or parcel.

      **Lot Width** - The length of a straight line, measured at the front building setback line running substantially parallel to the street line, along the full width of the lot. The "flagpole" or access portion of the flag lot shall not be subject to the lot width. The front yard setback line shall be measured from the end of the flag pole which is furthest from the public street and shall be the portion of the flag area of the lot which meets both the front yard setback and lot width requirement for the zoning district in which the flag lot is located.

5. **Amendment To Subdivision and Land Development Ordinance To Clarify And Provide Regulations For Flag Lots.**

   a. The following definitions shall be amended/added, in alphabetical order in Article II, Section 203 of the Zoning Ordinance:

      **Lot, Flag**. An irregularly shaped lot where the buildable portion of the lot is connected to its street frontage by an arm (or flagpole) of
the lot, designed to be utilized as a means of ingress and egress that
does not meet the minimum lot width and street frontage standards
specified for the zoning district in which the lot is located. This portion
of the lot designed as an area of access (see Flagpole) shall not be
calculated into the lot area requirements.

Lot, Flagpole. A narrow extension of property on a flag lot from
the buildable area of a lot to the street, and which is not part of the
required lot area and does not meet minimum lot width requirements
nor is included in the measurement of yards or lot area specified for
the zoning district in which the lot is located, but serves as access to
the lot or parcel.

Lot Width. The length of a straight line, measured at the front
building setback line running substantially parallel to the street line,
along the full width of the lot. The "flagpole" or access portion of the
flag lot shall not be subject to the lot width unless otherwise required
by the Colerain Township Zoning ordinance, 2011, as amended. The
front yard setback line shall be measured from the end of the flag pole
which is furthest from the public street and shall be the portion of the
flag area of the lot which meets both the front yard setback and lot
width requirement for the zoning district in which the flag lot is located.

b. Article VI, Section 604.D, E, F, G, H, and I shall be rewritten to read
as follows:

D. Flag lots shall not be created when there is an alternative design
available. Notwithstanding the above, flag lots may, in limited
situations, represent a viable design alternative. In such cases
Colerain Township may, at its sole discretion, approve the
platting of flag lots when:

(1) Flag lots are designed for infill situations in which a court
is to be created by the placement of not more than two
flagpoles side-by-side and where up to four (4) lots are
oriented to a common private street easement. "Infill"
shall mean the development of remnants of land created
by previous development of a site. Such areas shall be
served by public sewer and water and the flag lot design
shall maximize the permitted density; or

(2) Flag lots proposed to create lots for home sites which are
to be located to the rear of an existing tract of land where
there is no potential for the construction of a public or
private street to provide access to the proposed lot. In
such cases, the applicant must demonstrate that there is
no potential to construct a street due to (a) severe
topographic or other environmental constraints which
limit the design of a street, or (b) other factors inherent in
the site which make the construction of a public or
private street impractical. In such cases, evidence shall be
submitted to Colerain Township which documents the
above circumstances and demonstrates that the platting of
flag lots shall not restrict the development potential and
pattern of development of the tract and adjacent lands,
shall not result in unsafe driveway locations on public
streets, and shall not restrict future development at the
maximum lawful density, or

(3) Flag lots proposed on agriculturally zoned land so as to
create building lots on the least agriculturally suitable
portion of the tract. Evidence shall be presented which
demonstrates why the area of the proposed flag lot is less
productive or inappropriate for agricultural uses. The
proposal shall identify how the proposed flag lot will be
coordinated with any further development of the farming
operation permitted by the applicable zoning regulations.

E. In the Agricultural (A) zoning district, the length of the
"flagpole" or access portion of the flag lot shall not exceed 1,000
feet. In all other zoning districts, the length of the "flagpole" or
access portion of the flag lot shall not exceed 250 feet.

F. No more than two contiguous flag lots shall be permitted.

G. The "flagpole" or access portion of the flag lot shall maintain a
minimum width of twenty-five (25) feet and shall not change
direction more than once. The area of the flagpole shall not be
included with the area of the "flag" or the body of the lot in
satisfying Colerain Township zoning standards for minimum lot
size unless otherwise specified under the Colerain Township
zoning ordinance. The flagpole or access portion of the flag lot
shall not be included in the minimum lot width requirements
unless otherwise specified under the Colerain Township Zoning
Ordinance.

H. No portion of any "flagpole", shall be used for on-site sewage
disposal or improvements other than access improvements or
stormwater management.

I. Colerain Township may attach any reasonable conditions to the
creation of flag lots as it finds necessary or desirable to provide
for the orderly development of land and street systems.
6. Amendment To Zoning Ordinance To Clarify And Provide Regulations For Forestry Use.
   
a. Section 4.05.06 shall be added to read as follows:

   4.05.06 Forestry shall be permitted in all zoning districts on any of the eight (8) Agricultural Land Capability Classifications as defined by the United States Department of Agriculture, subject to compliance with the supplemental regulations set forth in Article VI.

b. Section 6.20A, shall be added to read as follows:

   6.20A Forestry
   
   6.20A.01 Forestry shall be permitted by right within any zoning district, subject to the requirements of the underlying zoning district, any other applicable sections of this Ordinance.
   
   6.20A.02 Forestry activities within the Township shall be in full compliance with the requirements of the Lancaster County Conservation District. Any required erosion and sedimentation pollution control plan, along with evidence of the review and approval of same by the Lancaster County Conservation District, shall be submitted to the Township prior to initiating any earth moving or timber harvesting activities.
   
   6.20A.03 No clear-cutting shall be done within fifty (50) feet of a wetland, stream or watercourse.

7. SEVERABILITY.

The provisions of this Ordinance are intended to be severable and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

8. ENACTMENT AND EFFECTIVE DATE

This Ordinance shall be effective in five days and shall remain in force until modified, amended or rescinded by Colerain Township, Lancaster County, Pennsylvania.
9. **REPEALER**

All other Ordinances and Resolutions or parts thereof, insofar as they are inconsistent with this Ordinance are hereby repealed.

**ORDAINED AND ENACTED** this __ day of ____________, 2019, by the Board of Supervisors of Colerain Township, Lancaster County, Pennsylvania in lawful session duly assembled.

**COLEMAIN TOWNSHIP**
Lancaster County, Pennsylvania

Attest: ________________________________  
Carmen Wiker, Secretary  

By: ________________________________  
Walter L. Todd, Jr., Chairman  

By: ________________________________  
Scott E. Shoemaker, Vice Chairman  

By: ________________________________  
Samuel R. Reinhart, Supervisor
MEMORANDUM

To: Lancaster County Planning Commission

From: Alex W. Rohrbaugh, AICP Senior Community Planner

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

Date: March 4, 2019

Re: CPF #: 29-235, Rezoning, State Road LLC & 2701 State Road LLC
East Hempfield Township
LCPC Meeting of March 11, 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

Owners: Centaurus LLC & Sarah Young Fisher
Applicants: State Road LLC & 2701 State Road LLC
Parcel IDs #: 2907623400000, 2903773900000
Address: 2148 State Road & 2701 State Road, Landisville
Location: East and west sides of State Road, just north of Harrisburg Pike and 0.5 miles south of the State Road / 283 Interchange. The area of rezoning is located within the Central Lancaster County Urban Growth Area (UGA).

PROPOSAL

The Applicants, State Road LLC and 2701 State Road LLC, has filed an application with East Hempfield Township to rezone a total of 96.1 acres from Agricultural Holding (AH) zoning to Enterprise (E) zoning and Campus (C) zoning. More specifically, the ~31 acre parcel containing 2148 State Road (henceforth, referred to as the "Western Tract") is proposed to be rezoned from AH to C, and the ~65 acre parcel containing 2701 State Road (henceforth referred to as the "Eastern Tract") is proposed to be rezoned to C along State Road and Harrisburg Pike and to E
on the northeast corner, north of Swarr Run. The Applicants also propose to retain the existing Greenway Overlay Zone, which covers the Swarr Run stream and its 100-year floodplain.

The current use of the tracts is agricultural. The Eastern Tract does contain an existing farm house that has been identified as a historic resource by the Historic Preservation Trust of Lancaster County.

The purpose of the rezoning of these two tracts is to support a master development plan on the areas zoned Campus (C); however, the Applicants have not yet revealed any specific proposals for the tracts. LCPC Staff anticipates that a future master development plan of C-zoned areas may include a convenience store with fuel pumps and a daycare – this is because the Applicant is requesting a parallel zoning text amendment to allow these two uses by right in the C zone (see CPF# 29-236). The portion of the Eastern Tract that is proposed for E zoning is to facilitate future development that is compatible with the warehouse proposed to be developed to the north of Yellow Goose Road.

While not part of this rezoning proposal, the concurrent zoning text amendments filed in #CPF 29-236 establish a 250-foot deep deed restriction for the tracts’ frontage along Harrisburg Pike that would restrict fueling stations. This deed restriction would take effect prior to the rezoning of the tracts; however, the restriction would expire after a period should the Township not approve the Applicants’ rezoning requests.

**COMMENTARY**

There are several factors to consider with the proposed rezoning.

- **Appropriateness of Campus zoning and Enterprise zoning.** Currently the tracts are zoned “Agricultural Holding” (AH) and the existing land use is agricultural. The East Hempfield Township Zoning Ordinance states that the purpose of Agricultural Holding zone is to hold land in the urban growth area for “less intensive development until such time as other more suitable sites are developed and until such time as the Township determines there is a need to rezone to a more intensive use”. The current use of the parcels is agricultural.

  The purpose of the Campus zone is to provide locations for planned development containing a principal use and a mixture of accessory commercial uses, with special attention given to design elements like pedestrian connectivity, landscaping, and streetscape. The Campus zoning district is not exclusively a single-use zoning district - it also does allow for multi-family residential uses that are “accessory to the campus use” (Section 270-3.11.V.5.a.[2]). The Enterprise zoning district includes areas that “are prime for business enterprise due to vehicle and or rail access, utilities and infrastructure”.

  The Campus and Enterprise zoning districts are generally appropriate for this area because the area of rezoning is located near a major highway intersection, which is conducive for the types of development permitted by the Enterprise zone, and because Campus zoning does allow for a mix of uses.

- **Buildable Lands within the Township.** In Summer 2018 LCPC Staff analyzed the remaining land available for development located within the UGA in East Hempfield
Township. The analysis determined that 2,221 buildable acres within the township’s portion of the UGA remain, with an assumption that 688 acres, or 31%, of those buildable acres would be dedicated to non-residential uses and infrastructure. The area proposed for rezoning is 96 acres, so if fully developed for non-residential development, this would account for a considerable amount of buildable land for that type of development. If the rezoning is approved, the Applicant and Township should make sure of efficient use of the buildable lands, incorporating multi-family residential, balanced with protecting the existing natural features on the site (Swarr Run).

- **Location and Timing of development on the site proposed for rezoning.** The location of the tracts to be rezoned are located within the urban growth area and are near the Route 283 / State Road interchange. Their proximity to the interchange makes them desirable locations for the types of uses permitted in the C and E zoning districts. While these tracts were not identified in the *SR283/230 Corridor Study* future land use scenario identifies the property to the north for industrial. Additionally, the Study suggests providing mixed-use and co-locating high density residential near commercial and industrial uses (Page 54). Since the Campus zoning permits development of multi-family residential and commercial uses accessory to the primary use, development as a result of the rezoning has the potential to be consistent with this policy.

It should be noted that construction is commencing on the State Road / Route 283 interchange / Amtrak bridge and should be completed in 2021. Should the tracts be rezoned from AH, any proposed development on these tracts should coincide with the completed bridge and road improvements.

