MONDAY, APRIL 8, 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:

March 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. #2-41 Akron Borough, Proposed amendment to the Zoning Ordinance by adding provisions relating to "short-term rentals" including a definition of "short-term rental", creating conditions for approval by right of that use, establishing short-term rentals as permitted uses by right in all zoning districts and modifying other zoning related regulations associated therewith and also modifying the definition pertaining to "lot coverage" and deleting the definition for "maximum impervious surface"

2. #46-141 Mount Joy Township, Proposed amendment to Chapter 113, Storm Water Management, to add regulations governing high tunnels and to amend the Zoning Ordinance to revise fence regulations

3. #52-42 Providence Township, Proposed miscellaneous amendments to the Zoning Ordinance
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. #74-160A, Wayne R. & Linda K. Houck, West Hempfield Township
2. #76-38-3, Sunrise Structures, Salisbury Township
3. #79-93-3, Goodwill Keystone Area, Mount Joy Township
4. #84-180-3, Parkside Reserve, Manheim Township
5. #87-97-1, Jeffrey A. & Patricia S. Nadu, Martic Township
6. #90-174-5, Lititz Rec Center Expansion, Lititz Borough
7. #95-168-3A, Sunnyside – Phase 1, Lancaster City
8. #03-8-1D, Landis Farm – Phase 4, East Hempfield Township
9. #03-51-5A, Elm Tree Properties, LLC – Phase 5A, Rapho Township
10. #04-25-1, Carl & Fanny Smucker, Little Britain Township
11. #06-55B, Darrel Lehman Dump Truck Services, LLC, Mount Joy Township
12. #08-46A, Wildflower Ridge, East Earl Township
13. #17-4A, Charles Rehm, Paradise Township
14. #19-12, LHC Holdings, LLC, Upper Leacock Township
15. #19-13, United Churches Elizabethtown Area, Elizabethtown Borough
16. #19-15, Steven Stoltzfus Residence, Salisbury 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 22, 2019**
DRAFT
MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE: MONDAY, MARCH 25, 2019

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

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

Commissioners Benjamin Bamford, Edward Fisher and Ismail Smith-Wade-El was not present.

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

OTHERS: James Strong Member’s 1st
Rick Castranio Member’s 1st

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 – March 11, 2019: Commissioner Shaffer moved to approve the minutes as submitted. Commissioner Karr seconded the motion. The motion passed unanimously.
IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations: None.

B. Committees and Task Forces: None.

C. Reports and Presentations from LCPC Staff:

1. Executive Director: No report

2. Division Directors:

a. Mr. Scott Standish, Director for Countywide Planning, reminded that the Partners for Place meeting is rescheduled for April 3, 2019 at 10:30 a.m. He said staff is working on having spring meetings in late April or early May at different locations within the county.

b. Mr. Bob Bini, Director for Transportation Planning, distributed a flyer for a workshop which will be held on April 17, 2019 from 6:00-7:00 p.m. at East Lampeter Township municipal building. He said this workshop is for municipal representatives to learn about the Smart Growth Transportation (SGT) program. Staff will give a presentation on the application timeline, eligible projects and funding reimbursement process. Notice of Intent forms and updated program guidelines will be distributed at the workshop and as well as posted on the LCPC website. This is a fifth round of funding for SGT program.

c. Mr. Dean Severson, Director for Community Planning, said that this On-Farm Business 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. Community planning staff has been working on developing this document, Laura Proctor, Senior Community Planner will talk about it in details. At the end staff will ask the Commission to endorse the document.

- On-Farm Business Community Planning Tool - Introduction

Laura Proctor, Senior Community Planner, provided an overview of the need of creating 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. The owners of these businesses are facing challenges due to their
operations growing too large for the agricultural areas in which they are located. In expanding their businesses, they often risk non-compliance with municipal Zoning Ordinances.

The Economic Development Company of Lancaster has been working with LCPC, municipalities and business owners to address this issue. Partners for Place, Lancaster Agricultural Preserve Board and Lancaster Farmland Trust will likely be involved to provide feedback and analysis. The study area is identified on the Future Land Use and Transportation Map in Places2040 as part of the Eastern Lancaster County Cultural Landscape. Several Municipalities in ELANCO and Pequea Valley regions have expressed interest, it was previously discussed in the Elanco Region Comprehensive Plan and in the Zoning Ordinances of the eight involved municipalities in that region.

This Community Planning Tool seeks to provide guidance to municipal officials on how they can approach this issue so that they can allow their local on-farm business to grow when creating or revising their regulations.

Commissioner Martin moved to endorse the on-Farm Business Community Planning Tool. Commissioner Shaffer seconded the motion. The motion passed unanimously.

V. Previously Postponed Planning Matters for Discussion and Action:

A. Lancaster County Comprehensive Planning Items: None.

B. Community Planning Reviews: None.

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

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

E. Other Planning Matters: None.

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

VI. New Planning Matters for Discussion and Action:

A. Lancaster County Comprehensive Planning Items: None.

B. Community Planning Reviews:
1. **#4-100**, 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.

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

2. **#8-189**, 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)

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

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

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

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

3. Unconditional Preliminary Plan Approval: **None**.

4. Requests for Time Extensions: **None**.

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

1. **#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

10. **#07-13B**, Paul S. Blank, Salisbury Township
Commissioner Martin moved to recommend approval of the above reviews. Commissioner Yoder seconded the motion. The motion passed unanimously (Commissioner Martin abstained from item #4).

9. **#97-164-1, KFG Trucking, LLC, West Lampeter Township**

Commissioner Shaffer suggested that it should be strongly recommended that Township and County staff work to obtain a commitment from the applicant 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.

After discussion, Commissioner Shaffer moved to recommend approval of the above review, as amended. Commissioner Ryan 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 Ryan seconded the motion. The meeting was adjourned at 4:05 p.m.
VI.
New Planning Matters for Discussion and Action

B. COMMUNITY PLANNING REVIEWS
MEMORANDUM

To: Lancaster County Planning Commission

From: Porter Stevens, AICP
Senior Community Planner

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

Date: April 1, 2019

Re: CPF #: 2-41, Zoning Ordinance Text Amendment
Akron Borough
LCPC Meeting of April 8, 2019

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

The Lancaster County Planning Commission (LCPC) staff has reviewed the above-referenced zoning ordinance text amendment and recommends approval with modifications. The amendment, if adopted, would create a new definition for “short-term rentals,” establish them as a permitted use in all zoning districts, and create additional regulations that require the owner of the dwelling to be a resident of Akron, requires them to obtain a permit from the Borough, and creates signage and parking standards. It also amends the definition of “Lot Coverage” to clarify the types of smaller structures and ground covers that are to be included in lot coverage calculations and replaces maximum lot coverage standards for all zoning districts.

PROPOSAL

The proposed amendment would amend several sections of the Akron Borough Zoning Ordinance; these changes focus on two topics, maximum lot coverage and short-term rentals.

Maximum Lot Coverage

The amendment changes the existing definition of “Lot Coverage;” the language in this
definition currently lists structures that are EXCLUDED from lot coverage calculations: “fences, free standing walls, retaining walls, playground equipment, temporary wading pools, cornices, eaves, gutters, stoops, balconies, fire escapes, SWMO facilities and unclosed steps.” The amendment is proposing to replace this language with a list of structures and materials that ARE included in coverage calculations: “buildings, parking areas, driveways, roads, streets, sidewalks, decks, pools, areas of concrete or asphalt, stone, or other compacted soil.” The amendment also standardizes maximum lot coverage standards for five (5) of Akron’s Zoning Districts: 60% for the R-1, R-2, and R-3 residential districts, and 80% for the C-1 Commercial and C-M Commercial Mixed Districts.

**Short-term Rentals**

The amendment is proposing to create new regulations to permit short term rentals (STR) in the Borough, as a by-right use in single family dwellings in all zoning districts. The submitted zoning amendment includes a new definition for the use:

**Short-term Rentals** – Short-Term Rentals shall be defined as a fully furnished single family or portion of a single-family dwelling owned by an Akron Borough resident that is rented on a short-term basis to registered guests for a period of less than thirty (30) continuous days. Guests have use of the facilities as provided for in any contract of agreement with the owner or management company, and no services, such as meals or daily house cleaning are provided to the guests and as are Licensed under Chapter 13 Part 4 of the Code of Ordinances.

The amendment proposes the creation of a new section of additional standards for STRs, Section 1240. This section includes several building code and zoning regulations that a STR operator must meet in order to operate legally in the Borough. They include limiting the stay of a guest to less than thirty (30) days, banning any exterior or interior sign visible to the public, and requiring the owner/operator to be a resident of the Borough of Akron.

Section 1240 also requires STR operators to obtain a “Short Term Rental Permit,” which will be governed by a separate amendment to Chapter 13, Part IV of the Borough of Akron Code of Ordinances. Regulations in that amendment lay out a wide variety of application and operation standards that a STR owner must comply with in order to obtain and maintain a legal permit. A few examples:

- Permits are issued for a one (1) year period, and must be reapplied for at the end of each year.
- The single-family dwelling must be registered with the Borough as a STR unit, with approval only after inspection of the unit by the Borough Zoning Office and Building Code Inspector to establish compliance with the Zoning Ordinance and Building and Property Maintenance Codes. A copy of the building layout and permit application must be provided to the Akron police, fire company, and permit officer.
- The applicant must prepare a “notice” that must be continuously posted on the STR unit,
which contains the name of the local contact for the owner, 911 address of the property, maximum permitted number of occupants, and other important information.

- The applicant must provide the Permit Officer confirmation that the applicant has registered with the Lancaster County Treasurer to pay hotel/room taxes.

Finally, the amendment proposed to add parking requirements for STRs that would require “two additional off-street parking spaces for each rental bedroom.” It also provides the option of utilizing two off-street spaces from a different property, so long as the applicant obtains a written lease from the owner.

COMMENTSARY

The Borough should be commended for taking a proactive approach to the issue of short-term rentals (STR). While the proliferation of STRs is not currently a significant issue in this municipality, the Borough has recognized that this is a rapidly growing land use in Lancaster County and is creating the necessary regulations to ensure that it does not create any issues in the future.

The regulations proposed in this Zoning Ordinance Amendment are comprehensive, and work to anticipate and minimize several potential land use impacts of STRs. Requiring two (2) off-street parking spaces for each bedroom will ensure that new STRs do not have an adverse impact on public parking resources in the Borough; resources which are limited in the older core along Main St, where historic development patterns generally limit parking to on-street spaces.

The proposed amendment also addresses a concern shared by many municipalities in Lancaster County over STRs: the purchase of local housing stock by outside individuals or entities for conversion into STR properties. The requirement that an STR operator in Akron must be a resident of the Borough will effectively limit owners to individuals who live in the community and have a vested interest in ensuring that their property does not have an adverse effect on the surrounding neighborhood.

