



Lancaster County Planning Commission Public Meeting

Monday, August 14, 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

- **Call to Order**
- **Call to Audience**
- **Approval of Minutes**
- **Presentations**
 - Executive Director's Report
 - Subdivision & Land Development E-Submission Launch
- **New Business**
 - For Action
 - For Information
- **Public Comment**
- **Adjournment**

[Full Agenda](#)

If the link is blocked, right click the button and select "Open link in new tab."



Approval of Minutes

July 10, 2023 Planning Commission Public Meeting

Draft Minutes



Presentations

- **Executive Director's Report**
- **Subdivision & Land Development E-Submission Launch**



Presentations

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



Presentations

- **Subdivision & Land Development E-Submission Launch**
John D. Hershey & Gwen Newell
Lancaster County Planning Department



New Business

- **For Action**

- Cuffs Run Project
- Community Planning & Ordinance Reviews (3)

- **For Information**

- Community Planning & Ordinance Reviews (4)
- Subdivision & Land Development Items (26)



For Action

Cuffs Run Project

Update

[Project Overview](#)



For Action

Community Planning & Ordinance Reviews

CPO #	Proposal	Municipality	Reviewer
19-76	Rezoning	Earl Twp.	Mark Huber
39-273	Rezoning & zoning ordinance text amendments	Manheim Twp.	Alex Rohrbaugh
41-162	Zoning ordinance text amendments	Manor Twp.	Alex Rohrbaugh



Earl Township

Draft Review

CPO # 19-76

Reviewer: Mark Huber

Proposal

Rezoning: Agriculture (A) to Industrial (I)

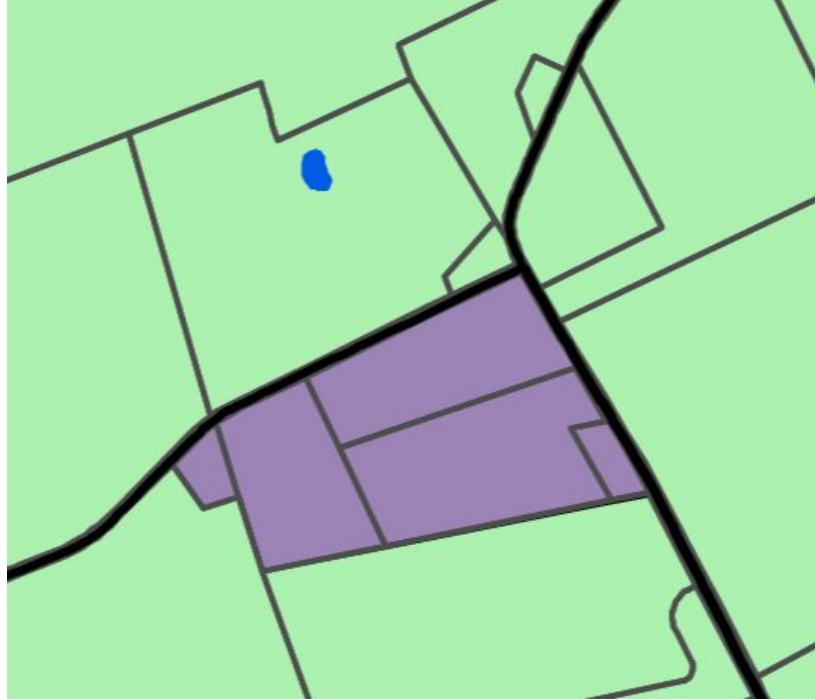
Details

- Petitioner (S&K Landholding, D. Seibel, & P. Zimmerman)
- Northward extension of an existing Industrial Zoning District (I) to include 478 E. Farmersville Road and 492 E. Farmersville Road
- Both sites are currently within the Agricultural Zoning District (A)
- Total size approximately 22.9 acres (22 acre and 0.9 acre parcel)



Details

- Existing industrial operations across the road (Keystone Concrete & Cozy Cabins)
- Cozy Cabins would like to expand its business, agreement with S&K to acquire 19 acres, Keystone would continue using 3 acres for staging



Details

- Proposed parcels to be rezoned are not in UGA and no public water/sewer
- Parcels across road and portion of subject tract is a rural commercial/industrial node (from 2021 Workshop)
- NOT in priority area for preservation of large, contiguous areas of agriculture
- Parcel can't be fully used for farming; pond, powerline easement, and concrete castings storage yard

Map 1: Existing Commercial / Industrial Nodes

East Planning Area

Definitions

"Existing commercial / industrial node"
Clusters of commercial, industrial, and other non-residential uses that are 50 acres or more and located outside growth areas.