**LCPC STAFF RECOMMENDATION**

LCPC Staff recommends approval of the rezoning with the following comments:

1) The Applicant should consider incorporating multi-family residential into a future development plan, in accordance with the provisions of the Campus zoning district. Incorporating residential is consistent with the policies of *places2040* and the *SR 283/230 Corridor Study*.

2) The Applicant should consider incorporating the existing farm house on the Eastern Tract (which has been identified as a historic resource) into any future development.

3) Timing of future development of this area should be coordinated with the of the State Road / 283 Interchange / Amtrak bridge widening project.

**CONSISTENCY WITH COMPREHENSIVE PLANS**

*Lancaster County Comprehensive Plan (places2040)*

The Future Land Use and Transportation Map identifies this area as being within an Urban Growth Area and identifies the area as “Buildable Land”. Since it is anticipated a master development plan will follow the rezoning, if approved, development on this site is appropriate.
The proposed rezoning is **consistent** with the *places2040* policy:

- **Grow where we’re already growing** (Page 51). The policy recommends directing most of the county’s growth into the urban growth areas. Both tracts proposed for rezoning are within the Central Lancaster Urban Growth Area (UGA).

- **Manage the use of large tracts of vacant land within Urban Growth Areas** (Page 51). This policy stresses that large, vacant tracts of land that have good access to highways and water/sewer are a limited resource and should be reserved for mixed use and commercial, institutional, and industrial needs. Both the Campus and Enterprise zoning districts permit institutional and industrial uses, respectively, with a mix of accessory commercial uses. Since the Campus zoning district does also allow for accessory multi-family residential uses, development as a result of this rezoning could be consistent with this policy.

*East Hempfield Township Comprehensive Plan (2016)*

The Current and Future Land Use Map (Map 7) identifies the area proposed for rezoning as “Agricultural”, Map 1 shows the area as “Agricultural Holding”. The Plan states that Agricultural Holding Areas “areas were created as a staged-growth opportunity with the expectation that when development was ready for a given area, the Township would consider rezoning the property to a use compatible with current growth needs of the Township.” Given that a development proposal is pending for this site, a rezoning to C and E districts would be **partially consistent** with the Township Comprehensive Plan.

* * *

DSS/AWR/fe

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TOWNSHIP OF EAST HEMPFIELD  
Lancaster County, Pennsylvania

ORDINANCE NO._____

AN ORDINANCE OF THE TOWNSHIP OF EAST HEMPFIELD, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST HEMPFIELD TOWNSHIP ZONING ORDINANCE OF 2014, AS AMENDED, ZONING MAP, TO CHANGE THE ZONING CLASSIFICATION FOR THE TRACT OF LAND IDENTIFIED AS TAX PARCEL NO. 290-76234-0-0000 AND FOR A 36.48 PORTION OF THE TRACT OF LAND IDENTIFIED AS TAX PARCEL NO. 290-37739-0-0000 FROM AGRICULTURAL HOLDING TO CAMPUS, AND TO CHANGE THE ZONING CLASSIFICATION FOR THE REMAINING 30.46 PORTION OF THE TRACT OF LAND IDENTIFIED AS TAX PARCEL NO. 290-37739-0-0000 FROM AGRICULTURAL HOLDING TO ENTERPRISE.

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

Section 1. The East Hempfield Township Zoning Ordinance of 2014, as amended, Zoning Map, shall be amended to rezone Tax Parcel ID No. 290-76234-0-0000, as described in Exhibit A, from the Agricultural Holding Zoning District to the Campus Zoning District.

Section 2. The East Hempfield Township Zoning Ordinance of 2014, as amended, Zoning Map, shall be amended to rezone a portion of Tax Parcel ID No. 290-37739-0-0000, as depicted on Exhibit B and described in Exhibit C, from the Agricultural Holding Zoning District to the Campus Zoning District.

Section 3. The East Hempfield Township Zoning Ordinance of 2014, as amended, Zoning Map, shall be amended to rezone a portion of Tax Parcel ID No. 290-37739-0-0000, as depicted on Exhibit D and described in Exhibit E, from the Agricultural Holding Zoning District to the Enterprise Zoning District.

Section 4. All other sections, parts and provisions of the East Hempfield Township Zoning Ordinance shall remain in full force and effect as previously enacted and amended.

Section 5. 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 remain in full force and effect.
Section 6. This amendment shall take effect and be enforced from and after its approval as provided by law.

DUALLY ORDAINED AND ENACTED this ___ day of __________, 2019, by the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

EAST HEMPFIELD TOWNSHIP
Lancaster County, Pennsylvania

Attest: ____________________________
(Assistant) Secretary

By: ____________________________
(Vice) Chairman
MEMORANDUM

To: Lancaster County Planning Commission

From: Alex W. Rohrbaugh, AICP
Senior Community Planner

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

Date: March 4, 2019

Re: CPF #: 29-236, Zoning Ordinance Text Amendments,
Motor Vehicle Fueling Stations in the Campus zoning district
Commercial Daycares in the Campus zoning district
East Hempfield Township
LCPC Meeting of March 11, 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

The Applicants, State Road LLC and 2701 State Road LLC, have filed an application with East Hempfield Township to make the following amendments to the Zoning Ordinance:

- Adding Motor Vehicle Fueling Stations as a permitted use in the Campus zoning district

- Amending the performance criteria on motor vehicle fueling stations in Section 270.5.2(NN) by:
  - Eliminating the requirement that all motor vehicle fueling stations must be set back at least 300 feet from a lot containing a residence, school, daycare, library, hospital, or retirement home. This provision would be eliminated for all zoning districts that permit motor vehicle fueling stations.
  - Eliminating the requirement of special exception for motor vehicle fueling stations that operate 24 hours a day; thus, making them permitted by right. This provision would be eliminated for all zoning districts that permit motor vehicle fueling stations.
• Adding Commercial Daycares as a permitted use in the Campus zoning district

BACKGROUND

These text amendments are proposed in concert with a map rezoning for the area near Harrisburg Pike and State Road also proposed by the Applicant (CPF#29-235). It is anticipated that if both rezoning and text amendments are approved as submitted, a master development plan at that site will be submitted to the Township and likely will include motor vehicle fueling stations and a commercial daycare.

COMMENTARY

The purpose of the Campus (C) zoning district is to provide locations for planned development containing a principal use and a mixture of accessory commercial uses, with special attention given to design elements like pedestrian connectivity, landscaping, and streetscape. LCPC Staff believes commercial daycares is in line with the purpose and intent of the C zone. Additionally, making daycares permitted by right is also consistent with places2040’s “Simplify Zoning” catalytic tool as it would help streamline the process and provide greater certainty and consistency. It helps us focus more on what we want to see, and less on what we don’t want to see” (Page 82).

The Applicant is also proposing to allow motor vehicle fueling stations in the C zone, removing the need for a special for a special exception for 24-hour stations, and removing a 300-foot restriction of stations from lots containing certain types of uses, including residential. It is important to note that Section 270.5.2(NN) of the Township Zoning Ordinance requires other performance and design criteria on fueling stations, among them are ensuring that lighting is not projecting from the site, no outdoor storage, 30-foot setbacks, certain ventilation requirements, and ensuring proper traffic flow into the site. LCPC Staff has no objection to permitting 24-hour motor vehicle fueling stations by right (as this is now common operating practice in the industry) and has no objection to permitting them in the C zone. These changes would be consistent with the “Simplify Zoning” catalytic tool in places2040 by minimizing discretionary review processes, such as before the Zoning Hearing Board.

LCPC Staff, however, does not support the elimination of the provision of the 300-foot setback from residence, school, daycare, library, hospital, or retirement home in all zoning districts where motor vehicle fueling stations are permitted. It should be noted that many areas zoned Campus are close to residential uses, as well as other zoning districts that stations are permitted in, including Village Center (VC) and Commercial Business Center (CBC). This change has the potential to create conflicts between motor vehicle fueling stations and existing residential uses.

LCPC STAFF RECOMMENDATION

LCPC Staff recommends approval of the proposed text amendments, except for the elimination of Section 270-5.2(NN)(1) that would remove the 300-foot restriction on motor vehicle fueling stations from “any lot containing a residence, school, day care facility, playground, library, hospital or nursing, rest or retirement home.”
CONSISTENCY WITH COMPREHENSIVE PLANS

*Lancaster County Comprehensive Plan (places2040)*

The proposed text amendments are generally consistent with the “Simplify Zoning” catalytic tool. Removing the special exception requirement on 24 hour motor vehicle fueling stations eliminates the discretionary review process by the Zoning Hearing Board and adding motor vehicle fueling stations and commercial daycares as permitted uses in the C zone provides for greater certainty and consistency helps us focus more on “what we want to see, and less on what we don’t want to see” (Page 82).

*East Hempfield Township Comprehensive Plan (2016)*

The proposed text amendments seem to be generally consistent with the following strategy:

- Strategy LU2.2: Review zoning text to provide an appropriate flexibility of land uses within the zoning districts to ensure continued diversity.

* * *

DSS/AWR/fe
TOWNSHIP OF EAST HEMPFIELD
Lancaster County, Pennsylvania

ORDINANCE NO.

AN ORDINANCE OF THE TOWNSHIP OF EAST HEMPFIELD, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST HEMPFIELD TOWNSHIP ZONING ORDINANCE OF 2014, AS AMENDED, TO PERMIT MOTOR VEHICLE STATIONS WITHIN THE CAMPUS ZONING DISTRICT, TO ELIMINATE SETBACKS BETWEEN MOTOR VEHICLE FUELING STATIONS AND NEARBY USES, TO ALLOW MOTOR VEHICLE FUELING STATIONS TO OPERATE TWENTY-FOUR HOURS A DAY WITHOUT SEEKING A SPECIAL EXCEPTION, AND TO PERMIT COMMERCIAL DAY-CARE FACILITIES IN THE CAMPUS ZONING DISTRICT.

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

Section 1. Section 270-3.11(B)(5)(b) of the East Hempfield Township Zoning Ordinance is hereby to add “Motor vehicle fueling stations” as a use permitted by right in the C Zone as follows:

[9] Motor vehicle fueling stations

Section 2. Section 270-5.2(NN) of the Zoning Ordinance is hereby amended to remove Section (1), eliminating a required 300 foot setback between motor vehicle fueling stations and lots containing a residence, school, day-care facility, playground, library, hospital or nursing, rest or retirement home.

Section 3. Section 270-5.2(NN) of the East Hempfield Township Zoning Ordinance is hereby amended to remove Section (2), eliminating provisions limiting motor vehicle fueling stations to operating between 6:00 a.m. and 11:00 p.m., unless permitted by special exception. The remaining provisions of Section 270-5.2(NN) are hereby renumbered as (1) – (9).

Section 4. Section 270-3.11(B)(5)(b) of the East Hempfield Township Zoning Ordinance is hereby amended to add “Day-care facility, commercial” as a use permitted by right in the C Zone as follows:

[10] Day-care facility, commercial

Section 5. All other sections, parts and provisions of the East Hempfield Township Zoning Ordinance shall remain in full force and effect as previously enacted and amended.
Section 6. 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 remain in full force and effect.

Section 7. This amendment shall take effect and be enforced from and after its approval as provided by law.

