

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE: MONDAY, JANUARY 28, 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, Roni Ryan, Ismail Smith-Wade-El and Edward Fisher were present.

Commissioners Benjamin Bamford and Gretchen Karr were not present.

**STAFF:** James Cowhey, Scott Standish, Dean Severson, Bob Bini, Gwen Newell, Brad Stewart, Laura Proctor, Alex Rohrbaugh, Porter Stevens, Brian Reid, Taylor Lawrence, Farah Eustace and Quin Martin were present.

**OTHERS:**     Laura Knarr             Lancaster Township  
                  Gary Price             Lancaster Township  
                  Derek Dissenger       Barley & Snyder

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 -January 14, 2019: Commissioner Haverstick asked to make a change to item #6 #54-10, Rapho Township Proposed amendment. Commissioner Haverstick did not vote yes on the review. Commissioner Shaffer moved to approve the minutes with the changes. Commissioner Ryan seconded the motion. The motion passed unanimously (Commissioners Fisher and Yoder were not present to vote).

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 the board of commissioners will reconsider the renewal of a memorandum of understanding with the Chesapeake sign and security quarter.
2. Division Directors
  - a. Mr. Dean Severson, Director for Community Planning, Introduced Quin Martin as the new Administrative Secretary for community planning. Mr. Severson also reported that staff is currently planning the next PMPEI (Pennsylvania Municipal Planning and Educational Institute). The workshops will take place March 6<sup>th</sup>, 13<sup>th</sup> and 20<sup>th</sup>.
  - b. Mr. Bob Bini, Director for Transportation Planning, reported that on Friday, January 25<sup>th</sup> request for proposals for technical assistance to develop the metropolitan transportation plan were made public. Within 3 weeks we will know who the respondents are to the posting and should be able to make a decision. Mr. Bini also reported that this week the transportation department will have pre-public release of a draft for the active transportation plan. The Draft will be emailed to all the MPO committees. Public release will be on February 11, 2019.
  - c. Mr. Scott Standish, Director for Countywide Planning, reported that he and LCPC staff, Mark Huber and Alex Rohrbaugh attended a meeting with several staff members from DEP and SRBC. The meeting was called to try and collate and share data on the water and sewer systems. Since DEP and SRBC have different formats with their data collections the initial meeting was not as successful as it could've been. Mr. Standish reported they will try and bring these officials back together soon to further share information to streamline the data format that the taskforce needs. Mr. Standish also spoke about the start of a committee with Ray D'Agostino (LHOP), Ernie Shrieber and a few others. The committee will be centered around aligning resources to coincide with the implementation and goals of *places2040*.

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. **#4-98**, Brecknock Township, Proposed amendment to the Zoning Map by changing the zoning classification of twenty-three tracts of land from the Residential Medium (RM) Zoning District to the Neighborhood Commercial (NC) Zoning District

After discussion, Commissioner Shaffer suggested adding public water to the plan review. Commissioner Shaffer moved to recommend approval of the above review. Commissioner Yoder Seconded the motion. The motion passed unanimously.

2. **#34-59**, Lancaster Township, Proposed rezoning of three parcels totaling 25.1 acres situated on the southeast corner of Bean Hill Road & Wabank Road from R-3 Residential to I – Industrial

Before accepting public comments, Commissioner Fisher asked to not be included in the vote due to possible conflict of interest. Laura Knarr a resident of Lancaster township, asked that rezoning be reconsidered. Mrs. Knarr owns 17 of the proposed acres. Mrs. Knarr claims there were no formal discussions with the township or Wenzel Holdings about the suggested rezoning. Derek Dissenger, Barley and Snyder attorney representing the equitable buyer of parcel 3, spoke about unit thresholds over 15 acres. Gary Price, equitable buyer of parcel, made comments about lack of township communication with the Knarrs and Wenzel holdings. After much discussion Chairman Haverstick suggested that the motion be approved conditionally based on a meeting with all concerned parties. Commissioner Shaffer suggested that all concerned parties meet Knarrs, Wenzel holdings, Lancaster township and the equitable buyer). Commissioner Shaffer also recommended that in the future the Township should notify all properties of rezoning request.

Commissioner Shaffer made a motion to approve the review based on the recommendation of all concerned parties coming to a consensus as stated above. Commissioner Haverstick seconded the motion. Commissioner Yoder voted No. Commissioner Fisher abstained. The motion passed 6-1. Commissioner Yoder left after the above item.

3. **#48-22**, New Holland Borough, Proposed Zoning Ordinance update

Commissioner Ryan moved to recommend approval of the above review. Commissioner Smith-Wade-El seconded the motion. The motion passed unanimously.

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. **#64-81-3A**, Weaverland Mennonite Homes (Lincoln Christian Homes), Ephrata Borough & Ephrata Township
- 2. **#68-116-5B**, Heatherwoods – Phase 4 & 5, East Cocalico Township
- 3. **#85-343-8**, Millwood Road Lot 1, Pequea Township
- 4. **#86-370-3**, Amos K. Esh, Bart Township
- 5. **#89-24-1**, Conestoga North, Lancaster City
- 6. **#89-59-1B**, Brooklawn – Phase II, Manheim Township
- 7. **#98-107-1**, Lapp Subdivision, East Earl Township
- 8. **#00-92-1**, B.C. Desai, Rapho Township
- 9. **#06-74-1G**, StoneyBrook – Phase 2, West Donegal Township
- 10. **#18-48**, 239 Old Leacock Road, Leacock Township

Commissioner Ryan moved to recommend approval of the above reviews. Commissioner Shaffer 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: **None.**

VIII. New Business and Discussion Items:

IX. Adjournment: The meeting was adjourned at 3:45

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