



# Lancaster County Planning Commission Public Meeting

**Monday, September 11, 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
  - Land Use Changes Tied to Transportation Funding Recommendations
- **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

August 14, 2023 Planning Commission Public Meeting

Draft Minutes



# Presentations

- **Executive Director's Report**
- **Land Use Changes Tied to Transportation Funding Recommendations**



# Presentations

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



# Presentations

- **Land Use Changes Tied to Transportation Funding Recommendations**  
Will Clark  
Lancaster County Planning Department





# The Issue

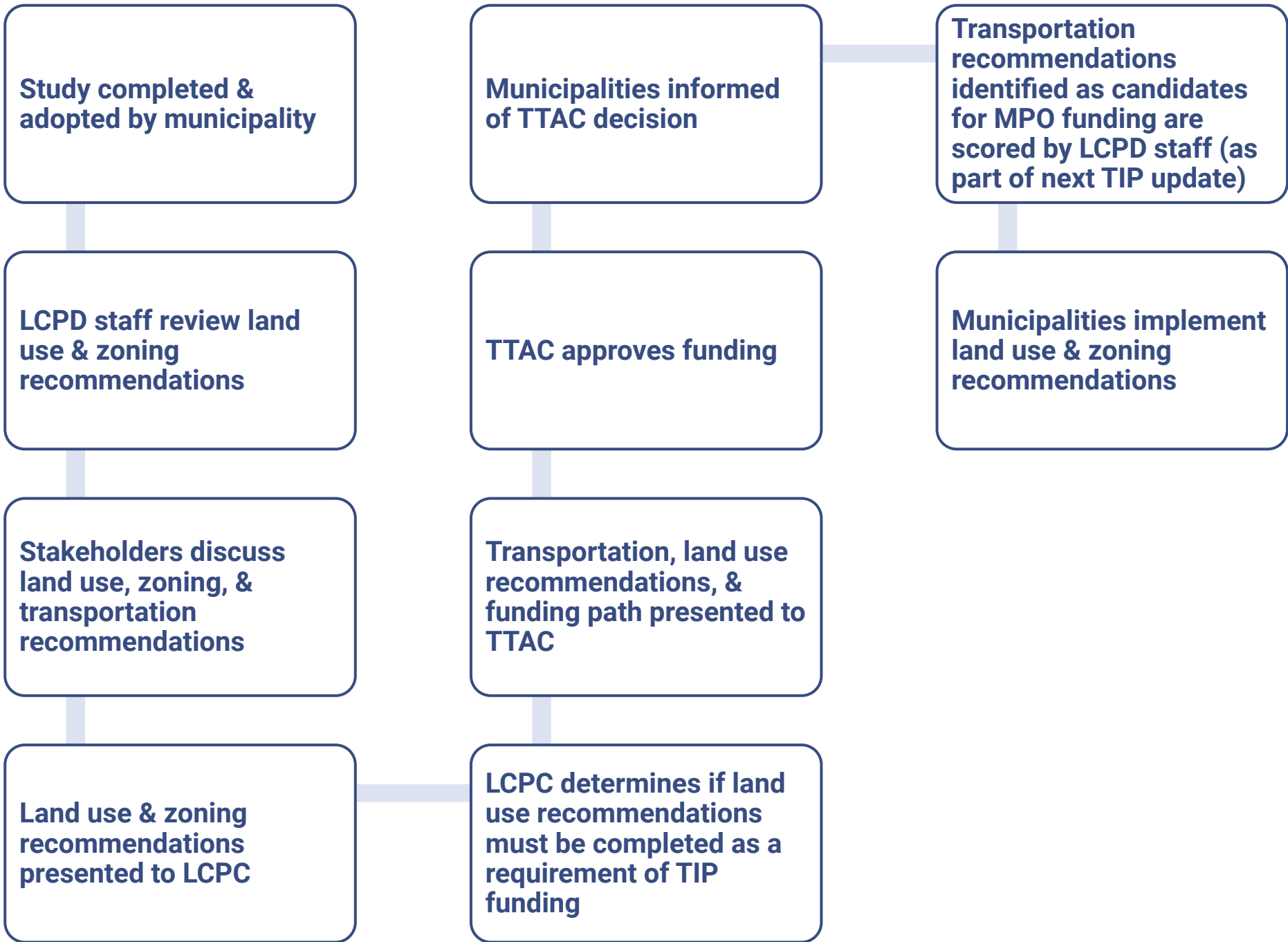
- Transportation funded studies are not being implemented
- MPO funds transportation projects, but also includes land use recommendations
  - Waste of money
  - Continues to separate decisions between land use (municipal) and transportation (regional or MPO)
  - Does not incentivize *places2040* land use goals



# The Solution

- Tie transportation funding for select studies to the land use recommendation developed in the study
- Where transportation investments are prioritized, utilize funding to advance land use goals
  - Include LCPC as the land use recommending body in the MPO study review process
  - Inform municipalities about this “TIE” when studies are started
  - Provide higher priority in the TIP scoring process when land use recommendations are implemented





# New Business

- **For Action**

- Community Planning & Ordinance Reviews (2)

- **For Information**

- Community Planning & Ordinance Reviews (3)
- Subdivision & Land Development Items (26)



# For Action

## Community Planning & Ordinance Reviews

CPO #	Proposal	Municipality	Reviewer
11-84	Comprehensive plan update	Columbia Boro.	Alex Rohrbaugh
14-38	Zoning ordinance text amendment	Denver Boro.	Joella Neff