"Commercial or industrial zoning district"
Zoning districts that are "C" or "I" and are outside of growth areas, and provide a variety of commercial, industrial, and industrial uses.

"Preserved & priority ag / natural land"
Includes all preserved and priority ag / natural land identified in Vision 2020 Implementation Workshops.

Existing commercial / industrial node

Commercial or industrial zoning district
Preserved & priority ag / natural land

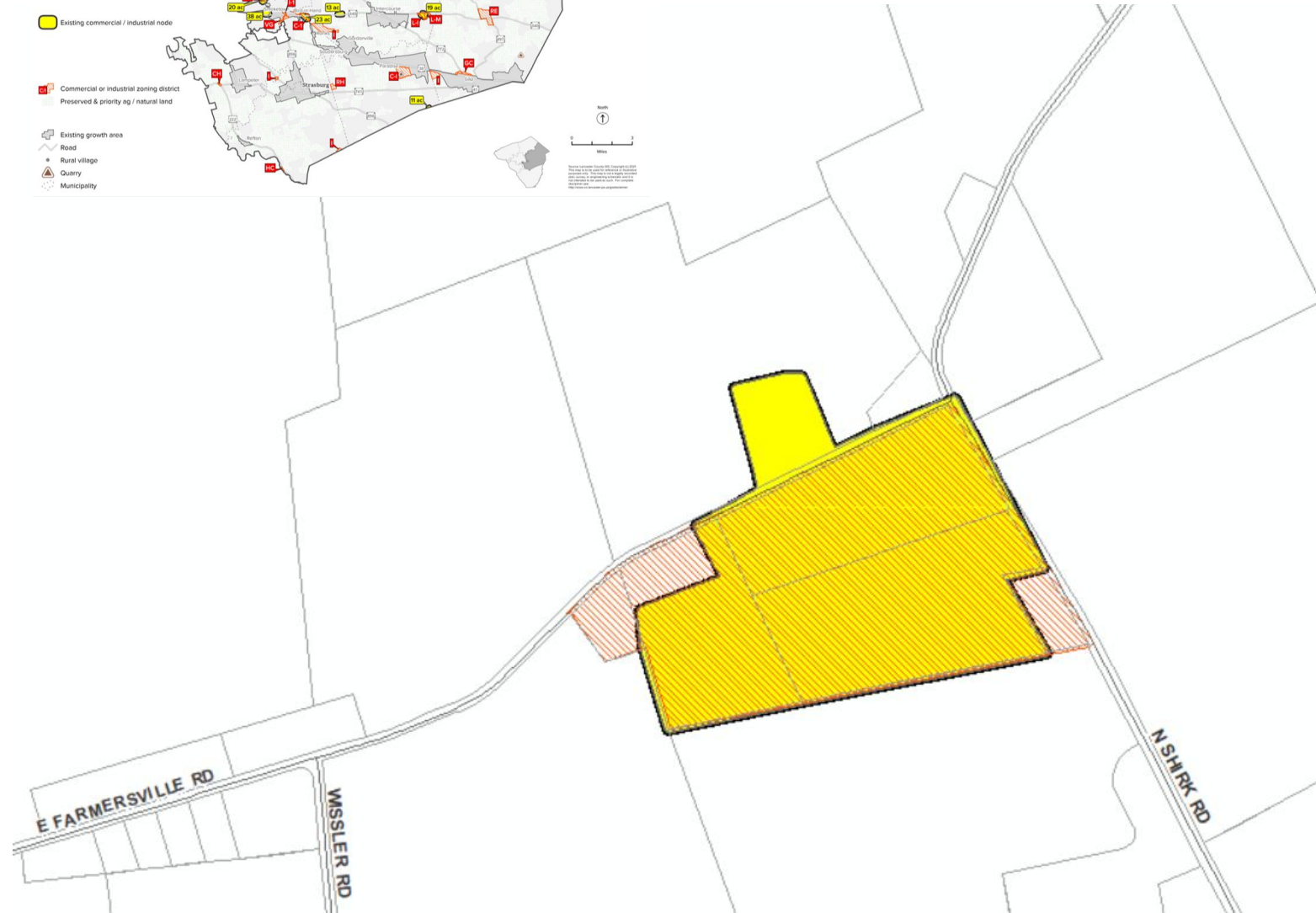
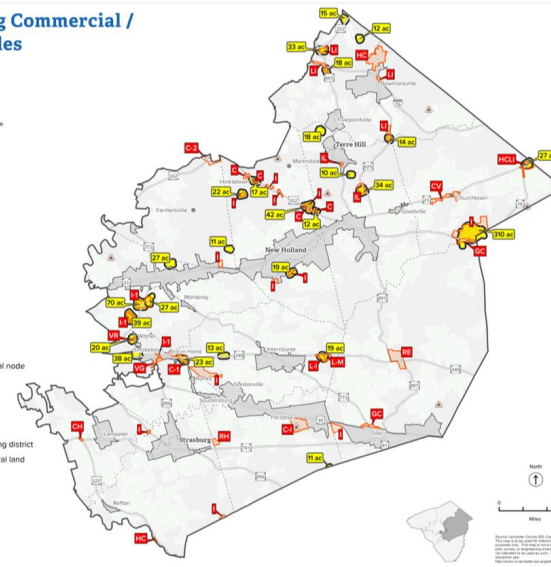
Existing growth area

