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:

May 13, 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. #31-172B, East Lampeter Township, Proposed Zoning Ordinance Update
2. #57-63, Strasburg Borough, Proposed request for certification of 8-10 East Main Street as blighted property in accordance with the Lancaster County Board of County Commissioners Ordinance Number 56 enacted October 17, 2001

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. #72-605-2A, M & G Realty, Salisbury Township
2. #77-288C, Ingham's Powder Coating, East Cocalico Township
3. #89-327-1, Advanced Food Products, New Holland Borough
4. #96-69-1A, Creekside Subdivision - Phase 1, Providence Township
5. #98-94-2, 319 Martindale Road, Earl Township
6. #09-35A, Samuel S. & Rachel Ann King, Providence Township
7. #19-24, Elam H. Beiler, Eden 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: June 10, 2019**
I. Call to Order: Chairman Haverstick opened the Public Meeting at 2:30 p.m.

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

Edward Fisher, William Shaffer and Ismail Smith-Wade-El were not present.

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

OTHERS: Nancy Harris Ephrata Borough
         Gerald Garber West Lampeter Township

II. Call to Audience

No one from the audience addressed the Planning Commission regarding an item not on the agenda.

III. Approval of the Minutes of Prior Meeting – April 22, 2019: Commissioner Benjamin Bamford made a motion to approve the minutes as submitted. Commissioner Alice Yoder 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 – James Cowhey had nothing to report.

2. Division Directors

   a. Mr. Scott Standish, Director for Countywide Planning, reported on the completion of the first phase of place based planning area meetings, there were four of them. The next one is the Southern Lancaster Inter-Municipal meeting on June 18th at 7:00pm. If you are available, it would be great to have you there. Scott thanked Terri, Scott, Roni and Alice for attending the meeting that we had last week. There was a good turn out by both municipal staff, authorities and by school districts. For those of you not there, staff presented the place based planning area concept and what next level planning will look like. Alex also directed an exercise to have the attendants identify which of the 26 policies where the most important to their region.

   One of the highpoints of the exercise was the need to continue to do more regional planning, thinking regionally, whether it is about ordinances, regulatory issues or stormwater. There was a high interest in working together and that is what *Places2040* is all about.

   Staff will be sending emails to all participants and to the ones who could not attend, asking them who will be their point-person for their particular area, so that we can develop working groups in each of the planning areas. We need to know who is interested in updating their plans now. There is a need in the Northwest and Metro areas and we need to time this out because of the 5 planning areas. It could potentially take up to a year for each.

   Also, a planning group led by Alex, is looking at what are some of the data collection needs for each of the planning areas. We are going to start taking about Metro Quest survey for each of the planning areas. We will be doing the same exercise with the Planning Commissions, elected officials and the general public. This should be very telling. It will tell us if we are all on the same page.
Chairman Haverstick mentioned that he was very impressed with all of the place based planning area meetings and was proud to be a member of the Commission.

b. Mr. Bob Bini, Director for Transportation Planning, had nothing to report.

c. Mr. Dean Severson, Director for Community Planning, addressed the new report format. He thanked Gwen for helping formulate these new report formats. We hope that they better reflect the concepts of Places2040.

He also reviewed a Summary of Community Planning Division Projects.

Chairman Haverstick said he is amazed with how much the Community Planning Division is working on.

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. #9-33, West Cocalico Township, Proposed amendment to the Zoning Ordinance to provide regulations governing short-term rental units and to provide regulations for municipal uses, creation of lots, and fencing of deer enclosures
Commissioner Alice Yoder moved to recommend approval of the above review with the revisions discussed. Commissioner Roni Ryan seconded the motion. The motion passed unanimously.

2. **#26-16A**, Ephrata Borough, Proposed Zoning Ordinance & Map update

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

3. **#32-173**, West Lampeter Township, Proposed rezoning of approximately 5.78 acres located at the intersection of Eshleman Mill Road and Long Rifle Road from AG - Agricultural to R-1 - Residential 1

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

4. **#33-137**, Lancaster City, Proposed amendments to the Zoning Ordinance to address bicycle parking, riparian buffers, wireless communications facilities, short-term rentals, conversion of buildings to two-family or multi-family dwellings, adding a second residential building on a lot, firework sales and distilleries, and additional minor amendments

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

5. **#60-136A**, Warwick Township, Proposed amendment to the Zoning Ordinance by providing for definitions; establishing certain general and specific standards relating to the location, placement, construction and minuteness of communications towers and communications antennas; providing further for the regulation of such facilities within the public & private rights-of-way and outside the public and private rights-of-way; providing for the enforcement of said regulations; and providing for an effective date

   Commissioner Benjamin Bamford moved to recommend approval of the above review. Commissioner Alice Yoder seconded the motion. The motion passed unanimously.
6. **#60-137**, Warwick Township, Proposed amendment to the Zoning Ordinance by revising the cluster development requirements

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

7. **#60-138**, Warwick Township, Proposed rezoning of six properties totaling approximately 9.68 acres situated on the north side of East Newport Road at Orchard Road from RE - Rural Estate to LC - Local Commercial, one property totaling approximately 3.35 acres situated on the northwest side of future Sixth Street from R-1 Residential to R-2 Residential, two properties totaling approximately 3 acres situated northwest of future Sixth Street from I-1 Industrial 1 to R-2 Residential, and one property totaling approximately .55 acres situated on the south side of Rothsville Road at Clay Road from R-1 Residential to I-1 Industrial 1