# Columbia Borough

Draft Review

CPO # 11-84

Reviewer: Alex Rohrbaugh

## Proposal

Comprehensive plan update

## Details

- Columbia Borough proposes to update their 1995 Comprehensive Plan with a new Comprehensive Plan, *Columbia2040*
- Columbia2040 worked closely with Alex and CS Davidson to achieve consistency with *places2040* and the 2019 Lancaster Active Transportation Plan
- The plan identifies 5 actionable strategies:
  - More Feet in the Street;
  - A Place to Call Home;
  - A Skilled and Educated Community;
  - Telling Our Story; and
  - Growing and Sustaining a Complete Community



# Columbia Borough

CPO # 11-84

Reviewer: Alex Rohrbaugh

## Consistency with Comprehensive Plans

*places2040*: Generally consistent

### Consistent with:

- Creating Great Places - Make our downtowns more vibrant, safe, and attractive; create a mix of uses in our communities and corridors; & provide a greater supply and diversity of housing types to own and rent
- Connecting People, Place & Opportunity - Create more places to hike, bike, play, and enjoy nature; make it easier for residents and visitors to get around without a car; connect housing, jobs, schools, transportation, and other destinations; & intentionally cultivate, retain, and expand industry

## Recommendation

Approval



# Columbia Borough

**CPO # 11-84**

**Reviewer: Alex Rohrbaugh**

## Consistency with Comprehensive Plans

*places2040*: Generally consistent

### **Consistent with:**

- Taking Care of What We Have - Improve water quality and work together on stormwater management
- Growing Responsibly - Prioritize redevelopment and infill in Urban Growth Areas

*Columbia Borough Comprehensive Plan (1995) & LIMC Growing Together (2007)*: Generally Consistent

## Recommendation

Approval





# Denver Borough

Draft Review

CPO # 14-38

Reviewer: Joella Neff

## Proposal

Zoning ordinance text amendment

## Details

- Denver Borough Council (applicant) proposes a text amendment to allow by Special Exception, Residential Accessory Dwelling Units (ADUs)
  - Add a definition of Residential Accessory Dwelling Unit
  - Create performance standards



# Denver Borough

CPO # 14-38

Reviewer: Joella Neff

## Consistency with Comprehensive Plans

*places2040*: Consistent

**Consistent with:**

- Creating Great Places - Provide a greater supply and diversity of housing types

*Strategic Comprehensive Plan for the Cocalico Region (2003)*: Does not address the proposed amendment

## Recommendation

Approval with modifications:

- ADUs should be allowed by-right, based on the proposed performance standards (Simplify Zoning)
- Reduce required number of parking spaces
- Provide consistency between ADU definition and performance standards



# For Information

## Community Planning & Ordinance Reviews

CPO #	Proposal	Municipality	Reviewer
11-83	Zoning ordinance text amendments	Columbia Boro.	Gwen Newell
29-266	Zoning ordinance text amendments	East Hempfield Twp.	Gwen Newell
39-274	Zoning ordinance text amendments	Manheim Twp.	Gwen Newell



# For Information

## Subdivision & Land Development Items

Page 1 of 3

LCPC #	Plan Name	Municipality
<b>62-88-2</b>	2151 Lincoln Highway East	East Lampeter Twp.
<b>75-5-13</b>	Taylor Chip, LLC	West Hempfield Twp.
<b>76-125-4E</b>	Westminster Presbyterian Church Fellowship Hall Addition	Manheim Twp.
<b>76-417-2</b>	<b>2504-2506-2508 Willow Street Pike</b>	<b>West Lampeter Twp.</b>
<b>77-179-2</b>	Christian K. Stoltzfus	Leacock Twp.

LCPC #	Plan Name	Municipality
<b>78-22-5</b>	Leader Enterprises, LLC	Eden Twp.
<b>80-251-2</b>	Frank Weaver Ag Operation	Caernarvon Twp.
<b>85-249-1</b>	Samuel R. Stoltzfus	Salisbury Twp.
<b>86-212-2</b>	935 Stone Hill Road	East Cocalico Twp.
<b>86-35-2</b>	<b>The Villas at Twin Maples</b>	<b>Upper Leacock Twp.</b>
<b>92-253A</b>	465 Panorama Drive	Brecknock Twp.

Bolded items include plan sheets.



# For Information

## Subdivision & Land Development Items

Page 2 of 3

LCPC #	Plan Name	Municipality
<b>93-185-1A</b>	<b>501 Alexander Drive, Warehouse</b>	<b>Ephrata Twp.</b>
<b>94-110-2A</b>	Orchard Road Lot 3	Leacock Twp.
<b>94-48D</b>	<b>2532 Marietta Avenue</b>	<b>East Hempfield Twp.</b>
<b>96-35-1A</b>	E-town Area School District – High School Stadium Renovations	Elizabethtown Boro.
<b>06-2-2A</b>	<b>Phase One for Parkside at Lampeter</b>	<b>West Lampeter Twp.</b>

LCPC #	Plan Name	Municipality
<b>07-113-1</b>	Rain-Flo Expansion	Brecknock Twp.
<b>07-68A</b>	Mennonite Christian Day School	Rapho Twp.
<b>08-84-2B</b>	<b>Hartman Bridge Village</b>	<b>Strasburg Twp.</b>
<b>17-9-1</b>	The Fertrell Company	Conoy Twp.
<b>22-31A</b>	Countryside Ag Expansion	Bart Twp.
<b>23-34</b>	Manor Youth Home	Lancaster City

Bolded items include plan sheets.



# For Information

## Subdivision & Land Development Items

Page 3 of 3

LCPC #	Plan Name	Municipality
<b>23-35</b>	1334 Reading Road	Brecknock Twp.
<b>23-36</b>	Musser Lawn & Garden	Warwick Twp.
<b>23-37</b>	509-513 Lampeter Road	West Lampeter Twp.
<b>23-38</b>	3321 Columbia Avenue	East Hempfield Twp.

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:

**Tuesday, October 10, 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#

