



Lancaster County Planning Commission Public Meeting

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, Lancaster County Planning Department



LANCASTER COUNTY
PLANNING

Organizational Meeting

William T. Clark, Lancaster County Planning Department

- **Introduction of New LCPC Members**
- **LCPC Officer Appointments**



LANCASTER COUNTY
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Call to Order

Terry Martin

Ed Fisher

Randy Good

Jeb Musser

Gretchen Raad

Joseph Rineer

John O. Yoder III

Bob Winegardner

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
- **New Business**
 - For Action
 - For Information
- **Public Comment**
- **Adjournment**

[Full Agenda](#)



Approval of Minutes

December 8, 2025, Planning Commission Public Meeting

Draft Minutes



LANCASTER COUNTY
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Presentations

- **Executive Director's Report**

William T. Clark, Lancaster County Planning Department



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New Business

- **Introduction**

- John D. Hershey, Lancaster County Planning Department

- **For Action**

- Community Planning & Ordinance Reviews (4)
 - Other Items (1)

- **For Information**

- Community Planning & Ordinance Reviews (5)
 - Subdivision & Land Development Items (25)



For Action

Community Planning & Ordinance Reviews

CPO #	Proposal	Municipality	Reviewer
31-190	Comprehensive Plan Update	East Lampeter Township	Christine Le
31-191	Rezoning/Zoning Map Amendment	East Lampeter Township	
40-39	Blight Certification	Manheim Borough	Renee Addleman
46-161	Zoning Ordinance Text Amendment	Mount Joy Township	



East Lampeter Township

Draft Review

CPO # 31-190

Reviewer: Christine Le

Proposal

Full Comprehensive Plan
Update

Details

- East Lampeter Township proposes to adopt a new Comprehensive Plan that will guide its growth through thoughtful, inclusive, and data-driven planning, protect its community character, enhance its quality of life, and foster sustainable development through 2045.
- It envisions a future with vibrant neighborhoods, connected green spaces, diverse housing options, and a thriving local economy built on a foundation of transparency, adaptability, and environmental stewardship.



East Lampeter Township

CPO # 31-190

Reviewer: Christine Le

Comprehensive Plan Themes

1. Balanced Growth

- Maintain both Urban and Village Growth Boundaries and their respective characters
- Promote mixed-use and high-density development, redevelopment, and infill development in built areas with existing infrastructure
- Preserve open space and rural character

2. Agricultural Preservation

- Support agricultural preservation and the agricultural economy
- Protect prime soils and rural landscapes



LANCASTER COUNTY
PLANNING

East Lampeter Township

CPO # 31-190

Reviewer: Christine Le

Comprehensive Plan Themes

3. Economic Development

- Redevelop aging commercial corridors
- Encourage the development of Integrated Business Campuses
- Implement flexible mixed-use and adaptive reuse redevelopment

4. Multi-Modal Transportation

- Connect jobs, housing, public transit access, bike lanes, multi-use trails, and sidewalks between neighborhoods, schools, and commercial centers



LANCASTER COUNTY
PLANNING

East Lampeter Township

CPO # 31-190

Reviewer: Christine Le

Comprehensive Plan Themes

5. Parks and Recreation Opportunities

- Create a robust system of parks, trails, and green spaces that support recreation, environmental education, and community wellness

6. Natural and Cultural Heritage

- Maintain and strengthen the Township's identity formed by its rural heritage and community-centered values
- Protect natural and cultural resources and rural landscapes



LANCASTER COUNTY
PLANNING

East Lampeter Township

CPO # 31-190

Reviewer: Christine Le

Comprehensive Plan Maps

1. Build-Out Analysis
2. Growth Area Recalibration
3. Future Land Use
4. Existing Transportation Facilities
5. Multi-Modal Transportation
6. Proposed Transportation Improvements
7. Official Map
8. Infrastructure
9. Conestoga River, Mill Creek, and Pequea Creek Watersheds
10. Parks, Recreation, and Trails
11. Natural and Cultural Features
12. School District



LANCASTER COUNTY
PLANNING

East Lampeter Township

CPO # 31-190

Reviewer: Christine Le

Consistency with Comprehensive Plans

places2040 (2018): Consistent

Consistent with:

- Creating Great Places
- Connecting People, Place, & Opportunity
- Taking Care of What We Have
- Growing Responsibly
- Thinking Beyond Boundaries
- Catalytic Tools & Strategies



LANCASTER COUNTY
PLANNING

East Lampeter Township

CPO # 31-190

Reviewer: Christine Le

Consistency with Comprehensive Plans

Conestoga Valley Parks & Recreation Plan (2020): Consistent

Bridgeport Crossroads Transportation & Land Use Study (2021): Consistent

Lincoln Highway Streetscape Plan (2014): Consistent

East Lampeter Township Housing Needs Study (2023): Consistent

Growing Together (2007): Consistent

Conestoga Valley Region Strategic Comprehensive Plan (2003): Consistent



LANCASTER COUNTY
PLANNING

East Lampeter Township

CPO # 31-190

Reviewer: Christine Le

Recommendation

Approval with Comments

Future Land Use, Villages, Agricultural Economy, Farmland Preservation

1. Inter-municipal simplified zoning coordination
2. Development, redevelopment, preservation efforts for Ronks and Witmer villages
3. Growth Area alignment with Future Land Use Map
4. Accommodation of the Plain Sect community non-business needs and overall rural economy
5. Coordinated agricultural economy and farmland preservation education and awareness
6. Priority preservation areas



LANCASTER COUNTY
PLANNING

East Lampeter Township

CPO # 31-190

Reviewer: Christine Le

Recommendation

Housing

1. Land use policies, housing diversification, economic development opportunities, mixed-use, multi-modal transit
2. Adaptive reuse for single-family homes in the R-2 District

Parks & Recreation

1. 83-acre parkland deficit – neighborhood and community parks
2. Official Map parcels for potential acquisition and future parkland development
3. Collaboration with Conestoga River Club for water-based recreation activities



LANCASTER COUNTY
PLANNING

East Lampeter Township

CPO # 31-190

Reviewer: Christine Le

Recommendation

Water & Sewer, Stormwater Management

1. Official Map future infrastructure, regional stormwater management, flood mitigation projects
2. Collaboration with neighboring municipalities on water resource planning



LANCASTER COUNTY
PLANNING

**I move to approve staff's
recommendation for
approval of CPO # 31-190
with comments.**



East Lampeter Township

Draft Review

CPO # 31-191

Reviewer: Christine Le

Proposal

Rezoning/Zoning Map
Amendment

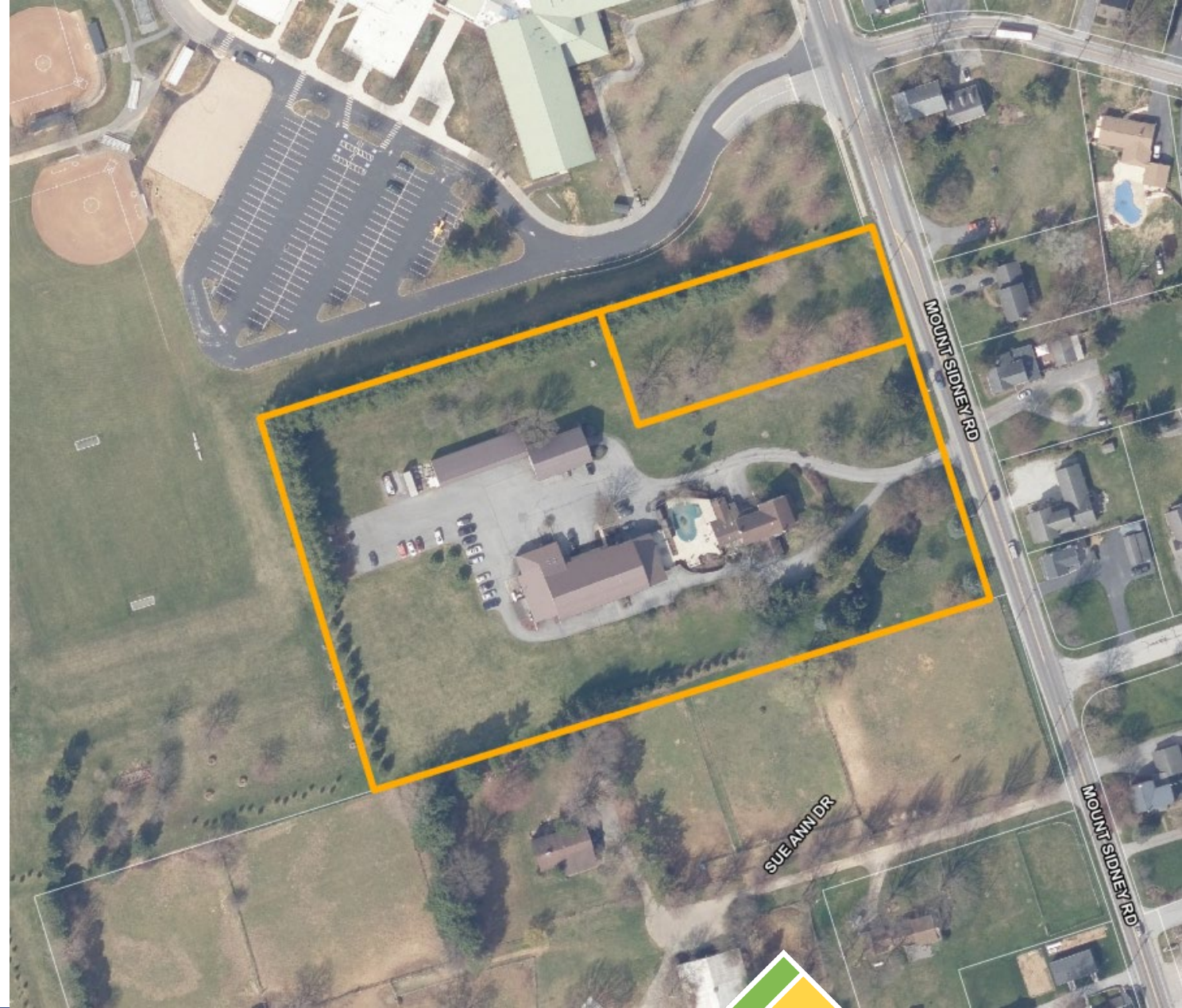
Details

- The Petitioner, E.G. Stoltzfus Land LLC, proposes to rezone two adjoining lots containing a total of approximately 6.4 acres from the Agricultural (AG) Zoning District to the Village Residential (VR) Zoning District for residential development purposes.



Details

- 457 Mount Sidney Rd. (5.50 ac), contiguous Mount Sidney Rd. Lot 1A (0.90 ac)
- In the Agricultural (AG) District
- Location of Petitioner's corporate offices
- Served by public sewer and private well water
- Adjacent to the Witmer Village Growth Area (VGA), Conestoga Valley School District Campus, Village Residential (VR) District
- Not adjacent to any preserved farms





