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:

March 11, 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:
      - On-Farm Business Community Planning Tool - Introduction

V. Previously Postponed Planning Matters for Discussion and Action:

A. Lancaster County Comprehensive Planning Items: None.

B. Community Planning Reviews: None.

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

D. Subdivision and Land Development Plan Items – Advisory Reviews: None.

E. Other Planning Matters: None.

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

VI. New Planning Matters for Discussion and Action:

A. Lancaster County Comprehensive Planning Items: None.

B. Community Planning Reviews:
   1. Brecknock Township, Proposed Zoning Ordinance amendments by amending Article V, Section 110-22 entitled "Residential Medium (RM) District" to revise lot area and density regulations for townhouses and apartments, and by amending Article VII, Section 110-39 entitled "Residential Uses" to revise the performance regulations related to townhouse and apartment dwellings
   2. East Cocalico Township, Proposed Zoning Ordinance amendment to Article III (General Provisions), Section 220-45 (Outdoor Signs) by revising certain requirements for dynamic message display signs in subsection 220-45.A(22)
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. #69-174-1G, Duane R. & Natasha L. D’Orazio, Manheim Township
2. #77-408A, 166 Ulrich Road, Fulton Township
3. #78-290-2, 1341 Hilltop Road, Brecknock Township
4. #78-386-2, 6980 & 6950 Division Highway, Caernarvon and Salisbury Townships
5. #79-188-4, Kendig Square (Weis#133 Gas-N-Go) West Lampeter Township
6. #80-385D, 426 Twin Elm Road, Strasburg Township
7. #81-244B, Roscoe Greenawalt, West Donegal Township
8. #89-383-1, 3856 Oak Lane, Leacock Township
9. #97-164-1, KFG Trucking, LLC, West Lampeter Township
10. #07-13B, Paul S. Blank, Salisbury Township
11. #19-11, A&A Enterprises, Brecknock 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: April 8, 2019
DRAFT
MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, MARCH 11, 2019

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

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

STAFF: James Cowhey, Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Laura Proctor, Alex Rohrbaugh, Porter Stevens, Brian Reid, Mark Huber, Kip Van Blarcom, Taylor Lawrence and Farah Eustace were present.

OTHERS: Matt Crème Lancaster Township
Jon E. Beck East Hempfield Township
Joel Young Rettew Associates

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 Bamford moved to approve the minutes as submitted. Commissioner Yoder seconded the motion. The motion passed unanimously (Commissioners Fisher, Martin and Shaffer abstained).
IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations: None.

B. Committees and Task Forces: None.

C. Reports and Presentations from LCPC Staff:

1. Executive Director: No report.

2. Division Directors:

   Mr. Bob Bini, Director for Transportation Planning, provided an update on the State Transportation Commission 2021 Twelve Year Program update. This program is Pennsylvania’s multimodal, long range transportation program that prioritizes projects over the next twelve years. It is updated every two years with input from the public. You can take online Transportation Survey and join an online public meeting on March 20, 2019 from 6:30 - 7:30 p.m. to provide your feedback and to learn about the 2019 Transportation Performance Report. An online survey is available during the open public comment period from March 11 through April 26, 2019. This information will be forwarded to the Commission members and municipal officials. More information can be found on talkpattransportation.com.

Chairman Haverstick commended staff for the Active Transportation Program open house that was held last week, he said it was well attended.

b. Mr. Scott Standish, Director for Countywide Planning, presented Place-Based Planning Area reports and said the goals are to achieve consistency between county policy as defined in Places2040, local planning and regulations; undertake the next level of planning for places2040 by defining a process focused on place-based planning area and providing more detailed data and analysis to support this effort. Municipal managers/planning staff, authorities and school districts will be part of the process. Planning meeting will be held in different area in spring to establish a taskforce and LCPC internal support team. Also, to determine a timeline and structure for the process including civic engagement. Partners for Place will also play a key role in planning process.

Mr. Standish said that existing local, regional and county plans will be reviewed, existing conditions, development trends, buildable lands and growth tracking will be outlined as well. Finally, a report will be produced highlighting key findings of planning process and design this report to be consistent with Places2040.
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.

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

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.

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

3. **#29-236**, 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

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

4. **#35-106A**, 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

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

5. **#35-107A**, 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)

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

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

1. Requests for Modifications/Waivers: **None.**
2. Subdivision and Land Development Plans: **None.**
3. Unconditional Preliminary Plan Approval: **None.**
4. Requests for Time Extensions: **None.**

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

1. **#74-266-4C**, 1443 Eshelman Mill Road, West Lampeter Township
2. **#78-427-1**, Eby's Garage, LLC, Earl Township
3. **#82-142-4**, 44 Queen Road, Leacock Township
4. **#86-236-2**, Stone Gables, West Donegal Township
5. **#88-58-2**, Stonebarn Place, West Earl Township
6. **#88-92-1**, Lancaster Pump/CB Tool, Lancaster Township
7. **#91-39-3**, Levi M. & Mary F. Stoltzfus, Colerain Township
8. **#19-7**, Soldomridge Road, Salisbury Township
9. **#19-9**, 239 Hosler Road, Rapho Township
10. **#19-10**, Allen S. & Anna M. Newswanger, Earl Township
Commissioner Shaffer 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 Martin moved to adjourn the meeting. Commissioner Yoder seconded the motion. The meeting was adjourned at 3:53 p.m.
C.2. COMMUNITY PLANNING TOOL ON-FARM BUSINESS INTRODUCTION
Proposal

- Creation of a Community Planning Tool for the regulation of on-farm businesses in Lancaster County. These types of businesses initially developed as a means to supplement income during the winter months when farmers were neither planting nor harvesting. However, many on-farm businesses have become so successful and productive that they are close to or have already outgrown their current facilities. Many have also become more lucrative than farming and the land uses of lots that were historically primarily agricultural have now evolved to the point that commercial and industrial activities are the primary uses. The owners of these businesses are facing challenges due to their operations growing too large or intense for the agricultural areas in which they are located. In expanding their businesses, they often risk non-compliance with municipal Zoning Ordinances. This Community Planning Tool will address the development of on-farm businesses and provide guidance to municipal representatives on how to adapt their Zoning Ordinances to regulate them.