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

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

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

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

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

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

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

   1. **#70-106-21**, Proposed Parking Lot Expansion, West Donegal Township
   2. **#71-269A**, 1039 Georgetown Road, Bart Township
   4. **#71-441-2**, 825 Lititz Road, Manheim Township, Penn Township
   5. **#76-36-1L**, Lancaster Log Cabin (DAS Properties, LLC), Salisbury Township
   6. **#76-38-4**, Stoltzfus Welding, Salisbury Township
   7. **#76-149-3**, High Meadow Lots 10 & 11, Manheim Township
   8. **#79-231-2A**, Ambleside, East Lampeter Township
   9. **#80-21-4**, Presidential Cabinets, East Cocalico Township
   10. **#81-364A**, Conestoga House and Gardens, Lancaster Township
11. #83-159-7A, Willow Valley Communities – SouthPointe at Lakes, West Lampeter Township
12. #91-185-1, UMH PA Lancaster County, LLC, Caernarvon Township, Salisbury Township
13. #12-54-1G, Edge Investments, LLC, East Earl Township
14. #17-19-1, David & Rhonda Martin, Ephrata Township
15. #18-32-1, Eagle View Amish School, Manheim Township

Although Commissioner William Shaffer was not present, he did send an email regarding his concerns of having some kind of bell, or alarm in case of an emergency. Gwen Newell will amend the Review to address Commissioner Shaffer’s comment.

16. #19-16, Traditions of American, East Hempfield Township, East Petersburg Borough
17. #19-17, JSL Mechanical, Inc., Adamstown Borough
18. #19-18, Amos S. Richl, Strasburg Borough
19. #19-19, Welsh Stone Estate, LLC, Leacock Township, East Lampeter Township
20. #19-20, East King Street Fire Station, Lancaster City
21. #19-21, West King Street Fire Station, Lancaster City
22. #19-22, Signature Stone, Inc. West Lampeter Township

Commissioner Roni Ryan moved to recommend approval of the above reviews. Commissioner Alice Yoder seconded the motion. Commissioner Bamford abstained from voting on item VI. D. 10., LCPC #81-364A. Commissioner Martin abstained from voting on item VI. D. 12., LCPC #91-185-1. The motion passed.

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 Gretchen Karr moved to adjourn. Commissioner Terry Martin seconded the motion. The motion passed unanimously.

The meeting was adjourned at 4:35pm.
VI.
New Planning Matters for Discussion and Action

B. COMMUNITY PLANNING REVIEWS
MEMORANDUM

To: Lancaster County Planning Commission

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

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

Date: May 20, 2019

Re: CPF #: 31-172B, Zoning Ordinance Update
    East Lampeter Township
    LCPC Meeting of May 28, 2019

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

The Lancaster County Planning Commission (LCPC) staff has reviewed the above-referenced comprehensive zoning ordinance amendment and recommends approval. The project is effective in implementing places2040 and moving us forward to the future we all want to see.

PROPOSAL

East Lampeter Township is proposing to update their 2016 Zoning Ordinance to correct typographical errors and issues of conflict found once the regulations were in daily use. The proposed updates are a result of a multi-year project by the Township staff, Supervisors, and Planning Commission. In collaboration with the proposed changes to the Township Zoning Ordinance, updates and issues of conflict with the Township Stormwater Management Ordinance are also proposed.

The proposed changes to the East Lampeter Township Zoning Ordinance include, but are not limited to:

- Correction of typos, mis numbering, references to other sections, or missing words;
- Updating various definitions for consistency between ordinances and amending terms for consistency with definitions;
- Clarifying how various yard setbacks are measured to be consistent with other sections of the ordinance and reducing setback size when adjoining similar land uses;
- Remove regulations duplicative of those that are found in the building code;
• Amend land uses in various zoning districts to be consistent with similar districts or those who are progressively more intense zoning districts;
• Clarifying those lots not served by public sewer service shall meet all PA DEP or any successive government entity requirements;
• Adding the requirement for Zoning Hearing Board (ZHB) approval for expansion, modification, or replacement of nonconforming uses within floodplains;
• Clarifying regulations for diesel sheds, pools, farm animals on residential lots, convenience stores, home occupations, hotels, and noncommercial greenhouses;
• Updating parking and loading area requirements and reducing the required number when deemed excessive for the associated land use;
• And updating regulations for accessory apartments and Bed and Breakfast / Tourist Homes.

Throughout the process to correct the 2016 Ordinance, the following request to amend regulations by landowners were also proposed and included in the proposed revisions:
• Updating regulations for Alternative Energy Facilities;
• Updating land uses allowed within the Business Park (BP) Zone;
• Updating yard setback and access point regulations for Manufactured Home Parks;
• Clarifying regulations for Medical/Dental/Vision/Counseling Clinics, Office, Self-Storage Facilities, Veterinary Offices, and Warehouse Distribution Centers.

COMMENTARY
The proposal implements the following big ideas and policies found in places2040:

Connecting People, Place, and Opportunity
Intentionally cultivate, retain, and expand industry. East Lampeter Township is to be commended for working with local landowners to provide updated regulations that meet both the needs of the overall community and the changing needs of local businesses and industries.

Thinking Beyond Boundaries
Make planning and regulation more efficient, consistent, and regional. Keep ourselves accountable for the goals we’ve set. East Lampeter Township is also to be commended for acknowledging the need for ordinances to be working documents and employing the time and resources needed to amend their regulations on a regular basis to meet always changing needs of their local community and business industries.

CONSISTENCY WITH COMPREHENSIVE PLANS

Places2040 - Lancaster County Comprehensive Plan

The proposal is generally consistent with places2040.
Municipal Comprehensive Plan

East Lampeter Township adopted the Conestoga Valley (CV) Regional Strategic Comprehensive Plan in 2003 and Growing Together in 2006. The CV Comprehensive plan notes the need to continue to plan for secondary impacts to infrastructure and community services as new growth and development occurs and to provide a coordinated pattern of commercial, industrial, and office development. Growing Together calls for more effective and creative regulatory techniques to deal with critical issues facing the region and adoption of innovative regulatory techniques. This goals and strategies cannot be completed without constant review and update to existing regulations. The proposed text amendments are generally consistent with the municipal comprehensive plan.