Conestoga Valley
School District

E.G. Stoltzfus Land LLC Property

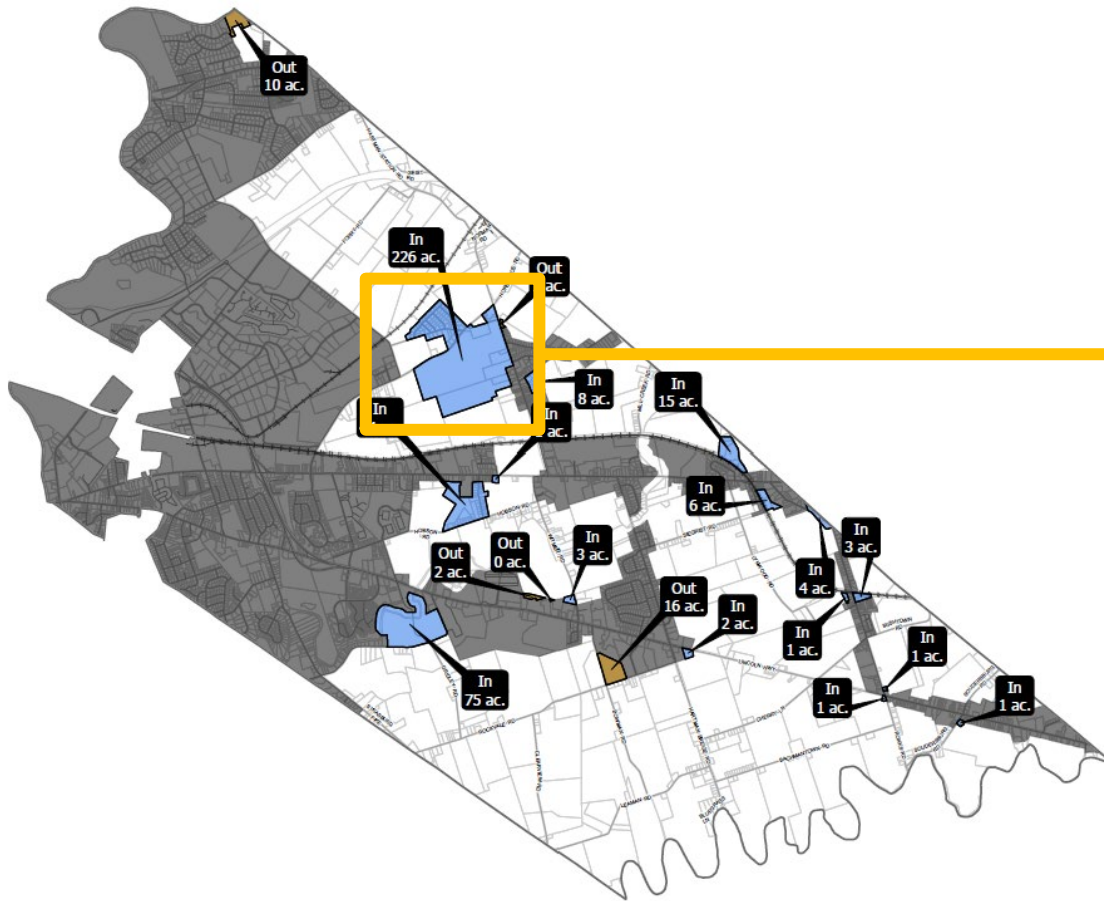


LANCASTER COUNTY
PLANNING

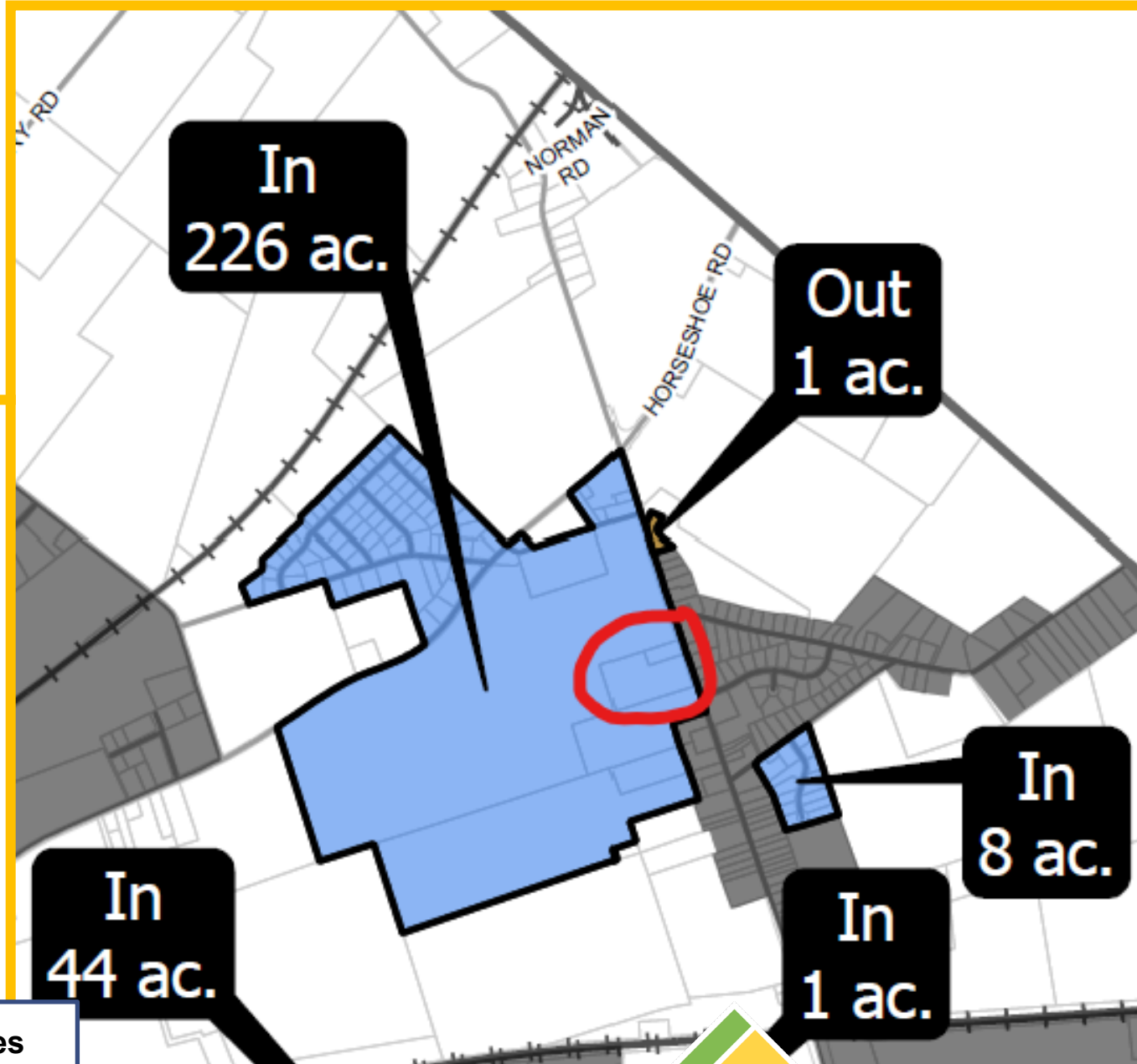
Details

- Petitioner looking to relocate offices
- Proposes to rezone and redevelop property consistent with adjacent VR District
- To direct residential growth to an already developed portion of the Mount Sidney Road corridor
- Property historically used for non-agricultural purposes





East Lampeter Township Proposed Growth Area Changes (Fall 2024)



East Lampeter Township

CPO # 31-191

Reviewer: Christine Le

Consistency with Comprehensive Plans	Recommendation
<i>places2040 (2018):</i> Consistent Consistent with: • Growing Responsibly • Creating Great Places <i>Growing Together (2007):</i> Consistent <i>Conestoga Valley Region Strategic Comprehensive Plan (2003):</i> Consistent	Approval

**I move to approve staff's
recommendation for
approval of CPO # 31-191.**



Manheim Borough

Draft Review

CPO # 40-39

Reviewer: Renee Addleman

Proposal

- The Lancaster County Vacant Property Reinvestment Board (the “VPRB”) requests that the Lancaster County Planning Commission certify its determination of blighted conditions for the property located at 44 Crescent Drive in Manheim Borough.



LANCASTER COUNTY
PLANNING

Details

- Owned by Stephen L. Eshelman (deceased)
- Contains a single-family detached dwelling
- Approximately 0.31 acres of land.
- Borough's (R-1) Residential Zoning District
- Adjacent to similar single-family detached dwellings
- Within the Manheim Urban Growth Area
- Borders Rapho Township



Manheim Borough

CPO # 40-39

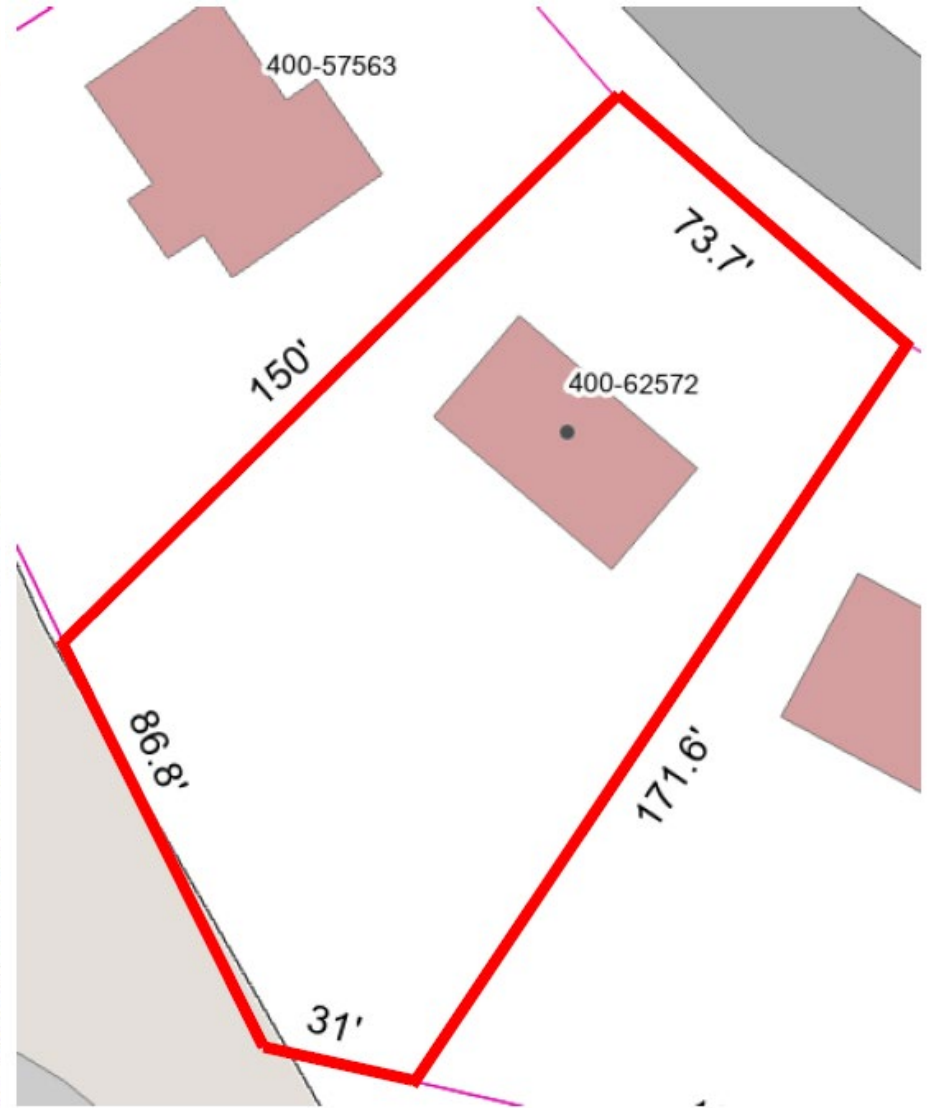
Reviewer: Renee Addleman

Details

- The property is vacant with a deceased owner.
- It was condemned in August 2018, June 2023, and April 2025.
- A Lien Notice was issued on December 4, 2024.
- An inspection conducted on April 4, 2025, confirmed further deterioration of the structure, and it was verified that water service had not been restored.
- A Final Notice of Violation was issued on April 16, 2025, citing violations including deteriorated garage doors, exposed wood, missing fascia, and detached gutters, all of which remain unaddressed.
- The condition of the property constitutes an unsafe structure, creating a threat to public health, safety, and welfare, as well as contributing to neighborhood blight and property devaluation.
- The VPRB then followed their standard process in its determination of blighted conditions.



LANCASTER COUNTY
PLANNING



LANCASTER COUNTY
PLANNING





LANCASTER COUNTY
PLANNING

Manheim Borough

CPO # 40-39

Reviewer: Renee Addleman

Consistency with Comprehensive Plans

places2040 (2018): Consistent

Consistent with:

- Taking Care of What We Have

Recommendation

Approval



LANCASTER COUNTY
PLANNING

**I move to approve staff's
recommendation for
approval of CPO # 40-39.**



Mount Joy Township

Draft Review

CPO # 46-161

Reviewer: Renee Addleman

Proposal

Proposed amendments to the Mount Joy Township Zoning Ordinance related to Planned Mixed-Use Developments.

Details

- Elizabethtown Crossing Associates, LLC, Petitioner, is the equitable owner of twelve tracts of land, comprising approximately 59.98 acres, located in Mount Joy Township, and is also the equitable owner of two tracts of land, comprising approximately 3.954 acres, located in Elizabethtown Borough.
- Petitioner desires to comprehensively subdivide and develop the property with a mixture of commercial, residential, and industrial uses.
- In order to facilitate the development, they are requesting to amend the Zoning Ordinance to add guidelines for Planned Mixed-Use Developments.



Mount Joy Township

CPO # 46-161

Reviewer: Renee Addleman

Details

- **PLANNED MIXED-USE DEVELOPMENT:** A planned center containing a combination of commercial, industrial, and residential uses. The total area of a Planned Mixed-Use Development must be greater than or equal to 40 acres, and all of the land within the Planned Mixed-Use Development must be located within a 2,500-foot radius of the center point of an S.R. 283 interchange.
- Permit Planned Mixed-Use Developments by Special Exception within the Mixed-Use Zoning District



LANCASTER COUNTY
PLANNING

Mount Joy Township

CPO # 46-161

Reviewer: Renee Addleman

Planned Mixed-Use Developments

In addition to all uses permitted by the zoning district, planned mixed-use developments permit:

- Industrial uses not to exceed 250,000 square feet (warehousing, manufacturing, processing, packaging, production, wholesaling, storage, distribution or repair)
- Apartment houses and townhouses (currently only permitted on lots of less than five acres in MU zone)
- More than one principal use on a lot (without demonstrating compliance with § 135-295)

Retail Stores in excess of 10,000 square feet shall not be required to demonstrate compliance with the Specific Use Standards in § 135-256

No more than 15% of the gross area may be comprised of residential units (the MU zone limits gross floor area of residential units in mixed-use developments to 10%)



LANCASTER COUNTY
PLANNING

Mount Joy Township

CPO # 46-161

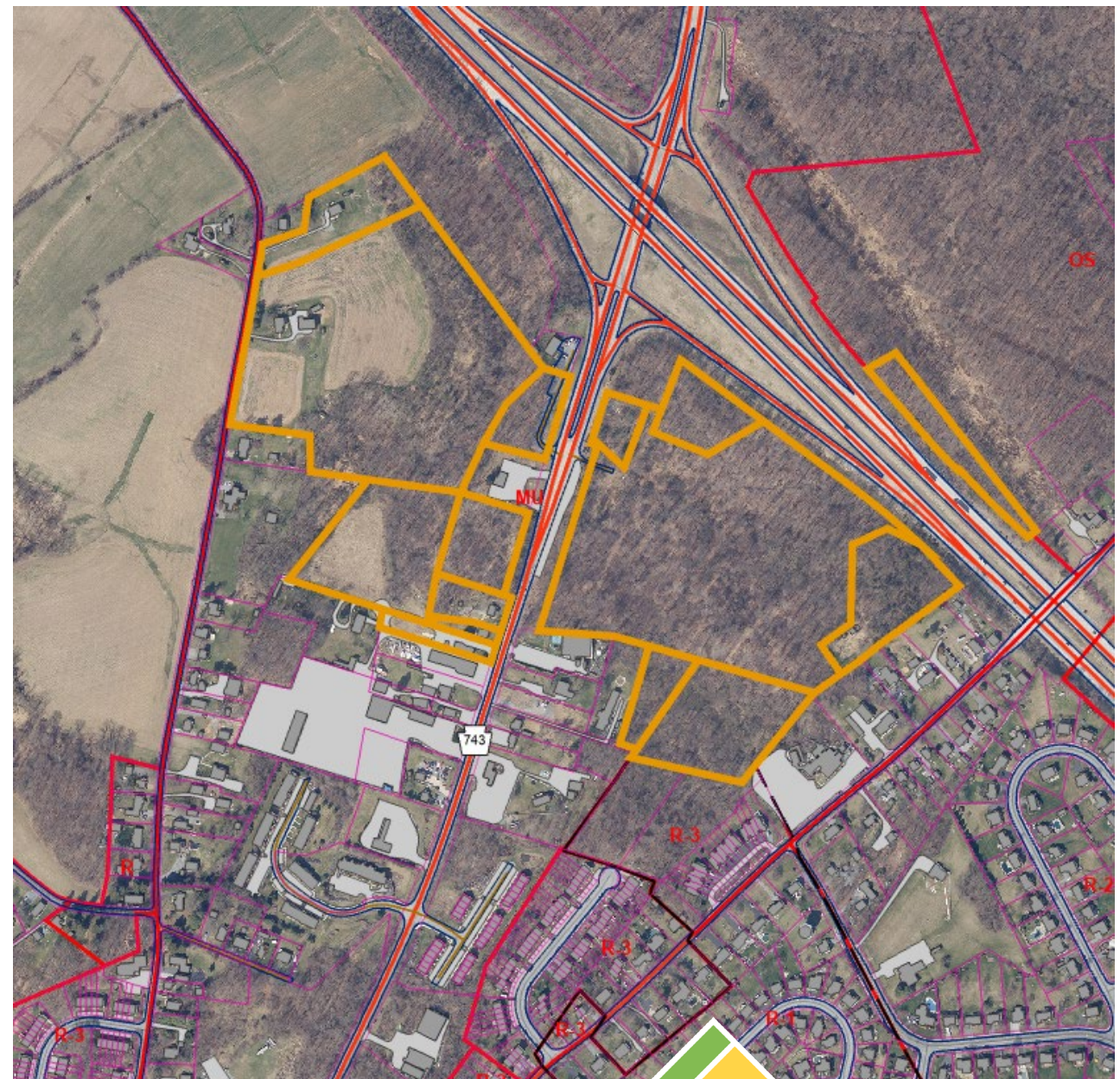
Reviewer: Renee Addleman

Within Planned Mixed-Use Developments

- Apartment house minimum lot area may increase by 1,500 square feet for every dwelling unit above three
- Townhouse buildings may contain up to eight units per building, currently six permitted
- Reduce the amount of parking spaces needed for a dwelling unit with three bedrooms or fewer from 2 to 1.25
- Amend the regulation that limits the hours of shipping and receiving from between 9PM and 8AM within 600' of a residential zoning district or existing residential development to allow for no limitations in Planned Mixed-Use Developments



LANCASTER COUNTY
PLANNING



Mount Joy Township

CPO # 46-161

Reviewer: Renee Addleman

Consistency with Comprehensive Plans

places2040 (2018): Consistent and Inconsistent

Policy: *Intentionally cultivate, retain, and expand industry*

Consistent with: Connecting People, Place & Opportunity

- The policy notes that industrial land availability must keep pace with population growth, and the amendments permit industrial within the planned mixed-use development

Inconsistent with: Connecting People, Place & Opportunity

- It emphasizes the importance of identifying the right place for this type of development; large-scale industrial uses are generally incompatible with residential uses in a mixed-use context



LANCASTER COUNTY
PLANNING

Mount Joy Township

CPO # 46-161

Reviewer: Renee Addleman

Consistency with Comprehensive Plans

places2040 (2018): Inconsistent

Policy: *Create a mix of uses in our communities and corridors*

Inconsistent with: Creating Great Places

- This policy recommends mixing housing with other uses and retrofitting retail and commercial areas to accommodate more housing. The proposed amendments and subsequent Sketch Plan do not encourage the development of housing combined with other uses, instead supporting the development of industrial uses that typically require separation from residential, while identifying as 'mixed-use'.