Additionally, the substantial requirements proposed in the Borough Code amendment that establishes short-term rental permits will work to keep STR properties in compliance with local and state building codes, minimize impacts to adjacent properties, and hold irresponsible operators accountable for substandard maintenance or repetitive nuisances. Requiring an inspection of the property by both Zoning and Code Officers, before the permit can be even issued, will work to keep properties up to code and ensure that the quality of housing stock in the Borough is not impacted. Also, requiring the designation of a local contact person, and requiring that person to respond within one (1) hour to any issues raised by the Borough will ensure that any issues with an STR property are addressed quickly.

Finally, the edits proposed to zoning standards that regulate maximum lot coverage are a positive change. The new language clarifies how maximum lot coverage is calculated, and cleans up inconsistent, sometimes confusing information in the Borough’s Zoning Ordinance. This will
improve Akron’s ability to consistently regulate stormwater runoff from new development or the redevelopment of existing sites.

After reviewing the submitted amendment language, staff has the following recommendations:

1. It is recommended that definitions of “Transient Occupant” and “Non-Transient Occupant” be added to Borough’s Zoning Ordinance, in conjunction with the proposed definition of “Short Term Rentals.” Transient Occupant is a term commonly found in short-term rental regulations and serves to further clarify how STRs are permitted in a municipality (in addition to other transient accommodation uses, like Bed and Breakfasts or Hotels/Motels). Adding this term will make the proposed Akron ordinance consistent with other municipalities that have adopted STR regulations and will strengthen the legal foundation of the ordinance.

   It is also recommended that the definition of “Short-Term Rental” be amended to replace “registered guest” with “transient occupant.” The Borough should also utilize these terms in other definitions that address transient or non-transient housing uses, either as part of this ordinance as part of a future amendment.

2. It is recommended that the borough clarify the phrase “rented on a short-term basis” in the proposed definition of short-term rentals. It is unclear if this passage is referring to renting an STR for less than 30 days, or another time sensitive regulation that the Borough is proposing. If it is intended to be the former, it is recommended that the passage be deleted as it is redundant.

3. It is recommended that the list of building code requirements for STRs, proposed in Chapter 27, Section 1240 (3) be deleted from the zoning ordinance amendment. An identical set of requirements is listed in the Borough Code, as a condition for obtaining an STR permit. Listing them in the Zoning Ordinance is therefore redundant. It could be replaced by language stating, “the premises must comply with all PUC, IPC, and other building code requirements, as listed in Chapter 13, Part IV, Section 13-402, ‘Permit Requirements.’”

4. It is recommended that a new standard be added to the proposed Short-Term Rental permit, that requires a potential STR owner to submit documentation that his/her primary address is within the Borough of Akron (utility bill, deed, etc.). This will guarantee that STR owners will be Akron residents, and will clarify for applicants how they can meet this requirement.

5. It is recommended that the maximum lot coverage for the Borough’s R-1 district be reduced from 60% to 40%. Given that the minimum lot size for this district is 12,500 sq ft, this reduction would make the Akron Zoning Ordinance consistent with other municipalities in the County that have similar lot size requirements.
Staff recommends approval of the submitted Zoning Ordinance Amendment with the above-listed modifications.

**CONSISTENCY WITH COMPREHENSIVE PLANS**

*Lancaster County Comprehensive Plan*

This Zoning Ordinance Amendment is consistent with several of the Big Ideas proposed in *places2040*, Lancaster County’s Comprehensive Plan. *Places2040* encourages us to “Create Great Places,” by providing a greater supply and diversity of housing types to own and rent. By permitting short term rentals, Akron is creating an additional rental option for visitors who are interested in spending time, and some of their disposable income, in the Borough. At same time, the stringent requirements proposed for obtaining and maintaining an STR permit will ensure that any growth of this new land use in Akron will not adversely impact the overall quality of the community.

*Places2040* also encourages us to “Take Care of What We Have,” by promoting entrepreneurship while also maintaining public infrastructure. The proposed short-term rental ordinance gives Akron residents the opportunity to earn additional income from their homes, which in turn will allow them to make further investments in their property and in the larger community. Finally, *places2040* also encourages us to improve water quality and work together on stormwater management; updating the maximum lot coverage definitions and standard will greatly improve the effectiveness of Akron’s Zoning Ordinance at limiting polluted stormwater runoff into local streams.

*Municipal Comprehensive Plan*

The *Comprehensive Plan for the Borough of Akron*, adopted in December of 2018, contains several recommendations that are consistent with this Zoning Ordinance Amendment. The vision for the Infrastructure section of the plan states that the Borough will “…effectively manage stormwater runoff from its roads and parking lots, and citizens work to minimize contributions to stormwater flows from individual properties.” The Housing section of this plan also contains a specific recommendation, that Akron should modify its Zoning Ordinance to create regulations for Short-term Rentals.

* * *

DSS/CPS/fe
BOROUGH OF AKRON

ORDINANCE NO. ____________

AN ORDINANCE OF THE BOROUGH OF AKRON, COUNTY OF LANCASTER, AMENDING CHAPTER 27 OF THE BOROUGH OF AKRON CODE OF ORDINANCES (THE "AKRON BOROUGH ZONING ORDINANCE") BY ADDING PROVISIONS RELATING TO "SHORT-TERM RENTALS" INCLUDING A DEFINITION OF "SHORT-TERM RENTAL", CREATING CONDITIONS FOR APPROVAL BY RIGHT OF THAT USE, ESTABLISHING SHORTTERM RENTALS AS PERMITTED USES BY RIGHT IN ALL ZONING DISTRICTS AND MODIFYING OTHER ZONING RELATED REGULATIONS ASSOCIATED THEREWITH AND ALSO MODIFYING THE DEFINITION PERTAINING TO "LOT COVERAGE" AND DELETING THE DEFINITION FOR "MAXIMUM IMPERVIOUS SURFACE"

A. Upon review, Borough Council finds that the Borough's Zoning Ordinance should make provisions for "short-term rentals" in all its Zoning Districts, subject to certain regulations relating to that use.

B. Borough Council also finds that there needs to be some clarification on the Definitions as they apply to "Lot Coverage" and "Maximum Impervious Surface."

C. Upon recommendation of staff and following review and recommendation by the Akron Borough Planning Commission and review by the Lancaster County Planning Commission, and proper advertisement, in conformance with the Pennsylvania Municipalities Planning Code, and the holding of a Hearing thereon by the Council of the Borough of Akron, the Borough of Akron Council hereby determines that the adoption of amendments to Chapter 27 of the Borough of Akron Code of Ordinances, (The "Akron Borough Zoning Ordinance"), as hereinafter set forth, are in the best interests of the Borough; and

D. Council further finds that the changes as described above and as set forth hereinafter are consistent with the Borough's Comprehensive Plan and with the Preambles (purposes) set forth in Chapter 27 of the Borough of Akron Code of Ordinances (The "Akron Borough Zoning Ordinance").

NOW THEREFORE, BE IT HEREBY ENACTED AND ORDAINED and it is hereby enacted and ordained by the authority of the Council of the Borough of Akron, that Chapter 27 of the Borough of Akron Code of Ordinances (hereinafter "Code of Ordinances"), the Akron Borough Zoning Ordinance, is amended in the following respects:
I. A. Chapter 27, Section 502 “Definitions” is amended by adding the following Definition and by incorporating it into this Section 502 in alphabetical order:

"Short-term Rentals: ‘Short-Term Rentals shall be defined as a fully furnished single family or portion of a single family dwelling owned by an Akron Borough resident that is rented on a short-term basis to registered guests for a period less than thirty (30) continuous days. Guests have use of the facilities as provided for in any contract of agreement with the owner or management company, and no services, such as meals or daily house cleaning are provided to the guests and as are Licensed under Chapter 13 Part 4 of the Code Of Ordinances.

B. Chapter 27, Section 502 “Definitions” is also amended by substituting the following definition for “Lot Coverage”:

Lot Coverage – The percentage of lot covered or occupied by man-made structures or surfaces (whether impervious, semi-impervious, or pervious). All structures (such as buildings, parking areas, driveways, roads, streets, sidewalks, decks, pools, areas of concrete or asphalt, stone, or other compacted soil) shall be considered for the purpose of this calculation, whether they are termed “pervious” or not. This is calculated by dividing the maximum horizontal cross section of all man-made structures and surfaces on a lot by the total area of the lot upon which the buildings are located.

C. Chapter 27, Section 502 “Definitions” is amended by deleting “Maximum impervious surface.”

II. Chapter 27, Section 704.A (8) of the Code of Ordinances is amended to read as follows:

“(8) Maximum lot coverage: 60%”

III. Chapter 27, Section 805.A(8) of the Code of Ordinances is amended to read as follows:

“(8) Maximum lot coverage: 60%”

IV. Chapter 27, Section 904.1.C.(8) of the Code of Ordinances is amended to read as follows:

“(8) Maximum lot coverage: 60%”

V. Chapter 27, Section 1004.B (5) of the Code of Ordinances is amended to read as follows:

“(8) Maximum lot coverage: 80%”

VI. Chapter 27, Section 1104 is amending by adding:

“D. Maximum lot coverage: 80%”
VII. Chapter 27, Section 1205. “Offstreet Vehicle Storage and Parking” is amended at subparagraph 3 thereof by adding a new subparagraph to read as follows:

“T. Short-term Rentals – Two additional off street parking spaces for each rental bedroom shall be provided. If off street parking is not permitted on the lot of a single family dwelling, then two additional off-street parking spaces for each rental bedroom may be located off lot, as long as there is a written lease with the owner of the land where the spaces are located. In the event of the loss of such off lot spaces, no short term rentals shall be permitted until further parking is established.

VIII. Chapter 27, Part 12 of the Code of Ordinances is amended by adding a new Section 1240 “Requirements for Short-term Rentals” as follows:

1) The maximum length of stay per registered party shall be less than thirty (30) consecutive days.
2) No exterior or interior sign intended to be seen by the public shall be permitted.
3) In addition to meeting the Pennsylvania Uniform Construction Codes and the International Property Maintenance Code (latest editions adopted by Borough) as adopted by the Borough of Akron, the premises must meet all of the following:
   A) Operating smoke detector in each bedroom
   B) Operating smoke detector outside each bedroom in the common hallway
   C) An additional operating smoke detector and carbon monoxide detector on each level.
   D) GFI outlet required if outlet located within six feet of water source (all sinks, sump pumps, etc.)
   E) Aluminum and metal exhaust from dryer (if dryer is provided)
   F) Mounted and visible fire extinguisher in kitchen (2-A, 10BC fire extinguisher or better)
   G) Stairs, including handrail, (indoor and outdoor) in good condition.
   H) Covers on all outlets.
   I) Fully functioning bathing and toilet facilities.
   J) Fully functioning kitchen (if one has been installed)
4) The owner of the Dwelling shall reside in the Borough of Akron.
5) The applicant must meet the International Property Maintenance Code as adopted by the Borough of Akron. The property for such purposes shall be continued to be considered as a single family dwelling.