* * *

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Revisions to the Zoning Ordinance

In August of 2017, the Board of Supervisors approved of the revision of the entire zoning ordinance that was adopted in 2016. From the beginning it was agreed that this document would be a living document and would need changes and updates from time to time. Well, that time has come again. Working with the document on a daily basis and with a variety of projects that have come before the Township has provided insight into further adjustments that need to be considered by the Board of Supervisors.

Changes proposed for consistency within the document, to address prior issues, and those requested by Township Staff:

1. Definition of Building – Any structure constructed or used for a residence, business, industry, or other public or private purpose, or accessory thereto whether affixed to the ground and stationary or movable. This shall include but not be limited to porches, swimming pools, greenhouses, garages, stables, barns, roadside stands, manufactured or modular homes and other similar structures, but excluding fences, walls which are part of the landscaping, signs, and awnings.

2. Definition of Landscape Screen – the term landscape screen and landscape buffer were used interchangeably within the ordinance. To reduce confusion, one term will be used, Landscape Screen. Further, a timeline in which the landscape screen shall be established has been included.

3. Definition of Right-of-Way – added the terms whether “public or private improvements”

4. Section 5030.B.2.a - increased the front yard setback of the R-1 zoning district from 25 feet to 35 feet. This change was meant to be included in the 2017 amendment but was neglected. This change is due to the measurement of prior ordinances being from the centerline versus the street right of way line.

5. Section 5030.C.1.a - decreased side yard setback from 15 feet to 10 feet for accessory structures that are less than 120 square feet in size to be consistent with other districts.

6. Section 6030.B.2.a - increased the front yard setback from 25 feet to 30 feet. Again, this was to be included with the prior amendment and was neglected. This change is due to the measurement of prior ordinances being from the centerline versus the street right of way line.

7. Section 7030.B.5 - dealt with a minimum separation distance for townhouses, this is regulated by the building code and thus should be deleted from the zoning ordinance.


9. Section 9020.A Addition of uses
   a. Medical, Dental, Vision Care, and Counseling Clinics
   b. Places of Worship
10. Section 9030.B.5.a Reduced required rear setback from 40 feet to 25 feet when adjoining a nonresidential use.

11. Section 10020.A Permitted Use — Remove Convenience Store as allowed use

12. Section 10030.B.2 insert “hundred” after three as the number stated in parenthesis is 300

13. Section 10030.B.4.a Side yard Setback when adjacent to nonresidential uses — reduced from 25 feet to 10 feet.

14. Section 10030.B.5.b Rear yard setback when adjacent to nonresidential uses — reduced from 60 feet to 25 feet

15. Section 15030.B.4.c Mixed Use District — typo in rear yard section. Changed side yard to rear yard.

16. Section 19030.A.7 Lot size requirements when not served by public sewer — noted that any uses not served by public sewer shall meet all requirements of the PA DEP or any successive government entity.

17. Section 21040.K.3 &4 Nonconforming uses within floodplain — requiring zoning hearing board approvals for expansion or modification and replacement and/or rebuilding of such.

18. Section 22030.F — stipulated that diesel sheds shall not be permitted within the VR, R-2 and R-3 zoning districts. Proper screening and noise reducing materials shall be utilized in R-1 zoning districts.

19. Section 22030.G.2 pools as an accessory use for residential — add “...and shall following the setback requirements of an accessory residential structure.”

20. Section 22030.G.7 add language in regards to depth of pool that states “...when greater than 48 inches in height.”

21. Section 22030.G.9 changed to state “...which are further defined by Uniform Construction Code, Commonwealth of Pennsylvania, or East Lampeter Township.”

22. Section 22030.G.10 is deleted due to it being a duplicate statement in that section.

23. Section 22030.M.2 Noncommercial Greenhouses — area of such are not to exceed 6,000 square feet as permitted by PA Act 15 regarding hoop houses.

24. Section 22030.N.4 revise language to read “For residential lots containing one (1) acre or greater and less than ten (10) acres,...” This is in regards to farm animals on residential lots.

25. Section 22150.D change title to Landscape Screen for consistency

26. Section 22150.D.1 should read “Where a property line is adjacent to AG, R-1, R-2, R-3, and VR Zoning Districts...” this is just for clarification.

27. Section 22150.D.2 change from 5 years for landscape screening to 2 years to be consistent with the definition.

28. Section 22160.D change title to Landscape Screen for consistency

29. Section 22160.D.1 add a width for the landscape screen of 5 feet.

30. Table 22160.1 any statement of “as determined by the Zoning Officer” has been removed and figures have been placed for parking requirements.