LANCASTER COUNTY
PLANNING

Mount Joy Township

CPO # 46-161

Reviewer: Renee Addleman

Consistency with Comprehensive Plans

places2040 (2018): Consistent and Inconsistent

Policy: *Provide a greater supply and diversity of housing types to own and rent*

Consistent with: Creating Great Places

- Several of the proposed amendments support the inclusion of more and varying types of housing units within planned mixed-use developments

Inconsistent with: Creating Great Places

- By permitting industrial uses up to 250,000 square feet within this Growth Area and its MU Zoning District, proposed amendments permit applicants to devote a significant amount of land to large warehouses that would otherwise remain available for residential development and supporting commercial/institutional uses.



LANCASTER COUNTY
PLANNING

Mount Joy Township

CPO # 46-161

Reviewer: Renee Addleman

Recommendation

Disapproval with comments:

While some proposed amendments, such as allowing for increased dwelling units within planned mixed-use developments, align with *places2040*, permitting large-scale industrial uses within the MU Zoning District raises concern. Industrial buildings as large as 250,000 square feet are incompatible with this zoning district's intended purpose as a place for 'neighborhood-type character' via the mixing of retail, cultural, service, office, residential and institutional uses. If the Township decides these areas are appropriate for industrial development, uses currently permitted in its Light Industrial Zone (up to 50,000 square feet) could be of a more suitable scale.

As all proposed amendments relate directly to Planned Mixed-Use Developments, it is not recommended that any be implemented independently of the others.



LANCASTER COUNTY
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**I move to approve staff's
recommendation for
disapproval of CPO # 46-161
with comments.**



Other Items

- ***Places2040 Amendment***
Kip Van Blarcom, Lancaster County Planning Department





places2040 Amendment

Lancaster County
Planning Commission Meeting

Monday, January 12, 2026

Kip Van Blarcom, Deputy Director
Lancaster County Planning Department



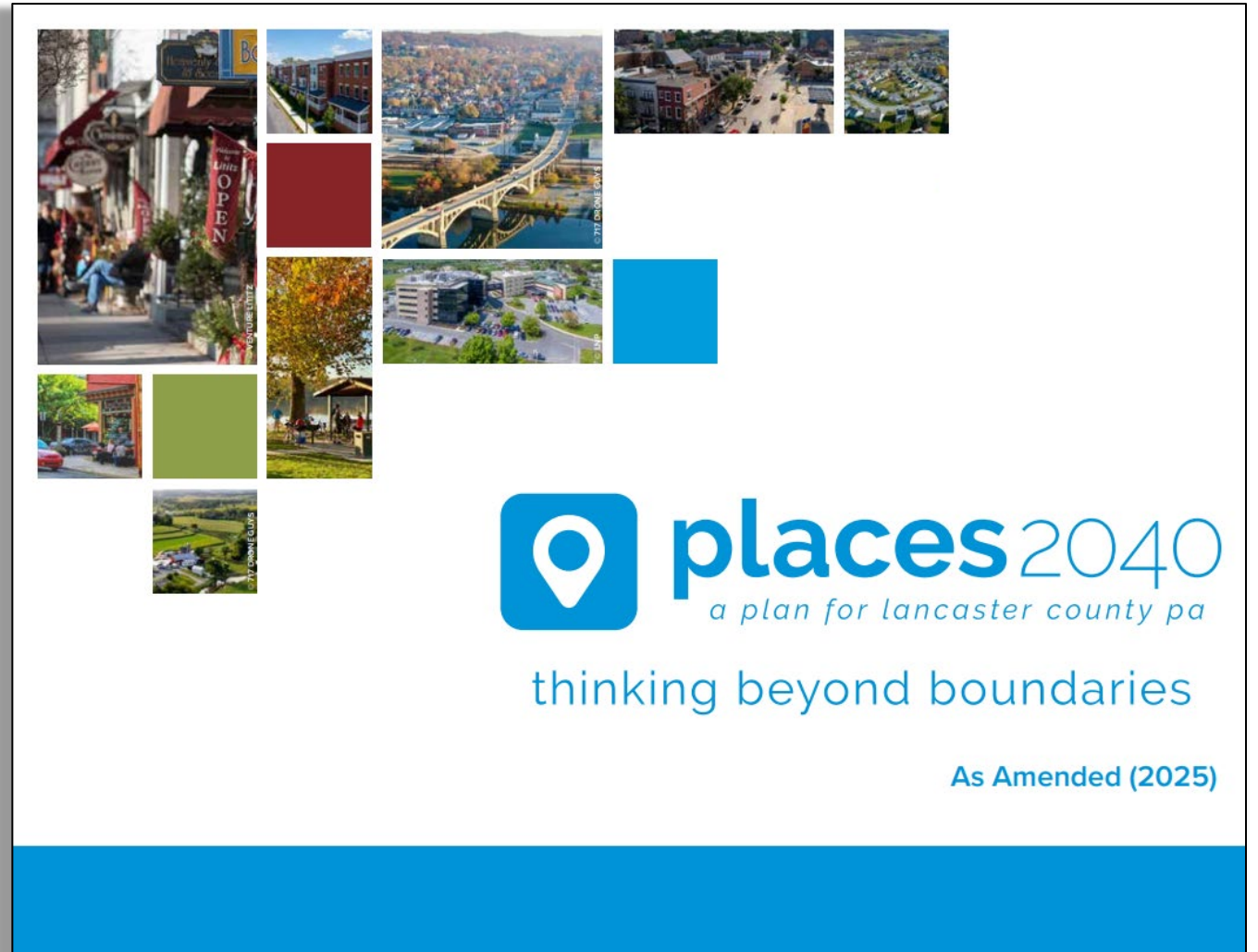
What Is places2040?

- ***Places2040*** is the Lancaster County comprehensive plan.
 - All PA counties and municipalities are required to have these plans
 - State law calls for them to be reviewed every 10 years
- Plan adopted by Lancaster County Board of Commissioners in 2018.
- Lancaster County Planning Department staff produced amended *places2040* plan.
 - Released for public comment on November 10, 2025
 - Available on our website at lancastercountyplanning.org
- Goal is to fully update *places2040* by 2028 (10-year anniversary of plan's adoption). This amendment is step toward that goal.

Updates to the Plan

New features include:

- Summary of planning process for amended plan
- Revised Lancaster County Future Land Use and Transportation Map



Review Process: Steps Completed

<i>Date</i>	<i>Event</i>	<i>Body</i>	<i>Action(s)</i>
Mon. 11/10/25	Start of public comment period (45 days minimum)	LCPC	• Announce release of Amendment • Begin receiving public comments
		LCPD	• Upload Amendment to website • Distribute to planning partners and required recipients
Mon. 12/8/25	Regularly scheduled LCPC meeting	LCPC	• Review comments received to date
Tue. 1/6/26	End of advertised public comment period (56 days total)	LCPC	• Assemble comments into one document
Mon. 1/12/26	Regularly scheduled LCPD meeting	LCPC	• Review all comments received • Vote on a recommendation to BOC

We All Agree!

All of us appreciate Lancaster County's agricultural heritage.

No one wants to see that heritage destroyed.

At same time, we need to recognize that our economy is diverse. We should be thankful for that, because it's kept the county vibrant and strong for 300 years.

Most decisions about land use in Lancaster County are made by well-meaning people — mostly local residents — who want best for their community.

It's easy to paint these issues in black and white terms, but this is complicated stuff!

Things to Keep in Mind

- Ensuring the viability of farming is more difficult than simply preserving land.
- No growth is not an option. Even without people moving in, our population is growing. Municipal budgets depend on tax revenue.
- Lancaster County has a shortage of housing units and industrial land. Where and how we meet these needs is a countywide challenge, not just a local one.
- Water & sewer service is prohibitively expensive, and many uses are only feasible where that service exists.
- Growth area boundaries haven't been adjusted on a countywide basis in over 30 years.
- Much of land added to growth areas is existing development and land zoned for non-agricultural use long before this process began.

Future Land Use and Transportation Map (2025 Draft)

Updates to This Map

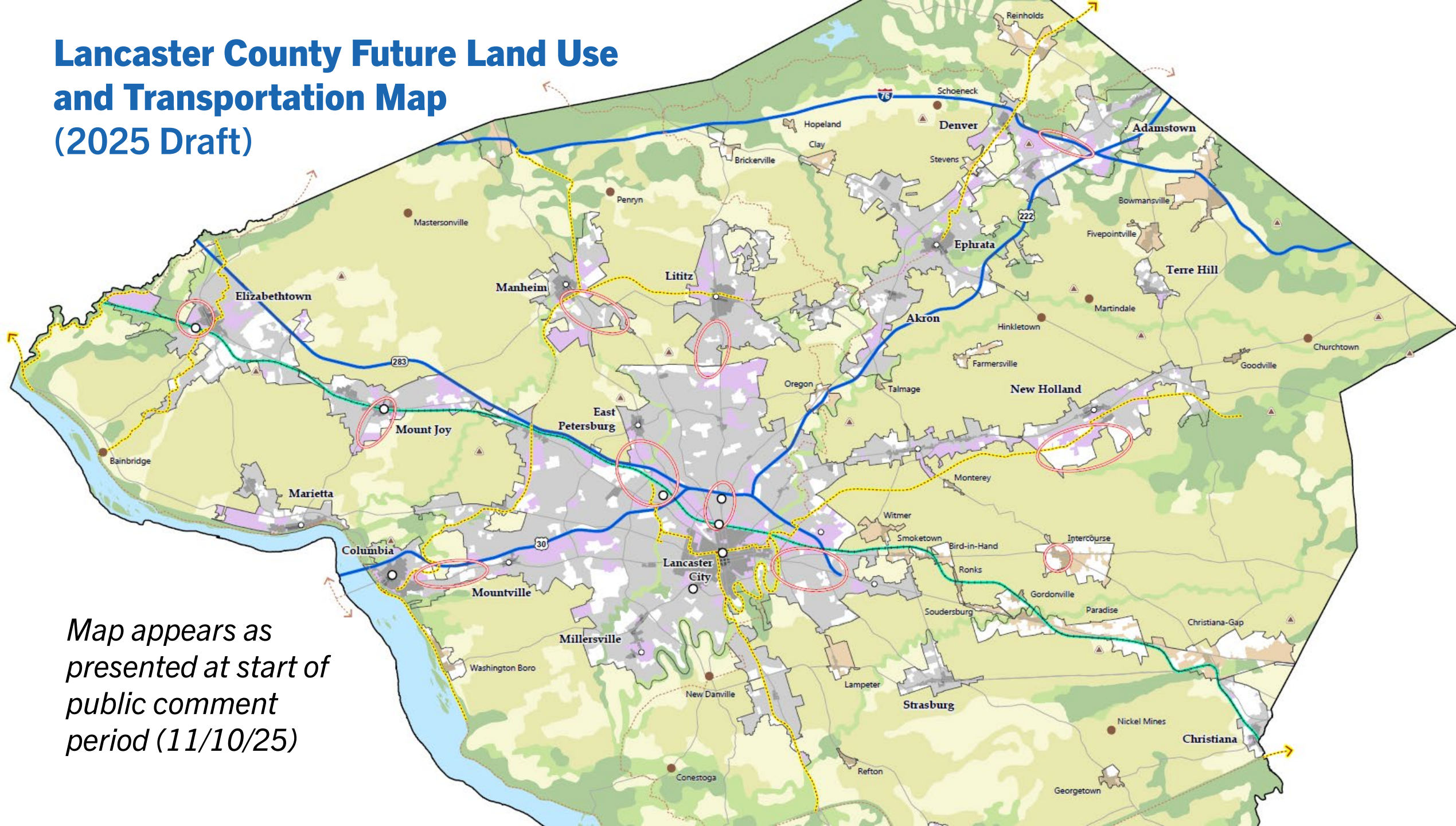
Future Land Use maps are included in most comprehensive plans. Lancaster County's map also addresses transportation priorities.

Changes to map include:

- Growth area boundary adjustments proposed by municipalities
- Investment areas for future study – places with potential for compact growth
- Updates to landscape character sectors and buildable land

At regularly scheduled public meetings, municipal elected officials in each affected community passed resolutions acknowledging growth area changes and investment areas!

Lancaster County Future Land Use and Transportation Map (2025 Draft)



*Map appears as
presented at start of
public comment
period (11/10/25)*

Landscape Character Sectors

Natural Spaces

- Preservation
- Conservation

Agricultural Areas

- Preservation
- Conservation

Rural Communities

- Core Areas
- Other Developed Lands

Suburban Communities

Urban Perimeters

Urban Cores

- Boroughs
- City

Special Districts

Priority Places

Communities

- Growth Area

Corridors

- Limited Access Highway
- Proposed Trail
- Existing Trail

- Investment Area

- Amtrak Line
- Mobility Hub

- Primary
- Secondary

Other Elements

- Buildable Land
- Rural Village
- ▲ Quarry
- Water Body
- Other Road



Growth Area Recalibration

Where Are Changes Proposed?

	<i># of Municipalities</i>	<i>% of Total</i>
Lancaster County	60	100%
• No change	31	52%
• <u>I</u> ncrease in growth area acreage	21	35%
• <u>D</u> ecrease in growth area acreage	8	13%

- Next 2 slides list municipalities from **largest increase** in growth area acreage to **largest decrease**.