Duly ordained and enacted this ___ day of ____________, 2019, by the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

EAST HEMPFIELD TOWNSHIP
Lancaster County, Pennsylvania

Attest: ________________________________
(Assistant) Secretary

By: _________________________________
(Vice) Chairman
MEMORANDUM

To: Lancaster County Planning Commission

From: Gwen E. Newell, AICP
       Senior Community Planning

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

Date: March 4, 2019

Re: CPF #: 35-106A, Zoning Ordinance Text Amendment
    Leacock Township
    LCPC Meeting of March 11, 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. The amendment, if adopted, will create a new Limited Manufacturing-2 (LM-2) Zoning District.

PROPOSAL

DS Machine, Inc. proposes to add a new Limited Manufacturing-2 (LM-2) Zoning District and associated regulations to the 2010 Leacock Township Zoning Ordinance.

COMMENTARY

The Petitioner own and operates DS Machine, a limited manufacturing and retail facility located near the intersection of Old Leacock Road and Irishtown Road in the village of Gordonville. The land use has been in operation at this location in excess of 40 years but is currently zoned Rural Village. The site and 7 adjacent lots are proposed to be rezoned to the new Zoning District: LM-2. The existing use fits the uses allowed in the existing Limited Manufacturing (LM) zone but the existing LM district does not accommodate the scale of operations such as the
one run by the Petitioner. If approved, the Petitioner intends to continue expanding its manufacturing facility per the newly adopted LM-2 regulations.

The proposed Limited Manufacturing-2 (LM-2) Zoning District is derived from the existing Limited Manufacturing (LM) Zoning District in Leacock Township. The purpose of the LM-2 Zone is exactly the same as the LM Zone which is to provide services and facilities to support the Township's agricultural and farm-related businesses, and permit light or cottage industry type uses of a scale greater than would be permitted in the Agricultural Zone. The district(s) are to be located along major roads so as to avoid the movement of commercial vehicles on local and narrow roads or along residential roads.

In addition to using the same purpose statement, the proposed LM-2 Zoning District allows the same land uses as the existing LM Zone but is intended to accommodate larger limited manufacturing businesses than the LM Zone but less intensive uses than are permitted in the Light Industrial (LI) Zone. The LM-2 Zone proposes to include Large Scale Limited Manufacturing/Retail uses as a Conditional Use. Limited Manufacturing uses include, but are not limited to, manufacture of outdoor equipment, lawn furniture, garden/lawn ornaments, hand crafts, and custom cabinetry.

Proposed regulations within the new LM-2 Zone include a minimum lot area of 5 acres and a maximum lot area of 10 acres, a maximum building coverage of 100,000 sf, and a cap of 30 ft. in building height when greater than 50,000 square feet of gross floor area. Retail sales are conditioned that they take up no more than 25% of the total building floor area and that 50% of the available goods are either produced and/or supplies related to the goods that are produced on the premise.

Municipalities should nurture and encourage a widely diversified economy, making sure that the availability of appropriately zoned land keeps pace with growth. Municipalities should identify the right places for commercial, manufacturing, and industry uses and provide the necessary infrastructure to service it. Municipalities must also recognize the need to connect and integrate housing and jobs rather than developing them separately.

Staff recommends approval of the creation of a new Limited Manufacturing-2 Zoning District in Leacock Township. This zone will allow for development of a size permitted between the Limited Manufacturing and Light Industrial Zoning Districts. As part of the approval, Leacock Township should consider adding a definition of Limited Manufacturing/Retail uses in their definition section. In addition, they should carefully review their parking requirements in the new zone. As a use, are they considered to be a lot containing two or more uses or multiple uses in a single structure? Is separate parking is required for the manufacturing and retail uses or can the parking be combined? If separate parking is required and a maximum structure of 100,000 square foot gross floor area with 25,000 square feet of retail is constructed, the parking standards could be up to 275 parking spaces (125 parking spaces for the retail facility and 150 parking spaces for the manufacturing use). The large number of potential parking spaces do not appear to ensure that the limited manufacturing uses are compatible with a village community character.
CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan

The proposed text amendment is generally consistent with the policy recommendations found in places2040, the Lancaster County Comprehensive Plan. The County plan call for growth where we are already growing and using our remaining buildable land wisely to accommodate both residential and non-residential needs for the next 25 years and beyond. Priority should be given to leverage previous investments by building in areas already served by public utilities and infrastructure improvements. Care should be taken while building more compactly and efficiently, that future development is growing at intensities which are compatible with the character of the adjacent community. Infill, reuse, retrofit, and redevelopment should be encouraged while maintain the development pattern of the surrounding area.

Municipal Comprehensive Plan

The previous Comprehensive Plan of Leacock Township adopted in 2001 and 2003, includes this area within the Gordonville Village Growth Area and within an area served by public sewer service. Future, dense development was encouraged to be located so that it can be served by extensions to the existing sewer system.

The Pequea Valley Strategic Plan adopted by Leacock, Salisbury, and Paradise Townships in 2014 indicates this area to be within the Rural Mixed Use land use. The plan does not provide a definition of Rural Mixed Use. While the Future Land Use Map does not reference a Village Growth Area in Leacock Township around the village of Gordonville, the text indicates that “the Village of Gordonville is more rural in nature and includes commercial, limited manufacturing, and rural residential uses.” Creation of a Limited Manufacturing-2 Zone appears to be generally consistent with the Township Comprehensive plan in that it consistent with the community character of providing a mix of commercial, limited manufacturing, and rural residential uses in this area of the Township.

* * *

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BEFORE THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LEACOCK, LANCASTER COUNTY, PENNSYLVANIA

IN RE:

AMENDMENT TO ADD SECTION 310-87 TO INCLUDE AS CONDITIONAL USES PERMITTED IN THE LIMITED MANUFACTURING (LM) ZONE AND TO ADD A NEW ARTICLE XVII TO THE CODIFIED ORDINANCES OF THE TOWNSHIP OF LEACOCK, LANCASTER COUNTY, PENNSYLVANIA

REVISED PETITION TO AMEND ZONING ORDINANCE

TO: THE HONORABLE THE BOARD OF SUPERVISORS OF LEACOCK TOWNSHIP

Pursuant to Section 310.300.C of the Codified Ordinances of the Township of Leacock, Petitioner DS Machine, LLC comes before the Board of Supervisors and respectfully requests that the Board of Supervisors enact an Ordinance amending the Code of Ordinances of the Township of Leacock, Chapter 310, Zoning, to add Limited Manufacturing -2 (LM-2) District to the Official Zoning Map for Leacock Township and to add appropriate regulations governing the Limited Manufacturing- 2 (LM-2) District within the Township. The proposed amendments to the Ordinance are included in Exhibit A attached hereto and incorporated as if set for the herein at length

In support of this Petition, Petitioner DS Machine, LLC avers as follows:

1. Petitioner is DS Machine, LLC (hereafter “Petitioner”), a Pennsylvania limited liability corporation with an address of 238B Old Leacock Road, Gordonville, Pennsylvania 17529.
2. Petitioner operates a limited manufacturing and retail sales facility at 238B Old Leacock Road, Leacock Township, Pennsylvania, which is owned by David E and Sara Ann Stoltzfus.

3. The current zoning of the property on which Petitioner operates its manufacturing and retail sales business is Rural Village pursuant to the Official Zoning Map of Leacock Township.

4. Concurrently with the filing of this Petition, Petitioner has submitted to Leacock Township a Petition to Rezone eight parcels located to the west of Old Leacock Road and the south of Irishtown Road, including the property on which Petitioner operates its business.

5. The Petition to Amend requests that the eight parcels identified therein be rezoned to Limited Manufacturing – 2 (LM2) (four parcels), or Commercial (C2) (four parcels).

6. Currently located on these eight parcels are a manufacturing facility operated by Petitioner, and various residential and agricultural structures.

7. If the request of this Petition to Amend is granted, Petitioner intends to combine and consolidate certain of the subject parcels and to expand its manufacturing facility. The proposal of Petitioner will be the subject of a master plan of development submitted to the Township for review and comment following approval of this Petition and of the Petition to Rezone.

8. Conditional uses, while permitted in the Ordinance, are currently not permitted in the Limited Manufacturing Zone to accommodate operations such as the one
operated by the Petitioner, which has existed and has been in existence and in operation at this location in excess of 40 years.

9. Petitioner requests that the Board of Supervisors amend the Codified Ordinances of the Township of Leacock, Chapter 310 -- Zoning, to add new Article XIII Limited Manufacturing -2 District, as provided in Exhibit A attached hereto.

10. Pursuant to Section 310-84 of the Codified Ordinance, the purpose of the Limited Manufacturing District is to permit certain limited industrial uses of a scale greater than are permitted in the agricultural zone, are compatible with adjoining land uses, and are located along major roadways so as to limit the impact of commercial vehicles within the Township. The same is the purpose of the Limited Manufacturing -2 District, but on a larger scale to accommodate businesses, existing and to be developed, of a larger scope, such as that operated by Petitioner.

11. The existing building and business located on the Petitioner's property has been located and in operation there for many years and will continue to be part of the expanded operations of Petitioner as proposed in the master plan to be submitted by Petitioner.

12. The conditional use proposed by this Petition in the new Limited Manufacturing 2 District will be subject to strict limitations as to the type and size of limited manufacturing uses permitted and will be governed by well-defined requirements which must be met for a conditional use to be granted.

13. The conditional use to be added in the proposed amendments will be limited to the new Limited Manufacturing -2 District and will not become a permitted by right, special exception, or conditional use in any other district within the Township.
17. The proposed amendments to the Codified Ordinances, to add the Limited Manufacturing -2 District will not contribute unreasonably to an increase in traffic, and any commercial traffic generated will be directed to the appropriate roads within the Township.

18. Amending the Codified Ordinances as proposed will not alter the essential character of the neighborhood and will provide for future growth and expansion of existing and future businesses of a type already existing and similar to what is permitted and in an area of the Township suited to such uses by reason of proximity to the roadway structure.

19. The proposed Amendments are justified by these factors and by other community planning principles.

20. The proposed Amendments are not adverse to the public health, safety, morals and welfare of the community.

21. Petitioner will reimburse the Township of Leacock for attorneys' fees and costs incurred by the Township in connection with reviewing this Petition and the proposed amendments to the Code of Ordinances.

WHEREFORE, Petitioner respectfully requests that the Board of Supervisors of the Township of Leacock enact an Ordinance:

(a) amending the Codified Ordinances of the Township of Leacock, Chapter 310-Zoning, to include a new Article XIII Limited Manufacturing -2 (LM-2) as a new Zoning District within the Township;

(b) amending the Zoning Ordinance to include new Article XIII Sections 310-89 through 310-92, as contained in Exhibit A attached hereto, to establish the
criteria and requirements for the Limited Manufacturing (LM-2) Zoning District, as provided in Exhibit A;

(c) amending the current Ordinance to renumber Articles XIII through XXV as Articles XIV through XXVI and renumbering Sections within those Articles from Sections 310-89 through 310-305 to Sections 310-93 through 310-308; and,

(d) amending the Official Zoning Map for Leacock Township to add the Limited Manufacturing – 2 (LM-2) Zoning District as shown on the map attached hereto as Exhibit B.

Respectfully submitted,

NIKOLAUS & HOHENADEL, LLP

Date: 2-1-2019

By: Bernadette M. Hohenadel

Matthew J. Creme, Jr.
Bernadette M. Hohenadel
Attorneys for Petitioner
212 North Queen Street
Lancaster, PA 17603
(717) 299-3726
EXHIBIT A

Article XIII  Limited Manufacturing -2 (LM-2) Zone

§310-89. Purpose.

