

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE: MONDAY, JANUARY 14, 2019**

I. Call to Order: Chairman Haverstick opened the Public Meeting at 2:30p.m.

**MEMBERS:** Commissioners Scott Haverstick, Terry Martin, William Shaffer, Alice Yoder, Edward Fisher, Ismail Smith-Wade-El, and Gretchen Karr were present.

Commissioners Roni Ryan and Benjamin Bamford were not present.

**STAFF:** James Cowhey, Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Brad Stewart, Laura Proctor, Alex Rohrbaugh, Porter Stevens, Brian Reid and Angie Rivera were present.

<b>OTHERS:</b>	Ann Willets	Lancaster Township/King's Cottage B&B
	Frank Nardo	Elizabethtown Borough
	Maynard Shirk	Lancaster
	Sarah Shirk	Lancaster
	Tom Kifolo	Lancaster
	Charles & Kathy Giffing	New Providence
	David Plastino	New Providence
	Frank Christoffel	LCAR

II. Call to Audience

No one from the audience addressed the Planning Commission regarding an item not on the agenda.

III. Approval of the Minutes of Prior Meeting – December 17, 2018: Commissioner Shaffer moved to approve the minutes as submitted. Commissioner Smith-Wade-El seconded the motion. The motion passed unanimously

IV. Appointments, Presentations and Reports:

A. Scheduled Public Presentations: **None.**

B. Committees and Task Forces: **None.**

C. Reports and Presentations from LCPC Staff:

1. Mr. James Cowhey, Executive Director, reported that a motion of approval needed to be made for the Nominating Committee for 2019 Officers and the LCPC Bylaws.

a. Ms. Alice Yoder reported that the same committee members would be nominated for the 2019 year. Those commissioners would be Scott Haverstick as Chair, Terry Martin as Vice-Chair and Roni Ryan as Secretary.

After discussion, Commissioner Shaffer moved to approve the motion. Commissioner Smith-Wade-El seconded the motion. The motion passed unanimously.

b. Mr. Cowhey made changes to the bylaws concerning the nominating process. He stated that part of the change was to create a nominating committee each November of each year to guide the process. Other changes were to clarify and simplify bylaws.

After discussion, Commissioner Martin moved to adopt bylaws as presented. Commissioner Yoder seconded the motion. The motion passed unanimously.

2. Division Directors:

a. Mr. Scott Standish, Director for Countywide Planning, reported that since the last meeting his team met with the Lancaster Borough Association and will be doing annual workshops. At the next workshop discussing will be about Regional Comprehensive Planning. They also met with Mark Hackenburg, East Lampeter and Alice Yoder from LGH to discuss various projects. Scott Standish reported that Brad Stewart scheduled a meeting for infrastructure with DEP about getting a reliable data base for various uses in Planning efforts.

b. Mr. Bob Bini, Director for Transportation Planning, reported that Mr. Standish presented on places2040 to the Technical Advisory Committee which helped create the development of the Metropolitan Transportation Plan (MTP). The staff will be proposing for consulting assistance to support the developing plan, which will unfold over the next 15 months. The draft plan will be ready by April 2020 following

the adoption of the plan in June 2020. Mr. Bini reported that a request for transportation needs from municipalities was sent out, the deadline is February 1, 2019.

- c. Mr. Dean Severson, Director for Community Planning, update the commission on Short-Term Rental Regulation. He reported that after a productive meeting to discuss and review comments on the guide, the staff are bringing back the guide for commissions consideration. Members of the public spoke out on their opinions of the Short-Term rental plan.

After discussion, Commissioner Yoder moved to adopt motion. Commissioner Shaffer seconded the motion. The motion passed unanimously.