- Selection criteria:
  - Priority Place – The study area is identified on the Future Land Use and Transportation Map in places2040 as part of the Eastern Lancaster County Cultural Landscape.
  - Multi-municipal – this Landscape cuts across several municipalities in the Eastern Lancaster County Place-Based Planning Area, including West Earl, Earl, East Earl, Brecknock, Caernarvon, Leacock, Paradise, and Salisbury Townships. Several municipalities have expressed interest in collaboratively addressing the issue of on-farm business expansion and relocation.
  - Joint leadership – The Economic Development Company of Lancaster County (EDC) has been working with LCPC, municipalities, and business owners to address this issue.
  - County resources – LCPC is aware of the issue and believes that regulation of on-farm businesses can be explored through the lens of places2040 and its 5 Big Ideas, 26 policy recommendations, and 7 Catalytic Tools & Strategies.
  - Local commitment – Municipal representatives from West Earl, Earl, East Earl, Brecknock, and Caernarvon Townships met with local business owners, LCPC, and representatives from EDC for a roundtable discussion in September 2018 to discuss how to accommodate rapidly expanding on-farm business operations.

Team

- County level
  - LCPC – Community (Dean, Gwen, Porter, and Laura) will be involved.
• Partners for Place – Will likely involve EDC, the Lancaster Agricultural Preserve Board (APB), and the Lancaster Farmland Trust (LFT).

• Local level
  o Municipal staff from West Earl, Earl, East Earl, Brecknock, Caernarvon, Leacock, Paradise, and Salisbury Townships.
  o Governing bodies (elected officials) and planning commissions – Can provide valuable feedback and analysis.

Study Area/Project Scope

• ELANCO and Pequea Valley regions of Lancaster County.

Issues and Opportunities

• County level
  o The Big Ideas, or goals, from places2040 that are most applicable in the development of a Community Planning Tool for on-farm businesses are: “Taking Care of What We Have” and “Connecting People, Place, & Opportunity”.
    ▪ Policies that will be addressed: “preserve the farmer as well as the farm” and “promote entrepreneurship and help local businesses grow (policy recommendations that are conducive to Taking Care of What We Have); and maintain, attract, and retain a skilled workforce (policy recommendation that promotes Connecting People, Place, & Opportunity).
  o Place-based planning concepts:
    ▪ Character zones – The zones found in the study area are Agricultural-Preservation and Agriculture-Conservation. The current Zoning Ordinances in some of the affected municipalities need to be updated to account for the proliferation of on-farm businesses in the last decade and the increasing intensity of land use and production by these operations.
    ▪ Place-based planning area – The study area is located within the Eastern Lancaster County Planning Area, which includes the Eastern Lancaster County Cultural Landscape. This is a unique area because its concentration of plain sect communities as well as high quality farmland.

• Local level
  o The owners of on-farm businesses are particularly concerned about this issue as their operations have outgrown or will quickly outgrow their current locations.
  o Municipal representatives seek to balance farmland preservation with accommodating the owners of on-farm businesses as they seek to expand the footprint of their operations or move off-farm (possibly into other rural areas).
  o Previous planning efforts – on-farm businesses were discussed in the 2008 ELANCO Region Comprehensive Plan and in the Zoning Ordinances of each of the eight municipalities mentioned above.

“Why” and Timeline
Case Statement: On-Farm Business Community Planning Tool

- This Community Planning Tool seeks to provide guidance to elected and appointed municipal officials, as well as municipal staff, on how they can approach this issue so that they can allow their local on-farm businesses to grow, thrive, and evolve, while still prioritizing the conservation of high-quality farmland.

**Civic Engagement**

- Municipal representatives will be consulted during the development of the Community Planning Tool. Several on-farm business owners may be consulted as well.

**Goals, Report, and Implementation**

- The key deliverable for this project would be a Community Planning Tool that municipalities can refer to when creating or revising their regulations for on-farm businesses.
VI.
New Planning Matters for Discussion and Action

B. COMMUNITY PLANNING REVIEWS
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
Senior Community Planner

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

Date: March 18, 2019

Re: CPF #: 4-100, Zoning Ordinance Amendment
Brecknock Township
LCPC Meeting of March 25, 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

Brecknock Township proposes to update the Township Zoning Ordinance adopted in 1993 and last updated in 2018. The amendment will:


   a. By revising the description of the types of single-family housing for which requirements for public sewer facilities are provided from “single-family and single-family detached” to “single-family detached and single-family semi-detached”; and
   b. By requiring that the total lot area for any townhouse dwelling be no less than 10,000 square feet; and
   c. By setting the maximum density for townhouses at 10 dwelling units per gross acre; and
d. By requiring that the total lot area for any apartment dwelling be no less than 10,000 square feet; and

e. By setting the maximum density for apartments at 8 dwelling units per gross acre; and

2. Amend Article VII: “Performance Regulations,” §110-39: “Residential uses” to update conditions for these townhouse dwellings and apartment dwellings.

COMMENTARY

At its January 28, 2019 meeting, the Brecknock Township Planning Commission discussed potential amendments to provisions in the Township Zoning Ordinance for townhouses and apartments in the Residential Medium zoning district. After discussion of various options presented by the Township Zoning Officer, the Planning Commissioners elected to recommend that both townhouse dwellings and apartment dwellings must be located on a single lot, and that individual dwelling units within each may not be located on separate lots. Additionally, the Commissioners recommended a maximum density of eight apartment dwelling units per gross acre. Currently, the Township’s Zoning Ordinance does not provide a maximum density for apartments in the RM zoning district.

LCPC staff offers the following comments and suggestions regarding the proposed amendments to the Brecknock Township Zoning Ordinance:

1. The Township could consider breaking out residential uses in the Neighborhood Commercial (NC) zoning district and decreasing the minimum lot area for townhouses and apartments where public sewer facilities are available. The current minimum lot area for all uses other than shopping centers within this district is 15,000 square feet, while the minimum lot areas for townhouses and apartments in the RM zoning district where public sewer facilities are available are 2,000 square feet (4,000 square feet for end dwelling units) and 2,500 square feet, respectively.

2. The Township may want to consider developing a zoning overlay within the proposed Fivepointville and Bowmansville VGAs where public sewer facilities are available to allow for more than six attached dwelling units in a townhouse dwelling and more than twelve dwelling units in an apartment dwelling to encourage higher density development and redevelopment in these areas.

3. The Township is encouraged to add performance regulations specific to residential uses located within the NC zoning district, particularly with regard to the adaptive reuse of older structures.