A. This zoning district provides services and facilities to support the Township's larger scale farm related and cottage industry type businesses in addition to those uses permitted in the Limited Manufacturing Zone. This zoning district provides uses less intense than those permitted in the Light Industrial Zone.

B. This zoning district also imposes design and performance standards to ensure that the larger scale limited manufacturing uses are compatible with adjoining land uses. Finally, these zoning districts have been located along major roads to avoid the movement of commercial vehicles on local and narrow roads or along residential roads.

§310-90. Permitted Uses.

A. The permitted uses shall be those uses permitted in Section 310-85.

§310-91. Special Exception Uses.

A. The special exception uses shall be those uses permitted in Section 310-86.


The following uses are permitted when a conditional use is granted by written approval of the Board of Supervisors. In granting any conditional uses, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Chapter, as it may be deemed necessary to implement the purposes of this Chapter.

A. Large Scale Limited Manufacturing/Retail subject to the provisions below:

(1) The requirements of Section 310-87 (Height and Area Regulations) and Section 310-88 (Additional Regulations) shall be in full force and effect except as modified below:

(a) Minimum Lot Area: 5 acres
   Maximum Lot Area: 10 acres

(b) Yards:
   (i) Front Yard: Minimum Setback line shall be 80 feet from the centerline of the street
(ii) Side Yard: There shall be two side yards, neither of which shall be less than 75 feet.

(iii) Rear Yard: Rear yards shall be a minimum of 75 feet in depth.

(c) Maximum Building Coverage – 100,000 square feet

(d) No building containing more than 50,000 square feet of gross floor area shall exceed 30 feet in height.

(2) Retail sales shall be permitted subject to the provisions below:

(a) Retail sales shall be limited to no more than 25% of the total building floor area of the business.

(b) 50% of the goods available for retail sales must be produced on the premises and/or supplies related to the goods produced on the premises.

(c) The above retail sale provisions may be modified by Conditional Use granted by written approval by the Board of Supervisors.

(3) The conditional use expiration provisions of Section 310-298 may be modified by the Board as a condition of the Conditional Use decision. The intent is to permit the applicant to construct from a master plan submitted by the applicant and approved by the Board.
MEMORANDUM

To: Lancaster County Planning Commission

From: Gwen E. Newell, AICP
Senior Community Planning

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

Date: March 4, 2019

Re: CPF #: 35-107A, Zoning Ordinance Map Amendment
Leacock Township
LCPC Meeting of March 11, 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

Location: West side of Old Leacock Rd and south of Irishtown Rd.
Parcel ID #: 30505028100000 / 3503402900000 / 3507848800000 / 350146100000 / 350266090000 / 3503679100000 / 3504744500000 / 350518800000
Owner(s): David E. & Sara A. Stoltzfus, Samuel S. & Katie S. Stoltzfus, David B. & Lena S. Stoltzfus, Harold B. & Mary Jane Mowrer, Stephen S. & Mary Kay Mowrer, and Leacock Township Sewer Authority
Applicant: DS Machine, LLC
Firm: Nikolaus & Hohenadel, LLP
Received: February 4, 2019

The Lancaster County Planning Commission (LCPC) staff has reviewed the above-referenced Zoning Ordinance Map Amendment. The amendment, when adopted, will rezone 8 tracts of land totaling ± 52.31 acres from Rural Village to Limited Manufacturing-2 and Commercial. A related proposal was previously submitted to the Lancaster County Planning Commission for action in August 2018. The proposal was amended per further discussion at Leacock Township meetings in late 2018.
PROPOSAL

DS Machine, LLC proposes to amend the Leacock Township Zoning Ordinance Map to rezone 8 parcels. 4 lots totaling 2.50 acres are proposed to be rezoned from Rural Village (RV) to C-2 Commercial and 4 lots totaling 50.15 are proposed to be rezoned from RV to Limited Manufacturing-2 (LM-2).

COMMENTARY

Adjacent land located to the north of the 8 lots are zoned Rural Village and Rural Residential. Adjacent land located to the south and west is zoned C-2 and Rural Residential. Adjacent land located to east is zoned Rural Village and Limited Manufacturing.

The Petitioner own and operates DS Machine, a limited manufacturing and retail facility located on the lot proposed to be rezoned to LM-2. If the petition is granted, DS intends to pursue a master plan to consolidate a portion of the property and expand the light manufacturing and retail facility while maintaining the current agricultural land use on the balance of the property. The applicant indicates that the proposed rezoning would provide for future growth in the area to correspond to existing and future businesses of a type already existing and similar to what is permitted in the area and within the Township. The applicant indicates that the rezoning would zone the tracts in a commercial manner similar to many of the adjoining parcels and general neighborhood in which it is located and would be of a benefit to the surrounding properties.

The applicant further indicates the proposed rezoning would not alter the essential character of the neighborhood and will provide for future growth and expansion in an area of the Township suited to the same by proximity to the necessary roadway structure for the uses and would not be averse to the public health, safety, morals, and welfare of the community.

The current Future Land Use Map of Leacock Township adopted in 2014 does not include this area within a Village Growth Area but notes it is within a public sewer service area and appropriate for village style land uses. The previously adopted (2001 and 2003) Leacock Township Comprehensive Plan did include the area within the Gordonville Village Growth Area and also within an area appropriate for village style land uses.

Leacock Township has approximately 61 acres of vacant land zoned Rural Village (RV). The purpose of the RV zone is to provide for medium-density residential development in the Township where public sewers exist or are anticipated. This district includes areas characterized by a historic mix of residential and commercial uses, as well as areas that rely on nonmotorized means of transportation. Approximately 39 acres of the 52.65 acres proposed for rezoning would be considered vacant. If the proposed rezoning is approved, it would leave approximately 22 acres of vacant land zoned Rural Village in Leacock Township.

Leacock Township has approximately 11 acres of vacant land zoned C-2 Commercial. The purpose of the C-2 Commercial zone is to provide for locally based commercial and retail needs
in the Gordonville area and, therefore, generally permits those enterprises which may be supported by the local population and satisfactorily served by the existing transportation network. 3 of the 4 lots proposed to be rezoned to C-2 are currently built but would be available for possible reuse or redevelopment. The 4th lot (Parcel G) is currently vacant and approval of the rezoning would therefore increase the amount of vacant C-2 zoned land to approximately 12.2 acres in Leacock Township.

The applicant is proposing a new Leacock Township Zoning District: Limited Manufacturing-2 (LM-2). If the rezoning is approved, this would give Leacock Township approximately 32 acres of vacant LM-2 zoned land.

Staff recommends approval of the proposed zoning map amendment. Leacock Township should also analyze if Gordonville should be reconsidered to be re-designated as a Village Growth Area with the availability of appropriate public infrastructure or left as a Rural Community. Rural Communities may not have the necessary public infrastructure for significant growth but are important centers of economic and social activities and available for redevelopment and infill development.

Places2040 notes that the majority of the 8 lots are noted as Buildable Land within the Character Zones with a small portion within the Natural Conservation Zone adjacent to the Pequea Creek and a small portion within the Rural Community Character Zone. Available buildable land is intended to accommodate future residential and non-residential development. The majority of the surrounding area is located within the Rural Community Character Zone. The character of Rural Communities can range from traditional village scale with small scale commercial, industrial, and institutional uses to a community with moderate density, automobile oriented development.

**CONSISTENCY WITH COMPREHENSIVE PLANS**

*Lancaster County Comprehensive Plan*

The proposed map amendment is generally consistent with the policy recommendations in places2040, the Lancaster County Comprehensive Plan. The County plan call for growth where we are already growing and using our remaining buildable land wisely to accommodate both residential and non-residential needs for the next 25 years and beyond. Priority should be given to leverage previous investments by building in areas already served by public utilities and infrastructure improvements. Care should be taken while building more compactly and efficiently, that future development grow at intensities which are compatible with the character of the adjacent community.

*Municipal Comprehensive Plan*

The previous Comprehensive Plan of Leacock Township adopted in 2001 and 2003, includes this area within the Gordonville Village Growth Area and within an area served by public sewer
service. Future, dense development is encouraged to be located so that it can be served by extensions to the existing system.

The Pequea Valley Strategic Plan adopted by Leacock, Salisbury, and Paradise Townships in 2014 does not include this land within a Village Growth Area but does call for non-agricultural land uses such as industrial, rural mixed use, low density residential, and village mixed land uses. It further acknowledges that it is located in an area with public sewer service.

The regional plan calls for developing a stronger approach to preserving the integrity and community character of areas within the three Townships as interest in future development grows with the availability of public sewer and/or water. The Comprehensive plan notes that the most intense development in Leacock Township appears to be located away from Gordonville and towards the Village of Intercourse located along Old Philadelphia Pike and Newport Road. The village of Gordonville is listed as more rural in nature but includes commercial, limited manufacturing, and rural residential uses.

Goals within the Township Comprehensive Plan call for new development to be focused inside formally adopted Growth Areas where there is sufficient infrastructure to create compact neighborhoods and thriving economic centers. To support, preserve, and enhance the valuable agricultural and natural lands, and agricultural related land uses. To encourage investment in the regions thriving tourism industry in ways that preserve and protect the village and rural character. To discourage linear patterns of development and encourage crossroads and village-style patterns such as is found within the Gordonville community.

* * *

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BEFORE THE BOARD OF SUPERVISORS OF LEACOCK TOWNSHIP,
LANCASTER COUNTY, PENNSYLVANIA

IN RE:

REZONING OF EIGHT TRACTS OF LAND:
TOTALING APPROXIMATELY 52.31 ACRES:
LOCATED WEST OF OLD LEACOCK ROAD:
AND SOUTH OF IRISHTOWN ROAD:
IN LEACOCK TOWNSHIP, LANCASTER:
COUNTY, PENNSYLVANIA:

REVISED PETITION TO REZONE

TO: THE HONORABLE, THE BOARD OF SUPERVISORS OF LEACOCK TOWNSHIP

DS Machine, LLC comes before the Board of Supervisors of Leacock Township and respectfully requests that the Board of Supervisors enact an Ordinance amending the Official Zoning Map of Leacock Township, changing the designation of four tracts of land located west of Old Leacock Road and south of Irishtown Road, in Leacock Township, to Limited Manufacturing (C-2), and in support of this Petition states as follows:

1. Petitioner is DS Machine, LLC (hereinafter "Petitioner") a Pennsylvania limited liability corporation with offices located at 238B Old Leacock Road, Gordonville, Pennsylvania 17529.

2. Petitioner owns and operates a limited manufacturing and retail facility at its premises located at 238B Old Leacock Road, Gordonville. This property is owned by David E. and Sara A. Stoltzfus, 238A Old Leacock Road, Gordonville, Pennsylvania 17529.
3. The following eight tracts of land located at Old Leacock Road and Irishtown Road, Leacock Township, Lancaster County, Pennsylvania and consisting of approximately 52.31 acres, are subject to this Petition to Rezone (hereafter "Property"). These parcels are labeled on the plan attached hereto as Exhibit A and are identified below as:

A. Parcel Number 350-50281-0-0000, located at 238B Old Leacock Road, owned by David E. & Sara A. Stoltzfus pursuant to a deed recorded in the Office of the Recorder of Deeds for Lancaster County in Deed Book Y, Volume 93, Page 0582.

B. Parcel No. 350-34029-0-0000, located at 3984 A Mill Lane, owned by Samuel S. and Katie S. Stoltzfus, pursuant to a deed recorded in Deed Book 4721 Page 320.