V. Previously Postponed Planning Matters for Discussion and Action:

- A. Lancaster County Comprehensive Planning Items: **None.**
- B. Community Planning Reviews: **None.**
- C. Subdivision and Land Development Plan Items – Approvals/Reviews: **None.**
- D. Subdivision and Land Development Plan Items – Advisory Reviews: **None.**
- E. Other Planning Matters: **None.**
- F. Additions to the Agenda (with 24-hour Public Notice): **None.**

VI. New Planning Matters for Discussion and Action:

- A. Lancaster County Comprehensive Planning Items: **None.**
- B. Community Planning Reviews:
  - 1. **#21-83**, West Earl Township, Proposed amendment to the Zoning Ordinance to revise regulations governing outdoor lighting

After discussion, Commissioner Shaffer moved to recommend approval of the above review. Commissioner Fisher seconded the motion. The motion passed unanimously.

- 2. **#25-60**, Elizabethtown Borough, proposed amendment to the Zoning Ordinance to reduce the required lot area in the R-3 High- Density Residential

Zoning District to 3,000 square feet per dwelling unit on lots with a total net lot area greater than or equal to ten (10) acres. To amend the requirement that the front of any building face the street in situations where more than one structure containing a permitted principal use is erected on a lot containing residential uses and to revise definitions

Commissioner Yoder moved to recommend approval of the above review. Commissioner Karr seconded the motion. The motion passed unanimously.

3. **#52-41**, Providence Township, Proposed rezoning of approximately 10 acres situated on the north side of Schoolhouse Road at Barr Road from Agricultural (A) to Residential (R-2)

Commissioner Fisher moved to recommend approval of the above review. Commissioner Yoder seconded the motion. The motion passed unanimously. (Commissioner Shaffer abstained)

4. **#52-40A**, Providence Township, proposed rezoning of 2.03 acres located at 321 Lancaster Pike from R-2 Residential to R-4 Manufactured Home Park

Commissioner Fisher moved to recommend approval of the above review. Commissioner Martin seconded the motion. The motion passed unanimously. (Commissioner Shaffer abstained)

5. **#43-54**, Martic Township, proposed amendment to the Zoning Ordinance to revise regulations governing uses permitted in various districts; to regulate short-term rentals; and to revise definitions

Commissioner Shaffer moved to recommend approval of the above review. Commissioner Yoder seconded the motion. The motion passed unanimously.

6. **#54-103**, Rapho Township, proposed amendment to the Zoning Map to include the 14.2-acre tract of land located at 936 Strickler Road within the Village Overlay Zone

Commissioner Shaffer moved to recommend approval of the above review. Commissioner Yoder seconded the motion. The motion passed 6-1 (Chairman Haverstick voted NAY).

C. Subdivision and Land Development Plan Items – Approvals/Reviews:

1. Requests for Modifications/Waivers: **None.**
2. Subdivision and Land Development Plans: **None.**
3. Unconditional Preliminary Plan Approval: **None.**

4. Requests for Time Extensions: **None.**

D. Subdivision and Land Development Plan Items – Advisory Reviews:

1. #72-201-4, Elam K. & Mary S. Beiler, East Drumore Township
2. #78-63-2, Esh's Hardware, Leacock Township
3. #79-34-1, Jeremiah N. Sensenig, Jr., Little Britain Township
4. #83-211C, Joseph B. & Lydia K. Lapp, Colerain Township
5. #92-187-8, Cocalico School District – Service Center Addition, Denver Borough
6. #98-19-3, Garden Spot Village – Meadow View, Earl Township
7. #09-59-1, Parke H. Ranck, Paradise & Strasburg Townships
8. #18-44, 318 Staver Road, Brecknock Township
9. #18-45, AutoZone Store #3794, Elizabethtown Borough
10. #18-46, Sylvan M. & Annie S. Esch, Fulton & Drumore Township

Commissioner Fisher moved to recommend approval of the above reviews. Commissioner Karr seconded the motion. The motion passed unanimously

E. Other Planning Matters:

F. Additions to the Agenda (with 24-hour Public Notice): **None.**

VII. Old Business:

VIII. New Business and Discussion Items:

IX. Adjournment: The meeting was adjourned at 4:55 p.m.