31. Table 22160.1 Car Wash — parking requirements for car wash uses were excessive and have been reduced to 1 space per employee, 1 per vacuum space and 1 per 500 square feet of retail area.
32. Table 22160.1 Office – reduced from 4 per 1,000 to 1 per 1,000 of gross floor area.
33. Table 22160.1 Bakery – loading requirements in parking were removed as they are noted in the loading section of the ordinance.
34. Table 22160.1 Veterinary Clinic – reduced from 4 parking spaces per practitioner to 2 parking spaces per practitioner.
35. Table 22160.1 For most industrial uses there is varied language for shift parking, the language has all been standardized to state “1 parking space per 2 employees on the largest shift.”
36. Table 22160.1 Add Gaming Terminals at one parking space per terminal.
37. Section 22200 – Changed to Landscape Screen for consistency.
38. Section 22200.A – the landscape screen shall be a width of 5 feet which is consistent with the required width for parking areas.
39. Table 22230.1 – add 10-foot distance from right of way for incidental signs.
40. Table 22230.1 – remove footnote number 9.
41. Table 22230.2 – change bed and breakfast or tourist home sign to 4 square feet per the requirements in Section 23110.
42. Section 22280.C Setbacks for corner lots shall have two front yards along the right of ways and one side and one rear yard opposite the main entrance of the dwelling. Double frontage lots shall have two front yards and two side yards.
43. Section 22230.A.6 - spelling error correction “aesthetic”
44. Section 23050.A.1 – prior .1 and .2 regarding alternative energy facilities have been combined to read “East Lampeter Township seeks to provide opportunities for alternative energy facilities as an accessory use while regulating the use of potentially intrusive facilities, equipment, and machinery.”
45. Section 23070.C.1.a Accessory Apartment in Nonresidential building – add language “...within the same building as a permitted nonresidential use shall be...”
46. Section 23070.D.1 Accessory Apartment – add allowed with septic with approval from SEO.
47. Section 23070.D.2 Accessory Apartment – add “...approved in accordance with any local or state regulations.” Regarding on-lot water provisions.
48. Section 23070.D.4 Accessory Apartment – add language that states if the Sewer Superintendent or ELSA determine that a combined hookup can be made, then separate utilities are not needed.
49. Section 23070.D.4 Accessory Apartment - some of these utilities are not needed to be a separate hook up if permitted by the provider. IE: Electric, telephone, well, sewer.
50. Section 23110.E.1 Bed and Breakfast and Tourist Home – rewritten “The bed and breakfast establishment shall be contained within a single-family detached dwelling or within an accessory building to a single-family detached dwelling that is owner-
occupied or tenant occupied. There shall be a family, as defined by this ordinance, residing within the single-family dwelling for greater than 180 days per year.

51. Section 23110.E.9 Bed and Breakfast and Tourist Home – Remove the signage allowances as these are within the sign regulations of the ordinance.

52. Section 23110.E.10 Bed and Breakfast and Tourist Home – requirement for an emergency plan “should” will be replaced with “shall” provide one for the property.

53. Section 23110.F.6 Bed and Breakfast and Tourist Home – add stipulation that an emergency management plan shall be developed by the owner in the event of a catastrophic event resulting from flooding, fire, snow, ice, earthquake, utility outage, or other event.

54. Section 23200 Convenience Store – remove language for within the C-3 zoning district

55. Section 23200.E.6 Convenience Store – Car wash facilities are allowed with these facilities, the stipulation should be added that these are permitted in combination when each is permitted as a use within the district.

56. Section 23250.C.3 remove language referring to subsections E & F, however there are no subsections E & F.

57. Section 23330.A Greenhouses – add note that noncommercial greenhouses are regulated under 22030.M

58. Section 23330.C Greenhouses – terminology has been deleted as the terms are defined in the definition Section.

59. Section 23370.B has been corrected to state 23370 instead of 23360.

60. Section 23370.C.12 and D.14 Home Occupation – has been added to address that there shall be no outdoor storage of materials, supplies, and/or products. Storage of materials, supplies and/or products may be permitted in an accessory structure or attached garage with appropriate safety precautions and meeting code requirements.

61. Section 23400 Hotels – added statement “The maximum stay within a hotel shall be 30 days per Pennsylvania Uniform Construction Code regulations, unless otherwise altered by local, state, or federal regulations."

62. Section 23440.C3 should reference 23440.E, not 23430.E.

63. Section 23440.E.3 should reference 23440.C.1, not 23430.C.1.

64. Section 23440.F.2 Manufactured Home Park – increase steep slopes from 20% to 25%

65. Section 23490.C.3 remove reference to traffic control 23480.F

66. Section 23490.C.3 should reference 23490.E, not 23480.E.

67. Section 23550.G.3 – corrections were made to the Sections referenced in this ordinance.

68. Section 23550.Q.7 Option Density Design – Illumination standards were removed from the ordinance and thus this section references a section that is no longer provided.

69. Section 23580 Places of Worship – added to C-2 zoning district as a use permitted by right.

70. Section 23580.C.3 removed reference in this section to subsection E & F as there is no subsection E & F

71. Section 23580.C.4 Places of Worship – corrected the reference for section to setbacks.
72. Section 23580.C.6.d Places of Worship – corrected the reference for section to day care uses within a place of worship.
73. Section 23580.C.8 Places of Worship – corrected the reference for sections.
74. Section 23590 Principal Use In Combination – added allowance by right within C-3 zoning district.
75. Section 23590.C.4 – removed reference to subsection E & F as there is no such subsections.
76. Section 23700 Retail Sales – corrected the subscript numbers

Amendments from the Township and Zoning Hearing Board Solicitors:
78. Section 24030.D.2 Damage to non-conforming uses – removed the terms “As referenced”
79. Section 24040 Previously expanded nonconforming uses and structures - Allowances of prior zoning ordinances for non-conforming uses has been added to this section
80. Section 25070.F- Provide for the Zoning Hearing Board to grant time extensions of approved special exceptions and variances.