C. Parcel No. 350-78488-0-0000, located at 350 Leacock Road, owned by Samuel S. and Katie S. Stoltzfus pursuant to a deed recorded at Deed Book 4721 Page 320.

D. Parcel Number 350-14610-0-0000, located at 275 Old Leacock Road, owned by David B. and Lena S. Stoltzfus, pursuant to a deed recorded at Deed Book 5026 Page 0470.

E. Parcel Number 350-26609-0-0000, located at Old Leacock Road Rear, owned by Harold B. & Mary Jane Mowrer, pursuant to a deed recorded at Deed Book X, Volume 50 Page 131.

F. Parcel Number 350-36791-0-0000, located at 286B Old Leacock Road, owned by Mary Kay and Steve S. Mowrer, pursuant to a deed recorded at Deed Book 2742, Page 285.
G. Parcel Number 350-47445-0-0000, located at Road Old Leacock Road Lot 1B, owned by Mary Kay and Steve S. Mowrer pursuant to a deed recorded at Instrument No. 5791622

H. Parcel Number 350-51880-0-0000, located at Old Leacock Road Lot 1A, owned by Leacock Township Sewer Authority, pursuant to a deed recorded at Deed Book 3574 Page 0203.

4. Legal descriptions of each of these identified parcels subject to this Petition are attached hereto in Exhibit B.

5. The current zoning designation for the eight parcels comprising the Property identified above is Rural Village.

6. The eight parcels comprising the Property identified above are surrounded by other residential and agricultural uses which are zoned Rural Village, Agricultural, Limited Manufacturing, or Commercial (C-2).

7. The Property subject to this Petition is being used for agricultural, residential, and light manufacturing uses.

8. If the request of this Petition to Rezone is granted, Petitioner intends to pursue a master plan to consolidate a portion of the Property and to expand the light manufacturing and retail facility operated by DS Machine. Plans for the consolidation, expansion and development of the manufacturing facility will require approval from the Board of Supervisors following amendment of the Codified Ordinances for Leacock Township as requested by a separate Petition. The balance of the Property will continue to be used in the same manner as currently used.
9. Petitioner requests that the Board of Supervisors amend the Official Zoning Map of Leacock Township to change the zoning designation of the four parcels comprising the Property as identified above and described in Exhibit B attached hereto to Limited Manufacturing -2, and the other four parcels to Commercial C-2, as shown in Exhibit C attached hereto and incorporated herein.

10. This request is to rezone the eight parcels comprising the Property identified above as follows:

   A. Parcel No. 350-78488-0-0000, 275 Old Leacock Road, Rural Village to Limited Manufacturing - 2;

   B. Parcel No. 350-50281-0-0000, 238B Old Leacock Road – Rural Village to Limited Manufacturing -2;

   C. Parcel No. 350-34029-0-0-0000, 3984A Mill Lane, Rural Village to Limited Manufacturing --2;

   D. Parcel No. 350-14610-0-0000, 350 Leacock Road, Rural Village to Limited Manufacturing - 2;

   E. Parcel No. 350-26609-0-0000, Old Leacock Road Rear, Rural Village to Commercial C-2;

   F. Parcel No. 350-36791-0-0000, 286B Old Leacock Road, Rural Village to Commercial C-2;

   G. Parcel No. 350-47445-0-0000, Old Leacock Road Lot 1B, Rural Village to Commercial C-2;
H. Parcel No. 350-51880-0-0000, Old Leacock Road Lot 1A, Rural Village to Commercial C-2.

11. Rezoning will result in the eight tracts comprising the Property as identified above being developed in a manner consistent with the present use and developing uses in the area, will provide for future growth of existing and future businesses of a type already existing and similar to what is permitted in the area to correspond with developed and developing areas within the Township, and will zone these tracts in a manner similar to many of the adjoining parcels and to the general neighborhood in which located.

12. Rezoning these parcels as requested will not alter the essential character of the neighborhood and will provide for future growth and expansion in an area of the Township suited to the same by reason of proximity to the roadway structure.

13. Rezoning will also permit development of commercial uses consistent with the surrounding properties and which will benefit the surrounding properties.

14. The proposed rezoning is justified by these factors and other community planning principles.

15. The proposed rezoning is not adverse to the public health, safety, morals and welfare of the community.

16. Petitioners will reimburse the Township of Leacock for attorneys’ fees and costs incurred by the Township in connection with reviewing this Petition and the proposed amendments to the Code of Ordinances of Leacock Township.

WHEREFORE, Petitioners respectfully request that the Board of Supervisors of Leacock Township enact an Ordinance amending the Official Zoning Map changing the
zoning designation the Property, consisting of the eight tracts identified above, comprising 52.31 acres, to Limited Manufacturing – 2 and Commercial.

Respectfully submitted,

NIKOLAUS & HOHENADEL, LLP

Date: 2-1-2019

By: Bernadette M. Hohenadel
Matthew J. Creme, Jr.
Bernadette M. Hohenadel
Attorneys for Petitioner
212 North Queen Street
Lancaster, PA 17603
(717) 299-3726
Acknowledgement

David E. Stoltzfus and Sara A. Stoltzfus, legal owners of the one of the parcels which are the subject of the foregoing Revised Petition, hereby acknowledge that they are aware that the Revised Petition has been presented to the Board of Supervisors of Leacock Township and join in the same. To the best of their knowledge, the information and facts contained in the Revised Petition are correct.

David E. Stoltzfus

Sara A. Stoltzfus

COMMONWEALTH OF PENNSYLVANIA : SS.
COUNTY OF LANCASTER :

On this, the day of , 2019, before me, a Notary Public, personally appeared David E. Stoltzfus and Sara A. Stoltzfus, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contain.

IN WITNESS WHEREOF, I have hereunto set me hand and notarial seal.

Notary Public

My Commission Expires:
Commonwealth of Pennsylvania

County of Lancaster

On this, the 30th day of January, 2019, before me, the undersigned, personally appeared Bernadette M. Hohenadel, Esquire, known to me to be a member of the bar of the Pennsylvania Supreme Court, Supreme Court ID Number 28330, and certified that David E. Stoltzfus and Sara A. Stoltzfus, whose names are subscribed to the within instrument, executed the same, and that David E. Stoltzfus and Sara A. Stoltzfus executed the within instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Bernadette M. Hohenadel, Esquire
Sup. Ct. ID No. 28330

Notary Public
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Jennifer J. Hollinger, Notary Public
Lancaster County
My commission expires February 8, 2022
Commission number 116528
EXHIBIT B

Parcel A - # 350-78488-0-0000

ALL THAT CERTAIN tract or parcel of land situate west of Township Route No. T-700, Old Leacock Road and south of Township Route No. T-533, Irishtown Road, being property of Samuel S. Stoltzfus and Katie S. Stoltzfus, husband and wife, in the Township of Leacock, County of Lancaster, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a point being the northwesternmost corner of the herein described tract; thence along Other Lands of Samuel S. Stoltzfus and Katie S. Stoltzfus, husband and wife, along property of Amos A. Stoltzfus and Kathryn S. Stoltzfus, husband and wife, and along property of David E. Stoltzfus and Sara Ann Stoltzfus, husband and wife, respectively, North seventy-two degrees twenty-eight minutes fifty-two seconds East (N.72°28'52"E.) a distance of seven hundred twenty-nine and fifty-seven hundredths feet (729.57') to an iron pin; thence along property of Michael L. Stoltzfus North seventy-two degrees forty-six minutes twenty-two seconds East (N.72°46'22"E.) a distance of seventy-six and forty-one hundredths feet (76.41') to an iron pipe; thence along property of M. Glenn Horst and June M. Horst, husband and wife, North seventy-one degrees forty-seven minutes fifty-one seconds East (N.71°47'51"E.) a distance of thirty-two and fifty-nine hundredths feet (32.59') to an iron pipe; thence along property of David E. Stoltzfus and Sara Ann Stoltzfus, husband and wife, South eighteen degrees ten minutes thirty-eight seconds East (S.18°10'38"E.) a distance of two hundred seventy-six and thirty-seven hundredths feet (276.37') to a point; thence along Other Lands of Samuel S. Stoltzfus and Katie S. Stoltzfus, husband and wife, South seventy-two degrees eleven minutes forty-seven seconds West (S.72°11'47"W.) a distance of eight hundred thirty-nine and eighty-three hundredths feet (839.83') to a point; thence along property of Amos G. Stoltzfus and Martha Ann Stoltzfus, husband and wife, North seventeen degrees fifty-four minutes forty-four seconds West (N.17°54'44"W.) a distance of two hundred eighty and fifty-three hundredths feet (280.53') to the place of beginning.

CONTAINING in area five and three hundred sixty-four thousandths (5.364) acres.

BEING a portion of the same property which Samuel S. Stoltzfus and Katie S. Stoltzfus, husband and wife, granted and conveyed unto Samuel S. Stoltzfus and Katie S. Stoltzfus, husband and wife, by deed date August 23, 1995 and recorded in Record Book Volume 4721, Page 320, (Account No. 350 78488 0 0000) Lancaster County Records.
Parcel B - # 350-50281-0-00000

ALL THOSE CERTAIN three (3) tracts or parcels of land with the improvements thereon erected situate in Leacock Township, Lancaster County, Pennsylvania, being known as Tax Map No. 13N14-1-9, Tax Map No. 13N15-6-13, and Tax Map No. 14N-2-1, District 350.
Parcel C - #350 34029 0 0000

ALL THAT CERTAIN tract or parcel of land situate west of Township Route No. T-700, Old Leacock Road and south of Township Route No. T-533, Irishtown Road, being Property of Samuel S. Stoltzfus and Katie S. Stoltzfus, husband and wife, in the Township of Leacock, County of Lancaster, Commonwealth of Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a point being the northeasternmost corner of the herein described tract; thence along property of Richard B. Hughes and Sandra S. Hughes, husband and wife, along property of Ivan B. Ebersol and Miriam B. Ebersol, husband and wife, along property of Ruth Ann Beiler, Marvin L. Beiler and Michael J. Beiler, co-partners of MM Partnership Enterprises, along property of Jesse Knaub and Katherine Knaub, husband and wife, along property of R. Mark Willenbrock, along property of Dean L. Krout and Diane J. Krout, husband and wife, respectively, South twenty-three degrees two minutes fifty-one seconds East (S.23°02'51"E.) a distance of six hundred eleven and fifty-three hundredths feet (611.53') to a point; thence continuing along property of Dean L. Krout and Diane J. Krout, husband and wife, North sixty-nine degrees thirty-seven minutes nine seconds East (N.69°37'09"E.) a distance of five and eighty-four hundredths feet (5.84') to a point; thence along property of Darrin L. Pirkle and Diana L. Pirkle, husband and wife, South twenty-two degrees forty-two minutes thirty-one seconds East (S.22°42'31"E.) a distance of one hundred fifty feet (150.00') to a point; thence along property of David B. Stoltzfus and Lena S. Stoltzfus, husband and wife, the two following courses and distances 1) South sixty-eight degrees thirty-five minutes fifteen seconds West (S.68°35'15"W.) a distance of four hundred thirty-six and sixty-seven hundredths feet (436.67') to a point (by deed) 2) South thirty-four degrees one minute forty-five seconds East (S.34°01'45"E.) a distance of one hundred seventy-five feet (175.00') to a point (by deed); thence along the same and along property of Harold B. Mowrer and Mary Jane Mowrer, husband and wife, respectively, South sixty-one degrees forty-nine minutes fifteen seconds West (S.61°49'15"W.) a distance of six hundred ninety-eight feet (698.00') to a point (by deed); thence along property of JC Hometown Properties, LLC, and along property of John M. Stoltzfus and Carol J. Stoltzfus, husband and wife, respectively, North thirty-three degrees forty-two minutes forty-five seconds West (N.33°42'45"W.) a distance of one hundred ninety-three and thirty-five hundredths feet (193.35') to a point (by deed); thence continuing along property of John M. Stoltzfus and Carol J. Stoltzfus, husband and wife, the two following courses and distances 1) North twenty-seven degrees forty-seven minutes forty-five seconds West (N.27°47'45"W.) a distance of three hundred ninety-four and twenty-four hundredths feet (394.20') to a point (by deed) 2) South seventy degrees forty-four minutes fifteen seconds West (S.70°44'15"W.) a distance of four hundred forty and fifteen hundredths feet (440.15') to a point (by deed); thence along property of Amos G. Stoltzfus and Martha Ann Stoltzfus, husband and wife, North seventeen degrees fifty-four minutes forty-four seconds West (N.17°54'44"W.) a distance of six hundred ninety-two and sixty-seven hundredths feet (692.67') to a point; thence along Other Lands of Samuel S. Stoltzfus and Katie S. Stoltzfus, husband and wife, North seventy-two degrees eleven minutes forty-seven seconds East
(N.72°11'47"E.) a distance of eight hundred thirty-nine and eighty-three hundredths feet (839.83') to a point; thence along property of property of David E. Stoltzfus and Sara Ann Stoltzfus, husband and wife, the two following courses and distances 1) South eighteen degrees ten minutes thirty-eight seconds East (S.18°10'38"E.) a distance of one hundred eighty and seventy-five hundredths feet (180.75') to a point 2) North seventy-one degrees fifty minutes twenty-two seconds East (N.71°50'22"E.) a distance of seven hundred twenty and sixty-seven hundredths feet (720.67') to the place of beginning.