IX. Amend all District “Permitted Uses” so that “Short-Term Rentals in single family dwellings subject to Section 1240” shall be considered “Permitted Uses” in all Zoning Districts.

X. In all other respects, Chapter 27 of the Borough of Akron Code of Ordinances is hereby ratified and reconfirmed.
XI. This Ordinance shall take effect immediately.

ENACTED AND ORDAINED this ____ day of _____________, 2019.

AKRON BOROUGH COUNCIL

By: ____________________________
   John Williamson, President
   Borough of Akron

Attest: ___________________________
        Susan Davidson, Secretary

(Seal)

APPROVED this _____ Day of _____________, 2019.

______________________________
John McBeth, Mayor
MEMORANDUM

To: Lancaster County Planning Commission

From: Brad Stewart
Senior Community Planner

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

Date: April 1, 2019

Re: CPF #: 46-141, Township Code Text Amendment
Mount Joy Township
LCPC Meeting of April 8, 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

Mount Joy Township is proposing Chapter 113, Storm Water Management, to add regulations governing high tunnels and to amend the Zoning Ordinance to revise fence regulations.

COMMENTARY

The amendment will add provisions to the Township stormwater management ordinance that are consistent with Pennsylvania House Bill 1486, which prevents municipalities from requiring farmers to submit stormwater management plans on high tunnel structures that meet the law’s guidelines. The proposed amendment defines a high tunnel as a structure which is used for the production, processing, keeping, storing, sale or shelter of an agricultural commodity as defined in the "Pennsylvania Farmland and Forest Land Assessment Act of 1974," or for the storage of agricultural equipment or supplies. High tunnels must be constructed with a metal, wood, or plastic frame; must be covered with plastic, woven textile or other flexible covering; and must
have a floor made of soil, crushed stone matting, pavers or a floating concrete slab. The amendment would also add stormwater exemption requirements for high tunnels to “the Application/Plan Processing Procedures section” (Article V) of the stormwater ordinance. The requirements state that any person seeking to erect a high tunnel in all cases must file an application. If a person seeks an exemption from the Storm Water Management Act, he or she must provide all information necessary to demonstrate that the high tunnel meets the definition and that the high tunnel meets the requirements of Section 2.B.(4) of this amendment. These requirements include:

- A high tunnel or it’s flooring must not exceed 25% impervious area of all structures located on the owner’s total contiguous land area.

- The high tunnel meets one of the following:
  
  o The high tunnel is located at least 100 feet from any perennial stream or watercourse, public road or neighboring property line.

  o The high tunnel is located at least 35 feet from any perennial stream or watercourse, public road or neighboring property line and located on land with a slope not greater than 7%.

  o The high tunnel is supported with a buffer or diversion system that does not directly drain into a stream or other watercourse by managing storm water runoff in a manner consistent with requirements of this Chapter.

The proposed amendment will also add provisions in the Township zoning ordinance that will not require a zoning permit for fence installations that are intended to be a part of active agricultural operations. This does not apply to fences associated with agritourism enterprise, agritourism special event, festival or farm-related businesses.

LCPC staff finds no policy inconsistencies with this amendment and recommends approval of the amendment.

**CONSISTENCY WITH COMPREHENSIVE PLANS**

*Lancaster County Comprehensive Plan*

The Lancaster County Comprehensive Plan does not address the stormwater implications of high tunnels nor does it address fences used for agricultural operations.
Municipal Comprehensive Plan

The Northwest Regional Comprehensive Plan does not address the stormwater implications of high tunnels nor does it address fences used for agricultural operations.

*   *   *

DSS/BLS/fe
TOWNSHIP OF MOUNT JOY
Lancaster County, Pennsylvania

ORDINANCE NO. _________

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF MOUNT JOY TOWNSHIP, CHAPTER 113, STORM WATER MANAGEMENT, TO ADD REGULATIONS GOVERNING HIGH TUNNELS AND TO AMEND CHAPTER 135, ZONING, TO REVISE FENCE REGULATIONS.

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

Section 1. The Code of Ordinances of Mount Joy Township, Chapter 113, Storm Water Management, Article II, Definitions, §113-22, Definitions of Terms, shall be amended by adding the following definition in alphabetical order:

HIGH TUNNEL – A structure which meets the following:

(1) Is used for the production, processing, keeping, storing, sale or shelter of an agricultural commodity as defined in section 2 of the act of December 19, 1974 (P.L.973, No. 319), known as the "Pennsylvania Farmland and Forest Land Assessment Act of 1974," or for the storage of agricultural equipment or supplies.

(2) Is constructed consistent with all of the following:

   (i) Has a metal, wood or plastic frame.

   (ii) When covered, has a plastic, woven textile or other flexible covering.

   (iii) Has a floor made of soil, crushed stone, matting, pavers or a floating concrete slab.

Section 2. The Code of Ordinances of Mount Joy Township, Chapter 113, Storm Water Management, Article V, Application/Plan Processing Procedures, §113-51, Permit Required; Exemptions, shall be amended by adding a new Subsection B, Exemption from Permit Requirements, by adding a new Paragraph (4) which shall provide as follows:
(4) A person seeking to erect a high tunnel shall in all cases be required to file an application under this Chapter. A person seeking exemption from this Chapter on the basis that the high tunnel is exempted pursuant to the Storm Water Management Act, as amended by Act 15 of 2018, shall provide all information necessary to demonstrate that the high tunnel meets the definition set forth herein and that the proposed high tunnel meets all of the following requirements:

(a) The high tunnel or its flooring does not result in an impervious area exceeding 25% of all structures located on the owner's total contiguous land area; and

(b) The high tunnel meets one of the following:

[1] The high tunnel is located at least 100 feet from any perennial stream or watercourse, public road or neighboring property line.

[2] The high tunnel is located at least 35 feet from any perennial stream or watercourse, public road or neighboring property line and located on land with a slope not greater than 7%.

[3] The high tunnel is supported with a buffer or diversion system that does not directly drain into a stream or other watercourse by managing storm water runoff in a manner consistent with requirements of this Chapter.

(c) Nothing in this subsection shall be construed to exempt high tunnels from other requirements applicable under Federal, State or Township ordinances, including, but not limited to, Chapter 135, Zoning.

(d) Nothing in this subsection shall apply to impervious surfaces including, but not limited to, driveways or parking and loading areas which may be installed in connection with the high tunnel.

Section 3. The Code of Ordinances of Mount Joy Township, Chapter 135, Zoning, Article XXIII, General Regulations, §135-315, Fences and Walls, Subsection A, Paragraph (2), shall be amended to provide as follows:

(2) Notwithstanding the requirements of Section 135-363.A, no zoning permit is required for the erection of a fence which is installed as part of an active agricultural operation on the lot. Such agricultural fencing shall meet all requirements of this Section. This Paragraph does not apply to fences associated with an agritourism enterprise, agritourism special event, fair or festival, or farm-related business.

Section 4. All other sections, parts and provisions of the Code of Ordinances of the Township of Mount Joy 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 be and shall remain in full force and effect.

Section 6. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Mount Joy as provided by law.

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

TOWNSHIP OF MOUNT JOY
Lancaster County, Pennsylvania

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

[TOWNSHIP SEAL]
MEMORANDUM

To: Lancaster County Planning Commission

From: Alex W. Rohrbaugh, AICP Senior Community Planner

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

Date: April 1, 2019

Re: CPF #: 52-42, Zoning Ordinance Text Amendments – Miscellaneous Items

Providence Township

LCPC Meeting of April 8, 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

Providence Township proposes to make miscellaneous changes to its Zoning Ordinance. Below is a summary of the proposed changes:

- Updating definitions for Nursing Homes, Access Drive, and Farm Lane
- Renaming R-4 Manufactured Home zoning district to “R-4 High Density Residential Zone”
- Adding requirements for manure cleanup for owners of buggy horses as it relates to adjacent properties
- Revised language so that lot add-ons between farms does not count towards subdivision rights
- Reducing the minimum lot area for agricultural uses from 50 acres to 10 acres (this change, however, does not affect the minimum size of a farm needed for subdivision rights, which is 52 acres)
- Eliminating “storage or mail order activities” as a permitted home occupation use
• Requiring a minimum lot size of 50 acres for Concentrated Animal Feeding Operations (CAFOs)

• Correcting some clerical errors and table references

• Revising elder cottage requirement – requiring a maximum dwelling size of 1,000 square feet and allowing them to be constructed onto principal dwellings, provided the cottage housing kitchen facilities are removed after cease of operations

• Permitting Automobile/Boat/Farm Machinery/Trailer/Rental Equipment, including service and repair by right in the Commercial and Industrial zoning districts

BACKGROUND / COMMENTARY

Providence Township Supervisors began holding monthly meetings in Summer 2018 to discuss changes to the Township Zoning Ordinance. These text amendments were developed to address specific items including ones brought before the Board of Supervisors by citizens, as well as issues that kept recurring at the Zoning Hearing Board level. Township Staff, citizens, a member of the Township Planning Commission, the Township Solicitor, and LCPC Community Planning Staff attended these meetings and provided input on the proposed changes.

The amendments regarding minimum lot size for agricultural use correct discrepancies in the Zoning Ordinance between a minimum lot size for agricultural use (50 acres) in the Agricultural district versus the minimum lot size needed for a farm to have subdivision rights (52 acres) in the Agricultural district. Most farms in the township are currently less than 50 acres; therefore, if additional farm uses were proposed on a farm less than 50 acres, it requires Zoning Hearing Board approval. The proposed amendments would reduce the minimum farm lot size to 10 acres (except for CAFOs, which are proposed to be a minimum of 50 acres) for the purposes of use while keeping the minimum lot size for subdivision rights at 52 acres. Making these changes ensures that smaller farms have on-going viability while keeping regulations in place to prevent fragmentation of larger farms.

The proposed amendments also address elder cottages, including a maximum building size of 1,000 square feet allowing an elder cottage to be an addition to the principal dwelling. These changes are designed to increase flexibility by allowing elder care in the form of a principal dwelling addition.

Another major change to the Ordinance is permitting by right Automobile/Boat/Farm Machinery/Trailer/Rental Equipment, including service and repair (subject to performance criteria) in the Commercial and Industrial zoning districts – currently this use is a Special Exception (subject to performance criteria) in Industrial and not permitted in Commercial. The Township’s Commercial and Industrial districts exist mostly along Lancaster Pike (PA Route 272) and Beaver Valley Pike (US 222), which are major arterials through the municipality and where similar uses are already located. Permitting this use by right, subject to performance criteria, is appropriate in the Commercial and Industrial districts and helps to simplify zoning by reducing discretionary reviews by the Zoning Hearing Board.
The remaining changes proposed for the Zoning Ordinance are generally clerical and routine in nature but are necessary for clear interpretation of the Zoning Ordinance.

