



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

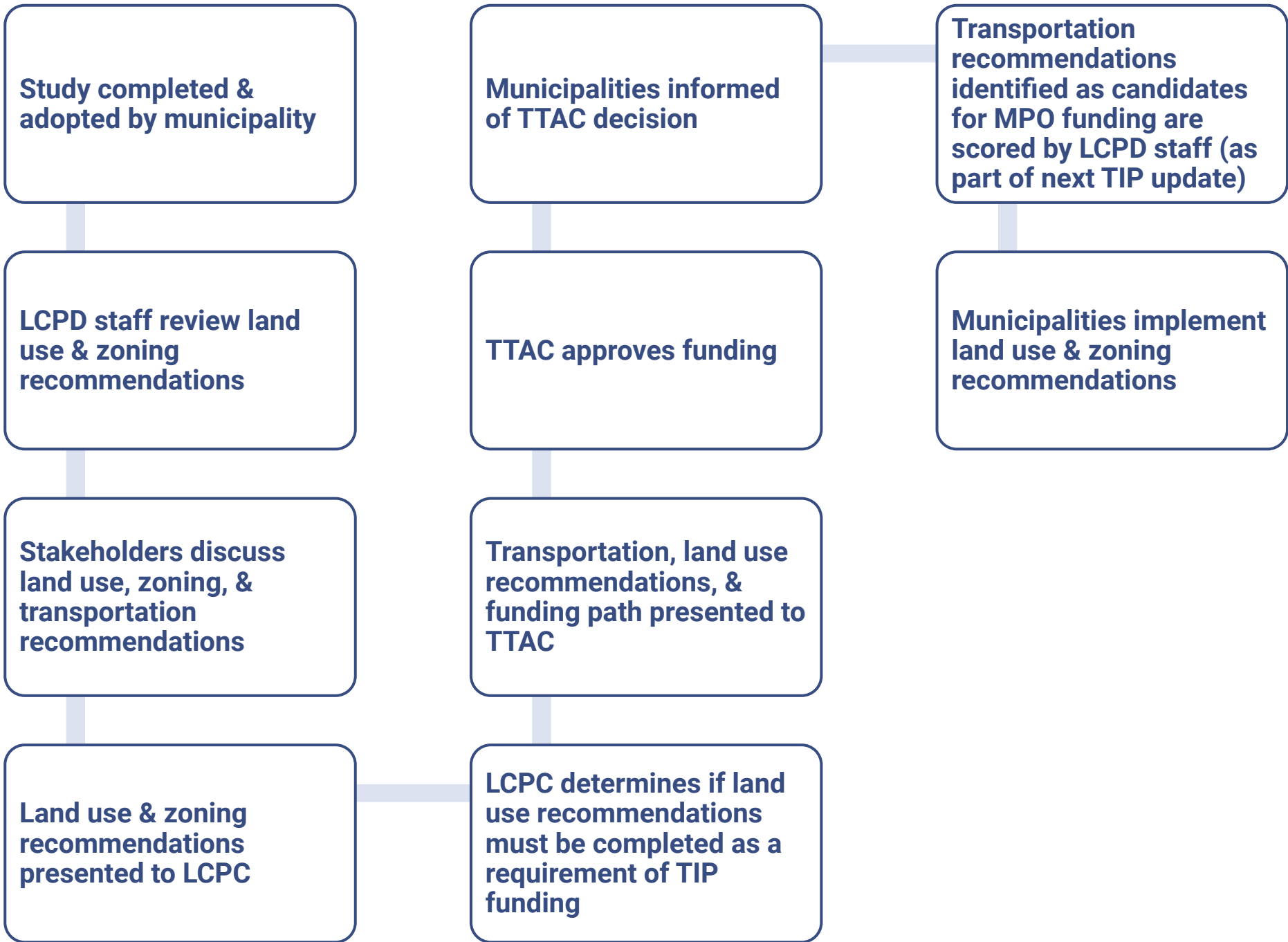
- Transportation funded studies are not being implemented
- MPO funds transportation projects, but also includes land use recommendations
 - Waste of money
 - Continues to separate decisions between land use (municipal) and transportation (regional or MPO)
 - Does not incentivize *places2040* land use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

Columbia2040

Implementation
Guide

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

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

Bolded items include plan sheets.



For Information

Subdivision & Land Development Items

Page 2 of 3

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

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

Bolded items include plan sheets.



For Information

Subdivision & Land Development Items

Page 3 of 3

LCPC #	Plan Name	Municipality
23-35	1334 Reading Road	Brecknock Twp.
23-36	Musser Lawn & Garden	Warwick Twp.
23-37	509-513 Lampeter Road	West Lampeter Twp.
23-38	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
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Lancaster, Pennsylvania
Rooms 102/104

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