4. In §110-22.C.(1)(b)[2][b], the word “width” is misspelled.
CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan

The proposed zoning ordinance text amendments are consistent with the policy that recommends that municipalities “build more compactly and efficiently” in places2040, the Lancaster County Comprehensive Plan, in that higher densities are permitted in areas where townhouses and apartments can be developed. The Township’s allowance of townhouses and apartments as conditional uses in the RM zoning district encourages a higher density of development in areas that have the capacity to support more intensive land uses.

Municipal Comprehensive Plan

The proposed amendments are consistent with the ELANCO Region Comprehensive Plan's goal to accommodate housing opportunities for a range of income levels with both ownership and rental options. Additionally, the amendments are consistent with the Plan’s promotion of new development with design approaches that respect the rural character of the ELANCO region. By allowing for a relatively high density in townhouse and apartment development, the Township encourages concentrating higher-density development in established areas with existing infrastructure, thereby discouraging it in less developed rural areas.

*   *   *

DSS/LHP/fe
BRECKNOCK TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO: ___-2019

AN ORDINANCE OF BRECKNOCK TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, REVISINNG AND AMENDING CHAPTER 110 ENTITLED “ZONING” OF THE BRECKNOCK TOWNSHIP CODE OF ORDINANCES, KNOWN AS THE BRECKNOCK TOWNSHIP ZONING ORDINANCE OF 1993, BY AMENDING ARTICLE V, SECTION 110-22 ENTITLED “RESIDENTIAL MEDIUM (RM) DISTRICT” TO REVISE LOT AREA AND DENSITY REGULATIONS FOR TOWNHouses AND APARTMENTS, AND BY AMENDING ARTICLE VII, SECTION 110-39 ENTITLED “RESIDENTIAL USES” TO REVISE THE PERFORMANCE REGULATIONS RELATED TO TOWNHOUSE AND APARTMENT DWELLINGS.

WHEREAS, the Pennsylvania Municipalities Planning Code, act of July 31, 1968, as amended, 53 P.S. §§10101 et seq., enables a municipality through its zoning ordinance to regulate the uses of property; and

WHEREAS, the Board of Supervisors of Brecknock Township enacted a Comprehensive Zoning Ordinance known as the Brecknock Township Zoning Ordinance of 1993; and

WHEREAS, the Zoning Ordinance is codified as Chapter 110 of the Code of Ordinances of the Township; and

WHEREAS, the Board of Supervisors of Brecknock Township desires to amend the Zoning Ordinance of Brecknock Township to clarify the lot area and density regulations applicable to townhouse and apartment dwellings within the Township’s Residential Medium (RM) zoning district; and

WHEREAS, the Board of Supervisors of Brecknock Township further desires to amend the performance regulations applicable to townhouse and apartment dwellings within the Township; and

WHEREAS, the Board of Supervisors of Brecknock Township further desires to clarify a typo in its regulations relating to dimensional regulations for single family dwellings in the Residential Medium (RM) zoning district.

NOW, THEREFORE BE IT ORDAINED by the Board of Supervisors of Brecknock Township, Lancaster County, Pennsylvania, pursuant to the authority conferred by the Municipalities Planning Code, that the following be and is hereby adopted:

SECTION 1. The Brecknock Township Zoning Ordinance of 1993, codified in the Code
of Ordinances of the Township of Brecknock as Chapter 110 entitled "Zoning," Article V entitled "District Regulations," Section 110-22 entitled "Residential Medium (RM) District," subsection 110-22.C entitled "Lot, yard and height requirements," subsection 110-22.C.(1)(b) shall be revised in its entirety to read as follows:

(b) Public sewer facilities available only:

1. Single-family detached and single-family semi-detached dwellings:
   a. Minimum lot area: 12,000 square feet per single-family detached or single-family semidetached dwelling unit or nonresidential use.
   b. Minimum lot width: 90 feet.
   c. Minimum lot depth: 100 feet.
   d. Maximum lot coverage: 35%.
   e. Minimum interior distance: 20 feet.

2. Townhouses:
   a. Minimum lot area: 2,000 square feet per interior dwelling unit; plus 4,000 square feet per end dwelling unit, provided that the total lot area for any townhouse dwelling shall be no less than 10,000 square feet.
   b. Minimum lot width: 20 feet for an interior dwelling unit; 40 feet for an end dwelling unit.
   c. Minimum lot depth: 80 feet.
   d. Maximum lot coverage: 50%.
   e. Minimum interior distance: 20 feet.
   f. Maximum density—where dwellings are not on individual lots: 10 dwelling units per gross acre.

3. Apartments:
   a. Minimum lot area: 2,500 square feet per dwelling unit, provided that the total lot area for any apartment dwelling shall be no less than 10,000 square feet.
b. Minimum lot width: 90 feet.

c. Minimum lot depth: 125 feet.

d. Maximum lot coverage: 50%.

e. Minimum interior distance: 30 feet.

f. Maximum density: 8 dwelling units per gross acre.


D. No more than 406 dwelling units may be attached together in a townhouse dwelling. The entirety of a townhouse dwelling must be located on one lot, and individual dwelling units within a townhouse dwelling may not be located on separate lots. Multiple townhouse dwellings may be located on the same lot when in accordance with the dimensional requirements applicable to the relevant zoning district.

E. No more than 12 dwelling units may be located in an apartment dwelling. The entirety of an apartment dwelling must be located on one lot, and individual dwelling units within an apartment dwelling may not be located on separate lots. Multiple apartment dwellings may be located on the same lot when in accordance with the dimensional requirements applicable to the relevant zoning district.

SECTION 3. Any ordinance or part of an ordinance conflicting with this Ordinance is hereby repealed insofar as the same affects this Ordinance.

SECTION 4. In the event that any provision, section, clause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Township of Brecknock that such remainder shall be and remain in force and effect.

SECTION 5. The Code of Ordinances of the Township, specifically the Brecknock Township Zoning Ordinance of 1993, shall be and remain unchanged and in full force and effect except as amended, supplemented, and modified by this Ordinance. This Ordinance shall become a part of such Code, specifically the Zoning Ordinance, upon adoption.

SECTION 6. This Ordinance shall become effective five (5) days after enactment, as provided by law.
ENACTED AND ORDAINED by the Board of Supervisors of Brecknock Township as an Ordinance of Brecknock Township, Lancaster County, Pennsylvania, this_______ day of ______________________, 2019.