Amendment requests from High Associates:
81. Definition of Alternative Energy Facility: Add “Battery Storage” as a type of permitted facility, if properly screened or enclosed within a building.
82. Section 14020.A Principal uses permitted by right within the BP Zoning District
   a. Automobile Repair Facility as a permitted by right use if located and contained within an enclosed conforming building.
   b. Single Family Dwelling if existing prior to the adoption of the 2016 East Lampeter Township Zoning Ordinance.
   c. Residential Retirement and/or Care Facility.
83. Section 14030.B Lot Width – delete one hundred (100) feet as measured from the front yard setback line
84. 23050.C.1 Alternative Energy – Change the ten (10) acres to two (2) acres for lot size and change the 150 feet to 50 feet from the property line for battery storage facilities given that they are much more compact and denser and can utilize much smaller tracts of land.
85. Section 23440.F.7 should note that adjoining properties under the same ownership shall not require a buffer yard of fifteen (15) feet.
86. Section 23440.E.2 Front setback reduced from 50 feet to 30 feet.
87. Section 23440.E.5.b Lot width reduced from 60 feet to 45 feet.
88. Section 23440.E.5.e Rear yard setback reduced from 20 feet to 10 feet.
89. Section 23440.E.5.i Accessory structure setback reduced from 10 feet to 5 feet.
90. Section 23440.G.2 note that at least one primary point of ingress and egress to the manufactured home park shall be along a collector or arterial street.
91. Section 23470.C.7 Medical, Dental...Clinic - Change to “The landowner and/or tenant/clinic operator shall provide...”
92. Section 23540.C.1 Office – Add “non-profit” or “not-for-profit entity”
93. Section 23750.C.5 Self-Storage Facility – Add boat, trailer, RV, and other outdoor vehicle long term storage with appropriate fencing and screening from adjoining uses.
94. Section 23860.A.1 Veterinary Office – Add BP to the zoning districts given it is allowed by right.
95. Section 23870.E.2 Warehouse and Distribution Center – Change to “The landowner and/or tenant/warehouse operator shall maintain...”
96. Section 23870.E.9 and 23880.E.9 Warehouse/Wholesale and Distribution Center – Eliminate the absolute requirement for a bus stop and the detailed requirements of a bus stop (shelter/design, etc.) and language “...or other modes of transportation.” The size of a warehouse or distribution facility has no direct correlation to whether a bus stop and shelter are necessary. Perhaps consider including language in the SALDO as opposed to the zoning ordinance where there could be more flexibility as to design, need, interpretation, etc.

Amendments requested from more than one property owner within the Township:
97. Section 22230.1.2 Signs – delete “...50%” and “...in the event of damage.” for non-conforming signs the thought is that those existing signs should be permitted to be maintained or repaired so long as such doesn’t change or modify the overall character or intent of the original sign – no increase in height, sign area, location, placement, orientation, etc. Township staff does not recommend that this amendment be considered.
MEMORANDUM

To: Lancaster County Planning Commission

From: Porter Stevens, AICP
Senior Community Planner

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

Date: May 20, 2019

Re: CPF #: 57-63, Certification of Blight
Strasburg Borough
LCPC Meeting of May 28, 2019

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

SITE INFORMATION
Owner(s): Clifton Thomas Carter
Applicant: Lancaster County Vacant Property Reinvestment Board
Parcel ID #: 5700620000000
Address: 8-10 East Main Street, Strasburg, PA, 17579
Location: South side of East Main Street, approximately 150 ft east of its intersection with South Decatur Street

The Lancaster County Planning Commission (LCPC) staff has reviewed the above-referenced proposal for certification of a property within Strasburg, Pennsylvania, as blighted property and recommends certification of the property as blighted. LCPC also recommends the reuse of the subject property for continued residential and/or commercial use. While the proposed certification are not directly addressed in places2040, restoration and reuse of the structure would contribute to maintaining the Borough of Strasburg as a great place and vibrant downtown district.
PROPOSAL

The building located at 8-10 E Main St is a mixed-use structure located on a 0.18-acre parcel. The property is located within the C-1 Commercial zoning district and sits just east of the Borough’s main square around the intersection of North Decatur Street and Main Street. The building is two stories and is constructed of brick; it features a street-level commercial storefront and several first and second story living spaces. A barn and several wood-constructed outbuildings occupy the rear of the property.

The structure is currently vacant and has no functioning utilities. The property has been cited for a wide variety of serious maintenance issues. They include, but are not limited to:

- Standing water in the basement, with no functional sump pump
- Holes in the roof, especially where chimney was removed and not replaced.
- Multiple windows with broken or missing panes
- Openings in the walls that allow ingress of weather and animals
- Vegetation growing from brick walls and foundations
- Seriously deteriorated brickwork and missing mortar in exterior walls
- Wooden windows and trim lacking paint
- Cracks and structural deficiencies in exterior walls

The Borough first notified the owner of maintenance violations in 2016; however, he has been generally unresponsive to requests to remedy identified issues with the property. As recently as November of 2018, the Borough sent the owner a notice of violation, stating that the condition of the structure violates Section 505, “Demolition by Neglect,” of Strasburg’s Historic District Ordinance.

Based on information provided by the Borough and in the submitted VPRB’s Property Referral Form, LCPC recommends that the Redevelopment Authority certify that the subject property meets the criteria for blight certification. Additionally, LCPC recommends that the process has been followed to make the blight determination in accordance with County Ordinances.

Finally, LCPC recommends that the Redevelopment Authority pursue the acquisition and redevelopment of the subject property for commercial and/or residential uses. Such a project would implement the following big ideas and policies found in places2040:

Creating Great Places

- Make our downtowns more vibrant, safe, and attractive.
  The successful acquisition and redevelopment of this property would remedy an abandoned and decaying structure that occupies a prominent site adjacent to Strasburg Borough’s main square. Putting this building back into productive use would add significantly to the existing vibrancy on this section of Main Street and would beautify the surrounding neighborhood.
Taking Care of What We Have

- Use existing buildings and maintain public infrastructure. Successfully redeveloping the subject property would preserve a historic structure in the downtown core of the Borough and would create opportunities for business and/or residential growth in an existing developed area.

- Promote entrepreneurship and help local businesses grow. Restoring portions of the building, especially the street level storefront, as commercial spaces would create new opportunities for local businesses to locate and grow in the Borough.

CONSISTENCY WITH COMPREHENSIVE PLANS

Places2040 - Lancaster County Comprehensive Plan

The project is generally consistent with places2040.

