



LANCASTER COUNTY  
**PLANNING**

## **Planning Commission Meeting Agenda**

**Monday, January 12, 2026, at 2:30 p.m.**

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

Online: <https://lancastercountypa.gov.zoom.us/j/86574214544?pwd=ZCFKb537uOib1WB2a4VCbS8Mwn8Jn0.1>

**Passcode:** 129360

### **Organizational Meeting**

William T. Clark, III, Lancaster County Planning Department, Temporary Chair,

**A. Introduction of New LCPC Members**

William T. Clark, III, Lancaster County Planning Department

**B. LCPC Officer Appointments**

William T. Clark, III, Lancaster County Planning Department

### **Call to Order**

LCPC Chair

### **Call to Audience**

*If you would like to speak about an item not on the agenda, please notify the Chair at this time. Comments will be heard during Public Comment.*

### **Approval of Minutes**

December 8, 2025, Planning Commission meeting

## Presentations

### A. **Executive Director's Report**

William T. Clark, III, Lancaster County Planning Department

## New Business

### Introduction

John D. Hershey, Lancaster County Planning Department

### A. **For Action**

#### *Community Planning & Ordinance Reviews (4)*

1. **31-190**, East Lampeter Township – East Lampeter Township proposes a full Comprehensive Plan update.
2. **31-191**, East Lampeter Township – E.G. Stoltzfus Land LLC proposes to rezone two adjoining lots containing a total of 6.4 acres from the Agricultural (AG) district to the Village Residential (VR) district for residential development purposes.
3. **40-39**, Manheim Borough – The petitioner, Lancaster County Vacant Property Reinvestment Board, requests that the Lancaster County Planning Commission certify its determination of blighted conditions for the property located at 44 Crescent Drive in Manheim Borough.
4. **46-161**, Mount Joy Township – The petitioner, Elizabethtown Crossing Associates, LLC, is proposing amendments to the Mount Joy Township Zoning Ordinance related to Planned Mixed-Use Developments.

#### *Other Items (1)*

1. **Places2040 Amendment**  
Kip Van Blarcom, Lancaster County Planning Department

### B. **For Information**

#### *Community Planning & Ordinance Reviews (5)*

1. **1-57**, Adamstown Borough – The petitioner, Adamstown Borough, proposes to amend its Zoning Ordinance to revise or insert definitions, to provide regulations governing short-term rentals and to revise regulations governing signs.
2. **19-82**, Earl Township – The petitioner, Earl Township, proposes to amend the Subdivision and Land Development Ordinance (SALDO) to include the execution of a required Developer's Agreement as a condition of the Township's review and approval of preliminary and final plans.

3. **26-54**, Ephrata Borough – The petitioner, Ephrata Borough, is proposing to amend its Zoning Ordinance to define and regulate Smoke Shops and Tobacco Shops, and to revise regulations pertaining to Medical Marijuana Dispensaries and Short-Term Rentals.
4. **27-129**, Ephrata Township – The petitioner, Ephrata Township, proposes to amend its Zoning Ordinance to provide regulations for data centers and data center accessory uses, and to revise existing regulations for animals and animal shelters.
5. **39-288**, Manheim Township – The petitioner, Manheim Township, proposes to create a codified code that reflects the updates of four land use ordinances: 1) the Zoning Ordinance, 2) the Subdivision and Land Development Ordinance (SALDO), 3) the Floodplain Ordinance, and 4) the Stormwater Management Ordinance.

*Subdivision & Land Development Items (25)*

1. **71-94-5**, Weber Tracts, Ephrata Township
2. **73-88-1**, Steve M. Ebersol, Salisbury Township
3. **75-366-3**, 236 Cut Road, Salisbury Township
4. **76-370-2**, 550 Sandmine Road, Salisbury Township
5. **78-22-6**, Level Edge Lot 3, Eden Township & Quarryville Borough
6. **78-415-3**, Clark Associates – Storage Building, East Lampeter Township
7. **79-452-2B**, Pennsylvania Classics AC, Penn Township
8. **83-106-4**, Overlook Estates, Ephrata Borough & Ephrata Township
9. **83-159-7E**, Willow Valley Communities Southpointe at Lakes Expansion, West Lampeter Township
10. **84-146-4**, Mt. Joy Poultry Remodel for Noah W. Kreider & Sons, LLP., Rapho Township
11. **85-171-2**, Cassel Signs, Penn Township
12. **90-217-1R**, Susan R. Friedman and Helen K. & Stephen J. Najarian, Manheim Township
13. **92-323-1**, Robert M. Homan, III, Brecknock Township
14. **94-107-2**, Enos S. Lapp, Jr., Little Britain Township
15. **96-166-1**, LASA – Blue Rock Water Resource Recovery Facility, Manor Township
16. **12-54-1H**, Ebenezer Holdings, LP, East Earl Township
17. **19-42-2A**, Revised Final LD & Add-On Plan for Penn Station Townhomes, Penn Township
18. **22-51-1**, Joy Christian Fellowship, West Cocalico Township
19. **25-60**, Proposed Convenience Store with Fuel Dispensing Facilities, Quarryville Borough
20. **25-61**, 175 River Hill Road, Conestoga Township
21. **25-62**, 913 Wheatland Avenue, Lancaster City
22. **25-63**, 588 Owl Bridge Road, Manor Township
23. **25-64**, Paul D. Weaver Dairy Expansion, West Cocalico Township
24. **25-65**, EKR Properties, LLC (Stable Hollow Construction), Rapho Township
25. **25-66**, 538 S. Shirk Road, Upper Leacock Township

**Other Business**

1. **LCPC Appointments to Metropolitan Planning Organization (MPO) and Transportation Technical Advisory Committee (TTAC)**  
LCPC Chair

**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**

**Upcoming Meetings and Events**

Transportation Technical Advisory Committee (TTAC)	January 27, 2026	1:30 p.m.
Lancaster County Planning Commission (LCPC)	February 9, 2026	2:30 p.m.
Metropolitan Planning Organization (MPO)	February 24, 2026	1:30 p.m.
Active Transportation Advisory Committee (ATAC)	March 12, 2026	6:00 p.m.