



**Lancaster County
Planning Commission**

Public Meeting Minutes

Monday, January 9, 2023 at 2:30 p.m.

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

Please note: Due to technical difficulties, in person attendees could not hear audio from Lifesize. Virtual attendees provided their comments through written messages which were then read out loud by staff.

Call to Order

Scott W. Standish called the meeting to order at 2:30 p.m.

Planning Commission Members

Terry Martin, Ben Bamford, Ed Fisher, RC Carrasco, Ray Marvin (virtually), Jeb Musser, Gretchen Raad, John O. Yoder III, and Heather Zink were present.

Staff

Scott W. Standish, Kip Van Blarcom, Will Clark, John D. Hershey, Gwen Newell, Alex Rohrbaugh, Porter Stevens, Mark Huber, Amanda Peters, Kim Citarella, Micah Reeder, Mike Domin (virtually), Marie Quigg (virtually), and Faith Gaddie (virtually) were present.

Other

Commissioner D'Agostino	Lancaster County
Mark Stivers (virtually)	Columbia Borough
Sheila O'Rourke (virtually)	Penn Township
Mike Weidinger (virtually)	Millersville Borough
Todd Crouse	Citizen of Manor Township
Peter Wertz	McNees Real Estate

Organizational Meeting

Mr. Standish made a motion to appoint Mr. Martin as temporary chair. Mr. Bamford seconded the motion. The motion passed unanimously.

Mr. Musser gave a report from the nominating committee consisting of himself, Mr. Marvin, and Mr. Carrasco. Mr. Musser recommended Mr. Martin as Chair, Mr. Bamford as Vice Chair, and Mr. Fisher as Secretary. There were no nominations from the floor.

Mr. Yoder made a motion to appoint Mr. Martin as Chair, Mr. Bamford as Vice Chair, and Mr. Fisher as Secretary. Ms. Zink seconded the motion. Mr. Martin abstained from voting for Chair and Mr. Bamford abstained from voting for Vice Chair. The motion carried.

Call to Audience

Mr. Crouse expressed concerns regarding a proposed change in zoning of a family farm at 289 Donerville Road in Manor Township. He stated that the township's proposal is to change the zoning from High Density Residential Flex to Low Density Residential.

Mr. Rohrbaugh responded that the department had received the proposal the week prior. The proposal is scheduled to appear before the commission at the February 13, 2023 meeting.

Approval of Minutes

The commission reviewed the minutes from the Monday, December 12, 2023 Planning Commission Public Meeting.

Mr. Bamford made a motion to approve the minutes as submitted. Mr. Carrasco seconded the motion. The motion passed unanimously.

Presentations and Reports

A. Staff Report

Mr. Standish provided an update on department staffing and meeting procedures. He reminded the commission that the nomination deadline for the Planning Leadership Awards is January 20, 2023.

New Planning Matters

A. Community Planning Reviews

For Information (2)

1. **27-124**, Ephrata Township – Proposed amendment to the Zoning Ordinance to require signs for public recreation areas, schools, colleges, churches, or other similar public institutions in the Commercial and Industrial Zoning Districts to comply with the business sign requirements in the Underlying Zoning District.
2. **46-155**, Mount Joy Township – Proposed amendment to the Zoning Ordinance to authorize subsoil excavation as a use within the Agricultural District, to provide regulations for subsoil excavation; and to provide definitions of terms.

For Action (7)

1. **Proposed Southern Lancaster County Comprehensive Plan**

- a. **10-30**, Colerain Township
- b. **18-26**, East Drumore Township
- c. **23-26**, Eden Township
- d. **28-23**, Fulton Township
- e. **3-25**, Bart Township
- f. **43-58**, Martic Township

Ms. Newell provided an overview of the development process and goals of the Southern Lancaster County Comprehensive plan. Ms. Newell recommended approval of these proposals.

Mr. Bamford made a motion to approve the proposal as presented. Mr. Yoder seconded the motion. Mr. Marvin abstained. The motion carried.

2. **27-125**, Ephrata Township – Proposed rezoning of approximately 5.75 acres of land located along North Reading Road and Church Avenue from Industrial (I) to Commercial (C).

Mr. Stevens recommended approval of this proposal with comment. Mr. Stevens commented that Ephrata Township should rezone the property to the C-2 Mixed Use District rather than the C Commercial District. Mr. Fisher expressed concern about this proposal due to the scarcity of industrial land in the county and asked if the township had conducted any analysis to determine the current availability of industrial land. Mr. Stevens responded that although no analysis was done, the site was rather small and has been used commercially in the past.

Mr. Fisher made a motion to approve with Mr. Stevens' comment. Mr. Fisher also recommended that the township analyze their industrial land. Mr. Bamford seconded the motion. The motion passed unanimously.

3. **29-264**, East Hempfield-Township – Proposed amendment to the Zoning Ordinance to permit duplexes in the Community Business Center Zoning District by right, and to establish a maximum density of four (4) units per acre for duplexes in the Community Business Center Zoning District

Mr. Rohrbaugh recommended approval of this proposal with comment. Mr. Rohrbaugh commented that the maximum density for residential uses in the Community Business Center (CBC) should be increased to 9 dwelling units/acre. This is consistent with recommendations for the Central Lancaster County Urban Growth Area. Mr. Rohrbaugh noted that this comment would apply to all parcels zoned CBC in East Hempfield Township.

Mr. Bamford made a motion to approve with Mr. Rohrbaugh's comment. Ms. Raad seconded the motion. The motion passed unanimously.