Municipal Comprehensive Plan

The Strasburg Region Comprehensive Plan of 2006 contains several goals that are relevant to this project. The plan encourages local stakeholders to “continue to regulate redevelopment, infill development, and adaptive reuse in the Borough’s historic district,” and to “Promote the Borough Square as the commercial center of the Borough.” The successful acquisition and redevelopment of the subject blighted property would promote the adaptive reuse of a structure within the historic district and would create opportunities for business and residential growth around the Borough’s main square.

* * *

DSS/CPS/kle

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8-10 East Main Street, Strasburg Borough
Location in Strasburg Borough
Front of Property
Any premises which because of physical condition or occupancy is considered and attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.

- Properly secure the unsecured opening to the basement.
• Any dwelling which because it is dilapidated, unsanitary, unsafe, vermin infested or lacking in the facilities and equipment required by the Housing Code of the municipality, has been designated by the department responsible for enforcement of the Code as unfit for human habitation.
Secure and waterproof the metal raised seam roofing that is peeling
Repair or replace all the deteriorated eaves and overhangs on the exterior of the property
Repair or replace all windows, window framing, and sills, preferably with historically appropriate window types.
Repair or replace all gutters and downspouts
Repair or replace all deteriorating brick in kind and mortar all joints with period correct mortar.
Make the entire building weather- and rodent-proof
Repair or replace bricks on south wall where chimney was removed
Repair or replace opening where window was removed on the south wall.
Secure siding on the south wall addition.
Winterize the underside of the south wall addition
Repair and paint all exposed wood on the exterior.

Conduct testing of all exterior painted surfaced to determine the presence or absence of lead-based paint by a certified lead assessor and complete remediation according to results of the testing/inspection.
Any structure from which the utilities, plumbing, heating, sewage or other facilities have been disconnected, destroyed, removed or rendered ineffective so that the property is unfit for its intended use.

- Bring all exterior electric wiring and outlets up to code using exterior grade wiring and outlet boxes
- There is no working plumbing or heating at 8 East Main Street
- There is no working or code-compliance wiring, plumbing or heating at 10 East Main Street.
- There are no valid occupancy permits for the property.
Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from a municipal code enforcement agency.

- The property owner was notified of violations in early 2016; some violations of the Borough’s Building Code and Property Maintenance Ordinance have been addressed but many are still outstanding.
Area of Significant Structural Concern
VI.
New Planning Matters for Discussion and Action

D. REVIEWS
MEMORANDUM

To: Lancaster County Planning Commission

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

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

Date: May 20, 2019

Re: Advisory Plan Review Comments
LCPC #72-605-2A, M&G Realty
Salisbury Township
LCPC Meeting of May 28, 2019

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

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

GENERAL INFORMATION

Subject: Final Subdivision Plan
Proposal: To join-in-common a 0.921 acre lot with a 4.799 acre lot to create a resultant 5.587 acre lot.
Owner(s): Geneva K. Martin & the Estate of Melvin J. Marvin, Aff S. Nassim & Toni G. Naaman
Applicant: M&G Realty
Firm: Strausser Surveying and Engineering, Inc.
Received: April 23, 2019
LOCATION
Parcel ID #: 5600973900000 / 5600286600000
Address: 5261/5267 Lincoln Highway, Gap PA 17527
Location: Northeast of the intersection of Lincoln Highway East (Route 30) and Newport Rd.
Places2040: The project is located inside the Christiana Gap Village Growth Area and is located within the rural community - other developed character zone.

PATTERN
Zoning: General Commercial
Present Use: Commercial

TIMING
Utilities: Public water and sewage disposal proposed

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

PLACES2040 COMMENTARY
Future development should include the rehab and reuse of existing buildings whenever possible to protect our unique identity and community character to Taking Care of What we Have.

SITE DESIGN COMMENTARY
1. The date and file number in the LCPC signature block should be updated to reference the current project.

2. Revised deeds for the new lot should be provided and recorded as part of this application.

3. The plans should note the existing original structure on the 0.921 acre lot was constructed in 1900 per the Lancaster County Property Assessment office. The Lancaster County Atlas’s infer that the building was built between 1864 – 1875. All care should be taken to retain the original structure.

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

To: Lancaster County Planning Commission

From: Brad Stewart  
Senior Community Planner

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

Date: May 20, 2019

Re: Advisory Plan Review Comments  
LCPC #: 77-288C, Ingham’s Powder Coating  
East Cocalico Township  
LCPC Meeting of May 28, 2019

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

GENERAL INFORMATION
Subject: Final Land Development Plan
Proposal: To expand an existing 6,600 square feet industrial building by 5,305 square feet on a 3.05-acre parcel.
Owner(s): Kyle Ingham
Applicant: Same
Firm: Diehm & Sons, Inc
Received: April 24, 2019
LOCATION
Parcel ID #: 0804206700000
Address: 1860 N. Reading Road
Location: On the northwest side of Reading Road (SR 272), about 3/4-mile south of Colonel Howard Boulevard
Places2040: The project is located inside the Cocalico Urban Growth Area and is located within the special district - industrial character zone.

PATTERN
Zoning: C-1 – General Commercial
Present Use: Industrial

TIMING
Utilities: Public Sewer and Public Water

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

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

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DSS/BLS/kle
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
Senior Community Planner

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

Date: May 20, 2019

Re: Advisory Plan Review Comments
LCPC #: 89-327-1, Advanced Food Products
New Holland Borough
LCPC Meeting of May 28, 2019

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

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

GENERAL INFORMATION
Subject: Final Lot Add-on Plan
Proposal: To join-in-common a ± 0.5-acre tract from a 3.95-acre lot (Lot 2) to a 3.9-acre lot (Lot 1).
Owner(s): Zausner Foods, Inc. / New Holland Sales Stables, Inc.
Applicant: Zausner Foods, Inc.
Firm: RGS Associates
Received: April 29, 2019
LOCATION
Parcel ID #: 4801074100000 / 4804343300000
Address: 157 West Jackson Street and 100 West Fulton Street, New Holland, PA 17557
Location: Northeast corner of West Jackson Street and South Custer Avenue
Places2040: The project is located inside the ELANCO South Urban Growth Area and is located within the special district – industrial character zone.