**LCPC STAFF RECOMMENDATION**

LCPC Staff recommends approval of the proposed text amendments.

**CONSISTENCY WITH COMPREHENSIVE PLANS**

*Lancaster County Comprehensive Plan (places2040)*

The proposed text amendments are consistent with the following *places2040* catalytic tool:

- **Simplify Zoning** – Several of the amendments, including permitting by right “Automobile/Boat/Farm Machinery/Trailer/Rental Equipment, including service and repair” in the Commercial and Industrial zones and allowing agricultural uses by right on 10-acre lots reduces the discretionary review process by 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 reduce the minimum lot sizes for agricultural uses from 50 acres to 10 acres, allowing more opportunities for small, on-farm businesses and helps to ensure on-going viability.

- **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 allowing more flexibility in how elder cottages can exist, whether as a stand-alone structure or as an addition to an existing dwelling. This may reduce the regulatory barriers that increase the cost of housing.

*Providence Township Comprehensive Plan (2008)*

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

- **Locate industrial and commercial activities in currently designated areas along Lancaster Pike and Beaver Valley Pike where vehicular access is adequate.** The proposed text amendments permitting by right vehicular sales/repair in Commercial and Industrial zoning district (which are mostly located along Lancaster Pike and Beaver Valley Pike) helps to achieve this objective.

- **Promote continuation of agricultural activities on prime farmland soils by permitting a wide variety of farm-related land uses, supplemental farm businesses, and other compatible activities.** Reducing the minimum lot size to 10 acres for agricultural uses allows all farmers more opportunities for agricultural activities without needing Zoning Hearing Board approval.

* * *
ORDINANCE NO. 19-

AN ORDINANCE OF THE TOWNSHIP OF PROVIDENCE AMENDING THE PROVIDENCE TOWNSHIP ZONING ORDINANCE OF 2014

WHEREAS the Providence Township Board of Supervisors enacted the current zoning ordinance (hereinafter “Ordinance”) for Providence Township on December 22, 2014, and subsequently amended that Ordinance;

WHEREAS the Board of Supervisors has been made aware of various suggestions to amend the Ordinance to more effectively administer and address zoning within the Township; and,

WHEREAS the Board believes it is in the best interests of the Township to amend certain provisions of the existing Ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Supervisors of Providence Township that the Zoning Ordinance adopted December 22, 2014, is hereby amended as follows:

1. Section 112 is amended to delete the definition of RESIDENTIAL FACILITY FOR THE CARE OF THE AGED OR INFIRM

2. Section 112 is amended to change the definition of Nursing, Retirement or Rest Homes to the following:

NURSING, REST OR RETIREMENT HOMES - Facilities designed for the housing, boarding and dining associated with some level of nursing care, including a building or group of buildings designed and used specifically for the residence and care of aged or infirm persons, which can include one (1) type of residential facility or a continuum of care, including retirement communities, assisted care facilities, continuing care facilities, skilled and intermediate care facilities, and health care centers in conjunction with residential facilities.

3. Section 112 is amended to change the definition of Access Drive to the following:

ACCESS DRIVE - A private drive providing access to an off-street parking and/or loading area for any use other than one or two single-family dwelling units, a farm or for a use permitted in Section 300.
4. Section 112 is amended by adding a definition for Farm Lane as follows:

**FARM LANE** - An unimproved cartway used solely for farm animals and farm equipment on a property that is actively used for an agricultural use.

5. Section 200.4.8, Section 201.4.6 and Section 429, all relating to Farm House Expansion, are deleted and each section is identified as “Reserved for Future Use”.

6. The title of Section 204 is changed from Title Changed from Manufactured Home Park Zone (R-4) to High Density Residential Zone (R-4).

7. Section 442.6, relating to the Keeping of Carriage and Buggy Horses, is deleted and replaced with the following:

442.6 All animal wastes shall be properly stored and disposed of so as not to be objectionable at the site’s property line. All animals, their housing and their outdoor pasture/recreation areas shall be properly maintained so as not to become a nuisance to adjoining properties.

8. Section 200.5.4 is amended as follows:

200.5.4 A subdivision that merely transfers land from one farm to another farm shall not be counted against the permitted number of lots to be subdivided from a tract, as set forth in Section 200.5.3. In addition, a lot add-on to any property shall not be counted against the permitted number of lots to be subdivided from a tract, as set forth in Section 200.5.2.

9. Section 200.7 is amended to reduce the minimum area for an agricultural or horticultural use from 50 acres to 10 acres.

10. Section 440.1 in the Home Occupations Section is modified by eliminating the use “Storage or Mail Order activities in which goods are distributed from the dwelling or property” as one which is prohibited from being a Home Occupation.

11. Section 421, dealing with CAFOs and CAOs, is amended by adding Section 421.14 to make the minimum lot area 50 acres, as follows:
Section 421.14 Minimum Lot Area- Fifty (50) acres.

12. The Lot Area, Width and Coverage tables in the Agricultural and various Residential Districts (A, R-1, R-2, R-3 and R-4 Zones) are modified, as reflected on the tables attached to this Ordinance, and collectively marked as Exhibit "A", to identify the correct setbacks for various-sized accessory buildings.

13. The following clerical errors are corrected in various sections of the Ordinance:

Section 102.1- Change Article 7 to Article 5 at the end of the section.

Section 705- change last sentence to Section 321.7, Section 322 Signs, and remove the reference to cutting of any tree.

Section 201.3.8- reference to Section 446 should be Section 442.

14. Sections 427.1 and 427.7- ECHO Housing are amended as follows:

427.1 The elder cottage may either be of portable construction, located within the building containing the principal dwelling, or located within an existing building on the property and may not exceed (1,000) square feet of floor area.

427.7 The elder cottage, if portable, shall be removed from the property within three (3) months after it is no longer occupied by a person who qualifies for the use. If the elder cottage is located within the building containing the principal dwelling, or in an existing building on the property, the elder cottage shall be removed within the three-month period by removing the kitchen plumbing and appliances.

15. The list of permitted uses in the Commercial District is amended to allow the sales of automobiles, trucks, heavy equipment, boats, trailers and rental equipment as a permitted use, by adding the following section:

205.2.32 Automobile, boat, farm machinery, trailer, and rental equipment, including service or repair facilities as an accessory use and if conducted within a completely-enclosed building, and heavy equipment and/or commercial truck sales, service and repair, such as excavation machinery, commercial trucks, buses, farm equipment, manufactured homes, trailers and
other similar machinery, subject to the requirements of Section 436.

16. Section 205.4.3 in the Uses Permitted by Special Exception is deleted and identified as "Reserved for Future Use".

17. The list of permitted uses in the Industrial District is amended to allow the sales of automobiles, trucks, heavy equipment, boats, trailers and rental equipment as a permitted use, by adding the following section:

206.2.32 Automobile, boat, farm machinery, trailer, and rental equipment, including service or repair facilities as an accessory use and if conducted within a completely-enclosed building, and heavy equipment and/or commercial truck sales, service and repair, such as excavation machinery, commercial trucks, buses, farm equipment, manufactured homes, trailers and other similar machinery, subject to the requirements of Section 436.

18. Section 206.4.5 in the Uses Permitted by Special Exception is deleted and identified as "Reserved for Future Use".

19. All other provisions of the current Zoning Ordinance shall remain in full force and effect.

20. The provisions of this Ordinance are severable. If any provision of this Ordinance or its application to any person or circumstance is held invalid by a court of competent jurisdiction, such validity shall not affect any other provision or application of this Ordinance.

21. This Ordinance shall become effective five (5) days after enactment.

This Ordinance has been enacted this _____ day of ____________, 2019.

PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS

___________________________

___________________________

___________________________
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
       Senior Community Planner

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

Date: April 1, 2019

Re: CPF #: 59-23, Zoning Ordinance Map and Text Amendment
    Terre Hill Borough
    LCPC Meeting of April 8, 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

Terre Hill Borough has prepared a comprehensive update of its zoning ordinance. The draft ordinance will replace the existing zoning ordinance map and text that was adopted in 1976. Though there have been zoning amendments made over the years, there have been no significant changes to the bulk of the ordinance. The Lancaster County Planning Commission (LCPC) staff has reviewed the zoning ordinance map and text amendments. Terre Hill Borough is located within the ELANCO North Urban Growth Area (UGA).

PROPOSAL

Terre Hill Borough has undertaken a comprehensive update of its 1976 zoning ordinance. The Borough Planning Commission spent significant time and energy in reviewing and thoughtfully updating the document. The Planning Commission reviewed the zoning ordinances of other Lancaster County municipalities comparable in size and type of development to the Borough. These include Christiana, Adamstown, Lititz, and Mount Joy Boroughs. The updated zoning map, if adopted, would rezone the majority of the parcels on Main Street to
Residential/Commercial Mixed Use (R-C) from Low Density Residential (R-1) and Medium Density Residential (R-2). Additionally, the Borough proposed to rezone parcels on Broad Street from West Main Street to just beyond Vine Street from R-1 and R-2 to R-C. The Borough has proposed to rename the current R-2 zoning district as the R-C district and to allow by right the following uses: no impact home based businesses, retail sales, restaurants, and personal service, banks and professional offices. The list of uses permitted by special exception has also been expanded, and now includes uses such as internet marketplace for short term lodging, multiple family dwellings, condominiums, gas station minimarts, night clubs, and geothermal heating and cooling. Other proposed updates include rezoning a relatively large parcel on the far west side of the Borough from R-1 to R-2; limiting the Commercial/Neighborhood (CN) district to the parcels bordered by Linden Street to the west, North Earl Street to the north and east, and Watt Avenue to the south; and renaming the High Density Residential zoning district from R-3 to R-2. The amendment also proposes to reduce the minimum lot size requirements in the R-1 district from 10,000 square feet to 8,500 square feet; add requirements for all permitted uses in all districts; and to add regulations for medical marijuana, Airbnb-type establishments, and billboards.

The proposed zoning ordinance text amendment provides new and/or updated definitions for dozens of terms. The Borough has also significantly expanded regulations for both parking and signage; clarified the requirements for sheds and fences; and added several conditional uses (such as townhouses; lot sizes of less than 8,500 square feet or more than 10,000 square feet; and communications tower or antenna in the R-1 zoning district). The Borough also proposes to require that the Borough Planning Commission review and comment on all Zoning Hearing Board (ZHB) applications and conditional use proposals, adding another level of oversight and allowing the Planning Commission to provide some context for the ZHB and Borough Council as they consider applications for zoning relief.

