



Lancaster County Planning Commission Public Meeting

Monday, April 10, 2023 at 2:30 p.m.

In person: Lancaster County Government Center
150 North Queen Street
Lancaster, Pennsylvania
Rooms 102/104

Online: <https://call.lifesizecloud.com/1696302>
or 312-584-2401, code 1696302#

Call to Order

Terry Martin, Chair
Ben Bamford, Vice Chair
Ed Fisher, Secretary
RC Carrasco
Ray Marvin

Jeb Musser
Gretchen Raad
John O. Yoder III
Heather Zink



Call to Audience

Note: Anyone wishing to speak to the Commission about any item not on the agenda should notify the Chair at this time.



Agenda

- **Approval of Minutes**
- **Presentations and Reports**
 - Executive Director's Report
 - Team Leader Updates
- **New Business**
 - For Action
 - For Information

- **Other Business**
- **Adjournment**

[Full Agenda](#)



Approval of Minutes

March 13, 2023 Planning Commission Public Meeting

Draft Minutes



Presentations and Reports

- **Executive Director's Report**
- **Team Leader Updates**



Presentations and Reports

- **Executive Director's Report**
Scott W. Standish, Executive Director
Lancaster County Planning Department



Presentations and Reports

- **Team Leader Updates**

Will Clark, Director for Land Use & Transportation
Lancaster County Planning Department



Presentations and Reports

- **Team Leader Updates**

John D. Hershey, Director for Analytics & Design
Lancaster County Planning Department



Presentations and Reports

- **Team Leader Updates**

Kip Van Blarcom, Director for Implementation & Outreach
Lancaster County Planning Department



Summary of Regional Meetings Growth Area Boundaries – Round 1 March 2023



Growth Management

- Issues: soil quality, broadband infrastructure, lack of industrial land, air & water quality, preserved farmland inside growth areas
- Municipalities nearly built out; boroughs can accommodate growth, but need support
- Growth happening faster than can be managed
- Compact development makes better use of land, but residents oppose
- Need incentives for infill & redevelopment, because it's more costly than greenfield development



Regional Planning

- Challenging to respond to potential impacts of new development; need better communication among municipalities
- Boroughs provide necessary infrastructure for new development, while also absorbing many impacts (such as congestion)
- Need a database tracking location and timeframe of regionally significant projects



Housing

- Lack of affordable housing impacts businesses and schools
- To find housing, many workers must live at a distance from their jobs
- Conflicts between providing more housing, generating increased revenue, and preserving rural character
- Residents oppose compact development types, which puts pressure on elected officials



Schools

- Enrollments fluctuating due to demographic changes and lack of diverse/affordable housing
- New developments are often 55+ communities that don't support families
- Administrative staff can't afford to live here



Transportation

- Current transportation options don't serve residents' needs
- Where public transit does exist, it's not viable for everyday use
- Working with PennDOT can be frustrating
- Compact development creates congestion issues, which upsets residents
- Increased warehouse development creates truck traffic



Natural / Agriculture

- Prioritizing watershed projects can be challenging; regional collaboration is necessary to complete them
- To protect farmland, we need to accommodate growth in boroughs and surrounding townships
- Topographical features, public parks, or preserved farms can be used to create physical barriers to limit development
- Northwest River Trail and Enola Low Grade Trail should be connected



Emergency Services

- Investment in emergency services and police isn't keeping pace with population growth; number of volunteers is declining
- Providing emergency services on a regional basis could help address this challenge



New Planning Matters

- **For Action**
 - Community Planning Reviews (2)
- **For Information**
 - Community Planning Reviews (2)
 - Subdivision and Land Development Items (19)



For Action

Community Planning Reviews

CPF #	Proposal	Municipality	Reviewer
44-61A	Rezoning, zoning ordinance text amendment	Millersville Boro.	Alex Rohrbaugh
56-100	Rezoning	Salisbury Twp.	Porter Stevens