ATTEST:

Carol Martin, Secretary

BOARD OF SUPERVISORS OF
BRECKNOCK TOWNSHIP,
LANCASTER COUNTY, PENNSYLVANIA

Jerry Long, Chairman

Arthur Zerbe, Vice-Chairman

David Leinbach, Member
CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing is a true and accurate copy of Ordinance No. ___-2019 adopted by the Board of Supervisors of Brecknock Township, Lancaster County, Pennsylvania at a regular meeting held on_________________, 2019, pursuant to notice as required by law.

Dated:__________________________

Brecknock Township Secretary
MEMORANDUM

To: Lancaster County Planning Commission

From: Brad Stewart
Senior Community Planner

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

Date: March 18, 2019

Re: CPF #: 8-189, Zoning Code Text Amendment
East Cocalico Township
LCPC Meeting of March 25, 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 provide more flexibility and clarity to the dynamic message display signs requirements.

PROPOSAL

Members 1st Credit Union is petitioning to amend Section 220-45.A(22) (Dynamic message display sign requirements). The proposed amendment would add setbacks for dynamic message signs and will also propose a minor reformatting of the text.

COMMENTARY

Within the existing Township zoning ordinance, a dynamic message display is defined as a sign incorporating LCD, LED, plasma, CRT, pixelized lights, other video-like displays or other means of changing messages. The definition and the zoning requirements were amended into the
zoning ordinance in 2007. Dynamic message display signs are permitted within the (C-1), (C-2), (I-1), and (I-2) zones and cannot be located within 500 feet of three major intersections along Pennsylvania Route 272 (Rte. 272), signalized intersections, residential uses and any residential zoning district. Other requirements include a display sign may not exceed 50% of the total sign area, all signs must be equipped with automatic day/night dimming capabilities with nighttime lighting limit, and a minimum message display cycle requirement.

Members 1st Credit Union is opening a branch at the intersection of Route 272 and Denver Road. The intersection is signalized which would require Members 1st to meet the zoning requirements for dynamic message display signs. LCPC approved staff’s review of the subdivision and land development plan for this project in August 2018.

The modifications proposed will change the 500-foot setback for the three Rte. 272 intersections and signalized intersections to 60 feet from the edge of existing cartways of intersecting streets located within 500 feet of the intersections. The 500-foot setback for residential uses and any residential zoning district will remain the same. The other text modification is added language that will permit any color lighting that can be used as long as it does not attempt to mimic a directional sign for traffic or interfere with traffic signaling.

The proposed text provides flexibility for display signs along the Rte. 272 corridor which is identified as a prominent hub for commercial activities in the 2003 Cocalico Region Strategic Comprehensive Plan. LCPC staff recommends approval of the amendment.

**CONSISTENCY WITH COMPREHENSIVE PLANS**

* **Lancaster County Comprehensive Plan**

The Lancaster County Comprehensive Plan does not address the kind of zoning details the amendment proposes to change; however, there is nothing in the amendment that is inconsistent with the Comprehensive Plan.

* **Municipal Comprehensive Plan**

The proposed text provides flexibility for display signs along the Rte. 272 corridor which is identified as a prominent hub for commercial activities in the 2003 Cocalico Region Strategic Comprehensive Plan.

* * *

DSS/BLS/fe
TOWNSHIP OF EAST COCALICO,  
COUNTY OF LANCASTER,  
COMMONWEALTH OF PENNSYLVANIA  

ORDINANCE NO._____

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF EAST COCALICO, COUNTY OF LANCASTER, COMMONWEALTH OF PENNSYLVANIA, ORDINANCE NO. 2007-02, AS AMENDED, CHAPTER 220 (ZONING), ARTICLE III (GENERAL PROVISIONS), SECTION 220-45 (OUTDOOR SIGNS) BY REVISING CERTAIN REQUIREMENTS FOR DYNAMIC MESSAGE DISPLAY SIGNS IN SUBSECTION 220-45.A(22) 

NOW THEREFORE, be it, and it is hereby ORDAINED by the Board of Supervisors of the Township of East Cocalico, Lancaster County, Commonwealth of Pennsylvania, and it is hereby ENACTED and ORDAINED by authority of the same as follows:

SECTION 1. The Code of the Township of East Cocalico, County of Lancaster, Commonwealth of Pennsylvania, Ordinance No. 2007-02, as amended, Chapter 220 (Zoning), Article III (General Provisions), Section 220-45 (Outdoor Signs), Subsection 220-45.A(22) (Dynamic Display Signs) shall be amended with language which is underlined representing new language and language with strikeouts representing deleted language, to read as follows:

§ 220-45.A(22) Dynamic message display signs. Signs incorporating dynamic message displays, as defined herein, shall not be permitted except within the (C-1, C-2, I-1 and I-2) Zones and not within 500 feet of comply with the following:

(a) A signalized traffic intersection;

(b) The intersection of Hill Road and Pennsylvania Route 272;

(e) The intersection of Muddy Creek Road and Pennsylvania Route 272;

(d) The intersection of Kurtz Road and Pennsylvania Route 272;

(e) A residential use; and/or

(f) Any (R), (R-1), (R-2), (R-3), (MHP), (MR) and/or (VO) Zone; and shall comply with the following requirements:

(a) Dynamic message display signs shall be permitted only in the (C-1), (C-2), (I-1) and/or (I-2) Zones, but not closer than:

[1] 60 feet from the edge of any existing cartway of any intersecting street located within 500 feet of:
[a] Any signalized traffic intersection; and/or

[b] The intersection of:

(i) Hill Road and Pennsylvania Route 272;

(ii) The intersection of Muddy Creek Road and Pennsylvania Route 272; and/or

(iii) The intersection of Kurtz Road and Pennsylvania Route 272; and/or

[2] 500 feet of:

[a] Any residential use; and/or

[b] The (R), (R-1), (R-2), (R-3), (MHP), (MR) and/or (VO) Zones.

(b) Dynamic message display signs shall comply with the following design and operational requirements:

[1] Dynamic message display sign size. The dynamic message display sign may not exceed 50% of the total sign area.

[2] Brightness. All electronic message signs must be equipped with automatic day/night dimming capabilities. At nighttime, the sign must be displayed in red and its brightness shall not exceed 0.5 foot candles per square foot of display area.