Road

Rural village

Quarry

Municipality



Earl Township

CPO # 19-76

Reviewer: Mark Huber

Consistency with Comprehensive Plans

places2040:

Consistent with:

- Connecting People, Place & Opportunity - Intentionally cultivate, retain, and expand industry
- Taking Care of What We Have - Preserve large, contiguous areas of agricultural and natural land; Promote entrepreneurship and help local businesses grow
- Catalytic Tools - Simplify Zoning

Partially consistent with:

- Growing Responsibly - Grow where we're already growing

Recommendation

Approval with comments:

- Important to cultivate, retain, and expand industry, and encourage local economic development
- However, concern about further expansion into the surrounding Agricultural Zone
- Twp. should use whatever protections they have at their disposal to limit any future development into the surrounding Agricultural Zone



Manheim Township

Draft Review

CPO # 39-273

Reviewer: Alex Rohrbaugh

Proposal

Rezoning & zoning ordinance text amendments

Details

- GJA Real Estate Partnership (applicant) owns Parcels A and B (5 acres) and Neffsville Veterinary Clinic
 - Parcel A is zoned B-2 Business; Parcel B is split-zoned B-2 and R-3
- Applicant proposes to rezone all of Parcel B to B-2
- Applicant also proposes following text amendments:
 - Define “Domestic Pet” and “Full-Service Pet Care Facility”
 - Permit by Conditional Use in all Business districts
 - Establish standards for Full-Service Pet Care Facility
 - 5-acre minimum lot size, building size, public utilities



Manheim Township

CPO # 39-273

Reviewer: Alex Rohrbaugh

Consistency with Comprehensive Plans

places2040: Generally consistent

Consistent with:

- Growing Responsibly – Grow where we're already growing
- Catalytic Tools – Simplify Zoning

LIMC Growing Together (2007): Not consistent

Recommendation

Approval with comment:

- Consider permitting Full-Service Pet Care Facility by right in B-3 and B-4 districts