Millersville Borough

Draft Review

CPF 44-61A

Reviewer: Alex Rohrbaugh

Proposal

Rezoning & Zoning
Ordinance
Amendments –
Traditional
Neighborhood District

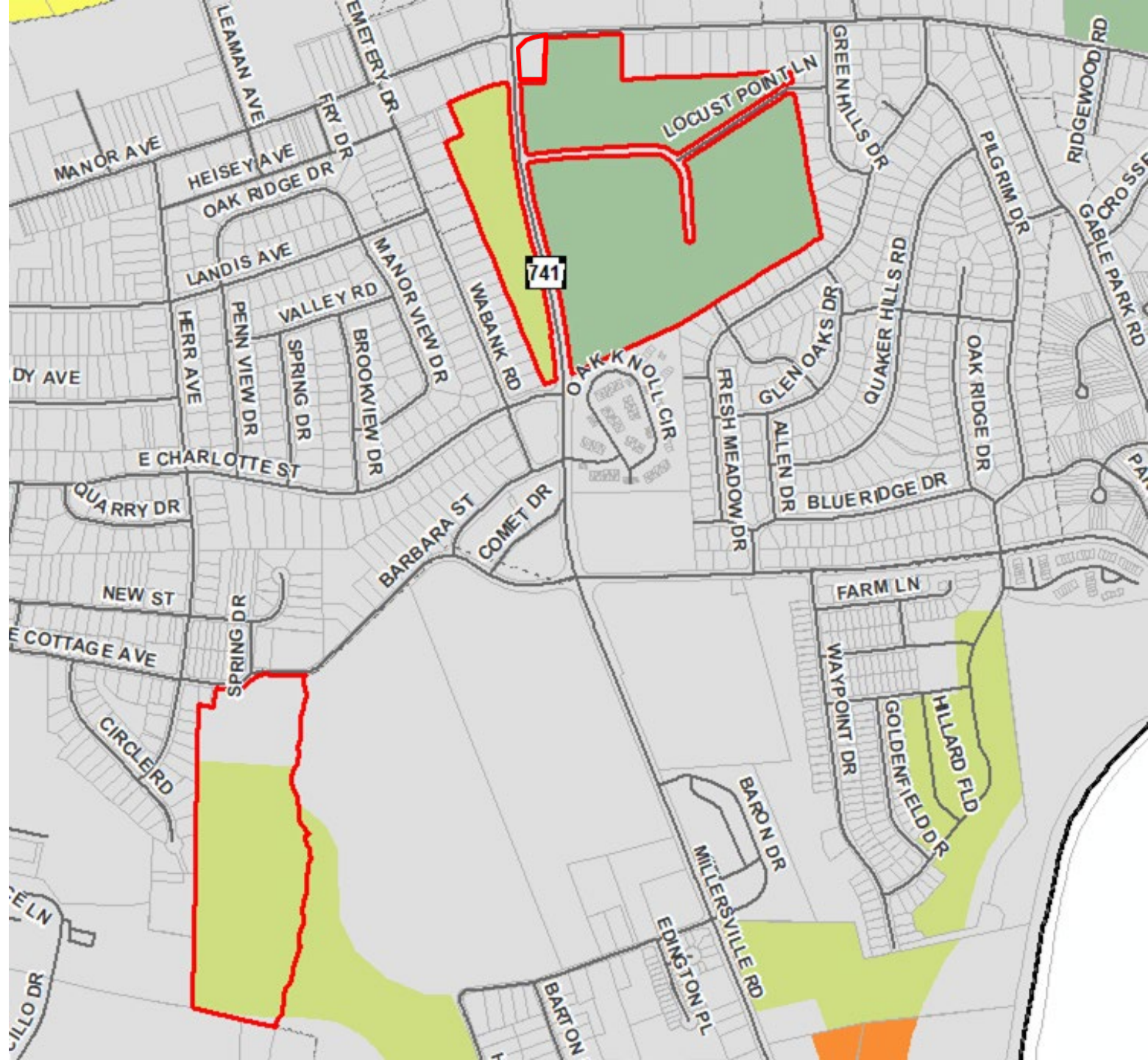
Details

- Borough proposes to convert Traditional Neighborhood overlay zone to conventional zoning district
 - Permit traditional neighborhood development by conditional use
 - Allow SWM to be included in open space calculations
 - Allow density bonus up to 7 dwelling units / acre for good architectural design or 55+ retirement community
 - Give borough authority to determine if streets should connect
- Resubmittal of CPF 44-61; Option for Single-family residential on 1-acre lots removed per Feb. 2, 2023 meeting with borough and LCPD