[3] Such signs shall employ sufficient size lettering and/or symbols for immediate recognition;

[4] Such signs shall display simple and static messages for immediate recognition. Messages shall be complete in each display cycle and shall not require viewers to see multiple display cycles to derive its meaning;

[5] Such signs shall use instantaneous transitions from one message display cycle to the next with no blankouts, scrolling, fading, streaming, zooming, flashing or any other animated effect.

[6] Each message display cycle shall comply with the following minimum time standards based upon the lowest speed limit of the road travel lane from which the sign is visible:
<table>
<thead>
<tr>
<th>Speed Limit (miles per hour)</th>
<th>Total Dynamic Message Display Sign Area With up to 64 Square Feet</th>
<th>Total Dynamic Message Display Sign Area With Between 64 and 300 Square Feet</th>
<th>Total Dynamic Message Display Sign Area With More Than 300 Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>17 seconds</td>
<td>28 seconds</td>
<td>38 seconds</td>
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<tr>
<td>30</td>
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<td>45</td>
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<tr>
<td>55+</td>
<td>8 seconds</td>
<td>12 seconds</td>
<td>24 seconds</td>
</tr>
</tbody>
</table>

[7] Community service. All dynamic message display sign owners must use at least 20% of the operating time per eight-hour cycles for community service (i.e., time, temperature, and school closing, weather, nonprofit, announcements). All owners must notify Amber Alert and register its location for use as needed.

[8] Temporary message signage. All property owners utilizing a dynamic message display sign must remove all exterior promotional banners and sandwich board signs, and may not use any temporary signage.

[9] Notwithstanding any other provision to the contrary, such signs shall be permitted to include any color lighting provided such signs do not attempt, or appear to attempt, to direct the movement of traffic or interfere with, imitate or resemble a traffic signal.

SECTION 2. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Township that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 3. All other sections, parts and provisions of The Code of the Township of East Cocalico, County of Lancaster, Commonwealth of Pennsylvania, Ordinance No. 2007-02, as amended, shall remain in full force and effect as previously enacted and amended.

SECTION 4. This Ordinance shall become effective five (5) days after its enactment by the Board of Supervisors of the Township of East Cocalico, Lancaster County, Commonwealth of Pennsylvania.
ENACTED this ___ day of ___, 2019.

EAST COCALICO TOWNSHIP
BOARD OF SUPERVISORS

By: __________________________
   (Name), Chairman

By: __________________________
   (Name), Vice-Chairman

By: __________________________
   (Name), Secretary
VI.
New Planning Matters for Discussion and Action

D. REVIEWS
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 18, 2019

Re: Advisory Plan Review Comments
    LCPC #: 69-174-1G, Duane R. & Natasha L. D’Orazio
    Manheim Township
    LCPC Meeting of March 25, 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: 1333 Beaconfield Lane, Lancaster PA 17601
Location: South side of Beaconfield Lane, north of the Conestoga River
Parcel ID #: 3909744500000 / 3900804400000
Owner(s): Duane R. & Natasha L. D’Orazio
Applicant: Same
Firm: Trimble Surveyors
Received: February 25, 2019
Proposal: To join-in-common a 1.076 acre lot and a 0.563 acre lot to create a resultant 1.639 acre lot. The project is located inside the Central Lancaster Urban Growth Area.

Utilities: Public water and sewage disposal exist

Zoning: R-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 Lancaster County Planning Commission’s Review Certificate should be revised to the following:

The Lancaster County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on ____________, 20__, and copy of the review is on file at the office of the Planning Commission in LCPC File No. ____________. This certificate does not indicate approval or disapproval of the plan by the Lancaster County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth, or the Federal Government.

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

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

* * *

DSS\GEN\fe

S:\COMMUN\PLC\2019\3-25\19\DRAFT69-174-1G\Dona\&Natasha\Dora\GEN\doc
MEMORANDUM

To: Lancaster County Planning Commission

From: Porter Stevens
Senior Community Planner

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

Date: March 18, 2019

Re: Advisory Plan Review Comments
LCPC #: 77-408A, 166 Ulrich Road Lot 2 Subdivision Plan
Fulton Township
LCPC Meeting of March 25, 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: 675 Nottingham Rd, Peach Bottom, PA 17563
Location: South side of Nottingham Road, approximately 1,900 feet west of its intersection with Little Britain Church Road
Parcel ID #: 2808141700000
Owner(s): Wilmer W. & Rosene F. Nolt
Applicant: SFP Properties, LLC
Firm: Ludgate Engineering Corporation
Received: February 8, 2019
Proposal: Subdivide one (1) 10.05-acre parcel from one (1) 183-acre parcel. This project is not located in an Urban Growth Area.

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

Zoning: A-Agricultural

Present Use: Agricultural; single family detached; industrial (sawmill)

RECOMMENDATIONS

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

1. Lancaster County records indicate that there is a FEMA designated Flood Zone covering the easternmost portion of Lot 1. It is recommended that the plan set me amended to display this flood zone.

2. It is recommended that the locations of existing on-lot water and septic systems for Lot 1 be added to the plan set.

3. The language of the LCPC Review Certificate should be edited to match the following:

The Lancaster County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on ______________________, 20____, and copy of the review is on file at the office of the Planning Commission in LCPC File No. ___________________. This certificate does not indicate approval or disapproval of the plan by the Lancaster County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth, or the Federal Government.

*Signatures of Chairman and Vice Chairman or their designees

4. A Professional Land Surveyor or Professional Engineering Stamp should be added to the cover sheet.
Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

DSS/CPS/fe
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor, Senior Community Planner

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

Date: March 18, 2019

Re: Advisory Plan Review Comments
    LCPC #: 78-290-2, 1341 Hilltop Road
    Brecknock Township
    LCPC Meeting of March 25, 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: Hilltop Road / 1341 Hilltop Road / 1349 Hilltop Road, Narvon PA 17555
Location: West side of Hilltop Road, 850’ north of East Maple Grove Road (SR 1046)
Parcel ID #: 040690740000 / 040800070000 / 040870930000
Owner(s): Ray M. Schlouch, Patricia A. Schlouch, Alvin L. Schlouch, Jr., & Kristi L. Leppien / Herman J. Blakely & Sharon R. Sensenig
Applicant: Herman J. Blakely & Sharon R. Sensenig
Firm: Hershey Surveying, Inc.
Received: February 25, 2019
Proposal: To join-in-common a 1.324-acre parcel (Parcel "A") and a 0.123-acre parcel (Parcel "C") from a 3.706-acre Lot (Existing Lot 2) to a 3.682-acre lot (Existing Lot 1). The plan also proposes to join-in-common a 0.333-acre parcel (Parcel "B") from a 3.642-acre lot (Existing Lot 3) to Existing Lot 1 in order to alleviate an encroachment. The project is not located within and Urban Growth Area (UGA) or a Village Growth Area (VGA).