**COMMENTARY**

The Borough is to be commended for an update to its Zoning Ordinance that is comprehensive, thoughtful, and conducive to retaining the character of the Borough. By creating the R-C zoning district, the Borough will bring many pre-existing non-conforming commercial uses along the West and East Main Street into conformance. Currently, there are numerous commercial establishments which have been in operation for a significant period of time as non-conforming uses. These businesses contribute to the historic village character of the Borough’s Main Street and by bringing them into conformance, the Borough will promote these uses that support the local population. The Borough has provided updated setback requirements for the R-C zoning district that will further encourage the preservation of the downtown community character. Whereas the current R-2 district’s front yard setback regulations are dictated by the class of road that the parcel abuts, the Borough now proposes that the front wall of any new building or structure shall not be located more than five feet farther back from the street than the front wall of the nearest adjacent building or structure within the same zoning district. Such a regulation encourages future development that is at the same scale as the existing historic structures whose shallow setbacks are pedestrian-oriented and promote a village-like character.
The Borough is also to be commended for updating its current zoning map. The proposed rezonings will bring certain preexisting nonconforming uses into conformance as well as selectively encourage higher density residential development in some of the Borough’s remaining larger lots.

The following comments are provided for the Borough’s consideration prior to the final action of the zoning ordinance map and text amendments:

1. At some point in the future, the Borough may want to consider rezoning the parcels that are bordered by New Street to the West, Willow Street to the north, Linden Street to the east, and North Hill Road and Randall Drive to the south from R-1 to R-2. As has been discussed during several Borough Planning Commission meetings, these parcels are served by public water and sewer, and have the potential for the stubs of Donna Drive, Randall Drive, and Park Circle to connect. Such a connection would afford residents living in the north-central section of the Borough the ability to easily access the Main Street commercial area by foot.

2. Staff recommends that the Borough consider including churches as a permitted use in the C-1 and I-1 zoning districts. The amendment proposes to add membership clubs by right in both districts, but churches are not listed as a use. The two uses are similar in that they allow groups of people to gather in large groups, one for religious purposes. The Borough should consider the applicability of the Equal Terms provision of the federal Religious Land Use and Institutionalized Persons Act (RLUIPA).

3. During discussion relating to the proposed zoning ordinance update at its March 28, 2019 meeting, the Terre Hill Borough Planning Commission discussed addressing tiny homes as a use. It is recommended that following the adoption of the updated zoning ordinance, the Borough consider adding provisions for this use in future amendments to the document. The Borough is encouraged to consult the Tiny Homes Community Planning Tool created by LCPC staff.

4. It is recommended that the Borough consider updating its Future Land Use (FLU) Map that was included in the ELANCO Region Comprehensive Plan. There are some inconsistencies between the FLU map and proposed zoning updates in the Borough’s Zoning Map update.

The Borough is to be commended for taking the initiative to updating its zoning regulations and zoning map. LCPC staff recommends approval of the proposed zoning ordinance map and text amendments.

CONSISTENCY WITH COMPREHENSIVE PLANS

Lancaster County Comprehensive Plan
The proposed zoning ordinance map and text amendments are consistent with the “big ideas,” policies, and catalytic tools & strategies of places2040, the Lancaster County Comprehensive Plan. The proposed amendments to the Borough’s Zoning Ordinance and zoning map are conducive to the goal of “Creating Great Places” by encouraging a mixture of uses in our communities and corridors. The Borough also promotes the Big Idea of “Growing Responsibly” by prioritizing redevelopment and infill in Urban Growth Areas and encouraging land development at an intensity conducive to places2040’s recommendation for 5.5 dwelling units per acre in the ELANCO North UGA.

Municipal Comprehensive Plan

The proposed updates to the Terre Hill Borough Zoning Ordinance are consistent with the goals and objectives promoted in the ELANCO Region Comprehensive Plan. In particular, the proposed update to the document encourages the maintenance of Terre Hill’s small-town character, a goal stated within the Plan. However, the proposed updates to the Borough’s zoning map diverge from the Plan’s Future Land Use Map, specifically in that the FLU only makes provisions for Medium Density and High Density Residential. As noted above, it is recommended that the Borough update its FLU to be consistent with the updated zoning map when the ELANCO region updates its comprehensive plan.

* * *

DSS/LHP/fe
BOROUGH OF TERRE HILL

Lancaster County, Pennsylvania

ZONING ORDINANCE

DRAFT ORDINANCE AS OF FEBRUARY 2019
# Table of Contents

A. General Regulations

<table>
<thead>
<tr>
<th>Part 1 General Provisions</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>§101. Short Title; Purpose; Scope; Interpretation; Conflict; Uses Not Provided For</td>
<td>1</td>
</tr>
<tr>
<td>§102. Establishment of Districts</td>
<td>2</td>
</tr>
<tr>
<td>§103. Development Objectives</td>
<td>2</td>
</tr>
<tr>
<td>§104. Definitions</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part 2 Residential Districts</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>§201. R-1 Low Density Residential District</td>
<td>16</td>
</tr>
<tr>
<td>§202. R-2 High Density Residential District</td>
<td>18</td>
</tr>
<tr>
<td>§203. R-C Residential/Commercial Mixed Use District</td>
<td>21</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part 3 Commercial District</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>§301. C-N Commercial/Neighborhood District</td>
<td>25</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part 4 L-I Industrial District</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>§401. L-I Limited Industrial District</td>
<td>28</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part 5 Supplementary Regulations</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>§501. Common Regulations</td>
<td>31</td>
</tr>
<tr>
<td>§502. Supplementary Use, Design and Performance Regulations</td>
<td>31</td>
</tr>
<tr>
<td>§503 Criteria for Special Exceptions, Conditional Uses and other selected uses</td>
<td>34</td>
</tr>
<tr>
<td>§505. Accessory Use Regulations</td>
<td>58</td>
</tr>
<tr>
<td>§506. Nonconforming Use Regulations</td>
<td>59</td>
</tr>
<tr>
<td>§507. Off-Street Loading Regulations</td>
<td>60</td>
</tr>
<tr>
<td>§508. Off-Street Parking Regulations</td>
<td>60</td>
</tr>
<tr>
<td>§509. Sign Regulations</td>
<td>63</td>
</tr>
<tr>
<td>§510 Fences</td>
<td>76</td>
</tr>
<tr>
<td>§511 Animals</td>
<td>77</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part 6 Administration</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>§601. Administration and Government</td>
<td>78</td>
</tr>
</tbody>
</table>
§602. Permits.
§603. Certificate of Use and Occupancy.
§604. Fees; Determination.
§605. Amendments.

Part 7 Zoning Hearing Board
§701 Zoning Hearing Board.
§702. Hearings
§703. Jurisdiction.
§704. Parties Appellant Before the Board.
§705. Time Limitations.
§706. Stay of Proceedings.
§707. Appeal.
ZONING DISCLAIMER
The digital zoning layer was created for the Lancaster County Planning Commission and the Lancaster County GIS Department. The zoning layer is intended as the best interpretation of current zoning districts of each municipality and in no way represents or replaces the official zoning map of the municipality. It is the user’s responsibility to confirm the accuracy of the data and quality of zoning districts by referencing the official zoning map of the municipality. For complete disclaimer see http://www.co.lancaster.pa.us/gisdisclaimer.

Created by Lancaster Co. GIS/IT Dept.
SLL 3-06-19 T:/gisdata/gisedits/d590/terrehillbznclr11X17.mxd

1 inch = 4800 ft.
VI.
New Planning Matters for Discussion and Action

D. 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: April 1, 2019

Re: Advisory Plan Review Comments
LCPC #: 74-160A, Wayne R. & Linda K. Houck
West Hempfield Township
LCPC Meeting of April 8, 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
Addresses: 3887-3871 Pawnee Road, Columbia
Location: North side of Pawnee Road, approximately 250 feet east of Pawnee Road / Sylvan Retreat Road intersection
Parcel IDs #: 3004587600000, 3006182000000
Owners: Wayne R. & Linda K. Houck (3887 Pawnee Road); Kenneth J. & Barbara J. Taggart (3871 Pawnee Road)
Applicants: Same
Firm: Land Grant Surveyors
Received: February 26, 2019
Proposal: Subdivision to convey 15,633 square feet (Parcel 7A) from Lot 7 (Taggert) to Lot 4 (Houck). The resultant sizes of Lots 4 and 7 would be 0.7 acres and 1.27 acres, respectively. The project is located within the Central Lancaster County Urban Growth Area.

Utilities: Public Sewer and On-Lot Well

Zoning: R-2 Residential

Present Use: Single-Family 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 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.

2. Please add the LCPC File # 74-160A 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

S:\COMM\INFL\LCPC\2019\9-19DRAFT\74-160A-Wynne\Linda\Houck-AWR.docx
UTILITY LISTING:

EXISTING LOT AREAS

RESULTANT LOT AREAS

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF EASEMENTS:

GENERAL NOTES:

WAIVERS/MODIFICATIONS:

SITE DATA:

CURRENT ZONING:

AREA AND HEIGHT REGULATIONS:

CURRENT OWNER(S):

LCPC#: 74-160A
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: April 1, 2019

Re: Advisory Plan Review Comments
    LCPC #: 76-38-3, Sunrise Structures
    Salisbury Township
    LCPC Meeting of April 08, 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: Newport Road, Gap PA 17527
Location: West side of Newport Road, south of Lincoln Highway
Parcel ID #: 5608445600000
Owner(s): Houston Run Properties, LLC
Applicant: L&L Sunrise Holdings, LLC
Firm: Impact Engineering Group
Received: March 7, 2019
Proposal: To develop a 13,600 square foot building and associated infrastructure on a 5.0165 acre lot. The project is located inside the Christiana-Gap Village Growth Area.

Utilities: Public water and sewage disposal exists

Zoning: Agricultural

Present Use: Undeveloped

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 location of all trash disposal screening and provide associated details.

2. The plans should note the location of all bicycle and/or buggy parking facilities and provide associated details.

3. Easements should be provided for all stormwater management facilities on Sheet 3; Grading and Utility Plan.

4. Consideration should be given to providing wall pack lighting at the dumpster and loading parking area as well as pole lighting at the access drive (Sheet 4).

5. Plan Sheet 5 should clarify if the 3 parking lot landscaping plants are Pinus nigra (Austrian pine/black pine) or Pinus strobus (Eastern White Pine). As noted, the scientific name does not match the common name. Care should be taken to choose plants that will not exceed the space provided. Care should also be taken to providing more than one species in a landscape buffer to allow for a continuation of the buffer if the single species is damaged by insects or disease. There are numerous diseases that impact pines that can cause major plant damage or death.