CONTAINING in area thirty-two and nine hundred twenty-two thousandths (32.922) acres more or less.

BEING a portion of the same property which Samuel S. Stoltzfus and Katie S. Stoltzfus, husband and wife, granted and conveyed unto Samuel S. Stoltzfus and Katie S. Stoltzfus, husband and wife, by deed date August 23, 1995 and recorded in Record Book Volume 4721, Page 320, (Account No. 350 34029 0 0000) Lancaster County Records.

This description is based on partial field survey and partial deed compilation.
Parcel D - #350-14610-0-0000

ALL THAT CERTAIN tract of unimproved land situated on the West side of Old Leacock Road (LR-36029) in Township of Leacock, County of Lancaster and Commonwealth of Pennsylvania as the same appears as remaining lands on a Lot Add-On Plan prepared by Ranck & Luke, Engineers and Surveyors, New Holland, Pennsylvania, and described as follows:

BEGINNING in Northeast corner at a PK nail found in centerline of Old Leacock Road (LR-36029) and being Southeast corner of lands now or late of Aaron G. Fisher, also being nine hundred twenty-two and zero hundredths (922.00) feet more or less South of centerline intersection of Old Leacock Road (LR-36029) and Mill Lane (T-810); thence in said road, South fourteen (14) degrees fifty-nine (59) minutes fifty-three (53) seconds East, a distance of three hundred twenty-one and twelve hundredths (321.12) feet to a PK nail set in the Northeast corner of Lot 1A and eighty-one hundredths (0.81) feet East of centerline; thence leaving said road by Lot 1A and in centerline of twenty and zero hundredths (20.00) foot right-of-way as described in Deed Book X, Volume 50, Page 131, and passing over a three-quarter (3/4) inch iron pipe set sixteen and seventy-nine hundredths (16.79) feet West of the centerline of road, South sixty-four (64) degrees four (04) minutes West, a distance of two hundred and ninety-eight hundredths (298.98) feet to a three-quarter (3/4) inch iron pipe set in line of lands now or late of Harold B. Mowrer, thence by said lands of Mowrer the following two (02) courses and distances; 1) North seventeen (17) degrees fifty-six (56) minutes West, a distance of eighty and fifty hundredths (80.50) feet to a three-quarter (3/4) inch iron pipe set; 2) South sixty-four (64) degrees four (04) minutes West, a distance of one hundred sixty-two and eighty-five hundredths (162.85) feet to a three-quarter (3/4) inch iron pipe set; thence by Lot 1A, South seventy-one (71) degrees fifty-one (51) minutes three (03) seconds West, a distance of one hundred seventy and four hundredths (170.24) feet to a three-quarter (3/4) inch iron pipe set; thence by other lands of Mowrer, South sixty-eight (68) degrees five (05) minutes forty-seven (47) seconds West, a distance of one hundred seventy-three and twenty-nine hundredths (173.29) feet to a three-quarter (3/4) inch iron pipe set in the Southeast corner of Lot 1B; thence by Lot 1B, North twenty (20) degrees twenty-eight (28) minutes forty-three (43) seconds West, a distance of two hundred and sixty-two hundredths (205.62) feet to a three-quarter (3/4) inch iron pipe set in line of lands now or late of Samuel S. Stoltzfus; thence by said lands of Stoltzfus the following three (03) courses and distances; 1) North sixty-nine (69) degrees thirty-one (31) minutes seventeen (17) seconds East, a distance of one hundred sixty-three and sixty-six hundredths (163.66) feet to a three-quarter (3/4) inch iron pipe set; 2) North twenty-two (22) degrees forty-two (42) minutes fifty-seven (57) seconds West, a distance of one hundred seventy-five and zero hundredths (175.00) feet to a three-quarter (3/4) inch iron pipe found; 3) thence by Stoltzfus and lands now or late of Aaron G. Fisher respectively, North seventy-eight (78) degrees thirty-nine (39) minutes thirty-two (32) seconds East, a distance of six hundred forty-nine and fifty hundredths (649.50) feet to the point of beginning, after passing over a stone found eighteen and eighteen hundredths (18.18) feet West of centerline of road.

CONTAINING 5.76 acres total; 5.63 acres to right-of-way of road.


TAX MAP NUMBER: (350) 1N3-1-25
Parcel E - #350-26609-0-0000

ALL THAT CERTAIN tract of land with the new dwelling house thereon erected situated West of the public road leading from Paradise to Gordon-ville, in the Township of Leacock, County of Lancaster and Commonwealth of Pennsylvania, bounded and described according to a survey made by Howard H. Ranck on October 22, 1959, as follows:

BEGINNING at the Southeast corner thereof at a stake in line of land retained by the Grantors herein, located two hundred sixty-four and eighty-five hundredths (264.85) feet from a point in the center of said Road; thence extending along land retained by the Grantors herein, South sixty-three (63) degrees West, one hundred sixty-two and eighty-five hundredths (162.85) feet to a stake located one hundred fifty (150) feet North of a power pole at a corner of property of the Grantors herein; thence extending along said Grantor's land the four following courses and distances, viz: North nineteen (19) degrees West, one hundred sixty-one (161) feet to a stake; North sixty-three (63) degrees East, one hundred sixty-two and eighty-five hundredths (162.85) feet to a stake; South nineteen (19) degrees East, eighty and five tenths (80.5) feet to a stake located on the center of a twenty (20) feet wide right-of-way hereinafter referred to, said stake being two hundred sixty-nine and two tenths (269.2) feet from the center of the aforesaid public road; South nineteen (19) degrees East, eighty and five tenths (80.5) feet to the stake, the place of Beginning.

CONTAINING fifty-nine hundredths (.59) of an acre.

BEING a part of the same premises which Willis G. Kendig and Henrieta M. Kendig, his wife, by deed dated June 17, 1939, and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pa., in Deed Book D, Vol. 34, Page 404, granted and conveyed to Emanuel E. Shreiner and Phebe E. Shreiner, his wife, the Grantors herein, their heirs and assigns.

The premises are conveyed together with the right to use in common with others to whom the same right may in the future be granted, a twenty (20) feet wide right-of-way, the center line of which extends from the mid-point of the Eastern boundary line of the premises hereby conveyed on a course North sixty-three (63) degrees East, for a distance of two hundred sixty-nine and two tenths (269.2) feet to the center of the aforesaid public road. The said right-of-way to be used for the purpose of going to and from the premises hereby conveyed in vehicles or otherwise, and the cost of keeping the same in repair to be borne proportionally by those entitled to use the same.

The premises are also conveyed together with the right to use in common with the Grantors herein and others to whom the same right may in the future be granted, a twenty (20) feet wide right-of-way as the same now exists extending Westwardly from the aforesaid public road along land of Lydia Scott and the presently existing right-of-way or lane extending Northwardly from said last mentioned right-of-way and running along the East side of the dwelling house belonging to the Grantors herein to the premises hereby conveyed. The cost of maintaining said last mentioned right-of-way and lane to be borne proportionately by those entitled to use the same.

The covenants relating to rights-of-way and lane hereinabove set forth shall be covenants running with the land.

Mary Jane Mowrer, grantee herein is the daughter of the grantors herein.
Parcel F - #350-36791-0-0000

ALL THAT CERTAIN tract of land with 1 ½ story dwelling erected thereon situated along the westerly side of Old Leacock Road (LR 36029) in Leacock Township, County of Lancaster and Commonwealth of Pennsylvania as the same appears as Lot No. 1 on a Final Plan prepared by RANCK & LAKE, Civil Engineers & Land Surveyors, New Holland, Pa and recorded in the office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Subdivision Plan Book J-164, Page 139, bounded and described as follows:

BEGINNING: at the northeasterly corner a point in Old Leacock Road being 145; feet more or less southerly of centerline intersection of Mill Street (T-180) and Old Leacock Road (LR 36029) also being the southeasterly corner of lands received by the Grantor herein; thence (1) along in said road South 14 degrees 39 minutes 53 seconds East 20.37 feet to a point being corner of other Lands of the Grantor herein; thence (2) along said lands, being one northerly side of a 20-feet wide strip of land South 64 degrees 04 minutes 00 seconds West 414.81 feet to a ¼ inch Iron Pipe set being a corner of other lands of the Grantor herein; thence (3) along said lands North 17 degrees 56 minutes 00 seconds West 150.00 feet to a point being a corner of other lands of the Grantor herein; thence (4) along said lands North 64 degrees 04 minutes 00 seconds East 167.85 feet to a point of Lot No. 2; thence along said lands the following 2 courses and distances: (5) South 17 degrees 56 minutes 00 seconds East 129.80 feet to a point; thence (6) North 64 degrees 04 minutes 00 seconds East 253.01 feet to a point of beginning.

CONTAINING: 29,240 square feet.