Details

- Rezone two tracts to Traditional Neighborhood zoning district
- Tract at Routes 741 & 999 is 58.4 acres
- Tract along East Cottage Ave is 25 acres
- Both amendments and rezoning being done in conjunction with Borough Comp Plan update
- Places2040 Growing Responsibly Workshop analysis shows tracts are generally suitable for non-residential and residential development



Millersville Borough

CPF 44-61A

Reviewer: Alex Rohrbaugh

Consistency with Comprehensive Plans

places2040: Generally consistent

Consistent with:

- Creating Great Places – Create a mix of uses
- Growing Responsibly – Manage large tracts in UGA

Not consistent with:

- Growing Responsibly – Build more compactly and efficiently
- Simplify Zoning

LIMC Growing Together (2007): Consistent with FLU map

Recommendation

Approval with modifications:

- Increase maximum allowed density
- Require connections to adjacent neighborhoods
- Exclude SWM from open space
- Permit traditional neighborhood development by right



Salisbury Township

Draft Review

CPF 56-100

Reviewer: Porter Stevens

Proposal

Rezone from R-1 to R-2

Residential

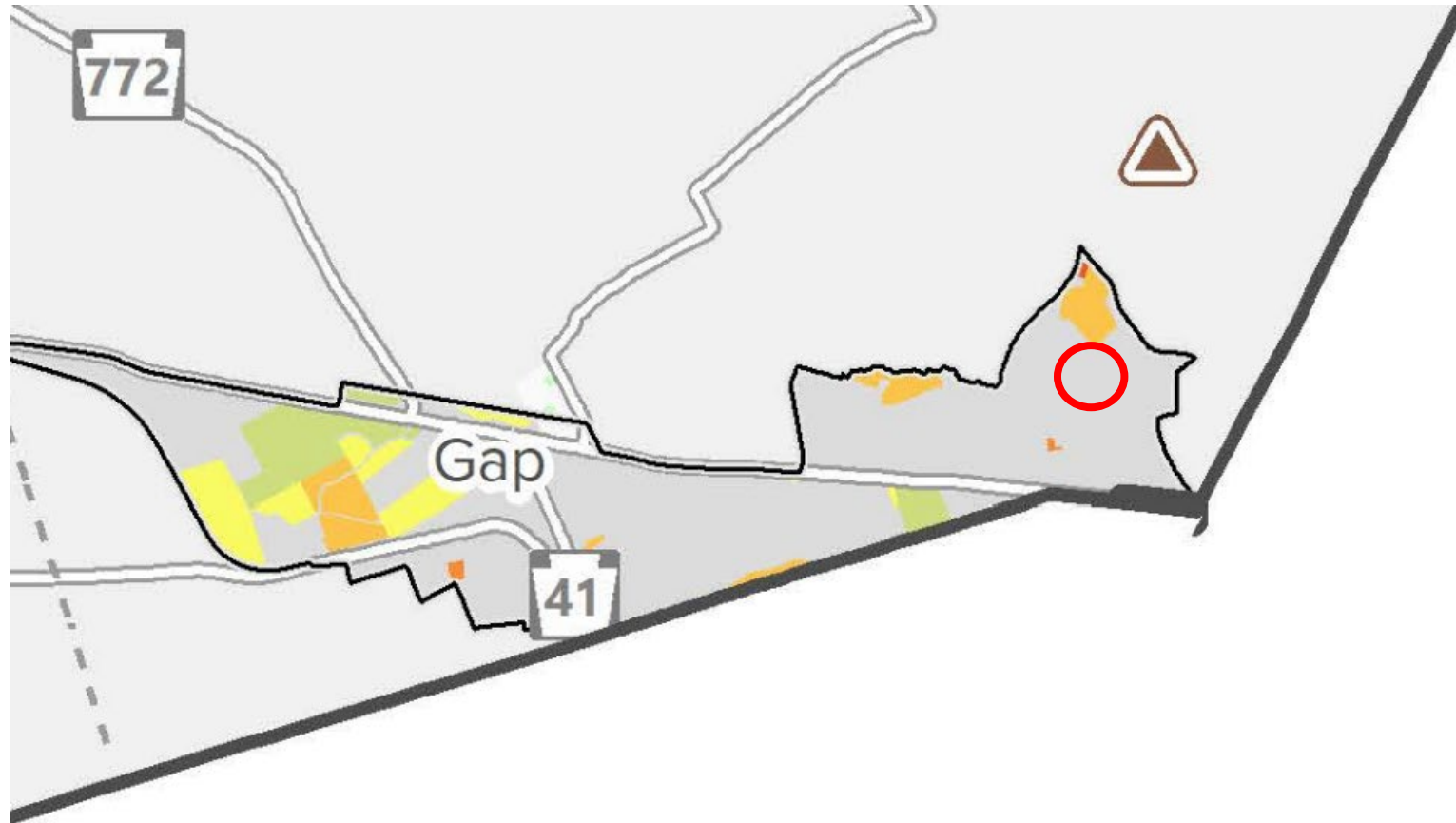
Details

- Rezoning would affect four (4) parcels, totaling 15.87-acres
- Township wants to correct current zoning non-conformity (mobile home park), create consistent zoning
- Mobile home parks located here; property owner interested in additional mobile home development



Details

- One parcel currently developed with mobile home park
- All parcels located within Christiana-Gap VGA
- Not served by public sewer or water
- *Places2040* Workshop, Growing Responsibly Urban: subject parcels not highlighted
- R-2 District, mobile homes are permitted use, and can be up to seven (7) units/acre



Salisbury Township

CPF 56-100

Consistency with Comprehensive Plans

places2040: Consistent

Pequea Valley Strategic Plan (2014): Consistent