4. **44-60**, Millersville Borough – Proposed Comprehensive Plan

Mr. Rohrbaugh explained that the plan was only partially consistent with places2040. He noted that the Lancaster County Planning Department had limited involvement in the development of the plan. Mr. Rohrbaugh recommended approval of this proposal with the following modifications: 1) describe how the plan is

consistent with places2040, 2) achieve density recommendations from places2040, 3) include the Active Transportation Plan's bicycle and pedestrian recommendations, and 4) work with the Lancaster County Planning Department in upcoming Urban and Village Growth Area regional meetings.

Several commission members expressed concerns about the plan as it did not incorporate guidelines from places2040, the Active Transportation Plan, or connects2040.

Michael Weidinger of Millersville Borough commented that Lancaster County Planning Department staff had been invited to meetings held by the borough, but no one from the department had attended.

Mr. Fisher made a motion to delay LCPC action on the comprehensive plan until the borough addresses the modifications in the staff review. Mr. Bamford seconded the motion. The motion passed unanimously.

5. **44-61**, Millersville Borough – Proposed amendment to the Zoning Ordinance and Map to change the Traditional Neighborhood Zoning District from an Overlay District to a Conventional Zoning District, to revise the provisions for Traditional Neighborhood Development and to revise provisions for Live-Work Units

Mr. Rohrbaugh recommended approval of this proposal with the following modifications: 1) increase the maximum allowed density, 2) remove the 1-acre development option, 3) require connections to adjacent neighborhoods, 4) exclude stormwater management calculations from open space, and 5) permit traditional neighborhood development by right.

Commission members noted that the proposal was inconsistent with places2040.

Mr. Musser made a motion to disapprove but requested that staff provide their modifications to the borough and ask that they be incorporated. Ms. Zink seconded the motion. The motion passed unanimously.

6. **50-93**, Penn Township – Proposed rezoning from "RM" Medium Density Residential Zone to the "LC" Limited Commercial Zone part of the popery located at 934 Junction Road and the properties located at 990 Junction Road and 1032 Junction Road or, in the alternative, the Agricultural "AG" District.

Ms. Raad made a motion to approve the proposal as presented. Mr. Bamford seconded the motion. The motion passed unanimously.

7. **9-37**, West Cocalico Township – Proposed addition to Agricultural Security Area

Mr. Bamford made a motion to approve the proposal as presented. Mr. Yoder seconded the motion. Mr. Musser abstained. The motion carried.

B. Subdivision and Land Development Items

For Information (24)

1. **63-26-1B**, Richard A. Rhinier, Warwick Township
2. **69-174-5**, Enterprise Way – Dual-Brand Hotel, Manheim Township
3. **72-11-11**, Boulder Hill Group, LLC., Brecknock Township
4. **72-239-6**, The Yards 1147 Lititz Pike, Lancaster, PA, Lancaster City
5. **73-556-7**, Witmer Tract, East Lampeter Township
6. **74-538-2**, 99 N. Church Street, West Earl Township
7. **75-338-2**, Dutch Cousin Campground, East Cocalico Township
8. **77-78-2**, Emmanuel D. Zook, Salisbury Township & Leacock Township
9. **78-455-5**, Gehmans Mennonite School, Brecknock Township
10. **79-294-1A**, Richard L. & Bonnie Sue Martin, Manor Township
11. **81-161-31I**, Proposed Restaurant for Parikh Network, Lancaster Township
12. **83-62-2**, Wabank Road Self Storage, LLC., Lancaster Township
13. **87-243-2**, Wesley R. Funk & Laura B. Funk, Manor Township
14. **88-307-12**, DDMP Investment Advisors, LLC., Elizabeth Township
15. **90-87-4**, 300 Stevens Road, East Cocalico Township
16. **06-18-2A**, Wynfield at Millersville, Millersville Borough
17. **12-45-1**, Hilltz Propane Systems, East Donegal Township
18. **13-24-1B**, Queen and Frederick Street Mixed-Use, Lancaster City
19. **16-58B**, 221 North Prince Street, Lancaster City
20. **20-27A**, 227 North Prince Street, Lancaster City
21. **21-49-1A**, 1376 Campus Road – Phase 1, Elizabethtown Borough & Mount Joy Township
22. **22-54**, Samuel Conley, West Hempfield Township
23. **22-55**, Leon F. Stolfus, Upper Leacock Township
24. **22-56**, Safe Harbor Partners, LP, Conestoga Township

Other Business

Commissioner D'Agostino thanked the members of the commission and welcomed the new members. He also complimented the department on their efforts to modernize their services.

Mr. Martin stated that he and Mr. Bamford will continue to serve on the Transportation Technical Advisory Committee (TTAC). Mr. Martin said that they needed an additional member to serve and asked if Mr. Marvin was willing to serve. Mr. Marvin responded that he would be willing to serve as a member of TTAC.

Adjournment

Mr. Bamford made a motion to adjourn. Mr. Yoder seconded the motion. The motion passed unanimously, and the meeting adjourned at 4:06 p.m.

Link to recorded meeting: <https://vimeo.com/787927504>

Next scheduled meeting:

Monday, February 13, 2023 at 2:30 p.m.

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

Online: <https://call.lifesizecloud.com/1696302>
or 312-584-2401, code 1696302#

Upcoming meetings:

TIES	February 2, 2023	1:30 p.m.	ATAC	March 16, 2023	6:30 p.m.
MPO	February 27, 2023	12:30 p.m.	TTAC	March 27, 2023	12:30 p.m.

Please note: This meeting was recorded to capture the full discussion of the items above. For brevity, minutes have been simplified to focus on action items and key points in the discussion.