SUBJECT TO a 20-foot wide right of way encasing a 9-foot paved drive, running through herein described premises to other lands of the Grantor with another 1 ½ story frame dwelling erected thereon, as indicated in deed recorded in Record Book X, Volume 502, Page 131.
Parcel G - #350-47445-0-0000

ALL THAT CERTAIN tract of land situated along the westerly side of Old Leacock Road (SR 2033) in the Township of Leacock, County of Lancaster and Commonwealth of Pennsylvania, as the same appears as Remaining Lands on a final plan having a plan date of September 10, 1991, prepared for Gordonville Pump Station #1 by Rattew Associates, Inc., Lancaster, PA, Project No: 891198-4-1 and said plan being recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Subdivision Plan Book J-176-142 and all the same being more fully bounded and described as follows:

BEGINNING at the southeasterly corner of the herein-described lot, a point in Old Leacock Road (SR 2033), easterly of the centerline thereof, said point being 600 feet more or less northerly of Park Avenue and said point also being the northeasterly corner of the flagpole portion of lands now or late of Stephen S. and Mary K. Mower (Lot No. 1, Subdivision Plan Book J-164-139); thence along the said flagpole of lands of Mower, South 55 degrees 43 minutes 40 seconds West a distance of 252.31 feet to a point; thence continuing along aforesaid lands of Mower, and along other lands now or late of Harold B. and Mary Jane Mower, the Grantor herein, North 26 degrees 24 minutes 07 seconds West a distance of 210.34 feet to a point, a corner of lands formerly of Harold E. Shreiner, now David B. and Lena S. Stoltzfus, having passed over an iron pin found 80.86 feet from the end of this course; thence along said lands of Stoltzfus, North 55 degrees 43 minutes 39 seconds East a distance of 208.42 feet to a point at the northwesterly corner of lands now or late of Leacock Township Sewer Authority (Lot No. 1, Subdivision Plan Book J-176-142); thence along the said Sewer Authority lands the following two courses and distances: (1) South 23 degrees 16 minutes 50 seconds East a distance of 30.00 feet to a point; thence (2) North 66 degrees 43 minutes 10 seconds East a distance of 56.50 feet to a point in Old Leacock Road, easterly of the centerline thereof; thence along the said road, South 23 degrees 16 minutes 50 seconds East a distance of 171.28 feet to the point of beginning.

CONTAINING 1.189 acres to deed line.

UNDER AND SUBJECT to one half of a 20 foot wide right of way along the northerly line of the herein-described lot as recorded in Deed Book X, Volume 50, Page 131 and also as shown on the previous subdivision plan of this property as recorded in Subdivision Plan Book J-164-Page 139.

Parcel H - #350-51880-0-0000

ALL THAT CERTAIN lot situate on the southwesterly side of Old Leacock Road (SR 2033) in Leacock Township, Lancaster County, Pennsylvania; being known as Lot 1 on the Final Plan Gordonville Pump Station No. 1 prepared by Retlew Associates, Inc., Drawing No. 891196-4-1, dated September 10, 1991, recorded in the Office for Recording of Deeds in and for Lancaster County, Pennsylvania in Subdivision Plan Book J, Volume 176, Page 142, and being more fully bounded and described as follows:

BEGINNING at a point in the bed of Old Leacock Road (SR 2033), said point being a corner of lands, now or formerly, of Harold E. Shreiner; thence extending in the bed of Old Leacock Road (SR 2033) South 23 degrees 16 minutes 50 seconds East, 40.97 feet to a point; thence extending through lands of Harold B. and Mary Jane Mowrer, the grantors herein, the two following courses and distances: (1) South 66 degrees, 43 minutes 10 second West, 56.50 feet to a point; and (2) North 23 degrees 16 minutes 50 seconds West, 30.00 feet to a point in line of lands, now or formerly of Harold E. Shreiner; thence extending along same North 55 degrees 43 minutes 39 seconds East, 57.56 feet to a point in the bed of Old Leacock Road (SR 2033), the place of Beginning.

CONTAINING 2,005 square feet.

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: March 4, 2019

Re: Advisory Plan Review Comments
LCPC #: 74-266-4C, 1443 Eshleman Mill Road Subdivision and Land
Development Plan
West Lampeter Township
LCPC Meeting of March 11, 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: 1443 Eshleman Mill Road, Lancaster, PA, 17602
Location: East side of Eshleman Mill Rd, approximately 2,100 ft north of its intersection
with Long Rifle Road.
Parcel ID #: 320953100000
Owner(s): Jay A. Garber and Jeremy L. Garber
Applicant: Derrick Seigrest-Custom Home Group
Firm: Harbor Engineering, Inc.
February 8, 2019

Proposal: Subdivide one (1) 2.155 acre parcel (Lot 1), one (1) 2.141 acre parcel (Lot 2) from one (1) 50.85 acre parcel. Construction of two detached single-family homes (one on each new lot), with driveways, sewer connections, and other associated infrastructure.

Utilities: Public sewer; private on-lot water

Zoning: Agricultural

Present Use: Agricultural; Commercial; single-family residential

RECOMMENDATIONS

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

1. It is strongly recommended that West Lampeter Township examine adopting a minimum lot size for farms greater than the current minimum lot size of twenty (20) acres. This will ensure that farms in each township will remain at a size that will permit continued economical agricultural production.

2. It is recommended that any light fixtures to be installed at or near the driveway entrances be added to the plan set, including their light intensity levels and type (ex: fully shielded)

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 well isolation areas be added to the development 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/CPS/fe
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
Senior Community Planner

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

Date: March 4, 2019

Re: Advisory Plan Review Comments
LCPC #: 78-427-1, Eby’s Garage, LLC
Earl Township
LCPC Meeting of March 11, 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 and Lot Add-on Plan
Address: 425 and 439 White Oak Road, New Holland PA 17557
Location: East side of White Oak Road at Conestoga Road
Parcel ID #: 1900606000000 / 1904102900000
Owner(s): Eby’s Garage, LLC
Applicant: Same
Firm: Diehm & Sons
Received: February 7, 2019
Proposal: To join-in-common a 1.393-acre parcel (Parcel “A”) from a 12.679-acre lot (Lot No. 2) with a 0.668-acre lot (Lot No. 1) and construct a new 6,216-square foot building with offices and garage bays on the resultant lot. The resultant lot will total 2.061 acres. 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: Commercial / Agricultural

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RECOMMENDATIONS

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

1. The Plan Cover Sheet states that there are no known wetlands on the subject properties but according to Lancaster County GIS records, there appears to be a wetland area in the southern section of Lot No. 2. Its location should be noted on the Existing Conditions and Lot Add-on Plan (Sheet 2).

2. The plans should note that the dwelling located on Lot No. 2 is a historic resource according to the Historic Preservation Trust of Lancaster County (HPT #140057). There is no intent, as part of this plan, to alter, demolish, move, or make exterior modifications to this historic feature.

![](image)

HPT#140057 -- House, Not Named

3. A 100’ well isolation area should be identified around the existing wells.

4. The proposed commercial sewage holding tank should be shown on the Final Plan (Sheet 3).

5. Care should be taken to ensure that the resultant lot’s 1,500-gallon commercial holding tank for sewage disposal will have sufficient capacity for the proposed facility and that the lot is large enough to contain both on-lot water and sewage disposal.
6. Please add the LCPC File # 78-427-1 to the lower right-hand corner of the plan sheets.

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/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: March 4, 2019

Re: Advisory Plan Review Comments
LCPC #: 82-142-4, 44 Queen Road
Leacock Township
LCPC Meeting of March 11, 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: 44 Queen Road, Gordonville PA 17529
Location: West side of Queen Road, west of the intersection with Holly Drive
Parcel ID #: 3505602300000
Owner(s): Lt. Lantz Enterprise LLC, Mahlon L. Stoltzfus, and Raymond E. Harnish
Applicant: HC Quality Doors c/o Levi Lantz
Firm: David Miller Assoc., Inc.
Received: January 29, 2019
Proposal: To develop a 17,230 square foot building and associated infrastructure on a 1.129 acre lot. The project is located inside the Intercourse Village Growth Area.

Utilities: Public water and sewage disposal exist

Zoning: C-1

Present Use: Residential

RECOMMENDATIONS

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

1. The project narrative indicates this proposed 17,230 square foot building is intended to supplement the operations on the adjacent existing facility and that trash facilities are not proposed as part of this project. Care should be taken that all trash from this large building actually is relocated to the existing dumpster on the adjacent lot. This plan should be revised to note the location of all existing improvements located on the existing adjacent lot that is to be utilized as part of this facility.

2. Because this lot is a stand-alone lot and not proposed to be joined-in-common with the adjacent lot, all required improvements such as dumpsters and handicap spaces should be provided as part of this land development project. As a stand-alone lot, it could be sold as a separate commercial use in need of all associated improvements. If the building is truly proposed to be used jointly with the adjacent lot, then consideration should be given to amending the project to include a lot add-on.

3. Because this is a stand-alone lot, a revised shared access easement agreement should be provided and recorded as part of the plan approval that reflects a commercial use, not residential use on this lot.

4. The required and existing safe stopping distances for the existing access drives should be noted on the plans.

5. A lighting plan and associated details should be noted on the plan.

6. General Note 15 should be revised to reflect that the Zoning Hearing Board Decision did not reference landscaping regulations. A landscaping and associated detail plan should be provided, or a waiver requested.
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: March 4, 2019

Re: Advisory Plan Review Comments
LCPC #: 86-236-2, Stone Gables
West Donegal Township
LCPC Meeting of March 11, 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: 1160 N. Market Street
Location: South of North Market Street, west side of Hollinger Lane, north side of Amtrak Rail Line
Parcel ID #: 1607126300000
Owner(s): DAS Companies, Inc.
DAS Real Properties, LLC
Applicant: DAS Companies, Inc.
Received: February 11, 2019
Proposal: To join-in-common a 10.46-acre tract from a 115.42-acre agricultural lot to an existing 97.44-acre agricultural lot creating a 104.96-acre agricultural lot and a 107.90-acre agricultural lot. The project site is located outside of the Elizabethtown Urban Growth Area.

Utilities: Public Sewer and On-lot Water

Zoning: R – (Rural)

Present Use: Agricultural, Event Venue

RECOMMENDATIONS

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

1. The applicant should provide the location of the on-lot well for Parcel #1.

2. The applicant should provide the location of the existing sewer line on North Market Street. The applicant should also provide the location of the sewer lateral connections on Parcel #2.

3. The Township should consider extending the route 230 corridor into the Elizabethtown Urban Growth Area. Most of this area is either developed or will be planned for development and there is already public sewer service extended to Ironstone Ranch site along with the adjacent commercial establishments to the north.

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
# SUBDIVISION AND LOT ADD-ON PLAN

## FOR STONE GABLES

### SITE / ZONING DATA

- **Existing Land Use:**
  - Zoning: R-1
  - Use: Residential

### Owner of Record - Existing Parcel 1

- **Owner:** S.A. Community, Inc.
- **Address:** 1920 S. 2nd St., Pahrump, NV 89060

### Owner of Record - Existing Parcel 2

- **Owner:** C.R. Community, Inc.
- **Address:** 1920 S. 2nd St., Pahrump, NV 89060

### Survey Information

- **Surveyor:** Davis Survey Co., Inc.
- **Survey No.:** 01-01
- **Datum:** NAD 92
- **COGO:** Yes

### Site Feature Legend

- **Existing Features:**
  - Road
  - Water Line
  - Electric Line
  - Sewer Line
  - Gas Line
  - Communication Lines
  - Irrigation Line
  - Curb
  - Sidewalk
  - Street Light
  - Storm Drain
  - Septic Field
  - Septic Tank
  - Septic Field Drainfield

- **Proposed Features:**
  - Road
  - Water Line
  - Electric Line
  - Sewer Line
  - Gas Line
  - Communication Lines
  - Irrigation Line
  - Curb
  - Sidewalk
  - Street Light
  - Storm Drain
  - Septic Field
  - Septic Tank
  - Septic Field Drainfield

### Underground Utility Line Protection Act

- **Section:** 10-223
- **Contact:** R.G. Associates
- **Phone:** 702-248-1776

### General Plan Notes

1. **Lot Numbers:** All lots shall be set at the intersections of the new and existing roads per the approved plat for Lot Add-On Plan.
2. **Rezoning:** A rezoning of Lot Add-On Plan shall be submitted to the Planning Commission for consideration.
3. **Driveway Size:** Driveways shall be designed and constructed in accordance with the Pahrump Valley Water and Sanitation District standards.
4. **Septic Systems:** Septic systems shall be installed in accordance with the Pahrump Valley Water and Sanitation District standards.
5. **Storm Drainage:** Storm drainage systems shall be designed and constructed in accordance with the Pahrump Valley Water and Sanitation District standards.