Consistent with:

- Limit new development outside the Designated Growth Areas
- Encourage infill and reuse rather than development of open land

Reviewer: Porter Stevens

Recommendation

Approval

- Opportunity to develop VGA land at higher density
- Eliminate non-conforming land use



For Information

Community Planning Reviews

CPF #	Proposal	Municipality
27-126	Zoning ordinance text amendment	Ephrata Twp.
45-102	Zoning ordinance text amendment	Mount Joy Boro.



For Information

Subdivision and Land Development Items

Page 1 of 2

LCPC #	Plan Name	Municipality
66-87A	Kevin Weaver	West Lampeter Twp.
69-122-2B	Pyle Tract – Phase 2	East Earl Twp.
76-105-1	Proposed Arby's Restaurant	Manheim Twp.
79-472-5	John F. Stoltzfus	Salisbury Twp.
82-20-1	1005 Main Street	East Earl Twp.

LCPC #	Plan Name	Municipality
86-229-1F	Manor Ridge	Manor Twp.
87-447-1	Groff Residence	Sadsbury Twp.
89-47-4	195 Swartzville Road	East Cocalico Twp. Brecknowk Twp.
95-33-2	Amos L. Beiler	Sadsbury Twp. Bart Twp.
97-72-1	Satnam II, LLC	Millersville Boro.

Bolded items include plan sheets.



For Information

Subdivision and Land Development Items

Page 2 of 2

LCPC #	Plan Name	Municipality
06-111A	503 School Road	Brecknock Twp.
06-95-2	Ephrata Intermediate School Athletic Field Improvements	Ephrata Boro.
07-34-1	832 Strasburg Road	Paradise Twp.
18-27A	Jonas J. King	Salisbury Twp.
23-10	2303 Leaman Road	East Lampeter Twp.

LCPC #	Plan Name	Municipality
23-6	Magnolia Lane Properties, LLC	Strasburg Twp.
23-7	351 Quarry Road	East Earl Twp.
23-8	58 E. Main Steet	Adamstown Boro.
23-9	Clayland Commons	Clay Twp.

Bolded items include plan sheets.



Other Business



Adjournment

Next Scheduled Meeting:
Monday, May 8, 2023 at 2:30 p.m.

In person: Lancaster County Government Center
150 North Queen Street
Lancaster, Pennsylvania
Rooms 102/104

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