

**LANCASTER COUNTY PLANNING COMMISSION
PUBLIC MEETING AGENDA**



Monday, August 28, 2017

**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.

- | | | | |
|--------------------------|------------------------------|--------------------------|-----------------|
| <input type="checkbox"/> | Leo Lutz, Chair | <input type="checkbox"/> | Roni Ryan |
| <input type="checkbox"/> | Scott Haverstick, Vice-Chair | <input type="checkbox"/> | William Shaffer |
| <input type="checkbox"/> | Terry Martin, Secretary | <input type="checkbox"/> | Pete Soto |
| <input type="checkbox"/> | Gretchen Karr | <input type="checkbox"/> | Kathy Wasong |
| | | <input type="checkbox"/> | 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:

August 14, 2017

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. **#37-58**, Lititz Borough, Proposed amendment to the Zoning Ordinance to clarify the definitions of accessory use, demolition, lot coverage, personal services, structure, accessory and adding a definition for stream restoration in Section 105, to change maximum impervious area to maximum lot coverage in lot and yard requirements of all zones in Section 206 through Section 213, to clarify the affordable housing density bonuses in Section 216, to expand the incentives provided by the Downtown Overlay Zone in Section 218, to create a new zone entitled the Lititz Run Revitalization Zone in Section 219, to clarify parking requirements for apartments in Sections 307 and 420, to clarify the submission requirements for a demolition permit in Section 322, to add provisions for theatres and stream restoration in Sections 428 and 429 respectively, and to remove outdated applicability and use schedules

#37-59, Lititz Borough, Proposed amendment to the Zoning Map to formalize the boundaries of the Downtown Overlay District, to rezone all Industrial zoned land within the Downtown Overlay District to the Lititz Run Revitalization District, to rezone impacted split parcels as wholly within the Lititz Run Revitalization District, and to rezone 15 North Spruce Street from R-2 (Residential High) to Office and Professional

2. #47-20, Mountville Borough, Proposed amendment to the Zoning Ordinance by revising the sign regulations
3. #54-101, Rapho Township, Proposed amendment to the Zoning Ordinance establishing general and specific standards relating to the location, placement, construction and maintenance of telecommunications facilities within the public right-of-way

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

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

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

1. #69-96-3, Calvary Fellowship Homes, Manheim Township
2. #71-199-16A, Metals Recovery Facility, Manor Township
3. #73-355-3B, Nathan and Lynare Pipitone, Pequea Township
4. #74-482A, Clair & Rosene Nolt, Earl Township
5. #75-289-2, Ivan K. Lapp Subdivision, Leacock Township
6. #88-52-2, Harvest Drive, Leacock Township
7. #90-138N, Pack Pro Technologies, Airport Industrial Park Phase II – Lot 28, Manheim Township
8. #90-183O, Buckwalter Enterprises, LLC, Airport Industrial Park Phase II – Lot 15, Manheim Township
9. #91-189-3F, Elizabethtown College – Sports, Fitness & Wellness Center, Elizabethtown Borough
10. #02-27-1, Ephrata Community Church, Clay Township
11. #09-29-1A, Fulton Bank, Lancaster City
12. #17-30, Isaac H. Nolt, West Earl 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: September 11, 2017

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