### Requested Modifications

- **Modification:**
  - [List of modifications here]

### Certificate of Accuracy - Plan

- **Prepared By:** The Pahrump Valley Water and Sanitation District
- **Drawn By:** R.G. Associates
- **Approved By:** Pahrump Valley Water and Sanitation District

### Certificate of Accuracy - Survey

- **Prepared By:** Davis Survey Co., Inc.
- **Drawn By:** R.G. Associates
- **Approved By:** Davis Survey Co., Inc.
MEMORANDUM

To: Lancaster County Planning Commission

From: Porter Stevens
       Senior Community Planner

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

Date: March 4, 2019

Re: Advisory Plan Review Comments
   LCPC #: 88-58-2, Stonebarn Place Subdivision
   West Earl Township
   LCPC Meeting of March 11, 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: 141 South State Street, Brownstown, PA, 17508
Location: East side of South State Street, approximately 400 feet south of its intersection with School Ln Avenue
Parcel ID #: 2104460200000
Owner(s): Earl M. Hurst & Kathryn B. Hurst
Applicant: Earl M. Hurst & Kathryn B. Hurst
Firm: ELA Group, Inc.
Received: February 11, 2019
Proposal: Subdivide one (1) 3.170 acre parcel (Lot 1) from one (1) 5.951 acre parcel (Lot 2). Construction stormwater inlets along frontage of Lot 2. This project is located in the Ephrata-Akron Urban Growth Area.

Utilities: Public water; public sewer; private on-lot sewer (Lot 2)

Zoning: R-1 Low Density Residential

Present Use: Institutional; Single Family Detached

RECOMMENDATIONS

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

1. The applicant is proposing for the Township to accept a fee in lieu of installing curb and sidewalks along State St frontage of Lot 2. It is strongly recommended that the Township does not accept this proposal and require the applicant to install curb and sidewalk.

   The West Earl Township Non-Motorized Transportation Plan recommends that the Village of Brownstown, Sylvan B. Fisher Park, Village Park, and the Village of Talmage be linked with sidewalks and other bike/ped infrastructure. Additionally, the Plan identifies this connection as a "Top Priority Project" and encourages the Township to share implementation with developers and adjacent property owners.

   Installing sidewalks along the State St frontage of the subject property would represent a significant step forward in creating a continuous pedestrian connection between Brownstown and the Community Park. Encouraging private investment in sidewalks wherever feasible would align with the recommendations of the Non-Motorized Transportation Plan and would allow limited Township resources to be used more effectively.

   It is also recommended that the Township communicate with the Conestoga Valley School District, to discuss what development (if any) is planned for the subject property, and thereby determine if it is appropriate to grant the requested deferment from installing curb and sidewalk along the State St frontage of Lot 1.

2. It is recommended that the location of the On-Lot Sewage Disposal System identified as serving Lot 2 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/fe
MEMORANDUM

To:    Lancaster County Planning Commission

From: Laura H. Proctor L HP
       Senior Community Planner

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

Date:  March 4, 2019

Re:    Advisory Plan Review Comments
        LCPC #: 88-92-1, Lancaster Pump/CB Tool
        Lancaster Township
        LCPC Meeting of March 11, 2019

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GENERAL INFORMATION

Subject: Final Land Development and Lot Add-on Plan
Address: 640 Bean Hill Road / Bean Hill Road Lot 1 B-A (Rear), Lancaster PA 17603
Location: Southwest side of Bean Hill Road, approximately 450' southeast of Wabank Road (SR 3034)
Parcel ID #: 3407286500000 / 3404443000000
Owner(s): Wenzel Holdings, LLC
Applicant: Same
Firm: Advanced GeoServices Corp.
Received: February 8, 2019
Proposal: To join-in-common a 5.289-acre lot (Lot 1) with a 3.703-acre lot (Lot 2) and expand the footprint of an existing industrial complex by ±29,158 square feet of floor area. The project is located within the Central Lancaster County Urban Growth Area (UGA).

Utilities: Public water and sewage disposal exist

Zoning: R-3 – Residential

Present Use: Industrial

RECOMMENDATIONS

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

1. The plan Cover Sheet indicates that the subject lots are located within Lancaster Township’s Industrial (I) zoning district. Though a rezoning from R-3 to I has been proposed for both lots, it has not yet been voted on by the Township. The Cover Sheet should list the zoning district for the subject lots as R-3.

2. The Account Number for Lot 2 should be corrected from 3400444300000 to 3404443000000 in the Site Data section of the plan Cover Sheet.

3. The Americans with Disabilities Act (ADA) requires that a minimum of 3 handicap-accessible spaces be provided if the total number of parking spaces proposed is between 51 – 75. The plan indicates that 52 total spaces are proposed. The applicant should indicate on the Cover Sheet that 3 handicap-accessible spaces will be provided instead of 2.

4. The applicant should provide a clear sight triangle and the safe stopping sight distance (SSSD) for the existing driveway’s intersection with Bean Hill Road.

5. The applicant should provide truck turning templates.

6. A photometric plan should be included in the plan set that demonstrates that all proposed parking areas, loading dock areas, entrances, and exits are sufficiently lighted.

7. Please add the LCPC File # 88-92-1 to the lower right-hand corner of the plan sheets.

8. Revised deeds for the resultant lot should be provided and recorded as part of this plan approval.
9. 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: Alex W. Rohrbaugh, AICP
Senior Community Planner

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

Date: March 4, 2019

Re: Advisory Plan Review Comments
LCPC #: 91-39-3, Levi M. & Mary F. Stoltzfus
Colerain Township
LCPC Meeting of March 11, 2019

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GENERAL INFORMATION

Subject: Lot Add-On Plan
Address: 36 Maple Shade Road, Christiana
Location: East side of Bell Road, North of Sproul Road, west side of Ball Run
Parcel ID #: 1009126700000
Owners: Levi & Mary Stoltzfus, Steven & Amanda Stoltzfus
Applicants: Same
Firm: Concord Land Planners & Surveyors, Inc.
Received: February 4, 2019
Proposal: Lot add-on plan to convey a ~3-acre portion of land from Stephen & Amanda Stoltzfus (80.8 acres) to Levi & Mary Stoltzfus (49.8 acres). No development is proposed.

Utilities: On Lot Well and Septic

Zoning: Agricultural (A)

Present Use: Agriculture, Woodlands

RECOMMENDATIONS

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

1. It is recommended that the Ball Run stream and 100-year floodplain be added to the plan.

2. The well and septic system for the lands owned by Stephen & Amanda Stoltzfus should be added to the plan.

3. A note should be added to the plan stating that the tract owned by Levi M. and Mary F. Stoltzfus except for the 3.0074 acres of Parcel A are under an agricultural preservation easement by the Lancaster Farmland Trust.

4. 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.

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 # 91-39-3 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
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: March 4, 2019

Re: Advisory Plan Review Comments
   LCPC #: 19-7, Seldomridge Road
   Salisbury Township
   LCPC Meeting of March 11, 2019

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GENERAL INFORMATION

Subject: Final Subdivision Plan
Address: 5576 Seldomridge Road, Gap PA 17527
Location: North and south side of Seldomridge Road, east and west of Meetinghouse Road
Parcel ID #: 5607244700000
Owner(s): Philip E. & Betty R. Weaver, David S. & Priscilla F. Fisher
Applicant: Philip E. Weaver
Firm: Impact Engineering Group
Received: January 31, 2019
Proposal: To subdivide along road centerlines a 47.0219 acre lot from the 134.985 acre parent tract.

Utilities: Private water and sewage disposal exist

Zoning: Agriculture

Present Use: Agricultural

RECOMMENDATIONS

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

1. The plans should note the number of future subdivision rights allowed under current zoning.

2. Revised deeds for both lots should be provided and recorded as part of this plan approval.

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.

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DSS\GEN\fe

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LOT 1

CULTIVATED LANDS

LOT 2
47.8219 ACRES GROSS

KEY MAP

DRAFT LCPC#: 19-7
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: March 4, 2019

Re: Advisory Plan Review Comments
    LCPC #: 19-9, 239 Hossler Road
    Rapho Township
    LCPC Meeting of March 11, 2019

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GENERAL INFORMATION

Subject: Final Land Development Plan
Address: 239 Hossler Road, Manheim PA 17545
Location: South side of Hossler Road, east of Earhart Road
Parcel ID #: 540112280000
Owner(s): Ivan S. & Rebecca S. Fisher and Melvin S. & Ruth S. Fisher
Applicant: Same
Firm: RAV Assoc. Inc.
Received: February 7, 2019
Proposal: To develop a dwelling, 2 barns, and a greenhouse on a 49.7 acre lot. The project is located outside the Manheim Central Urban Growth Area.

Utilities: Private water and sewage disposal exist

Zoning: Agricultural

Present Use: Agriculture

**RECOMMENDATIONS**

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

1. County records indicate that an agricultural conservation easement was granted to the Lancaster County Agricultural Preserve Board to preserve the subject property or a portion thereof (APB Acq. 0967). The easement is intended to prevent the development, improvement, or use of the land for any purpose other than agricultural production, or customarily incidental uses and operations. Any land development is subject to the review and approval by the Agricultural Preserve Board based on the terms of the Deed of Agricultural Conservation easement and any other policies lawfully in effect. All conditions of approval by the Agricultural Preserve Board should be noted on the plans of record.

2. 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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DSS\GEN\fe
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MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
Senior Community Planner

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

Date: March 4, 2019

Re: Advisory Plan Review Comments
LCPC #: 19-10, Allen S. & Anna M. Newswanger
Earl Township
LCPC Meeting of March 11, 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: Final Subdivision Plan
Address: 353 North Hoover Avenue, New Holland PA 17557
Location: East side of North Hoover Avenue, approximately 1,200’ south of West Huyard Road
Parcel ID #: 1909920500000
Owner(s): Allen S. & Anna M. Newswanger
Applicant: Same
Firm: Diehm & Sons
Received: February 7, 2019
Proposal: To subdivide one ±50.235-acre parcel into two lots. Lot 1 (Resultant) will contain ±37.985 acres and Lot 2 will contain ±12.25 acres. The plans also call for the construction of a 1,720-square foot dwelling, a 2,800-square foot barn, a 5,000-square foot implement shed, and a driveway for Lot 2. The project is located outside of the ELANCO South Urban Growth Area (UGA).

Utilities: Private on-lot water and sewage disposal exist

Zoning: AG – Agricultural

Present Use: Agricultural 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. The plans should note that the dwelling located on proposed Lot 1 (Resultant) is a historic resource according to the Historic Preservation Trust of Lancaster County (HPT #140238, House, Not Named). There is no intent, as part of this plan, to alter, demolish, move, or make exterior modifications to this historic feature.

2. The Subdivision Plan (Sheet 3) should note the potential location of a well on Lot 2 and identify a 100’ isolation area around it to ensure sufficient distance from existing sewage facilities.

3. Please add the LCPC File # 19-10 to the lower right-hand corner of the plan sheets.

4. Revised deeds for the resultant lots and for utility and access easements 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 recodration. Failure to do so will result in complications during the plan recording process due to incorrect paperwork necessary for plan recodration.

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.

* * *