<i>Municipality</i>	<i>Acres In</i>	<i>Acres Out</i>	<i>Net Acres</i>	<i>Affected Areas</i>
West Donegal	1,024	-2	1,022	Masonic Home, Conewago Industrial Park
Rapho	944	0	944	PA 72 Interchange Area
Little Britain	927	0	927	Little Britain Village, Wrightsdale
Leacock	860	0	860	Intercourse, Bird-in-Hand
Salisbury	797	0	797	N of US 30 near Gap
Earl	731	-166	565	S of New Holland
Brecknock	560	-10	550	N of Bowmansville, Gehman School area
West Hempfield	563	-37	526	Small parcels throughout township
West Cocalico	454	0	454	Reinholds area
West Earl	434	0	434	Farmersville, Bareville area
East Lampeter	391	-29	362	Witmer area, small parcels throughout
Paradise	394	-41	353	Paradise Lane area
Elizabeth	264	0	264	Brickerville
East Cocalico	175	0	175	One parcel each on E and W side
Mount Joy Twp.	167	0	167	Mostly adjacent to PA 283

<i>Municipality</i>	<i>Acres In</i>	<i>Acres Out</i>	<i>Net Acres</i>	<i>Affected Areas</i>
East Earl	110	0	110	Terre Hill and New Holland area
East Drumore	97	0	97	S and SW of Quarryville
Upper Leacock	115	-23	92	Small parcels N and S of Leola
Ephrata Twp.	126	-55	71	E of Ephrata Borough
Warwick	67	-49	18	Mostly N of Lititz
Bart	5	0	5	S of Georgetown
West Lampeter	0	-6	-6	PA 272 S and Lampeter village
Manheim Twp.	0	-7	-7	On Warwick Twp. line
Pequea	0	-9	-9	Long Ln and Millwood Rd
East Donegal	0	-28	-28	N of Marietta
Strasburg Twp.	27	-71	-44	Strasburg and Refton areas
Clay	0	-45	-45	2 parcels on Main St (US 322)
Conoy	0	-256	-256	Removed Bainbridge
Penn	101	-654	-553	Removed Penryn

Changes in Growth Areas: Countywide

<i>Area</i>	<i>Acres In</i>	<i>Acres Out</i>	<i>Net Acres</i>
Proposed changes to growth areas	9,333	-1,488	7,845

<i>Area</i>	<i>Acres</i>	<i>% of Total</i>
Lancaster County's total area	629,873	100%
places2040 growth areas (2018)	109,419	17%
Proposed additions to growth areas	7,845	1%

<i>Area</i>	<i>Acres</i>	<i>% of Total</i>
Proposed additions to growth areas	7,845	100%
• Already developed	3,508	45%
• Unbuilt	4,337	55%

Added Acres Include Existing Development!

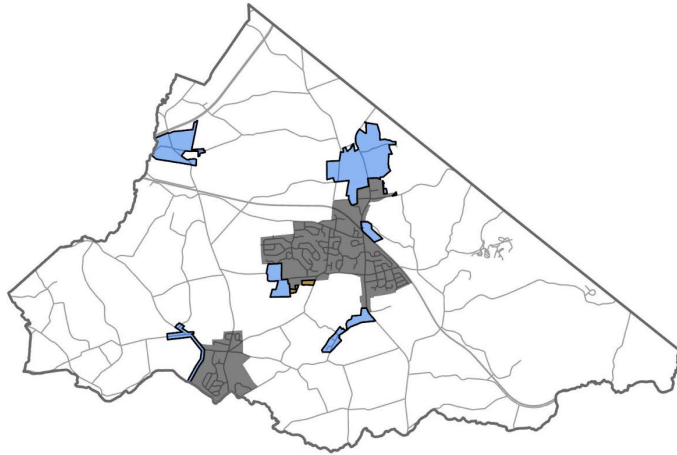
<i>Municipality</i>	<i>% of Added Acres Already Developed</i>
Bart	80%
East Lampeter	71%
East Drumore	69%
Warwick	60%
West Donegal	59%
Upper Leacock	54%
West Earl	53%
Strasburg Twp.	44%
Little Britain	41%
West Cocalico	36%
Rapho	35%
Brecknock	30%

<i>Municipality</i>	<i>% of Added Acres Already Developed</i>
Elizabeth	28%
Ephrata Twp.	27%
East Earl	26%
West Hempfield	24%
Mount Joy Twp.	23%
Salisbury	15%
Penn	14%
Leacock	10%
East Cocalico	10%
Paradise	6%
Earl	5%

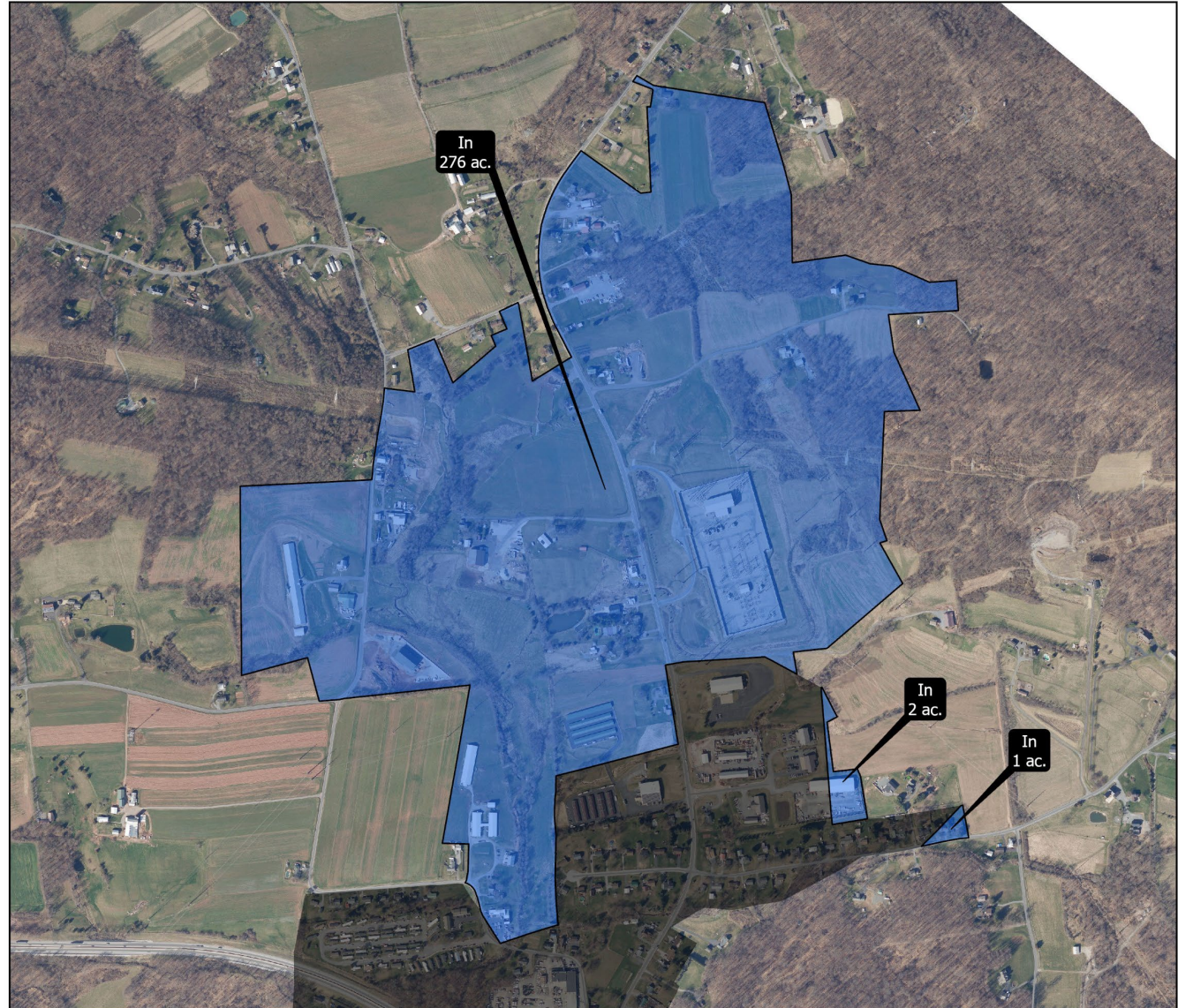
Land Already Developed or Zoned for Development

BRECKNOCK TOWNSHIP

Lancaster County, Pennsylvania



Growth Area Changes



Municipalities with Largest Increase in Growth Area Acreage

<i>Municipality</i>	<i>Net Acres</i>	<i>Location</i>
West Donegal	1,022	Brought in Masonic Village and Conewago Industrial Park
Rapho	944	Created PA 72 Interchange Area at PA Turnpike
Little Britain	927	Reinstated Little Britain Village, Wrightsdale as growth areas
Leacock	860	Expanded Intercourse and Gordonville; added Bird-in-Hand
Salisbury	797	Added parcels north of US 30
Earl	565	As originally proposed, added parcels south of New Holland

Conewago Industrial Park

Proposed Growth Area Changes

WEST DONEGAL TOWNSHIP

Lancaster County, Pennsylvania

Total Changes

In: 1,024 acres

Out: 2 acres

Growth Area Changes

In

Out

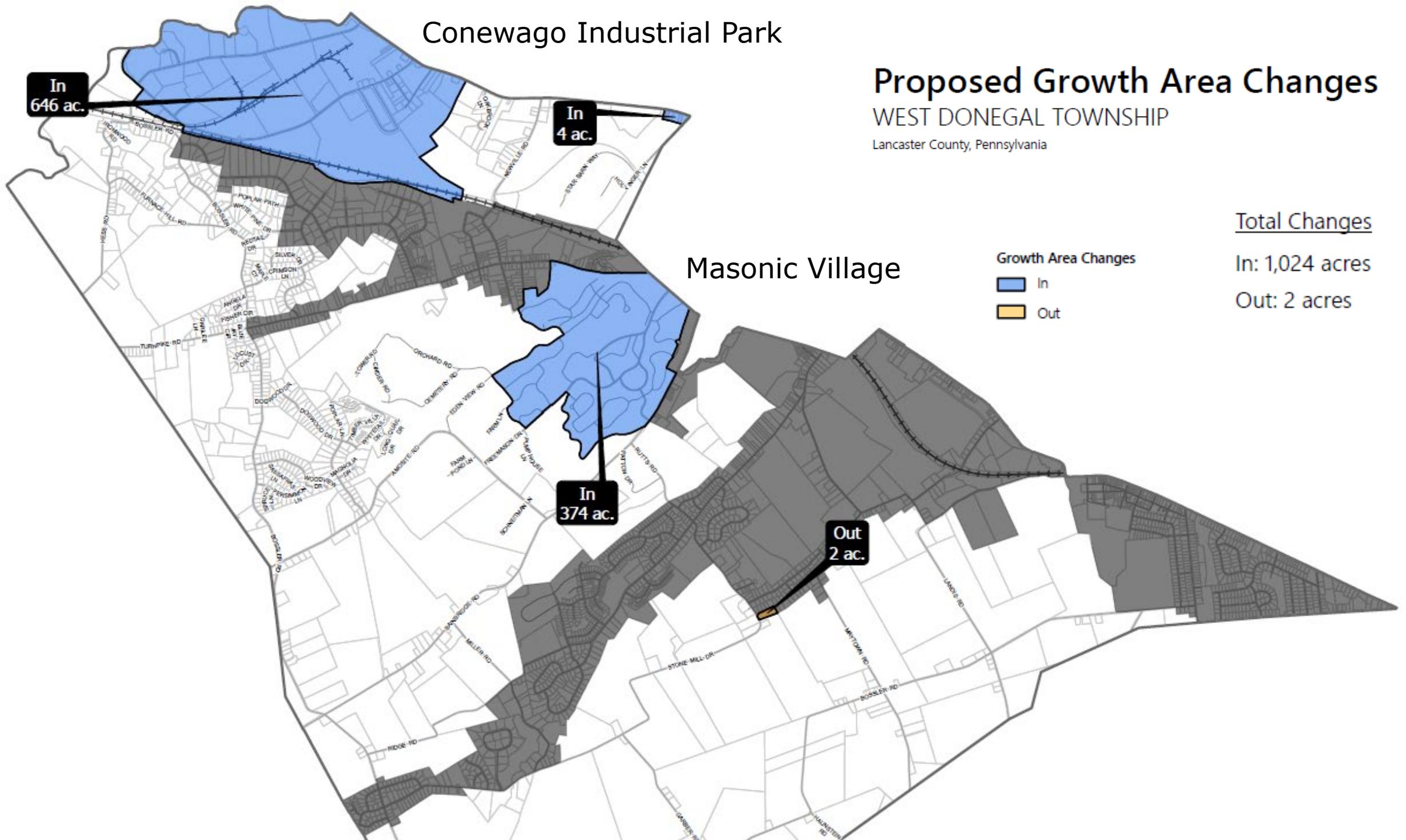
Masonic Village

In
646 ac.

In
4 ac.

In
374 ac.

Out
2 ac.