6. Plans in which land is conveyed, transferred, or owner name and/or address is amended after submission to the Lancaster County Planning Commission, must notify LCPC staff prior to plan recordation. Failure to do so will result in complications during the plan recording process due to incorrect paperwork necessary for plan recordation.
Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

*   *   *

DSS\GEN\fe

S:\COMMUNITY\LCPC2019\4-19\DRAFT\76-38-3 SunriseStructures-GEN.doc
MEMORANDUM

To: Lancaster County Planning Commission

From: Brad L. Stewart  
Senior Community Planner

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

Date: April 1, 2019

Re: Advisory Plan Review Comments  
LCPC #: 79-93-3, Goodwill Keystone Area  
Mount Joy Township  
LCPC Meeting of April 8, 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 Pennsylvanias Municipalities Planning Code establishes standards and procedures for the review of subdivision and land development plans. The Lancaster County Planning Commission offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to the project.

GENERAL INFORMATION

Subject: Preliminary/Final Land Development Plan  
Address: 2375 S. Market Street  
Location: North side of South Market Street, Rt. 230, approximately 250' west of Cloverleaf Road  
Parcel ID #: 4609670300000  
Owner(s): Goodwill Keystone Area c/o Rick Moser  
Applicant: Same  
Firm: DC Gohn Associates, Inc.
March 5, 2019

This project involves the removal of the existing building and the construction of a new building, reconfigured parking lot and access drives, sidewalks, stormwater management facilities and other site improvements on a 0.94-acre commercial lot. The project site is located within the Elizabethtown Urban Growth Area.

Utilities: Public Sewer and Public Water

Zoning: C-2 General Commercial

Present Use: Retail

RECOMMENDATIONS

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

1. The applicant should provide truck turning templates for trash pickup.
2. The applicant should provide the dumpster location.

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

S:\COM\UNP\LCPC\2019\4-8-19\DRAFT\79-93-3 GoodwillKeystonesArea-BLS.doc
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: April 1, 2019

Re: Advisory Plan Review Comments
LCPC #: 84-180-3, Parkside Reserve
Manheim Township
LCPC Meeting of April 08, 2019

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

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

GENERAL INFORMATION

Subject: Preliminary Subdivision and Land Development Plan
Address: 321 Petersburg Road, East Petersburg PA
Location: North side of Petersburg Road (Route 722), west of Lititz Pike (Route 501)
Parcel ID #: 3900703400000
Owner(s): Hoover Family Partnership
Applicant: Petersburg Road Associates
Firm: Pioneer Management, LLC
Received: March 7, 2019
Proposal: To develop 134 residential units on 141 lots on 67.384 acres. The project is located inside the Lancaster Central Urban Growth Area.

Utilities: Public water and sewage disposal exist

Zoning: R-1 Residential

Present Use: Agricultural

RECOMMENDATIONS

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

1. Consideration should be given to providing a 90° turn when connecting Fletcher Drive with Millpond Drive. This will allow a “natural break” between road names.

2. The applicant is to be commended for providing a riparian buffer. Consideration should be given to including a tree protection zone detail in support of Riparian Buffer Note #1. This will help maintain a separation from storage of material, temporary parking, pollution, or compaction of soil within the protected areas.

3. The applicant should consider amending the pedestrian connections to the adjacent Manheim Township Community Park to include connection to the existing trail network, not only to the property line.

4. General Note #20 should be revised to note that HOA maintenance will include snow removal of all sidewalks located on Lots 135, 136, 138, 139, and 140.

5. The Planting Schedule for Native Street Trees (Sheet 18) should note the number of each species proposed to be provided or clarify if the intent is to provide a monoculture of 137 Honey locusts.

6. Care should be taken to locating proposed fire hydrants away from proposed street trees to help detour possible root damage to water lines. The proposed detail on Sheet 64 should label the hydrant as 1’=0” away from sidewalks.

7. The plans should note the location of street lights and associated details. Care should be taken that they are not impeded by the location of proposed street trees.
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\GEN\fe

S:\COMMUNPL\LCPC2019-8-19\DRAFT\84-180-3 Parcels\divide\Parcelfe-GEN.doc
NOTE:
SEE SHEET 11 FOR LINE AND CURVE CHARTS.
SEE INTERSECTION CURB RADIUS DETAIL ON SHEET 8.

MATCHLINE SEE SHEET 10
MEMORANDUM

To:         Lancaster County Planning Commission

From:      Alex W. Rohrbaugh, AICP Senior Community Planner

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

Date:      April 1, 2019

Re:        Advisory Plan Review Comments
            LCPC #: 87-97-1, Jeffrey A. & Patricia S. Nadu
            Martic Township
            LCPC Meeting of April 8, 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
Addresses: 190-204 Magnolia Drive, Holtwood
Location: South side of Magnolia Drive, approximately 0.3 miles northeast of Magnolia Drive / Holtwood Road (PA Route 372) intersection
Parcel IDs #: 4309386000000, 4306516800000
Owners: Jeffrey A. & Patricia S. Nadu
Applicants: Same
Received: February 28, 2019
Proposal: Subdivision to create a 1.5-acre lot (Lot 3) from Lot 2 that will contain an existing single-family dwelling, and then add Lot 1 to the residual acreage of Lot 2 (Lot 1 contains multiple residential dwellings). The resultant sizes of Lots 2 and 3 will be 17.9 acres and 1.5 acres, respectively.

Utilities: Public Sewer and On-Lot Well

Zoning: Residential Low Density (RLD)

Present Use: Single-Family Residential Dwellings, Woodland

RECOMMENDATIONS

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

1. Lot 2, as it exists presently, is enrolled in the Clean and Green preferential assessment program. The following note should be added to the plan:

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

2. Related to Comment #1, the Applicant should review the requirements of the Clean and Green Act to determine on-going eligibility for the resultant Lots 2 and 3.

3. Aerial imagery from early 2018 shows a network of fences encompassing the cleared portion of Lot 2 (which includes the second dwelling and pond). The plan should show the entire fence, if it still exists.

4. A note should be added to the plan indicating how many dwellings the new, combined Lots 1 and 2 (17.9 acres) will contain.
5. Are the dwellings next to the existing detached garage served by the same septic system as the existing, larger dwelling to the west?

6. 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.

7. Please add the LCPC File # 87-97-1 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

S:\COMMON\PM\LCPC\2019\4-19 DRAFT\87-97-1 Jeffrey&PrioriaNote-AWR.docx
JEFFREY A. & PATRICIA S. NADU
FINAL LOT LINE CHANGE PLAN
LOCATED IN
MARTIC TOWNSHIP, LANCASTER COUNTY, PA

Owner's Address:
JEFFREY A. & PATRICIA S. NADU
204 MAGNOLIA DRIVE
HOLTWOOD, PA 17532

CERTIFICATION OF ACCURACY
I hereby certify that, to the best of my knowledge, the plan shown and described herein is true and correct to the
best of my knowledge, for the Martic Township Subdivision and Land
Development Ordinance.

[Signature]
Bryan W. Trout PE/ASBO

CERTIFICATION OF ACCURACY
I hereby certify that, to the best of my knowledge, the survey shown and described herein is true and correct to the
best of my knowledge, for the Martic Township Subdivision and Land
Development Ordinance.

[Signature]
William J. Bone GIC/ASBO

CERTIFICATE OF REVIEW BY MARTIC TOWNSHIP PLANNING COMMISSION
As a member of the Planning Commission, I reviewed the plan shown and described herein.

[Signature]
Chairman
Vice Chairman

LANCASTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
The Lancaster County Planning Commission, in accordance with the Pennsylvania Municipalities Planning Code, Approved this plan on the basis of the following:

[Signature]
Chairman
Vice Chairman

COMMISSIONER OF LANCASTER COUNTY

[Signature]
My Commission Expires

JEFFREY A. & PATRICIA S. NADU
204 MAGNOLIA DRIVE
HOLTWOOD, PA 17532

NOTES & SITE DATA
1. Zone Residential (R-3)
2. Lot Area: 1.06 Acres
3. Total Frontage: 60 Feet
4. Total Depth: 200 Feet
5. Total Acres: 0.44 Acres
6. Conveyed in fee simple to the single family detached
   Single Family Detached
   Lot 1: Addition 1
7. Building setbacks:
   Front - 40 Feet (50.5 Feet from center of road)
   Rear - 20 Feet
8. Minimum Lot Line Distance: 12 Feet
9. Minimum Lot Line Distance: 12 Feet
10. Minimum Lot Coverage: 2.5 Acres
11. Minimum Lot Coverage: 2.5 Acres
13. The survey herein shown was done in accordance with the standards of the American Congress on Surveying and Mapping.
14. The survey herein shown was done in accordance with the standards of the American Congress on Surveying and Mapping.
15. The survey herein shown was done in accordance with the standards of the American Congress on Surveying and Mapping.
16. Corner markers shall be set as required (1'F to 200') and 30' diameter
17. This plan was reviewed by Land Development Review Committee, dated 08/22/2023
18. This plan was approved by the Lancaster County Planning Commission on October 19, 2023.

CERTIFICATE OF FINAL PLAN APPROVAL BY MARTIC TOWNSHIP BOARD OF SUPERVISORS
As a member of the Martic Township Board of Supervisors, I hereby certify that this plan is in compliance with the Martic Township Zoning Ordinance and other applicable laws and regulations.

[Signature]
Chairman
Vice Chairman

CERTIFICATE FOR LOT LINE CHANGE/LOT ADD-ON
As a member of the Martic Township Board of Supervisors, I hereby certify that this plan is in compliance with the Martic Township Zoning Ordinance and other applicable laws and regulations.

[Signature]
Chairman
Vice Chairman

WAIVER REQUESTS:
1. Waiver from Section 206-202.4 of the Martic Township Zoning Ordinance that requires a minimum of 1,000 square feet of open space.

VERIFICATION
I, [Signature], hereby verify that this plan is in compliance with the Martic Township Zoning Ordinance and other applicable laws and regulations.

Date
[Signature]
Landscape Architect
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: April 1, 2019

Re: Advisory Plan Review Comments
    LCPC #: 90-174-5, Lititz Rec. Center Expansion
    Lititz Borough
    LCPC Meeting of April 08, 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: 301 West Maple Street, Lititz PA 17543
Location: North side of West Maple Street, west of S. Walnut Street
Parcel ID #: 5703634200000
Owner(s): The Borough of Lititz
Applicant: Lititz Rec. Center
Firm: Derek & Edson
Received: March 8, 2019
Proposal: To develop a 2,200 square foot building, additional parking, stormwater management, and community pool improvements on a 14.61 acre lot. The project is located inside the Lititz-Warwick Urban Growth Area.

Utilities: Public water and sewage disposal exist

Zoning: R-1 Residential

Present Use: Community Center

RECOMMENDATIONS

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

Note: Lititz Borough and Lititz Rec. Center are to be commended for continuing to make the Lititz Region a ‘Great Place’ to live, work, and socialize. The partnership created a development that provides a place that encourages social interaction and provides physical activities and infrastructure for people of all ages and abilities.