PATTERN
Zoning: M - Manufacturing
Present Use: Industrial

TIMING
Utilities: Public water and sewage disposal exist

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

SITE DESIGN COMMENTARY

1. Please add the LCPC File # 89-327-1 to the lower right-hand corner of the plan sheets.

2. The applicant should provide the current and proposed lot coverage for Lots 1 and 2.

4. The applicant should illustrate all significant environmental or topographic features on both subject parcels as well as areas within 200’ of the subject parcels, including contours and any manmade features.

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

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

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DSS/LHP/kle
MEMORANDUM

To: Lancaster County Planning Commission

From: Alex W. Rohrbaugh, AICP
       Senior Community Planner

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

Date: May 20, 2019

Re: Advisory Plan Review Comments
LCPC #: 96-69-1A, Creekside Subdivision – Phase I
       Providence Township
LCPC Meeting of May 28, 2019

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

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

GENERAL INFORMATION
Subject: Final Subdivision Plan
Proposal: Subdivision plan to create 51 lots for single-family dwellings and 17 lots for townhouse units.
Owner: Joseph G. Nadu, c/o Lancaster Home Builders
Applicant: Same
Firm: James R. Holley & Associates Inc.
Received: April 18, 2019
LOCATION
Parcel ID #: 5203873000000
Address: Fairview Road, New Providence
Location: South side of Fairview Road, approximately 0.5 miles west of Beaver Valley Pike (US Route 222) / Fairview Road intersection.
Places2040: The project is within the Solanco Urban Growth Area and is designated as "Buildable Land" adjacent to a Suburban character zone.

PATTERN
Zoning: R-3 – Suburban Residential Zone
Zoning Density: The residential districts do not permit the targeted places2040 density of 5.5 gross dwelling units / acre.
Project Density: 1.5 gross dwelling units / acre
2.5 net dwelling units / acre (removes 17 acres of environmentally sensitive lands)
Present Use: Cropland, Wetlands

TIMING
Utilities: Public Water & Sewer

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

PLACES2040 COMMENTARY
The project is consistent with the following places2040 policies:

- Grow where we're already growing. The project is located within an Urban Growth Area where utilities are present.

- Provide a greater supply and diversity of housing types to own and rent. In addition to 51 single-family dwellings, the project proposes to construct 17 townhouse units.

Additionally, the project is generally not consistent with the following places2040 policies:

- Build more compactly and efficiently. The project proposes to develop at a gross density of 1.5 dwelling units / acre (net 2.5 units / acre), which is far below the recommended residential density of recommended 5.5+ units / acre in the Solanco UGA.
• Manage the use of large tracts of vacant land in Urban Growth Area. *Places2040* recommends that large tracts over 40 acres should be defined as “growth opportunity areas” and reserved mixed-use and non-residential needs (commercial, industrial, and institutional). The total land area of the project site is approximately 44 acres (95 acres for the entire tract) and is intended to be developed for low-density residential.

**SITE DESIGN COMMENTARY**

1. It is strongly recommended that the Applicant substitute another shade tree for the Patmore ash tree ("Fraxinus Pennsylvanica 'Patmore'"). Ash trees are susceptible to destruction by the Emerald Ash Borers and are no longer recommended for planting. Acceptable alternative street trees include:

   - *Zelkova serrata* ‘Green Vase’
   - *Gingko biloba* ‘Princeton Sentry’
   - *Gingko biloba* ‘Autumn Gold’
   - *Nyssa sylvatica*

   Green Vase Zelkova
   Princeton Sentry Gingko (Male)
   Autumn Gold Gingko (Male)
   Black Gum

2. Because of the project’s proximity to the Enola Low Grade Rail Trail, it is strongly recommended that the Applicant install a side path for bicycles and pedestrians along Fairview Road, connecting the Magnolia Lane sidewalk to the Trail. Providing a side path ensures that future residents have a safe, non-motorized way to access the Trail for either recreation or commuting.

3. Sheet 6 of the plan indicates that the existing farmhouse, which is generally located on top of Lot 15, is proposed to be removed. The farmhouse has been identified by the Historic Preservation Trust of Lancaster County (ID#460162) as a historic structure. The Applicant should consider retaining the farmhouse and incorporating into the subdivision as a renovated dwelling part of the development.

4. Please remove the review date and change the file number to 96-69-1A in the Lancaster County Planning Commission Review Certificate block.

5. Revised deeds for the resultant lots should be recorded as part of this plan approval. Recording new deeds with a perimeter legal may avoid possible confusion in future title research of the affected properties.

6. Please modify the LCPC File # the lower right-hand corner of the plan to say 96-69-1A.
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/kle
MEMORANDUM

To: Lancaster County Planning Commission

From: Laura H. Proctor
      Senior Community Planner

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

Date: May 20, 2019

Re: Advisory Plan Review Comments
LCPC #: 98-94-2, 319 Martindale Road
Earl Township
LCPC Meeting of May 28, 2019

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

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

GENERAL INFORMATION
Subject: Final Subdivision and Land Development Plan
Proposal: Subdivision of an existing 31.17-acre lot for a new residential lot. The resulting lots will total 29.17 acres (Lot 1) and 2 acres (Proposed Lot 2). The plan also calls for the construction of a 2,015-square foot single-family dwelling, a 1,000-square foot barn, a 192-square foot shed, driveway, and stormwater management facility on Proposed Lot 2.