Proposed Growth Area Changes

RAPHO TOWNSHIP

Lancaster County, Pennsylvania

Total Changes

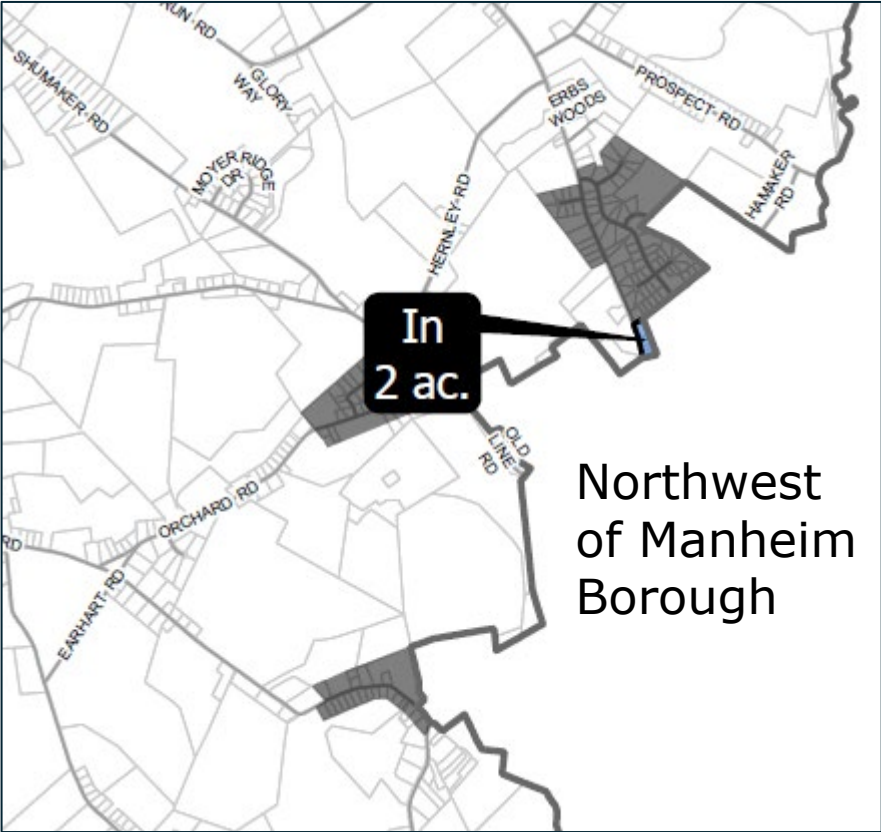
In: 944 acres

Out: 0 acres

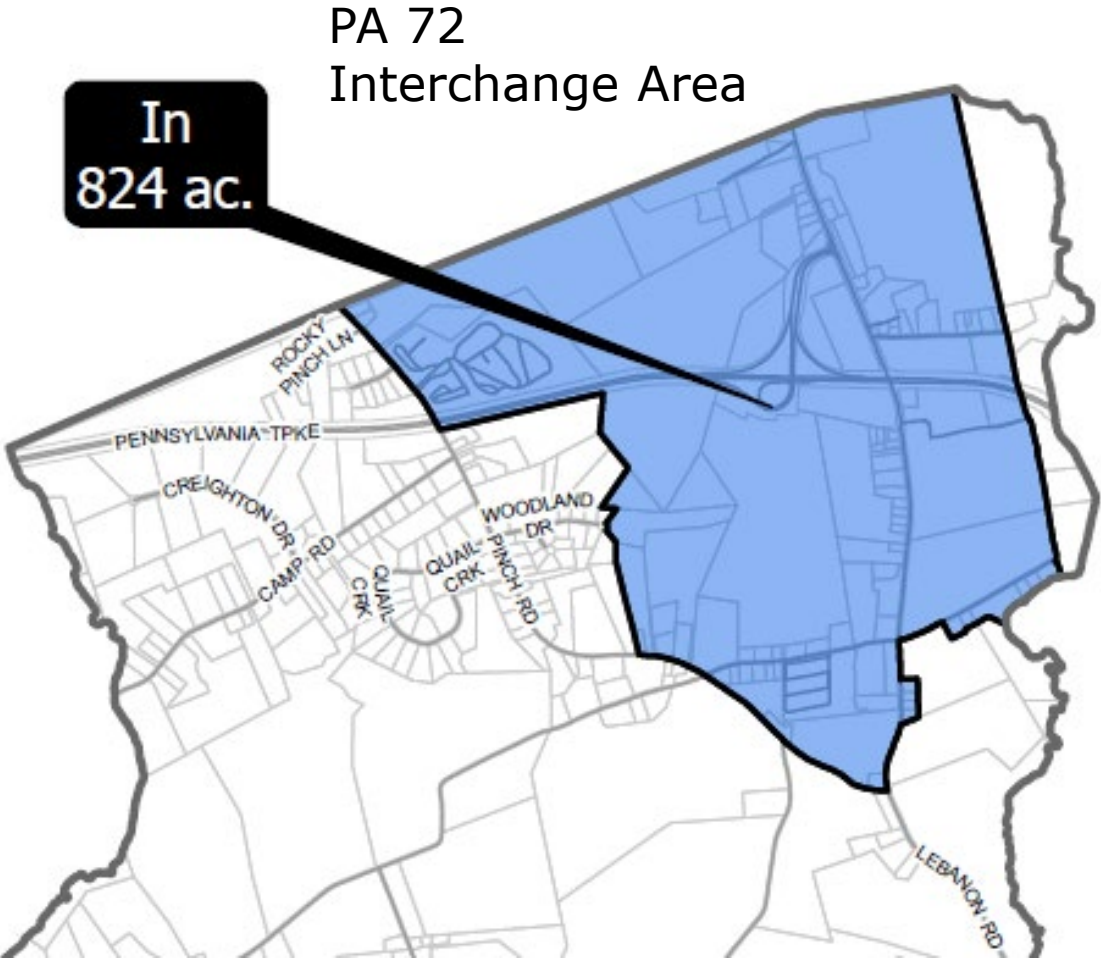
Growth Area Changes

In

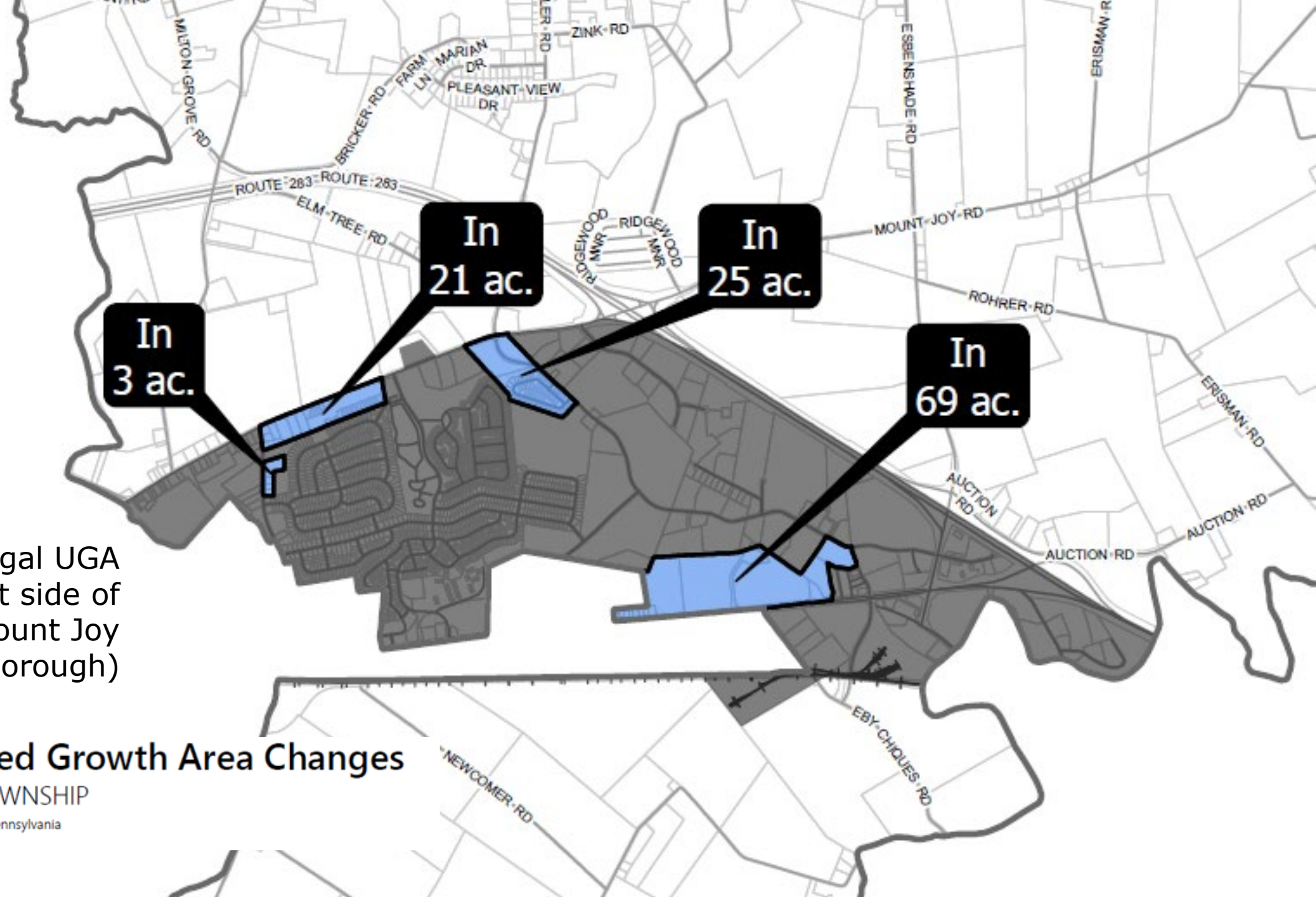
Out



Northwest
of Manheim
Borough



PA 72
Interchange Area



Donegal UGA
(east side of
Mount Joy
Borough)