1. The plans should note the location of the existing sidewalk on the west side of the access drive for persons to safely move from the expanded parking lot to the entrance of the outdoor pool or provide a new sidewalk on the east side of the access drive.

2. The plans should note the location of bicycle parking near the Community Pool entrance.

3. The plans should note the location of trash disposal and recycling facilities for the Community Pool and provide associated details. It is unclear if refuse stations could be located in the new Filter/Pump Building or transferred daily to the existing refuse stations at the northwest corner of the Lititz Community Center building.

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

SA COMMUN\LCPC\2019\4-3-19\DRAFT\90-174-5 LititzRecCentreExpansion-GEN.doc
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
Senior Community Planner

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

Date: April 1, 2019

Re: Advisory Plan Review Comments
LCPC #: 95-168-3A, Sunnyside – Phase 1
City of Lancaster
LCPC Meeting of April 8, 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 Pennsylvanias 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: 1123 River Road, 8 Pleasant Street, 240 and 275 Circle Avenue, Lancaster, PA 17602
Location: At the terminus of Circle Avenue, east side of South Broad Street
Parcel ID #: 337922440000 / 337166640000 / 337862010000 / 337903870000
Owner(s): City of Lancaster
Applicant: Community Basics, Inc. c/o Tammie Fitzpatrick
Firm: David Miller/Associates, Inc.
Received: February 28, 2019
Proposal: To subdivide three existing lots totaling 48.4 acres for Phase I of a two-phase Flexible Residential Development that will result in 300 new dwelling units. The first phase will include the construction of 170 new dwelling units. The plan proposes to create 53 lots for single-family detached, single-family semi-detached, and single-family attached dwelling units. These lots will range in size from 3,051 square feet to 8,818 square feet. Three lots will be reserved for 117 proposed multi-family dwelling units. These lots will be 2.074 acres (Lot 122), 1 acre (Lot 125), and 1.806 acres (Lot 131). The plans also call for the creation of six common space lots that will range in size from 0.27 acres to 19.94 acres. Phase II will involve the subdivision and development of the northernmost 27.08-acre subject lot, located at 275 Circle Avenue (Parcel ID # 3379038700000). The project is located within the Central Lancaster Urban Growth Area (UGA).

Utilities: Public water and sewage disposal exist

Zoning: MU – Mixed Use (275 Circle Avenue and a portion of 240 Circle Avenue)  
PO – Park and Open Space (1123 River Road, 8 Pleasant Street, and a portion of 240 Circle Avenue)

Present Use: Undeveloped/Vacant

RECOMMENDATIONS

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

1. The applicant should be commended for proposing to develop housing at a density that is close to the target density of 9 dwelling units per acre in the Central Lancaster UGA as recommended in places2040, the Lancaster County Comprehensive Plan. The overall density for both Phase I and Phase II of the development is 7.94 dwelling units per acre. The proposed densities each type of housing are: 10.52 dwelling units per acre for the single-family detached homes, 5.09 dwelling units per acre for the single-family semi-detached homes, 5.66 dwelling units per acre for the single-family attached homes, and 10.5 dwelling units per acre for the multi-family homes.

2. The concept of a network of trails in and around the Sunnyside peninsula has been a long-established and widely accepted goal of the greater Lancaster community. The City and the Lancaster Inter-Municipal Committee (LIMC) both adopted plans that call for the development of a trails network that links the peninsula to Lancaster County Central Park. In particular, the report titled “Conestoga Greenways: A River Corridor Conservation Plan” provided specific guidance for the development of a greenway system along the peninsula.
and its environs. This report resulted from the work of a special task force appointed by the Lancaster County Board of Commissioners in 1999. The applicant notes a “Link for a Future Greenway Trail” at the northern terminus of Pleasant Street on Plan Sheet 46. However, additional connections to the Conestoga Greenway that were depicted in the “Conestoga Greenways” plan are not shown on the proposed plan. It is recommended that the applicant follow the planned network of trails developed, adopted, and reaffirmed in the various planning documents created and adopted by the City and LIMC over the past several decades.

3. The applicant should indicate the maximum building coverage and maximum lot coverage permitted for Flexible Residential Development option proposals in the MU zoning district. The maximum building coverage is 70% and the maximum lot coverage is 85%.

4. According to County GIS data, it appears that several proposed parcels that the plan indicates are located in the MU zoning district are actually located within the PO zoning district (Lots 1 – 10). As shown on the Layout Plan sheets, the proposed development will exceed the maximum permitted lot coverage in the PO district (20% building coverage and a maximum of 35% total coverage). Additionally, the Zoning Ordinance’s Table of Permitted Uses does not list any residential uses as a permitted use in the PO zoning district.

5. The applicant should provide the safe stopping sight distance (SSSD) for the intersections of Circle Avenue and Street A; Street A and Pleasant Street; and Street A and Street F.

6. The applicant should coordinate with Lancaster County Communications for approval of the naming of Street A and Street F.

7. The plan does not make clear the purpose, site planning, and specific lot configurations of the proposed “North Town Center” and “Town Center South”. Both should be presented on separate plan sheets where the lot lines are explicitly delineated and relevant planning information can be provided.

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

9. The applicant should provide an isometric plan.

10. The applicant provides the boundary of the 100-year floodplain on the Sunnyside peninsula but not on the other side of the Conestoga River where the boundary parallels South Broad Street and South Conestoga Drive. This boundary should also be illustrated on the Existing Conditions Plan sheets.

11. Please add the LCPC File # 95-168-3A to the lower right-hand corner of the plan sheets.
12. Revised deeds for the resultant lots should be provided and recorded as part of this plan approval.

13. 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: April 1, 2019

Re: Advisory Plan Review Comments
LCPC #: 03-8-1D, Landis Farms - Phase 4
East Hempfield Township
LCPC Meeting of April 8, 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: Nissley Road, Landisville
Location: Northwest corner of Nissley Road and Bowman Road
Parcel ID #: 2906470700000
Owner: Landis Farm Associates LLC
Applicant: Same
Firm: RGS Associates
Received: March 6, 2019
Proposal: Subdivision of 12.2-acre tract into 36 lots. 35 of the lots are proposed for single-family residential dwellings and one lot will be retained for the HOA. The project is located within the Central Lancaster County Urban Growth Area (UGA).

Utilities: Public Water and Sewer

Zoning: Residential Low Density (RL)
Minimum Lot Size Permitted: 10,000 square feet
Maximum Gross Density Permitted: 4 dwelling units / acre*
* This development was approved as a conditional use with these standards under a previous version of the Zoning Ordinance

Present Use: Agricultural

RECOMMENDATIONS

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

1. The plan shows a 50'-wide right-of-way between Lots 10 and 11, presumably for a future street connection to a future, adjacent development to the west. The plan, however, is not proposing the stub be improved at this time, nor does the plan does not indicate in the notes section under what circumstances will the street stub needs to be installed. It is recommended that the Applicant install the street stub (along with sidewalks) as part of this development so that the street and sidewalk network is in place and ready to connect to future development to the west.

2. 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.

3. Please add the LCPC File # 03-8-1D 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: April 1, 2019

Re: Advisory Plan Review Comments
   LCPC #: 03-51-5A, Elm Tree Properties, LLC – Phase 5A
   Rapho Township
   LCPC Meeting of April 08, 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: 936 Strickler Road, Mount Joy PA
Location: Southwet side of Stricker Road, south of Mount Joy Road
Parcel ID #: 5403453200000
Owner(s): Elm Tree Properties, LLC c/o Tom Kile
Applicant: Same
Firm: David Miller Associates, Inc.
Received: February 27, 2019
Proposal: To develop 27 residential lots on 13.482 acres. The project is located outside the Donegal Urban Growth Area.

Utilities: Public water and sewage disposal are proposed

Zoning: R-2 and Village Overlay Zone

Present Use: Agricultural

RECOMMENDATIONS

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

Note: This project is located in the R-2 and Village Overlay Zone and has a full range of public water and sewer service. The project should be located within the Donegal Urban Growth Area.

1. County records indicate that the subject property is enrolled in the Clean and Green preferential assessment program. The following note should be provided on the plan:

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

2. The legend for Easement Sheets 10-12 should note the difference between the various hatching patterns.
3. Deeds for Lots 26 through 32 should clearly indicate the permanent placement of the 42" tall split rail fence 5 feet from the rear of the dwelling units noted on the Layout Sheet. Future landowners should not be allowed to remove or modify the stormwater management fence in an attempt for a more usable back yard.

4. Phase 5B should clearly include the continuation of the interior block sidewalk along proposed Musser Drive. As drafted on Sheet 15, the proposed sidewalk stops short of the phasing line.

5. Misc. Planting Note #2 on Sheet 25 should be revised to note that all plant substitutions shall be approved by the Landscape Architect per Township approved planting lists.

6. The landscape plans should note if the plants removed as part of the relocated pedestrian path will be relocated or replaced.

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

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

* * *

DSS\GEN\fe
S:\COMM\MUN\LCPC\2019\4-19\DRAFT\03-51-5A_EDIT\TreeProperties\LCPlan5-GEN.doc
FINAL SUBDIVISION PLAN
FOR
ELM TREE PROPERTIES, LLC - PHASE 5A
RAPHAEL TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

PREVIOUS APPROVALS
THE RAPHAEL TOWNSHIP BOARD OF SUPERVISORS, AT THEIR MEETING ON OCTOBER 28, 2003, APPROVED THE FOLLOWING SITE PLAN:

1. SITE PLAN - INTERSECTING DRAINAGE AREAS
2. SITE PLAN - DRAINAGE CONTROL
3. SITE PLAN - DRAINAGE CONTROL
4. SITE PLAN - DRAINAGE CONTROL
5. SITE PLAN - DRAINAGE CONTROL
6. SITE PLAN - DRAINAGE CONTROL
7. SITE PLAN - DRAINAGE CONTROL
8. SITE PLAN - DRAINAGE CONTROL
9. SITE PLAN - DRAINAGE CONTROL
10. SITE PLAN - DRAINAGE CONTROL

SITE DATA
SITE LOCATION: ELMHURST ROAD, RAPHAEL TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

UTILITY LIST
1. WATER SUPPLY
2. SEWERAGE
3. GAS
4. ELECTRICITY
5. TELEPHONE
6. CABLE TV
7. HIGH SPEED INTERNET

ZONING DATA
ZONING DISTRICT: A-1 (ONE-FAMILY RESIDENTIAL)

PARKING DATA
PARKING REQUIREMENTS: 48 SPACES FOR RESIDENTIAL USE

ANTICIPATED SUBMISSION SCHEDULE
PHASE 5A FINAL PLAN: JULY 2023
PHASE 5B FINAL PLAN: JULY 2024

OTHER APPlicable PLAN SETS
- PHASE 5A SITE PLAN
- PHASE 5B SITE PLAN

PLANS SUBJECT TO APPROVAL - NOT INTENDED FOR BID OR CONSTRUCTION PURPOSES

DM/A
DAVID MILLER ARCHITECTS/PLANNERS/CONSULTANTS
LANCASTER, PA 17603
(717) 299-0050 www.dmaearch.com

LCPC#: 03-51-5A
MEMORANDUM

To: Lancaster County Planning Commission

From: Porter Stevens
Senior Community Planner

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

Date: April 1, 2019

Re: Advisory Plan Review Comments
LCPC #: 04-25-1, Carl & Fanny Smucker Lot Add-on and Stormwater Management Plan
Little Britain Township
LCPC Meeting of April 8, 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: 397 Sleepy Hollow Road, Nottingham, PA, 19632
Location: North side of Sleepy Hollow Road, just west of Octoraro Creek
Parcel ID #: 3800596500000; 3808813300000
Owner(s): Carl & Fanny Smucker; Jesse James & Patricia D. Wood
Applicant: Carl & Fanny Smucker; Jesse James & Patricia D. Wood
Firm: Regester Associates, Inc.
Received: March 6, 2019
Proposal: Subdivide one (1) 0.693 acre parcel from one (1) 371.62 acre parcel, and join it in common with one (1) 3.216 acre parcel. This will create one (1) 370.93 acre parcel and one (1) 3.909 acre parcel. This project is not located in a Designated Growth Area.