Owner(s): Paul S. and Debra Zimmerman
Applicant: Ryan Zimmerman
Firm: Harbor Engineering, Inc.
Received: April 29, 2019
LOCATION
Parcel ID #: 1909686100000
Address: 319 Martindale Road, Ephrata, PA 17522
Location: South side of Martindale Road (SR 1010), along Muddy Creek and Conestoga River
Places2040: The project is located within the Natural – Conservation (T1b) and Agricultural – Preservation (T2a) character zones.

PATTERN
Zoning: AG – Agricultural
Present Use: Agricultural and Residential (Single-Family Detached)

TIMING
Utilities: Private on-lot water and sewage disposal exist on Lot 1 and are planned for Proposed Lot 2

RECOMMENDATIONS

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

PLACES2040 COMMENTARY

The project is generally not consistent with the following places2040 policy:

- **Preserve large, contiguous areas of agricultural and natural land.** A portion of the subject parcel is located within the Agricultural – Preservation (T2a) character zone. Places2040 recommends that such lands are preserved in perpetuity and managed for agricultural use. Development is strongly discouraged in this character zone.

SITE DESIGN COMMENTARY

1. Please add the LCPC File # 98-94-2 to the lower right-hand corner of the plan sheets.

3. Revised deeds for the resultant 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.

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DSS/LHP/kle

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MEMORANDUM

To: Lancaster County Planning Commission

From: Alex W. Rohrbaugh, AICP Senior Community Planner

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

Date: May 20, 2019

Re: Advisory Plan Review Comments
LCPC #: 09-35A, Samuel S. & Rachel Ann King
Providence Township
LCPC Meeting of May 28, 2019

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

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

GENERAL INFORMATION

Subject: Lot Add-on Plan
Proposal: Lot add-on plan to convey “Parcel A (5.25 acres)” from Lot 1 to Lot 2, convey “Parcel B (2.25 acres)” from Lot 2 to Lot 1, and convey Lots 3 and 4 (2 acres, respectively) to Lot 1. This plan reduces the number of lots to two – Lot 1 (31.3 acres) and Lot 2 (26 acres).

Owners: Samuel S. & Rachel Ann King; Marian R. & Isaac S. King, Jr.
Applicant: Same
Firm: Regester Associates, Inc.
Received: April 26, 2019
LOCATION
Parcel IDs #: 5205867000000, 5206593300000, 5205734800000, 5205925500000
Address: 90 Miller Road, Willow Street PA
Location: South side of Miller Road, approximately 0.5 miles west of Lancaster Pike (PA Route 272) and Miller Road intersection.
Places2040: The project is within the Agricultural – Conservation and Natural – Preservation character zones.

PATTERN
Zoning: Agricultural (A)
Zoning Density: The residential district does permit the targeted places2040 densities.
Project Density: 0.03 gross units/acre
Present Use: Agricultural

TIMING
Utilities: On-Lot Well & Septic

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

PLACES2040 COMMENTARY
The project is consistent with the following places2040 policies:

- **Preserve large, contiguous areas of agricultural and natural land.** This project reconfigures four lots of varying acreages into two agriculturally viable farm tracts (with no remaining subdivision rights) that are adjacent to contiguous farmland to the southwest.

- **Limit large lot suburban development in rural areas.** The project removes two 2-acre lots intended for residential development and incorporates back into a farm tract.

SITE DESIGN COMMENTARY

1. It is recommended that a shared access/maintenance easement benefitting Lot 1 be placed on Lot 2’s stone driveway from Miller Road to where it intersects the driveway for Lot 1. Placing an easement formalizes Lot 1’s continued access to the shared driveway should one or both properties are sold in the future.

2. The existing well and septic systems for Lot 2 should be shown on the plan to ensure they are not conveyed to Lot 1 as part of this project.
3. 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.

4. Please add the LCPC File # 09-35A 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/kle
MEMORANDUM

To: Lancaster County Planning Commission

From: Alex W. Rohrbaugh, AICP Senior Community Planner

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

Date: May 20, 2019

Re: Advisory Plan Review Comments
LCPC #: 19-24, Elam H. Beiler
Eden Township
LCPC Meeting of May 28, 2019

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

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

GENERAL INFORMATION

Subject: Lot Add-on Plan
Proposal: Lot add-on plan to convey 7 acres from Lot 1 (18 acres) to Lot 2 (3 acres). The resultant sizes of Lots 1 and 2 would be 11 acres and 10 acres, respectively.

Owner: Elam H. Beiler
Applicant: Same
Firm: IMPACT Engineering Group
Received: April 29, 2019
LOCATION
Parcel ID #: 2300045600000, 2308717900000
Address: 385 Springville Road
Location: South side of Springville Road and fronting along Springville Court, approximately 0.5 miles east of Springville Road / May Post Office Road intersection
Places2040: The project is within the Agricultural - Conservation character zone.

PATTERN
Zoning: Agricultural (A)
Zoning Density: The residential district does permit the targeted places2040 densities.
Project Density: 0.05 gross units/acre
Present Use: Lot 1 – Single-Family Residential / Woodlands
Lot 2 - Woodlands

TIMING
Utilities: On-Lot Well & Septic

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

SITE DESIGN COMMENTARY
1. County records indicate that the subject properties are 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. County records and the plan both indicate that Parcel "A" is enrolled in the Clean & Green Preferential Assessment program. The Applicant should review the requirements of the Clean and Green Act and contact the County Property Assessment Office to determine what effect the proposed lot add-on has Clean & Green status.

3. The existing woodlands for both lots should be shown on the plan.

4. 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.

5. Please add the LCPC File # 19-24 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.

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DSS/AWR/kle