Proposed Growth Area Changes

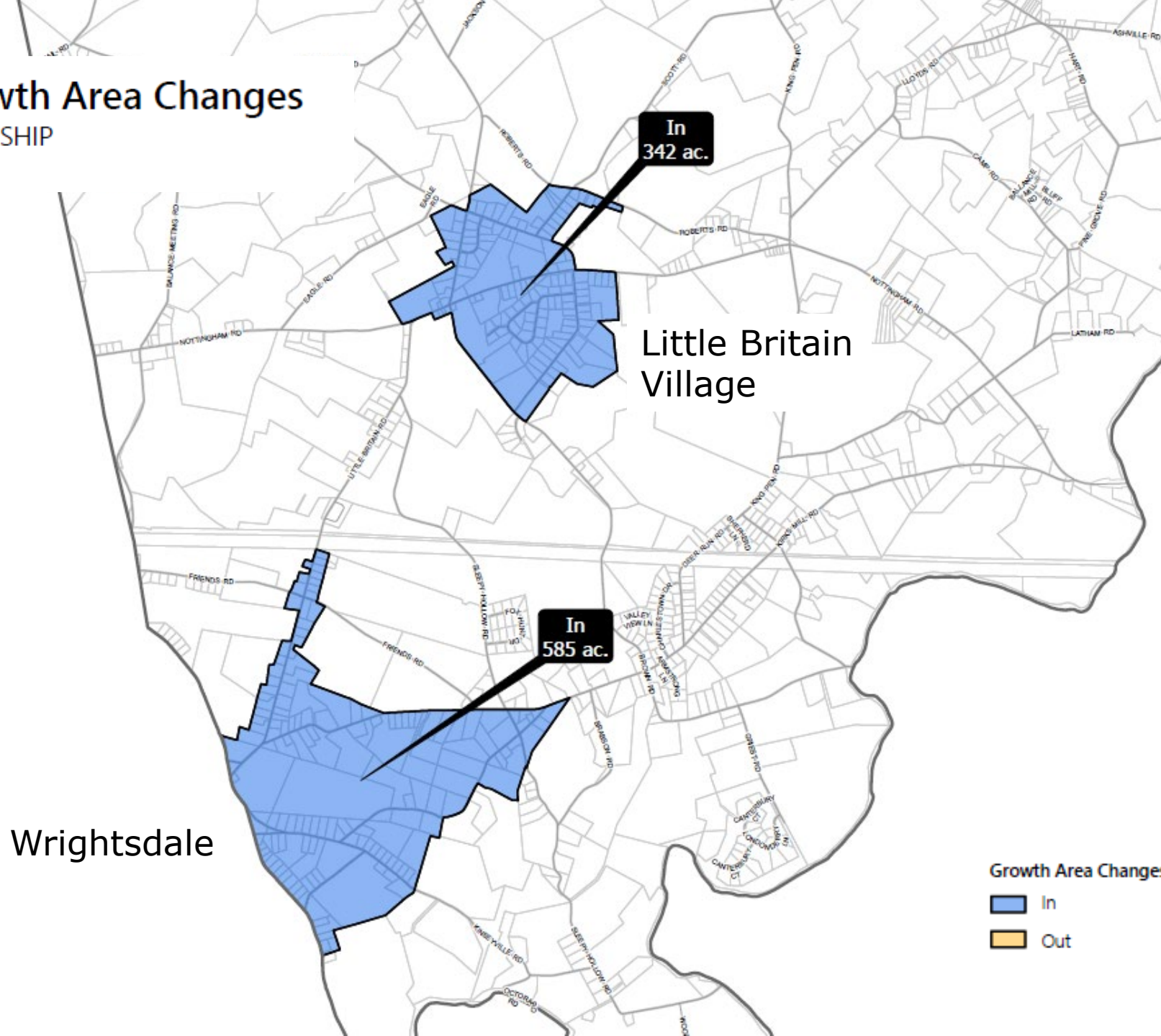
RAPHO TOWNSHIP

Lancaster County, Pennsylvania

Proposed Growth Area Changes

LITTLE BRITAIN TOWNSHIP

Lancaster County, Pennsylvania



Little Britain Village

Wrightsdale

Growth Area Changes

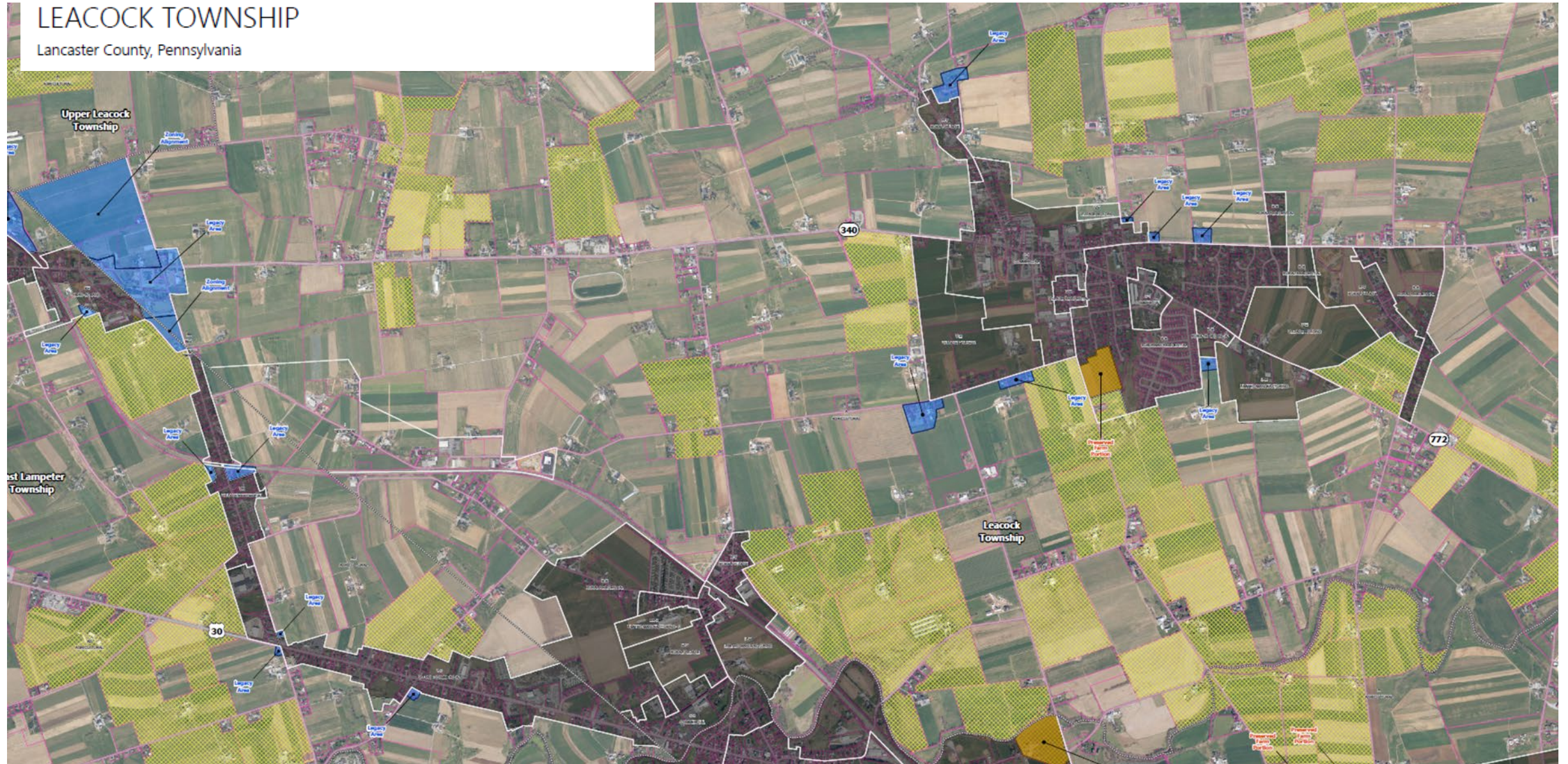
- In
- Out

Total Changes
In: 927 acres
Out: 0 acres

Proposed Growth Area Changes

LEACOCK TOWNSHIP

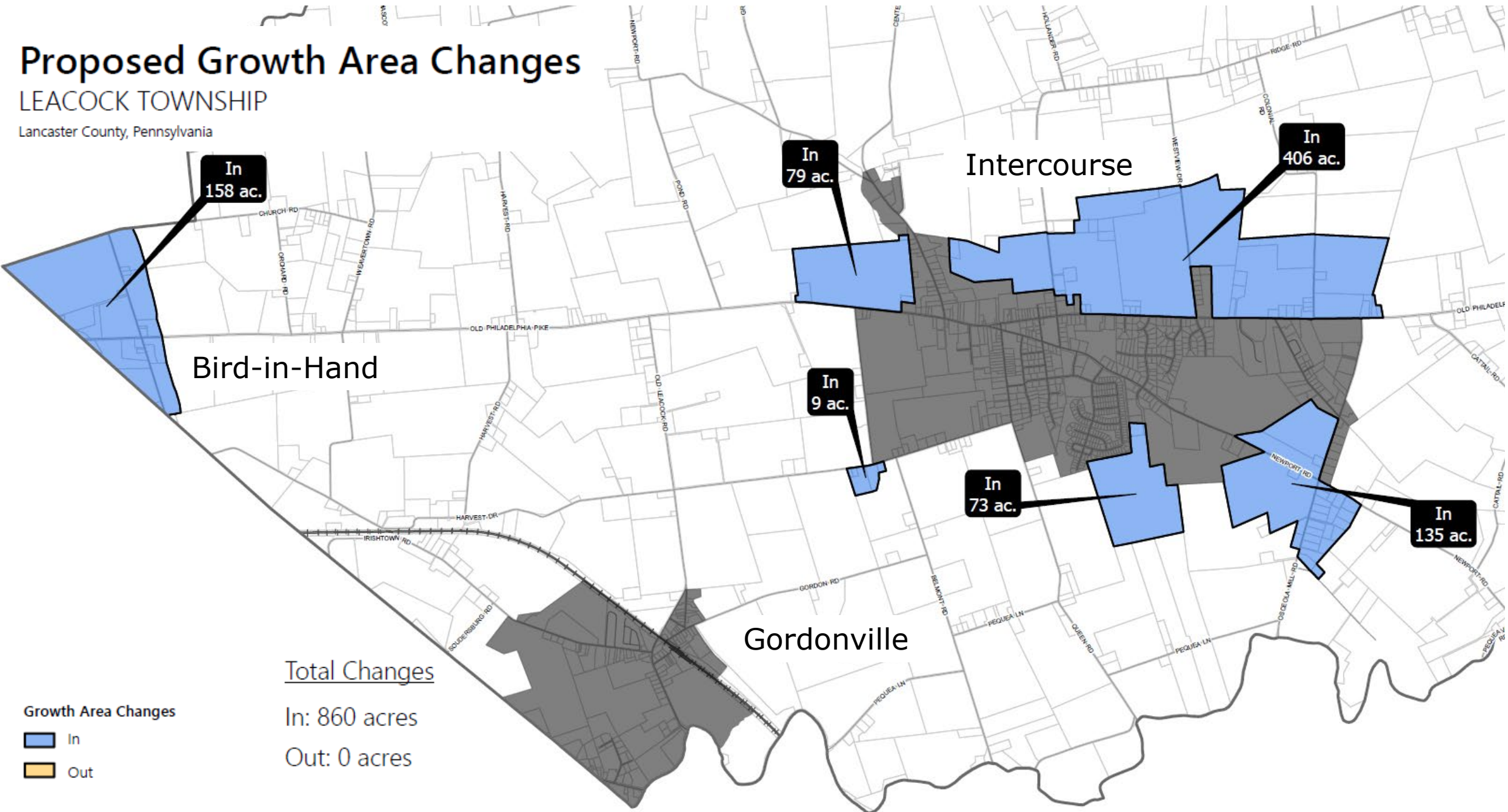
Lancaster County, Pennsylvania

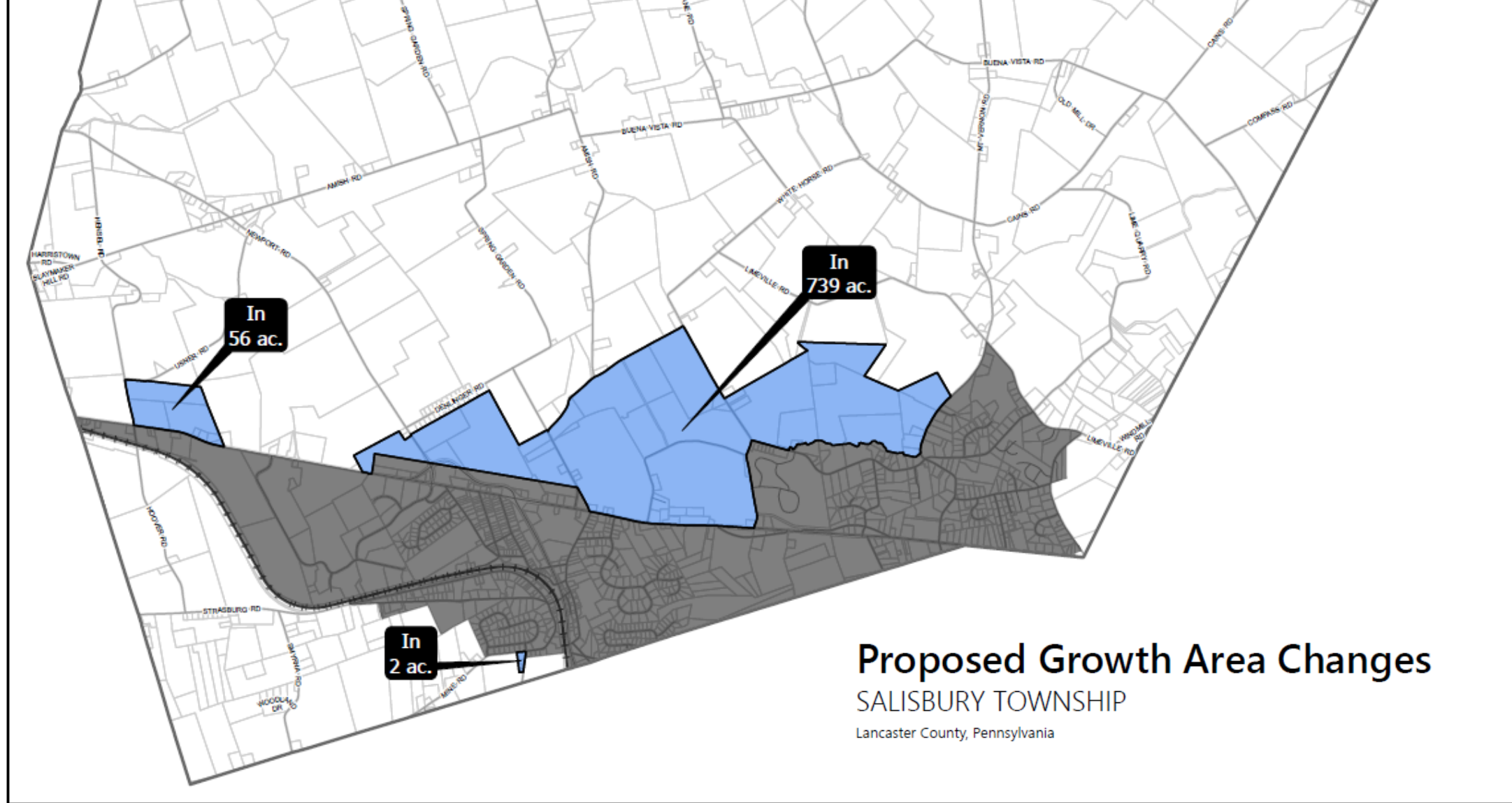


Proposed Growth Area Changes

LEACOCK TOWNSHIP

Lancaster County, Pennsylvania

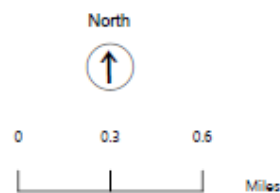
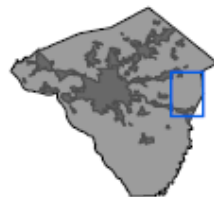




**LANCASTER COUNTY
PLANNING**
Lancaster, Pennsylvania

Document Date: 10/28/2025

Source: Lancaster County GIS
This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such.



Legend

- Parcels
- Railroad
- Roads
- places2040 Growth Areas

Growth Area Changes

- In
- Out

Total Changes

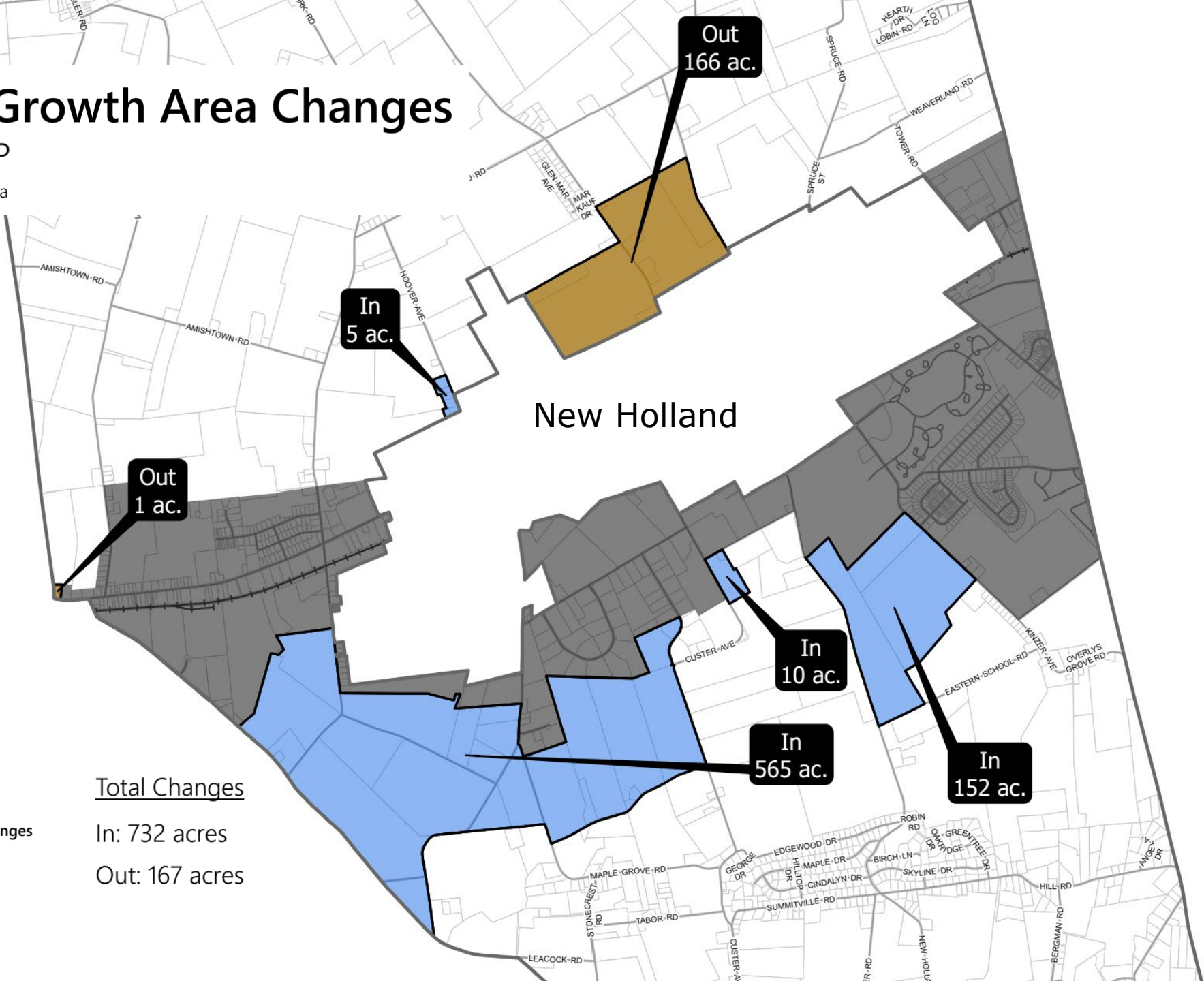
In: 797 acres

Out: 0 acres

Proposed Growth Area Changes

EARL TOWNSHIP

Lancaster County, Pennsylvania



Legend

- Parcels
- Railroad
- Roads
- places2040 Growth Areas

- Growth Area Changes
- In
 - Out

Total Changes

In: 732 acres

Out: 167 acres

Public Comments on places2040 Amendment

Summary (1)

Growth and Development

- No more growth. (2 comments).
- Build up, not out. Focus on creating places.
- Growth should happen where there's already residential. Growth has ruined small-town feel of Gap – it's now an industrial thoroughfare.
- Development should be directed to other parts of PA that are blighted and closer to energy resources – instead of providing cheaper housing so people can live near turnpike and work outside county.
- Our roads are not designed to handle more traffic. Tourism industry has created jobs but visitors don't come to see warehouses and data centers.
- Rohrer's Quarry area (Penn, Warwick, & Manheim Twps.) is seeing development and traffic conflicts.

Summary (2)

Farmland and Natural Resources

- When farmland is developed, it can never be restored to its best use: food production.
- Too much ag land being rezoned to growth areas (2 comments). Zoning is first line of protection for farmland.
- Shouldn't deny farmers the right to preserve their farms (6 comments).
- Once natural resources are gone we can't replace them.

Summary (3)

Proposed Growth Area Expansions in Leacock, Earl, and Salisbury

- Oppose these additions to growth areas (10 comments including Respect Farmland, Lanc. Farmland Trust, and Lanc. Ag. Preserve Board). *Lanc. Farmland Trust – More measured approach would be farmland preservation plan for each municipality.*
- Property owners in growth areas proposed for expansion (Earl and Leacock) prefer their properties not be included (3 comments).