Utilities: Private on-lot water and sewage disposal exist

Zoning: FR – Forest Recreational (Existing Lots 1 and 2)
AG – Agricultural (Existing Lot 3)

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

RECOMMENDATIONS

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

1. The plan should illustrate all significant environmental or topographic features that are within the subject properties, or within 200’ feet of the subject properties, including but not limited to contour lines and wooded areas.

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

3. Please add the LCPC File # 78-290-2 to the lower right-hand corner of the plan.

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

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

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

* * *

DSS/LHP/fe

S:\COMMUNITY\LCPC2019\3-21-19\DRAFT\78-290-2 1341HilltopRoad-LHP.doc
LOT ADD-ON PLAN
FOR
1341 HILLTOP ROAD

CERTIFICATE OF ACCURACY SURVEY
Lancaster County Surveyor

CERTIFICATE OF ACCURACY PLAN
Lancaster County Surveyor

LOT ADD-ON PLAN
FOR
1341 HILLTOP ROAD

SITE LOCATION MAP

OWNERS OF RECORD
Herman J. Blakely & Sharon R. Blakely

SOURCES OF TITLE
Herman J. Blakely & Sharon R. Blakely

LANCASTER COUNTY CODE
DISTRICT 14

GENERAL PLAN NOTES
1. DEEDS SEEN ARE IN DRAFT FORMAT.
2. THE CONTRACTS OF SALE REQUIRE THE BUYER TO PROVIDE A DETAILED PLANNING APPLICATION TO THE LANCASTER COUNTY PLANNING COMMISSION.
3. THE CONTRACTS OF SALE REQUIRE THE BUYER TO PROVIDE A DETAILED ZONING APPLICATION TO THE LANCASTER COUNTY PLANNING COMMISSION.
4. THE CONTRACTS OF SALE REQUIRE THE BUYER TO PROVIDE A DETAILED SITE PLAN TO THE LANCASTER COUNTY PLANNING COMMISSION.
5. THE CONTRACTS OF SALE REQUIRE THE BUYER TO PROVIDE A DETAILED SITE PLAN TO THE LANCASTER COUNTY PLANNING COMMISSION.

ZONING DATA

SITE DATA

LOT ADD-ON PLAN
FOR
1341 HILLTOP ROAD

1341 HILLTOP ROAD

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN AND OF DEDICATION
(DUAL OWNERS)
MEMORANDUM

To:        Lancaster County Planning Commission
From:      Laura H. Proctor
            Senior Community Planner
Thru:      Dean S. Severson, AICP
            Director for Community Planning
Date:      March 18, 2019
Re:        Advisory Plan Review Comments
            LCPC #: 78-386-2, 6980 & 6950 Division Highway
            Caernarvon Township and Salisbury Township
            LCPC Meeting of March 25, 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:    6980 and 6950 Division Highway, Narvon PA 17555
Location:   Northwest corner of Division Highway (SR 0322) and Churchtown Road (SR 1017)
Parcel ID #: 5600266100000 / 5606509800000
Owner(s):   Morgan Court Partners, LP / Buena Vista Company, Inc.
Applicant:  Pinnacle Premier Properties, LLC Attn: Barry Baldwin
Firm:       Hershey Surveying, Inc.
Received:   February 25, 2019
Proposal: To join-in-common a 1.473-acre lot (Existing Lot 1) with a 4.352-acre lot (Existing Lot 2) and construct a two-phase building addition to the existing 7,200-square foot building on Lot 1. Phase 1 will consist of a 10,000-square foot addition and Phase 2 will consist of a 9,000-square foot addition. 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: I – Industrial (Caernarvon Township)
GC – General Commercial (Salisbury Township)

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 should provide a Sheet Index and indicate which pages are to be recorded.

2. The applicant should provide the existing parking standards and the proposed parking on the Plan Cover Sheet.

3. The applicant should add an 811 One Call Act stamp to the Plan Cover Sheet.

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

5. The applicant should note the location of the existing on-lot septic system.

6. Please add the LCPC File # 78-386-2 to the lower right-hand corner of the plan sheets.

7. Revised deeds for the resultant lot 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: Porter Stevens
Senior Community Planner

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

Date: March 18, 2019

Re: Advisory Plan Review Comments
   LCPC #: 79-188-4, Weis #133 Gas-N-Go Land Development Plan
   West Lampeter Township
   LCPC Meeting of March 25, 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: Revised Final Land Development Plan
Address: 2600 Willow Street Pike North, Willow Street, PA 17584
Location: West Side of Willow Street Pike North, approximately 950 feet south of its intersection with Long Lane.
Parcel ID #: 3200133400000
Owner(s): THF Kendig Development, L.P.
Applicant: Weis Markets, Inc.
Firm: Hobert, Rowland, and Grubic
Received: February 21, 2019
Proposal: Construction of three (3) pump gas station with kiosk, air pumping station, fuel truck unloading zone, and other associated infrastructure. This project is located in the Central Lancaster Urban Growth Area.

Utilities: Public sewer; public water

Zoning: (CH) Commercial Highway

Present Use: Commercial

RECOMMENDATIONS

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

1. It is recommended that additional shade trees be added to landscaping plan, wherever feasible. In addition to their aesthetic value, healthy trees can convey several benefits to urban areas, including reducing stormwater runoff and lowering the ambient air temperature on hot sunny days. Installing additional shade trees will create a cooler, more comfortable environment for customers of the proposed gas station.

2. It is recommended that a note detailing how trash will be collected and removed from the site be added to the plan set.

3. The LCPC Review Certificate should be added to the cover sheet:

   The Lancaster County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on ____________, 20____, and copy of the review is on file at the office of the Planning Commission in LCPC File No. ____________________. This certificate does not indicate approval or disapproval of the plan by the Lancaster County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth, or the Federal Government.