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

Zoning: A-1 Agricultural

Present Use: Agricultural; single family detached residential; undeveloped vacant

**RECOMMENDATIONS**

Based upon this review, staff recommends that the Lancaster County Planning Commission offer no comments or recommendations regarding this plan application.

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: Brad L. Stewart
Senior Community Planner

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

Date: April 1, 2019

Re: Advisory Plan Review Comments
LCPC #: 06-55B, Darrel Lehman Dump Truck Services, LLC.
Mount Joy Township
LCPC Meeting of April 8, 2019

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

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

GENERAL INFORMATION

Subject: Preliminary/Final Land Development Plan
Address: 2489 Mount Gretna Road
Location: Northwest corner Mount Gretna Road, Rt. 241 & Prospect Road, east of Bellaire Road
Parcel ID #: 4602694100000
Owner(s): DLD Company, LLC, c/o Lenard Martin
Darrel Lehman Dump Truck Services, LLC, c/o Gail Lehman
Applicant: Darrel Lehman Dump Truck Services, LLC, c/o Gail Lehman
Firm: Diehm & Sons, Inc.  
Received: March 11, 2019

Proposal: This project involves the reconfiguring of an existing parking lot, existing access drives, and other improvements on a 28.35-acre partially constructed former equine facility lot to accommodate for a hauling services which will serve as the new use of the property. On October 3, 2018, the Mount Joy Township Zoning Hearing Board granted a conditional variance for the new use of the property. The site is located outside of the Elizabethtown Urban Growth Area.

Utilities: On-lot septic and On-lot water

Zoning: A - Agricultural

Present Use: Vacant

RECOMMENDATIONS

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

1. The applicant should provide truck turning templates.

2. The applicant should provide the location of the proposed on-lot septic system.

3. The LCPC recommends that Mount Joy Township review its agricultural zoning requirements to determine if the existing maximum lot size for non-agricultural use and minimum farm size for agricultural use is adequately preserving farmland and preventing its conversion to non-agricultural use.

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

* * *

DSS/BLS/fe
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
Senior Community Planner

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

Date: April 1, 2019

Re: Advisory Plan Review Comments
LCPC #: 08-46A, Wildflower Ridge
East Earl Township
LCPC Meeting of April 8, 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: Revised Final Land Development and Lot Add-on Plan
Address: 570, 572, and 574 Red Run Road; 205, 226, 228, 256, 258, and 260 Wildflower Drive; and 208, 210, 212, 214, 216, 218, 222, 224, 229, 231, 233, 235, and 237 Red Fern Drive, East Earl, PA 17519
Location: Northeast corner of Red Run Road and Wildflower Drive
Parcel ID #: 2007554900000 / 2006973000000 / 2001144300000 / 2008512300000 / 2001144300000 / 2001144300000 / 2001164700000 / 2001114900000 / 2001054900000 / 2000974200000 / 2001014100000 / 2001044000000 /
Proposal: To join-in-common a 916-square foot parcel from a 10,980-square foot (574 Red Run Road/Lot 1) to a 13,829-square foot lot (572 Red Run Road/Lot 2) and to construct four single-family detached homes and eighteen garages on twenty-two vacant lots. The project is located within the ElANCO North Urban Growth Area (UGA).

Utilities: Public water and sewage disposal exist

Zoning: RM – Residential Medium Density

Present Use: Residential (Single-Family Detached, Single-Family Semi-Detached, and Multi-Family Attached)

RECOMMENDATIONS

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

1. The applicant should provide a clear sight triangle and the Safe Stopping Sight Distance (SSSD) for the intersection of Wildflower Drive and Red Run Road.

2. The application should include a lighting plan.

3. The applicant should indicate whether it will provide recreational opportunities/open space for the residents of this subdivision.

4. Please add the LCPC File # 08-46A to the lower right-hand corner of the plan sheets.

5. Revised deeds for the resultant Lots 1 and 2 should be provided and recorded as part of this plan.

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

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

*   *   *

DSS/LHP/fe

S:\Com\Ut\LCPC\2019\4-3-19 DRAFT\08-46A WildflowerRidge-LHP.doc
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: April 1, 2019

Re: Advisory Plan Review Comments
    LCPC #: 17-4A, Charles Rehm
    Paradise Township
    LCPC Meeting of April 08, 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: 50 Cherry Road Ronks, PA 17572
Location: West side of Cherry Hill Road, north of Oak Hill Drive
Parcel ID #: 4903553200000 / 4907988400000
Owner(s): Charles & Susan Rehm, David P. & Sylvia King
Applicant: Same
Firm: Fry Surveyors Inc.
Received: March 1, 2019
Proposal: To join-in-common a 1.112 acre parcel from a 71.9 acre lot to a 25,200 square foot lot. The project is located inside and outside the Paradise Village Growth Area.

Utilities: Private water and public sewage disposal exist

Zoning: RES (Residential) and Agriculture

Present Use: Residential and Agricultural

RECOMMENDATIONS

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

1. Revised deeds for both the conveying and receiving lots 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:\COMM\INF\LCPC\2019\4-8-19\DRAFT\17-4A.CharlesRehem-GEN.doc
MEMORANDUM

To: Lancaster County Planning Commission

From: Brad L. Stewart
        Senior Community Planner

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

Date: April 1, 2019

Re: Advisory Plan Review Comments
    LCPC #: 19-12, LHC Holdings, LLC
    Upper Leacock Township
    LCPC Meeting of April 8, 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: 119 W. Main Street
Location: North side of West Main Street, Rt.23, southwest corner of School Drive
Parcel ID #: 3600437100000
Owner(s): LHC Holdings, LLC c/o Kent L. Nolt
Applicant: same
Firm: Fry Surveying, Inc.
Proposal: This project involves the subdivision of a 1.51-acre retail lot into a 0.43-acre retail lot and a 1.08-acre retail lot. The project includes the reconfiguration of the access road off Main Street and the installation of a sidewalk on Main Street. The project site is located within the Leola-Bareville Urban Growth Area.

Utilities: Public Sewer and Public Water

Zoning: MU – Mixed Use

Present Use: Retail

RECOMMENDATIONS

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

1. The Township and the applicant should be commended for planning the installation of a sidewalk in an area highlighted in the Township’s sidewalk master plan.

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

* * *

DSS/BLS/fe
MEMORANDUM

To: Lancaster County Planning Commission

From: Brad L. Stewart
Senior Community Planner

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

Date: April 1, 2019

Re: Advisory Plan Review Comments
LCPC #: 19-13, United Churches Elizabethtown Area
Elizabethtown Borough
LCPC Meeting of April 8, 2019

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

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

GENERAL INFORMATION

Subject: Preliminary/Final Land Development Plan
Address: 53 E. Washington Street
Location: Northwest corner of East Washington Street & Scott Alley
Parcel ID #: 2501939800000
Owner(s): United Churches Elizabethtown Area c/o Doug Lamb
Applicant: same
Firm: DC Gohn Associates, Inc.
RECOMMENDATIONS

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

1. The applicant should provide a lighting plan.

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

* * *

DSS/BLS/fe

S:\COM\E\INF\LCPC\2019\4-19\DRAFT\18-13 UnitedChurchesBrownAve-BLS.doc
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: April 1, 2019

Re: Advisory Plan Review Comments
   LCPC #: 19-15, Steven Stoltzfus Residence
   Salisbury Township
   LCPC Meeting of April 08, 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 and Land Development Plan
Address: 5615 Old Philadelphia Pike, Gap PA 17527
Location: North side of Old Philadelphia Pike, west of Cambridge Road
Parcel ID #: 5604991300000 / 5608183300000 / 5607011200000 / 5606169800000
Owner(s): Steven F. & Ruth S. Stoltzfus, Elam F. & Fannie K. Lapp, Timothy L. Zook, Michael R. Fisher
Applicant: Steven Stoltzfus
Firm: Red Barn Consulting, Inc.
Received: March 7, 2019
Proposal: To develop a 2,500 square foot proposed dwelling and 3,920 square foot carriage barn. To join-in-common a 3,926 square foot parcel from a 9.633 acre lot to a 10,939 square foot lot. To join-in-common a 12,950 square foot parcel from a 9.633 acre lot to a 21,683 square foot lot. To join-in-common a 6,102 square foot parcel from a 9.633 acre lot to a 11,755 square foot lot. To join-in-common a 7,303 square foot parcel from a 9.633 acre lot to a 13,90 square foot lot. To join-in-common a 9,303 square foot parcel from a 9.633 acre lot to a 16,392 square foot lot. To join-in-common a 3,583 square foot parcel with a resultant ± 8.70 square foot lot. The project is located inside the Lititz-Warwick Urban Growth Area.

Utilities: Private water and sewage disposal proposed

Zoning: Agricultural

Present Use: Residential and Agricultural

RECOMMENDATIONS

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

1. Prior to plan recording, 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.

   * * *

   *Signatures of Chairman and Vice Chairman or their designees

2. County records indicate that the subject property is enrolled in the Clean and Green preferential assessment program. The following note should be provided on the plan:

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

3. Revised deeds for all the revised lots should be provided and recorded as part of this plan approval.

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

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

* * *

DSS\GEN\fe
S:\COMM\INFL\LCPC\2019\4-19\DRAFT\0-15 StevenStoltzfusXetildeac-GEN.doc