Manor Township

Draft Review

CPO # 41-162

Reviewer: Alex Rohrbaugh

Proposal

Zoning ordinance text amendments

Details

- Manor Township (applicant) proposes multiple text amendments:
 - Amend definition of “ Dwelling Unit ”
 - Permit Accessory Dwelling Units by right in residential districts
 - Change Cluster Developments from being permitted by Special Exception to permitted by Conditional Use
 - Define “ Accessory Solar Energy System (ASES) ” and “ Principal Solar Energy System (PSES) ”
 - Permit ASES by right in every zoning district and permit PSES by Special Exception in General Commercial and Industrial districts



Manor Township

CPO # 41-162

Reviewer: Alex Rohrbaugh

Consistency with Comprehensive Plans

places2040: Generally consistent

Consistent with:

- Creating Great Places – Provide greater supply and diversity of housing
- Taking Care of What We Have – Use existing buildings
- Catalytic Tools – Simplify Zoning

LIMC Growing Together (2007): Consistent

Recommendation

Approval



For Information

Community Planning & Ordinance Reviews

CPO #	Proposal	Municipality	Reviewer
39-272	Zoning ordinance text amendment	Manheim Twp.	Alex Rohrbaugh
43-59	Zoning ordinance text amendment	Martic Twp.	Gwen Newell
54-111	Zoning ordinance text amendment	Rapho Twp.	Alex Rohrbaugh
58-54	Zoning ordinance text amendment	Strasburg Twp.	Mark Huber



For Information

Subdivision & Land Development Items

Page 1 of 3

LCPC #	Plan Name	Municipality
67-65-10	Park City Center	Lancaster City
69-63-2	Smuckerland/ David K. Beiler	Upper Leacock Twp. & East Lampeter Twp.
72-589-2	Samuel B. & Sadie M. Fisher and Levi J. & Esther B. Fisher	Eden Twp
74-413-3	Samuel K. Herschberger	Bart Twp.
75-159-1A	Columbia Borough	Columbia Boro.

LCPC #	Plan Name	Municipality
76-243B	3175 Harvest Drive	Leacock Twp.
76-479-7A	Belmont Property Management Group, LLC	East Hempfield Twp.
80-63-14	Stony Battery Corporate Center Lot 2	West Hempfield Twp.
83-26-1	Samuel B. & Mary P. Zook	Drumore Twp. & Providence Twp.
83-50-4	Mark Beiler – Proposed Building	Leacock Twp.

Bolded items include plan sheets.



For Information

Subdivision & Land Development Items

Page 2 of 3

LCPC #	Plan Name	Municipality
84-192D	Rockvale Parcel 4	East Lampeter Twp.
87-37-2A	Eli S. Stoltzfus	Leacock Twp.
89-136-1B	Jacob Miller – Proposed Kennel	Leacock Twp.
90-113-1	Market Square Retail Center	Mount Joy Twp. & Etown Boro.
90-288-3A	Newport Road Water Storage Tank Project	Warwick Twp.

LCPC #	Plan Name	Municipality
92-79-4	United Zion Retirement Community	Warwick Twp.
95-195-2	Dutch Wonderland Water Park Additions	East Lampeter Twp.
99-72-13	JURA USA Hospitality Center	Rapho Twp.
05-10-4D	Ephrata Crossing – Phase 3	Ephrata Twp.
06-15-2	Sensenig – Sensenig	Elizabeth Twp.

Bolded items include plan sheets.



For Information

Subdivision & Land Development Items

Page 3 of 3

LCPC #	Plan Name	Municipality
13-54-1B	Schmidt – Beam	Ephrata Twp.
23-29	Trinity House Parking	Columbia Boro.
23-30	Joseph G. Stoltzfus	Colerain Twp.
23-31	Steven S. Stoltzfus	Salisbury Twp.
23-32	236 East Ross Street	Lancaster City
23-33	232 North Prince Street	Lancaster City

Bolded items include plan sheets.



Public Comment

If you notified the Chair that you would like to speak about an item not on the agenda, please present your comments at this time.



Adjournment

Next Scheduled Meeting:

Monday, September 11, 2023 at 2:30 p.m.

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Rooms 102/104

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