*Signatures of Chairman and Vice Chairman or their designees
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

$:/COM/MUN/FL/LCPC/2019/03-23-19/DRAFT/19-188-4 Kmdig5q/Wesli33GanNGi9-CPS.doc
REVISED FINAL LAND DEVELOPMENT PLAN FOR KENDIG SQUARE SHOPPING CENTER WEIS MARKETS #133 GAS-N-GO WEST LAMPETER TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA FEBRUARY 21, 2019
MEMORANDUM

To: Lancaster County Planning Commission

From: Porter Stevens
Senior Community Planner

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

Date: March 18, 2019

Re: Advisory Plan Review Comments
LCPC #: 80-385D, 426 Twin Elm Road Lot Add-On Plan
Strasburg Township
LCPC Meeting of March 25, 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: 426 Twin Elm Road, Strasburg, PA, 17579
Location: South Side of Twin Elm Road, approximately 1,600 feet west of its intersection with Bunker Hill Road
Parcel ID #: 580642900000; 580701130000
Owner(s): Mervin L. & Anna Mae Fisher; John M. & Elizabeth K. Ebersol
Applicant: Mervin L. & Anna Mae Fisher; John M. & Elizabeth K. Ebersole
Firm: Hershey Surveying, Inc
Received: February 13, 2019
Proposal: Subdivide one (1) 0.750 acre parcel from one (1) 83.77 acre parcel, and join it in common with one (1) 0.982 acre parcel. This will create one (1) 83.02 acre parcel and one (1) 1.732 parcel. This project is not located in a Designated Urban Growth Area.

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

Zoning: Ag-Agricultural

Present Use: Agricultural; single family detached

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 locations of existing on-lot water and septic systems for Lot 2 be added to the plan set.

2. It is recommended that an 811 One Call Act stamp 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
LOT ADD-ON PLAN
FOR
426 TWIN ELM ROAD

ZONING DATA

ZONING DISTRICT: A - AGRICULTURAL

SITE DATA

OWNERS OF RECORD:

SOURCES OF TITLE:

VARIANCES GRANTED:

OVERALL DEED PLOT/COMPILATION

REFERENCE DRAWINGS/SUBDIVISION PLANS.

"CLEAN & GREEN" NOTE

REMAIING LANES, LOT E OF THIS PLAN ARE SUBJECT TO THE FOLLOWING NOTE:

HEREBY, ACCORDING TO GRANTING THE SUBJECT PROPERTY IS SUBJECT TO THE
REGULATIONS OF THE "CLEAN & GREEN" PROGRAM IN EFFECT ON THE DATE OF THE
REMAIING LANES, LOT E. THE "CLEAN & GREEN" PROGRAM IS ADMINISTERED BY THE
LOCAL GOVERNMENT OF THE TOWNSHIP WHERE THE SUBJECT PROPERTY IS LOCATED.

SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OF THEIR DESIGNS.

LOT ADD-ON PLAN DRAFTING CERTIFICATE

SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OF THEIR DESIGNS.
MEMORANDUM

To: Lancaster County Planning Commission

From: Brad L. Stewart  
Senior Community Planner

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

Date: March 18, 2019

Re: Advisory Plan Review Comments  
LCPC #: 81-244B, Roscoe Greenawalt  
West Donegal Township  
LCPC Meeting of March 25, 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 Lot Add-on Plan
Address: 318 Miller Road
Location: Southeast corner of Miller Road & West Ridge Road
Parcel ID #: 160268360000
Owner(s): Roscoe K. Greenawalt and Roscoe K., Jr. & Brenda K. Greenawalt
Applicant: Same
Firm: DC Gohn Associates, Inc.
Received: February 19, 2019
Proposal: To join-in-common a 1.29-acre tract from a 1.73-acre residential lot (Lot #1) to an existing 1.37-acre residential lot (Lot #2) creating a 0.44-acre residential lot and a 2.66-acre residential lot. The project site is located outside of the Elizabethtown Urban Growth Area.

Utilities: Public Sewer and On-lot Water

Zoning: R1 – Low Density Residential

Present Use: Residential

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 sewer lateral connection for Lot #2.

2. Both subject properties and the surrounding residential neighborhood south of the Stoneybrooke residential development are not served by public water. The Township and the Elizabethtown Area Water Authority should consider planning to extend public water service to this area.

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
Lot Line Change Plan
for
Ross Greenawalt
West Donegal Township
Lancaster County, Pennsylvania

TOTAL SITE AREA

GROSS AREAS OF SUBJECT TRACTS:

LOT 1 (1.106 AC (449.62 m²))
LOT 2 (1.205 AC (486.05 m²))

METRIC AREAS OF SUBJECT TRACTS:

LOT 1 (1.106 AC (449.62 m²))
LOT 2 (1.205 AC (486.05 m²))

VERIFICATION:

By virtue of the power of attorney granted to me by the undersigned, the undersigned hereby certifies that this plan is true, correct and complete in all respects. This plan has been prepared and verified by the undersigned.

ROGERS, G. GREGORY

DATE: December 16, 2000

This plan has been prepared and verified by the undersigned.

VERIFICATION:

By virtue of the power of attorney granted to me by the undersigned, the undersigned hereby certifies that this plan is true, correct and complete in all respects. This plan has been prepared and verified by the undersigned.

ROGERS, G. GREGORY

DATE: December 16, 2000

This plan has been prepared and verified by the undersigned.
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 18, 2019

Re: Advisory Plan Review Comments
LCPC #: 89-383-1, 3856 Oak Lane
Leacock Township
LCPC Meeting of March 25, 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: 3856 Oak Lane, Gordonville PA 17529
Location: West of the terminus of Oak Lane, south side of Old Philadelphia Pike (SR 340)
Parcel ID #: 3505832800000 / 3503973900000 / 3503808000000
Owner(s): Allen F. & Naomi Mae King, Samuel L. & Annie K. Stoltzfus
Applicant: Same
Firm: Hershey Surveying, Inc.
Received: February 15, 2019
Proposal: To join-in-common a 29,080 square feet parcel from an 8.222 acre lot (Lot 3) to a 10,194 square foot lot (Lot 1). To join-in-common a 12,583 square foot parcel from an 8.222 acre lot (Lot 3) to a 2.755 acre lot (Lot 2). The project is located outside a Designated Growth Area.

Utilities: Public water and sewer exists on Lot 1, public sewer and private water is proposed on Lot 2, and private water and sewage disposal exists on Lot 3.

Zoning: Rural Residential (RR) and Rural Village (RV)

Present Use: Agricultural and Residential

RECOMMENDATIONS

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

1. Revised deeds for the conveying and new lots should be provided and recorded as part of this subdivision plan approval. We encourage the owners to record deeds to avoid possible future confusion in the real estate and title community.