Summary (4)

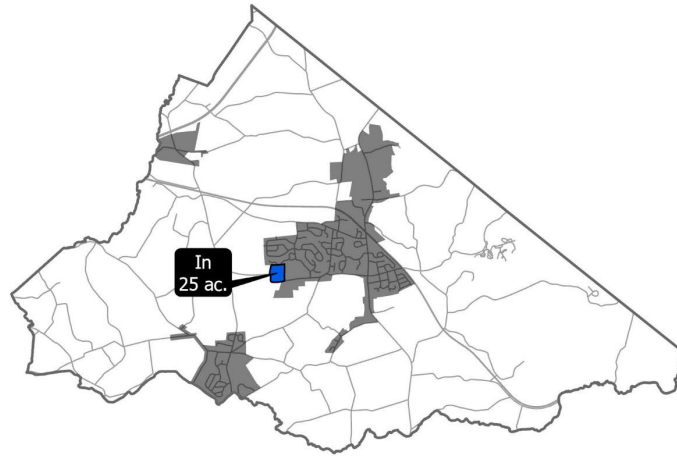
Requests for Growth Area Boundary Changes

- Resident wants to add his property to Warwick growth area. *Warwick declined to include.*
- 2 developments in Manor will extend outside growth areas. *Manor declined to include.*
- Brecknock requested small addition to growth area. *LCPD staff made these changes [Public Comment Change #1 map].*
- Lanc. Farmland Trust asked that preserved farms be removed from growth areas. *LCPD removed preserved farms on edges but included preserved farm “donut holes” as parcels with development constraints. This process resulted in small change to Leacock’s growth area proposal [Public Comment Change #2 map].*
- West Lampeter requested removal of preserved parcel near PA 272, together with parts of 2 other properties. *LCPD staff made these changes [Public Comment Change #3 map].*

Public Comment Change #1

BRECKNOCK TOWNSHIP

Lancaster County, Pennsylvania



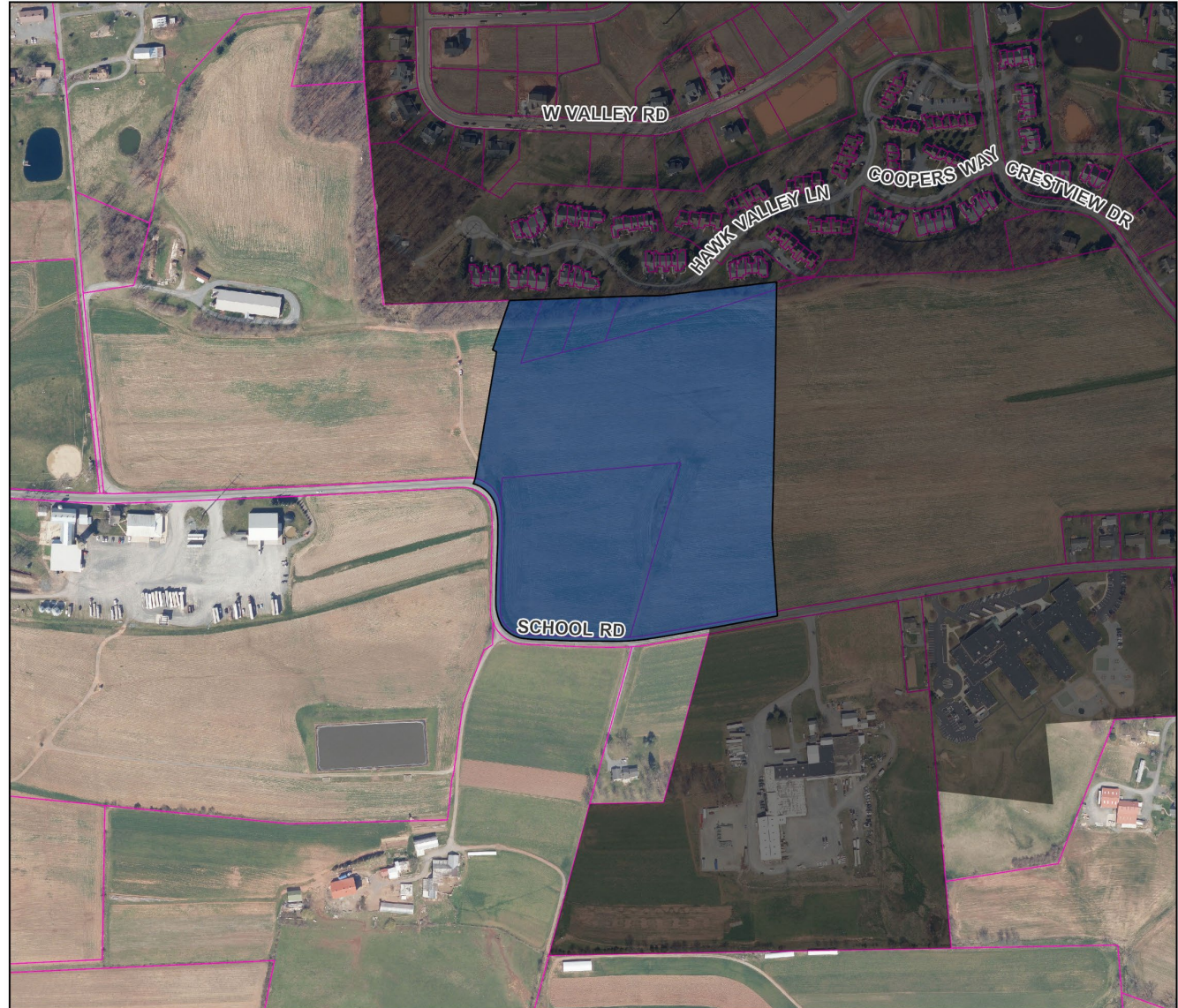
Growth Area Changes



In



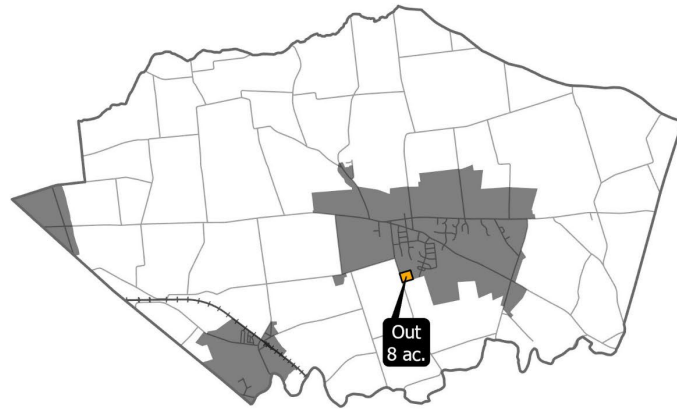
Out



Public Comment Change #2

LEACOCK TOWNSHIP

Lancaster County, Pennsylvania



Growth Area Changes



In



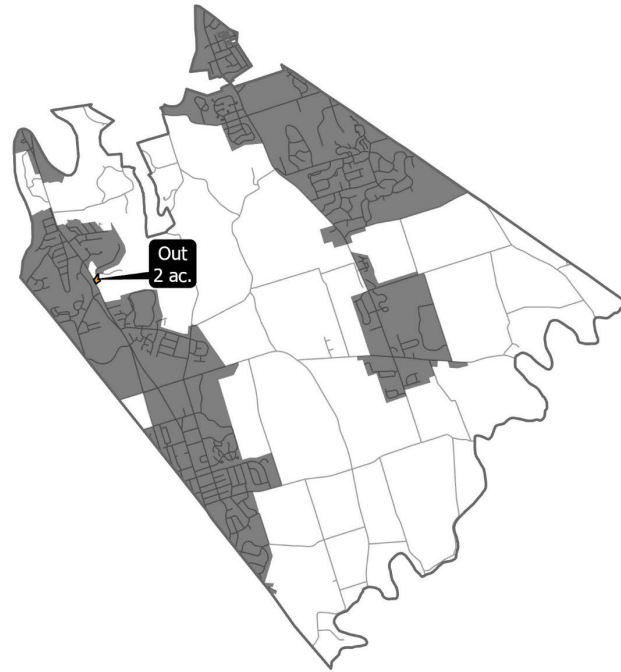
Out



Public Comment Change #3

WEST LAMPETER TOWNSHIP

Lancaster County, Pennsylvania



Growth Area Changes



Summary (5)

Mapping

- Scale of Future Land Use & Transportation Map is inadequate. *Moving forward, LCPD will provide more detailed maps online.*
- On Lanc. Co. Planning website, can't find maps of growth area changes. *Staff posted these maps under places2040 tab.*

Planning Process

- Plan wasn't promoted and advertised to public (2 comments). Townships did not seek input.
- Planning process is driven by unelected bureaucrats, not by residents who want to continue rural and farm-influenced lifestyle of Lancaster County.

Summary (6)

Other

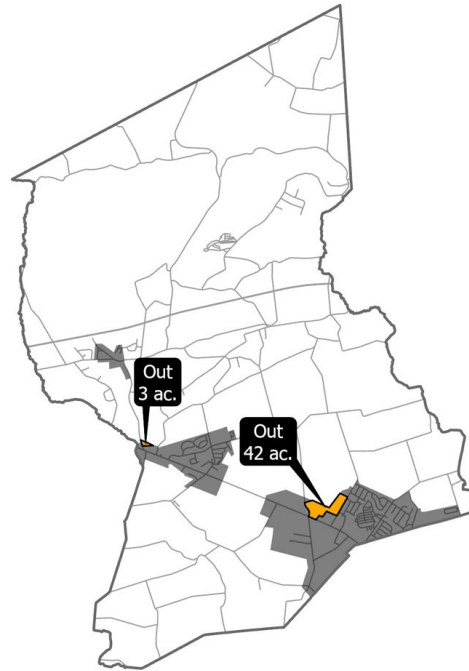
- Pleased to see investment area surrounding Elizabethtown Train Station.
- Want to see trail between:
 - Mount Joy & Elizabethtown
 - Elizabethtown & Northwest River Trail
- Want to see regional rail and eco-friendly plantings on highways.
- Well-researched, informative, and forward-looking report. Want to see progress on noise mitigation from jake brakes, modified mufflers, etc.

Technical Revisions

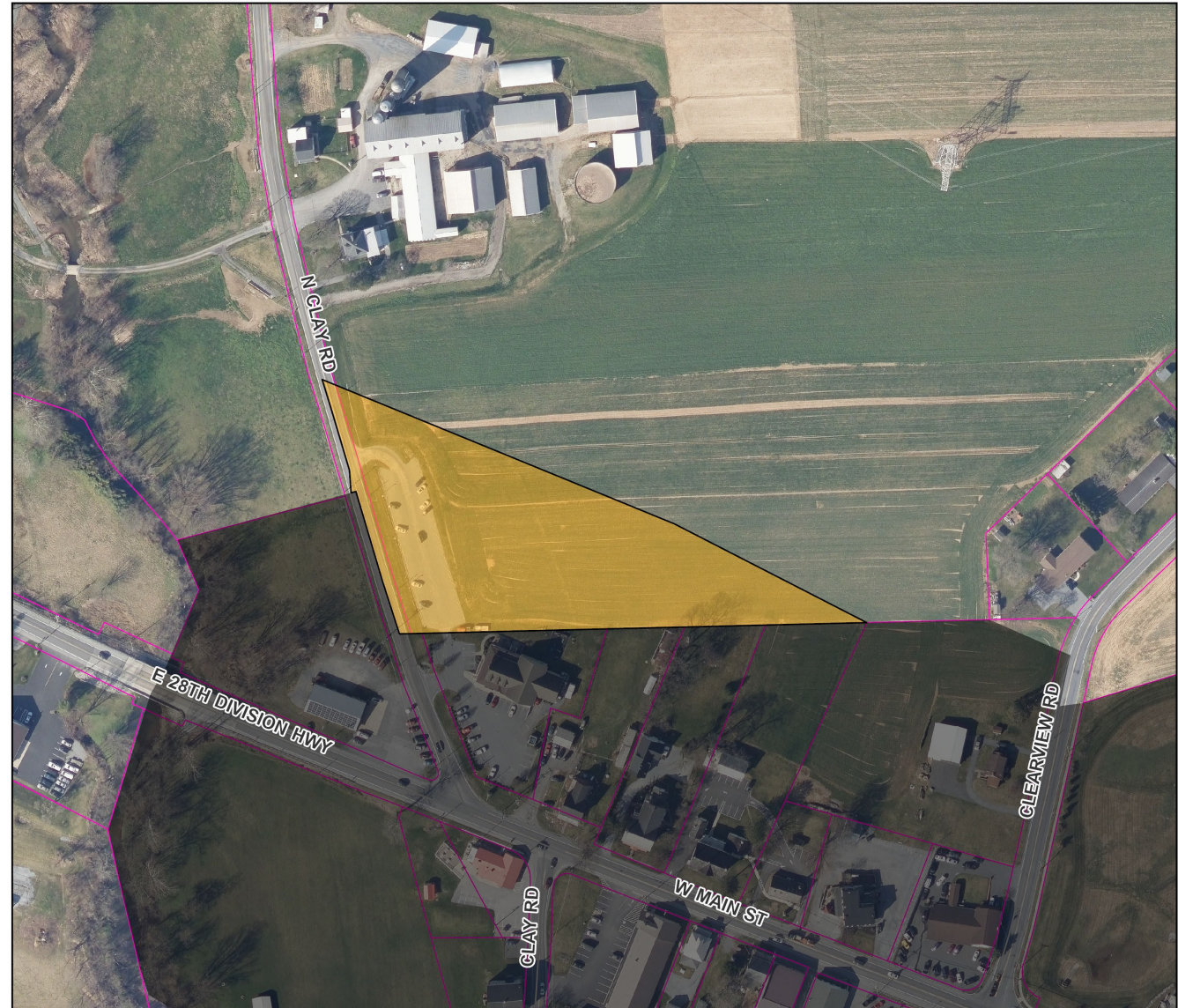
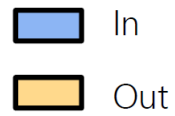
Technical Revision # 1

