



LANCASTER COUNTY
PLANNING

Planning Commission Meeting Minutes

Monday, February 9, 2026, at 2:30 p.m.

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

Call to Order

Mr. Martin called the meeting to order at 2:30 p.m.

Planning Commission Members

x Terry Martin, Chair	x Randy Good	x Joseph Rineer
v Ed Fisher, Vice Chair	x Jeb Musser	x Bob Winegardner
v Heather Zink, Secretary	v Gretchen Raad	v John O. Yoder III

x Present **v** Virtual attendee

Department Staff

Will Clark, John D. Hershey, Kip Van Blarcom, Nicole Deeley, Renee Addleman, Gwen Newell, Christine Le, Mark Huber, Sharon Cino, Michael Domin, Joella Neff, Faith Kelleher, Wren Citarella, and Nick Shenk were present.

Other

Commissioner Ray D'Agostino	Lancaster County Board of Commissioners
Fritz Schroeder	Lancaster Conservancy

Call to Audience

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

Approval of Minutes

The commission reviewed the minutes from its Monday, January 12, 2026, meeting.

Mr. Good made a motion to approve the minutes as submitted. Mr. Winegardner seconded the motion. The motion carried.

Presentations

A. **Executive Director's Report**

[0:02:00](#)

William T. Clark, III, Lancaster County Planning Department

Mr. Clark provided updates about the following items:

- A reminder regarding completion of 2025 Statement of Financial Interests by all LCPC members
- Solar Energy Training Opportunity
 - Commission members discussed issues with not receiving cost estimates for solar energy in a timely manner. Mr. Clark added this was a statewide issue.
- Act 167 Phase II cost-sharing by municipalities is currently under DEP review
- ~1,300 acres of woodland have been lost throughout Lancaster County during the past 3 decades per 2024 aerial photo comparison to similar data from the 1990s
- A Parks and Trails Master Plan update will be shared at the March LCPC meeting and prior to request for public comment

Mr. Musser entered the meeting at 2:34 p.m.

Commissioner D'Agostino welcomed Mr. Rineer and Mr. Winegardner to the planning commission.

B. **Lancaster Conservancy**

[0:12:23](#)

Fritz Schroeder, Lancaster Conservancy

Mr. Schroeder gave an overview of the Conservancy's history and efforts throughout Lancaster County. He stated they recently acquired the Eagle View Property and noted it is located north of the proposed Cuff's Run project. In response to a question from Mr. Rineer, Mr. Schroeder indicated that the Conservancy does partner with other non-profits. In response to a question from Mr. Yoder, Mr. Schroeder noted several public trail connections to various Conservancy lands. In response to a question from Mr. Martin regarding hardwood quality determinations at Eagle View, Mr. Schroeder said that Conservancy foresters found few invasive species there, but he noted the importance of volunteer workdays to control such vegetation elsewhere.

New Business

A. For Action

[0:40:15](#)

Introduction

John D. Hershey, Lancaster County Planning Department

Mr. Hershey gave an overview of the following action items:

Community Planning & Ordinance Reviews (2)

1. **45-104**, Mount Joy Borough – Proposed rezoning from Low Density Residential (LDR) zoning district to the Neighborhood Commercial (NC) zoning district.

Ms. Addleman gave an overview of the proposed rezoning, recommending approval.

Mr. Good made a motion to approve staff's recommendation for approval of CPO # 45-104. Mr. Musser seconded the motion. The motion passed unanimously.

2. **50-98**, Penn Township – Review of the completed Special Study from Penn Township and the Northwestern Lancaster County Authority to update the existing Township Act 537 Sewage Facilities Plan.

Ms. Addleman gave an overview of the completed Special Study, recommending approval.

Mr. Good expressed concern with the costs associated with EDUs, questioning if people will be able to afford the connection fees and monthly charges. Ms. Addleman acknowledged Mr. Good's concerns and highlighted the importance of planning development near existing infrastructure while noting that this need for sewer system improvements was first identified 22 years ago.

Mr. Martin asked for confirmation that existing Penryn sewer systems are failing. It was clarified between Mr. Winegardner and Ms. Addleman that the sewer system is working for the current Pleasant View development, however, additional sewage capacity is needed for its planned expansion.

Mr. Yoder made a motion to approve staff's recommendation for approval of CPO # 50-98. Ms. Zink seconded the motion. Mr. Winegardner abstained. Mr. Good opposed. The motion carried.

Mr. Good stated his opposition was due to the high costs and how they will impact the residents in the area.

B. For Information

[0:58:51](#)

Community Planning & Ordinance Reviews (2)

1. **7-90**, Clay Township – Proposed Zoning Ordinance Amendment to remove section regarding Sort-Term Rental (Heavy Use) and its related definition.
2. **41-167A**, Manor Township – Proposed Zoning Ordinance Amendment to revise data center and data center accessory use regulations.

Subdivision & Land Development Items (14)

1. **67-36-2**, Five Springs Farm Limited Partnership, Pequea Township
2. **74-511-1**, Proposed Poultry Barns for Andrew Ringler, Brecknock Township
3. **75-404-1**, Lancaster Mennonite School – Business Administrative Offices, East Lampeter Township
4. **76-103-8**, Brookstone Industries, LLC – Building Expansion, West Earl Township
5. **81-161-3K**, Proposed Restaurant for the Parikh Network, Lancaster Township
6. **88-193-2**, Israel S. Beiler, Jr., Bart Township & Sadsbury Township
7. **89-40-3**, L- Fab Enterprises, Little Britain Township
8. **91-145-6**, Hempfield School District Landisville Campus Improvements, East Hempfield Township
9. **92-133-4**, Stephen M. & Mary E. Stoltzfus, Clay Township
10. **99-8-1**, Jacob N. and Nancy M. Olweiler, West Donegal Township
11. **25-67**, 119 Pine Grove Road & 20 Latham Road, Little Britain Township
12. **25-68**, Daniel E. & Lori E. Martin, West Cocalico Township
13. **25-69**, GM Property Solutions, LLC, Mount Joy Borough
14. **26-1**, Lancaster County Correctional Facility, Lancaster Township

Other Business

Public Comment

Mr. Martin asked if there were any updates regarding the Cuff's Run project. Mr. Clark stated he was not aware of any updates.

Mr. Clark stated that incorrect data was included in the new Subdivision and Land Development Summary that was sent to the LCPC members.

Adjournment

Mr. Yoder made a motion to adjourn. Mr. Musser seconded the motion. The motion passed unanimously, and the meeting adjourned at 3:30 p.m.

Link to recorded meeting: <https://vimeo.com/1163708277>

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.