2. The well and a 100 foot well isolation area should be identified around the existing well on Lot 3.

3. Sheet no. 2 notes that Lot 1 has public water and sewer, but the site data indicates that on-lot water and sewer utilities exist. Clarification should be provided.

4. 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 LPC staff prior to plan recordation. Failure to do so will result in complications during the plan recording process due to incorrect paperwork necessary for plan recordation.

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

* * *

DSS\GEN\fe

S:\COMMUNFL\LCPC\201902-19\DRAFT\89-383-1 3656 Oak Lane-GEN.doc
MEMORANDUM

To: Lancaster County Planning Commission

From: Porter Stevens
    Senior Community Planner

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

Date: March 18, 2019

Re: Advisory Plan Review Comments
    LCPC #: 97-164-1, KFG Trucking Land Development Plan
    West Lampeter Township
    LCPC Meeting of March 25, 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: 1004 Willow Street Pike, Lancaster, Pa, 17602
Location: West Side of Willow Street Pike (Rt 222), just south of the Conestoga River.
Parcel ID #: 3203347400000
Owner(s): KFG Holdings, LLC
Applicant: Kevin Gavaghan, KFG Trucking, Inc
Firm: dH Enterprises, Inc.
Received: February 21st, 2019
Proposal:  Construction of trucking company terminal on one (1) 2.892 acre parcel, with one (1) 5,712 sq ft maintenance building, nine (9) truck parking spaces, sixteen (16) standard parking spaces, trash enclosure, and other associated infrastructure.

Utilities:  Public sewer; public water

Zoning:  I/M Industrial/Mixed Use

Present Use:  Vacant

RECOMMENDATIONS

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

1.  *Places2040*, the Lancaster County Comprehensive Plan, proposes a new trail that would create a north-south connection between the existing Enola Low Grade Trail and Lancaster City through the core of West Lampeter Township. Specifically, this trail proposes to utilize the abandoned railroad bridge that lies within the subject property, to cross the Conestoga River.

   It is therefore recommended that applicant work with Township and County staff to identify and dedicate an easement that would allow the proposed trail to pass through the subject property and cross the Conestoga River via the existing railroad bridge. The trail, when created, would create a vital active transportation corridor through the southern portion of the Central Lancaster Urban Growth Area, giving citizens living south of Lancaster City practical and recreational transportation opportunities.

   Creating an easement through the subject property will ensure that a key link in the proposed trail corridor is preserved until it can be developed. Additionally, working with the applicant to create an easement as part of this development plan, as opposed to an undetermined point in the future, will ensure that it will be created to minimize any potential conflict between trail users and the daily operation of his business.

2.  The disused railroad bridge in the northern portion of the subject property creates a key link in the north-south active transportation trail proposed by *places2040*; it enables the trail to cross the Conestoga River without the substantial expense of constructing a new span, while preserving a visible link to the history of transportation in Lancaster County. It is therefore vital that the bridge be preserved, until a cohesive development plan be created for the overall trail.
As a result, LCPC recommends that a note be added to the plan that states “There is no intent, as part of this plan, to alter, demolish, move, or make modifications to the historic railroad bridge situated on the northern portion of the subject property.”

3. It is recommended that the safe stopping distance for the entrance to the property be added to the plan set.

4. The language of the LCPC signature block should be edited to match the following:

The Lancaster County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on ________________, 20___, and copy of the review is on file at the office of the Planning Commission in LCPC File No.________________. This certificate does not indicate approval or disapproval of the plan by the Lancaster County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth, or the Federal Government.

_____________________________  ______________________________
*Signatures of Chairman and Vice Chairman or their designees

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/CPS/fe

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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 18, 2019

Re: Advisory Plan Review Comments
LCPC #: 07-13B, Paul S. Blank
Salisbury Township and Honey Brook Township, Chester Co.
LCPC Meeting of March 25, 2019

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GENERAL INFORMATION

Subject: Final Subdivision Plan
Address: 6281 Meadeville Road, Narvon PA 17555
Location: Northeast of the intersection of Churchtown Road and Meadeville Road
Parcel ID #: 5604542500000 / 560553500000
Owner(s): Paul S. & Fannie S. Blank
Applicant: Same
Firm: Concord Land Planners and Surveyors Inc.
Received: February 14, 2019
Proposal: To join-in-common a 40.081 acre parcel from a 90.656 acre lot to a 10.494 acre lot. The project is located outside a Designated Growth Area.

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

2. A 100 foot well isolation area should be identified around all existing wells.

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
MEMORANDUM

To:       Lancaster County Planning Commission

From:  Laura H. Proctor
        Senior Community Planner

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

Date: March 18, 2019

Re: Advisory Plan Review Comments
    LCPC #: 19-11, A&A Enterprises
    Brecknock Township
    LCPC Meeting of March 25, 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 Land Development Plan
Address: 1521, 1527, and 1529 Reading Road, Mohnton PA 19540
Location: East side of Bowmansville Road, west of Reading Road (SR 0625)
Parcel ID #: 0402349900000 / 0409055200000 / 0403899000000 / 0409410100000
Owner(s): Dolores O. Homan / Robert M. & Christine M. Homan / Aaron R. & Audrey B. Hoover / Glenn S. & Anna L. Weber
Applicant: Aaron R. & Audrey B. Hoover
Firm: Pioneer Management, LLC
Received: February 22, 2019
Proposal: To develop four buildings totaling 34,920 square feet, improve an existing drive, and create eight parking stalls on an 8.776-acre lot (Tract 1). The buildings will consist of two 11,460-square foot shop buildings, a 9,600-square foot storage building, and a 2,400-square foot storage shed. The project is located outside of the proposed Bowmansville Village Growth Area (VGA).

Utilities: Private on-lot water and public sewage disposal exist

Zoning: HC – Highway Commercial

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 applicant should provide the lot, yard, and height requirements for lots without water and sewer, as the plans propose the use of a sewage holding tank.

2. A clear sight triangle for the access drive’s intersection with Reading Road should be provided on the Layout Plan (Sheet 3).

3. The terms of the existing access easement for the driveway that crosses the lots located at 1521 and 1527 Reading Road to reach 1529 Reading Road should be updated to reflect the proposed widening near the drive’s intersection with Reading Road.

4. Please add the LCPC File # 19-11 to the lower right-hand corner of the plan sheets.

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

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DSS/LHP/fe