CLAY TOWNSHIP

Lancaster County, Pennsylvania



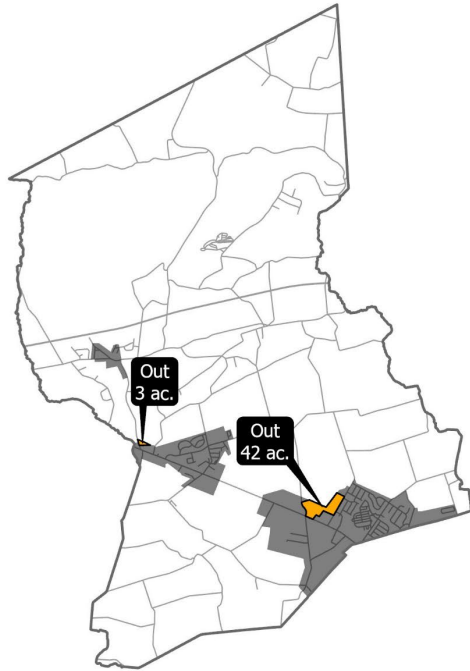
Growth Area Changes



Technical Revision #2

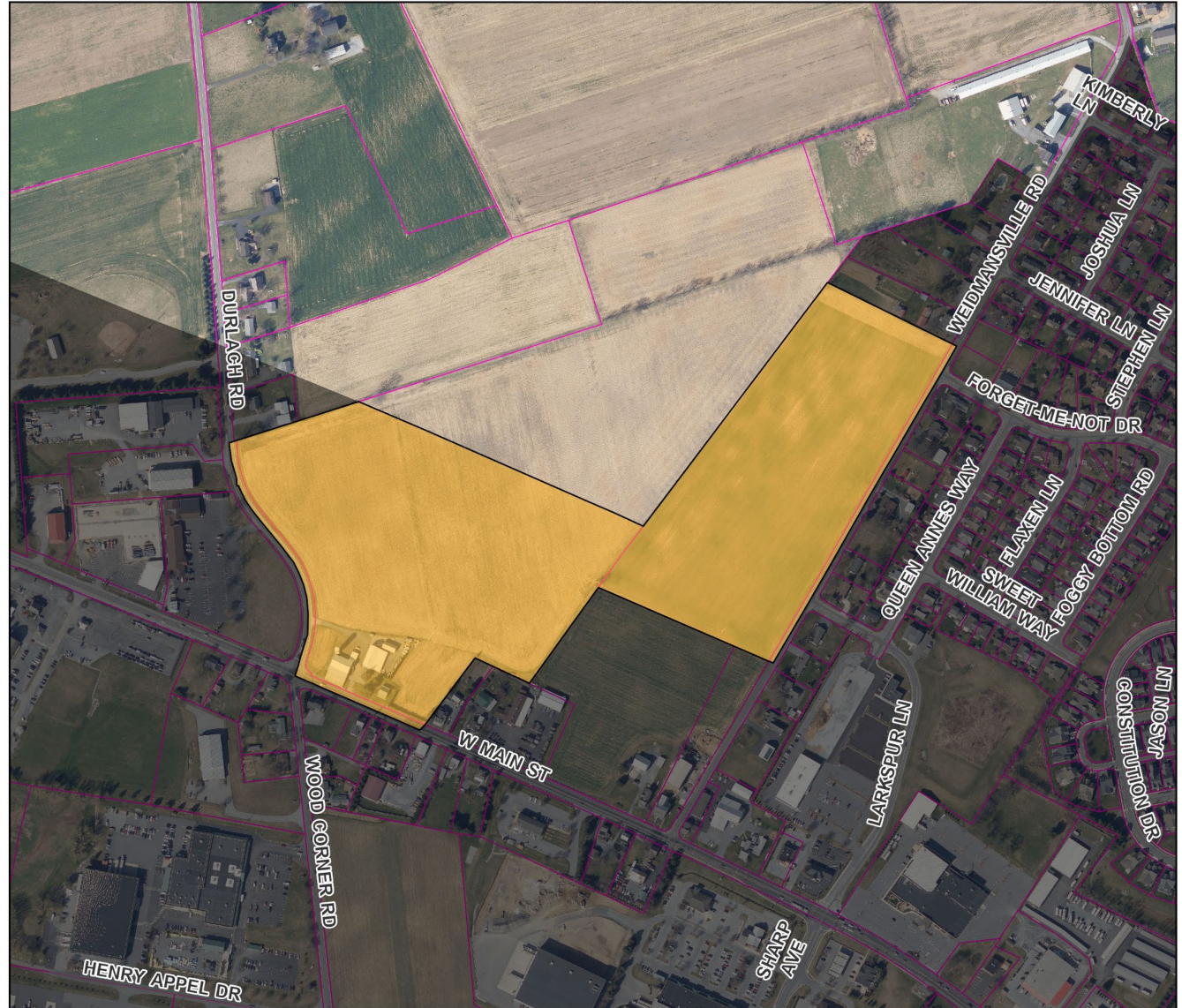
CLAY TOWNSHIP

Lancaster County, Pennsylvania



Growth Area Changes

- In
- Out



Adoption Process

Adoption Process: Next Steps

The Lancaster County Planning Commission may:

1. Move that plan be forwarded to Lancaster County Board of Commissioners (BOC) for review and possible adoption.
 - Lancaster County Planning Department (LCPD) staff will update Future Land Use & Transportation Map to reflect map changes requested during public comment period and technical revisions discussed today. LCPD staff will include updated map in amendment and forward to BOC.
 - At BOC's discretion, it can schedule final public hearing and vote on possible adoption.
2. Move that changes be made to amendment and/or that public comment period be extended.
 - Changes may affect timeline of BOC's review.

Adoption Process: Timeline

<i>Date</i>	<i>Event</i>	<i>Body</i>	<i>Action(s)</i>
Earliest: Sun. 1/18/26 and Sun. 1/25/26	Advertise public hearing	LCPD	• Advertise public hearing on 2 consecutive Sundays prior to BOC public hearing
Earliest: Wed. 1/28/26 Other options: Wed. 2/4/26 Wed. 2/11/26 Wed. 2/18/26	Regularly scheduled BOC meeting	BOC	• Recess BOC meeting for public hearing on amendment • When hearing ends, reopen regular meeting and vote on adoption of amendment

Questions / Comments

- LCPC Members
- Public

For Information

Community Planning & Ordinance Reviews

CPO #	Proposal	Municipality	Reviewer
1-57	Zoning Ordinance Text Amendment	Adamstown Borough	Joella Neff
19-82	Subdivision & Land Development Ordinance Amendment	Earl Township	Renee Addleman
26-54	Zoning Ordinance Text Amendment	Ephrata Borough	Joella Neff
27-129	Zoning Ordinance Text Amendment	Ephrata Township	Joella Neff
39-288	Zoning Ordinance Text Amendment; Subdivision & Land Development Ordinance Amendment	Manheim Township	Christine Le



For Information

Subdivision & Land Development Items

Page 1 of 3

LCPC #	Plan Name	Municipality
71-94-5	Weber Tracts	Ephrata Township
73-88-1	Steve M. Ebersol	Salisbury Township
75-366-3	236 Cut Road	Salisbury Township
76-370-2	550 Sandmine Road	Salisbury Township
78-22-6	Level Edge Lot 3	Eden Township & Quarryville Borough
78-415-3	Clark Associates – Storage Building	East Lampeter Township

Bolded items include plan sheets.

LCPC #	Plan Name	Municipality
79-452-2B	Pennsylvania Classics AC	Penn Township
83-106-4	Overlook Estates	Ephrata Borough & Ephrata Township
83-159-7E	Willow Valley Communities Southpointe at Lakes Expansion	West Lampeter Township
84-146-4	Mt. Joy Poultry Remodel for Noah W. Kreider & Sons, LLP.	Rapho Township



LANCASTER COUNTY
PLANNING

For Information

Subdivision & Land Development Items

Page 2 of 3

LCPC #	Plan Name	Municipality
85-171-2	Cassel Signs	Penn Township
90-217-1R	Susan R. Friedman and Helen K. & Stephen J. Najarian	Manheim Township
92-323-1	Robert M. Homan, III	Brecknock Township
94-107-2	Enos S. Lapp, Jr.	Little Britain Township
96-166-1	LASA – Blue Rock Water Resource Recovery Facility	Manor Township

Bolded items include plan sheets.

LCPC #	Plan Name	Municipality
12-54-1H	Ebenezer Holdings, LP	East Earl Township
19-42-2A	Revised Final LD & Add-On Plan for Penn Station Townhomes	Penn Township
22-51-1	Joy Christian Fellowship	West Cocalico Township
25-60	Proposed Convenience Store with Fuel Dispensing Facilities	Quarryville Borough



LANCASTER COUNTY
PLANNING

For Information

Subdivision & Land Development Items

Page 3 of 3

LCPC #	Plan Name	Municipality
25-61	175 River Hill Road	Conestoga Township
25-62	913 Wheatland Avenue	Lancaster City
25-63	588 Owl Bridge Road	Manor Township

LCPC #	Plan Name	Municipality
25-64	Paul D. Weaver Dairy Expansion	West Cocalico Township
25-65	EKR Properties, LLC (Stable Hollow Construction)	Rapho Township
25-66	538 S. Shirk Road	Upper Leacock Township

Bolded items include plan sheets.

Other Business



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, February 9, 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



LANCASTER COUNTY
PLANNING

Upcoming Meeting and Events

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

The Lancaster County Planning Commission (LCPC) is committed to compliance with the nondiscrimination requirements of applicable civil rights statutes, executive orders, regulations, and policies. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the LCPC, should contact Nicole Deeley at 717-299-8333, or by email to **ndeeley@lanastercountypa.gov** as soon as possible, but no later than 2 business days prior to the scheduled meeting. Language translation and interpretation services are available upon request.

Complaint that a program, service, or activity of the LCPC is not accessible to persons with disabilities should also be directed to Nicole Deeley.



Accessibility Statements

English Hello! We provide translation and interpretation services. You can leave a request by calling our inbox at 717-299-8333 and pressing “7,” or sending us an email at planning@lanastercountypa.gov. All document requests must include a return email or mailing address. For meetings, you must leave an interpretation request at least five business days before the intended meeting date.	Español (Spanish) ¡Hola! Ofrecemos servicios de traducción e interpretación. Puede dejar su solicitud llamando a nuestro buzón de entrada al 717-299-8333 y pulsando “7”, o enviándonos un correo electrónico a planning@lanastercountypa.gov. Todas las solicitudes de documentos deben incluir una dirección de correo electrónico o postal para la devolución. Para las reuniones, debe dejar su solicitud de interpretación al menos cinco días hábiles antes de la fecha prevista de la reunión.	tiếng Việt (Vietnamese) Xin chào quý vị! Chúng tôi cung cấp các dịch vụ biên dịch và phiên dịch. Quý vị có thể để lại yêu cầu bằng cách gọi đến hộp thư của chúng tôi theo số 717-299-8333 và nhấn phím “7” hoặc gửi email cho chúng tôi theo địa chỉ planning@lanastercountypa.gov. Tất cả các yêu cầu về tài liệu phải bao gồm email gửi lại hoặc địa chỉ gửi thư. Đối với các cuộc họp, quý vị phải để lại yêu cầu thông dịch tối thiểu 5 ngày làm việc trước ngày họp dự kiến.	Українська мова (Ukrainian) Доброго дня! Ми надаємо послуги письмового та усного перекладу. Ви можете залишити запит, зателефонувавши на наш номер для вхідних дзвінків 717-299-8333 та натиснувши «7», або надішліть нам електронного листа на адресу planning@lanastercountypa.gov. Усі запити стосовно документів повинні включати зворотну адресу електронної або фізичної пошти. Стосовно зустрічей, ви можете залишити запит на усний переклад щонайменше за п'ять робочих днів до цільової дати зустрічі.
Deutsch (German) Hallo! Wir bieten Übersetzungs- und Dolmetscherdienste an. Sie können Ihre Anfrage telefonisch unter der Nummer 717-299-8333 stellen und die "7" drücken, oder Sie können uns eine E-Mail schicken an planning@lanastercountypa.gov. Jede Anforderung von Dokumenten muss eine Rücksende-E-Mail oder eine Postanschrift enthalten. Anträge auf Verdolmetschung für Sitzungen müssen mindestens fünf Arbeitstage vor dem geplanten Sitzungstermin eingereicht werden.	Français (French) Bonjour ! Nous fournissons des services de traduction et d'interprétation. Vous pouvez déposer une demande en appelant notre boîte de réception au 717-299-8333 et en appuyant sur « 7 », ou en nous envoyant un e-mail à planning@lanastercountypa.gov. Toutes les demandes de documents doivent inclure un e-mail de retour ou une adresse postale. Pour les réunions, vous devez déposer une demande d'interprétation au moins cinq jours ouvrables avant la date prévue de la réunion.	မြန်မာ (Burmese) မင်္ဂလာပါ။ ကျွန်ုပ်တို့သည် ဘာသာပြန်ခြင်းနှင့် စကားပြန်ခြင်းဝန်ဆောင်မှုများကို ဆောင်ရွက်ပေးပါသည်။ ကျွန်ုပ်တို့၏ 717-299-8333 သို့ခေါ်ဆိုပြီး “7” ကိုနှိပ်ခြင်းဖြင့် သို့မဟုတ် planning@lanastercountypa.gov သို့ အီးမေးလ်တစ်စောင်ပေးပို့ခြင်းဖြင့် တောင်းဆိုမှုတစ်ခုချက်ထားခွင့်ရှိပါသည်။ စာရွက်စာတမ်း တောင်းဆိုမှုအားလုံးတွင် ပြန်ပို့ရမည့် အီးမေးလ် သို့မဟုတ် စာပို့လိပ်စာ ပါဝင်ရပါမည်။ အစည်းအဝေးများအတွက် သင်သည် စီစဉ်ထားသည့် အစည်းအဝေးရက်မတိုင်မီ အနည်းဆုံး ရုံးဖွင့်ရက် ငါးရက်အလိုတွင် စကားပြန်တောင်းဆိုချက်ကို ချန်ထားရပါမည်။	Kinyarwanda (Kinyarwanda) Muraho! Dutanga serivisi zo guhindura indimi no gusemura. Niba ushaka gusoma iyi inyandiko muri rurimi runaka, nyamuneka tugezeho icyifuzo uhamagara kuri 717-299-8333 maze ukande “7,” cyangwa utwoherereze imeri kuri planning@lanastercountypa.gov. Ubusabe bwose bugomba kuba bufite imeri tuzagusubirizaho. Ku nama, ugomba gusaba gusemuriwa byibuze iminsi itanu yakazi mbere y’itariki inama izaberaho.
नेपाली (Nepali) नमस्कार! हामी दोभासे तथा अनुवादन सेवा प्रदान गर्छौं। तपाईं हाम्रो फोन नम्बर 717-299-8333 मा फोन गरेर र “7” थिचेर वा हामीलाई planning@lanastercountypa.gov मा इमेल पठाएर अनुरोध छोड्न सक्नुहुन्छ । सबै कागजातहरूमा अनिवार्य रूपमा फिर्ता इमेल वा पत्राचार ठेगाना उल्लेख गर्नु पर्दछ । बैठकहरूका लागि, तपाईंले अनिवार्य रूपमा अपेक्षित बैठक मितिभन्दा कम्तीमा पाँच कारोबार दिनअघि दोभासे सेवा अनुरोध गर्नु पर्दछ ।	한국인 (Korean) 안녕하세요! 현재 다양한 언어로 번역 및 통역 서비스를 제공하고 있습니다. 717- 299-8333번으로 전화 후 "7"을 누르거나 planning@lanastercountypa.gov로 이메일을 보내 요청을 남길 수 있습니다. 모든 서면 요청에는 회신 이메일이나 우편 주소가 포함되어야 합니다. 회의 통역의 경우, 예정된 회의 날짜로부터 근무일 기준 최소 5일 전에 통역 요청을 남겨야 합니다.	Kiswahili (Swahili) Hujambo! Tunatoa huduma za tafsiri na ukalimani. Unaweza kuwasilisha ombi kwa kupigia kisanduku pokezi chetu simu katika 717-299-8333 na kubonyeza "7," au kututumia barua pepe katika planning@lanastercountypa.gov Lazima maombi yote ya hati yajumuishie barua pepe ya au anwani ya kutuma barua. Kwa mikutano, ni lazima uwasilishe ombi la tafsiri angalau siku tano za kazi kabla ya tarehe ya mkutano iliyokusudiwa.	اللغة العربية (Arabic) مرحبًا! نحن نقدم خدمات الترجمة التحريرية والفورية. يُرجى تقديم الطلب من خلال الاتصال بصندوق بريدنا الصوتي على الرقم 717-299-8333 واختيار الرقم "7" أو من خلال إرسال رسالة إلكترونية إلى البريد الإلكتروني planning@lanastercountypa.gov. يجب ذكر عنوان بريد إلكتروني أو عنوان مراسلات في جميع طلبات خدمة الترجمة التحريرية لاستلام النسخة المترجمة من المستند. ويجب تقديم طلبات خدمة الترجمة الفورية قبل تاريخ الاجتماع بخمسة أيام عمل على الأقل.